



JOHNSON COUNTY COMMISSIONERS COURT

Christopher Boedeker
County Judge

Rick Bailey
Commissioner
Precinct 1

Kenny Howell
Commissioner
Precinct 2

Mike White
Commissioner
Precinct 3

Larry Woolley
Commissioner
Precinct 4

THE STATE OF TEXAS

COUNTY OF JOHNSON

§
§
§

ORDER 2025-79

ORDER APPROVING PLAT

WHEREAS, Chapter 232 of the Texas Local Government Code requires the owner of a tract of land located outside the limits of a municipality to have a plat of the subdivision prepared if the owner divides the tract of land into two or more parts to lay out: (1) a subdivision of the tract, including an addition; (2) lots; or (3) streets, alleys, squares, parks, or other parts of the tract intended to be dedicated to public use or for the use of purchasers or owners of lots fronting on or adjacent to the streets, alleys, squares, parks or other parts; and

WHEREAS, an application for a plat of a subdivision has been presented to the Public Works Department of Johnson County; and

WHEREAS, the application for the plat of the subdivision meets the requirements of Chapter 232 of the Texas Local Government Code and the requirements of the Subdivision Rules and Regulations of Johnson County, Texas as currently amended.

NOW THEREFORE BE IT ORDERED:

The Commissioners Court of Johnson County, Texas does hereby enter this Order approving the Plat of **The Retreat, Phase 30**, Lots 43-62, Block 110, Lot 25, Block 115, Lots 23-24, 37, 43-45, Block 116, Lots 1-5, 19-21, Block 119, Lots 1-14, Block 120, Lots 1-3, Block 121, Lots 1-11, Block 122 in Precinct 1 for filing purposes only and clarifying that the filing of the plat which dedicates roads and streets to the public **does not** make those roads and streets county roads subject to county maintenance.

WITNESS OUR HAND THIS, THE 25TH DAY OF AUGUST 2025.

Christopher Boedeker, Johnson County Judge

Voted: yes, no, abstained

Rick Bailey, Comm. Pct. 1

Voted: yes, no, abstained

Kenny Howell, Comm. Pct. 2

Voted: yes, no, abstained

Mike White, Comm. Pct. 3

Voted: yes, no, abstained

Larry Woolley, Comm. Pct. 4

Voted: yes, no, abstained

ATTEST: **April Long, County Clerk**



Filed For Record 8:24 AM

AUG 26 2025

April Long
County Clerk, Johnson County Texas

BY
DEPUTY

JOHNSON COUNTY, TEXAS NOTES:

- THIS SUBDIVISION OR ANY PART THEREOF IS NOT LOCATED WITHIN THE ETJ OF ANY CITY OR TOWN.
- THE PROPOSED USAGE FOR THIS PLAT IS SINGLE FAMILY RESIDENTIAL.
- THE DEVELOPER SHALL COMPLETE ALL ROADS AND DRAINAGE FACILITIES IN A SUBDIVISION WITHIN TWELVE (12) MONTHS AFTER THE DATE OF FINAL PLAT APPROVAL.
- UTILITY PROVIDERS:
WATER SERVICES PROVIDED BY TEXAS WATER UTILITIES, L.P. PHONE (817) 207-2800.
ELECTRIC SERVICE IS TO BE PROVIDED BY HILCO ELECTRIC COOPERATIVE, INC. PHONE (800) 338-6425.
CENTRAL SEWER COLLECTION AND TREATMENT IS PROVIDED BY TEXAS WATER UTILITIES, INC. PHONE (817) 207-2800.
PRIVATE OR ON-SITE SEWAGE FACILITIES WILL NOT BE ALLOWED.
- FLOOD STATEMENT:
ACCORDING TO THE FLOOD INSURANCE RATE MAP FOR JOHNSON COUNTY, TEXAS AND INCORPORATED AREAS, COMMUNITY PANEL NO. 48351C0429, EFFECTIVE DATE DECEMBER 04, 2012, THIS PROPERTY IS LOCATED IN ZONE X (AREA DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOOD PLAIN).
THE ABOVE REFERENCED FEMA FLOOD INSURANCE RATE MAP IS FOR USE IN ADMINISTERING THE "NFIP". IT DOES NOT NECESSARILY SHOW ALL AREAS SUBJECT TO FLOODING, PARTICULARLY FROM LOCAL SOURCES OF SMALL SIZE, WHICH COULD BE FLOODED BY SEVERE, CONCENTRATED RAINFALL COUPLED WITH INADEQUATE LOCAL DRAINAGE SYSTEMS. THERE MAY BE OTHER STREAMS, CREEKS, LOW AREAS, DRAINAGE SYSTEMS OR OTHER SURFACES OR SUBSURFACE CONDITIONS EXISTING ON OR NEAR THE SUBJECT PROPERTY WHICH ARE NOT STUDIED OR ADDRESSED AS PART OF THE "NFIP".
- FLOOD NOTES:
BLOCKING THE FLOW OF WATER OR CONSTRUCTING IMPROVEMENTS IN THE DRAINAGE EASEMENTS, AND FILLING OR OBSTRUCTION OF THE FLOODWAY IS PROHIBITED.
THE EXISTING CREEKS OR DRAINAGE CHANNELS TRAVELING ALONG OR ACROSS THIS ADDITION WILL REMAIN AS OPEN CHANNELS AND WILL BE MAINTAINED BY THE INDIVIDUAL OWNERS OF THE LOT OR LOTS THAT ARE TRAVELLED BY OR ADJACENT TO DRAINAGE COURSES ALONG OR ACROSS SAID LOTS.
JOHNSON COUNTY WILL NOT BE RESPONSIBLE FOR THE MAINTENANCE AND OPERATIONS OF SAID DRAINAGE WAY OR FOR THE CONTROL OF EROSION.
JOHNSON COUNTY WILL NOT BE RESPONSIBLE FOR ANY DAMAGE, PERSONAL INJURY OR LOSS OF LIFE OR PROPERTY OCCASIONED BY FLOODING OR FLOOD CONDITIONS.
JOHNSON COUNTY HAS THE RIGHT BUT NOT A DUTY TO ENTER ONTO PROPERTY AND CLEAR ANY OBSTRUCTION INCLUDING BUT NOT LIMITED TO TREES, PLANTS, DIRT, OR BUILDINGS, WHICH OBSTRUCT THE FLOW OF WATER THROUGH DRAINAGE EASEMENTS.
- UTILITY EASEMENT:
ANY PUBLIC UTILITY, INCLUDING JOHNSON COUNTY, SHALL HAVE THE RIGHT TO MOVE AND KEEP MOVED ALL OR PART OF ANY BUILDINGS, FENCES, TREES, SHRUBS, OTHER GROWTHS OR IMPROVEMENTS WHICH IN ANY WAY ENDANGER OR INTERFERE WITH THE CONSTRUCTION, MAINTENANCE OR EFFICACY OF ITS RESPECTIVE SYSTEMS IN ANY OF THE EASEMENTS SHOWN ON THE PLAT, AND ANY PUBLIC UTILITY INCLUDING JOHNSON COUNTY, SHALL HAVE THE RIGHT AT ALL TIMES OF INGRESS AND EGRESS TO AND FROM SAID EASEMENTS FOR THE PURPOSES OF CONSTRUCTION, RECONSTRUCTION, INSPECTION, PATROLLING, MAINTAINING AND ADDING TO OR REMOVING ALL OR PART OF ITS RESPECTIVE SYSTEMS WITHOUT THE NECESSITY AT ANY TIME OF PROCURING THE PERMISSION OF ANYONE.
- UTILITY EASEMENTS:
15' FRONT AND REAR
10' FRONT & REAR PER DEVELOPER
5' SIDES
WATER DISTRIBUTION AND SEWER MAINS WILL BE LOCATED WITHIN STREET RIGHT-OF-WAY.
- RIGHT-OF-WAY DEDICATION:
40' R.O.W. FROM CENTER ON F.M. OR STATE HWY. *
30' FROM CENTER OF ROADS *
* UNLESS OTHERWISE REQUIRED BY MAJOR THOROUGHFARE PLAN.
ALL STREETS TO BE PRIVATELY MAINTAINED.
- BUILDING LINES (DIMENSIONS EXCEEDING COUNTY MINIMUMS ARE PER THE DEVELOPER):
50' FRONT (STATE HWY & F.M.)
25' FRONT (COUNTY ROAD OR SUBDIVISION ROAD)
30' REAR LOT LINES (PER DEVELOPER)
5' SIDE LOT LINES (PER DEVELOPER)
- FILING A PLAT:
IT IS A CRIMINAL OFFENSE PUNISHABLE BY A FINE OF UP TO \$1000.00, CONFINEMENT IN THE COUNTY JAIL FOR UP TO 90 DAYS OR BY BOTH FINE AND CONFINEMENT FOR A PERSON WHO SUBDIVIDES REAL PROPERTY TO USE THE SUBDIVISION'S DESCRIPTION IN A DEED OF CONVEYANCE, A CONTRACT FOR A DEED, OR A CONTRACT OF SALE OR OTHER EXECUTION CONTRACT TO CONVEY THAT IS DELIVERED TO A PURCHASER UNLESS THE PLAT OR REPLAY OF THE SUBDIVISION IS APPROVED AND IS FILED FOR RECORD WITH THE JOHNSON COUNTY CLERK. HOWEVER, SAID DESCRIPTION MAY BE USED IF THE CONVEYANCE IS EXPRESSLY CONTINGENT ON APPROVAL AND RECORDING OF THE FINAL PLAT AND THE PURCHASER IS NOT GIVEN USE OR OCCUPANCY OF THE REAL PROPERTY CONVEYED BEFORE THE RECORDING OF THE PLAT.
A PURCHASER MAY NOT USE OR OCCUPY PROPERTY DESCRIBED IN A PLAT OR REPLAY OF A SUBDIVISION UNTIL SUCH TIME AS THE PLAT IS FILED FOR RECORD WITH THE COUNTY CLERK'S OFFICE OF THE JOHNSON COUNTY CLERK.
- DUTIES OF DEVELOPER/PROPERTY OWNER:
THE APPROVAL AND FILING OF THIS PLAT BY JOHNSON COUNTY DOES NOT RELIEVE THE DEVELOPER OF THE PROPERTY OR OWNER OF THE PROPERTY OF ANY DUTY TO COMPLY WITH ALL LOCAL, STATE OR FEDERAL LAW OF THE JURISDICTIONS IN WHICH THE PROPERTY IS LOCATED.
THE APPROVAL AND FILING OF THIS PLAT BY JOHNSON COUNTY DOES NOT RELIEVE THE DEVELOPER OF THE PROPERTY OR OWNER OF THE PROPERTY OF ANY DUTY TO ANY ADJACENT OR DOWNSTREAM PROPERTY OWNER OR IMPOSE, IMPUTE OR TRANSFER ANY DUTY OR LIABILITY TO JOHNSON COUNTY, THE COMMISSIONERS, OFFICIALS OR EMPLOYEES OF JOHNSON COUNTY.
JOHNSON COUNTY MAKES NO REPRESENTATION THAT THE CREEKS, STREAMS, RIVERS, DRAINAGE CHANNELS OR OTHER DRAINAGE STRUCTURES, DEVICES, OR FEATURES PORTRAYED HEREON ARE ACTUALLY EXISTING ON THE PROPERTY PORTRAYED BY THIS PLAT DO NOT VIOLATE THE STATUTES OR COMMON LAW OF AN INCORPORATED CITY, JOHNSON COUNTY, THE STATE OF TEXAS OR THE UNITED STATES.
JOHNSON COUNTY IS RELYING UPON THE SURVEYOR WHOSE NAME IS AFFIXED HEREON TO MAKE ACCURATE AND TRUTHFUL REPRESENTATIONS UPON WHICH JOHNSON COUNTY CAN MAKE DETERMINATIONS REGARDING THE APPROVAL OR DISAPPROVAL OF THIS PLAT.
- INDEMNITY:
THE PROPERTY DEVELOPER SUBMITTING THIS PLAT TO JOHNSON COUNTY FOR APPROVAL AND THE OWNER OF THE PROPERTY THE SUBJECT OF THIS PLAT DO HEREBY AGREE TO JOINTLY AND SEVERALLY INDEMNIFY AND HOLD HARMLESS JOHNSON COUNTY AND THE COMMISSIONERS, OFFICIALS AND EMPLOYEES OF JOHNSON COUNTY FROM ANY AND ALL CLAIMS OR DAMAGES RESULTING FROM OR ALLEGEDLY ARISING FROM JOHNSON COUNTY'S APPROVAL OR FILING OF THIS PLAT OR CONSTRUCTION DOCUMENTS ASSOCIATED THEREWITH.
- FILING A PLAT IS NOT ACCEPTANCE OF ROADS FOR COUNTY MAINTENANCE.
THE APPROVAL AND FILING OF A PLAT WHICH DEDICATES ROADS AND STREETS DOES NOT MAKE THE ROADS AND STREETS COUNTY ROADS SUBJECT TO COUNTY MAINTENANCE. NO ROAD, STREET OR PASSAGEWAY SET ASIDE IN THIS PLAT SHALL BE MAINTAINED BY JOHNSON COUNTY, TEXAS IN THE ABSENCE OF AN EXPRESS ORDER OF THE COMMISSIONERS COURT ENTERED OF RECORD IN THE MINUTES OF THE COMMISSIONERS COURT OF JOHNSON COUNTY, TEXAS SPECIFICALLY IDENTIFYING ANY SUCH ROAD, STREET OR PASSAGEWAY AND SPECIFICALLY ACCEPTING SUCH ROAD, STREET OR PASSAGEWAY FOR COUNTY MAINTENANCE.

SURVEYOR'S NOTES:

- ALL BEARINGS AND DISTANCES ARE BASED ON THE TEXAS STATE PLANE COORDINATE SYSTEM, NORTH CENTRAL ZONE 4202, NAD 83, AS ESTABLISHED USING TRIMBLE V.8.5 NETWORK.
- THE SURVEY PERFORMED ON THE CORNERS OF THE SUBJECT PROPERTY AND THE PREPARATION OF A DEPICTION OF THE RESULTS THEREOF ON THIS FINAL PLAT AND PROPERTY DESCRIPTION WERE PREPARED WITHOUT THE BENEFIT OF AN ABSTRACT OF TITLE THEREFORE THERE MAY BE EASEMENTS OR OTHER MATTERS THAT COULD EXIST AND ARE NOT SHOWN.
- ALL CORNERS SET ARE MONUMENTED WITH 1/2" IRON WIRE WITH CAP STAMPED "JCE R.F.L.S. #175" UNLESS OTHERWISE NOTED.

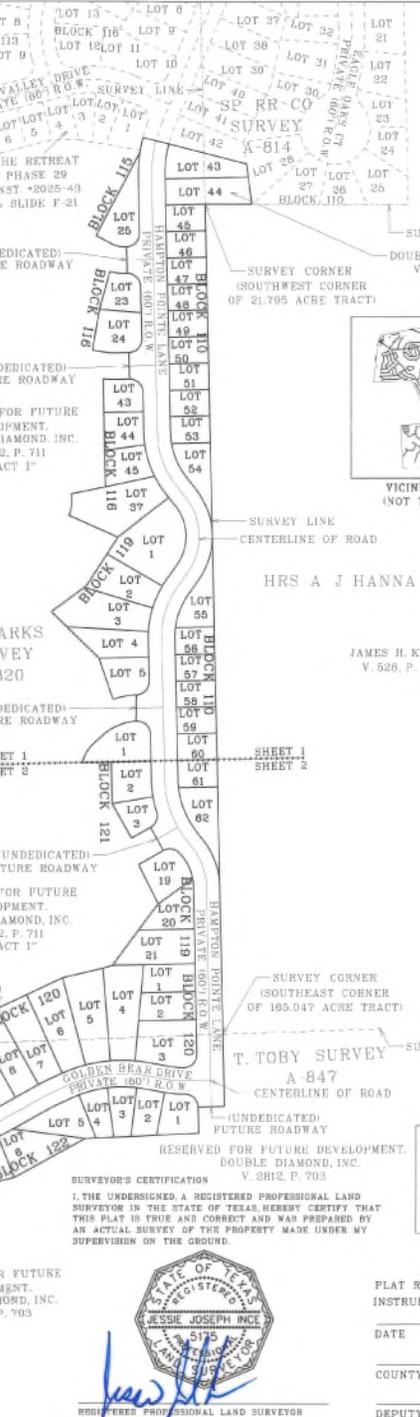
(UNDEDICATED) FUTURE ROADWAY
RESERVED FOR FUTURE DEVELOPMENT.
DOUBLE DIAMOND, INC.
V. 2812, P. 711
"TRACT I"

(UNDEDICATED) FUTURE ROADWAY
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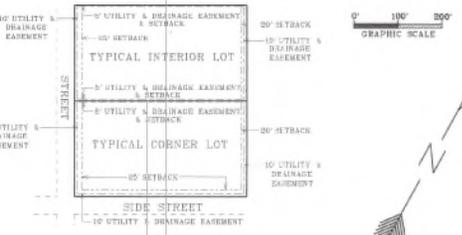
(UNDEDICATED) FUTURE ROADWAY
RESERVED FOR FUTURE DEVELOPMENT.
DOUBLE DIAMOND, INC.
V. 2812, P. 703

OWNER:
DOUBLE DIAMOND INC.
12720 HILLCREST ROAD,
SUITE 400
DALLAS, TEXAS 75230
PHONE (214) 700-7857



LINEAR FEET BY ROAD

HAMPTON PRIVATE LANE	3215.3 FEET
GOLDEN BEAR DRIVE	512.0 FEET
SURVEY LINE	1,817.3 LINEAR FEET OF NEW ROADWAY



DEVELOPER'S NOTES:

- THE FOLLOWING VARIANCES WERE APPROVED IN COMMISSIONER'S COURT ON JULY 28, 2025:
- REDUCED MINIMUM PAVEMENT WIDTH FROM 22' TO 20'.
 - INCREASED MAXIMUM ROADWAY GRADIENT FOR SECTIONS OF HAMPTON POINT LANE AND WESTLAKE ROAD.
 - REDUCED UTILITY EASEMENTS FROM 15' TO 10' ON FRONT AND REAR OF ALL LOTS AND CHANGE THE LOCATION OF THE PLACEMENT OF WATER AND SEWER IN RIGHT-OF-WAY.
 - SUBSTITUTE HDPE DRAINAGE PIPES FOR CMP.
 - ALLOW SALES OF LOTS PRIOR TO ELECTRIC INSTALLATION.

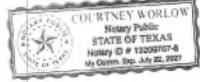
NOW THEREFORE KNOWN TO ALL MEN BY THESE PRESENTS:

THAT DOUBLE DIAMOND, INC., OWNER OF THE ABOVE DESCRIBED TRACT OF LAND, DO HEREBY ADOPT THIS PLAT DESIGNATING THE HEREIN DESCRIBED PROPERTY AS LOTS 43-62, BLOCK 110, LOT 25, BLOCK 115, LOTS 23-24, 37, 43-45, BLOCK 116, LOTS 1-5, 19-21, BLOCK 118, LOTS 1-14, BLOCK 120, LOTS 1-3, BLOCK 121, LOTS 1-11, BLOCK 122 OF THE RETREAT, PHASE 30 AN ADDITION TO JOHNSON COUNTY, TEXAS AND HEREBY DEDICATE TO THE PUBLIC USE, WITHOUT RESERVATION, THE STREETS, EASEMENTS, RIGHT-OF-WAY AND ANY OTHER PUBLIC AREA SHOWN HEREON UNLESS OTHERWISE DESIGNATED ON THIS PLAT.

Randy Gracy 8.13.25
RANDY GRACY, VEE PRESIDENT DATE

SWORN AND SUBSCRIBED BEFORE ME BY Randy Gracy
THIS THE 13th DAY OF August, 2025.

NOTARY PUBLIC STATE OF TEXAS
MY COMMISSION EXPIRES 07-22-2027
Ca Anderson



FINAL PLAT SHOWING
LOTS 43-62, BLOCK 110, LOT 25, BLOCK 115,
LOTS 23-24, 37, 43-45, BLOCK 116, LOTS 1-5,
19-21, BLOCK 118, LOTS 1-14, BLOCK 120,
LOTS 1-3, BLOCK 121, LOTS 1-11, BLOCK 122

**THE RETREAT, PHASE 30
SUBDIVISION IN
JOHNSON COUNTY, TEXAS**
BEING 0.240 ACRES OF LAND OUT OF THE SP RR
CO SURVEY A-814, 11.656 ACRES OF LAND OUT OF
THE T. SPARKS SURVEY A-820 AND 4.990 ACRES
OF LAND OUT OF THE T. TOBY SURVEY A-847 IN
JOHNSON COUNTY, TEXAS.

APPROVED BY JOHNSON COUNTY
COMMISSIONER'S COURT ON THE
____ DAY OF _____, 2025.

COUNTY JUDGE



PLAT RECORDED IN _____ SLIDE _____
DATE _____
COUNTY CLERK, JOHNSON COUNTY, TEXAS
DEPUTY CLERK _____

SHEET 1 OF 4		
INCE SURVEYING & ENGINEERING		
184 THOUSAND OAKS DRIVE WHITNEY, TEXAS 76692		
PHONE: 254-694-7708	FIRM #10068000	
FAX: 254-694-7230		
SCALE 1"=200'	AUGUST 11, 2025	SURVEY NO. SN25061B.1

LEGAL DESCRIPTION:

Field notes for the survey of that certain lot, tract or parcel of land being 0.240 acres out of the SP RR CO Survey A-814, 11.659 acres out of the Thomas Sparks Survey A-820, and 4.990 acres out of the Thomas Toby Survey A-847 in Johnson County, Texas. Said land is a part of that certain 165.047 acre "Tract I" and a part of that certain 21.795 acre "Tract II" described in a deed from Thomas Hazelwood, Trustee to Double Diamond, Records of Johnson County, more particularly described as follows:

BEGINNING at a 1/2" iron rod found at a fence corner in the east line of said Sparks Survey and in the east line of said 165.047 acre tract for the northwest corner of the HRS A J Hanna Survey A-370, for the southwest corner of said SP RR CO Survey, for the northwest corner of that certain tract described in a deed to James H. Knapp recorded in Volume 528, Page 146 of the Deed Records of Johnson County, for the southwest corner of said 21.795 acre tract and for an inside ell corner of this:

THENCE S30°00'00"E, at 1883.25 feet passing a 1/2" iron rod set in the north line of said Toby Survey and in the north line of said 475.234 acre tract for the southwest corner of said Hanna Survey, for the southeast corner of said Sparks Survey, for the southwest corner of said Knapp tract, and for the southeast corner of said 165.047 acre tract, in all a distance of 2047.33 feet to a 1/2" iron rod set for the southeast corner of this;

THENCE S59°59'55"W 60.00 feet to a 1/2" iron rod set for an inside ell corner of this;

THENCE S30°00'05"E 80.00 feet to a 1/2" iron rod set for an outside ell corner of this;

THENCE the following courses and distances to 1/2" iron rods set:

- S58°37'29"W 257.37 feet,
- S32°29'01"W 184.68 feet,
- S47°59'39"W 78.16 feet,
- S64°24'19"W 76.16 feet,
- S75°46'40"W 29.82 feet,
- S44°24'50"W 66.04 feet,
- N51°18'34"W 24.33 feet, and
- S38°41'26"W 101.99 feet to a 1/2" iron rod set in the east line of Palm Hills Drive for the southwest corner of this;

THENCE with the east line of Palm Hills Drive and along a curve to the left having a radius of 220.25 feet, N40°54'00"W for a chord distance of 12.07 feet, an arc distance of 12.07 feet, to a 1/2" iron rod set for the end of said curve;

THENCE continuing with the east line of Palm Hills Drive, N42°42'55"W 58.79 feet to a point for the beginning of a curve to the left;

THENCE continuing with the east line of Palm Hills Drive and along said curve having a radius of 230.00 feet, N56°10'59"W for a chord distance of 96.35 feet, an arc distance of 99.11 feet, to a 1/2" iron rod set for the end of said curve and for the beginning of a curve to the right;

THENCE continuing with the east line of Palm Hills Drive and along said curve having a radius of 195.38 feet, N64°36'57"W for a chord distance of 26.48 feet, an arc distance of 26.50 feet to a 1/2" iron rod set for an outside ell corner of this;

THENCE the following courses and distances to 1/2" iron rods set:

- N29°17'00"E 102.22 feet,
- N54°14'33"W 69.97 feet,
- N65°53'28"E 60.00 feet,
- N46°47'34"E 190.30 feet,
- N24°01'30"W 59.95 feet,
- N35°16'34"E 291.62 feet,
- N47°01'12"E 116.34 feet,
- N07°54'44"E 174.06 feet,
- N55°07'32"W 99.73 feet,
- N31°50'03"E 64.11 feet,
- N57°43'28"W 60.00 feet,
- S31°50'03"W 49.05 feet,
- N58°10'17"W 89.99 feet,
- N30°00'05"W 94.50 feet,
- S59°59'55"W 66.48 feet,

THENCE along a curve to the right having a radius of 138.23 feet, N09°11'24"W for a chord distance of 7.26 feet, an arc distance of 7.26 feet, to a 1/2" iron rod set for the end of said curve and for the beginning of another curve to the right;

THENCE along said curve having a radius of 90.00 feet, N04°37'15"E for a chord distance of 43.54 feet, an arc distance of 44.39 feet, to a 1/2" iron rod set for the end of said curve;

THENCE N18°46'33"E 24.45 feet to a 1/2" iron rod set for the beginning of a curve to the right having a radius of 130.00 feet;

THENCE along said curve, N37°53'44"E for a chord distance of 85.25 feet, an arc distance of 86.85 feet to a 1/2" iron rod set for the end of said curve;

THENCE N27°51'20"W 60.16 feet to a 1/2" iron rod set for the beginning of a curve to the left;

THENCE along said curve having a radius of 190.00 feet, S50°27'10"W for a chord distance of 54.25 feet, an arc distance of 54.43 feet, to a 1/2" iron rod set;

THENCE the following courses and distances to 1/2" iron rods set:

- N47°45'42"W 98.33 feet,
- N74°36'34"W 190.76 feet,
- N24°33'08"E 99.43 feet,
- N04°14'18"E 132.06 feet,
- S89°07'27"W 121.95 feet,

THENCE along a curve to the left having a radius of 80.00 feet, N22°46'13"W for a chord distance of 49.19 feet, an arc distance of 50.00 feet, to a 1/2" iron rod set;

THENCE N49°18'59"E 79.49 feet to a 1/2" iron rod set;

THENCE N30°00'05"W 245.12 feet to a 1/2" iron rod set;

THENCE along a curve to the left having a radius of 180.00 feet, N64°13'58"E for a chord distance of 26.66 feet, an arc distance of 26.69 feet, to a 1/2" iron rod set for the end of said curve;

THENCE N59°59'55"E 33.42 feet to a 1/2" iron rod set;

THENCE N30°00'05"W 60.00 feet to a 1/2" iron rod set;

THENCE S59°59'55"W 33.42 feet to a 1/2" iron rod set for the beginning of a curve to the right having a radius of 120.00 feet;

THENCE along said curve, S69°33'07"W for a chord distance of 23.24 feet, an arc distance of 23.28 feet, to a 1/2" iron rod set for the end of said curve;

THENCE S71°06'40"W 26.75 feet to a 1/2" iron rod set;

THENCE N16°53'29"W 93.27 feet to a 1/2" iron rod set;

THENCE N13°13'32"E 90.00 feet to a 1/2" iron rod set for the beginning of a curve to the left having a radius of 120.00 feet;

THENCE along said curve, N68°22'30"E for a chord distance of 35.00 feet, an arc distance of 35.13 feet, to a 1/2" iron rod set for the end of said curve;

THENCE N59°59'55"E 4.22 feet to a 1/2" iron rod set;

THENCE N30°00'05"W 60.00 feet to a 1/2" iron rod set;

THENCE S59°59'55"W 4.22 feet to a 1/2" iron rod set for the beginning of a curve to the right having a radius of 60.00 feet;

THENCE along said curve, S74°25'03"W for a chord distance of 29.89 feet, an arc distance of 30.20 feet, to a 1/2" iron rod set for the end of said curve;

THENCE S88°50'35"W 40.61 feet to a 1/2" iron rod set;

THENCE N01°29'37"W 218.53 feet to a 1/2" iron rod with cap stamped "INCE RPLS #5175" found for the southeast corner of Lot 1, Block 115 of The Retreat Phase 29 according to plat recorded in Slide F-21 of the Official Plat Records of Johnson County;

THENCE along a curve to the right having a radius of 330.00 feet, N16°55'36"W for a chord distance of 29.14 feet, an arc distance of 29.15 feet to a 1/2" iron rod with cap stamped "INCE RPLS #5175" found for the northwest corner of this;

THENCE N79°35'27"E 242.46 feet to a 1/2" iron rod with cap stamped "INCE RPLS #5175" found for the southeast corner of Lot 42, Block 110 of said Phase 29 and for the northeast corner of this;

THENCE S36°16'06"E 82.79 feet to a 1/2" iron rod with cap stamped "INCE RPLS #5175" found in the south line of said 21.795 acre tract and in the north line of said Knapp tract for the southwest corner of Lot 28, Block 110 of said Phase 29 and for an outside ell corner of this;

THENCE S81°14'10"W 105.84 feet to the place of beginning, containing 16.889 acres of land.

APPROVED BY JOHNSON COUNTY COMMISSIONER'S COURT ON THE _____ DAY OF _____, 2025.

COUNTY JUDGE

PLAT RECORDED IN INSTRUMENT * _____ SLIDE _____
DATE _____
COUNTY CLERK, JOHNSON COUNTY, TEXAS
DEPUTY CLERK _____

OWNER:
DOUBLE DIAMOND INC
12720 HILLCREST ROAD,
SUITE 400
DALLAS, TEXAS 75230
PHONE (214)-706-7857

FINAL PLAT SHOWING
LOTS 43-62 BLOCK 110, LOT 25, BLOCK 115,
LOTS 23-24, 37, 43-45, BLOCK 116, LOTS 1-5,
19-21, BLOCK 119, LOTS 1-14, BLOCK 120,
LOTS 1-3, BLOCK 121, LOTS 1-11, BLOCK 122
THE RETREAT, PHASE 30
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JOHNSON COUNTY, TEXAS
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CO SURVEY A-814, 11.656 ACRES OF LAND OUT OF
THE T. SPARKS SURVEY A-820 AND 4.990 ACRES
OF LAND OUT OF THE T. TOBY SURVEY A-847 IN
JOHNSON COUNTY, TEXAS.
SHEET 2 OF 4

SURVEYOR'S NOTES:

1. ALL BEARINGS AND DISTANCES ARE BASED ON THE TEXAS STATE PLANE COORDINATE SYSTEM, NORTH CENTRAL ZONE 4202, NAD 80, AS ESTABLISHED USING TRIMBLE V.R.S. NETWORK.
2. THE SURVEY PERFORMED ON THE GROUND OF THE SUBJECT PROPERTY AND THE PREPARATION OF A DEPICTION OF THE RESULTS THEREOF ON THIS FINAL PLAT AND PROPERTY DESCRIPTION WERE PREPARED WITHOUT THE BENEFIT OF AN ABSTRACT OF TITLE; THEREFORE THERE MAY BE EASEMENTS OR OTHER MATTERS THAT COULD EXIST AND ARE NOT SHOWN.
3. ALL CORNERS SET ARE MONUMENTED WITH 1/2" IRON RODS WITH CAP STAMPED "INCE R.P.L.S. #5175" UNLESS OTHERWISE NOTED.

SURVEYOR'S CERTIFICATION

I, THE UNDERSIGNED, A REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF TEXAS, HEREBY CERTIFY THAT THIS PLAT IS TRUE AND CORRECT AND WAS PREPARED BY AN ACTUAL SURVEY OF THE PROPERTY MADE UNDER MY SUPERVISION ON THE GROUND.

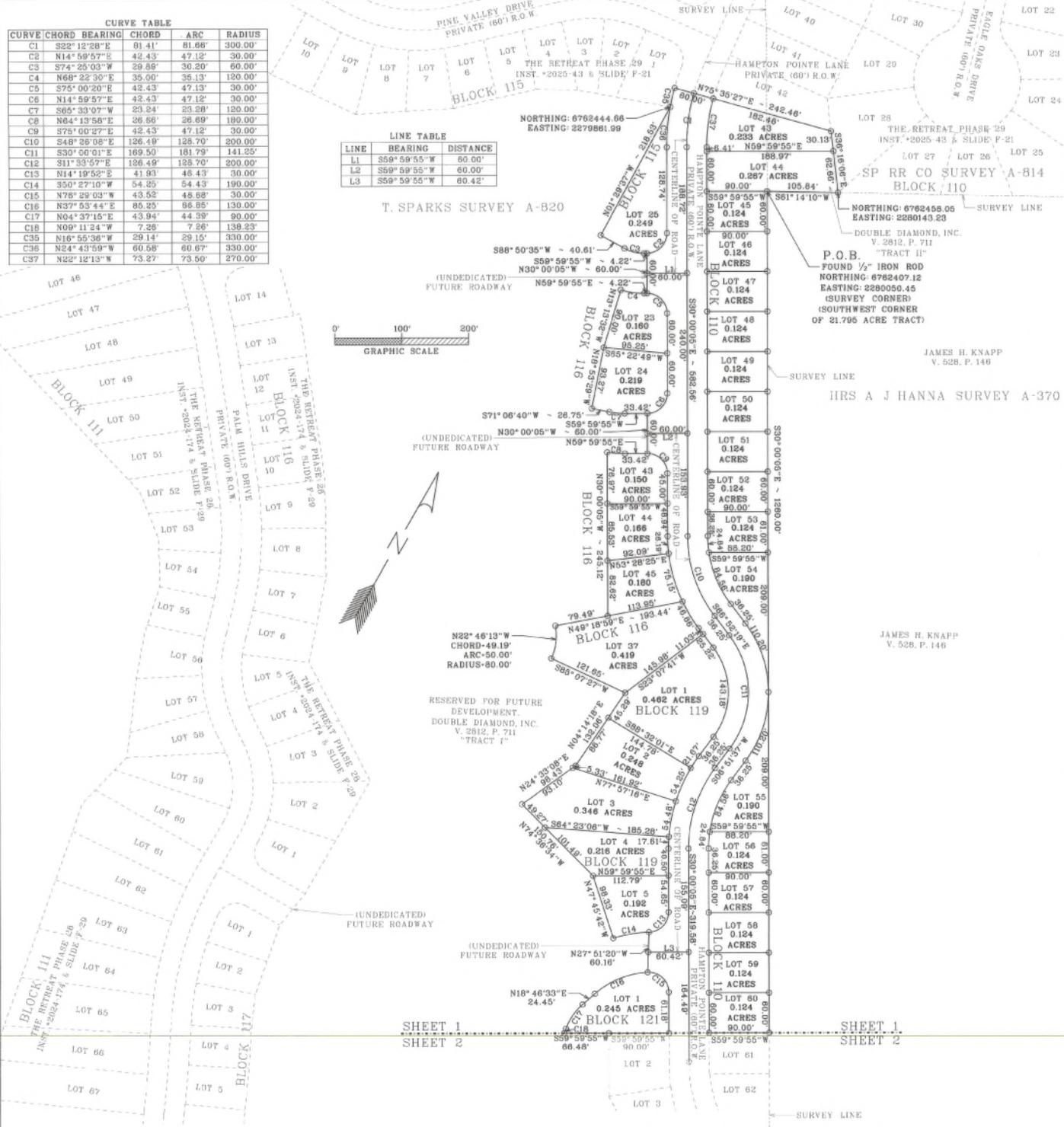
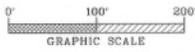


REGISTERED PROFESSIONAL LAND SURVEYOR
TEXAS REGISTRATION NO. 5175

INCE SURVEYING & ENGINEERING		
184 THOUSAND OAKS DRIVE WHITNEY, TEXAS 76692		
PHONE: 254-694-7708	FIRM *10068000	
FAX: 254-694-7230		
SCALE 1"=200'	AUGUST 11, 2025	SURVEY NO. SN250618.1

CURVE	CHORD BEARING	CHORD	ARC	RADIUS
C1	S32°12'38"E	61.41'	61.88'	330.00'
C2	N14°59'57"E	42.43'	47.12'	30.00'
C3	S74°20'03"W	29.88'	30.20'	60.00'
C4	N68°22'30"E	35.00'	35.13'	120.00'
C5	S75°00'20"E	42.43'	47.13'	30.00'
C6	N14°59'57"E	42.43'	47.12'	30.00'
C7	S65°30'07"W	23.24'	23.28'	120.00'
C8	N64°13'58"E	36.86'	36.89'	180.00'
C9	S75°00'27"E	42.43'	47.12'	30.00'
C10	S48°26'08"E	126.49'	128.70'	300.00'
C11	S50°00'01"E	169.50'	181.79'	141.25'
C12	S11°33'57"E	126.49'	128.70'	200.00'
C13	N14°19'52"E	41.93'	46.43'	30.00'
C14	S50°27'10"W	54.25'	54.43'	190.00'
C15	N78°29'03"W	43.52'	48.88'	30.00'
C16	N37°53'44"E	85.25'	86.85'	130.00'
C17	N04°37'15"E	43.94'	44.39'	90.00'
C18	N09°11'24"W	7.26'	7.26'	138.23'
C19	N18°55'38"W	29.14'	29.15'	330.00'
C20	N24°43'58"W	60.58'	60.67'	330.00'
C21	N22°12'13"W	73.27'	73.50'	270.00'

LINE	BEARING	DISTANCE
L1	S59°59'55"W	60.00'
L2	S59°59'55"W	60.00'
L3	S59°59'55"W	60.42'



RESERVED FOR FUTURE DEVELOPMENT.
DOUBLE DIAMOND, INC.
V. 2812, P. 711
"TRACT 1"

FINAL PLAT SHOWING
LOTS 43-62, BLOCK 110, LOT 25, BLOCK 115,
LOTS 23-24, 37, 43-45, BLOCK 116, LOTS 1-5,
19-21, BLOCK 119, LOTS 1-14, BLOCK 120,
LOTS 1-3, BLOCK 121, LOTS 1-11, BLOCK 122
THE RETREAT, PHASE 30
SUBDIVISION IN
JOHNSON COUNTY, TEXAS
BEING 0.240 ACRES OF LAND OUT OF THE SP RR
CO SURVEY A-814, 11.656 ACRES OF LAND OUT OF
THE T. SPARKS SURVEY A-820 AND 4.990 ACRES
OF LAND OUT OF THE T. TOBY SURVEY A-847 IN
JOHNSON COUNTY, TEXAS.

SHEET 3 OF 4

PLAT RECORDED IN _____ SLIDE _____
DATE _____
COUNTY CLERK, JOHNSON COUNTY, TEXAS
DEPUTY CLERK _____

- SURVEYOR'S NOTES**
- ALL BEARINGS AND DISTANCES ARE BASED ON THE TEXAS STATE PLANE, COORDINATE SYSTEM, NORTH CENTRAL ZONE 4302, NAD 83, AS ESTABLISHED USING TRIMBLE VRS NETWORK.
 - THE SURVEY PERFORMED ON THE GROUND OF THE SUBJECT PROPERTY AND THE PREPARATION OF A DEPICTION OF THE RESULTS THEREOF ON THIS FINAL PLAT AND PROPERTY DESCRIPTION WERE PREPARED WITHOUT THE BENEFIT OF AN ABSTRACT OF TITLE; THEREFORE THERE MAY BE EASEMENTS OF OTHER MATTERS THAT COULD EXIST AND ARE NOT SHOWN.
 - ALL CORNERS SET ARE MONUMENTED WITH 1/2" IRON RODS WITH CAP STAMPED "INCE R.P.L.S. 6475" UNLESS OTHERWISE NOTED.

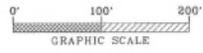


OWNER:
DOUBLE DIAMOND INC.
12720 HILLCREST ROAD,
SUITE 400
DALLAS, TEXAS 75230
PHONE (214) 706-7857

SURVEYOR'S CERTIFICATION
I, THE UNDERSIGNED, A REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF TEXAS HEREBY CERTIFY THAT THIS PLAT IS TRUE AND CORRECT AND WAS PREPARED BY AN ACTUAL SURVEY OF THE PROPERTY MADE UNDER MY SUPERVISION ON THE GROUND.

REGISTERED PROFESSIONAL LAND SURVEYOR
TEXAS REGISTRATION NO. 5775

INCE SURVEYING & ENGINEERING		
184 THOUSAND OAKS DRIVE WHITNEY, TEXAS 76692		
PHONE: 254-694-7708	FIRM #10068000	
FAX: 254-694-7230		
SCALE 1"=100'	AUGUST 11, 2025	SURVEY NO. SN250618.1



CURVE	CHORD BEARING	CHORD	ARC	RADIUS
C19	S44°05'04\"E	111.96	113.09'	230.00'
C20	N07°12'26\"W	37.78'	40.87'	30.00'
C21	S72°26'25\"W	39.08'	42.57'	30.00'
C22	S40°26'18\"E	88.54'	90.09'	140.00'
C23	S15°09'13\"W	42.54'	47.28'	30.00'
C24	N74°55'14\"W	43.36'	47.03'	30.00'
C25	S65°48'39\"W	40.58'	40.63'	200.00'
C26	N53°56'28\"E	182.41'	185.34'	300.00'
C27	S34°00'17\"W	10.94'	10.94'	161.10'
C28	S55°45'43\"W	114.59'	117.92'	142.71'
C29	S59°03'50\"W	88.49'	90.38'	127.10'
C30	N77°00'48\"E	37.20'	40.13'	30.00'
C31	N66°36'07\"W	15.46'	15.46'	230.00'
C32	N64°36'57\"W	26.48'	26.50'	195.38'
C33	N02°00'24\"W	39.12'	42.82'	30.00'
C34	N40°54'00\"W	12.07'	12.07'	220.25'
C38	N56°10'59\"W	98.35'	99.11'	230.00'

LINE	BEARING	DISTANCE
L4	S31°50'03\"W	53.96'
L5	N66°51'28\"W	26.67'
L6	S60°00'12\"W	58.25'
L7	S71°38'16\"W	47.39'
L8	S36°14'35\"W	43.33'
L9	N42°42'55\"W	32.99'
L10	N42°42'55\"W	25.80'

SURVEYOR'S NOTES

- ALL BEARINGS AND DISTANCES ARE BASED ON THE TEXAS STATE PLANE COORDINATE SYSTEM, NORTH CENTRAL ZONE 4202, NAD 83, AS ESTABLISHED USING TRIMBLE V.R.S. NETWORK.
- THE SURVEY PERFORMED ON THE GROUND OF THE SUBJECT PROPERTY AND THE PREPARATION OF A DEPICTION OF THE RESULTS THEREOF ON THIS FINAL PLAT AND PROPERTY DESCRIPTION WERE PREPARED WITHOUT THE BENEFIT OF AN ABSTRACT OF TITLE, THEREFORE THERE MAY BE EASEMENTS OR OTHER MATTERS THAT COULD EXIST AND ARE NOT SHOWN.
- ALL CORNERS SET ARE MONUMENTED WITH 1/2\" IRON RODS WITH CAP STAMPED \"INCE R.P.L.S. 5175\" UNLESS OTHERWISE NOTED.



FINAL PLAT SHOWING
 LOTS 43-62, BLOCK 110, LOT 25, BLOCK 115,
 LOTS 23-24, 37, 43-45, BLOCK 116, LOTS 1-5,
 19-21, BLOCK 119, LOTS 1-14, BLOCK 120,
 LOTS 1-3, BLOCK 121, LOTS 1-11, BLOCK 122

THE RETREAT, PHASE 30
 SUBDIVISION IN
 JOHNSON COUNTY, TEXAS
 BEING 0.240 ACRES OF LAND OUT OF THE SP RR
 CO SURVEY A-814, 11.656 ACRES OF LAND OUT OF
 THE T. SPARKS SURVEY A-820 AND 4.990 ACRES
 OF LAND OUT OF THE T. TOBY SURVEY A-847 IN
 JOHNSON COUNTY, TEXAS.

SHEET 4 OF 4

INCE SURVEYING & ENGINEERING		
184 THOUSAND OAKS DRIVE WHITNEY, TEXAS 76692		
PHONE: 254-694-7708	FIRM #10068000	
FAX: 254-694-7230		
SCALE 1\"/>		

PLAT RECORDED IN INSTRUMENT # _____ SLIDE _____

DATE _____

COUNTY CLERK, JOHNSON COUNTY, TEXAS

DEPUTY CLERK _____

OWNER:
 DOUBLE DIAMOND INC.
 12720 HILLCREST ROAD,
 SUITE 400
 DALLAS, TEXAS 75230
 PHONE: (214)-706-7857

SURVEYOR'S CERTIFICATION
 I, THE UNDERSIGNED, A REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF TEXAS, HEREBY CERTIFY THAT THIS PLAT IS TRUE AND CORRECT AND WAS PREPARED BY AN ACTUAL SURVEY OF THE PROPERTY MADE UNDER MY SUPERVISION OR THE GROUND.

AGENDA PLACEMENT FORM

(Submission Deadline – Monday, 5:00 PM before Regular Court Meetings)

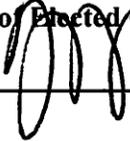
Date: August 18, 2025

Meeting Date: August 25, 2025

Submitted By: Julie Edmiston

Department: Public Works

Signature of Elected Official/Department Head:



Court Decision: <small>This section to be completed by County Judge's Office</small>
 8/25/2025

Description:

Consideration of Order 2025-79, Order Approving the Final Plat of The Retreat, Phase 30, Lots 43-62, Block 110, Lot 25, Block 115, Lots 23-24, 37, 43-45, Block 116, Lots 1-5, 19-21, Block 119, Lots 1-14, Block 120, Lots 1-3, Block 121, Lots 1-11, Block 122, Located in Precinct 1.

Water source is Texas Water Utilities.

(May attach additional sheets if necessary)

Person to Present: Jennifer VanderLaan

(Presenter must be present for the item unless the item is on the Consent Agenda)

Supporting Documentation: (check one) PUBLIC CONFIDENTIAL

(PUBLIC documentation may be made available to the public prior to the Meeting)

Estimated Length of Presentation: 10 minutes

Session Requested: (check one)

Action Item Consent Workshop Executive Other _____

Check All Departments That Have Been Notified:

County Attorney IT Purchasing Auditor
 Personnel Public Works Facilities Management

Other Department/Official (list) _____

**Please List All External Persons Who Need a Copy of Signed Documents
In Your Submission Email**