

JUL 22 2019

**Approved**

**REQUEST FOR AGENDA PLACEMENT FORM**

**Submission Deadline - Tuesday, 12:00 PM before Court Dates**

**SUBMITTED BY: David Disheroon      TODAY'S DATE: 07/15/2019**

**DEPARTMENT:                                      Public Works**

**SIGNATURE OF DEPARTMENT HEAD: \_\_\_\_\_**

**REQUESTED AGENDA DATE:                      07/22/2019**

**SPECIFIC AGENDA WORDING: Consideration of Order 2019-39, Order approving Final Plat of The Retreat Phase 17, Lots 11-28, Lots 38-49, and Lots 58-71, Block 83, in Precinct #1- Public Works Department**

**PERSON(S) TO PRESENT ITEM: David Disheroon**

**SUPPORT MATERIAL: (Must enclose supporting documentation)**

**TIME:    10 minutes                                      ACTION ITEM:      X**

**WORKSHOP                                      \_\_\_\_\_**

(Anticipated number of minutes needed to discuss item) **CONSENT:                      \_\_\_\_\_**

**EXECUTIVE:                                      \_\_\_\_\_**

**STAFF NOTICE:**

**COUNTY ATTORNEY: \_\_\_\_\_ IT DEPARTMENT: \_\_\_\_\_**

**AUDITOR: \_\_\_\_\_ PURCHASING DEPARTMENT: \_\_\_\_\_**

**PERSONNEL: \_\_\_\_\_ PUBLIC WORKS:      X**

**BUDGET COORDINATOR: \_\_\_\_\_ OTHER: \_\_\_\_\_**

**\*\*\*\*\*This Section to be Completed by County Judge's Office\*\*\*\*\***

ASSIGNED AGENDA DATE: \_\_\_\_\_

REQUEST RECEIVED BY COUNTY JUDGE'S OFFICE \_\_\_\_\_

**COURT MEMBER APPROVAL                      \_\_\_\_\_ Date \_\_\_\_\_**

JOHNSON COUNTY COMMISSIONERS COURT

Filed For Record 3:08 pm



JUL 22 2019

Becky Ivey  
County Clerk, Johnson County Texas  
BY ma DEPUTY  
JERRY D. STRINGER  
Commissioner Pct. #3  
LARRY WOOLLEY  
Commissioner Pct. #4

RICK BAILEY  
Commissioner Pct. #1

ROGER HARMON  
County Judge

KENNY HOWELL  
Commissioner Pct. #2

Carla Hester  
Assistant to Commissioner's Court

STATE OF TEXAS

§  
§  
§

COUNTY OF JOHNSON

ORDER #2019-39

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; and

WHEREAS, a motion was made by Commissioner Howell, Pct #2 and seconded by Commissioner Bailey, Pct. #1 that stated: "I make the motion to approve for filing purposes only, a Plat of **The Retreat**, Phase 17, Lots 11-28, Lots 38-49 and Lots 58-71, Block 83, in Johnson County, Texas, Precinct #1, and clarify 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."

Said motion was approved by a vote of the Commissioners Court on the 22<sup>nd</sup> day of July, 2019.

**NOW THEREFORE BE IT RESOLVED AND ORDERED:**

The Commissioners Court of Johnson County, Texas does hereby enter this order approving the Plat of **The Retreat**, Phase 17, Lots 11-28, Lots 38-49 and Lots 58-71, Block 83, in Johnson County, Texas, 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 22<sup>nd</sup> DAY OF JULY, 2019.

\_\_\_\_\_  
**Roger Harmon, 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

\_\_\_\_\_  
**Jerry D. Stringer, Comm. Pct. #3**

Voted:  yes, \_\_\_ no, \_\_\_ abstained

\_\_\_\_\_  
**Larry Woolley, Comm. Pct. #4**

Voted: \_\_\_ yes, \_\_\_ no, \_\_\_ abstained

ATTEST: Becky Ivey  
**Becky Ivey, County Clerk**



APPROVED BY JOHNSON COUNTY COMMISSIONERS COURT ON THE DAY OF ... 2019 COUNTY JUDGE

NOTES: RIGHT OF WAY DESIGNATION OWNED AND MAINTAINED BY STATE/UTILITY

OWNERS: DOUBLE DIAMOND INC. 5185 BELT LINE ROAD. SUITE 200 DALLAS, TEXAS 75254 PHONE: (214) 706-9601

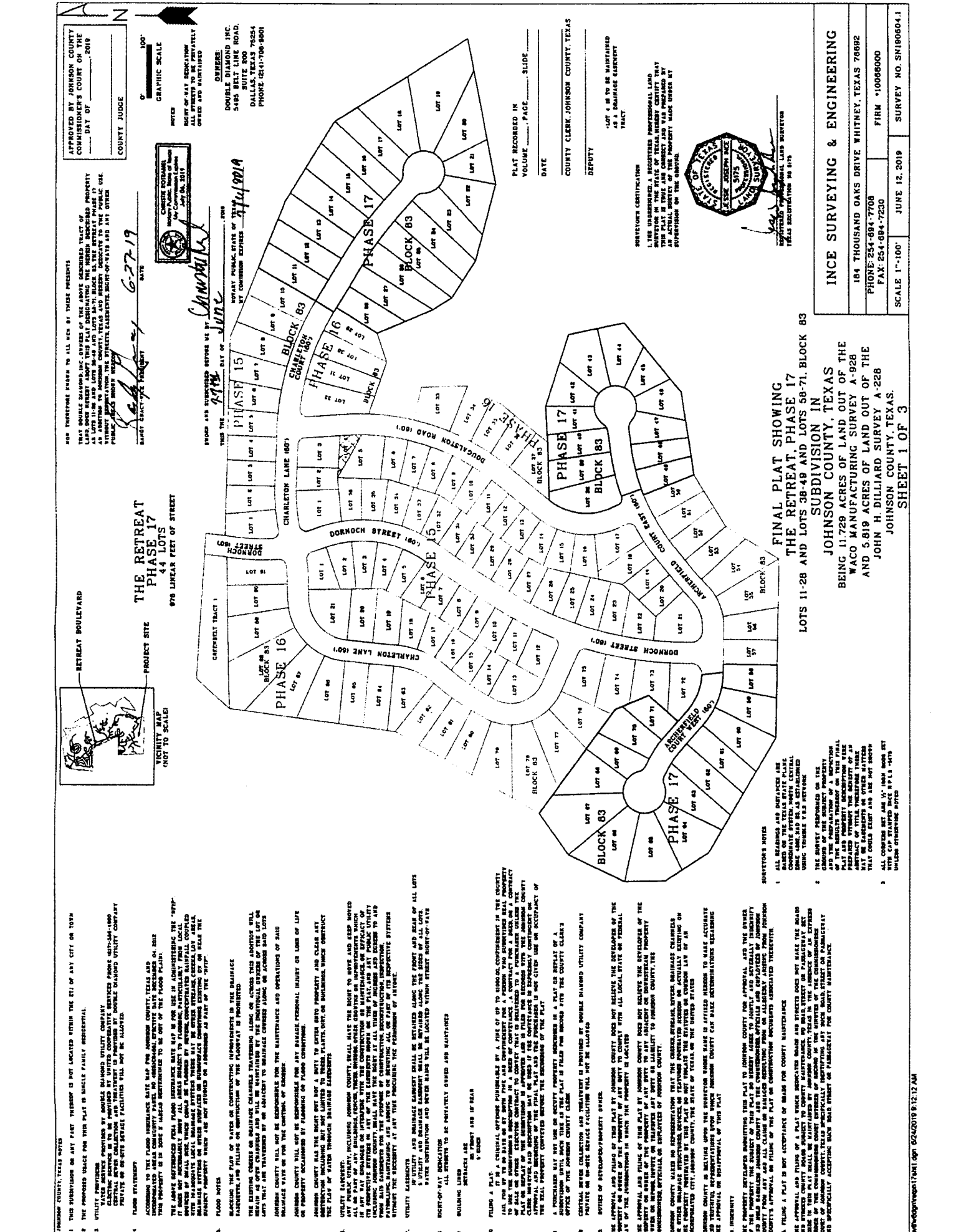


PHASE 15, PHASE 16, PHASE 17, BLOCK 83, BLOCK 84, BLOCK 85, BLOCK 86, BLOCK 87, BLOCK 88, BLOCK 89, BLOCK 90, BLOCK 91, BLOCK 92, BLOCK 93, BLOCK 94, BLOCK 95, BLOCK 96, BLOCK 97, BLOCK 98, BLOCK 99, BLOCK 100

THE RETREAT PHASE 17 44 LOTS 878 LINEAR FEET OF STREET

RETRAIT BOULEVARD PROJECT SITE VICTIMITY MAP (NOT TO SCALE)

DATE: 6-27-19 TIME: 4:44 PM BY: CARROLL



PLAT RECORDED IN VOLUME PAGE SLIDE DATE

COUNTY CLERK JOHNSON COUNTY, TEXAS DEPUTY

REVETOR'S CERTIFICATION: I, THE UNDERSIGNED, A REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF TEXAS, HEREBY CERTIFY THAT THIS PLAT IS A TRUE AND CORRECT REPRESENTATION OF AN ACTUAL SURVEY OF THE PROPERTY MARKED THEREON BY ME OR UNDER MY SUPERVISION ON THE DATE.



INCE SURVEYING & ENGINEERING 184 THOUSAND OAKS DRIVE WHITNEY, TEXAS 76892 PHONE: 254-694-7700 FAX: 254-694-7230 SCALE: 1"=100' FIRM # 10068000 SURVEY NO. SN180604.1

FINAL PLAT SHOWING THE RETREAT, PHASE 17 AND LOTS 38-49 AND LOTS 58-71, BLOCK 83 SUBDIVISION IN JOHNSON COUNTY, TEXAS BEING 11.729 ACRES OF LAND OUT OF THE WACO MANUFACTURING SURVEY A-928 AND 5.819 ACRES OF LAND OUT OF THE JOHN H. DILLIARD SURVEY A-228 JOHNSON COUNTY, TEXAS. SHEET 1 OF 3

RETRAIT BOULEVARD PROJECT SITE VICTIMITY MAP (NOT TO SCALE)

RETRAIT BOULEVARD PROJECT SITE VICTIMITY MAP (NOT TO SCALE)

1. THIS SUBDIVISION ON ANY PART THEREOF IS NOT LOCATED WITHIN THE CITY OF ANY CITY OR TOWN IN JOHNSON COUNTY, TEXAS.

2. THE PROPERTY SUBJECT TO THIS PLAT IS SINGLE FAMILY RESIDENTIAL.

3. UTILITY PROVIDERS: CENTRAL WATER COLLECTION AND TREATMENT DIVISION, JOHNSON COUNTY, TEXAS. ELECTRIC SERVICE IS TO BE PROVIDED BY UNITED COOPERATIVE SERVICES PHONE: (214) 444-1800. GAS SERVICE IS TO BE PROVIDED BY TEXAS GAS COMPANY PHONE: (214) 444-1800. CABLE SERVICE IS TO BE PROVIDED BY COMCAST PHONE: (214) 444-1800. ALL UTILITIES ARE TO BE INSTALLED IN ACCORDANCE WITH THE CITY OF WACO STANDARDS.

4. FLOOD NOTES: ACCORDING TO THE FLOOD INSURANCE RATE MAP FOR JOHNSON COUNTY, TEXAS AND THE FLOOD HAZARD RISK MAP FOR JOHNSON COUNTY, TEXAS, THIS PROPERTY IS IN ZONE X (MODERATE RISK OF FLOODING). IT IS THE RESPONSIBILITY OF THE BUYER TO OBTAIN FLOOD INSURANCE. THE BUYER SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS FROM LOCAL AGENCIES FOR ANY CONSTRUCTION, INCLUDING BUT NOT LIMITED TO PERMITS FOR UTILITIES, DRAINAGE, AND OTHER NECESSARY PERMITS. THE BUYER SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS FROM LOCAL AGENCIES FOR ANY CONSTRUCTION, INCLUDING BUT NOT LIMITED TO PERMITS FOR UTILITIES, DRAINAGE, AND OTHER NECESSARY PERMITS.

5. FLOOD NOTES: ACCORDING TO THE FLOOD INSURANCE RATE MAP FOR JOHNSON COUNTY, TEXAS AND THE FLOOD HAZARD RISK MAP FOR JOHNSON COUNTY, TEXAS, THIS PROPERTY IS IN ZONE X (MODERATE RISK OF FLOODING). IT IS THE RESPONSIBILITY OF THE BUYER TO OBTAIN FLOOD INSURANCE. THE BUYER SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS FROM LOCAL AGENCIES FOR ANY CONSTRUCTION, INCLUDING BUT NOT LIMITED TO PERMITS FOR UTILITIES, DRAINAGE, AND OTHER NECESSARY PERMITS.

6. UTILITY EASEMENTS: JOHNSON COUNTY WILL NOT BE RESPONSIBLE FOR ANY DAMAGE, PERSONAL INJURY OR LOSS OF LIFE OR PROPERTY OCCASIONED BY FLOODING OR PLUGGING. JOHNSON COUNTY HAS THE RIGHT BUT NOT THE OBLIGATION TO ENTER ONTO PROPERTY AND CLEAR ANY OBSTRUCTIONS INCLUDING BUT NOT LIMITED TO THESE PLATS, DIRT, OR BUILDINGS, WHICH OBSTRUCT THE PATH OF WATER THROUGH DRAINAGE EASEMENTS.

7. UTILITY EASEMENTS: JOHNSON COUNTY WILL NOT BE RESPONSIBLE FOR ANY DAMAGE, PERSONAL INJURY OR LOSS OF LIFE OR PROPERTY OCCASIONED BY FLOODING OR PLUGGING. JOHNSON COUNTY HAS THE RIGHT BUT NOT THE OBLIGATION TO ENTER ONTO PROPERTY AND CLEAR ANY OBSTRUCTIONS INCLUDING BUT NOT LIMITED TO THESE PLATS, DIRT, OR BUILDINGS, WHICH OBSTRUCT THE PATH OF WATER THROUGH DRAINAGE EASEMENTS.

8. UTILITY EASEMENTS: JOHNSON COUNTY WILL NOT BE RESPONSIBLE FOR ANY DAMAGE, PERSONAL INJURY OR LOSS OF LIFE OR PROPERTY OCCASIONED BY FLOODING OR PLUGGING. JOHNSON COUNTY HAS THE RIGHT BUT NOT THE OBLIGATION TO ENTER ONTO PROPERTY AND CLEAR ANY OBSTRUCTIONS INCLUDING BUT NOT LIMITED TO THESE PLATS, DIRT, OR BUILDINGS, WHICH OBSTRUCT THE PATH OF WATER THROUGH DRAINAGE EASEMENTS.

9. UTILITY EASEMENTS: JOHNSON COUNTY WILL NOT BE RESPONSIBLE FOR ANY DAMAGE, PERSONAL INJURY OR LOSS OF LIFE OR PROPERTY OCCASIONED BY FLOODING OR PLUGGING. JOHNSON COUNTY HAS THE RIGHT BUT NOT THE OBLIGATION TO ENTER ONTO PROPERTY AND CLEAR ANY OBSTRUCTIONS INCLUDING BUT NOT LIMITED TO THESE PLATS, DIRT, OR BUILDINGS, WHICH OBSTRUCT THE PATH OF WATER THROUGH DRAINAGE EASEMENTS.

10. UTILITY EASEMENTS: JOHNSON COUNTY WILL NOT BE RESPONSIBLE FOR ANY DAMAGE, PERSONAL INJURY OR LOSS OF LIFE OR PROPERTY OCCASIONED BY FLOODING OR PLUGGING. JOHNSON COUNTY HAS THE RIGHT BUT NOT THE OBLIGATION TO ENTER ONTO PROPERTY AND CLEAR ANY OBSTRUCTIONS INCLUDING BUT NOT LIMITED TO THESE PLATS, DIRT, OR BUILDINGS, WHICH OBSTRUCT THE PATH OF WATER THROUGH DRAINAGE EASEMENTS.

11. UTILITY EASEMENTS: JOHNSON COUNTY WILL NOT BE RESPONSIBLE FOR ANY DAMAGE, PERSONAL INJURY OR LOSS OF LIFE OR PROPERTY OCCASIONED BY FLOODING OR PLUGGING. JOHNSON COUNTY HAS THE RIGHT BUT NOT THE OBLIGATION TO ENTER ONTO PROPERTY AND CLEAR ANY OBSTRUCTIONS INCLUDING BUT NOT LIMITED TO THESE PLATS, DIRT, OR BUILDINGS, WHICH OBSTRUCT THE PATH OF WATER THROUGH DRAINAGE EASEMENTS.

12. UTILITY EASEMENTS: JOHNSON COUNTY WILL NOT BE RESPONSIBLE FOR ANY DAMAGE, PERSONAL INJURY OR LOSS OF LIFE OR PROPERTY OCCASIONED BY FLOODING OR PLUGGING. JOHNSON COUNTY HAS THE RIGHT BUT NOT THE OBLIGATION TO ENTER ONTO PROPERTY AND CLEAR ANY OBSTRUCTIONS INCLUDING BUT NOT LIMITED TO THESE PLATS, DIRT, OR BUILDINGS, WHICH OBSTRUCT THE PATH OF WATER THROUGH DRAINAGE EASEMENTS.

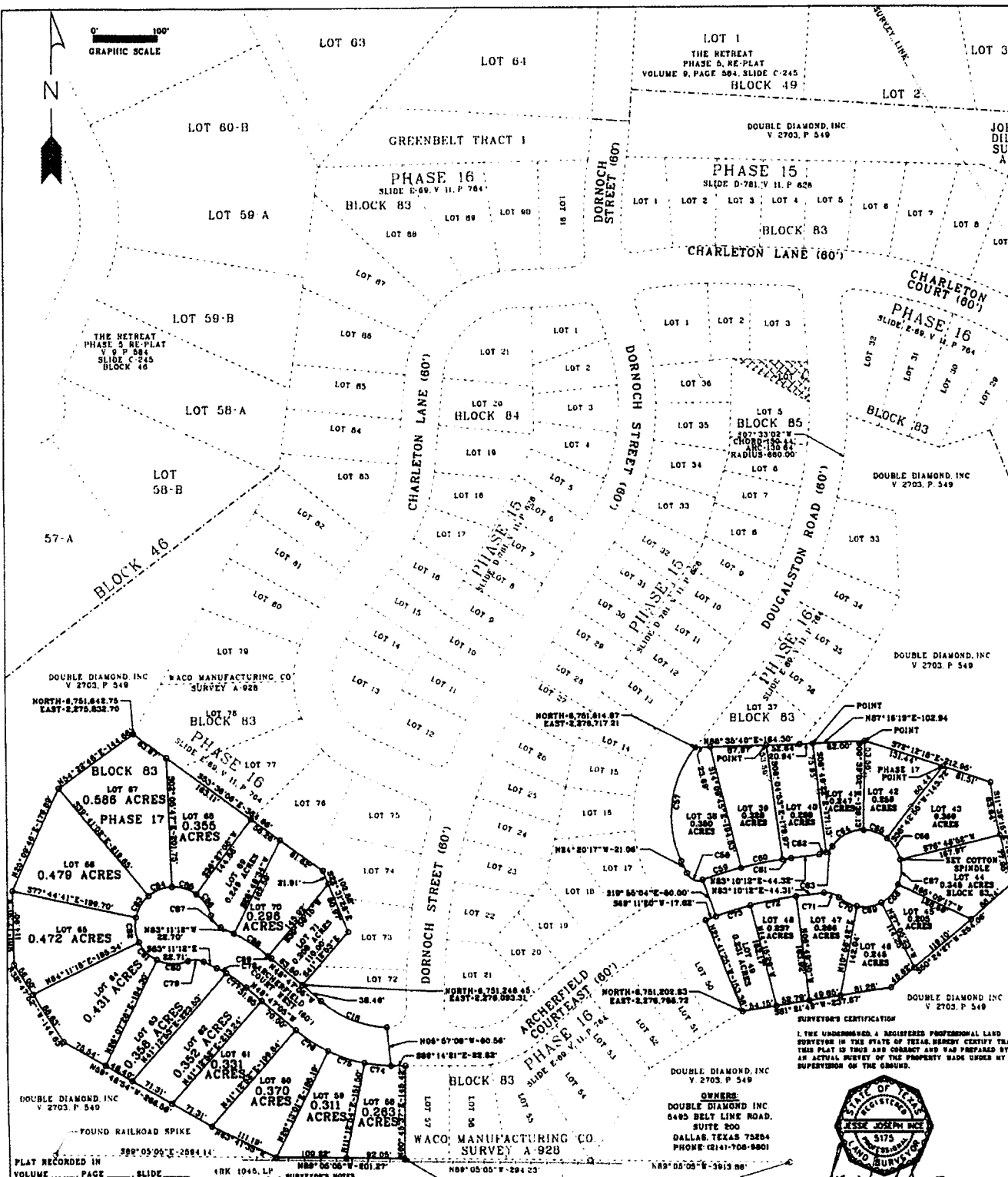
13. UTILITY EASEMENTS: JOHNSON COUNTY WILL NOT BE RESPONSIBLE FOR ANY DAMAGE, PERSONAL INJURY OR LOSS OF LIFE OR PROPERTY OCCASIONED BY FLOODING OR PLUGGING. JOHNSON COUNTY HAS THE RIGHT BUT NOT THE OBLIGATION TO ENTER ONTO PROPERTY AND CLEAR ANY OBSTRUCTIONS INCLUDING BUT NOT LIMITED TO THESE PLATS, DIRT, OR BUILDINGS, WHICH OBSTRUCT THE PATH OF WATER THROUGH DRAINAGE EASEMENTS.

14. UTILITY EASEMENTS: JOHNSON COUNTY WILL NOT BE RESPONSIBLE FOR ANY DAMAGE, PERSONAL INJURY OR LOSS OF LIFE OR PROPERTY OCCASIONED BY FLOODING OR PLUGGING. JOHNSON COUNTY HAS THE RIGHT BUT NOT THE OBLIGATION TO ENTER ONTO PROPERTY AND CLEAR ANY OBSTRUCTIONS INCLUDING BUT NOT LIMITED TO THESE PLATS, DIRT, OR BUILDINGS, WHICH OBSTRUCT THE PATH OF WATER THROUGH DRAINAGE EASEMENTS.

1. ALL READINGS AND DISTANCES ARE BASED ON THE TELLER STATE PLATE SURVEY AND THE TELLER STATE PLATE SURVEY SHALL BE ESTABLISHED USING THESE SURVEY DATA.

2. THE SURVEY REFERENCED ON THIS PLAT IS THE SURVEY OF THE WACO MANUFACTURING SURVEY A-928 AND THE JOHN H. DILLIARD SURVEY A-228, JOHNSON COUNTY, TEXAS, AS SHOWN ON THE PLAT AND THE SURVEY OF THE WACO MANUFACTURING SURVEY A-928 AND THE JOHN H. DILLIARD SURVEY A-228, JOHNSON COUNTY, TEXAS, AS SHOWN ON THE PLAT.

3. ALL CORNER SET ARE TO BE PLACED IN ACCORDANCE WITH THE SURVEY DATA AND THE SURVEY DATA SHALL BE USED TO LOCATE ALL CORNERS.



PLAT RECORDED IN  
VOLUME \_\_\_\_\_ PAGE \_\_\_\_\_ SLIDE \_\_\_\_\_  
DATE \_\_\_\_\_

COUNTY CLERK, JOHNSON COUNTY, TEXAS  
DEPUTY \_\_\_\_\_

LINE	CHORD BEARING	CHORD	ARC	RADIUS
C18	N87°49'07"W	110.80'	118.24'	170.00'
C19	S07°21'17"E	178.59'	188.52'	170.00'
C20	S77°08'11"W	27.12'	29.52'	20.00'
C21	S77°08'11"W	27.12'	29.52'	20.00'
C22	S77°08'11"W	27.12'	29.52'	20.00'
C23	S77°08'11"W	27.12'	29.52'	20.00'
C24	S77°08'11"W	27.12'	29.52'	20.00'
C25	S77°08'11"W	27.12'	29.52'	20.00'
C26	S77°08'11"W	27.12'	29.52'	20.00'
C27	S77°08'11"W	27.12'	29.52'	20.00'
C28	S77°08'11"W	27.12'	29.52'	20.00'
C29	S77°08'11"W	27.12'	29.52'	20.00'
C30	S77°08'11"W	27.12'	29.52'	20.00'
C31	S77°08'11"W	27.12'	29.52'	20.00'
C32	S77°08'11"W	27.12'	29.52'	20.00'
C33	S77°08'11"W	27.12'	29.52'	20.00'
C34	S77°08'11"W	27.12'	29.52'	20.00'
C35	S77°08'11"W	27.12'	29.52'	20.00'
C36	S77°08'11"W	27.12'	29.52'	20.00'
C37	S77°08'11"W	27.12'	29.52'	20.00'
C38	S77°08'11"W	27.12'	29.52'	20.00'
C39	S77°08'11"W	27.12'	29.52'	20.00'
C40	S77°08'11"W	27.12'	29.52'	20.00'
C41	S77°08'11"W	27.12'	29.52'	20.00'
C42	S77°08'11"W	27.12'	29.52'	20.00'
C43	S77°08'11"W	27.12'	29.52'	20.00'
C44	S77°08'11"W	27.12'	29.52'	20.00'
C45	S77°08'11"W	27.12'	29.52'	20.00'
C46	S77°08'11"W	27.12'	29.52'	20.00'
C47	S77°08'11"W	27.12'	29.52'	20.00'
C48	S77°08'11"W	27.12'	29.52'	20.00'
C49	S77°08'11"W	27.12'	29.52'	20.00'
C50	S77°08'11"W	27.12'	29.52'	20.00'
C51	S77°08'11"W	27.12'	29.52'	20.00'
C52	S77°08'11"W	27.12'	29.52'	20.00'
C53	S77°08'11"W	27.12'	29.52'	20.00'
C54	S77°08'11"W	27.12'	29.52'	20.00'
C55	S77°08'11"W	27.12'	29.52'	20.00'
C56	S77°08'11"W	27.12'	29.52'	20.00'
C57	S77°08'11"W	27.12'	29.52'	20.00'
C58	S77°08'11"W	27.12'	29.52'	20.00'
C59	S77°08'11"W	27.12'	29.52'	20.00'
C60	S77°08'11"W	27.12'	29.52'	20.00'
C61	S77°08'11"W	27.12'	29.52'	20.00'
C62	S77°08'11"W	27.12'	29.52'	20.00'
C63	S77°08'11"W	27.12'	29.52'	20.00'
C64	S77°08'11"W	27.12'	29.52'	20.00'
C65	S77°08'11"W	27.12'	29.52'	20.00'
C66	S77°08'11"W	27.12'	29.52'	20.00'
C67	S77°08'11"W	27.12'	29.52'	20.00'
C68	S77°08'11"W	27.12'	29.52'	20.00'
C69	S77°08'11"W	27.12'	29.52'	20.00'
C70	S77°08'11"W	27.12'	29.52'	20.00'
C71	S77°08'11"W	27.12'	29.52'	20.00'
C72	S77°08'11"W	27.12'	29.52'	20.00'
C73	S77°08'11"W	27.12'	29.52'	20.00'
C74	S77°08'11"W	27.12'	29.52'	20.00'
C75	S77°08'11"W	27.12'	29.52'	20.00'
C76	S77°08'11"W	27.12'	29.52'	20.00'
C77	S77°08'11"W	27.12'	29.52'	20.00'
C78	S77°08'11"W	27.12'	29.52'	20.00'
C79	S77°08'11"W	27.12'	29.52'	20.00'
C80	S77°08'11"W	27.12'	29.52'	20.00'
C81	S77°08'11"W	27.12'	29.52'	20.00'
C82	S77°08'11"W	27.12'	29.52'	20.00'
C83	S77°08'11"W	27.12'	29.52'	20.00'
C84	S77°08'11"W	27.12'	29.52'	20.00'
C85	S77°08'11"W	27.12'	29.52'	20.00'
C86	S77°08'11"W	27.12'	29.52'	20.00'
C87	S77°08'11"W	27.12'	29.52'	20.00'
C88	S77°08'11"W	27.12'	29.52'	20.00'
C89	S77°08'11"W	27.12'	29.52'	20.00'
C90	S77°08'11"W	27.12'	29.52'	20.00'
C91	S77°08'11"W	27.12'	29.52'	20.00'
C92	S77°08'11"W	27.12'	29.52'	20.00'
C93	S77°08'11"W	27.12'	29.52'	20.00'
C94	S77°08'11"W	27.12'	29.52'	20.00'
C95	S77°08'11"W	27.12'	29.52'	20.00'
C96	S77°08'11"W	27.12'	29.52'	20.00'
C97	S77°08'11"W	27.12'	29.52'	20.00'
C98	S77°08'11"W	27.12'	29.52'	20.00'
C99	S77°08'11"W	27.12'	29.52'	20.00'
C100	S77°08'11"W	27.12'	29.52'	20.00'

1. ALL BEARINGS AND DISTANCES ARE BASED ON THE TEXAS STATE PLANE COORDINATE SYSTEM, NORTH CENTRAL ZONE 4800, HAD 90 AN ESTABLISHED VERTICAL CURVE NETWORK.

2. THE SURVEY PERFORMED ON THE GROUNDS OF THE SUBJECT PROPERTY AND THE PREPARATION OF A DEPICTION OF THE RESULTS THEREON ON THIS FINAL PLAT AND PROPERTY DESCRIPTION WERE PREPARED WITHOUT THE BENEFIT OF AN ABSTRACT OF TITLE, THEREFORE THERE MAY BE CLAIMS OR OTHER MATTERS THAT COULD EXIST AND ARE NOT SHOWN.

3. ALL CORNERS ARE ARE MONUMENTED WITH 1/2" IRON ROD WITH CAP STAMPED INCE S.P.E. & SURVEYING & ENGINEERING.

LINE	CHORD BEARING	CHORD	ARC	RADIUS
C76	S84°17'00"E	60.04'	60.21'	220.00'
C77	N33°43'30"W	38.10'	38.24'	220.00'
C78	N60°48'11"W	17.06'	17.07'	220.00'
C79	N87°17'08"W	24.49'	25.22'	25.00'
C80	S89°27'47"E	43.24'	43.73'	40.00'
C81	S44°20'24"E	39.11'	39.26'	90.00'
C82	N08°48'54"W	39.11'	39.26'	90.00'
C83	N51°18'39"E	39.11'	39.27'	90.00'
C84	S89°09'04"W	39.26'	39.38'	90.00'
C85	S78°28'03"W	39.11'	40.33'	25.00'
C86	S78°18'47"W	39.11'	40.37'	90.00'
C87	S50°04'04"E	34.50'	35.33'	30.00'
C88	N54°28'15"W	64.86'	64.40'	240.00'
C89	N45°29'11"W	5.99'	5.99'	240.00'

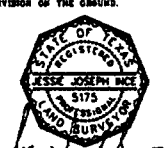
NOTES:  
RIGHT-OF-WAY DESIGNATION ALL STREETS TO BE PRIVATELY OWNED AND MAINTAINED.

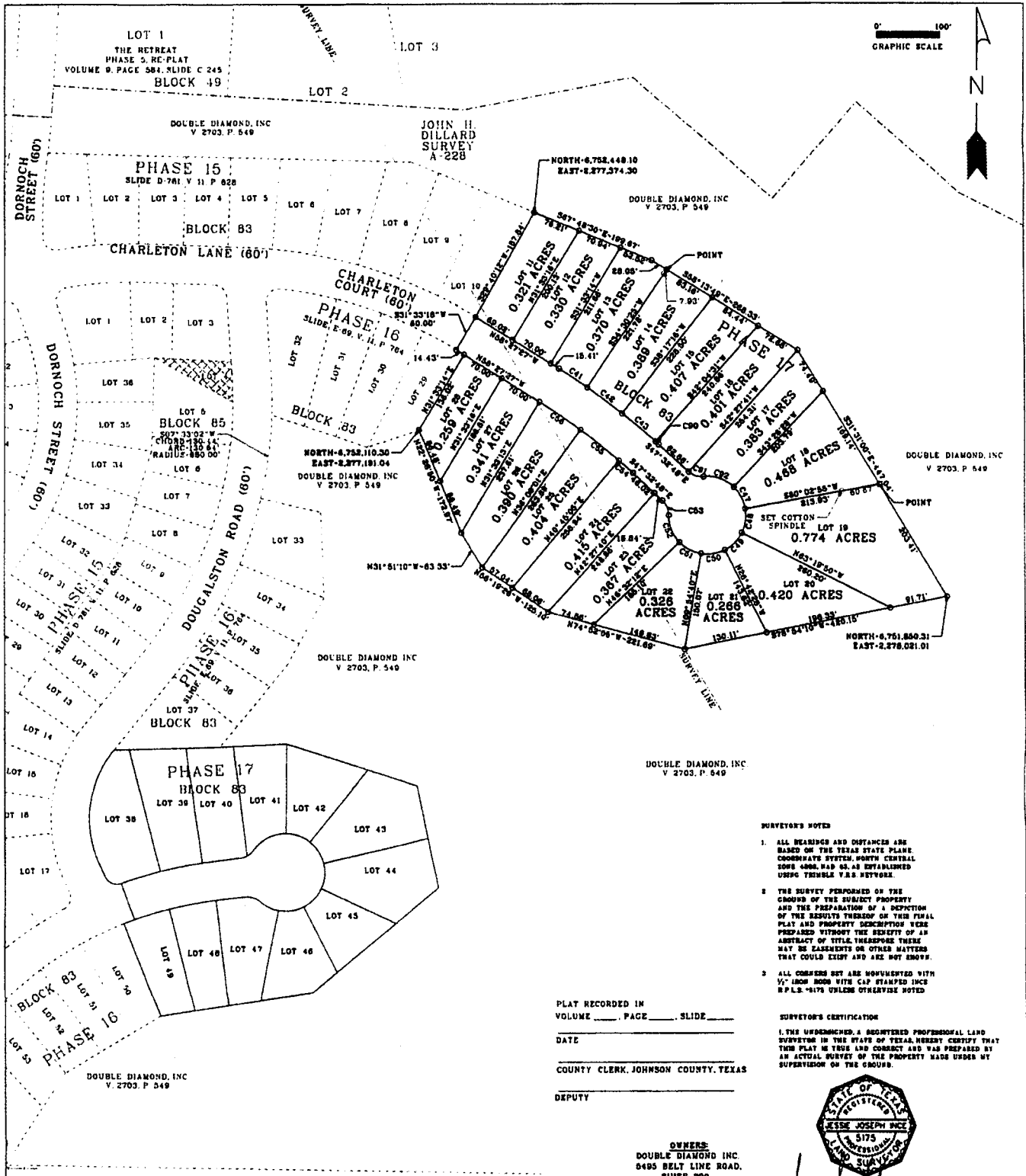
48K 1045 LP  
INST '2011-00543

48K 1045 LP  
INST '2011-00543

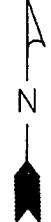
**FINAL PLAT SHOWING THE RETREAT, PHASE 17 LOTS 11-28 AND LOTS 38-49 AND LOTS 58-71, BLOCK 83 SUBDIVISION IN JOHNSON COUNTY, TEXAS BEING 11.729 ACRES OF LAND OUT OF THE WACO MANUFACTURING SURVEY A-928 AND 5.819 ACRES OF LAND OUT OF THE JOHN H. DILLIARD SURVEY A-228 JOHNSON COUNTY, TEXAS. SHEET 2 OF 3**

**INCE SURVEYING & ENGINEERING**  
184 THOUSAND OAKS DRIVE WHITNEY, TEXAS 76692  
PHONE: 254-694-7708 FAX: 254-694-7230 FIRM #10068000  
SCALE 1"=100' JUNE 12, 2019 SURVEY NO. SN190604.1





0' 100'  
GRAPHIC SCALE



**SURVEYOR'S NOTES**

1. ALL BEARINGS AND DISTANCES ARE BASED ON THE TEXAS STATE PLANE COORDINATE SYSTEM NORTH CENTRAL ZONE 4808, NAD 83, AS ESTABLISHED USING TRIMBLE VRS NETWORK.
2. THE SURVEY PERFORMED ON THE GROUNDS 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 KNOWN.
3. ALL CORNERS SET ARE MONUMENTED WITH 1/2" IRON RODS WITH CAP STAMPED INCHES N.P.L.S. #175 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 OR THE CONTROL.



PLAT RECORDED IN  
VOLUME \_\_\_\_\_ PAGE \_\_\_\_\_ SLIDE \_\_\_\_\_  
DATE \_\_\_\_\_  
COUNTY CLERK, JOHNSON COUNTY, TEXAS  
DEPUTY \_\_\_\_\_

**OWNERS:**  
DOUBLE DIAMOND INC.  
8495 BELT LINE ROAD,  
SUITE 200  
DALLAS, TEXAS 75264  
PHONE: (214) 708-0601

**NOTES**  
RIGHT-OF-WAY DEDICATION  
ALL FINES TO BE PRIVATELY  
OWNED AND MAINTAINED

**FINAL PLAT SHOWING  
THE RETREAT, PHASE 17  
LOTS 11-28 AND LOTS 38-49 AND LOTS 58-71, BLOCK 83  
SUBDIVISION IN  
JOHNSON COUNTY, TEXAS  
BEING 11.729 ACRES OF LAND OUT OF THE  
WACO MANUFACTURING SURVEY A-928  
AND 5.819 ACRES OF LAND OUT OF THE  
JOHN H. DILLIARD SURVEY A-228  
JOHNSON COUNTY, TEXAS.  
SHEET 3 OF 3**

LINE/CHORD BEARING	CHORD	ARC	RADIUS
C11	86° 54' 20" E	45.00'	83.00'
C12	88° 34' 00" E	68.00'	68.04'
C13	84° 49' 00" E	68.00'	1030.00'
C14	88° 18' 31" E	27.68'	38.33'
C18	306° 51' 49" W	37.70'	38.33'
C19	84° 48' 43" W	37.70'	38.33'
C20	89° 38' 43" W	37.70'	38.33'
C21	88° 18' 31" W	37.70'	38.33'
C22	88° 18' 31" W	48.07'	48.00'
C23	88° 37' 24" W	34.49'	38.33'
C24	84° 53' 10" W	28.97'	28.97'
C25	86° 13' 31" W	77.88'	77.84'
C26	84° 48' 43" W	77.88'	77.84'
C27	84° 48' 43" W	77.88'	77.84'
C28	84° 48' 43" W	77.88'	77.84'
C29	84° 48' 43" W	77.88'	77.84'
C30	84° 48' 43" W	77.88'	77.84'
C31	84° 48' 43" W	77.88'	77.84'
C32	84° 48' 43" W	77.88'	77.84'

**INCE SURVEYING & ENGINEERING**

184 THOUSAND OAKS DRIVE WHITNEY, TEXAS 76692  
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SCALE 1"=100'      JUNE 12, 2019      SURVEY NO. SN190604.1