



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

§
§
§

ORDER 2026-28

COUNTY OF JOHNSON

ORDER APPROVING REVISION OF PLAT PURSUANT TO SECTION 232.009 (c) OF THE TEXAS LOCAL GOVERNMENT CODE

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 Development Services of Johnson County and approved by the Commissioners Court of Johnson County and filed for record; and

WHEREAS, pursuant to Section 232.009 of the Texas Local Government Code an application for a revision of the subdivision plat has been presented to Development Services of Johnson County; and

WHEREAS, written notice of the application to revise the subdivision plat has been published in a newspaper of general circulation in Johnson County at least three (3) times during the period that begins on the 30th day and ends on the seventh day before the date of the Commissioners Court meeting; and

WHEREAS, written notice of the application to revise the subdivision plat has been provided to each of the non-developer owners of the lots of the subdivision.

NOW THEREFORE BE IT ORDERED:

The Commissioners Court of Johnson County, Texas does hereby enter this Order approving the revision of the plat of **The Retreat, Phase 3** Lots 1 & 2, Block 30, to create Lot 1R, Block 30 in Precinct 1.

WITNESS OUR HAND THIS, THE 13TH DAY OF APRIL 2026.

Christopher Boedeker

Christopher Boedeker, Johnson County Judge

Voted: yes, ___ no, ___ abstained

Rick Bailey

Rick Bailey, Comm. Pct. 1

Voted: yes, ___ no, ___ abstained

Kenny Howell

Kenny Howell, Comm. Pct. 2

Voted: yes, ___ no, ___ abstained

Mike White

Mike White, Comm. Pct. 3

Voted: yes, ___ no, ___ abstained

Larry Woolley

Larry Woolley, Comm. Pct. 4

Voted: yes, ___ no, ___ abstained

April Long

ATTEST: April Long, County Clerk



CURVE TABLE

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C1	7364.80'	96.88'	96.88'	N 32°56'56" W	0°45'13"
C2	20.00'	31.56'	28.39'	N 12°38'03" E	90°24'46"
C3	249.26'	39.17'	39.13'	N 53°08'14" E	9°00'11"

FIELD NOTES

BEING A 0.83 ACRE TRACT OF LAND SITUATED IN THE JARRETT J. ALLEN SURVEY, ABSTRACT No. 1224 AND BEING ALL OF LOTS 1 AND 2, BLOCK 30, DOUBLE DIAMOND RETREAT ADDITION, PHASE 3, AN ADDITION TO JOHNSON COUNTY, TEXAS, AS RECORDED IN VOL. 9, PG. 153, SLIDE 8735, PLAT RECORDS, JOHNSON COUNTY, TEXAS AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A 1/2" IRON ROD FOUND, SAID IRON ROD BEING THE SOUTHWESTERLY CORNER OF SAID LOT 2, BLOCK 30 OF SAID DOUBLE DIAMOND RETREAT ADDITION PHASE 3, SAID 1/2" IRON ROD FOUND ALSO BEING IN THE EAST RIGHT OF WAY (R.O.W.) OF RETREAT BOULEVARD;

THENCE N 33°19'33" W ALONG EAST R.O.W. OF SAID RETREAT BOULEVARD A DISTANCE OF 65.01 FEET TO A 3/4" IRON ROD SET WITH A YELLOW FORT WORTH SURVEYING CAP, SAID IRON ROD SET BEING THE BEGINNING OF A CURVE TO THE LEFT WITH A RADIUS OF 7364.80 FEET;

THENCE CONTINUING ALONG EAST R.O.W. OF SAID RETREAT BOULEVARD ALONG SAID CURVE TO THE LEFT PASSING A 3/4" IRON ROD FOUND AT AN ARC DISTANCE OF 15.18 FEET, SAID IRON ROD BEING THE NORTHWEST AND SOUTHWEST CORNERS OF SAID LOTS 1 & 2, BLOCK 30 OF SAID DOUBLE DIAMOND RETREAT PHASE 3 AND CONTINUING IN ALL AN ARC DISTANCE OF 96.88 FEET, WITH A CHORD BEARING OF N 32°56'56" W AND A CHORD DISTANCE OF 96.88 FEET TO A 1/2" IRON ROD FOUND, SAID IRON ROD FOUND BEING THE BEGINNING OF A COMPOUND CURVE TO THE RIGHT WITH A RADIUS OF 20.00 FEET;

THENCE DEPARTING SAID RETREAT BOULEVARD AND ALONG SOUTH R.O.W. OF ST. ANDREW'S DRIVE AND ALSO ALONG SAID COMPOUND CURVE TO THE RIGHT AN ARC DISTANCE OF 31.56 FEET, WITH A CHORD BEARING OF N 12°38'03" E AND A CHORD DISTANCE OF 28.39 FEET TO A 1/2" IRON ROD SET WITH A YELLOW FORT WORTH SURVEYING CAP, SAID IRON ROD SET ALSO BEING IN THE SOUTH R.O.W. OF ST. ANDREW'S DRIVE;

THENCE N 57°48'43" E CONTINUING ALONG THE SOUTH R.O.W. OF SAID ST. ANDREW'S DRIVE A DISTANCE OF 140.08 FEET TO A 3/4" IRON ROD FOUND, SAID 3/4" IRON ROD FOUND BEING THE BEGINNING OF A CURVE TO THE LEFT WITH A RADIUS OF 249.26 FEET;

THENCE CONTINUING ALONG SAID ST. ANDREW'S DRIVE AND ALSO ALONG SAID CURVE TO THE LEFT AN ARC DISTANCE OF 39.17 FEET, WITH A CHORD BEARING OF N 53°08'14" E AND A CHORD DISTANCE OF 39.13 FEET TO A 1/2" IRON ROD FOUND;

THENCE S 33°16'23" E DEPARTING SAID ST. ANDREW'S DRIVE A DISTANCE OF 181.24 FEET TO A 1/2" IRON ROD FOUND;

THENCE S 56°40'17" W A DISTANCE OF 199.98 FEET TO THE POINT OF BEGINNING, AND CONTAINING 0.83 ACRES OF LAND, MORE OR LESS.



VIRAJ VISHUSAS
INS. No. 24572
R.P.R.J.C.T.
LOT 26

3/18/2026

KNOW ALL BY THESE PRESENTS:

THAT I, RICKEY LYNN HICKMAN, DO HEREBY CERTIFY THAT I PREPARED THIS PLAT AND THE FIELD NOTES MADE A PART THEREOF FROM AN ACTUAL AND ACCURATE SURVEY OF THE LAND AND THAT THE CORNER MONUMENTS SHOWN THEREON WERE PROPERLY PLACED OR FOUND UNDER MY PERSONAL SUPERVISION, IN ACCORDANCE WITH THE SUBDIVISION REGULATIONS OF JOHNSON COUNTY, TEXAS, IN MARCH OF 2025.

RICKEY LYNN HICKMAN
JCSUD NOTES:

WATER SERVICE IS TEXAS WATER UTILITIES, L.P. (817-207-5800)
ELECTRIC SERVICE IS PROVIDED BY UNITED COOPERATIVE SERVICES, (817-556-8000)
CENTRAL SEWER COLLECTION AND TREATMENT IS PROVIDED BY TEXAS WATER UTILITY, L.P. Phone No. 1-356-654-7392.

RIGHT OF WAY DEDICATION:

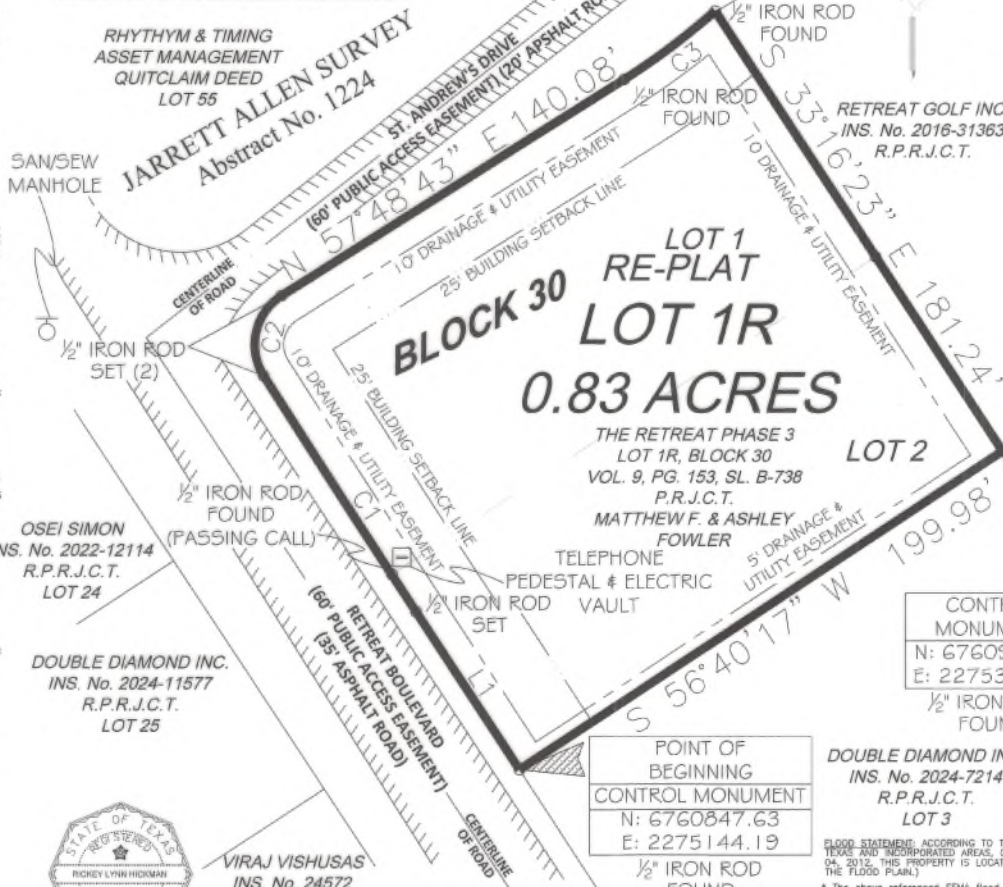
1. ALL STREETS WILL BE PRIVATELY MAINTAINED.
2. NONE BY THIS PLAT.
3. 40' R.O.W. FROM CENTER OF ROAD ON F.M. OR STATE HIGHWAY.
4. 30' R.O.W. FROM CENTER OF COUNTY ROADS IN A SUBDIVISION, (UNLESS OTHERWISE REQUIRED BY MASTER THROUGHFARE PLAN.)



SURVEYOR:
FORT WORTH SURVEYING
P.O. BOX 780
ALVARADO, TEXAS 76009
FIRM No. - 10164635
RICK@FWSURVEYING.COM
(817) 458-2125

LINE TABLE

LINE	BEARING	DISTANCE
L1	N 33°19'33" W	65.01'



POINT OF BEGINNING
CONTROL MONUMENT
N: 6760847.63
E: 2275144.19
1/2" IRON ROD FOUND

CONTROL MONUMENT
N: 6760957.51
E: 2275311.28
1/2" IRON ROD FOUND

DOUBLE DIAMOND INC.
INS. No. 2024-7214
R.P.R.J.C.T.
LOT 3

FLOOD STATEMENT: ACCORDING TO THE FLOOD INSURANCE RATE MAP FOR JOHNSON COUNTY, TEXAS AND INCORPORATED AREAS, COMMUNITY PANEL No. 48251C0400L, DATED DECEMBER 04, 2012, THIS PROPERTY IS LOCATED IN ZONE "X" (AREAS DETERMINED NOT TO BE IN THE 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).
* Blocking the flow of water or constructing improvements in the drainage easements, and filling or obstruction of the roadway is prohibited.
* The existing creeks or drainage channels traversing 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 traversed 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 ways 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.
NOTES: (PER PREVIOUS PLAT REFERENCED)
UTILITY & DRAINAGE EASEMENT- 15' FROM LOT LINE ALONG ST. ANDREW'S DRIVE AND RETREAT BOULEVARD, 5' FROM INTERIOR LOT LINES.
BUILDING SETBACK LINE- 25' FROM LOT LINES ALONG ST. ANDREW'S DRIVE AND RETREAT BOULEVARD.
REDUCED UTILITY & DRAINAGE EASEMENTS FROM 15 FOOT TO 10 FOOT ON FRONT AND REAR OF ALL LOTS WERE APPROVED FOR THE RETREAT PHASE 3, IN A COMMISSIONERS COURT, AUGUST 22, 2003.
10' UTILITY AND DRAINAGE EASEMENT SHALL BE RETAINED ALONG FRONT AND REAR OF THE LOT PER DEVELOPER.
THE EXISTING 10 FOOT UTILITY AND DRAINAGE EASEMENTS BETWEEN LOTS 1 AND 2 SHALL BE REMOVED WITH FILING OF THIS PLAT.

GENERAL NOTES:

1. BASIS OF BEARING AND ALL BEARINGS AND DISTANCES AND COORDINATES SHOWN HEREON ARE REFERENCED TO THE TEXAS COORDINATE SYSTEM NAD83 NORTH CENTRAL ZONE 4202 GRID.
2. ALL BOUNDARY CORNERS SET (RS) ARE 3/4" IRON RODS WITH YELLOW FORT WORTH SURVEYING CAPS.
3. THE FIELD WORK TO LOCATE THE EXISTING IMPROVEMENTS AS SHOWN WAS COMPLETED ON FEBRUARY 20, 2025 AND WAS DONE UNDER MY DIRECT SUPERVISION.

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 executory contract to convey that is delivered to a purchaser unless the plat or reprint of the subdivision is approved and is filed for records 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 reprint of a subdivision until such time as the plat is filed for record with the county clerk's office of the Johnson County Clerk.

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.



OWNER'S DEDICATION:
NOW THEREFORE KNOWN TO ALL MEN BY THESE PRESENTS That Matthew F. Fowler, owner of the below described tract of land, do hereby adopt this plat designating the herein described property as lot Double Diamond Retreat Addition, Phase 3, Lot 1R, Block 30 Retreat Addition, an addition to Johnson County, Texas, and hereby dedicate to the public use, without reservation, the streets, easements, right-of-ways and any other public area shown hereon, unless otherwise designated on this plat.
SWORN AND SUBSCRIBED BEFORE ME BY Matthew F. Fowler
THIS THE 18th DAY OF March, 2026
By: Pauli Wait
Matthew F. Fowler
STATE OF TEXAS
COUNTY OF JOHNSON
BAYLI WAITS
Notary Public, State of Texas
Comm. Expires 08-12-2028
Notary ID 132618908

BEFORE ME, the undersigned authority, on this day personally appeared Matthew F. & Ashley Fowler, known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that he/she executed the same for the purpose and consideration therein expressed, in the capacity therein stated, and on this act and deed of said owner.
GIVEN UNDER MY HAND AND SEAL OF OFFICE on the 18th day of March, 2026
By: Pauli Wait
NOTARY PUBLIC, STATE OF TEXAS
MY COMMISSION EXPIRES: 08-12-2028
GIVEN UNDER MY HAND AND SEAL OF OFFICE on the 18th day of March, 2026
By: Pauli Wait
NOTARY PUBLIC, STATE OF TEXAS
MY COMMISSION EXPIRES: 08-12-2028

SWORN AND SUBSCRIBED BEFORE ME BY Ashley Fowler
THIS THE 18th DAY OF March, 2026
By: Ashley Fowler
STATE OF TEXAS
COUNTY OF JOHNSON
BAYLI WAITS
Notary Public, State of Texas
Comm. Expires 08-12-2028
Notary ID 132618908

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 comply with all applicable laws, ordinances, rules and regulations of any state or federal agency, or any other public area shown hereon, unless otherwise designated on this plat.

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.

Utility Easement:
Any public utility, including Johnson County, shall have the right to move and keep moved all or part of any buildings, fences, lines, structures, other grounds, or improvements which in any way endanger or interfere with the construction or maintenance, or efficiency of its respective systems in any of the easements shown on the plat and which are necessary for the proper operation of such utility, including Johnson County, shall have the right of all times of ingress and egress to and from said easements for the purpose of construction, reconstruction, inspection, patrolling, maintaining and adding to or removing all or part of its respective systems upon the necessity of any time of procuring the permission of anyone.

APPROVED BY JOHNSON COUNTY COMMISSIONERS COURT ON THE DAY OF _____, 2026.
COUNTY JUDGE

OWNER:
MATTHEW F. & ASHLEY FOWLER, ETUX
P.O. BOX 134
CLEBURNE, TEXAS 76033

REPLAT
THE RETREAT, PHASE 3
LOT 1R, BLOCK 30
BEING A REPLAT OF LOTS 1 & 2, BLOCK 30
7601 RETREAT BOULEVARD, CLEBURNE, TEXAS VOL. 9, PG. 153, SL. B-738, P.R.J.C.T.
0.83 ACRES SITUATED IN THE JARRETT J. ALLEN SURVEY, ABSTRACT NO. 1224 JOHNSON COUNTY, TEXAS
MARCH 18, 2026

PLAT RECORDED IN:
INSTRUMENT #: _____
SLIDE: _____
PAGE: _____
DATE: _____
COUNTY CLERK, JOHNSON COUNTY, TEXAS:
DEPUTY CLERK:

NOTICE OF PUBLIC HEARING

Pursuant to Section 232.009 of the Texas Local Government Code, the Johnson County Commissioners Court will consider an application and hear protests to the revision of the recorded subdivision plat of The Retreat, Phase 3, Lots 1 & 2, Block 30 recorded in Volume 9, Page 153, Slide B-738, of the Official Plat Records of Johnson County, Texas:

**Lots 1 & 2, Block 30
to be combined to Form
Lot 1R, Block 30**

At: **9:00 o'clock a.m.** on: April 13, 2026 in the
Commissioners' Courtroom on the second floor
Of the Johnson County Courthouse
2 North Main Street, Cleburne, Texas 76033

Published in '*Times Review*' classified section under 'LEGAL NOTICE' on these dates:

March 25, 28, and April 1, 2026

AGENDA PLACEMENT FORM


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

Date: February 23, 2026

Meeting Date: March 9, 2026

Submitted By: Julie Edmiston

Department: Development Services

Signature of Elected Official/Department Head:


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


Description:
Public Hearing to Revise the Plat of The Retreat, Phase 3, Lots 1 & 2, Block 30 to be Combined to Form Lot 1R, Block 30, Located in Precinct 1.

Consideration of Order 2026-28, Order Approving the Revised Plat of The Retreat, Phase 3, Lots 1 & 2, Block 30 to be Combined to Form Lot 1R, Block 30, Located in Precinct 1.

Water Source is Texas Water Utilities, LP.

(May attach additional sheets if necessary)

Person to Present: _____

(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: _____ minutes

Session Requested: (check one)

Action Item Consent Workshop Executive Other _____

Check All Departments That Have Been Notified:

County Attorney IT Purchasing Auditor
 Personnel Development Services Facilities Management

Other Department/Official (list) _____

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