



Filed For Record 8:48 AM

**JOHNSON COUNTY** FEB 14 2023

**COMMISSIONERS COURT** April Long  
County Clerk, Johnson County Texas

BY ML DEPUTY

**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 2023-10

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 the Public Works Department 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 the Public Works Department 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 30<sup>th</sup> 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; and

WHEREAS, a motion was made by Commissioner Bailey, Pct. 1 and seconded by Commissioner Howell, Pct. 2 that stated: "I make the motion to approve the revision of the plat of **The Retreat, Phase 1**, Lots 21 and 22, Block 10, to create Lot 21R, Block 10, in Precinct 1."

Said motion was approved by a vote of the Commissioners Court on the 13<sup>th</sup> day of February 2023.

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

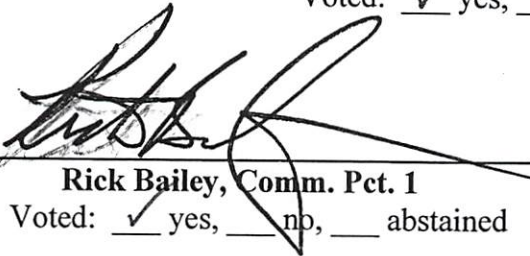
The Commissioners Court of Johnson County, Texas does hereby enter this Order approving the revision of the plat of **The Retreat, Phase 1**, Lots 21 and 22, Block 10, to create Lot 21R, Block 10, in Precinct 1.

WITNESS OUR HAND THIS, THE 13<sup>TH</sup> DAY OF FEBRUARY 2023.



**Christopher Boedeker, Johnson County Judge**

Voted:  yes,  no,  abstained



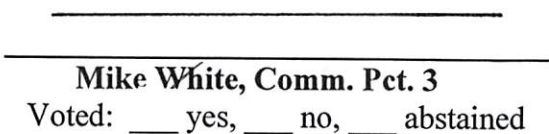
**Rick Bailey, Comm. Pct. 1**

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**

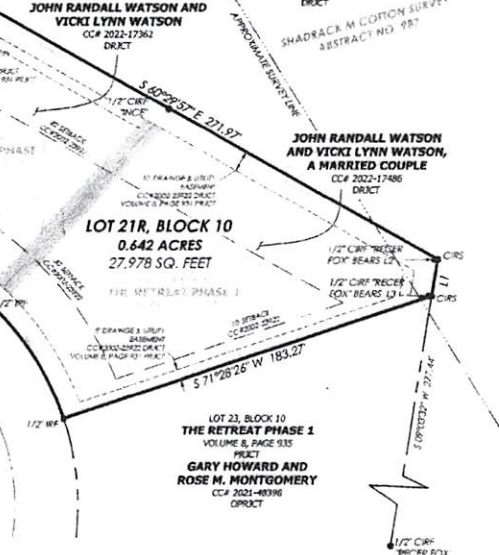
Voted:  yes,  no,  abstained



ATTEST: April Long, County Clerk



CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	CHORD ANGLE
1	121.72	132.37	126.22	N 44° 29' 49" W	63° 52' 37"
2	121.72	132.37	126.22	N 71° 17' 35" W	114° 02'



**OWNER'S CERTIFICATE**

STATE OF TEXAS  
 COUNTY OF JOHNSON  
 WHEREAS JOHN RANDALL WATSON AND VICKI LYNN WATSON, OWNERS OF A 0.642 ACRE TRACT OF LAND SITUATED IN THE JAMES C. TUCKER SURVEY, ABSTRACT NUMBER 1043, JOHNSON COUNTY, TEXAS, AND BEING ALL OF LOTS 21 AND 22, BLOCK 10, THE RETREAT PHASE 1, AN ADDITION TO JOHNSON COUNTY, TEXAS, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 8 PAGE 935 PLAT RECORDS, JOHNSON COUNTY, TEXAS, AND BEING MORE PARTICULARLY DESCRIBED BY NOTES AND BOUNDARIES FOLLOWING:  
 BEGINNING AT A 1/2" IRON ROD FOUND AT THE SOUTHWEST CORNER OF SAID LOT 21, SAME BEING THE SOUTHWEST CORNER OF LOT 20, BLOCK 10, SAID THE RETREAT PHASE 1, BEING ON THE NORTHEAST RIGHT-OF-WAY LINE OF N. ABERDEEN DRIVE, A 60' RIGHT-OF-WAY, FROM WHICH A 1/2" IRON ROD FOUND AT THE POINT OF CURVATURE ON THE SOUTH LINE OF SAID LOT 20 BEARS A CHORD BEARING AND DISTANCE OF NORTH 77 DEGREES 13 MINUTES 28 SECONDS WEST, 105 FEET.  
 THENCE NORTH 14 DEGREES 48' 48" WEST, 38 SECONDS EAST, ALONG THE WEST LINE OF SAID LOT 21, BEING COMMON WITH THE EAST LINE OF SAID LOT 20, A DISTANCE OF 127.34 FEET, TO A 1/2" IRON ROD FOUND AT THE NORTHWEST CORNER OF SAID LOT 21, SAME BEING THE NORTHEAST CORNER OF SAID LOT 20, AND BEING ON A SOUTHWEST LINE OF A CALLED 211,300 ACRE TRACT OF LAND DESCRIBED BY DEED TO RETREAT GOLF, INC. RECORDED IN COUNTY CLERK'S INSTRUMENT NUMBER 2016-31363, DEED RECORDS, JOHNSON COUNTY, TEXAS.  
 THENCE SOUTH 60 DEGREES 29' 57" WEST, 57 SECONDS EAST, DEPARTING SAID COMMON LINE AND ALONG THE NORTHEAST LINE OF SAID LOTS 21 AND 22, BEING COMMON WITH A SOUTHWEST LINE OF SAID CALLED 211,300 ACRE TRACT, AT A DISTANCE OF 126.84 FEET, PASSING A 1/2" CAPPED IRON ROD FOUND STAMPED "INCE" AT THE NORTHEAST CORNER OF SAID LOT 21, AND CONTINUING IN ALL 271.97 FEET TO A 3/8" CAPPED IRON ROD SET STAMPED "LONESTAR 6882" AT THE NORTHEAST CORNER OF SAID LOT 22, FROM WHICH A 1/2" CAPPED IRON ROD FOUND STAMPED "RECEV FOX BEARS" 12' 11" WEST, 12 MINUTES 54 SECONDS WEST, A DISTANCE OF 131 FEET.  
 THENCE SOUTH BY DEGREES 03 MINUTES 26 SECONDS WEST, ALONG THE EAST LINE OF SAID LOT 22, BEING COMMON WITH SAID SOUTHWEST LINE, A DISTANCE OF 178.33 FEET, TO A 3/8" CAPPED IRON ROD SET STAMPED "LONESTAR 6882" AT THE SOUTHWEST CORNER OF SAID LOT 22, SAME BEING THE NORTHEAST CORNER OF LOT 23, SAID THE RETREAT PHASE 1, FROM WHICH A 1/2" CAPPED IRON ROD FOUND STAMPED "RECEV FOX BEARS" FOR REFERENCE SOUTH BY DEGREES 03 MINUTES 32 SECONDS WEST, A DISTANCE OF 277.44 FEET.  
 THENCE SOUTH 71 DEGREES 28' 26" WEST, 26 SECONDS WEST, DEPARTING SAID COMMON LINE AND ALONG THE SOUTHWEST LINE OF SAID LOT 22, BEING COMMON WITH THE NORTHWEST LINE OF SAID LOT 23, AT A DISTANCE OF 183.27 FEET, TO A 1/2" IRON ROD FOUND AT THE SOUTHWEST CORNER OF SAID LOT 22, BEING ON THE NORTHEAST RIGHT-OF-WAY LINE OF SAID N. ABERDEEN DRIVE AND BEING AT THE BEGINNING OF A NON-TANGENT CURVE TO THE LEFT.  
 THENCE 132.30 FEET ALONG SAID NORTHEAST RIGHT-OF-WAY LINE AND WITH SAID CURVE TO THE LEFT, HAVING A RADIUS OF 133.12 FEET, THROUGH A CENTRAL ANGLE OF 84 DEGREES 56 MINUTES 31 SECONDS, WHOSE LONG CHORD BEARS NORTH 44 DEGREES 32 MINUTES 47 SECONDS WEST, A CHORD LENGTH OF 126.92 FEET TO THE POINT OF BEGINNING, AND CONTAINING 0.642 ACRES OF 27,978 SQUARE FEET OF LAND, MORE OR LESS.  
 NOW THEREFORE KNOWN TO ALL MEN BY THESE PRESENTS.



**FLOOD STATEMENT**

ACCORDING TO THE FLOOD INSURANCE RATE MAP FOR JOHNSON COUNTY, TEXAS AND INCORPORATED AREAS, COMMUNITY FLOOD CONTROL DISTRICT NO. 12A, DISTRICT NUMBER 4, 2012, THIS PROPERTY IS LOCATED IN ZONE "X" (AREAS DETERMINED TO BE OUTSIDE OF THE SOLENT FLOODPLAIN).  
 THE ABOVE REFERENCED FEMA FLOOD INSURANCE RATE MAP IS FOR USE IN ADMINISTERING THE TRIP. IT DOES NOT NECESSARILY SHOW ALL AREAS SUBJECT TO FLOODING, PARTICULARLY FROM LOCAL SOURCES OF SMALL TEE WHICH COULD BE FLOODED BY SEVERE, CONCENTRATED RAINFALL, CERTAIN WITH INADEQUATE LOCAL DRAINAGE SYSTEMS. THERE MAY BE OTHER STRIKE CHANNELS, LOW AREA DRAINAGE SYSTEMS OF OTHER NATURES OR UNUSUAL CONDITIONS EXISTING ON OR NEAR THE SUBJECT PROPERTY WHICH ARE NOT STUDIED OR ADRESSED AS PART OF THE MAP.  
 FLOODING THE FLOW OF WATER OR CONSTRUCTIVE IMPROVEMENTS IN THE DRAINAGE SYSTEMS AND ALONG OR OBSTRUCTION OF THE FLOODWAY IS PROHIBITED.  
 THE EXISTING CREEKS OR DRAINAGE CHANNELS TRAVELING ALONG OR ACROSS THE 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 DRAINAGEWAYS 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 LANDS "NEEDED" AND CLEAR AN OBSTRUCTION INCLUDING BUT NOT LIMITED TO TREE PLANTS, DIRT OR BUILDINGS WHICH OBSTRUCT THE FLOW OF WATER THROUGH DRAINAGE EASEMENTS.

**SURVEYOR'S CERTIFICATION**

KNOW ALL MEN BY THESE PRESENTS:  
 THAT I, MARSHALL MILLER, AS A REGISTERED SURVEYOR, HAVE PREPARED THIS PLAT AND THE PLAT NOTES MADE A PART THEREOF FROM AN ACCURATE AND CORRECT SURVEY OF THE LAND AND THAT THE CORNER MONUMENTS SHOWN THEREON WERE PROPERLY PLACED UNDER MY PERSONAL SUPERVISION IN ACCORDANCE WITH THE SURVEYOR REGULATION OF JOHNSON COUNTY, TEXAS.  
 EXECUTED THIS 9 DAY OF January, 2025.



Marshall Miller  
 MARSHALL H. MILLER  
 REGISTERED PROFESSIONAL LAND SURVEYOR  
 TEXAS REGISTRATION NO. 6882

THAT JOHN RANDALL WATSON AND VICKI LYNN WATSON, OWNERS OF THE ABOVE DESCRIBED TRACT OF LAND, DO HEREBY ADOPT THIS PLAT DESIGNATING THE HEREIN DESCRIBED PROPERTY AS LOT 21R, BLOCK 10, THE RETREAT PHASE 1, 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.  
 WITNESS MY HAND THIS 9 DAY OF January, 2025.  
 John Randall Watson  
 Vicki Lynn Watson

BEFORE ME, THE UNDESIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED JOHN RANDALL WATSON, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT SHE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATIONS THEREIN EXPRESSED IN THE CAPACITY THEREIN STATED.  
 GIVEN UNDER MY HAND AND SEAL OF OFFICE ON THIS 9 DAY OF January, 2025.

Marshall Miller  
 NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS  
 MY COMMISSION EXPIRES: February 28, 2026

WITNESS MY HAND THIS 9 DAY OF January, 2025.  
 Vicki Lynn Watson  
 VICKI LYNN WATSON

BEFORE ME, THE UNDESIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED VICKI LYNN WATSON, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT SHE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATIONS THEREIN EXPRESSED IN THE CAPACITY THEREIN STATED.  
 GIVEN UNDER MY HAND AND SEAL OF OFFICE ON THIS 9 DAY OF January, 2025.

Marshall Miller  
 NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS  
 MY COMMISSION EXPIRES: February 28, 2026

**JOHNSON COUNTY APPROVAL BLOCK**

PLAT RECORDED IN YEAR \_\_\_\_\_ INSTRUMENT # \_\_\_\_\_

SLIDE \_\_\_\_\_

DATE \_\_\_\_\_

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

APPROVED: \_\_\_\_\_

DATE \_\_\_\_\_

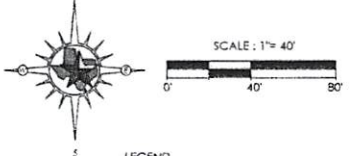
JOHNSON COUNTY COMMISSIONERS COURT

COUNTY JUDGE \_\_\_\_\_

DEPUTY \_\_\_\_\_

- PLAT NOTES**
- THE BASIS OF BEARINGS IS THE TEXAS COORDINATE SYSTEM NORTH AMERICAN DATUM OF 1983 NORTH CENTRAL ZONE 4302.
  - DEADENDS AND BUILDING SETBACKS:  
 UTILITY EASEMENTS:  
 TO FRONT LOT LINE IN FRONT AND BACK  
 5' FROM LOT LINE ON THE SIDES  
 BUILDING SETBACK:  
 30' FRONT LOT LINE  
 30' REAR LOT LINE OR 40' WHEN ADJOINING THE GOLF COURSE  
 10' SIDES  
 RIGHT-OF-WAY DEDICATION:  
 ALL STREETS TO BE PRIVATELY OWNED AND MAINTAINED.
  - THIS SUBDIVISION OF ANY PART THEREOF IS NOT LOCATED WITHIN THE ETJ OF ANY CITY OR TOWN.
  - THE DESIGNATION OF THE PROPOSED USAGE OF THE AREA SHOWN ON PLAT IS FOR SINGLE FAMILY RESIDENTIAL.
  - THE DEVELOPER SHALL COMPLETE ALL ROADS AND DRAINAGE FACILITIES IN A SUBDIVISION WITHIN 12 MONTHS AFTER THE DATE OF FINAL PLAT APPROVAL.
  - UTILITY PROVIDERS:  
 WATER: TEXAS WATER UTILITIES, LP 1-861-307-8500  
 SEWER: CENTRAL SEWER COLLECTION AND TREATMENT PROVIDED BY TEXAS WATER UTILITIES, LP 1-861-307-8500  
 ELECTRIC: UNITED COOPERATIVE SERVICES 817-447-2292

- PLAT NOTES CONTINUED**
- UTILITY EASEMENTS:  
 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 GROUNDS OR IMPROVEMENTS WHICH IN ANY WAY ENCROACH OR INTERFERE WITH THE CONSTRUCTION OR MAINTENANCE OR OPERATION 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 ADDRESS 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 WITHOUT THE NECESSITY AT ANY TIME OF INTERRUPTING THE POSSESSION OF ANYONE.
- REVIS A PLAT**  
 IF IS A ORIGINAL OWNER PURSUANT TO A P.L. OF 1P TO 1300.00 COMMISSIONERS IN THE COUNTY JAIL FOR UP TO 90 DAYS OR BY JOIN LINE AND COMMENT 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 EXECUTOR CONTRACT TO CONVEY THAT IS DELIVERED TO A PURCHASER UNLESS THE PLAT OR HEIRL 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 CONVEYANT ON APPROVAL AND RECORDING OF THE FINAL PLAT AND THE PURCHASER IS NOT GIVEN USE OF 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 REPEAT OF A SUBDIVISION UNTIL SUCH TIME AS THE PLAT IS FILED FOR RECORD WITH THE COUNTY CLERK'S OFFICE OF THE JOHNSON COUNTY CLERK.
- REVIS A PLAT AND ACCEPTANCE OF ROADS FOR COUNTY MAINTENANCE**  
 THE APPROVAL AND FILING OF A PLAT WHICH DESCRIBES ROADS AND STREETS DOES NOT MAKE THE ROADS AND STREET 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 DESCRIBING ANY SUCH ROAD, STREET OR PASSAGEWAY AND SPECIFICALLY ACCEPTING SUCH ROAD, STREET OR PASSAGEWAY FOR COUNTY MAINTENANCE.
- 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 OF JOHNSON COUNTY OR 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.
- INDENTURE**  
 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 OF DAMAGES RESULTING FROM OR ALLEGEDLY ARISING FROM JOHNSON COUNTY'S APPROVAL OR FILING OF THIS PLAT OF CONSTRUCTION DOCUMENTS ASSOCIATED THEREWITH.
- LEGEND**  
 DRCT = DEED RECORDS, JOHNSON COUNTY, TEXAS  
 PRCT = PLAT RECORDS, JOHNSON COUNTY, TEXAS  
 CCR = COUNTY CLERK'S INSTRUMENT NUMBER  
 RR = IRON ROD FOUND  
 CR = 3/8" CAPPED IRON ROD SET STAMPED "LONESTAR PLS 6882"  
 POB = POINT OF BEGINNING



**LOT 21R, BLOCK 10  
 THE RETREAT, PHASE 1,**  
 BEING 0.642 ACRES OF LAND AND BEING A REVISION OF LOTS 21 AND 22, BLOCK 10, THE RETREAT, PHASE 1, AN ADDITION TO JOHNSON COUNTY, TEXAS, ACCORDING TO THE PLAT RECORDED IN VOLUME 8, PAGE 935, PLAT RECORDS, JOHNSON COUNTY, TEXAS

**-LONESTAR-**  
 LAND SURVEYING, LLC  
 TBPELS FIRM# 10194707  
 3521 SW WILSHIRE BLVD  
 JOSHUA, TX 76058  
 PHONE: 817-935-8701  
 MARSHALL.MILLER@LONESTARLANDSURVEYING.COM