AUG 14 2023



JOHNSON COUNTY

COMMISSIONERS COURT

County Clerk, Johnson County Taxas

BY _____ 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

COUNTY OF JOHNSON

8000

ORDER 2023-62

ORDER APPROVING REVISION OF PLAT PURSUANT TO SECTION 232.009 (c-1) 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, the revision of the subdivision plat does not affect a public interest or public property of any type, including, but not limited to, a park, school, or road; and

WHEREAS, written notice of the application to revise the subdivision plat has been provided to the owners of the lots that are within 200 feet of the subdivision plat to be revised, as indicated in the most recent records of the Central Appraisal District of the Johnson County; and

WHEREAS, notice has been posted on Johnson County's Internet website for at least 30 days preceding the date of the meeting to consider the application until the day after the meeting; and

WHEREAS, the revision of the subdivision plat will not interfere with the established rights of any owner of a part of the subdivided land; and
WHEREAS, a motion was made by Commissioner Bailey, Pct. 1 and seconded by Commissioner White, Pct. 3 that stated: "I make the motion to approve the revision of the plat of The Retreat, Phase 26, Reserve Tracts Block 96, to create Reserve Tracts 1-R and 2-R, Block 96, and 60' of Right of Way in Precinct 1."
Said motion was approved by a vote of the Commissioners Court on the 14 th day of August 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 26 , Reserve Tract, Block 96, to create Reserve Tracts 1-R and 2-R, Block 96, and 60' of Right of Way in Precinct 1.
WITNESS OUR HAND THIS, THE 14^{TH} DAY OF AUGUST 2023.
Christopher Boedeker, Johnson County Judge Voted:
ATTEST: April Long, County Clerk

JOHNSON COUNTY, TEXAS NOTES:

1. THIS SUBDIVISION OR ANY PART THEREOF IS NOT LOCATED WITHIN THE ETJ OF ANY CITY OR TOWN.

- 2. THE PURPOSE FOR THIS REPLAT IS TO ESTABLISH A ROAD RIGHT-OF-WAY DIVIDING A PLATTED RESERVE TRACT
- THE DEVELOPER SHALL COMPLETE ALL ROADS AND DRAINAGE FACILITIES IN A SUBDIVISION WITHIN TWELVE [12] MONTHS AFTER THE DATE OF FINAL PLAY APPROVAL.

WATER SENIOR PROVIDED BY MIDWAY WATER UTKITES, INC., PROVE (MS) ESS-7912.

BUCKTICK SERVICE AND THE PROVIDED BY OWITHD COOPERATIVE STRVICES, PROVE (M37) SM6-4006.

CENTRAL SERVIS COULDETON AND TREATMENT OF PROVIDED BY MIDWAY WATER UTKITES, INC., PROVIDE GRADES AND TREATMENT OF PROVIDED BY MIDWAY WATER UTKITES, INC., PROVIDE GRADES SEN-7912.

FLOOD STATEMENT

ADOID STATEMENT.

ACCORDING TO THE FLOOD DESURANCE RATE MAP FOR IGHISON COUNTY, TEXAS AND INCORPORATED AREAS, COMMUNITY FAREL NO. 4E33108331, EFFECTIVE DATE DECIMER 04, 2012, THIS PROPERTY LIES IN SOME A MEASA OPERATION TO BE SURJECT TO THE 100-FEAR DLOOD).

THE ABOVE REFERENCE DIFFA ADOOD INSURANCE DATE MAN IN 50 MUST ADMINISTRATION THE FIRST. TO SAI SOFT HICKERARY SHOW ALL AREAS SHREET TO RECORD AND ADMINISTRATION COST ADMINISTRATION COST

BLOCKING THE FLOW OF WATER OR CONSTRUCTING IMPROVEMENTS IN THE DRAINAGE EASEMENTS, AND FILLING OR ORSTRUCTION OF THE FLOODWAY IS PROHIBITED.

THE EXISTING CREEKS OR DRAIMAGE CHANNELS TRAVESSING ALONG OR ACROSS THIS ADDITION WILL REMAIN AS DEER CHANNELS AND WILL BE MAINTAINED BY THE INDIVIDUAL OWNERS OF THE LOT OR LOTS THAT ARE TRAVESSED BY OR ADDICENT TO DRAINAGE COURSES ALONG OR ACROSS SAID LOTS.

SON COUNTY WILL NOT BE RESPONSIBLE FOR THE MAINTENANCE AND OPERATIONS OF SAID BASE WAYS OR FOR THE CONTROL OF ENOSION.

JOHNSON COUNTY WILL NOT BE RESPONSIBLE FOR ANY DAMAGE, PERSONAL INJURY OR LOSS OF LIFE OR PROPERTY OCCASIONED BY FLOODING OR FLOOD CONDITIONS.

SCIN COUNTY HAS THE RIGHT BUT NOT A DUTY TO ENTER ONTO PROPERTY AND CLEAR ANY RUCTION INCLUDING BUT NOT LIMITED TO TREES, PLANTS, DIRT OR BUILDINGS, WHICH RUCT THE FLOW OF WATER THROUGH DRAINAGE EASEMENTS.

WITHOUT EXECUTED.

ANY PUBLIC UTILITY, INCLUDING JOHNSON COUNTY, SHALL HAVE THE RIGHT TO MOVE AND REEP MOVED ALL OF PART OF ANY BUILDINGS, TRICES, THESE, SHILDS, OTHER GROWTHS OR HIPMORYSHICHTS WHICH IN ANY WAY PENDANGER OR INTERERSE WITH THE CONTRICTION OR MAINTENANCE OR SPECACY OF ITS RESPECTIVE SYSTEMS IN ANY OF THE EASEMENTS SH

10" UTRITY AND DRAINAGE EASEMENT SHALL BE RETAINED ALONG THE FRONT AND REAR OF ALL LOTS. S' UTILITY AND DRAINAGE EASEMENT SHALL BE RETAINED ALONG THE SIDES OF ALL LOTS.
WATER DESTRIBUTION AND SEWER MAINS WILL BE LOCATED WITHIN STREET RIGHT-OF-WAYS.

RIGHT-OF-WAY DEDICATION: 30' FROM CENTER OF ROAD. ALL STREETS TO BE PRIVATELY

10. BUILDING LINES DO REAR

I. Filmed & Part
If a comment operate purdoment of a fine of up to \$1000,000, commented in the county
Jac for up to \$0 date or if forth fire and commented for a feedow has 0 substituted belt from a
Jac for up to \$0 date or if forth fire and commented for a feedow has 0 substituted belt from
Jac for up to the property of the property of the part of the property of the part of

2. A PUNCHASER MAT HOT USE ON OCCUPY PROPERTY DESCRIBED IN A PLAT OR REPLAT OF A SUBDIVISION UNITS SUCH TIME AS THE PLAT IS FRED FOR RECORD WITH THE COUNTY CLERKS OFFICE OF THE JOHNSON COUNTY CLERK.

THE APPROVAL AND PRING OF THIS PLAT BY JOHNSON COUNTY DOES NOT RELEVE THE DEVELOPER OF THE PROPERTY OF ANY DUTY TO COMMEN WITH ALL LOCAL, STATE OR PEDERAL LAW OF THE JURISDICTIONS IN WHICH THE PROPERTY BLOCATED.

The approval and frume of this plat by Joneson County does not relieve the developer of the prohery or dyname of the profest of any duty to any dulation doublesteam profesty owner or mappel, imputed of transperant out of dulation to Joneson County, the commissioners, officials of Employees of Joneson County.

IOMISSON COUNTY MAKES NO REPRESENTATION THAT THE CREEKS, STREAMS, RIVERS, DRAINAGE CHA-OR OTHER DRAINAGE STRUCTURES, DEVICES OR PEATURES PORTRAYED HEREON ARE ACTUALLY EXISTI UNITED DISMINAGE STRUCTURES, DEVICES OR FEATURES PORTRAYED MERCON ARE ACTUALLY ESTRING ON THE PROPERTY PORTRAYED ST THIS PLAY DO HOT VIOLATE THE STRUCTES OR COMMON LAW OF AN INCORPORATIO OF THE JOHN OF AN INCORPORATIO OF THE JOHN OF THE STRUCTES OR COMMON LAW OF AN INCORPORATIO OF THE JOHN OF THE STRUCTURES OR COMMON LAW OF AN INCORPORATIO OF THE JOHN OF THE STRUCTURES OR COMMON LAW OF AN INCORPORATION OF THE JOHN OF THE STRUCTURES OR COMMON LAW OF AN INCORPORATION OF THE JOHN OF T

JOHRSON COURTY IS RELYING UPON THE SURVEYOR WHOSE NAME IS AFFORD HERSON TO MAKE ACCURATE AND TRUTHENG REPRESENTATIONS UPON WHICH JOHNSON COUNTY CAN MAKE DETERMINATIONS REGARDING THE APPROVAL OR ORDERFORCH OF THE FLAT.

THE PROPERTY DEVELOPER SUBMITTING THIS PLAT TO JOHNSON COUNTY FOR APPROVAL AND THE OWNER OF THE ROPERTY THIS SUBJECT OF THIS PLAT OF DERIFT AGREE TO JOHNITY AND SCREAMLY INDOMINEY AND HILD HARMELES FORMSON COUNTY AND THE COMMISSIONER, OFFICERS AND SHIPLOTTED OF JOHNSON COUNTY FROM ANY AND ALL CLAIMS OR DAMAGES RESILITING FROM OR ALLEGEDLY ANSING FROM JOHNSON THIS FLAT OR C

IS, FILING A PLAT IS NOT ACCEPTANCE OF HOADS FOR COUNTY MAINTENANCE

THE APPROVAL AND PRING OF A NAT WHICH DEDICATES ROADS AND STREETS DOES NOT MARE THE ROADS AND STREETS COUNTY ROADS SUBJECT TO COUNTY MAINTENANCE, NO ROAD, STREET OR PASSAGEWAY STEAD AND AND PRING PRING FOR COUNTY, TOXAL IN THE ASSERTED OF A TENTAS COOLIN OF THE COMMISSIONERS COURT ENTERED OF RECORD IN THE MINUTES OF THE COMMISSIONERS COURT OF JOHN COUNTY, TEMAS SHEETICALLY IDENTIFYING ANY SUCH ROAD, STREET OR PASSAGEWAY AND SPECIFICALLY ICCEPTIME SUCH ROAD, STREET OR PASSAGEWAY FOR COUNTY MAINTENANCE.

THOMAS TOBY PLAT RECORDED IN APPROVED BY JOHNSON COUNTY INSTRUMENT . SLIDE SURVEY A 847 COMMISSIONER'S COURT ON THE 150. 60' COUNTY CLERK, JOHNSON COUNTY, TEXAS COUNTY JUDGE GRAPHIC SCALE DEPUTY 3H. BLOCK LOT 12 RETREAT BOULEVARD LOT BLOCK 95 E RETREAT PHASE INST. 2022-24 SLIDE E-540 -- PROJECT SITE LIMITS OF 100 YR FLOOD PLAIN AS DETERMINED BY FLOOD STUDY LOT 11 VALDERRANA -DIEVE ENGINEERING FIRM DATED SEPTEMBER 2, 2005 96 FOUND VE TRON ROD-CENTERLINE OF ROAD INOT TO SCALE "INCE RPLS -5175" HORTHING: 6759485.35 CURVE CHORD BEARING CHORD | ARC | RADIUS LOT 10 EASTING: 2280242.64 C1 N29-3921-W 128.39 128.40 2855.61 C2 N79-1653-W 79.13 70.26 400.00 C4 347-2835-W 79.13 70.26 400.00 C5 N50-4155-E 22.09 28.13 100.00 C6 N50-4155-E 22.09 28.13 100.00 C6 N50-4155-E 20.00 28.13 100.00 C6 N50-415-E 20.00 28.13 100.00 C6 N50-415-E 20.00 28.13 100.00 C6 N50-415-E 20.00 C6 N50-E 25 NEG 28.09-E-591'89. 1.OT 34 The state FOUND 1/2" IRON ROD-C6 N50°02'33"E 00.00' 91.14' 480.00' C7 N10°43'07"E 42.43' 47.12' 30.00' WITH CAP STAMPED "INCE RPLS -5175" NORTHING: 6759355.52 V. 2812, P. 703 LINE BEARING DISTANCE RESERVE TRACT 2'R N57*02'45"E 7.85" 1.064 ACRES SALEM GLEN CROSSING GO RO W 0.456 ACRES SALEM GLEN CROSSING 324.53 LINEAR FEET THOMAS CENTERLINE OF ROAD M50. 43.07.E BOUBLE DIANGNOLING V. 2812_P.700 RESERVE TRACT 1-R I 0.993 ACRES MMAI 555° 07' 23" ¥ 7391.02 FOUND W- IRON BOD CRE TINCE BPLS .5125" NORTHING 6759208.20 EASTING 2280541.46 P.O.B. EX. FOUND Y IRON ROD "INCE RPLS -5175" LOT 9 BLVD LOT 35 INST EASTING: 2280220.69 BLOC (601) LOT LOT 36 LOT 7 N 0 REVISED PLAT SHOWING THOMAS TOBY RESERVE TRACTS 1-R AND 2-R. SURVEY A-BAT BLOCK 96, AND 60' R.O.W. ASE LOT 37 THE RETREAT, PHASE 26. 173 SURVEY LINE 5 SUBDIVISION IN C. HAGGARD JOHNSON COUNTY, TEXAS SURVEY SURVEY_LINE. BEING A REVISION OF A "RESERVE TRACT" A-958 IN BLOCK 96 OF THE RETREAT, PHASE 26. OWNER ACCORDING TO THE PLAT RECORDED AS DOUBLE DIAMOND INC. INSTRUMENT . 2022-128, AND IN SLIDE E-591, -5495 BELT LINE ROAD. SUITE 200 ET SEQ. OF THE OFFICIAL PLAT RECORDS DALLAS TEXAS 75254 PHONE: (214)-706-9801

OF JOHNSON COUNTY.

PROPERTY DESCRIPTION

Field notes for the survey of that certain lot, tract, or percel of land being all of a "Reserve Tract" in Block 96, Phase 25 of The Refrest Subdivision in Johnson County, Texas, according to plat recorded as Instrument \$202-215 and in Silde 6-581, at seq of the Official Plat Records of Johnson County, more particularly

BEGINNING at a 1/2" iron rod with cap stamped "INCE RPLS #5175" found in the sast line of Hamm Greek BMd. for the northwest corner of Lot 9, Block 96 and for the southwest corner of said "Reserve Tract":

THENCE with the east line of Hamm Creek Blvd., N34°16'53''W 221,23 feet to a 1/2" iron rod with cap atamped "INCE RPLS #5175" found for the beginning of a curve to the right;

THENCE continuing with the east line of Hamm Creek Bivd, and along said curve having a radius of 2263.51 feet, N32°38'21"W for a obord distance of 126.35 feet, an arc distance of 126.40 feet, to a 1/2" iron rod with cap stamped "INCE RPLS #5175" found for the southwest corner of Lot 10, Block 98 and for the northwest corner of said "Reserve Tract";

THENCE N55°53°05°E 251.85 feet to a 1/2" iron rod with cap stamped "INCE RPLS 85175" found for the southeast corner of sald Lot 10 and for the northeast corner of said "Reserve Tracts".

THENCE 556°34'55"E 358.01 feet to a 1/2" iron rod with cap stamped "INCE RPLS 85175" found for the northeast corner of said Teserve Tracts".

THENCE \$55°07'23"W 391.02 feet to the place of beginning, containing 2.513

NOW THEREFORE KNOWN TO ALL WEN BY THESE PRESENTS:

THAT DOUBLE DIAMOND, INC. OWNER OF THE ABOVE DESCRIBED TRACT OF LAND, OD HERBY ADDRT THIS FLAT DESIGNATING THE RESENS DESCRIBED PROPERTY AS RESENSE TRACTS 1.7 AND 4-R AND 6-C AND 6-C THE PROPERTY AS RESENSE TRACTS 1.7 TEXAS AND HERBY CONSIGNATE FOR THE USE OF THE PROPERTY OWNERS OF THE OWNERST OWNERS OF THE OWNERST THE OWNERST THE OWNERS OF THE OWNERST THE OWNERS THE OWNERST THE OWNERST THE OWNERST THE

REFORE WE UNDERSEIGNED, A NOTARY PUBLIC IN AND FOR THE SHID COUNTY AND STATE ON THIS DAY PERSONALLY APPEARED RANDY CRACY, KNOPE TO ME TO BE THE PERSON WHOSE TAME IS SUBSCRIBED TO THE PORSCORE UNSTRUMENT, AND ACKNOWNLESDED TO ME THAT HE EXECUTED THE RANGE FOR THE PURPOSES AND CONSIDERATION THEREIN EXPRESSED AND IN THE CAMPACTY THEREIN STATES.

GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS THE 27 DAY OF JULY . EORS.

NOTARY PUBLIC, STATE OF TEXAS

MY CONMISSION EXPIRES 2-20-24 DEVELOPER'S NOTES

CURTIS JAMES EUBANK Norwy Public, State of Texas Comm. Expires 02-20-20-24 Notace ID 132357473

REDUCED MIREMUM PAYEMENT WIGHT FROM 22" TO 20", REDUCED UTILITY EASTMENTS FROM 15" TO 10" ON PROHT AND REAR OF LOCATION OF UTILITIES TO PLACE WATER AND SEWER IN RIGHT-OF-WAY.

1. SUBSTITUTE HOPE DRAINAGE PIPES FOR COMP.

TRACTS DESIGNATED AS "RESPROF TRACTS" ARE RETAINED AND MAINTAINED BY THE DESIGNER FOR

ALL BEARINGS AND DISTANCES ARE BASED ON THE TEXAS STATE PLANE COORDINATE SYSTEM, NORTH CENTRAL ZONE 4202 NAD 63 AS ESTABLISHED USING TRIMBLE V.R.S. NETWORK

THE SURVEY PERFORMED ON THE CROUND OF THE SUBJECT PROPERTY AND THE PREFARATION OF A DEFICION OF THE RESULTS THEREOF ON THIS FIRST, LATA AND PROPERTY DESCRIPTION RESE PREFARED MITHOUT THE DEMETT OF AN AMSTRACT OF THILE, THEREFORE THERE MAY BE EASEMENTS OF OTHER MATERS THAT COULD ENTS AND ARE NOT SHOWN.

SURVEYOR'S CERTIFICATION

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



REGISTERED PROFESSIONAL LAND SURVEYOR

INCE SURVEYING & ENGINEERING

184 THOUSAND OAKS DRIVE WHITNEY, TEXAS 76692

PHONE: 254-694-7708 FAX: 254-694-7230

FIRM *10068000

SCALE 1"-60" JULY 27, 2023 SURVEY NO. SN230626.1

RETREATPHASE26RESERVETRACTREPL 7/27/2023 9:44:10 AM