



JOHNSON COUNTY COMMISSIONERS COURT

OCT 23 2023

April Long
County Clerk, Johnson County Texas

BY April Long 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 2023-86

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 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; 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 14 and 15, Block 15, to create Lot 14-R, Block 15, in Precinct 1."

Said motion was approved by a vote of the Commissioners Court on the 23rd day of October 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 14 and 15, Block 15, to create Lot 14-R, Block 15, in Precinct 1.

WITNESS OUR HAND THIS, THE 23RD DAY OF OCTOBER 2023.

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



JOHNSON COUNTY, TEXAS NOTES:
 1 THIS SUBDIVISION OR ANY PART THEREOF IS NOT LOCATED WITHIN THE ET OF ANY CITY OR TOWN.
 2 THE PROPOSED USAGE FOR THIS PLAT IS SINGLE FAMILY RESIDENTIAL.
 3 THE DEVELOPER SHALL COMPLETE ALL ROADS AND DRAINAGE FACILITIES IN A SUBDIVISION WITHIN TWELVE (12) MONTHS AFTER THE DATE OF FINAL PLAT APPROVAL.
 4 UTILITY PROVIDERS:
 WATER SERVICE PROVIDED BY MIDWAY WATER UTILITIES, INC. PHONE (866) 664-7992
 ELECTRIC SERVICE IS TO BE PROVIDED BY UNITED COOPERATIVE SERVICES PHONE (817) 554-4000
 CENTRAL SEWER COLLECTION AND TREATMENT IS PROVIDED BY MIDWAY WATER UTILITIES, INC., PHONE (866) 664-7992.
 5 FLOOD STATEMENT:

ACCORDING TO THE FLOOD INSURANCE RATE MAP FOR JOHNSON COUNTY, TEXAS AND INCORPORATED AREAS COMMUNITY PANEL NO. 48251C0402, EFFECTIVE DATE DECEMBER 04, 2019 THIS PROPERTY IS IN ZONE X (AREAS DETERMINED TO BE OUT OF 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 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 CHANNELS 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 OCCURRED 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.

6 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 ENHANCED OR INTERFERE WITH THE CONSTRUCTION OR MAINTENANCE OR EFFICACY OF ITS RESPECTIVE SYSTEMS IN ANY OF THE EASEMENTS SHOWN ON THIS PLAT, AND ANY PUBLIC UTILITY INCLUDING JOHNSON COUNTY SHALL HAVE THE RIGHT AT ALL TIMES TO INCREASE AND ENLARGE TO AND FROM SAID EASEMENTS FOR THE PURPOSE OF CONSTRUCTION, RECONSTRUCTION, INSPECTION, MAINTENANCE, MAINTAINING AND ADDING TO OR REMOVING ALL OR PART OF ITS RESPECTIVE SYSTEMS WITHOUT THE NECESSITY AT ANY TIME OF OBTAINING THE PERMISSION OF ANYONE.

7 UTILITY EASEMENTS
 REDUCED UTILITY EASEMENTS FROM 15' TO 10' ON FRONT AND REAR OF ALL LOTS WERE APPROVED FOR THE RETREAT, PHASE 1 IN THE COMMISSIONERS COURT OF MAY 13, 2020.

10' UTILITY AND DRAINAGE EASEMENT SHALL BE RETAINED ALONG THE FRONT AND REAR OF ALL LOTS.

8' UTILITY AND DRAINAGE EASEMENT SHALL BE RETAINED ALONG THE SIDES OF ALL LOTS. WATER DISTRIBUTION AND SEWER MAINS WILL BE LOCATED WITHIN STREET RIGHT-OF-WAYS. THE EXISTING 10' UTILITY AND DRAINAGE EASEMENTS BETWEEN LOTS 14 AND 15 SHALL BE REMOVED WITH THE FILING OF THIS PLAT.

8 RIGHT-OF-WAY DEDICATION
 NONE BY THIS PLAT.

9 BUILDING LINES:
 30' FRONT
 30' REAR OR 40' WHEN ADJOINING A GOLF COURSE.
 10' SIDERS

10 FILING A PLAT:
 IF 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 EXECUTOR CONTRACT TO CONVEY THAT IS DELIVERED TO A PURCHASER UNLESS THE PLAT OR REPEAT 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 THIS PLAT.

11 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.

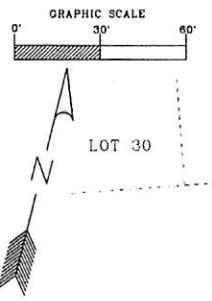
12 DUTIES OF DEVELOPER/PROPERTY OWNER
 THE APPROVAL AND FILING OF THIS PLAT BY JOHNSON COUNTY DOES NOT RELIEVE THE DEVELOPER OF THE PROPERTY OR OWNER OF THE PROPERTY OF ANY DUTY TO COMPLY WITH ALL LOCAL, STATE OR FEDERAL LAW OF THE JURISDICTIONS IN WHICH THE PROPERTY IS LOCATED.

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.

13 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.

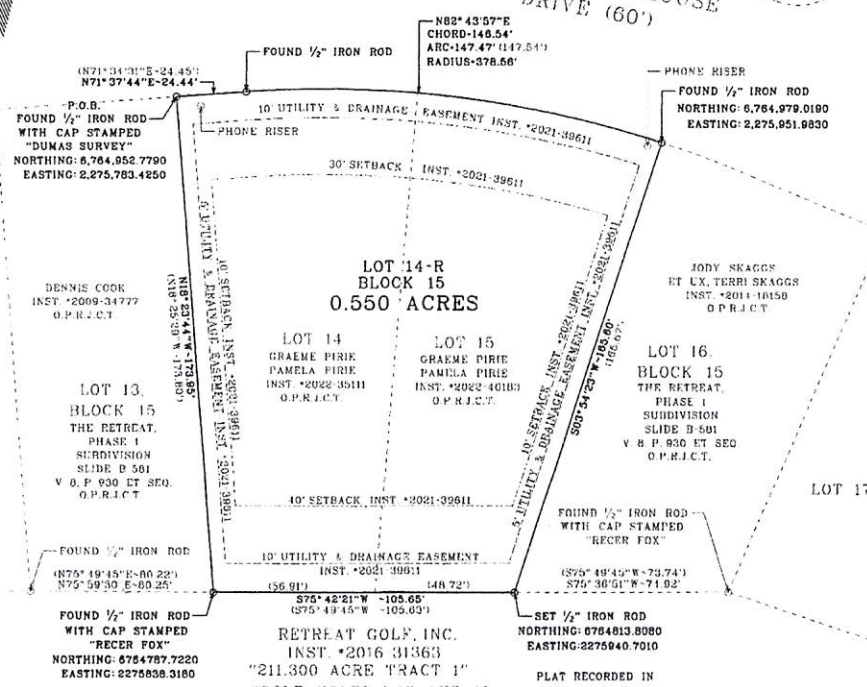
14 FILING A PLAT IS NOT ACCEPTANCE OF ROADS FOR COUNTY MAINTENANCE.
 THE APPROVAL AND FILING OF A PLAT WHICH DEDICATES ROADS AND STREETS DOES NOT MAKE THE ROADS AND STREETS COUNTY ROADS SUBJECT TO COUNTY MAINTENANCE. NO HIGH STREET OR PASSAGEWAY SET ASIDE IN THIS PLAT SHALL BE MAINTAINED BY JOHNSON COUNTY, 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 SUCH ROAD, STREET OR PASSAGEWAY AND SPECIFICALLY ACCEPTING SUCH ROAD, STREET OR PASSAGEWAY FOR COUNTY MAINTENANCE.



LOT 29
 LOT 28
 BLOCK 11
 THE RETREAT,
 PHASE 1 SUBDIVISION
 SLIDE B-581
 V. R. P. 930 ET. SEQ.
 O.P.R.I.C.T.

NORTH ABERDEEN DRIVE (60')

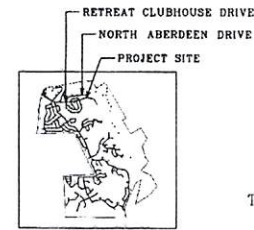
RETREAT CLUBHOUSE
 DRIVE (60')



APPROVED BY JOHNSON COUNTY COMMISSIONER'S COURT ON THE DAY OF _____, 2023.
 COUNTY JUDGE

OWNERS:
 GRAEME & PAMELA PIRIE
 10111 TERRANCE SPRINGS LANE
 KATY, TEXAS 77494
 PHONE: (713) 851-0569

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



REVISED PLAT SHOWING
 LOT 14-R, BLOCK 15
 THE RETREAT, PHASE 1,
 SUBDIVISION IN
 JOHNSON COUNTY, TEXAS
 BEING A REVISION OF LOTS 14 AND 15,
 BLOCK 15, THE RETREAT, PHASE 1, ACCORDING
 TO THE PLAT RECORDED IN SLIDE B-581, AND IN
 VOLUME 8, PAGE 930, ET SEQ. OF THE
 OFFICIAL PLAT RECORDS OF JOHNSON
 COUNTY, TEXAS

NOW THEREFORE KNOWN TO ALL MEN BY THESE PRESENTS:
 THAT GRAEME PIRIE AND PAMELA PIRIE, OWNERS OF THE ABOVE DESCRIBED TRACT OF LAND, DO HEREBY AUTHORIZE THIS PLAT DESIGNATING THE HEREIN DESCRIBED PROPERTY AS LOT 14-R, BLOCK 15, THE RETREAT, PHASE 1, AN ADDITION TO JOHNSON COUNTY, TEXAS AND HEREBY DEDICATE FOR THE USE OF THE PROPERTY OWNERS OF THE DEVELOPMENT, WITHOUT RESERVATION, THE RIGHT OF EASEMENTS, RIGHT-OF-WAY AND ANY OTHER PUBLIC AREA SHOWN HEREON.
 GRAEME PIRIE DATE 9/11/23 PAMELA PIRIE DATE 9/11/23

STATE OF TEXAS
 COUNTY OF JOHNSON
 BEFORE ME, UNDERSIGNED, A NOTARY PUBLIC IN AND FOR THE SAID COUNTY AND STATE ON THIS DAY PERSONALLY APPEARED GRAEME PIRIE, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATION THEREIN EXPRESSED AND IN THE CAPACITY THEREIN STATED.
 GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS 11 DAY OF September, 2023.
 Notary Public, State of Texas
 MY COMMISSION EXPIRES August 26, 2026



STATE OF TEXAS
 COUNTY OF JOHNSON
 BEFORE ME, UNDERSIGNED, A NOTARY PUBLIC IN AND FOR THE SAID COUNTY AND STATE ON THIS DAY PERSONALLY APPEARED PAMELA PIRIE, 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 CONSIDERATION THEREIN EXPRESSED AND IN THE CAPACITY THEREIN STATED.
 GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS 11 DAY OF September, 2023.
 Notary Public, State of Texas
 MY COMMISSION EXPIRES August 26, 2026



PROPERTY DESCRIPTION
 Field notes for the survey of all that certain lot, tract or parcel of land being all of Lots 14 and 15, Block 15, Phase 1 of The Retreat Subdivision in Johnson County, Texas, according to plat recorded in Slide B-581 and in Volume 8, Page 930 of the Official Plat Records of Johnson County, said land is all those certain tracts described in deeds from Todd Alan McCall to Graeme Pirie and Pamela Pirie recorded as Instrument #2002-30111 and from Janet S. Wallace to Graeme Pirie et ux, Pamela Pirie recorded as Instrument #2002-40103 of the Official Public Records of Johnson County, more particularly described as follows:
 BEGINNING at a 1/2" iron rod with cap stamped "DUNAS SURVEY" found in the south line of Retreat Clubhouse Drive for the northwest corner of said Lot 14 and for the northeast corner of this;
 THENCE with the south line of Retreat Clubhouse Drive, N71°37'44"E 24.44 feet to a 1/2" iron rod found for the beginning of a curve to the right;
 THENCE continuing with the south line of Retreat Clubhouse Drive and along said curve having a radius of 378.55 feet, N02°43'57"E for a chord distance of 146.84 feet, an arc distance of 147.47 feet, to a 1/2" iron rod found for the northeast corner of said Lot 15 and for the northeast corner of this;
 THENCE N03°54'23"W 185.60 feet to a 1/2" iron rod set for the southeast corner of said Lot 15 and for the southeast corner of this;
 THENCE S70°42'21"W 105.85 feet to a 1/2" iron rod with cap stamped "RECER FOX" found for the southwest corner of said Lot 14 and for the southwest corner of this;
 THENCE N16°23'44"W 179.95 feet to the place of beginning, containing 0.550 acres of land.

SURVEYOR'S NOTES
 1. ALL BEARINGS AND DISTANCES ARE BASED ON THE TEXAS STATE PLANE COORDINATE SYSTEM, NORTH CENTRAL ZONE 4202, NAD 83, AS ESTABLISHED USING TRIMBLE VRS NETWORK.
 2. THE SURVEY PERFORMED ON THE GROUND OF THE SUBJECT PROPERTY AND THE PREPARATION OF A DEFINITION 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.

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
 FAX: 254-694-7230
 FIRM #10089000
 SCALE 1"=30' AUGUST 29, 2023 SURVEY NO. SN230403.1