

JOHNSON COUNTY COMMISSIONERS COURT

Christopher Boedeker County Judge

Rick Ba	iley
Commissi	oner
Precinc	t l

Kenny Howell Commissioner Precinct 2

Mike White Commissioner Precinct 3

Larry Woolley Commissioner Precinct 4

THE STATE OF TEXAS	§	
	§	ORDER 2024-109
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.

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 1**, Lots 3 and 4, Block 14, to create Lot 3-R, Block 14, in Precinct 1.

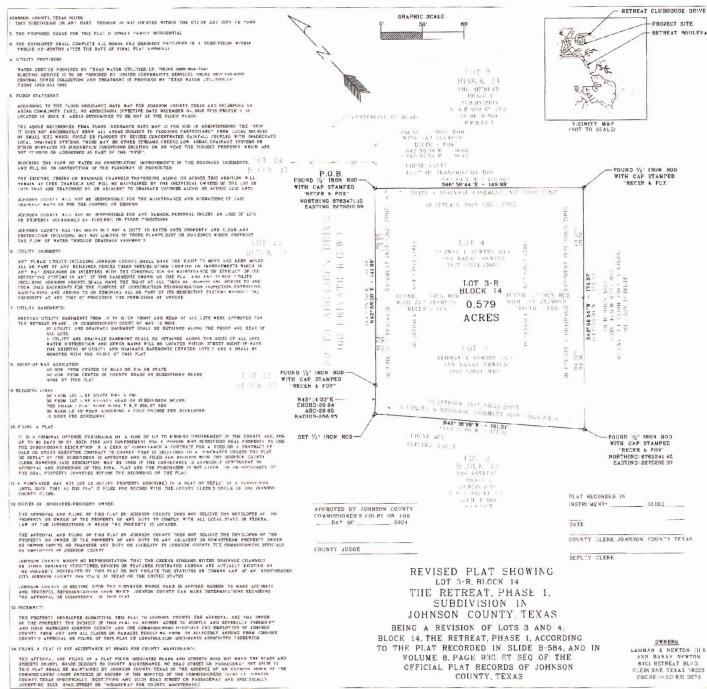
> OCT 16 2024 April Long

County Clerk, Johnson County Texas mu BY_- DEPUTY

WITNESS OUR HAND THIS, THE 15^{TH} DAY OF OCTOBER 2024.

Al Ex		
Christopher Boedeker,	Johnson County Judge	
Voted.7 yes,	_no, abstained	
The state of the s	Kentouell	
Rick Bailey, Comm. Pct. 1	Kenny Howell, Comm. Pct. 2	
Voted:yes, no abstained	Voted: Ves, no, abstained	
	Tarry Woolley	
Mike White, Comm. Pct. 3	Larry Woolley, Comm. Pct. 4	
Voted: yes, no, abstained	Voted: ves, no, abstained	
ATTEST: April Long, County Clerk		

Revision of Plat (c) Page 2



HUN TIERSFORE KNOWN TO ALL MEN BY THESE PRESENTS:

THAT LIBRAR E NEWTON LILL ANN BANAY VENTON DWINERS OF THE BELLOW DESCRIBED PROFESTY ARE LOT AND BO ANNURS ARE PT THIS PLAT DESIGNATING THE HERBIX DESCRIBED PROPERTY ARE LOT BY HADOR LITE RETREAT HAS LAS IN A SHORT OF THE PUBLIC USE, VITHOUT RESERVATION, THE STREETS RESERVATE, RICH CY WAY AND ANY OTHER PUBLIC WAS ANOWN CONTROL THE STREETS RESERVATE, RICH CY WAY AND ANY OTHER PUBLIC WAS ANOWN OF VILLEY OF THE PUBLIC WAS ANOWN OF THE STREET OF THE PUBLIC WAS ANOWN OF THE PUBLIC WAS AND THE PUBLIC WAS ANOWN OF THE PUBLIC WAS ANOTHER OF THE PUBLIC WAS AND THE PUBLIC WAS

STATE OF TEXAS

BEFORE ME UNDERSIDED A NOTARY HUMBER OF MAY FOR THE SAID CONTYNION BY BEAT OF MAY BE AND THE SAID WALL! APPLICABLE LEAF OF MAY BE AND THE SAID WALL! APPLICABLE LEAF OF MAY BE AND THE AND THE SAID MAY BE AND THE AND

AND IN THE CAPACITY THEREIN STATED

NOTARY PURCE, STATE IN TEXAS 6 2027

MARY BULLOCK Notary Public, State of Texas Notery ID 132118398 Vy Commission Exp. 08-06-2027

DEFICE ME LEDGREHOVEL, A NOTARY PUBLIC IN ANY FOR THE SAID COUNTY AND STATE ON THE DAY PERSONALLY APPEARED ANY BANAY MEMORY MAN IS IN HIT HAY ANSWERN WHOSE MARK IS SUBMISSIED OF THE FORECOMEN, INSTRUMENT AND ALMONOVERSED TO MY THAT SHE EXECUTED THE SAME FOR THE FUNCTORS AND CONSIDERATION FROM THE PROPERTY AND IN THE CAPACITY THEREIN STATES.

GIVEN UNDER AT HAND AND SEAL OF OFFICE THIS THE TOT DAY IN DCt. 2024 NOTARY PERIOC STATE OF TEXAS

MARY BULLOCK Notary Public State of Texas Notary ID 102118388 My Commission Exp. 38-06-2327

PROPERTY DESCRIPTION:

Field notes for the survey of all that certain lot, tract or parcel of land being all of Lots 3 and 4. Block 14 Phase I of The Retreat Subdivision in Johnson County Taxas, according to the plat recorded in Silice 6-554 and in Volume 8, Page 930, at seq. of the Official Plat Records of Johnson County, Said Selection of the second of the orded as Instrument #2024-19482 of the Official Public Records of Johnson County, more particularly described as follows

BEGINNING at a 1/2" iron roc with cap stamped 'RECER FOX' found in the southeast line of South Abordoon Drive for the most northerly corner of said Lot 4 and for the most northerly corner of this

T-ENCE S46059 44' E 149 98 feet to a "/2" iron rod with cap stamped "RECER FOX" found in the northwest line of that certain 211 300 acre tract desizated in a deed to Retreat Golf, incirecorded as instrument #2016-31363 of the Official Public Records of Johnson County for the most casterly corner of said _ot 4 and for the most easterly corner of this

THENCE with the northwest line of said 211,300 acre tract, \$42956°E2"W, at 79,51 feet passing a 1,2" iron rod with cap stamped "RECER FOX" four different said but a rod with cap stamped "RECER FOX" four different said but a rod with cap stamped "RECER FOX" four different said but a rod with cap stamped "RECER FOX" four different said but a rod with cap stamped to the rod with cap stamped to the rod with t for the most easterly pomer of said Lot 3 in sit a distance of 174.07 feet to a 1/2" fron red with cap stamped "RECER FOX" found for the irrust southerly corner of said. of 3 and for the most southerly

THENCE N42°36 18°W 151.31 feet to a 1/2" iron rixt set in the southeast line of South Aberdeen Drive for the most westerly corner of said Lot 3 and for the most westerly corner of this.

THENCE with the southeast line of South Aberdeen Orive and along a curve to the left having a radius of 256 C5 feet, N45^o14/22°E for a chord distance of 20 64 feet, an arc distance of 20 65 feet to a 1/2" I'on rod with cap stamped 'RECER ECX' found for the end of said curve;

THENCE continuing with the southeast line of South Aberdeen Drive, V42058'09"E at 61 78 feet passing a 1/2" iron rod with cap stamped "RECER FOX" found for the most northerly corner of said Lot 3 and for the most westerly corner of said Lot 4, in a lia distance of 141.33 feet to the place of beginning, containing 0 579 acres of land

- 1 ALL SEARINGS AND DISTANCES ARE BASED ON THE TEXAS STATE FLAND CHORLINATE SYNTRY NORTH CENTRAL ZONE 4202 NAO 83, AS ESTABLISHED USING TRIMBLE VIR.S. NETBORS
- 2. THE SHEWS PERFORMED ON THE GROUPE OF THE SHEET PERFORMET AND THE PERFORMENT OF A SPECTOR OF THE SHEUTIS THEREOF OR THIS SHEET, HER ARM POWERT DESCRIPTION NERS PREPARED WITHOUT THE BESETT OF AN INSTINCT OF YTES, THEREFORE THERE MAY BE RESPECTED OR OTHER MATTERS THAT COULD EXIST AND A BUT SHEWS.

CURVEYOR'S CERTIFICATION THE UNDENGINE A MICHAEL PROPESSIONAL LAND SURVEYOR IN THE STATE OF TEXAS FEEDS CERTIFY THAT THIS PLAT IS THUE AND CORRECT AND WAS PERPARE BY AN ACTUAL SURVEY OF THE PROPERTY MADE UNDER MY

SUPERVISION OF THE



ISTERET PROFESSIONAL LAND SURVEYOR

INCE SURVEYING & ENGINEERING

184 THOUSAND OAKS DRIVE WHITNEY TEXAS 76692

PHONE 254 684 7708 FAX 254-694 7230

FIRM *10068000

SCALE 17-30 SEPTEMBER 23, 2024 SURVEY NO. 5N240620 1