

**JOHNSON COUNTY, TEXAS NOTES**

1. THIS SUBDIVISION OR ANY PART THEREOF IS NOT LOCATED WITHIN THE CITY OF ANY CITY OR TOWN.
2. THE PROPOSED LEGAL FOR THIS PLAT IS SINGLE FAMILY RESIDENTIAL.
3. UTILITY NOTES:  
ELECTRIC SERVICE PROVIDED BY DOUBLE DIAMOND UTILITY COMPANY  
CENTRAL AIR CONDITIONING AND HEATING PROVIDED BY DOUBLE DIAMOND UTILITY COMPANY  
FIRE OR GAS LINE SERVICE FACILITIES WILL NOT BE ALLOWED.
4. FLOOD ZONING:  
ACCORDING TO THE FLOOD INSURANCE RATE MAP FOR JOHNSON COUNTY, TEXAS AND INCORPORATED AREAS COMMUNITY FLOODING (FIRM) NUMBER 17080C0100, EFFECTIVE DATE DECEMBER 01, 2018, THIS PROPERTY IS IN SPC-2 WHICH DETERMINES TO BE OUT OF THE FLOOD ZONE.

THE ABOVE REFERENCED FIRM FLOOD INSURANCE RATE MAP IS FOR USE IN ADMINISTERING THE "MIF" PROGRAM. THE "MIF" PROGRAM IS A FLOOD INSURANCE PROGRAM FOR SINGLE-FAMILY RESIDENTIAL PROPERTIES WITH INADEQUATE LOCAL DRAINAGE INFRASTRUCTURE. THERE MAY BE OTHER DRAINAGE CHANNELS, CREEKS, OR AREAS SUBJECT PROPERTY WHICH ARE NOT SHOWN OR REFERENCED AS PART OF THE "MIF" PROGRAM.

**5. FLOOD NOTES**  
ENSURING THE FLOW OF WATER OR CONSTRUCTING IMPROVEMENTS IN THE DRAINAGE EASEMENTS, AND FILLING OR OBSTRUCTION OF THE FLOWPATH IS PROHIBITED.  
THE EXISTING CREEKS OR DRAINAGE CHANNELS TRAVELING ALONG OR ACROSS THIS ADDITION WILL BE MAINTAINED AND PROTECTED TO REMAIN OPEN AND UNOBTAINED. THE EXISTING LOTS THAT ARE TRAVELLED BY OR ADJACENT TO DRAINAGE CHANNELS ALONG OR ACROSS SAID LOTS, DRAINAGE WATER OR FOR THE CONTROL OF EROSION.  
JOHNSON COUNTY WILL NOT BE RESPONSIBLE FOR THE MAINTENANCE AND OPERATIONS OF SAID DRAINAGE CHANNELS 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 TO USE ANY DRAINAGE CHANNELS, CREEKS, OR AREAS SUBJECT PROPERTY INCLUDING BUT NOT LIMITED TO TREE PLANTING, DIRT, OR BOLLING, WHICH OBSTRUCT THE FLOW OF WATER THROUGH DRAINAGE EASEMENTS.

**6. UTILITY EASEMENTS**  
ANY PUBLIC UTILITY, INCLUDING JOHNSON COUNTY, SHALL HAVE THE RIGHT TO MOVE AND KEEP MOVED ANY PUBLIC UTILITY, INCLUDING JOHNSON COUNTY, SHALL HAVE THE RIGHT TO MOVE AND KEEP MOVED IN ANY WAY EXCEPT AS INTERFERE WITH THE CONSTRUCTION OR MAINTENANCE OR EFFECT OF THE RESPECTIVE EASEMENTS IN ANY OF THE EASEMENTS SHOWN ON THIS PLAT, AND ANY PUBLIC UTILITY SHALL BE MAINTAINED AND PROTECTED TO REMAIN OPEN AND UNOBTAINED. THE EXISTING LOTS FROM SAID EASEMENTS FOR THE PURPOSES OF CONSTRUCTION, RECONSTRUCTION, INSPECTION, MAINTENANCE, AND ASHING TO OR REMOVING ALL OR PART OF ITS RESPECTIVE SYSTEMS WITHOUT THE NECESSITY AT ANY TIME INCLUDING THE PERMISSION OF ANYONE.

**7. UTILITY EASEMENTS**  
UTILITY AND DRAINAGE EASEMENTS SHALL BE RETAINED ALONG THE FRONT AND REAR OF ALL LOTS. UTILITY AND DRAINAGE EASEMENTS SHALL BE RETAINED ALONG THE SIDES OF ALL LOTS. WATER DISTRIBUTION AND SEWER MAINS WILL BE LOCATED WITHIN STREET RIGHT-OF-WAY.

**8. RIGHT-OF-WAY EASEMENTS**  
ALL STREETS TO BE PRIVATELY OWNED AND MAINTAINED.  
UNLESS OTHERWISE NOTED ON PLAT, SETBACKS ARE:  
FRONT 10 FEET  
SIDE 10 FEET  
REAR 10 FEET

**9. BUILDING LINES**  
UNLESS OTHERWISE NOTED ON PLAT, SETBACKS ARE:  
FRONT 10 FEET  
SIDE 10 FEET  
REAR 10 FEET

**10. FILING A PLAT**  
A PLAT IS A CRIMINAL OFFENSE PUNISHABLE BY A FINE OF UP TO \$100,000, CONFINEMENT IN THE COUNTY JAIL FOR UP TO 90 DAYS OR BOTH THE FINE AND CONFINEMENT FOR A PERSON WHO SUBSTITUTES REAL PROPERTY FOR THE REAL PROPERTY TO BE SUBDIVIDED, OR FOR A PERSON WHO SUBSTITUTES REAL PROPERTY OF SALES ON OTHER EASEMENT CONTRACTS THAT IS DELIVERED TO A PURCHASER UNLESS THE PLAT OR REPLAT OF THE SUBDIVISION IS APPROVED AND IS FILED FOR RECORD WITH THE JOHNSON COUNTY CLERK'S OFFICE. THE REAL PROPERTY TO BE SUBDIVIDED SHALL BE IDENTIFIED BY THE PLAT AND THE PURCHASER IS NOT GIVEN USE OR OCCUPANCY OF THE REAL PROPERTY CONVERTED BEFORE THE RECORDING OF THE PLAT.

**11. PURCHASER MAY NOT USE OR OCCUPY PROPERTY DESCRIBED IN A PLAT OR REPLAT 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. CENTRAL SEWER COLLECTION AND TREATMENT IS PROVIDED BY DOUBLE DIAMOND UTILITY COMPANY PRIVATE OR ON-SITE SEWAGE FACILITIES WILL NOT BE ALLOWED.**

**13. 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 LAWS OF THE JURISDICTIONS IN WHICH THE PROPERTY IS LOCATED.

**14. 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 LAWS OF THE JURISDICTIONS IN WHICH THE PROPERTY IS LOCATED.**

**15. JOHNSON COUNTY IS RELYING UPON THE DEVELOPER/PROPERTY OWNER TO MAKE ACCURATE AND TRUTHFUL REPRESENTATIONS UPON WHICH JOHNSON COUNTY CAN MAKE DETERMINATIONS REGARDING THE APPROVAL OR DISAPPROVAL OF THIS PLAT.**

**16. JOHNSON COUNTY**  
THE PROJECT DEVELOPER, MAINTAINING THIS PLAT IN JOHNSON COUNTY FOR APPROVAL AND THE OWNER OF THE PROPERTY THE SUBJECT OF THIS PLAT DO HEREBY AGREE TO JOINTLY AND SEVERALLY HOLD, GUARANTEE AND HOLD HARMLESS JOHNSON COUNTY AND THE COMMISSIONERS, OFFICIALS AND EMPLOYEES OF JOHNSON COUNTY FROM AND AGAINST ALL CLAIMS, DAMAGES, LOSSES AND EXPENSES, INCLUDING REASONABLE ATTORNEY'S FEES, INCURRED BY JOHNSON COUNTY'S APPROVAL OR FILING OF THE PLAT OR CONSTRUCTION OCCURRED OR ASSOCIATED THEREWITH.

**17. FILING A PLAT IS NOT ACCEPTANCE OF BOND FOR COUNTY MAINTENANCE**  
THE APPROVAL AND FILING OF A PLAT WHICH DEDICATES ROADS AND STREETS DOES NOT MAKE THE ROAD OR STREET SUBJECT OF THIS PLAT TO BE MAINTAINED BY JOHNSON COUNTY, TEXAS IN THE ABSENCE OF AN EXPRESS AGREEMENT TO THAT EFFECT. THE APPROVAL AND FILING OF THIS PLAT SHALL BE MAINTAINED BY THE COMMISSIONERS AND EMPLOYEES OF JOHNSON COUNTY AND SPECIFICALLY ACCEPTING SUCH ROAD, STREET OR PASSAGEWAY FOR COUNTY MAINTENANCE.



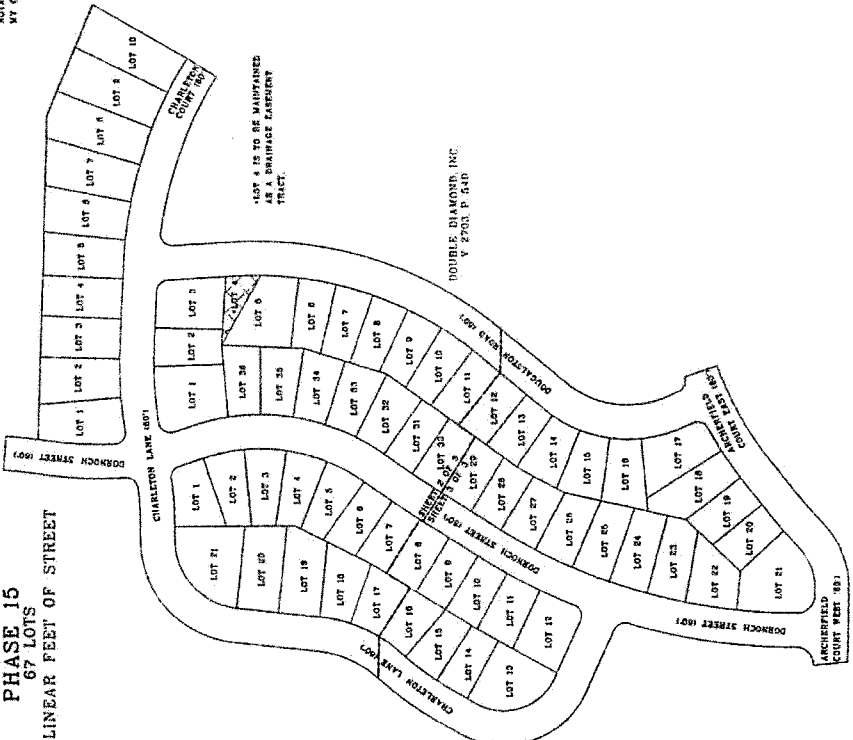
**RETREAT BOULEVARD**

**PROJECT SITE**

VICINITY MAP (NOT TO SCALE)

**THE RETREAT PHASE 15 67 LOTS**

**5076 LINEAR FEET OF STREET**



**SURVEYOR'S NOTES**

1. ALL BEARINGS AND DISTANCES ARE BASED ON THE TEXAS STATE PLATE, USING THE NATIONAL GRID (NAD 83), AS ESTABLISHED USING TRIMBLE TOTAL STATION.
2. THE BOUNDARY BETWEEN THE SUBJECT PROPERTY AND THE ADJACENT PROPERTY TO THE WEST AND SOUTH WAS DETERMINED BY A SURVEY AND PROPERTY RECORDS WERE PREPARED WITHOUT THE BENEFIT OF AN ASPECT OF TITLE THEREON THERE MAY BE EASEMENTS OR OTHER MATTERS THAT COULD AFFECT AND ARE NOT SHOWN.
3. ALL CORNERS SET ARE 1/2" FROM CORNER SET WITH CAP STAMPED INCE R.P.L.E. WITH UNLESS OTHERWISE NOTED.

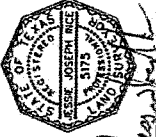
GRAPHIC SCALE  
1" = 60'  
1" = 120'

PLAT RECORDED IN \_\_\_\_\_ PAGE \_\_\_\_\_ SLIDE \_\_\_\_\_  
VOLUME \_\_\_\_\_

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

**SURVEYOR'S CERTIFICATION**

I, THE UNDERSIGNED, A REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF TEXAS, HEREBY CERTIFY THAT I AM A LICENSED SURVEYOR AND THAT I HAVE CONDUCTED AN ACTUAL SURVEY OF THE PROPERTY MADE UNDER MY SUPERVISION OF THE GRADING.



THESE PROFESSIONAL LAND SURVEYOR  
TRADE ASSOCIATION NO. 1075

SHEET 1 OF 3

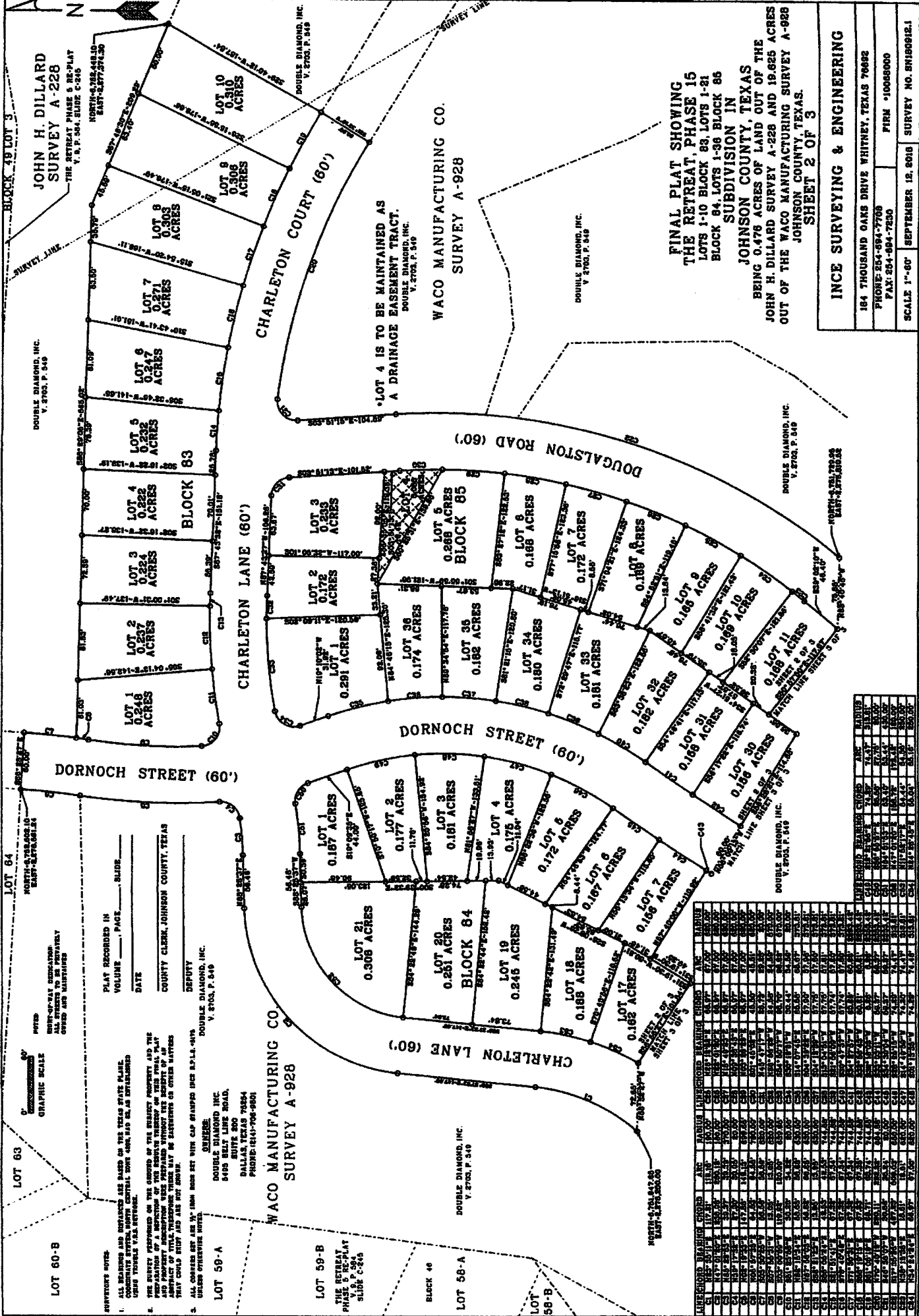
**INCE SURVEYING & ENGINEERING**

104 THOUSAND OAKS DRIVE, WHITNEY, TEXAS 76602  
PHONE: 254-694-7700 FAX: 254-694-7230 FIRM #10068000

SCALE: 1"=60' SEPTEMBER 12, 2018 SURVEY NO. SN100012.1

**FINAL PLAT SHOWING THE RETREAT, PHASE 15 LOTS 1-10 BLOCK 83, LOTS 1-21, BLOCK 84, LOTS 1-36 BLOCK 85 SUBDIVISION IN JOHNSON COUNTY, TEXAS**

BEING 0.476 ACRES OF LAND OUT OF THE JOHN H. DILLARD SURVEY A-228 AND 19.625 ACRES OUT OF THE WACO MANUFACTURING SURVEY A-928 JOHNSON COUNTY, TEXAS.



**RECORDERS NOTES:**

- ALL BEARINGS AND DISTANCES ARE BASED ON THE TEXAS STATE PLANE. ALL DISTANCES TO BE MEASURED TO THE CENTER OF THE CURVE UNLESS OTHERWISE NOTED.
- THE SURVEY WAS PREPARED ON THE CORNER OF THE EXISTING PROPERTY AND THE PRESENTATION OF A SECTION OF THE SURVEY TRACT OR THIS FINAL PLAT AND PROPERTY DESCRIPTION WAS PREPARED WITHOUT THE BENEFIT OF AN INSPECTION OF THE SURVEY TRACT OR THIS FINAL PLAT BY ANY OTHER PARTY THAT COULD SHOW AND USE THE TRACT.
- ALL CORNERS ARE 1/4" IRON ROD SET WITH CAP GRINDER TYPE S.P.L.S. WITH 1/4" BRASS ORANGE MARK.

**WACO MANUFACTURING CO. SURVEY A-928**

DOUBLE DIAMOND, INC.  
5195 BELT LINE ROAD,  
DALLAS, TEXAS 75254  
PHONE: 254-994-7688

**WACO MANUFACTURING CO. SURVEY A-928**

DOUBLE DIAMOND, INC.  
5195 BELT LINE ROAD,  
DALLAS, TEXAS 75254  
PHONE: 254-994-7688

**WACO MANUFACTURING CO. SURVEY A-928**

DOUBLE DIAMOND, INC.  
5195 BELT LINE ROAD,  
DALLAS, TEXAS 75254  
PHONE: 254-994-7688

**WACO MANUFACTURING CO. SURVEY A-928**

DOUBLE DIAMOND, INC.  
5195 BELT LINE ROAD,  
DALLAS, TEXAS 75254  
PHONE: 254-994-7688

**WACO MANUFACTURING CO. SURVEY A-928**

DOUBLE DIAMOND, INC.  
5195 BELT LINE ROAD,  
DALLAS, TEXAS 75254  
PHONE: 254-994-7688

**WACO MANUFACTURING CO. SURVEY A-928**

DOUBLE DIAMOND, INC.  
5195 BELT LINE ROAD,  
DALLAS, TEXAS 75254  
PHONE: 254-994-7688

**WACO MANUFACTURING CO. SURVEY A-928**

DOUBLE DIAMOND, INC.  
5195 BELT LINE ROAD,  
DALLAS, TEXAS 75254  
PHONE: 254-994-7688

**WACO MANUFACTURING CO. SURVEY A-928**

DOUBLE DIAMOND, INC.  
5195 BELT LINE ROAD,  
DALLAS, TEXAS 75254  
PHONE: 254-994-7688

**WACO MANUFACTURING CO. SURVEY A-928**

DOUBLE DIAMOND, INC.  
5195 BELT LINE ROAD,  
DALLAS, TEXAS 75254  
PHONE: 254-994-7688

**WACO MANUFACTURING CO. SURVEY A-928**

DOUBLE DIAMOND, INC.  
5195 BELT LINE ROAD,  
DALLAS, TEXAS 75254  
PHONE: 254-994-7688

**WACO MANUFACTURING CO. SURVEY A-928**

DOUBLE DIAMOND, INC.  
5195 BELT LINE ROAD,  
DALLAS, TEXAS 75254  
PHONE: 254-994-7688

**WACO MANUFACTURING CO. SURVEY A-928**

DOUBLE DIAMOND, INC.  
5195 BELT LINE ROAD,  
DALLAS, TEXAS 75254  
PHONE: 254-994-7688

**WACO MANUFACTURING CO. SURVEY A-928**

DOUBLE DIAMOND, INC.  
5195 BELT LINE ROAD,  
DALLAS, TEXAS 75254  
PHONE: 254-994-7688

**WACO MANUFACTURING CO. SURVEY A-928**

DOUBLE DIAMOND, INC.  
5195 BELT LINE ROAD,  
DALLAS, TEXAS 75254  
PHONE: 254-994-7688

**WACO MANUFACTURING CO. SURVEY A-928**

DOUBLE DIAMOND, INC.  
5195 BELT LINE ROAD,  
DALLAS, TEXAS 75254  
PHONE: 254-994-7688

**WACO MANUFACTURING CO. SURVEY A-928**

DOUBLE DIAMOND, INC.  
5195 BELT LINE ROAD,  
DALLAS, TEXAS 75254  
PHONE: 254-994-7688

**WACO MANUFACTURING CO. SURVEY A-928**

DOUBLE DIAMOND, INC.  
5195 BELT LINE ROAD,  
DALLAS, TEXAS 75254  
PHONE: 254-994-7688

**WACO MANUFACTURING CO. SURVEY A-928**

DOUBLE DIAMOND, INC.  
5195 BELT LINE ROAD,  
DALLAS, TEXAS 75254  
PHONE: 254-994-7688

**WACO MANUFACTURING CO. SURVEY A-928**

DOUBLE DIAMOND, INC.  
5195 BELT LINE ROAD,  
DALLAS, TEXAS 75254  
PHONE: 254-994-7688

**WACO MANUFACTURING CO. SURVEY A-928**

DOUBLE DIAMOND, INC.  
5195 BELT LINE ROAD,  
DALLAS, TEXAS 75254  
PHONE: 254-994-7688

**WACO MANUFACTURING CO. SURVEY A-928**

DOUBLE DIAMOND, INC.  
5195 BELT LINE ROAD,  
DALLAS, TEXAS 75254  
PHONE: 254-994-7688

**WACO MANUFACTURING CO. SURVEY A-928**

DOUBLE DIAMOND, INC.  
5195 BELT LINE ROAD,  
DALLAS, TEXAS 75254  
PHONE: 254-994-7688

**WACO MANUFACTURING CO. SURVEY A-928**

DOUBLE DIAMOND, INC.  
5195 BELT LINE ROAD,  
DALLAS, TEXAS 75254  
PHONE: 254-994-7688

**WACO MANUFACTURING CO. SURVEY A-928**

DOUBLE DIAMOND, INC.  
5195 BELT LINE ROAD,  
DALLAS, TEXAS 75254  
PHONE: 254-994-7688

**WACO MANUFACTURING CO. SURVEY A-928**

DOUBLE DIAMOND, INC.  
5195 BELT LINE ROAD,  
DALLAS, TEXAS 75254  
PHONE: 254-994-7688

**WACO MANUFACTURING CO. SURVEY A-928**

DOUBLE DIAMOND, INC.  
5195 BELT LINE ROAD,  
DALLAS, TEXAS 75254  
PHONE: 254-994-7688

**WACO MANUFACTURING CO. SURVEY A-928**

DOUBLE DIAMOND, INC.  
5195 BELT LINE ROAD,  
DALLAS, TEXAS 75254  
PHONE: 254-994-7688

**WACO MANUFACTURING CO. SURVEY A-928**

DOUBLE DIAMOND, INC.  
5195 BELT LINE ROAD,  
DALLAS, TEXAS 75254  
PHONE: 254-994-7688

**FINAL PLAT SHOWING THE RETREAT, PHASE 15**  
LOTS 1-10 BLOCK 83, LOTS 1-81 BLOCK 84, LOTS 1-36 BLOCK 85  
SUBDIVISION IN JOHNSON COUNTY, TEXAS  
BEING 0.476 ACRES OF LAND OUT OF THE JOHN H. DILLARD SURVEY A-228 AND 19.625 ACRES OUT OF THE WACO MANUFACTURING SURVEY A-928  
JOHNSON COUNTY, TEXAS.  
SHEET 2 OF 3

**INCE SURVEYING & ENGINEERING**  
184 THOUSAND OAKS DRIVE WHITNEY, TEXAS 76082  
PHONE: 254-994-7768  
FAX: 254-984-7830  
FIRM #10068000  
SCALE 1"=60' SEPTEMBER 12, 2016 SURVEY NO. SM160912.1

TRACT	OWNER	ACRES	AREA	PERCENTAGE	REMARKS
C1	WACO MANUFACTURING CO.	0.187	0.187	100%	LOT 1
C2	WACO MANUFACTURING CO.	0.177	0.177	100%	LOT 2
C3	WACO MANUFACTURING CO.	0.161	0.161	100%	LOT 3
C4	WACO MANUFACTURING CO.	0.175	0.175	100%	LOT 4
C5	WACO MANUFACTURING CO.	0.172	0.172	100%	LOT 5
C6	WACO MANUFACTURING CO.	0.187	0.187	100%	LOT 6
C7	WACO MANUFACTURING CO.	0.168	0.168	100%	LOT 7
C8	WACO MANUFACTURING CO.	0.168	0.168	100%	LOT 8
C9	WACO MANUFACTURING CO.	0.168	0.168	100%	LOT 9
C10	WACO MANUFACTURING CO.	0.168	0.168	100%	LOT 10
C11	WACO MANUFACTURING CO.	0.168	0.168	100%	LOT 11
C12	WACO MANUFACTURING CO.	0.168	0.168	100%	LOT 12
C13	WACO MANUFACTURING CO.	0.168	0.168	100%	LOT 13
C14	WACO MANUFACTURING CO.	0.168	0.168	100%	LOT 14
C15	WACO MANUFACTURING CO.	0.168	0.168	100%	LOT 15
C16	WACO MANUFACTURING CO.	0.168	0.168	100%	LOT 16
C17	WACO MANUFACTURING CO.	0.168	0.168	100%	LOT 17
C18	WACO MANUFACTURING CO.	0.168	0.168	100%	LOT 18
C19	WACO MANUFACTURING CO.	0.168	0.168	100%	LOT 19
C20	WACO MANUFACTURING CO.	0.168	0.168	100%	LOT 20
C21	WACO MANUFACTURING CO.	0.168	0.168	100%	LOT 21
C22	WACO MANUFACTURING CO.	0.168	0.168	100%	LOT 22
C23	WACO MANUFACTURING CO.	0.168	0.168	100%	LOT 23
C24	WACO MANUFACTURING CO.	0.168	0.168	100%	LOT 24
C25	WACO MANUFACTURING CO.	0.168	0.168	100%	LOT 25
C26	WACO MANUFACTURING CO.	0.168	0.168	100%	LOT 26
C27	WACO MANUFACTURING CO.	0.168	0.168	100%	LOT 27
C28	WACO MANUFACTURING CO.	0.168	0.168	100%	LOT 28
C29	WACO MANUFACTURING CO.	0.168	0.168	100%	LOT 29
C30	WACO MANUFACTURING CO.	0.168	0.168	100%	LOT 30
C31	WACO MANUFACTURING CO.	0.168	0.168	100%	LOT 31
C32	WACO MANUFACTURING CO.	0.168	0.168	100%	LOT 32
C33	WACO MANUFACTURING CO.	0.168	0.168	100%	LOT 33
C34	WACO MANUFACTURING CO.	0.168	0.168	100%	LOT 34
C35	WACO MANUFACTURING CO.	0.168	0.168	100%	LOT 35
C36	WACO MANUFACTURING CO.	0.168	0.168	100%	LOT 36
C37	WACO MANUFACTURING CO.	0.168	0.168	100%	LOT 37
C38	WACO MANUFACTURING CO.	0.168	0.168	100%	LOT 38
C39	WACO MANUFACTURING CO.	0.168	0.168	100%	LOT 39
C40	WACO MANUFACTURING CO.	0.168	0.168	100%	LOT 40
C41	WACO MANUFACTURING CO.	0.168	0.168	100%	LOT 41
C42	WACO MANUFACTURING CO.	0.168	0.168	100%	LOT 42
C43	WACO MANUFACTURING CO.	0.168	0.168	100%	LOT 43
C44	WACO MANUFACTURING CO.	0.168	0.168	100%	LOT 44
C45	WACO MANUFACTURING CO.	0.168	0.168	100%	LOT 45
C46	WACO MANUFACTURING CO.	0.168	0.168	100%	LOT 46
C47	WACO MANUFACTURING CO.	0.168	0.168	100%	LOT 47
C48	WACO MANUFACTURING CO.	0.168	0.168	100%	LOT 48
C49	WACO MANUFACTURING CO.	0.168	0.168	100%	LOT 49
C50	WACO MANUFACTURING CO.	0.168	0.168	100%	LOT 50
C51	WACO MANUFACTURING CO.	0.168	0.168	100%	LOT 51
C52	WACO MANUFACTURING CO.	0.168	0.168	100%	LOT 52
C53	WACO MANUFACTURING CO.	0.168	0.168	100%	LOT 53
C54	WACO MANUFACTURING CO.	0.168	0.168	100%	LOT 54
C55	WACO MANUFACTURING CO.	0.168	0.168	100%	LOT 55
C56	WACO MANUFACTURING CO.	0.168	0.168	100%	LOT 56
C57	WACO MANUFACTURING CO.	0.168	0.168	100%	LOT 57
C58	WACO MANUFACTURING CO.	0.168	0.168	100%	LOT 58
C59	WACO MANUFACTURING CO.	0.168	0.168	100%	LOT 59
C60	WACO MANUFACTURING CO.	0.168	0.168	100%	LOT 60
C61	WACO MANUFACTURING CO.	0.168	0.168	100%	LOT 61
C62	WACO MANUFACTURING CO.	0.168	0.168	100%	LOT 62
C63	WACO MANUFACTURING CO.	0.168	0.168	100%	LOT 63
C64	WACO MANUFACTURING CO.	0.168	0.168	100%	LOT 64
C65	WACO MANUFACTURING CO.	0.168	0.168	100%	LOT 65
C66	WACO MANUFACTURING CO.	0.168	0.168	100%	LOT 66
C67	WACO MANUFACTURING CO.	0.168	0.168	100%	LOT 67
C68	WACO MANUFACTURING CO.	0.168	0.168	100%	LOT 68
C69	WACO MANUFACTURING CO.	0.168	0.168	100%	LOT 69
C70	WACO MANUFACTURING CO.	0.168	0.168	100%	LOT 70
C71	WACO MANUFACTURING CO.	0.168	0.168	100%	LOT 71
C72	WACO MANUFACTURING CO.	0.168	0.168	100%	LOT 72
C73	WACO MANUFACTURING CO.	0.168	0.168	100%	LOT 73
C74	WACO MANUFACTURING CO.	0.168	0.168	100%	LOT 74
C75	WACO MANUFACTURING CO.	0.168	0.168	100%	LOT 75
C76	WACO MANUFACTURING CO.	0.168	0.168	100%	LOT 76
C77	WACO MANUFACTURING CO.	0.168	0.168	100%	LOT 77
C78	WACO MANUFACTURING CO.	0.168	0.168	100%	LOT 78
C79	WACO MANUFACTURING CO.	0.168	0.168	100%	LOT 79
C80	WACO MANUFACTURING CO.	0.168	0.168	100%	LOT 80
C81	WACO MANUFACTURING CO.	0.168	0.168	100%	LOT 81
C82	WACO MANUFACTURING CO.	0.168	0.168	100%	LOT 82
C83	WACO MANUFACTURING CO.	0.168	0.168	100%	LOT 83
C84	WACO MANUFACTURING CO.	0.168	0.168	100%	LOT 84
C85	WACO MANUFACTURING CO.	0.168	0.168	100%	LOT 85
C86	WACO MANUFACTURING CO.	0.168	0.168	100%	LOT 86
C87	WACO MANUFACTURING CO.	0.168	0.168	100%	LOT 87
C88	WACO MANUFACTURING CO.	0.168	0.168	100%	LOT 88
C89	WACO MANUFACTURING CO.	0.168	0.168	100%	LOT 89
C90	WACO MANUFACTURING CO.	0.168	0.168	100%	LOT 90
C91	WACO MANUFACTURING CO.	0.168	0.168	100%	LOT 91
C92	WACO MANUFACTURING CO.	0.168	0.168	100%	LOT 92
C93	WACO MANUFACTURING CO.	0.168	0.168	100%	LOT 93
C94	WACO MANUFACTURING CO.	0.168	0.168	100%	LOT 94
C95	WACO MANUFACTURING CO.	0.168	0.168	100%	LOT 95
C96	WACO MANUFACTURING CO.	0.168	0.168	100%	LOT 96
C97	WACO MANUFACTURING CO.	0.168	0.168	100%	LOT 97
C98	WACO MANUFACTURING CO.	0.168	0.168	100%	LOT 98
C99	WACO MANUFACTURING CO.	0.168	0.168	100%	LOT 99
C100	WACO MANUFACTURING CO.	0.168	0.168	100%	LOT 100

**INVESTOR'S NOTES**

- ALL MEASUREMENTS SHOWN ARE BASED ON THE TEXAS STATE PLAT, COMMISSIONERS' OFFICE, DALLAS, TEXAS, VOL. 82, P. 278-283.
- THIS SURVEY WAS MADE ON THE GROUND OF THE SURVEY PROPERTY AND THE PREPARATION OF A CERTIFICATE OF THE COMMISSIONERS OF THIS FINAL PLAT AND THE RECORDING THEREOF IN THE PUBLIC RECORDS OF THE COUNTY OF ARCHERFIELD, TEXAS, MAY BE SUBJECT TO OTHER MATTERS THAT COULD AFFECT AND ARE NOT SHOWN.
- ALL CORNERS ARE 1/4" DIA. IRON ROD SET WITH CAP STAMPED WITH BALL-408 UNLESS OTHERWISE NOTED.

**NOTES:**

- RIGHT-OF-WAY INDICATED: ALL RIGHTS TO BE PRIVATELY OPENED OR MAINTAINED.
- OWNER: **DOUBLE DIAMOND, INC.**
- ADDRESS: 5400 ROCKY LANE ROAD, SUITE 200, DALLAS, TEXAS 75244. PHONE: (214) 706-9261

GRAPHIC SCALE

PLAT RECORDED IN VOLUME \_\_\_\_\_ PAGE \_\_\_\_\_ SLIDE \_\_\_\_\_ DATE \_\_\_\_\_

COURT CLERK, JOHNSON COUNTY, TEXAS  
DEPUTY

**DOUBLE DIAMOND, INC.**  
V. 2703, P. 549

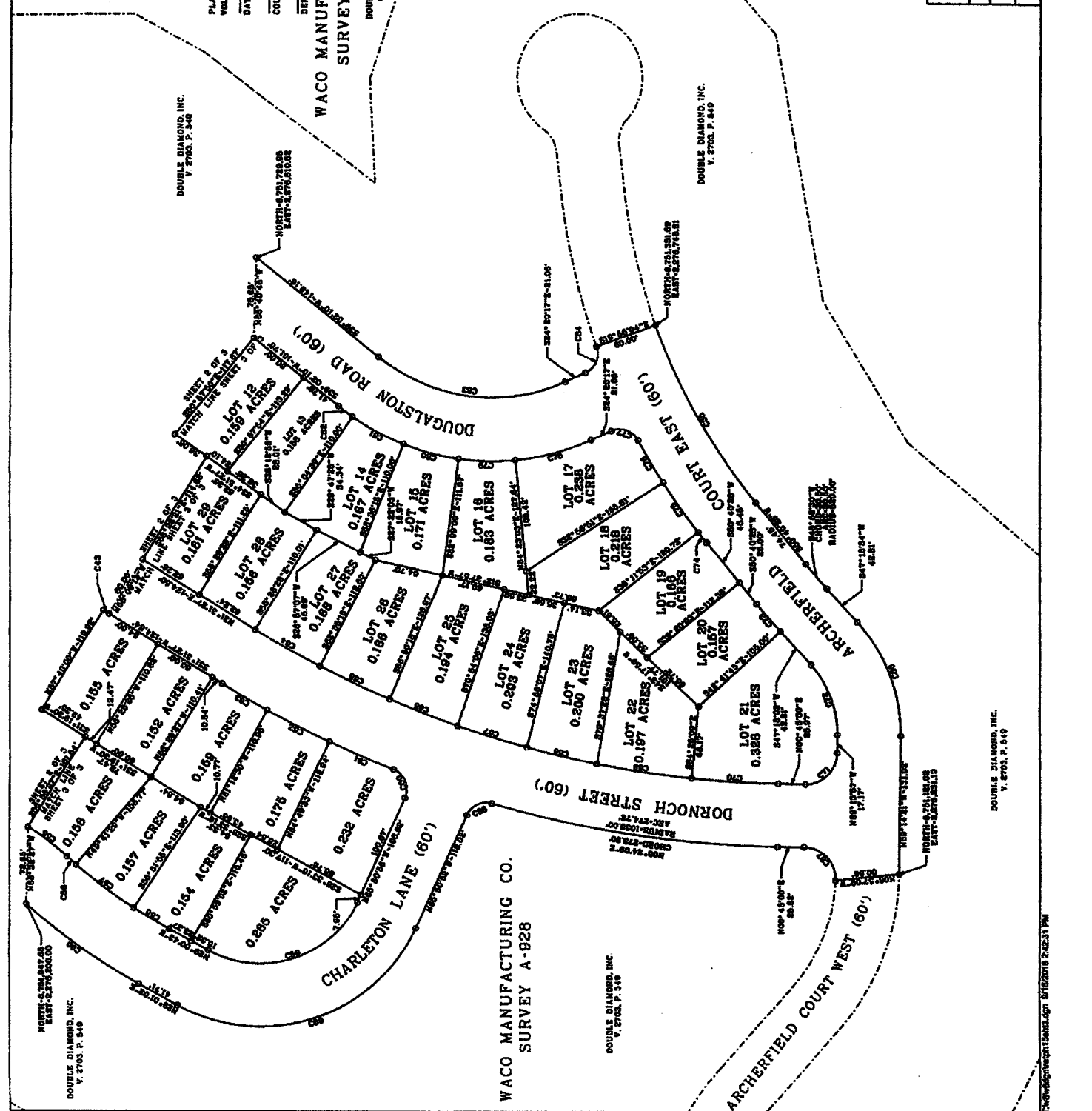
**WACO MANUFACTURING CO. SURVEY A-928**

**DOUBLE DIAMOND, INC.**  
V. 2703, P. 549

SECTION	BEARING	CHORD	ARC	ANGLE
C60	S89°10'00"W	17.00'	17.00'	90.00°
C61	S89°10'00"W	17.00'	17.00'	90.00°
C62	S89°10'00"W	17.00'	17.00'	90.00°
C63	S89°10'00"W	17.00'	17.00'	90.00°
C64	S89°10'00"W	17.00'	17.00'	90.00°
C65	S89°10'00"W	17.00'	17.00'	90.00°
C66	S89°10'00"W	17.00'	17.00'	90.00°
C67	S89°10'00"W	17.00'	17.00'	90.00°
C68	S89°10'00"W	17.00'	17.00'	90.00°
C69	S89°10'00"W	17.00'	17.00'	90.00°
C70	S89°10'00"W	17.00'	17.00'	90.00°
C71	S89°10'00"W	17.00'	17.00'	90.00°
C72	S89°10'00"W	17.00'	17.00'	90.00°
C73	S89°10'00"W	17.00'	17.00'	90.00°
C74	S89°10'00"W	17.00'	17.00'	90.00°
C75	S89°10'00"W	17.00'	17.00'	90.00°
C76	S89°10'00"W	17.00'	17.00'	90.00°
C77	S89°10'00"W	17.00'	17.00'	90.00°
C78	S89°10'00"W	17.00'	17.00'	90.00°
C79	S89°10'00"W	17.00'	17.00'	90.00°
C80	S89°10'00"W	17.00'	17.00'	90.00°
C81	S89°10'00"W	17.00'	17.00'	90.00°
C82	S89°10'00"W	17.00'	17.00'	90.00°
C83	S89°10'00"W	17.00'	17.00'	90.00°
C84	S89°10'00"W	17.00'	17.00'	90.00°
C85	S89°10'00"W	17.00'	17.00'	90.00°
C86	S89°10'00"W	17.00'	17.00'	90.00°
C87	S89°10'00"W	17.00'	17.00'	90.00°
C88	S89°10'00"W	17.00'	17.00'	90.00°
C89	S89°10'00"W	17.00'	17.00'	90.00°
C90	S89°10'00"W	17.00'	17.00'	90.00°
C91	S89°10'00"W	17.00'	17.00'	90.00°
C92	S89°10'00"W	17.00'	17.00'	90.00°
C93	S89°10'00"W	17.00'	17.00'	90.00°
C94	S89°10'00"W	17.00'	17.00'	90.00°
C95	S89°10'00"W	17.00'	17.00'	90.00°
C96	S89°10'00"W	17.00'	17.00'	90.00°
C97	S89°10'00"W	17.00'	17.00'	90.00°
C98	S89°10'00"W	17.00'	17.00'	90.00°
C99	S89°10'00"W	17.00'	17.00'	90.00°
C00	S89°10'00"W	17.00'	17.00'	90.00°

**FINAL PLAT SHOWING THE RETREAT, PHASE 15**  
**LOTS 1-10 BLOCK 83, LOTS 1-21, BLOCK 84, LOTS 1-36, BLOCK 85**  
**SUBDIVISION IN JOHNSON COUNTY, TEXAS**  
 BEING 0.478 ACRES OF LAND OUT OF THE JOHN H. DILLARD SURVEY A-228 AND 19.625 ACRES OUT OF THE WACO MANUFACTURING SURVEY A-928  
 JOHNSON COUNTY, TEXAS.  
**SHEET 3 OF 3**

**INCE SURVEYING & ENGINEERING**  
 184 THOUSAND OAKS DRIVE WHITNEY, TEXAS 78065  
 PHONE: 254-694-7765 FIRM: 10088000  
 FAX: 254-694-7830  
 SCALE 1"=60' SEPTEMBER 12, 2018 SURVEY NO. S18190912.1



**DOUBLE DIAMOND, INC.**  
V. 2703, P. 549

**DOUBLE DIAMOND, INC.**  
V. 2703, P. 549

**DOUBLE DIAMOND, INC.**  
V. 2703, P. 549

**DOUBLE DIAMOND, INC.**  
V. 2703, P. 549

