



**AGENDA PLACEMENT FORM**

(Submission Deadline – Monday, 5:00 PM before Regular Court Meetings)

Date: July 14, 2023

COMMISSIONERS COURT

Meeting Date: July 24, 2023

JUL 24 2023

Submitted By: Julie Edmiston

Department/Office: Public Works

**Approved**

Signature of Director/Official: \_\_\_\_\_

Agenda Title:

Variance

**Public Description** (Description should be 2-4 sentences explaining to the Court and the public what action is recommended and why it is necessary):

Consideration of Variance to allow The Retreat, Phase 27, to construct Roads with 20' Width of Pavement, 16% Roadway Gradient along Eagle Oaks Ct and 18% Gradient along Palm Hills Court, 60' radius for all Cul-de-Sacs, 10' Utility Easements on Front and Rear Lot Lines, (continued on next page).

(May attach additional sheets if necessary)

Person to Present: Jennifer VanderLaan

(Presenter must be present for the item unless the item is on the Consent Agenda)

Supporting Documentation: (check one) PUBLIC  CONFIDENTIAL

(PUBLIC documentation may be made available to the public prior to the Meeting)

Estimated Length of Presentation: 10 minutes

Session Requested: Action Item (Action Item, Workshop, Consent, Executive)

Check All Departments That Have Been Notified:

County Attorney  IT  Purchasing  Auditor   
Personnel  Public Works  Facilities Management

Other Department/Official (list) \_\_\_\_\_

**Please Inter-Office All Original Documents to County Judge's Office Prior to Deadline & List All External Persons Who Need a Copy of Signed Documents In Your Submission Email**

**Place Water Lines Right of Way and Not to Place Sewer Lines Under the Middle of the Streets, and to Install HDPE Pipe for Storm Sewer Culverts instead of Corrugated Metal Pipe. Precinct 1**



## Johnson County Public Works Department

Jennifer VanderLaan / Director of Public Works

2 North Mill Street, Suite 305

Cleburne, Texas 76033

817-556-6380

### VARIANCE REQUEST

Johnson County Subdivision Rules and Regulations outline what is required under the adopted Rules and Regulations. To request a variance for a deviation or exception to those Rules and Regulations for a lot or tract (ex: road frontage, etc.) please provide the following information.

Variance fee is \$120 per request. This request will be presented to the Commissioner's Court for their decision.

Name Double Diamond, Inc. Date 06-16-2023

Phone Number 214-706-7857

Email Address rgracy@ddresorts.com

Property Information for Variance Request:

Property 911 address 7725 F.M. 1434, Cleburne, Tx. 76033

Subdivision name The Retreat, Phase 27 Block Multiple Lot Multiple

Survey Lee Jr., Ridley, Woods, Bullard, Spear, Toby, Haggard Abstract 512, 736, 910, 1066, 796, 847, 958 Acreage 100.829

Request See attached.

Reason for request To maintain consistency and conformity to the "master plan" throughout the development. See accompanying letters (2)

from the Engineers/Surveyor (Greg Edwards, P.E. and Jessie J. Ince, P.E., R.P.L.S.) for specific items requested and justification.

This request is the result of all documentation reviewed by Johnson County to date.

Provide the following with this request:

- Copy of plat (if property has been platted)
- Copy of property deed
- Survey or drawing showing existing structures

Revised 09/14/2022





Planning Communities - Designing the Systems That Serve Them

2415 N. Elm Street  
Denton, TX 76201  
940.380.9453  
www.ae-grp.com  
TBPE Firm #: 7898

July 3, 2023

Randy Gracy  
Double Diamond Co.  
5495 Beltline Road, suite 200  
Dallas, Texas 75254  
Ph: 214-706-9800  
FX: 214-706-7823

Re: The Retreat Phase -27, Engineering Standards Variance requests

Dear Randy:

As you are aware, The Retreat is a relatively unique resort community with a long history of quality development, that does not lend itself to standard development requirements. To process Phase 27 as you envision, I believe it is necessary to request the following variances:

**Minimum Pavement width of 22'**

The Retreat is a resort community on over 3,000 acres, with over 2,500 lots having been platted over the last 25 years and several miles of roads which have been maintained by the Resort. Your standard roadway section has been the 20' roadway which we have been showing on your construction plans since Phase 9. Typically, within the resort, the road subgrades are taken down to rock. When the subgrades are on expansive materials, you provide lime stabilization, which typically exceeds the Johnson County Requirement. With the very low occupancy (approximately 150 existing homes) the narrower width has not resulted in any known traffic related problems, and the trade-off between the reduced width verses the extra strength as Grayson County has approved, has served your maintenance responsibilities well in both the Retreat and your Rock Creek Resort in Grayson County.

**Maximum roadway gradient of 10%**

The majority of the roadways in the Retreat are local streets whose primary function is to provide access to the adjacent residential lots. The rolling hills, bluffs and valleys of the Retreat make for beautiful landscapes and vistas, but gives us challenges in meeting slope requirements. We have two locations where the 10% rule does not appear to add value to your project.

Along Eagle Oaks Court from station 4+00 to 10+00 the natural grade exceeds 10% by over 24'. To comply with the 10% maximum gradient you would have several lots where the buildable area for the homes will be more than 10' above or below the local street. Not only your costs to achieve the 10% gradient but the adjacent homeowner would be required to have steep and expensive driveways to access their homes. The variance appears to be the best method of overcoming the conflict between the steep slopes and affordable access to the lots and the proposed design has a maximum grade of 16% from station 5+2. To 6+25.

Along Palm Hills Court (connector road) from station 0+30 (intersection with South Shore Court) to station 6+25 you have about over 84' of natural fall. I know you have explored several routes to get the connector roads from the top of the bluff to the edge of the



floodplain where it could be connected to the East side of the creek, and found this route to be the gentlest location to make that connection. The proposed plans show a maximum grade of 18% from station 5+25 to 6+25.

Portions of The Retreat Boulevard have steeper slopes than we are proposing here and have been in been privately maintained and provided valuable access to the development for at least 20 years we would hope that this proved track record will encourage the Commission's support of your request for variance in these two locations.

Please call me at (940) 391-8487 if you have any questions.

Sincerely,

Greg Edwards, P.E.  
**Allison Engineering Group**

CC: Philip Ellis, Christie Rotramel, Ron Canon, Jesse Ince

⋮

184 Thousand Oaks Drive  
Whitney, Texas 76692  
254-694-7708  
[jessie01@windstream.net](mailto:jessie01@windstream.net)  
Firm #10068000

# Ince Surveying & Engineering

July 14, 2023

Mary Bullock  
Johnson County  
Public Works  
2 N Mill St. Suite 305  
Cleburne, Tx 76033

RE: The Retreat Phase 27  
Variance requests (3<sup>rd</sup> draft)

Dear Ms. Bullock,

Each of the items for which we need to request a variance are listed below with justification:

## **VARIANCE #1 - Minimum Pavement width of 22'**

The Retreat is a resort community on over 3,000 acres, with over 2,500 lots having been platted over the last 25 years and several miles of roads which have been maintained by the Resort. Your standard roadway section has been the 20' roadway which we have been showing on your construction plans since Phase 9. Typically, within the resort, the road subgrades are taken down to rock. When the subgrades are on expansive materials, you provide lime stabilization, which typically exceeds the Johnson County Requirement. With the very low occupancy (approximately 150 existing homes) the narrower width has not resulted in any known traffic related problems, and the trade-off between the reduced width verses the extra strength as Grayson County has approved, has served your maintenance responsibilities well in both the Retreat and the Rock Creek Resort in Grayson County. **We are requesting a variance reducing the pavement width to 20'.**

## **VARIANCE #2 – Maximum Roadway Gradient of 10%**

The majority of the roadways in the Retreat are local streets whose primary function is to provide access to the adjacent residential lots. The rolling hills, bluffs and valleys of the Retreat make for a beautiful landscape and vistas, but give us challenges in meeting slope requirements. We have two locations where the 10% rule does not appear to add value to your project.

Along Southern Hills Drive from station 4+00 to 10+00 the natural grade exceeds 10% by over 24'. To comply this with the 10% maximum gradient, you would have several lots.

July 14, 2023

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where the buildable area for the homes will be more than 10' above or below the local street. Not only your costs to achieve the 10% gradient but the adjacent homeowner would be required to have steep and expensive driveways to access their homes. The variance appears to be the best method of overcoming the conflict between the steep slopes and affordable access to the lots and the proposed design has a maximum grade of 14.91% from station 5+25 to 6+25.

Along Palm Hills Drive (connector road) from station 0+30 (intersection with South Shore Court) to station 6+25 you have over 84' of natural fall. I know you have explored several routes to get the connector roads from the top of the bluff to the edge of the floodplain where it could be connected to the East side of the creek, and found this route to be the gentlest location to make that connection. The proposed plans show a maximum grade of 14.91% from station 1+25 to 6+50 with grades in excess of 10% from station 0+75 to 7+50.

Portions of The Retreat Boulevard have steeper slopes than we are proposing here and have been privately maintained and provided valuable access to the development for at least 20 years. We would hope that this proved track record will encourage the Commission's support of your request for variance in these two locations.

**VARIANCE #3 - 80 foot Cul-de-sac radius:** This would require a major redesign of all cul-de-sacs and adjoining lots and would impact the number of lots as well as the numbering system already established. The Retreat is 90% complete and enforcing this requirement near the end of the development would be inconsistent with what has been approved for the other 26 Phases. From a safety and maintenance perspective, the established design has proven to be sufficient over the past 21 years in this subdivision. **We are requesting a variance to keep the right of way radii at 60 foot for all cul-de-sacs.**

#### **VARIANCE #4 - Utility Easements**

The utility plan and layout for The Retreat is consistent across all Phases and has proven to be adequate, efficient, and to enhance the master plan for the development. **We are requesting variances to:**

- (a) reduce the utility and drainage easements along the front and rear of all lots from 15 feet to 10 feet.**
- (b) place the water lines within the right of way.**
- (c) not place the sewer lines under the middle of streets.**

#### **VARIANCE #5 - Use of HDPE Pipe for Storm Sewer culverts**

The Retreat has been using HDPE pipe on most of their projects since 2015. Based on manufacturer's information the HDPE pipe, when properly bedded, will support more load, seals better and is more resistant to corrosion than the Corrugated Metal Pipe (CMP) specified in the Subdivision Ordinance. Double Diamond has found the HDPE pipes to be easier to handle, install and joint than CMP. Since they are responsible for the maintenance, they would prefer to continue the use of this material. We hope the Commission will consider the HDPE to be a support product and allow the continued use of

July 14, 2023

Page 3

this material for roadway culverts on this project.

Phase 1 of The Retreat was approved by the Commissioners of Johnson County on May 14, 2002, and has been under development with a consistent "Master Plan" since that time. The design and layout of this Phase is consistent with that of the previous 26 Phases.

Please feel free to call with any questions.

Sincerely,

A handwritten signature in blue ink, appearing to read "Jessie Joseph Ince".

Jessie Joseph Ince, P.E., R.P.L.S.

Office: 254-694-7708

Cell: 254-602-2418



- SURVEYOR'S NOTES
- ALL BEARINGS AND DISTANCES ARE BASED ON THE TEXAS STATE PLANE COORDINATE SYSTEM, NORTH CENTRAL ZONE 1422, HAD AS ESTABLISHED USING TRIMBLE 785 REFLECTOR.
  - THE SURVEY PERFORMED ON THE GROUND OF THE SUBJECT PROPERTY AND THE PREPARATION OF A DEPICTION OF THE RESULTS THEREOF ON THIS FINAL PLAT AND PROPERTY DESCRIPTION WERE PREPARED WITHOUT THE BENEFIT OF AN ABSTRACT OF TITLE THEREFOR THERE MAY BE EASEMENTS OR OTHER MATTERS THAT COULD EXIST AND ARE NOT SHOWN
  - ALL CORNERS SET ARE MONUMENTED WITH 1/2" IRON RODS WITH CAP STAMPED "INCE R.P.L.S '5175" UNLESS OTHERWISE NOTED

LINEAR FEET BY ROAD	
TUSCANY HILLS COURT	1,188 FEET
CASTLE WOODS COURT	674 FEET
RUBY HILL COURT	709 FEET
WHISPERING PINES COURT	694 FEET
SOUTHERN HILLS DRIVE	2,754 FEET
RED LEDGES DRIVE	472 FEET
CYPRESS POINT DRIVE	390 FEET
GOVERNORS CLUB DRIVE	1,725 FEET
COYOTE CREEK DRIVE	188 FEET
MERIDIAN COURT	735 FEET
PALM HILLS DRIVE	5,745 FEET
FOREST LAKE LOOP	2,470 FEET
SALEM GLEN CROSSING	791 FEET
<b>18,515 LINEAR FEET OF NEW ROADWAY</b>	

PLAT RECORDED IN \_\_\_\_\_ SLIDE \_\_\_\_\_  
 INSTRUMENT # \_\_\_\_\_  
 DATE \_\_\_\_\_  
 COUNTY CLERK, JOHNSON COUNTY, TEXAS

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**FINAL PLAT SHOWING**  
 LOTS 1-28, BLOCK 97, LOTS 1-11, BLOCK 98, LOTS 1-18, BLOCK 99,  
 LOTS 1-39, BLOCK 100, LOTS 1-22, BLOCK 101, LOTS 1-14, BLOCK 102,  
 LOTS 1-49, BLOCK 103, LOTS 1-82, BLOCK 104, LOTS 1-21, BLOCK 105,  
 LOTS 1-10, BLOCK 106, GREENBELT TRACTS 1-7,  
 AND RESERVE TRACTS 1 AND 2.  
**THE RETREAT, PHASE 27 SUBDIVISION**  
**IN JOHNSON COUNTY, TEXAS**  
 BEING 0.229 ACRES OF LAND OUT OF THE ROBERT LEE JR. SURVEY A-512 AND 1.073 ACRES OF  
 LAND OUT OF THE MARK C. RIDLEY SURVEY A-730 AND 0.220 ACRES OF LAND OUT OF THE A.G.  
 WOODS SURVEY A-910 AND 88,230 ACRES OF LAND OUT OF THE ASA BULLARD SURVEY A-1066  
 AND 0.140 ACRES OF LAND OUT OF THE EDWARD SPEAR SURVEY A-798 AND 2.085 ACRES OF  
 LAND OUT OF THE T. TOSBY SURVEY A-947 AND 4.052 ACRES OF LAND OUT OF THE C. HAGGARD  
 SURVEY A-958 IN JOHNSON COUNTY, TEXAS.

**SHEET 1 OF 8**

**INCE SURVEYING & ENGINEERING**  
 184 THOUSAND OAKS DRIVE WHITNEY, TEXAS 78692  
 PHONE 254-694-7708 PIRM #10068000  
 FAX 254-694-7230  
 SCALE 1"=300' JUNE 30, 2023 SURVEY NO. SN220917.1

**NOW THEREFORE KNOWN TO ALL MEN BY THESE PRESENTS**  
 THAT DOUBLE DIAMOND, INC. OWNER OF THE ABOVE DESCRIBED TRACT OF LAND, DO HEREBY ADOPT THIS PLAT DESIGNATING THE HEREIN DESCRIBED PROPERTY AS LOTS  
 1-28, BLOCK 97, LOTS 1-11, BLOCK 98, LOTS 1-14, BLOCK 99, LOTS 1-39, BLOCK 100, LOTS  
 1-22, BLOCK 101, LOTS 1-14, BLOCK 102, LOTS 1-82, BLOCK 104, LOTS 1-21, BLOCK 105,  
 LOTS 1-10, BLOCK 106, GREENBELT TRACTS 1-7 AND RESERVE TRACTS  
 1 & 2 OF THE RETREAT PHASE 27 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 HERETO.

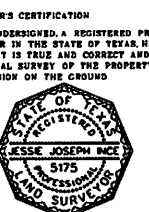
**SURVEYOR'S CERTIFICATION**  
 I, THE UNDERSIGNED, A REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF TEXAS, HEREBY CERTIFY THAT THIS PLAT IS TRUE AND CORRECT AND WAS PREPARED BY AN ACTUAL SURVEY OF THE PROPERTY MADE UNDER MY SUPERVISION ON THE GROUND

\_\_\_\_\_  
 RANDY GRACY-VICE PRESIDENT DATE \_\_\_\_\_

SWORN AND SUBSCRIBED BEFORE ME BY \_\_\_\_\_  
 THIS THE \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_  
 \_\_\_\_\_  
 NOTARY PUBLIC, STATE OF TEXAS  
 MY COMMISSION EXPIRES \_\_\_\_\_

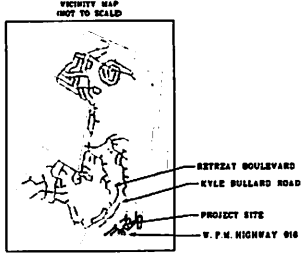
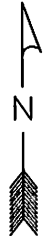
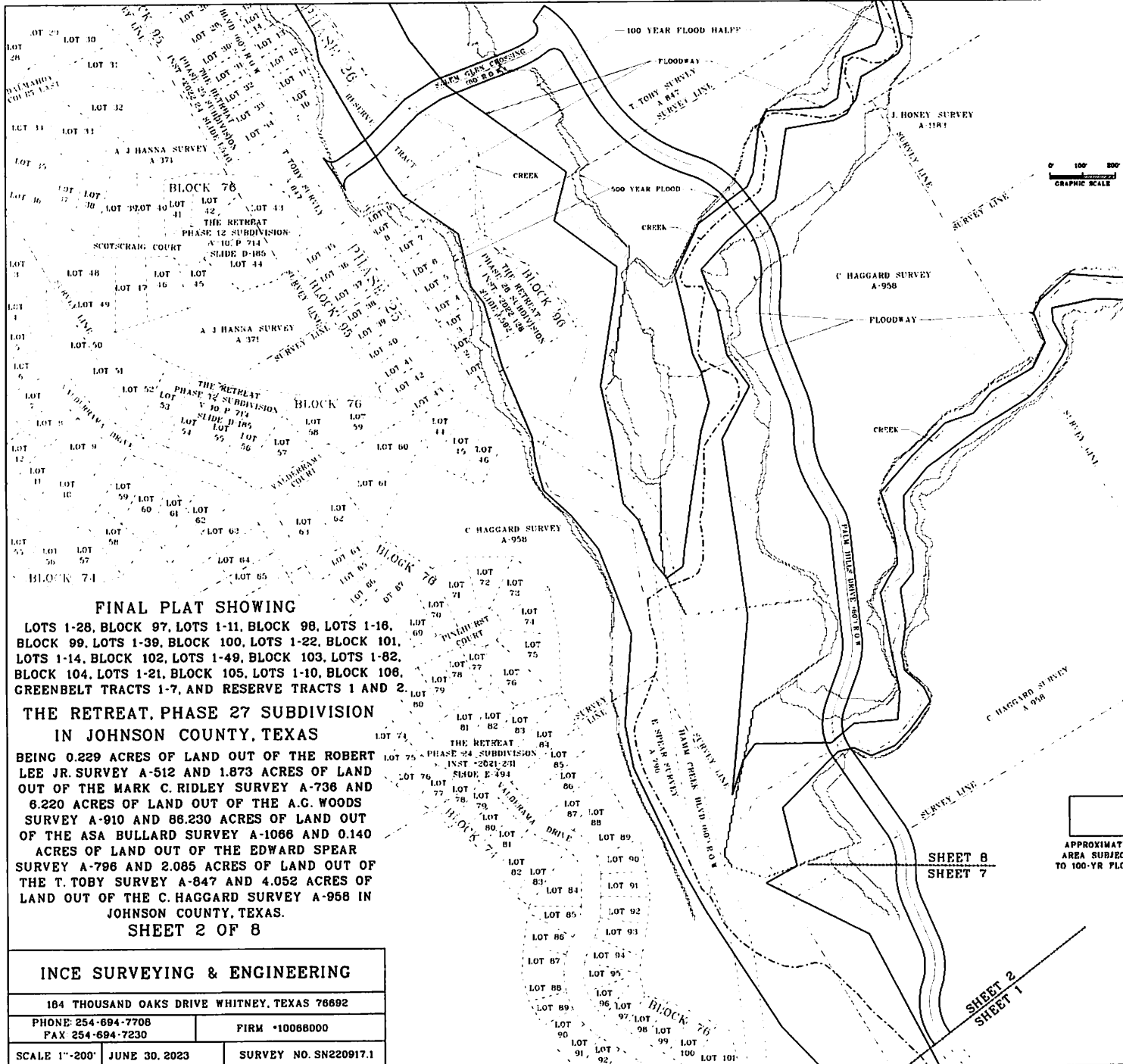
APPROVED BY JOHNSON COUNTY COMMISSIONER'S COURT ON THE \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_  
 \_\_\_\_\_  
 COUNTY JUDGE

**OWNER:**  
 DOUBLE DIAMOND INC.  
 12720 HILLCREST ROAD,  
 SUITE 400  
 DALLAS, TEXAS 75230  
 PHONE: (214)-708-7857



REGISTERED PROFESSIONAL LAND SURVEYOR  
 TEXAS REGISTRATION NO. 5175

- JOHNSON COUNTY, TEXAS NOTES
- THIS SUBDIVISION OR ANY PART THEREOF IS NOT LOCATED WITHIN THE CITY OF ANY CITY OR TOWN
  - THE PROPOSED USAGE FOR THIS PLAT IS SINGLE FAMILY RESIDENTIAL
  - THE DEVELOPER SHALL COMPLETE ALL ROADS AND DRAINAGE FACILITIES IN A SUBDIVISION WITHIN TWELVE (12) MONTHS AFTER THE DATE OF FINAL PLAT APPROVAL
  - UTILITY PROVIDERS  
 WATER SERVICE PROVIDED BY TEXAS WATER UTILITIES, A SOUTHWEST COMPANY, PHONE (800) 854-7962  
 ELECTRIC SERVICE IS TO BE PROVIDED BY UTILIZED COOPERATIVE SERVICES PHONE (817) 558-4000  
 CENTRAL SEWER COLLECTION AND TREATMENT IS PROVIDED BY MIDWAY WATER UTILITIES, INC., PHONE (855) 654-7962  
 PRIVATE OR ON-SITE SEWAGE FACILITIES WILL NOT BE ALLOWED
  - FLOOD STATEMENT  
 ACCORDING TO THE FLOOD INSURANCE RATE MAP FOR JOHNSON COUNTY, TEXAS AND INCORPORATED AREAS COMMUNITY PANEL NO. 48261C04281, EFFECTIVE DATE DECEMBER 04, 2012, A PORTION OF THIS PROPERTY IS LOCATED IN APPROXIMATE SOME A AREAS POSSIBLY SUSCEPTIBLE TO THE 100-YEAR FLOOD.  
 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 STREAM, CREEK, LOW AREA, 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"
  - FLOOD NOTES  
 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 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 DRAINAGE WAYS 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 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
  - 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 OBSTRUCTIONS OR IMPROVEMENTS WHICH IN ANY WAY ENDANGER OR INTERFERE WITH THE CONSTRUCTION OR MAINTENANCE OR EFFICACY 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 TO ENTER AND ACCESS 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 PROCURING THE PERMISSION OF ANYONE
  - UTILITY EASEMENTS  
 NO UTILITY AND DRAINAGE EASEMENT SHALL BE RETAINED ALONG THE FRONT AND REAR OF ALL LOTS.  
 NO 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
  - RIGHT-OF-WAY DEDICATION  
 ALL STREETS TO BE PRIVATELY MAINTAINED
  - BUILDING LINES  
 UNLESS OTHERWISE NOTED ON THIS PLAT, SETBACKS ARE  
 20' FRONT AND 20' REAR  
 5' SIDES
  - FILING A PLAT  
 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 REPLAT 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 CONVERTED BEFORE THE RECORDING OF THE PLAT.
  - A 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
  - 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, DEPENS OR FEATURES FORMERLY EXISTING OR CURRENTLY EXISTING ON THE PROPERTY PORTRAIED 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  
 JOHNSON COUNTY IS RELYING UPON THE SURVEYOR WHOSE NAME IS APPLIED HERETO TO MAKE ACCURATE AND TRUTHFUL REPRESENTATIONS UPON WHICH JOHNSON COUNTY CAN MAKE DETERMINATIONS REGARDING THE APPROVAL OR DISAPPROVAL OF THIS PLAT.
  - 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
  - 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 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 IDENTIFYING ANY SUCH ROAD, STREET OR PASSAGEWAY AND SPECIFICALLY ACCEPTING SUCH ROAD, STREET OR PASSAGEWAY FOR COUNTY MAINTENANCE



PLAT RECORDED IN \_\_\_\_\_ SLIDE \_\_\_\_\_  
 DATE \_\_\_\_\_  
 COUNTY CLERK, JOHNSON COUNTY, TEXAS  
 DEPUTY \_\_\_\_\_

APPROVED BY JOHNSON COUNTY COMMISSIONER'S COURT ON THE DAY OF \_\_\_\_\_, 20\_\_\_\_  
 COUNTY JUDGE \_\_\_\_\_

- SURVEYOR'S NOTES**
- ALL BEARINGS AND DISTANCES ARE BASED ON THE TEXAS STATE PLANE COORDINATE SYSTEM, NORTH CENTRAL ZONE 4202, HAD 83, AS ESTABLISHED USING TRIMBLE VRS NETWORK
  - THE SURVEY PERFORMED ON THE GROUND OF THE SUBJECT PROPERTY AND THE PREPARATION OF A DEPICTION 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
  - ALL CORNERS SET ARE MONUMENTED WITH 1/2" IRON RODS WITH CAP STAMPED "INCE S.P.L.S. 5175" UNLESS OTHERWISE NOTED

**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

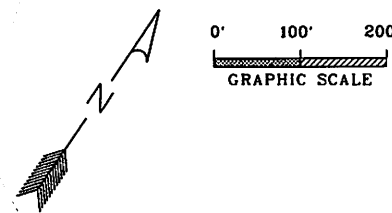
**FINAL PLAT SHOWING**  
 LOTS 1-28, BLOCK 97, LOTS 1-11, BLOCK 98, LOTS 1-18, BLOCK 99, LOTS 1-39, BLOCK 100, LOTS 1-22, BLOCK 101, LOTS 1-14, BLOCK 102, LOTS 1-49, BLOCK 103, LOTS 1-82, BLOCK 104, LOTS 1-21, BLOCK 105, LOTS 1-10, BLOCK 108, GREENBELT TRACTS 1-7, AND RESERVE TRACTS 1 AND 2.

**THE RETREAT, PHASE 27 SUBDIVISION**  
 IN JOHNSON COUNTY, TEXAS  
 BEING 0.229 ACRES OF LAND OUT OF THE ROBERT LEE JR. SURVEY A-512 AND 1.873 ACRES OF LAND OUT OF THE MARK C. RIDLEY SURVEY A-738 AND 6.220 ACRES OF LAND OUT OF THE A.G. WOODS SURVEY A-910 AND 86.230 ACRES OF LAND OUT OF THE ASA BULLARD SURVEY A-1066 AND 0.140 ACRES OF LAND OUT OF THE EDWARD SPEAR SURVEY A-796 AND 2.085 ACRES OF LAND OUT OF THE T. TOBY SURVEY A-847 AND 4.052 ACRES OF LAND OUT OF THE C. HAGGARD SURVEY A-958 IN JOHNSON COUNTY, TEXAS.

**SHEET 2 OF 8**

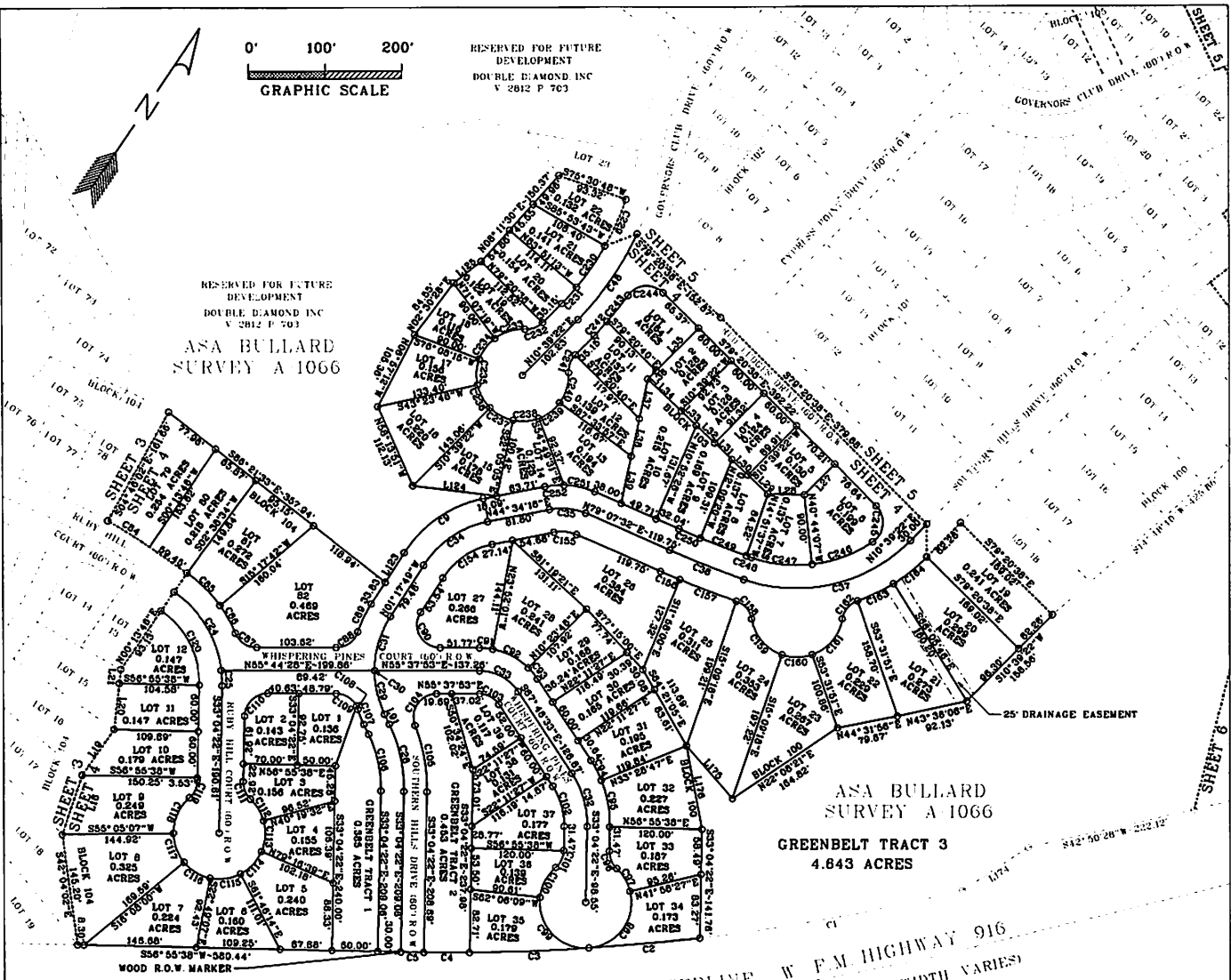
<b>INCE SURVEYING &amp; ENGINEERING</b>	
184 THOUSAND OAKS DRIVE WHITNEY, TEXAS 76692	
PHONE 254-694-7708	FIRM #10068000
FAX 254-694-7230	
SCALE 1"=200'	JUNE 30, 2023
	SURVEY NO. SN220917.1





RESERVED FOR FUTURE DEVELOPMENT  
 DOUBLE DIAMOND INC  
 V 2012 P 703

RESERVED FOR FUTURE DEVELOPMENT  
 DOUBLE DIAMOND INC  
 V 2012 P 703  
**ASA BULLARD  
 SURVEY A 1066**



**ASA BULLARD  
 SURVEY A 1066  
 GREENBELT TRACT 3  
 4.843 ACRES**

**W F M HIGHWAY 916  
 CENTERLINE (ROW WIDTH VARIES)**

**MARK C RIDLEY SURVEY A 736**

**ASA BULLARD  
 SURVEY A 1066**

AND BEARING DISTANCE

118	N85°24'20"W	61.61
119	N80°51'19"W	72.31
120	N88°00'50"W	50.83
121	N80°00'50"W	66.14
122	N80°38'22"W	66.14
123	N87°02'25"W	47.71
124	N80°41'34"W	35.65
125	N80°01'36"W	31.01
126	N80°41'34"W	35.65
127	N80°41'34"W	27.10
128	N80°41'34"W	35.65
129	S10°39'22"W	78.50
130	S22°05'10"W	18.57
131	S22°05'10"W	65.85
132	S22°05'10"W	65.85
133	S22°05'10"W	65.85
134	S22°05'10"W	65.85
135	S22°05'10"W	65.85
136	S22°05'10"W	65.85
137	S22°05'10"W	65.85
138	S22°05'10"W	65.85
139	S22°05'10"W	65.85
140	S22°05'10"W	65.85
141	S22°05'10"W	65.85
142	S22°05'10"W	65.85
143	S22°05'10"W	65.85
144	S22°05'10"W	65.85
145	S22°05'10"W	65.85
146	S22°05'10"W	65.85
147	S22°05'10"W	65.85
148	S22°05'10"W	65.85
149	S22°05'10"W	65.85
150	S22°05'10"W	65.85

CURVE	RADIUS	ARC	CHORD	BEARING
C1	2802.87	348.19	347.87	S45°21'10"W
C2	2802.87	145.89	145.68	S50°24'03"W
C3	2802.87	155.57	155.55	S55°28'48"W
C4	2802.87	60.00	60.01	S55°41'00"W
C5	2802.87	30.00	30.00	S55°36'11"W
C6	180.00	128.00	128.69	N12°38'14"E
C7	144.95	123.13	118.64	S65°23'46"E
C8	144.95	20.11	20.09	S57°02'30"E
C9	180.00	58.45	57.96	N46°18'48"W
C10	137.25	0.32	0.32	N54°18'00"W
C11	130.00	74.79	74.76	N17°45'41"W
C12	130.00	72.75	72.66	N50°28'27"W
C13	60.00	58.23	56.85	S45°54'40"W
C14	180.00	104.07	103.51	N23°28'13"E
C15	60.00	68.25	67.52	N61°30'55"E
C16	180.00	103.85	103.82	N15°39'07"E
C17	210.00	225.37	224.15	N42°45'02"E

CURVE	RADIUS	ARC	CHORD	BEARING
C18	394.19	136.13	135.44	S00°45'40"W
C19	732.00	63.84	63.82	N17°43'32"E
C20	174.95	60.92	60.81	S79°47'44"E
C21	174.95	43.14	43.04	S65°30'02"E
C22	30.00	25.50	25.51	N58°14'48"E
C23	30.00	25.50	25.50	N58°14'48"E
C24	180.00	40.64	40.53	N10°23'30"W
C25	30.00	66.64	51.75	S46°09'34"E
C26	30.00	17.40	17.37	S47°10'07"E
C27	30.00	32.82	32.15	N43°23'04"E
C28	30.00	18.53	18.49	S73°42'25"E
C29	150.00	29.55	29.51	S42°03'55"E
C30	150.00	61.39	60.96	S46°47'47"E
C31	60.00	25.23	24.45	S57°10'04"E
C32	60.00	34.81	34.33	S64°38'39"E
C33	60.00	104.63	91.87	S01°35'55"W
C34	60.00	104.94	92.07	N16°02'14"W
C35	60.00	85.01	43.99	N05°23'25"W

NOTES:  
 RIGHT-OF-WAY DEDICATION  
 ALL STREETS TO BE PRIVATELY  
 MAINTAINED

APPROVED BY JOHNSON COUNTY  
 COMMISSIONER'S COURT ON THE  
 \_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_  
 COUNTY JUDGE

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

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 BEING 0.229 ACRES OF LAND OUT OF THE ROBERT LEE JR. SURVEY A-512 AND 1.873  
 ACRES OF LAND OUT OF THE MARK C. RIDLEY SURVEY A-736 AND 6.220 ACRES OF  
 LAND OUT OF THE A.G. WOODS SURVEY A-910 AND 86.230 ACRES OF LAND OUT OF  
 THE ASA BULLARD SURVEY A-1066 AND 0.140 ACRES OF LAND OUT OF THE EDWARD  
 SPEAR SURVEY A-796 AND 2.085 ACRES OF LAND OUT OF THE T. TOBY SURVEY A-847  
 AND 4.052 ACRES OF LAND OUT OF THE C. HAGGARD SURVEY A-968 IN JOHNSON  
 COUNTY, TEXAS.

SHEET 4 OF 8

**INCE SURVEYING & ENGINEERING**  
 184 THOUSAND OAKS DRIVE WHITNEY, TEXAS 76692  
 PHONE: 254-694-7708      FIRM #10068000  
 FAX: 254-694-7230  
 SCALE 1"=100'      JUNE 30, 2023      SURVEY NO. SN220917.1

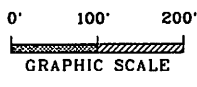
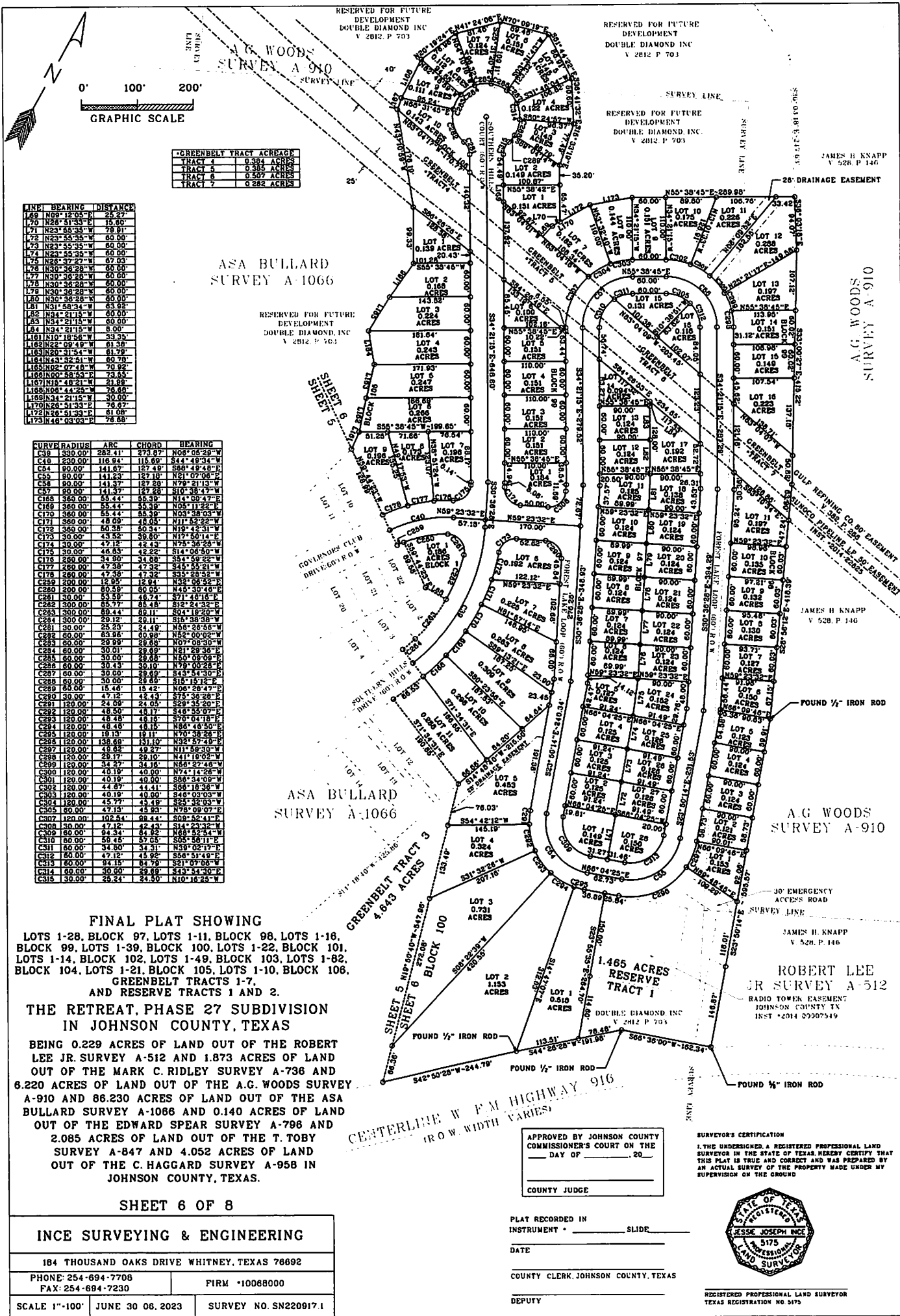
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 SURVEYOR IN THE STATE OF TEXAS, HEREBY CERTIFY THAT  
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 AN ACTUAL SURVEY OF THE PROPERTY MADE UNDER MY  
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TRACT	ACRES
TRACT 4	0.384
TRACT 5	0.385
TRACT 6	0.507
TRACT 7	0.282

LINE	BEARING	DISTANCE
L49	N09°12'05"-E	25.27
L70	N26°51'33"-E	15.80
L71	N23°45'34"-E	78.91
L72	N23°55'35"-W	60.00
L73	N23°55'35"-W	60.00
L74	N24°35'35"-W	60.00
L75	N24°37'27"-W	67.00
L76	N30°34'28"-W	60.00
L77	N30°34'28"-W	60.00
L78	N30°34'28"-W	60.00
L79	N30°34'28"-W	60.00
L80	N31°58'34"-W	65.92
L81	N31°21'15"-W	39.00
L82	N31°21'15"-W	60.00
L83	N31°21'15"-W	60.00
L84	N31°21'15"-W	60.00
L85	N31°21'15"-W	60.00
L86	N31°21'15"-W	60.00
L87	N31°21'15"-W	60.00
L88	N31°21'15"-W	60.00
L89	N31°21'15"-W	60.00
L90	N31°21'15"-W	60.00
L91	N31°21'15"-W	60.00
L92	N31°21'15"-W	60.00
L93	N31°21'15"-W	60.00
L94	N31°21'15"-W	60.00
L95	N31°21'15"-W	60.00
L96	N31°21'15"-W	60.00
L97	N31°21'15"-W	60.00
L98	N31°21'15"-W	60.00
L99	N31°21'15"-W	60.00
L100	N31°21'15"-W	60.00
L101	N31°21'15"-W	60.00
L102	N31°21'15"-W	60.00
L103	N31°21'15"-W	60.00
L104	N31°21'15"-W	60.00
L105	N31°21'15"-W	60.00
L106	N31°21'15"-W	60.00
L107	N31°21'15"-W	60.00
L108	N31°21'15"-W	60.00
L109	N31°21'15"-W	60.00
L110	N31°21'15"-W	60.00
L111	N31°21'15"-W	60.00
L112	N31°21'15"-W	60.00
L113	N31°21'15"-W	60.00
L114	N31°21'15"-W	60.00
L115	N31°21'15"-W	60.00
L116	N31°21'15"-W	60.00
L117	N31°21'15"-W	60.00
L118	N31°21'15"-W	60.00
L119	N31°21'15"-W	60.00
L120	N31°21'15"-W	60.00
L121	N31°21'15"-W	60.00
L122	N31°21'15"-W	60.00
L123	N31°21'15"-W	60.00
L124	N31°21'15"-W	60.00
L125	N31°21'15"-W	60.00
L126	N31°21'15"-W	60.00
L127	N31°21'15"-W	60.00
L128	N31°21'15"-W	60.00
L129	N31°21'15"-W	60.00
L130	N31°21'15"-W	60.00
L131	N31°21'15"-W	60.00
L132	N31°21'15"-W	60.00
L133	N31°21'15"-W	60.00
L134	N31°21'15"-W	60.00
L135	N31°21'15"-W	60.00
L136	N31°21'15"-W	60.00
L137	N31°21'15"-W	60.00
L138	N31°21'15"-W	60.00
L139	N31°21'15"-W	60.00
L140	N31°21'15"-W	60.00
L141	N31°21'15"-W	60.00
L142	N31°21'15"-W	60.00
L143	N31°21'15"-W	60.00
L144	N31°21'15"-W	60.00
L145	N31°21'15"-W	60.00
L146	N31°21'15"-W	60.00
L147	N31°21'15"-W	60.00
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L149	N31°21'15"-W	60.00
L150	N31°21'15"-W	60.00
L151	N31°21'15"-W	60.00
L152	N31°21'15"-W	60.00
L153	N31°21'15"-W	60.00
L154	N31°21'15"-W	60.00
L155	N31°21'15"-W	60.00
L156	N31°21'15"-W	60.00
L157	N31°21'15"-W	60.00
L158	N31°21'15"-W	60.00
L159	N31°21'15"-W	60.00
L160	N31°21'15"-W	60.00
L161	N31°21'15"-W	60.00
L162	N31°21'15"-W	60.00
L163	N31°21'15"-W	60.00
L164	N31°21'15"-W	60.00
L165	N31°21'15"-W	60.00
L166	N31°21'15"-W	60.00
L167	N31°21'15"-W	60.00
L168	N31°21'15"-W	60.00
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L180	N31°21'15"-W	60.00
L181	N31°21'15"-W	60.00
L182	N31°21'15"-W	60.00
L183	N31°21'15"-W	60.00
L184	N31°21'15"-W	60.00
L185	N31°21'15"-W	60.00
L186	N31°21'15"-W	60.00
L187	N31°21'15"-W	60.00
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L189	N31°21'15"-W	60.00
L190	N31°21'15"-W	60.00
L191	N31°21'15"-W	60.00
L192	N31°21'15"-W	60.00
L193	N31°21'15"-W	60.00
L194	N31°21'15"-W	60.00
L195	N31°21'15"-W	60.00
L196	N31°21'15"-W	60.00
L197	N31°21'15"-W	60.00
L198	N31°21'15"-W	60.00
L199	N31°21'15"-W	60.00
L200	N31°21'15"-W	60.00

CURVE	RADIUS	ARC	CHORD	BEARING
C39	330.00	282.41	273.97	N09°05'26"-E
C40	230.00	118.24	115.59	S44°40'31"-E
C41	90.00	121.87	127.48	S80°48'48"-E
C42	90.00	141.23	127.18	N11°07'08"-E
C43	90.00	141.37	127.29	N79°21'13"-W
C44	90.00	151.27	137.28	S10°34'43"-E
C45	360.00	55.44	55.39	N14°00'47"-E
C46	360.00	55.44	55.39	N05°11'22"-E
C47	360.00	55.44	55.39	N03°38'03"-W
C48	360.00	48.00	48.00	N11°52'23"-E
C49	360.00	50.38	50.34	N19°42'31"-E
C50	360.00	43.52	39.80	N17°50'14"-E
C51	360.00	42.12	42.43	N78°35'23"-W
C52	360.00	46.83	42.82	S14°04'50"-W
C53	360.00	34.80	34.88	S84°50'22"-W
C54	360.00	47.38	47.32	S43°55'21"-W
C55	360.00	47.38	47.32	S33°28'52"-W
C56	360.00	12.95	12.84	S42°08'32"-E
C57	360.00	60.59	60.55	N45°30'48"-E
C58	360.00	65.59	49.74	S71°40'10"-E
C59	360.00	65.59	49.74	S71°40'10"-E
C60	360.00	89.44	69.11	S10°10'20"-W
C61	360.00	29.12	29.11	S16°38'38"-W
C62	360.00	23.23	24.49	N58°20'35"-W
C63	360.00	63.88	60.48	N83°00'02"-W
C64	360.00	29.99	29.84	N07°08'30"-W
C65	360.00	30.01	29.69	N21°28'36"-W
C66	360.00	40.00	39.63	S33°57'29"-W
C67	360.00	30.43	30.10	N78°00'28"-E
C68	360.00	30.00	29.69	S43°54'30"-E
C69	360.00	30.00	29.69	S15°15'12"-E
C70	360.00	15.46	15.43	S06°28'47"-E
C71	360.00	47.12	42.43	S75°38'28"-E
C72	360.00	24.09	24.05	S29°35'20"-E
C73	360.00	48.50	48.12	S68°40'10"-E
C74	360.00	48.50	48.12	S70°01'10"-E
C75	360.00	48.48	48.18	N86°45'50"-E
C76	360.00	19.13	19.11	N70°38'28"-E
C77	360.00	138.49	131.10	S33°57'29"-W
C78	360.00	14.88	14.27	N11°58'30"-W
C79	360.00	29.17	29.10	N41°18'02"-W
C80	360.00	34.27	34.16	N59°27'46"-W
C81	360.00	40.19	40.03	S01°40'09"-W
C82	360.00	40.19	40.03	S01°40'09"-W
C83	360.00	44.97	44.41	S68°18'38"-W
C84	360.00	40.19	40.03	S01°40'09"-W
C85	360.00	40.19	40.03	S01°40'09"-W
C86	360.00	47.15	43.93	N78°09'07"-E
C87	360.00	102.54	98.44	S08°52'41"-E
C88	360.00	47.12	42.43	S14°04'50"-E
C89	360.00	59.45	57.65	S05°58'11"-E
C90	360.00	34.80	34.31	N33°02'17"-E
C91	360.00	47.12	42.43	S14°04'50"-E
C92	360.00	34.15	34.10	S21°07'08"-E
C93	360.00	30.00	29.69	S43°54'30"-E
C94	360.00	26.24	24.50	N10°16'25"-W

**FINAL PLAT SHOWING**  
 LOTS 1-28, BLOCK 97, LOTS 1-11, BLOCK 98, LOTS 1-16, BLOCK 99, LOTS 1-39, BLOCK 100, LOTS 1-22, BLOCK 101, LOTS 1-14, BLOCK 102, LOTS 1-49, BLOCK 103, LOTS 1-82, BLOCK 104, LOTS 1-21, BLOCK 105, LOTS 1-10, BLOCK 106, GREENBELT TRACTS 1-7, AND RESERVE TRACTS 1 AND 2.

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**IN JOHNSON COUNTY, TEXAS**

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SHEET 6 OF 8

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184 THOUSAND OAKS DRIVE WHITNEY, TEXAS 76692		
PHONE: 254-694-7708	FIRM: *10068000	
FAX: 254-694-7230		
SCALE 1"=100'	JUNE 30 06, 2023	SURVEY NO. SN220917.1

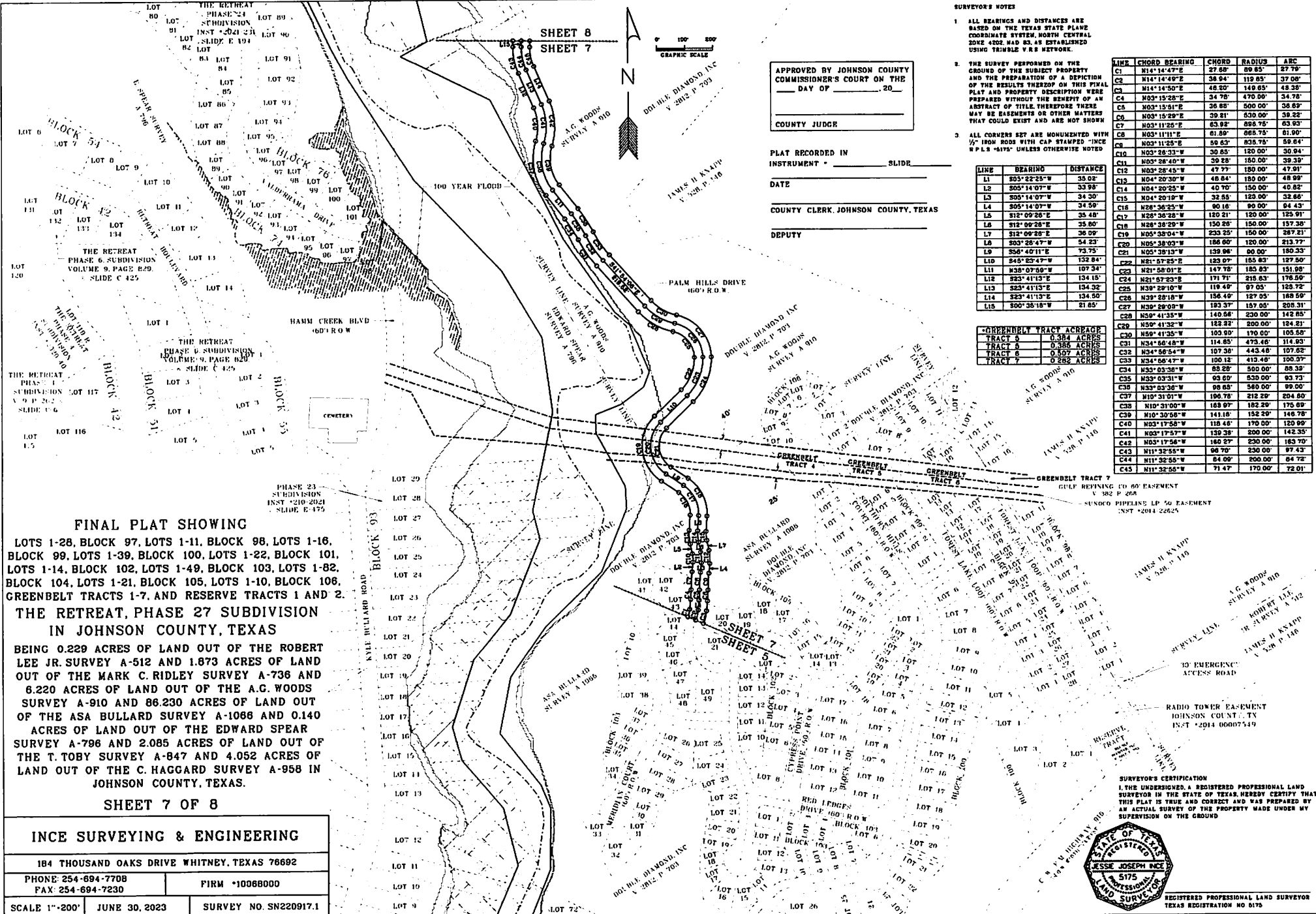
APPROVED BY JOHNSON COUNTY COMMISSIONER'S COURT ON THE \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_  
 COUNTY JUDGE

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

REGISTERED PROFESSIONAL LAND SURVEYOR  
 TEXAS REGISTRATION NO. 5175



**SURVEYOR'S NOTES**

- ALL BEARINGS AND DISTANCES ARE BASED ON THE TEXAS STATE PLANE COORDINATE SYSTEM, NORTH CENTRAL ZONE 4202, NAD 83, AS ESTABLISHED USING TRIANGLE V.R.S. NETWORK.
- THE SURVEY PERFORMED ON THE GROUND OF THE SUBJECT PROPERTY AND THE PREPARATION OF A DEPICTION OF THE RESULTS THEREOF ON THIS FINAL PLAT AND PROPERTY DESCRIPTION WERE PREPARED WITHOUT THE REVIEW OF AN ABSTRACT OF TITLE. THEREFORE THERE MAY BE EASEMENTS OR OTHER MATTERS THAT COULD EXIST AND ARE NOT SHOWN.
- ALL CORNERS ARE MONUMENTED WITH 1/2" IRON RODS WITH CAP STAMPED "INCE P.L.S. 5175" UNLESS OTHERWISE NOTED.

APPROVED BY JOHNSON COUNTY COMMISSIONER'S COURT ON THE DAY OF \_\_\_\_\_ 20\_\_\_\_

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

PLAT RECORDED IN INSTRUMENT # \_\_\_\_\_ SLIDE \_\_\_\_\_

DATE \_\_\_\_\_

COUNTY CLERK, JOHNSON COUNTY, TEXAS

DEPUTY \_\_\_\_\_

LINE	BEARING	DISTANCE
L1	S05°22'28"W	35.02
L2	S05°14'07"W	33.98
L3	S05°14'07"W	34.30
L4	S05°14'07"W	34.50
L5	S12°09'28"E	35.48
L6	S12°09'28"E	35.80
L7	S12°09'28"E	36.09
L8	S05°28'47"W	54.23
L9	S56°40'11"E	73.75
L10	S45°03'47"W	132.84
L11	N30°07'50"W	107.34
L12	S23°41'13"E	134.15
L13	S23°41'13"E	134.32
L14	S23°41'13"E	134.50
L15	S00°35'16"W	21.65

TRACT	ACREAGE
TRACT 4	0.384 ACRES
TRACT 5	0.385 ACRES
TRACT 6	0.107 ACRES
TRACT 7	0.282 ACRES

LINE	CHORD BEARING	CHORD	RADIUS	ARC
C1	N14°14'47"E	27.65	89.65	27.79
C2	N14°14'49"E	36.94	119.85	37.00
C3	N14°14'50"E	45.20	140.85	45.29
C4	N03°15'28"E	34.76	470.00	34.76
C5	N03°15'31"E	36.88	500.00	36.89
C6	N03°15'29"E	39.81	530.00	39.82
C7	N03°11'25"E	63.92	886.75	63.93
C8	N03°11'11"E	81.89	1085.75	81.90
C9	N03°11'25"E	98.63	1336.75	98.64
C10	N03°28'33"W	30.65	130.00	30.94
C11	N03°28'45"W	47.77	190.00	47.91
C12	N04°20'30"W	46.84	190.00	48.99
C13	N04°20'25"W	40.70	150.00	40.82
C14	N04°20'19"W	32.65	120.00	32.86
C15	N26°36'25"W	90.16	90.00	94.43
C16	N26°36'25"W	180.21	180.00	185.91
C17	N26°36'25"W	150.25	150.00	157.35
C18	N26°36'25"W	223.25	150.00	227.21
C19	N05°33'54"W	156.60	120.00	163.77
C20	N05°33'15"W	139.94	90.00	150.33
C21	N21°07'25"E	123.07	185.83	127.50
C22	N21°08'01"E	147.78	185.83	151.98
C23	N21°07'25"E	171.71	215.83	176.50
C24	N39°29'10"W	119.47	97.65	125.57
C25	N39°29'10"W	150.25	150.00	157.35
C26	N39°29'10"W	181.37	150.00	188.59
C27	N39°29'10"W	193.37	157.65	205.31
C28	N39°41'35"W	140.58	230.00	142.65
C29	N59°41'32"W	122.22	200.00	124.21
C30	N59°41'35"W	103.90	170.00	105.50
C31	N34°56'48"W	114.65	473.46	114.93
C32	N34°56'54"W	107.38	443.48	107.62
C33	N34°56'47"W	105.12	413.46	105.37
C34	N33°03'36"W	83.27	300.00	85.38
C35	N33°03'31"W	93.29	530.00	93.73
C36	N33°03'36"W	99.65	580.00	99.00
C37	N10°31'01"W	190.78	212.29	204.80
C38	N10°31'00"W	183.90	182.29	175.69
C39	N10°30'58"W	141.16	152.29	146.78
C40	N03°17'58"W	118.40	170.00	120.99
C41	N03°17'57"W	130.38	200.00	142.35
C42	N03°17'54"W	140.27	230.00	145.70
C43	N11°32'55"W	96.70	230.00	97.43
C44	N11°32'55"W	84.00	200.00	84.72
C45	N11°32'55"W	71.47	170.00	72.01

**FINAL PLAT SHOWING**

LOTS 1-28, BLOCK 97, LOTS 1-11, BLOCK 98, LOTS 1-16, BLOCK 99, LOTS 1-39, BLOCK 100, LOTS 1-22, BLOCK 101, LOTS 1-14, BLOCK 102, LOTS 1-49, BLOCK 103, LOTS 1-82, BLOCK 104, LOTS 1-21, BLOCK 105, LOTS 1-10, BLOCK 106, GREENBELT TRACTS 1-7, AND RESERVE TRACTS 1 AND 2.

**THE RETREAT, PHASE 27 SUBDIVISION**  
IN JOHNSON COUNTY, TEXAS

BEING 0.229 ACRES OF LAND OUT OF THE ROBERT LEE JR. SURVEY A-512 AND 1.673 ACRES OF LAND OUT OF THE MARK C. RIDLEY SURVEY A-736 AND 6.220 ACRES OF LAND OUT OF THE A.G. WOODS SURVEY A-910 AND 86.230 ACRES OF LAND OUT OF THE ASA BULLARD SURVEY A-1086 AND 0.140 ACRES OF LAND OUT OF THE EDWARD SPEAR SURVEY A-796 AND 2.085 ACRES OF LAND OUT OF THE T. TOBY SURVEY A-847 AND 4.052 ACRES OF LAND OUT OF THE C. HAGGARD SURVEY A-958 IN JOHNSON COUNTY, TEXAS.

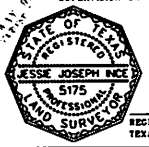
SHEET 7 OF 8

**INCE SURVEYING & ENGINEERING**

184 THOUSAND OAKS DRIVE WHITNEY, TEXAS 76692

PHONE: 254-694-7708      FIRM #10068000  
 FAX: 254-694-7230

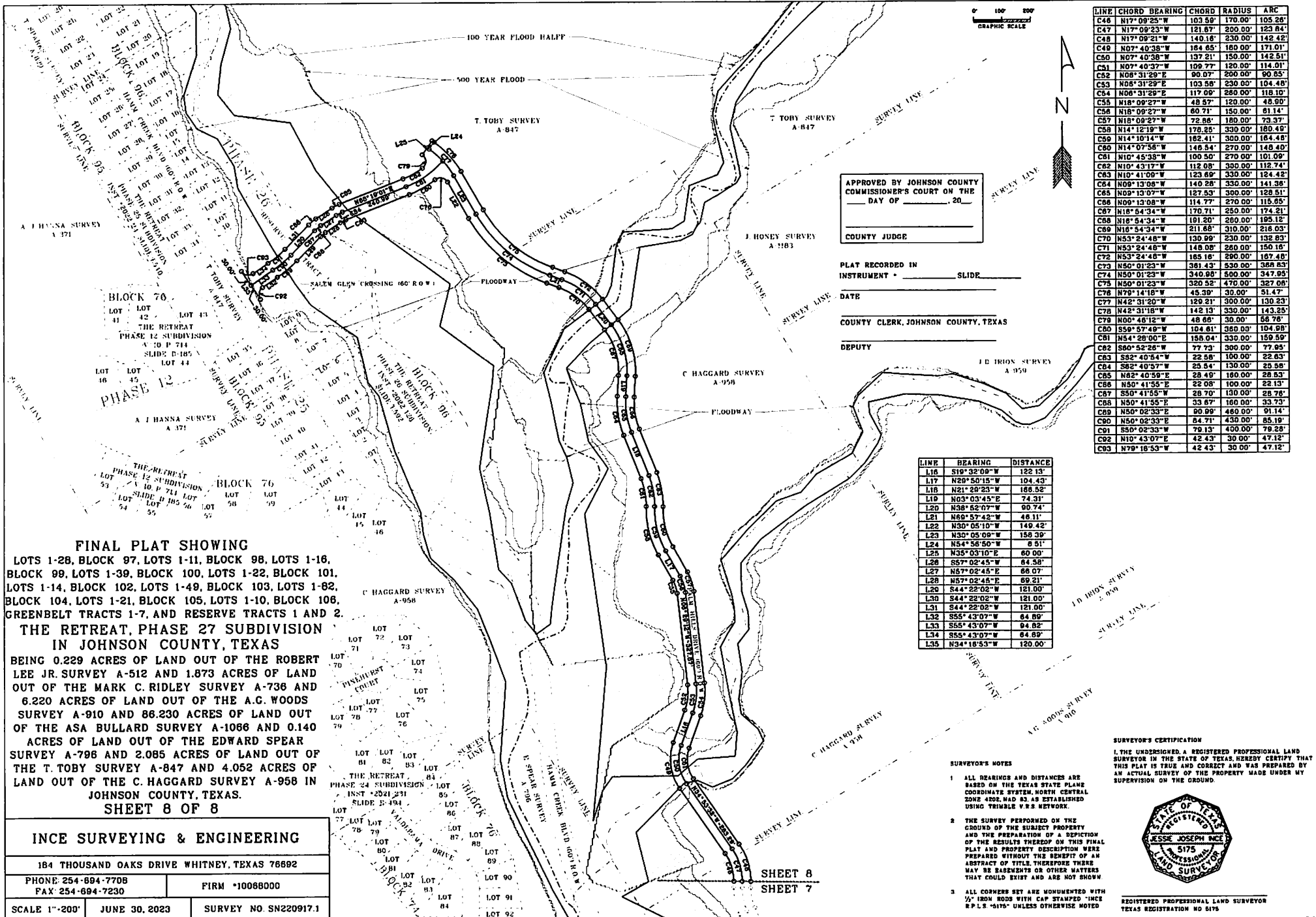
SCALE 1"=200'      JUNE 30, 2023      SURVEY NO. SN220917.1



**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



LINE	CHORD BEARING	CHORD	RADIUS	ARC
C46	N17°09'25"W	103.59'	170.00'	105.26'
C47	N17°09'23"W	121.67'	200.00'	123.84'
C48	N17°09'21"W	140.16'	230.00'	142.42'
C49	N07°40'38"W	164.65'	180.00'	171.01'
C50	N07°40'38"W	197.21'	150.00'	142.51'
C51	N07°40'37"W	109.77'	120.00'	114.01'
C52	N06°31'29"E	90.07'	200.00'	90.83'
C53	N05°31'29"E	103.58'	230.00'	104.48'
C54	N06°31'29"E	117.09'	260.00'	118.10'
C55	N18°09'27"W	48.57'	120.00'	48.90'
C56	N18°09'27"W	60.71'	150.00'	61.14'
C57	N18°09'27"W	72.86'	180.00'	73.37'
C58	N14°12'19"W	178.25'	330.00'	180.48'
C59	N14°10'14"W	182.41'	300.00'	184.48'
C60	N14°07'58"W	146.54'	270.00'	148.40'
C61	N10°45'39"W	100.50'	270.00'	101.09'
C62	N10°43'17"W	112.08'	300.00'	112.74'
C63	N10°41'09"W	123.69'	330.00'	124.42'
C64	N09°13'08"W	140.28'	330.00'	141.38'
C65	N09°13'07"W	127.53'	300.00'	128.51'
C66	N09°13'08"W	114.77'	270.00'	115.85'
C67	N18°54'34"W	170.71'	250.00'	174.21'
C68	N18°54'34"W	101.20'	280.00'	105.12'
C69	N18°54'34"W	211.68'	310.00'	218.03'
C70	N53°24'48"W	130.99'	230.00'	135.83'
C71	N53°24'48"W	148.08'	260.00'	150.18'
C72	N53°24'48"W	165.18'	290.00'	167.48'
C73	N50°01'23"W	381.43'	530.00'	388.83'
C74	N50°01'23"W	340.80'	500.00'	347.93'
C75	N50°01'23"W	320.52'	470.00'	327.08'
C76	N79°14'18"W	45.39'	30.00'	51.47'
C77	N42°31'20"W	129.21'	300.00'	130.23'
C78	N42°31'18"W	142.13'	330.00'	143.35'
C79	N00°48'12"W	48.80'	30.00'	56.76'
C80	S59°57'49"W	104.61'	380.00'	104.98'
C81	N54°29'00"E	158.04'	330.00'	159.59'
C82	S60°52'26"W	77.73'	300.00'	77.95'
C83	S82°40'54"W	22.58'	100.00'	22.63'
C84	S82°40'57"W	25.54'	130.00'	25.58'
C85	N82°40'58"E	28.49'	160.00'	28.53'
C86	N50°41'55"E	22.08'	100.00'	22.13'
C87	S50°41'55"W	28.70'	130.00'	28.78'
C88	N50°41'55"E	33.67'	160.00'	33.73'
C89	N50°02'33"E	90.99'	480.00'	91.14'
C90	N50°02'33"E	84.71'	430.00'	85.19'
C91	S50°02'33"W	79.13'	400.00'	79.28'
C92	N10°43'07"E	42.43'	30.00'	47.12'
C93	N79°16'53"W	42.43'	30.00'	47.12'

APPROVED BY JOHNSON COUNTY COMMISSIONER'S COURT ON THE DAY OF \_\_\_\_\_, 20\_\_\_\_

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

PLAT RECORDED IN INSTRUMENT # \_\_\_\_\_ SLIDR \_\_\_\_\_

DATE \_\_\_\_\_

COUNTY CLERK, JOHNSON COUNTY, TEXAS

DEPUTY \_\_\_\_\_

LINE	BEARING	DISTANCE
L16	S19°32'00"W	122.13'
L17	N20°50'15"W	104.43'
L18	N21°20'23"W	166.52'
L19	N63°03'45"E	74.31'
L20	N38°52'07"W	60.74'
L21	N80°57'42"W	48.11'
L22	N30°05'10"W	149.42'
L23	N30°05'09"W	158.39'
L24	N54°56'50"E	6.51'
L25	N35°03'10"E	60.00'
L26	S57°02'45"W	84.58'
L27	N57°02'45"E	86.27'
L28	N57°02'45"E	69.21'
L29	S44°22'02"W	121.00'
L30	S44°22'02"W	121.00'
L31	S44°22'02"W	121.00'
L32	S55°43'07"W	64.89'
L33	S55°43'07"W	64.82'
L34	S55°43'07"W	64.89'
L35	N34°16'53"W	120.00'

**FINAL PLAT SHOWING**  
 LOTS 1-28, BLOCK 97, LOTS 1-11, BLOCK 98, LOTS 1-16, BLOCK 99, LOTS 1-39, BLOCK 100, LOTS 1-22, BLOCK 101, LOTS 1-14, BLOCK 102, LOTS 1-49, BLOCK 103, LOTS 1-82, BLOCK 104, LOTS 1-21, BLOCK 105, LOTS 1-10, BLOCK 106, GREENBELT TRACTS 1-7, AND RESERVE TRACTS 1 AND 2.

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 IN JOHNSON COUNTY, TEXAS  
 BEING 0.229 ACRES OF LAND OUT OF THE ROBERT LEE JR. SURVEY A-512 AND 1.873 ACRES OF LAND OUT OF THE MARK C. RIDLEY SURVEY A-736 AND 6.220 ACRES OF LAND OUT OF THE A.C. WOODS SURVEY A-910 AND 86.230 ACRES OF LAND OUT OF THE ASA BULLARD SURVEY A-1066 AND 0.140 ACRES OF LAND OUT OF THE EDWARD SPEAR SURVEY A-796 AND 2.085 ACRES OF LAND OUT OF THE T. TOBY SURVEY A-847 AND 4.052 ACRES OF LAND OUT OF THE C. HAGGARD SURVEY A-958 IN JOHNSON COUNTY, TEXAS.

**SHEET 8 OF 8**

**INCE SURVEYING & ENGINEERING**  
 184 THOUSAND OAKS DRIVE WHITNEY, TEXAS 76692  
 PHONE 254-694-7708 FAX 254-694-7230 FIRM #10088000  
 SCALE 1"=200' JUNE 30, 2023 SURVEY NO. SN220917.1

**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.



**SURVEYOR'S NOTES**

- ALL BEARINGS AND DISTANCES ARE BASED ON THE TEXAS STATE PLANE COORDINATE SYSTEM, NORTH CENTRAL ZONE, 4006, HAD 83, AS ESTABLISHED USING TRIMBLE VRS NETWORK.
- THE SURVEY PERFORMED ON THE GROUND OF THE SUBJECT PROPERTY AND THE PREPARATION OF A DEPICTION 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.
- ALL CORNERS SET ARE MONUMENTED WITH 1/2" IRON RODS WITH CAP STAMPED "INCE R.P.L.S. ©1975" UNLESS OTHERWISE NOTED.

**SHEET 8**  
**SHEET 7**

11175

SPECIAL WARRANTY DEED WITH VENDOR'S LIEN

STATE OF TEXAS §

KNOW ALL MEN BY THESE PRESENTS:

COUNTY OF JOHNSON §

That WELLS FARGO BANK TEXAS, N.A., AS SUCCESSOR TRUSTEE OF THE TRUST CREATED UNDER THE WILL OF BLANCHE E. MORGAN PROBATE #8048 AND AS TRUSTEE OF THE OTTO N. MORGAN FAMILY TRUST CREATED UNDER THE WILL OF OTTO N. MORGAN PROBATE #8258, herein called Grantor, of the County of Johnson, State of Texas, for and in consideration of the sum of TEN AND NO/100 DOLLARS (\$10.00) and other good and valuable consideration to the undersigned paid by Grantee herein named, the receipt and sufficiency of which is hereby acknowledged, and for the further consideration of TWO HUNDRED NINETY-SIX THOUSAND SEVEN HUNDRED SIXTY-FIVE DOLLARS (\$296,765.00), paid to the grantor herein by LONE STAR LAND BANK OF TEXAS, at the instance and request of the grantee herein, the receipt of which is hereby acknowledged, as evidence of which said grantee has executed and delivered its one certain promissory note of even date herewith, in the principal sum of FOUR HUNDRED EIGHTY-SIX FIVE HUNDRED (\$486,500.00), payable to the order of LONE STAR LAND BANK OF TEXAS, as therein provided and bearing interest at the rates therein specified and providing for acceleration of maturity in event of default and for attorney's fees, the payment of which note is secured by the vendor's lien herein retained to the extent of \$296,765.00, and is additionally secured by a Deed of Trust of even date herewith to GLENN R. PARR, Trustee; have GRANTED, SOLD AND CONVEYED, and by these presents do GRANT, SELL AND CONVEY unto DOUBLE DIAMOND, INC., a Texas corporation, herein called Grantee, all of the following described real property in Johnson County, Texas, to-wit:

SEE EXHIBIT "A" ATTACHED HERETO AND INCORPORATED HEREIN FOR A COMPLETE LEGAL DESCRIPTION OF THE SUBJECT PROPERTY.

**THIS CONVEYANCE IS MADE SUBJECT TO ANY AND ALL EASEMENTS, RESTRICTIONS, COVENANTS, CONDITIONS AND RESERVATIONS OF RECORD. IF ANY, APPLICABLE TO THE HEREIN CONVEYED PROPERTY OR ANY PART THEREOF.**

Grantee is acquiring the property "as is" with all faults and defects. Grantor has not made, does not make and specifically disclaims any representations, warranties, promises, covenants, agreements, or guaranties of any kind of character whatsoever, whether express or implied, oral or written, past, present or future, of, as to, concerning or with respect to (i) the nature, quality or condition of the property, including without limitation, the water, soil and geology, or the presence or absence of any pollutant, hazardous waste, gas or substance or solid waste on or about the property, (ii) the income to be derived from the property, (iii) the suitability of the property for any and all activities and uses which Grantee may intend to conduct thereon, (iv) the compliance of or by the property or its operation with any laws, rules, ordinances or regulations of any governmental authority or body having jurisdiction, (v) the habitability, merchantability or fitness for a particular use or purpose of the property, or (vi) any other matter related to or concerning the property. Grantee has been given an opportunity to inspect the property and is relying solely on its own inspections and investigations of the property and not on any information provided by Grantor. Grantor and Grantee agree that Grantee shall assume the risk that the property may contain hazardous substances and that adverse physical conditions, including but not limited to the presence of hazardous substances or the presence of unknown abandoned oil and gas wells, water wells, sumps, and pipelines may not have been revealed by Grantee's investigation. All responsibility and liability related to all hazardous substances and adverse physical conditions on the property, whether known or unknown, is transferred from Grantor to Grantee. Grantee shall indemnify, defend and hold Grantee harmless from all claims, damages and liabilities of whatsoever nature related to all hazardous substances and adverse physical conditions on the property.

TO HAVE AND TO HOLD the above described premises, together with all and singular the rights and appurtenances thereto in anywise belonging to the said Grantee, its successors and assigns forever; and it does hereby bind itself, its successors and assigns to WARRANT AND



FOREVER DEFEND all and singular the said premises unto the said Grantee, its successor and assigns, against every person whomsoever lawfully claiming or to claim the same or any part thereof, by, through, or under it, but not otherwise.

But it is expressly agreed that the VENDOR'S LIEN, to the extent of \$296,765.00, as well as the Superior Title in and to the above described premises, is retained against the above described property, premises and improvements until the above described note and all interest thereon are fully paid according to the face, tenor, effect and reading thereof, when this Deed shall become absolute.

The said Vendor's Lien, to the extent of \$296,765.00, and Superior Title herein retained are hereby transferred, assigned, sold and conveyed to LONE STAR LAND BANK OF TEXAS, its successors and assigns, the payee named in said note.

Notwithstanding any other provision of this deed to the contrary, there is hereby reserved for Grantor and Grantor's heirs, successors and assigns forever, an undivided one-half of the royalty under any mineral lease now or hereafter covering the Property, or any portion thereof, and the right to receive as a free royalty an undivided one-half of all oil, gas and other minerals now or hereafter produced from the Property without a mineral lease.

Wells Fargo Bank Texas, N.A., executes this solely in their stated capacity and shall not be held liable in any other capacity.

EXECUTED this 8<sup>th</sup> day of April, 2002

WELLS FARGO BANK TEXAS, N.A. AS  
SUCCESSOR TRUSTEE OF THE TRUST  
CREATED UNDER THE WILL OF BLANCHE E.  
MORGAN PROBATE #8048 AND AS TRUSTEE  
OF THE OTTO N. MORGAN FAMILY TRUST  
CREATED UNDER THE WILL OF OTTO N.  
MORGAN PROBATE #8258

By: Dennis G. Yeager  
Dennis G. Yeager  
Vice President

STATE OF TEXAS §

COUNTY OF JOHNSON §

This instrument was acknowledged before me on this the 8<sup>th</sup> day of April, 2002, by Dennis G. Yeager, Vice President of WELLS FARGO BANK TEXAS, N.A., a national banking association, on behalf of said bank in its capacity as Successor Trustee of the Trust created under the Will of Blanche E. Morgan Probate #8048 and as Trustee of the Otto N. Morgan Family Trust Created under the Will of Otto N. Morgan Probate #8258

(SEAL)

*Linda Goodner*  
NOTARY PUBLIC, STATE OF TEXAS

LINDA GOODNER  
Notary's Printed Name

My commission expires: 1-11-2006

RETURN TO:

GRANTEES' MAILING ADDRESS:

DOUBLE DIAMOND, INC.  
10100 N. Central Expressway, Suite 400  
Dallas, Texas 75231  
200165v1



Being part or all of the A. BULLARD SURVEY, ABSTRACT NO. 1066, the MARK RIDLEY SURVEY, ABSTRACT NO. 736, the J.H. DILLARD SURVEY, ABSTRACT NO. 228, the E. SPEAR SURVEY, ABSTRACT NO. 796, the A.G. WOODS SURVEY, ABSTRACT NO. 909, the J.D. IRION SURVEY, ABSTRACT NO. 959, the JOHN HONEY SURVEY, ABSTRACT NO. 1183, the CALVIN HOGGARD SURVEY, ABSTRACT NO. 958 and the T. TOBY SURVEY, ABSTRACT NO. 847, Johnson County, Texas. Bearings are correlated to the north line of the T. Sparks Survey, Abstract No. 820, Johnson County, Texas. (North 60 degrees 00 minutes 00 seconds East)

Beginning at a 1/2 inch steel pin set being the southwest corner of the T. Sparks Survey, Abstract No. 820, and the northwest corner of the T. Toby Survey, Abstract No. 847, Johnson County, Texas;

Thence North 60 degrees 00 minutes 00 seconds East, along the south line of said Sparks Survey and the north line of said Toby Survey, at 1827.70 feet, passing a 5/8 inch steel pin found for the southeast corner of said Sparks Survey, in all, 3217.47 feet to a fence corner post found for the northeast corner of said Toby Survey;

Thence South 30 degrees 00 minutes 00 seconds East, 1353.59 feet to a 1/2 inch steel pin set for a corner; a 1/2 inch steel pin found bears South 30 degrees 00 minutes 00 seconds East, 101.41 feet being a deed corner of a westerly line of a deed conveyed to James H. Knapp as recorded in Volume 528, Page 146, Deed Records of Johnson County, Texas;

Thence generally along a bluff, South 33 degrees 05 minutes 42 seconds West, 519.33 feet to a fence post found for a corner;

Thence South 77 degrees 35 minutes 32 seconds West, generally along a fence, 246.29 feet to a fence post found for a corner;

Thence South 41 degrees 46 minutes 23 seconds West, generally along a bluff, 372.71 feet to a fence post found for a corner;

Thence South 19 degrees 01 minutes 54 seconds East, generally along a fence, 84.09 feet to a 12 inch cedar post found for a corner;

Thence South 27 degrees 48 minutes 56 seconds West, generally along a meandering fence, 389.72 feet to a 10 inch cedar post found for a corner;

Thence South 33 degrees 45 minutes 03 seconds East, generally along a fence, 1324.56 feet to a 1/2 inch steel pin found for a corner, being a corner in a westerly line of said Knapp Tract;

Thence generally along a fence on the westerly line of said Knapp Tract as follows:

South 37 degrees 25 minutes 28 seconds East, 590.00 feet to a 8 inch cedar fence corner post found;

South 35 degrees 58 minutes 42 seconds West, 622.00 feet to a 1/2 inch steel pin found;

South 42 degrees 10 minutes 16 seconds West, 784.00 feet to a 1/2 inch steel pin found;

South 30 degrees 10 minutes 22 seconds East, 203.46 feet to a 1/2 inch steel pin found;

North 79 degrees 31 minutes 59 seconds East, 196.79 feet to a fence corner post found;

South 67 degrees 41 minutes 42 seconds East, 779.00 feet to a 1/2 inch steel pin found;

South 35 degrees 00 minutes 12 seconds East, 345.74 feet to a 10 inch cedar fence post found;

South 31 degrees 55 minutes 32 seconds East, 411.13 feet to a 1/2 inch steel pin found;

South 27 degrees 48 minutes 15 seconds East, 418.34 feet to a 1/2 inch steel pin found;

South 22 degrees 42 minutes 30 seconds East, 598.06 feet to a highway monument found for a corner in the north line of F.M. Highway No. 916;

Thence along the northerly line of F.M. Highway No. 916 as follows:

South 68 degrees 25 minutes 22 seconds West, 163.24 feet to a highway monument found;

South 45 degrees 39 minutes 32 seconds West, 191.47 feet to a 1/2 inch steel pin found;

South 43 degrees 57 minutes 48 seconds West, 467.20 feet to a 1/2 inch steel pin found;

South 24 degrees 05 minutes 40 seconds West, 103.03 feet to a highway monument found;

Along a curve to the right having a radius of 2802.87 feet and a chord bearing South 50 degrees 30 minutes 07 seconds West, 737.07 feet, a distance of 739.21 feet to a highway monument found;

South 58 degrees 03 minutes 26 seconds West, 581.05 feet to a 1/2 inch steel pin found;

South 44 degrees 01 minute 16 seconds West, 103.08 feet to a highway monument found;

South 58 degrees 03 minutes 26 seconds West, 515.99 feet to a highway monument found being the beginning of a curve to the left;

Along said curve to the left having a radius of 1961.32 feet and a chord bearing South 53 degrees 00 minutes 18 seconds West, 345.44 feet, a distance of 345.88 feet to a 1/2 inch steel pin found;

South 60 degrees 00 minutes 00 seconds West, 99.10 feet to a Corp of

Engineers Monument found for a corner being the southwest corner of the Asa Bullard Survey, Abstract No. 1066, Johnson County, Texas;

Thence North 48 degrees 39 minutes 45 seconds West, 652.18 feet to a Corp of Engineers Monument found for a corner;

Thence North 69 degrees 21 minutes 47 seconds West, 424.79 feet to a Corp of Engineers Monument found for a corner;

Thence in a North, Northwesterly direction generally along a fence and a Boundary Line Agreement as recorded in Volume 1377, Page 558, Deed Records of Johnson County, Texas, as follows:

North 04 degrees 37 minutes 00 seconds West, 600.24 feet to a 3/8 inch steel pin found;

North 18 degrees 04 minutes 42 seconds West, 631.39 feet to a 3/8 inch steel pin found;

North 28 degrees 58 minutes 52 seconds West, 282.17 feet to a 3/8 inch steel pin found;

North 35 degrees 33 minutes 22 seconds West, 515.60 feet to a 1/2 inch steel pin found for a corner;

Thence North 57 degrees 55 minutes 35 seconds East, 1000.00 feet to a 1/2 inch steel pin set for a corner;

Thence North 02 degrees 50 minutes 17 seconds West, 2335.25 feet to a 1/2 inch steel pin set for a corner;

Thence North 29 degrees 15 minutes 21 seconds West, 2400.00 feet to the Place of Beginning and Containing 476.756 acres of land, LESS 0.522 acre known as the Kyle Burial Ground, (Cemetery), as fenced and deeded in Volume 183, Page 491, Deed Records of Johnson County, Texas, and LESS 1.0 acre for public school tract conveyed for school purposes forever, recorded in Volume 31, Page 462, Deed Records of Johnson County, Texas, leaving a net of 475.234 acres of land, more or less.



**WARNING — THIS IS PART OF THE OFFICIAL RECORD**  
**DO NOT DESTROY**

Filed For Record 1:07 AM/PM

APR 17 2002

County Clerk Johnson County  
By \_\_\_\_\_ Deputy

ANY PROVISION HEREIN WHICH RESTRICTS  
THE SALE, RENTAL OR USE OF THE REAL  
ESTATE, REAL PROPERTY BECAUSE OF  
COLOR OF RACE IS INVALID AND UNEN-  
FORCEABLE UNDER FEDERAL LAW



**STATE OF TEXAS**  
**COUNTY OF JOHNSON**

that I hereby certify this instrument was FILED on the date and at the  
time stamped hereon by me and was duly RECORDED in the OFFICIAL PUBLIC  
RECORDS OF JOHNSON COUNTY, TEXAS in the Volume and Page as shown  
hereon.

CURTIS R. DOUGLAS, COUNTY CLERK  
JOHNSON COUNTY, TEXAS