



AUG 14 2023

AGENDA PLACEMENT FORM

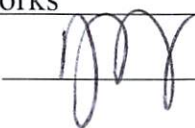
(Submission Deadline – Monday, 5:00 PM before Regular Court Meetings)

Date: August 3, 2023

Meeting Date: August 14, 2023

Submitted By: Julie Edmiston

Department/Office: Public Works

Signature of Director/Official: 

Approved

Agenda Title:

Construction Bond

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 Approval of Construction Bond Number 61240154 from
Double Diamond Delaware Inc. for the Sum of 3,000,000.00, Secured by United
States Fire Insurance Company, (continued on next page)

(May attach additional sheets if necessary)

Person to Present: Julie Edmiston

(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 (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**

For the Construction of Roads, Streets, Drainage, and Signage for The Retreat,
Phase 27 and Revised Plat Showing Reserve Tract 1-R and
2-R, Block 96, and 60' ROW, The Retreat, Phase 26. Precinct 1

Bond Number: 61240154

CONSTRUCTION BOND

STATE OF TEXAS §
COUNTY OF JOHNSON §

KNOW ALL MEN BY THESE PRESENTS:

THAT we, **Double Diamond Delaware, Inc.**, as Principal, and **United States Fire Insurance Company**, as Surety, whose address is **305 Madison Ave., Morristown, NJ 07960**, are held and firmly bound unto the **County of Johnson, State of Texas (Johnson County)**, as Obligee, through its **County Judge Christopher Boedeker**, or his successor in office, in the sum of **Three Million & 00/100 - Dollars (\$3,000,000.00)**, for the payment of which well and truly be made, we bind ourselves, and each of us, our heirs executors, administrators, successors and assigns, jointly and severally, by these presents.

WHEREAS, the said Principal desires to sub-divide and plat a certain tract of land located outside the limits of an incorporated city or town in Johnson County, Texas, said subdivision to be known as **The Retreat - Phase 27 Subdivision in Johnson County, Texas**, more fully described as **298 Lot Single Family Residential Addition and Revised Plat showing Reserve Tracts 1-R and 2-R Block 96 and 60 R.O.W. The Retreat Phase 26 Subdivision in Johnson County, Texas**; and

WHEREAS, the said Principal is required by **Section V, Financial Security, of the *Subdivision Rules and Regulations of Johnson County, Texas Amended and Approved November 14, 2011 and as Further Amended Through January 23, 2023* and by Section 232.004 of the *Texas Local Government Code*** to file a bond with the Johnson County Commissioners Court in the amount of 100% of the estimated construction cost of constructing the roads, streets, drainage and signage for the above described property in conformance with the ***Subdivision Rules and Regulations of Johnson County, Texas Amended and Approved November 14, 2011 and as Further Amended Through January 23, 2023, and in conformance with the plat for the The Retreat - Phase 27 Subdivision in Johnson County, Texas and Revised Plat Showing Reserve Tract 1-R and 2-R block 96 and 60' ROW The Retreat Phase 26 Subdivision in Johnson County, Texas*** approved by the Johnson County Commissioners Court and filed in the Plat Records of Johnson County, Texas.

NOW, THEREFORE, THE CONDITIONS OF THIS OBLIGATION ARE SUCH that the Principal, who owns the tract of land to be subdivided under the name of **The Retreat – Phase 27 Subdivision in Johnson County, Texas and Revised Plat Showing Reserve Tract 1-R and 2-R block 96 and 60' ROW The Retreat Phase 26 Subdivision in Johnson County** must construct the roads, streets, drainage and signage for such subdivision in conformance with the specifications contained in the ***Subdivision Rules and Regulations of Johnson County, Texas Amended and Approved November 14, 2011 and as Further Amended Through January 23, 2023, and in conformance with the plat approved for said subdivision by the Johnson County Commissioners Court.***

Principal, who owns the tract of land to be subdivided under the name of **The Retreat – Phase 27 Subdivision in Johnson County, Texas and Revised Plat Showing Reserve Tract 1-R and 2-R block 96 and 60' ROW The Retreat Phase 26 Subdivision in Johnson County** must construct the roads, streets, drainage and signage for such subdivision by August 14, 2024. If such roads, streets, drainage and signage are not constructed by August 14, 2024, then upon delivery of written notification and reasonable evidence to Surety that such roads, streets, drainage and signage have not been constructed according to the conditions described above, then such proceeds of this bond as are reasonably necessary to construct or complete the construction of the roads, streets, drainage and signage as described in the plat filed in the Plat Records of Johnson County


depicting **The Retreat – Phase 27 Subdivision in Johnson County, Texas and Revised Plat Showing Reserve Tract 1-R and 2-R block 96 and 60' ROW The Retreat Phase 26 Subdivision in Johnson County** shall be payable to **County Judge Christopher Boedeker** or his successor in office, for Johnson County, Texas . Venue for all actions arising under, pursuant, or in relation to this bond shall be in the District Courts of Johnson County, Texas.


This **bond shall remain in full force and in effect until all the roads, streets, drainage and signage requirements in and for such subdivision have been constructed and completed** by the Principal and approved by the Johnson County Public Works Department and the Commissioners Court, and until this Construction Bond has been released by a Court Order from the Johnson County Commissioners Court.

No right of action shall accrue on this bond to or for the future use of any person or corporation other than the Commissioners Court of Johnson County, Texas herein named or successors of said Commissioners Court.

IN WITNESS WHEREOF, the Principal and Surety have hereunto set their hands and seals this 31st day of July, 2023.

PRINCIPAL Double Diamond Delaware, Inc. SURETY – United States Fire Insurance Company


By: Joseph T. Catania, SVP/BC
Address: 12720 Hillcrest
DALLAS, TX 75230


By: Joseph T. Catania, Attorney-in-Fact
Address: 707 Philadelphia Pike
Wilmington, DE 19809



**POWER OF ATTORNEY
UNITED STATES FIRE INSURANCE COMPANY
PRINCIPAL OFFICE - MORRISTOWN, NEW JERSEY**

KNOW ALL MEN BY THESE PRESENTS: That United States Fire Insurance Company, a corporation duly organized and existing under the laws of the state of Delaware, has made, constituted and appointed, and does hereby make, constitute and appoint: **Richard G. Anderson; Mary Lawrence; Joseph T. Catania; Brent Headley; Gina M. Semonelle; Denise A. Medlar; Christopher R. Smith**

each, its true and lawful Attorney(s)-In-Fact, with full power and authority hereby conferred in its name, place and stead, to execute, acknowledge and deliver: Any and all bonds and undertakings of surety and other documents that the ordinary course of surety business may require, and to bind United States Fire Insurance Company thereby as fully and to the same extent as if such bonds or undertakings had been duly executed and acknowledged by the regularly elected officers of United States Fire Insurance Company at its principal office, in amounts or penalties: **One Hundred Twenty Five Million Eight Hundred Thousand Dollars (\$125,800,000)**

This Power of Attorney limits the act of those named therein to the bonds and undertakings specifically named therein, and they have no authority to bind United States Fire Insurance Company except in the manner and to the extent therein stated.

This Power of Attorney revokes all previous Powers of Attorney issued on behalf of the Attorneys-In-Fact named above.

This Power of Attorney is granted pursuant to Article IV of the By-Laws of United States Fire Insurance Company as now in full force and effect, and consistent with Article III thereof, which Articles provide, in pertinent part:

Article IV, Execution of Instruments - Except as the Board of Directors may authorize by resolution, the Chairman of the Board, President, any Vice-President, any Assistant Vice President, the Secretary, or any Assistant Secretary shall have power on behalf of the Corporation:

- (a) to execute, affix the corporate seal manually or by facsimile to, acknowledge, verify and deliver any contracts, obligations, instruments and documents whatsoever in connection with its business including, without limiting the foregoing, any bonds, guarantees, undertakings, recognizances, powers of attorney or revocations of any powers of attorney, stipulations, policies of insurance, deeds, leases, mortgages, releases, satisfactions and agency agreements;
- (b) to appoint, in writing, one or more persons for any or all of the purposes mentioned in the preceding paragraph (a), including affixing the seal of the Corporation.

Article III, Officers, Section 3.11, Facsimile Signatures. The signature of any officer authorized by the Corporation to sign any bonds, guarantees, undertakings, recognizances, stipulations, powers of attorney or revocations of any powers of attorney and policies of insurance issued by the Corporation may be printed, facsimile, lithographed or otherwise produced. In addition, if and as authorized by the Board of Directors, dividend warrants or checks, or other numerous instruments similar to one another in form, may be signed by the facsimile signature or signatures, lithographed or otherwise produced, of such officer or officers of the Corporation as from time to time may be authorized to sign such instruments on behalf of the Corporation. The Corporation may continue to use for the purposes herein stated the facsimile signature of any person or persons who shall have been such officer or officers of the Corporation, notwithstanding the fact that he may have ceased to be such at the time when such instruments shall be issued.

IN WITNESS WHEREOF, United States Fire Insurance Company has caused these presents to be signed and attested by its appropriate officer and its corporate seal hereunto affixed this 28th day of September, 2021.

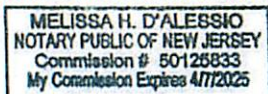
UNITED STATES FIRE INSURANCE COMPANY



Matthew E. Lubin, President

State of New Jersey }
County of Morris }

On this 28th day of September, 2021, before me, a Notary public of the State of New Jersey, came the above named officer of United States Fire Insurance Company, to me personally known to be the individual and officer described herein, and acknowledged that he executed the foregoing instrument and affixed the seal of United States Fire Insurance Company thereto by the authority of his office.



Melissa H. D'Alessio (Notary Public)

I, the undersigned officer of United States Fire Insurance Company, a Delaware corporation, do hereby certify that the original Power of Attorney of which the foregoing is a full, true and correct copy is still in force and effect and has not been revoked.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed the corporate seal of United States Fire Insurance Company on the 31st day of July 2023

UNITED STATES FIRE INSURANCE COMPANY



Michael C. Fay, Senior Vice President

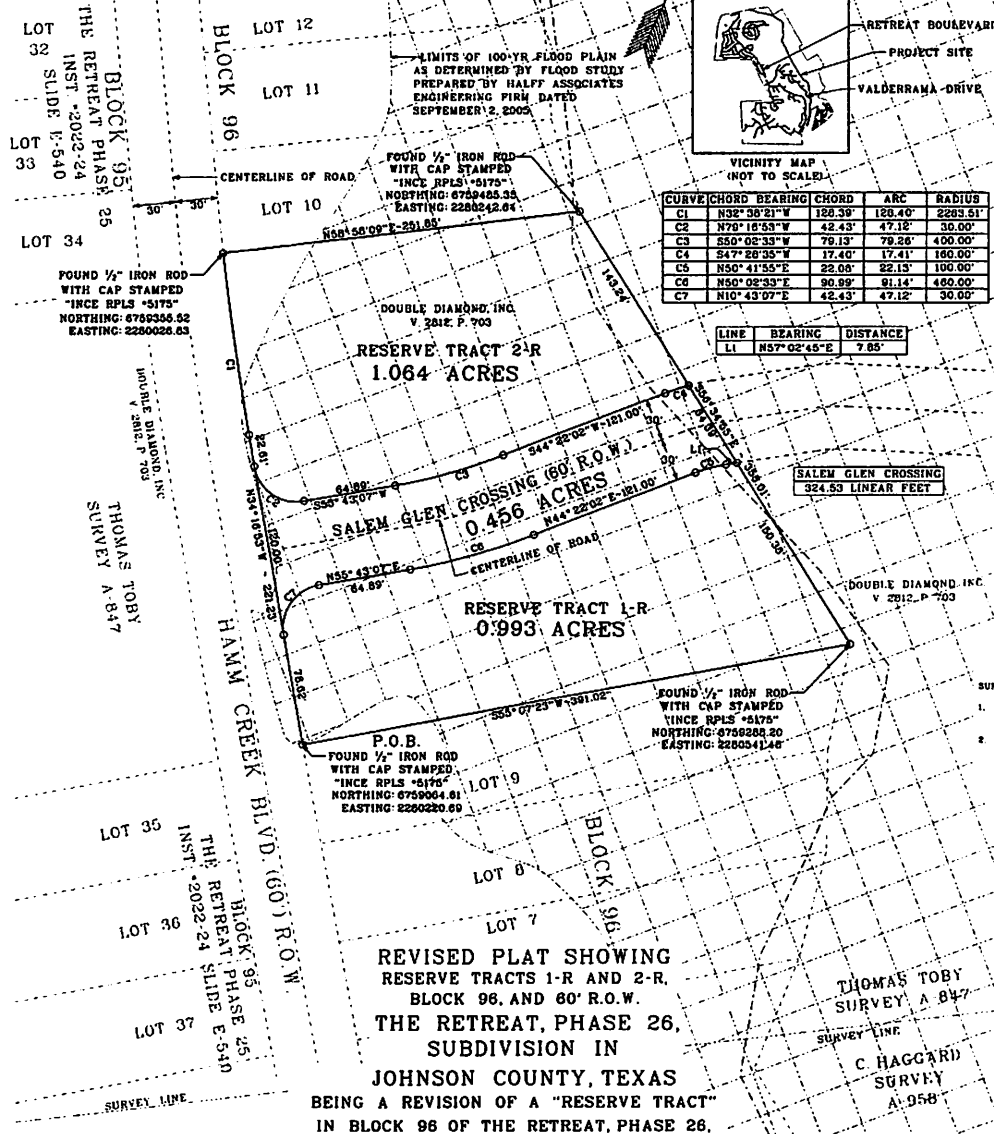
*For verification of the authenticity of the Power of Attorney, please email: SuretyInquiries@amyntagroup.com

JOHNSON COUNTY, TEXAS NOTES:

- THIS SUBDIVISION OR ANY PART THEREOF IS NOT LOCATED WITHIN THE CITY OR TOWN.
- THE PURPOSE FOR THIS PLAT IS TO ESTABLISH A ROAD RIGHT-OF-WAY DIVIDING A PLATTED RESERVE TRACT INTO 2 SEPARATE TRACTS.
- THE DEVELOPER SHALL COMPLETE ALL ROADS AND DRAINAGE FACILITIES IN A SUBDIVISION WITHIN TWELVE (12) MONTHS AFTER THE DATE OF FINAL PLAT APPROVAL.
- UTILITY PROVISIONS:
WATER SERVICE PROVIDED BY MIDWAY WATER UTILITIES, INC. PHONE (864) 654-7952.
ELECTRIC SERVICE IS TO BE PROVIDED BY UNITED COOPERATIVE SERVICES. PHONE (817) 536-0000.
CENTRAL SEWER COLLECTION AND TREATMENT IS PROVIDED BY MIDWAY WATER UTILITIES, INC. PHONE (864) 654-7952.
- FLOOD STATEMENT:
ACCORDING TO THE FLOOD INSURANCE RATE MAP FOR JOHNSON COUNTY, TEXAS AND INCORPORATED AREAL COMMUNITY PANEL NO. 42521J0651, EFFECTIVE DATE DECEMBER 04, 2012, THIS PROPERTY LIES IN ZONE A (AREAS DETERMINED TO BE SUBJECT TO THE 100-YEAR FLOOD).
THE ABOVE REFERENCED FEMA FLOOD INSURANCE RATE MAP IS FOR USE IN ADMINISTERING THE "RFP". 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 STRUCTURES OR OTHER SURFACES OR SUBSURFACE CONDITIONS EXISTING ON OR NEAR THE SUBJECT PROPERTY WHICH ARE NOT STUDIED OR ADDRESSED AS PART OF THE "RFP".
- FLOOD NOTES:
REGARDING THE FLOW OF WATER OR CONSTRUCTING IMPROVEMENTS TO THE DRAINAGE EASEMENTS, AND FILLING OR OBSTRUCTION OF THE FLOWWAY 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 COURSES ALONG OR ACROSS SAID LOTS.
JOHNSON COUNTY WILL NOT BE RESPONSIBLE FOR THE MAINTENANCE AND OPERATIONS OF SAID DRAINAGE WEAYS 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 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 EXCEEDS OR INTERFERES WITH THE CONSTRUCTION OR MAINTENANCE OR OPERATION OF ITS RESPECTIVE SYSTEMS AND OF THE EASEMENTS SHOWN ON THE PLAT, AND ANY PUBLIC UTILITY INCLUDING JOHNSON COUNTY, SHALL HAVE THE RIGHT AT ALL TIMES OF ACCESS AND EGRESS TO AND FROM SAID EASEMENTS FOR THE PURPOSE OF CONSTRUCTION, RECONSTRUCTION, REPAIR, PATROLLING, MAINTENANCE 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:
1/2' UTILITY AND DRAINAGE EASEMENT SHALL BE RETAINED ALONG THE FRONT AND REAR OF ALL LOTS.
5' 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:
30' FROM CENTER OF ROAD.
ALL STREETS TO BE PERMANENTLY MAINTAINED.
- BUILDING LINES:
30' FRONT
30' REAR
10' SIDES
- PLUNG A PLAT:
IT IS A CRIMINAL OFFENSE PUNISHABLE BY A FINE OF UP TO \$100,000, 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 SUBDIVISIONS DESCRIPTION IN A DEED OR COVENANCE, A CONTRACT FOR A DEED OR A CONTRACT OF SALE OR OTHER EXECUTED CONTRACT TO CONVEY THAT IS DELIVERED TO A PURCHASER UNDER 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 BY THE CONTRACTOR'S EXPRESSLY CONFIDENT 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 THE PLAT.
- 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.
- DUTIES OF DEVELOPER/PROPERTY OWNER:
THE APPROVAL AND PLUNG 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 PLUNG 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 OVERHUNG PROPERTY OWNED OR EMPLOYED, IMPROVED 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.
JOHNSON COUNTY IS RELYING UPON THE SURVEYOR WHOSE NAME IS AFFIXED HEREON TO MAKE ACCURATE AND TRUTHFUL REPRESENTATIONS UPON WHICH JOHNSON COUNTY CAN MAKE DETERMINATIONS REGARDING THE APPROVAL OR DISAPPROVAL OF THIS PLAT.
- WARRANTY:
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 PLUNG OF THIS PLAT OR CONSTRUCTION DOCUMENTS ASSOCIATED THEREWITH.
- PLUNG A PLAT IS NOT ACCEPTANCE OF ROADS FOR COUNTY MAINTENANCE:
THE APPROVAL AND PLUNG 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 COUNTY CLERK'S OFFICE OR 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
INSTRUMENT * _____ SLIDE _____
DATE _____
COUNTY CLERK, JOHNSON COUNTY, TEXAS
DEPUTY _____

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



THOMAS TOBY
SURVEY A-847

PROPERTY DESCRIPTION:
Field notes for the survey of that certain lot, tract, or parcel of land being all of a "Reserve Tract" in Block 96, Phase 26 of The Retreat Subdivision in Johnson County, Texas, according to plat recorded as Instrument #2022-128 and in Slide E-591, et seq of the Official Plat Records of Johnson County, more particularly described as follows:
BEGINNING at a 1/2" iron rod with cap stamped "INCE RPLS #5178" found in the east line of Hamm Creek Blvd. for the northeast corner of Lot 8, Block 96 and for the southwest corner of said "Reserve Tract";
THENCE with the east line of Hamm Creek Blvd., N34°16'53"W 221.23 feet to a 1/2" iron rod with cap stamped "INCE RPLS #5178" found for the beginning of a curve to the right;
THENCE continuing with the east line of Hamm Creek Blvd. and along said curve having a radius of 2283.01 feet, N32°30'21"W for a chord distance of 128.39 feet, an arc distance of 128.40 feet, to a 1/2" iron rod with cap stamped "INCE RPLS #5178" found for the southwest corner of Lot 10, Block 96 and for the northeast corner of said "Reserve Tract";
THENCE N50°41'55"E 22.00' to the northeast corner of said Lot 10 and for the northeast corner of said "Reserve Tract";
THENCE S88°48'E 358.01 feet to a 1/2" iron rod with cap stamped "INCE RPLS #5178" found for the northeast corner of said Lot 9 and for the southwest corner of said "Reserve Tract";
THENCE S54°07'23"W 331.02 feet to the place of beginning, containing 2.613 acres of land.

GRAPHIC SCALE

VICINITY MAP (NOT TO SCALE)

CURVE	CHORD	BEARING	CHORD	ARC	RADIUS
C1	N32°30'21"W	128.39'	128.40'	47.12'	2283.51'
C2	N70°16'53"W	42.43'	47.12'	30.00'	
C3	S50°02'33"W	79.13'	79.26'	400.00'	
C4	S47°26'35"W	17.40'	17.41'	160.00'	
C5	N50°41'55"E	22.00'	22.13'	100.00'	
C6	N50°02'33"E	90.89'	91.14'	400.00'	
C7	N10°43'07"E	42.43'	47.12'	30.00'	

LINE	BEARING	DISTANCE
L1	N57°02'45"E	7.85'

NOTICE TO ALL WHOM 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 RESERVE TRACTS 1-R AND 2-R, AND A 60' R.O.W. OF THE RETREAT, PHASE 26, AN ADDITION TO JOHNSON COUNTY, TEXAS AND HEREBY DEDICATE FOR THE USE OF THE PROPERTY OWNERS OF THE DEVELOPMENT, FUTURE RESIDENTS, THE STREETS, EASEMENTS, AND RIGHT-OF-WAYS SHOWN HEREON.
Randy G. Haggard 7.27.23
RANDY G. HAGGARD, VICE PRESIDENT, DATE _____
STATE OF TEXAS
COUNTY OF JOHNSON
BEFORE ME, UNDERIGNED, A NOTARY PUBLIC IN AND FOR THE SAID COUNTY AND STATE ON THIS DAY PERSONALLY APPEARED RANDY G. HAGGARD, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT HE SIGNED THE SAID INSTRUMENT FOR THE PURPOSES AND CONSIDERATION THEREIN EXPRESSED AND IN THE CAPACITY THEREIN STATED.
GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS THE 27 DAY OF July, 2023.

NOTARY PUBLIC, STATE OF TEXAS
MY COMMISSION EXPIRES 2-20-24
DEVELOPER'S NOTES:
THE FOLLOWING VARIANCES WERE APPROVED IN COMMISSIONER'S COURT:
1. REDUCED MINIMUM PAVEMENT WIDTH FROM 22' TO 30'.
2. REDUCED UTILITY EASEMENTS FROM 18" TO 10" ON FRONT AND REAR OF ALL LOTS AND LOCATION OF UTILITIES TO PLACE WELLS AND ENERS IN RIGHT-OF-WAY.
3. SUBSTITUTE HOPE DRAINAGE PIPES FOR CEAR.
TRACTS DESIGNATED AS "RESERVE TRACT" ARE RETAINED AND MAINTAINED BY THE DEVELOPER FOR FUTURE PURPOSES.

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 TRIMBLE 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 DEPOSIT 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 UNDERIGNED, 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.



INCE SURVEYING & ENGINEERING
184 THOUSAND OAKS DRIVE WHITNEY, TEXAS 76892
PHONE: 254-694-7708
FAX: 254-694-7230
FIRM #10068000
SCALE 1"=60' JULY 27, 2023 SURVEY NO. SN.230626.1

SURVEYOR'S NOTES

- ALL BEARINGS AND DISTANCES ARE BASED ON THE TEXAS STATE PLANE COORDINATE SYSTEM NORTH CENTRAL ZONE 4302, HAD AS AN ESTABLISHED USING TRIMBLE VRS NETWORK.
- THE SURVEY PERFORMED ON THE CORNERS OF THE SUBJECT PROPERTY AND THE PREPARATION OF A SECTION OF THE RESULTS THEREOF ON THIS FINAL PLAN AND PROPERTY DESCRIPTION WERE PREPARED WITHOUT THE BENEFIT OF AN ABSTRACT OF TITLE THEREFORE THERE MAY BE EASEMENTS OR OTHER MATTERS THAT COULD AFFECT AND ARE NOT SHOWN.
- ALL CORNERS ARE OR MONUMENTED WITH 1/2" IRON RODS WITH CAP STAMPED INCE R.P.L.S. UNLESS OTHERWISE NOTED.

LINEAR FEET BY ROAD	
TUSCANY HILLS COURT	1,168 FEET
CASTLE WOODS COURT	674 FEET
RUBY HILL COURT	705 FEET
WHISPERING PINES COURT	654 FEET
SOUTHERN HILLS DRIVE	2,754 FEET
LINK LOGGERS DRIVE	475 FEET
CYPRESS POINT DRIVE	390 FEET
GOVERNORS CLUB DRIVE	1,725 FEET
COYOTE CREEK DRIVE	185 FEET
MERIDIAN COURT	735 FEET
PALM HILLS DRIVE	5,745 FEET
FOREST LAKE LOOP	2,470 FEET
HALEM GLEN CROSSING	791 FEET
10,515 LINEAR FEET OF NEW ROADWAY	

PLAT RECORDED IN INSTRUMENT # SLIDE
DATE
COUNTY CLERK, JOHNSON COUNTY, TEXAS
DEPUTY
J.M. DILLARD SURVEYOR
A.720



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

OWNER:
DOUBLE DIAMOND INC.
SUITE 400
DALLAS, TEXAS 75220
PHONE: (214) 705-7657

- 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 ROAD AND DRAINAGE FACILITIES IN A SUBDIVISION WITHIN TWELVE (12) MONTHS AFTER THE DATE OF FINAL PLAT APPROVAL.
 - UTILITY PROVIDERS: WATER SERVICE PROVIDED BY MIDWAY WATER UTILITIES & SPOONWATER COMPANY, PHONE (866) 654-7092. ELECTRIC SERVICE IS TO BE PROVIDED BY UNITED COOPERATIVE SERVICES PHONE (817) 560-4500. CENTRAL SEWER COLLECTION AND TREATMENT IS PROVIDED BY MIDWAY WATER UTILITIES, INC. PHONE (866) 654-7092. 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 FEDERAL AGENCY PANEL NO. ADDITIONAL EFFECTIVE DATE: DECEMBER 04, 2002 A PORTION OF THIS PROPERTY IS LOCATED IN APPROXIMATE ZONE A (AREAS POSSIBLY SUSCEPTIBLE TO THE 100-YEAR FLOOD). THE AREA REFERENCED FROM FLOOD INSURANCE RATE MAP IS FOR USE IN ADMINISTERING THE "FIRM" IT DOES NOT NECESSARILY SHOW ALL AREAS SUBJECT TO FLOODING, PARTICULARLY FROM LOCAL SOURCES OF SMALL SIZE WHICH COULD BE FLOODED BY SEVERAL CONCENTRATED RAINFALL EVENTS 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 "FIRM".
 - FLOOD NOTES: RECEIVING THE FLOW OF WATER OR CONSTRUCTING IMPROVEMENTS IN THE DRAINAGE EXTENTS 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 OWNER 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 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 UPON PROPERTY AND CLEAR ANY OBSTRUCTION INCLUDING BUT NOT LIMITED TO TREES, PLANTS, BIRDS, OR BUILDINGS, WHICH OBSTRUCT THE FLOW OF WATER THROUGH DRAINAGE EASEMENTS.
 - UTILITY EASEMENT: ANY PUBLIC UTILITY, INCLUDING JOHNSON COUNTY, SHALL HAVE THE RIGHT TO MOVE AND KEEP MOVED ALL OR PART OF ANY BUILDING, STRUCTURE, OTHER DEVICES OR IMPROVEMENTS WHICH IN ANY WAY ENDANGER OR INTERFERE WITH THE CONSTRUCTION OR MAINTENANCE OR EFFICACY OF ITS RESPECTIVE SYSTEM IN ANY OF THE EASEMENTS SHOWN ON THIS PLAT AND TO PUBLIC UTILITY OR JOHNSON COUNTY SHALL HAVE THE RIGHT AT ALL TIMES OF INGRESS AND EGRESS TO AND FROM SAID EASEMENTS FOR THE PURPOSE OF CONSTRUCTION, RECONSTRUCTION, INSPECTION, MAINTENANCE, REPAIRING AND ADJUDICATING TO OR REMOVING ALL OR PART OF THE RESPECTIVE SYSTEMS WITHOUT THE NECESSITY AT ANY TIME OF FURNISHING THE PERMISSION OF ANYONE.
 - UTILITY & DRAINAGE EASEMENTS-SEE NOTE REGARDING VARIANCE: 15' FRONT & REAR 6' SIDES
 - RIGHT-OF-WAY DEDICATION: 30' FROM CENTER OF ROAD. ALL STREETS TO BE PRIVATELY MAINTAINED.
 - BUILDING LINES-DIMENSIONS EXCEEDING COUNTY MINIMUMS ARE FOR THE DEVELOPER: 30' FRONT (STATE HWY A P.M.) 24' FRONT (LOCAL ROAD OR SUBDIVISION ROAD) 30' REAR LOT LINES 30' SIDE LOT LINES
 - FILING A PLAT: IT IS A CRIMINAL OFFENSE PUNISHABLE BY A FINE OF UP TO \$100,000, CONFINEMENT IN THE COUNTY JAIL FOR UP TO 90 DAYS OR BY BOTH FINE AND CONFINEMENT FOR A PERSON WHO SUBVERTS REAL PROPERTY TO USE THE SUBDIVISION'S DESCRIPTION IN A DEED OF CONVEYANCE, A CONTRACT FOR A DEED OR A CONTRACT SUBJECT TO CONVEYANCE THAT IS DELIVERED TO A PURCHASER UNDER THE PLAT OR REPEAT OF THE SUBDIVISION IS APPROVED AND IS FILED FOR RECORD WITH THE JOHNSON COUNTY CLERK. JOHNSON COUNTY'S RECORDS 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 THE PLAT.
 - 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.
 - DUTIES OF DEVELOPER/PROPERTY OWNER: THE APPROVAL AND FILING OF THIS PLAT BY JOHNSON COUNTY DOES NOT BELIEVE 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 BELIEVE THE DEVELOPER OF THE PROPERTY OR OWNER OF THE PROPERTY OF ANY DUTY TO ADJACENT OR DOWNSTREAM PROPERTY OWNERS OR IMPROVEMENTS OR TRANSMIT ANY DUTY OR LIABILITY TO JOHNSON COUNTY, THE COMMISSIONERS OFFICIALS OR EMPLOYEES OF JOHNSON COUNTY. JOHNSON COUNTY MAKES NO REPRESENTATION THAT THE CREEK, STREAM, RIVERS, DRAINAGE CHANNELS OR OTHER DRAINAGE STRUCTURES, DEVICES OR FEATURES PORTRAYED HEREON ARE ACTUALLY EXISTING ON THE PROPERTY PORTRAYED BY THIS PLAT OR ARE VISIBLE TO THE EYE OR COMMON EAR OF AN INCORPORATED CITY, JOHNSON COUNTY, THE STATE OF TEXAS OR THE UNITED STATES. JOHNSON COUNTY IS RELYING UPON THE SURVEYOR'S WISE JUDGMENT AS AFFIRMED HEREON 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 ARISING OUT OF 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 DEDICATED ROADS AND STREETS DOES NOT MAKE THE ROAD AND STREETS COUNTY ROADS SUBJECT TO COUNTY MAINTENANCE, NO ROAD, STREET OR PASSENGERWAY MAY ARISE 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 PASSENGERWAY AND SPECIFICALLY ACCEPTING SUCH ROAD, STREET OR PASSENGERWAY FOR COUNTY MAINTENANCE.

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 0.220 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-735 AND 0.220 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 3.006 ACRES OF LAND OUT OF THE T. TODY SURVEY A-847 AND 4.040 ACRES OF LAND OUT OF THE C. HAGGARD SURVEY A-958 IN JOHNSON COUNTY, TEXAS.
SHEET 1 OF 8

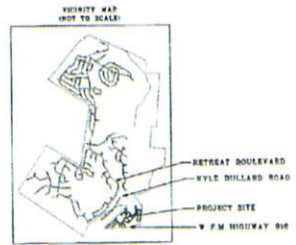
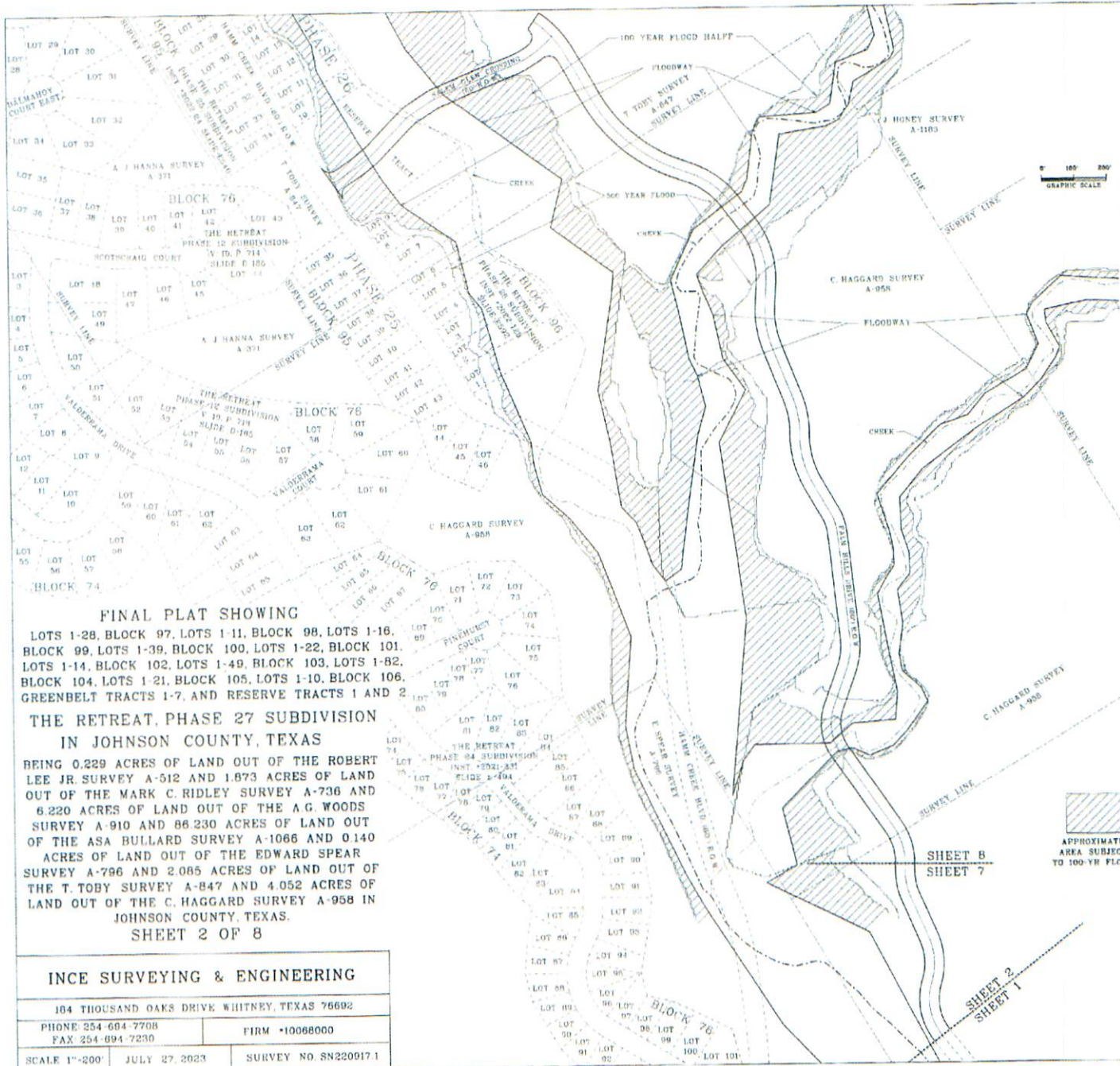
NOW THEREFORE KNOWN TO ALL MEN BY THESE PRESENTS:
THAT DOUBLE DIAMOND INC., OWNER OF THE ABOVE DESCRIBED TRACT OF LAND DO HEREBY AGREE THIS PLAT DESIGNATING THE HEREIN DESCRIBED PROPERTY AS LOTS 1-39, BLOCK 97, LOTS 1-11, BLOCK 98, LOTS 1-16, BLOCK 99, LOTS 1-22, BLOCK 100, LOTS 1-14, BLOCK 101, LOTS 1-49, BLOCK 102, LOTS 1-82, BLOCK 103, LOTS 1-21, BLOCK 104, LOTS 1-10, 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 DEEDS FOR THE USE OF THE PROPERTY OWNERS OF THE DEVELOPMENT, WITHOUT RESERVATION THE STREETS, EASEMENTS AND RIGHT-OF-WAYS SHOWN HEREON.
Randy Gracy 7.27.23
RANDY GRACY VICE-PRESIDENT DATE

SURVEYOR'S DECLARATION
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.



SHOWN AND SUBSCRIBED BEFORE ME BY *Curtis James Eubank*
THIS THE 27 DAY OF July, 2023
NOTARY PUBLIC, STATE OF TEXAS
MY COMMISSION EXPIRES 3-28-24
CURTIS JAMES EUBANK
Notary Public, State of Texas
Comm. Expires 03-28-2024
Notary ID: 132367473

INCE SURVEYING & ENGINEERING
184 THOUSAND OAKS DRIVE WHITNEY, TEXAS 76692
PHONE 254-694-7708 FIRM #10068000
FAX: 254-694-7230
SCALE 1"=300' JULY 27, 2023 SURVEY NO. SN220917.1



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**
1. ALL BEARINGS AND DISTANCES ARE BASED ON THE TEXAS STATE PLANE COORDINATE SYSTEM, NORTH CENTRAL ZONE. 4300' HAD BE AS ESTABLISHED USING TRIMBLE V.B.S. NETWORK.
 2. 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.
 3. ALL CORNERS SET ARE MONUMENTED WITH 3/4" IRON RODS WITH CAP STAMPS "INCE S.P.L.S. 6495" UNLESS OTHERWISE NOTED.

SURVEYOR'S CERTIFICATION

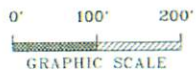
I, THE UNDERSIGNED, A REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF TEXAS, HEREBY CERTIFY THAT THIS PLAT IS TRUE AND CORRECT AND WAS PREPARED BY AN ACTUAL SURVEY OF THE PROPERTY MADE UNDER MY SUPERVISION ON THE GROUND.



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 1.873 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-958 IN JOHNSON COUNTY, TEXAS.
 SHEET 2 OF 8

INCE SURVEYING & ENGINEERING	
104 THOUSAND OAKS DRIVE WHITNEY, TEXAS 76692	
PHONE 254-694-7708	FIRM #10068000
FAX 254-694-7250	
SCALE 1"=200'	JULY 27, 2023
	SURVEY NO. SN220917.1



RESERVED FOR FUTURE DEVELOPMENT
DOUBLE DIAMOND INC
V 2012 P 702

RESERVED FOR FUTURE DEVELOPMENT
DOUBLE DIAMOND INC
V 2012 P 702
ASA BULLARD SURVEY A-1066

ASA BULLARD SURVEY A-1066
GREENBELT TRACT 3
4.643 ACRES

LINE	BEARING	DISTANCE
118	N15°26'30"W	81.01'
119	N50°41'10"E	72.31'
120	N38°00'50"W	60.23'
121	N28°00'50"W	38.31'
122	S10°38'22"W	56.16'
123	S71°05'25"E	42.71'
124	N80°41'36"W	35.68'
125	N80°41'36"W	29.01'
126	N80°41'36"W	31.01'
127	N80°41'36"W	32.92'
128	N80°41'36"W	27.16'
129	N80°41'36"W	60.06'
130	S10°38'22"W	78.56'
131	S10°38'22"W	16.57'
132	S22°05'10"E	32.82'
133	S22°05'10"E	48.72'
134	S22°05'10"E	82.34'
135	S22°05'10"E	82.34'
136	S22°05'10"E	45.02'
137	S22°05'10"E	103.06'
138	N22°47'44"E	80.65'
139	S44°54'44"E	109.69'

CURVE	RADIUS	ARC	CHORD	BEARING
C1	2802.87	348.19	347.97	S45°21'10"W
C2	2802.87	345.09	345.68	S50°24'03"W
C3	2802.87	355.57	355.58	S53°28'48"W
C4	2802.87	60.02	60.01	S55°41'07"W
C5	2802.87	30.00	30.00	S56°36'12"W
C6	144.95	123.39	124.69	S21°38'14"E
C7	144.95	101.21	101.09	S37°02'50"E
C8	150.00	38.83	38.99	N40°37'00"W
C9	130.00	58.45	57.96	N47°18'48"W
C10	137.26	0.32	0.32	N34°18'07"W
C11	130.00	24.79	24.78	N17°46'41"W
C12	120.00	72.75	71.64	N30°26'27"W
C13	60.00	59.23	56.85	S83°54'40"W
C14	130.00	104.07	101.31	N21°38'13"E
C15	80.00	48.25	47.32	N61°59'53"E
C16	1390.00	103.85	103.82	N76°59'07"E
C17	210.00	235.27	233.15	N42°45'02"E

CURVE	RADIUS	ARC	CHORD	BEARING
C18	394.25	136.12	135.44	S09°45'49"W
C19	732.00	63.84	63.82	N87°43'52"E
C20	174.95	61.34	61.01	S79°47'46"E
C21	124.95	41.34	41.00	S63°05'03"E
C22	30.00	35.56	35.51	N87°43'48"E
C23	30.00	37.89	37.87	N19°54'43"E
C24	160.00	48.64	48.52	N67°34'31"E
C25	30.00	64.44	52.75	S62°48'58"E
C26	90.00	37.40	37.37	N61°30'01"E
C27	90.00	52.52	52.16	N83°59'04"E
C28	90.00	18.53	18.49	S73°42'23"E
C29	90.00	29.55	29.51	S62°09'59"E
C30	150.00	61.39	60.90	S48°47'47"E
C31	30.00	25.23	24.49	S57°37'04"E
C32	60.00	34.81	34.32	S48°38'30"E
C33	60.00	104.61	91.87	S01°55'55"W
C34	60.00	104.94	92.07	N76°10'34"W
C35	60.00	45.04	43.99	N06°23'25"W

CURVE	RADIUS	ARC	CHORD	BEARING
C36	30.00	25.23	24.49	N06°38'41"W
C37	90.00	54.56	53.73	N50°26'27"W
C38	30.00	29.61	28.45	S83°54'40"W
C39	30.00	58.43	49.62	S00°10'04"E
C40	220.00	67.91	67.32	S44°31'11"E
C41	160.00	75.64	74.94	N46°37'00"W
C42	160.00	30.92	30.91	N56°24'50"W
C43	30.00	4.56	4.56	N57°01'32"W
C44	30.00	32.92	32.29	S87°19'43"W
C45	30.00	45.59	41.99	N11°20'01"W
C46	30.00	25.23	24.49	S57°30'04"E
C47	60.00	33.08	33.65	S65°20'06"E
C48	60.00	40.79	40.01	S30°11'54"E
C49	60.00	40.79	40.01	S08°45'12"W
C50	60.00	40.79	40.01	S47°42'19"W
C51	60.00	40.79	40.01	S80°39'26"W
C52	60.00	40.79	40.01	N54°23'22"W
C53	60.00	52.39	50.74	N09°53'56"W
C54	30.00	25.23	24.49	N06°38'41"W

MARK C. RIDLEY SURVEY A-736

ASA BULLARD SURVEY A-1066

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 1873 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-958 IN JOHNSON COUNTY, TEXAS.

SHEET 4 OF 8

INCE SURVEYING & ENGINEERING
184 THOUSAND OAKS DRIVE WHITNEY, TEXAS 76892
PHONE: 254-694-7708 FIRM #1068R000
FAX: 254-694-7230
SCALE 1"=100' JULY 27, 2023 SURVEY NO. SN220917.1

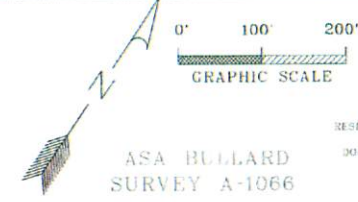
SURVEYOR'S CERTIFICATION
I, THE UNDERSIGNED, A LICENSED PROFESSIONAL LAND SURVEYOR IN THE STATE OF TEXAS, HEREBY CERTIFY THAT THIS PLAT IS TRUE AND CORRECT AND WAS PREPARED BY AN ACTUAL SURVEY OF THE PROPERTY MADE UNDER MY SUPERVISION ON THE GROUND.



APPROVED BY JOHNSON COUNTY COMMISSIONER'S COURT ON THE _____ DAY OF _____, 20____.

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

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 5705 RTK/ROVER.
2. THE SURVEY PERFORMED ON THE GROUNDS OF THE SUBJECT PROPERTY AND THE PREPARATION OF A DEPICTION OF THE RESULTS THEREOF OF THIS FINAL PLAT AND PROPERTY DESCRIPTIONS 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.
3. ALL CORNERS SET ARE UNWENTURED WITH 1/2" IRON RODS WITH CAP STAMPED INCE R.P.L.S. #5075 UNLESS OTHERWISE NOTED.



ASA BULLARD SURVEY A-1066

FLAT RECORDED IN INSTRUMENT SLIDE
DATE

COUNTY CLERK, JOHNSON COUNTY, TEXAS
DEPUTY

APPROVED BY JOHNSON COUNTY COMMISSIONER'S COURT ON THE DAY OF _____ 20____

COUNTY JUDGE

RESERVED FOR FUTURE DEVELOPMENT
DOUBLE DIAMOND, INC.
V. 2812 P. 703

ASA BULLARD SURVEY A-1066

LINE	BEARING	DISTANCE	LINE	BEARING	DISTANCE	CHORD	BEARING
L1A0	N89°23'21"E	33.11	C00	S89°20'27"W	37.87	35.41	N89°28'51"E
L1A1	N92°45'21"E	78.80	C01	S89°20'27"W	69.30	66.89	S11°29'35"W
L1A2	N82°43'43"E	111.27	C10	N42°09'10"W	88.34	88.00	S19°49'48"W
L1A3	N81°14'26"E	80.66	C11	S82°09'16"W	54.70	54.70	N82°09'16"W
L1A4	N81°10'36"E	62.50	C12	N82°09'16"W	54.70	54.70	N82°09'16"W
L1A5	N81°22'42"E	84.27	C13	S82°09'16"W	85.97	85.97	S82°09'16"W
L1A6	N73°13'16"E	97.78	C14	S82°09'16"W	85.97	85.97	S82°09'16"W
L1A7	N88°42'51"E	48.87	C15	N82°09'16"W	58.36	58.36	N82°09'16"W
L1A8	N83°53'32"E	60.21	C16	N82°09'16"W	43.29	43.29	N82°09'16"W
L1A9	N83°53'32"E	60.21	C17	N82°09'16"W	43.29	43.29	N82°09'16"W
L1A10	N83°53'32"E	60.21	C18	N82°09'16"W	43.29	43.29	N82°09'16"W

LINE	BEARING	DISTANCE	LINE	BEARING	DISTANCE	CHORD	BEARING
L1B0	N89°23'21"E	33.11	C98	S89°20'27"W	37.87	35.41	N89°28'51"E
L1B1	N92°45'21"E	78.80	C99	S89°20'27"W	69.30	66.89	S11°29'35"W
L1B2	N82°43'43"E	111.27	C100	N42°09'10"W	88.34	88.00	S19°49'48"W
L1B3	N81°14'26"E	80.66	C101	S82°09'16"W	54.70	54.70	N82°09'16"W
L1B4	N81°10'36"E	62.50	C102	N82°09'16"W	54.70	54.70	N82°09'16"W
L1B5	N81°22'42"E	84.27	C103	S82°09'16"W	85.97	85.97	S82°09'16"W
L1B6	N73°13'16"E	97.78	C104	S82°09'16"W	85.97	85.97	S82°09'16"W
L1B7	N88°42'51"E	48.87	C105	N82°09'16"W	58.36	58.36	N82°09'16"W
L1B8	N83°53'32"E	60.21	C106	N82°09'16"W	43.29	43.29	N82°09'16"W
L1B9	N83°53'32"E	60.21	C107	N82°09'16"W	43.29	43.29	N82°09'16"W
L1B10	N83°53'32"E	60.21	C108	N82°09'16"W	43.29	43.29	N82°09'16"W

LINE	BEARING	DISTANCE	LINE	BEARING	DISTANCE	CHORD	BEARING
L1C0	N89°23'21"E	33.11	C200	S89°20'27"W	37.87	35.41	N89°28'51"E
L1C1	N92°45'21"E	78.80	C201	S89°20'27"W	69.30	66.89	S11°29'35"W
L1C2	N82°43'43"E	111.27	C210	N42°09'10"W	88.34	88.00	S19°49'48"W
L1C3	N81°14'26"E	80.66	C211	S82°09'16"W	54.70	54.70	N82°09'16"W
L1C4	N81°10'36"E	62.50	C212	N82°09'16"W	54.70	54.70	N82°09'16"W
L1C5	N81°22'42"E	84.27	C213	S82°09'16"W	85.97	85.97	S82°09'16"W
L1C6	N73°13'16"E	97.78	C214	S82°09'16"W	85.97	85.97	S82°09'16"W
L1C7	N88°42'51"E	48.87	C215	N82°09'16"W	58.36	58.36	N82°09'16"W
L1C8	N83°53'32"E	60.21	C216	N82°09'16"W	43.29	43.29	N82°09'16"W
L1C9	N83°53'32"E	60.21	C217	N82°09'16"W	43.29	43.29	N82°09'16"W
L1C10	N83°53'32"E	60.21	C218	N82°09'16"W	43.29	43.29	N82°09'16"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.

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-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-958 IN JOHNSON COUNTY, TEXAS.

SHEET 5 OF 8

INCE SURVEYING & ENGINEERING

184 THOUSAND OAKS DRIVE WHITNEY, TEXAS 76082
PHONE: 254-694-7708 FIRM #1D068000
FAX: 254-694-7230

SCALE 1"=100' JULY 27, 2023 SURVEY NO. SN220817.1

FINAL PLATS 2/PHASE27/SHTS.dgn 7/27/2023 5:57:41 AM

ASA BULLARD SURVEY A-1066

- SURVEYOR'S NOTES
1. ALL BEARINGS AND DISTANCES ARE BASED ON THE TEXAS STATE PLANE COORDINATE SYSTEM NORTH CENTRAL ZONE 4304 NAD 83 AS ESTABLISHED USING TRIMBLE 5735 SURVEYOR.
 2. THE SURVEY PERFORMED ON THE GROUNDS OF THE SUBJECT PROPERTY AND THE PREPARATION OF A DEDUCTION OF THE RESULTS THEREOF ON THIS FINAL PLAN AND PROPERTY DESCRIPTION WERE PREPARED WITHOUT THE BENEFIT OF AN ABSTRACT OF TITLE. THEREFORE, THERE MAY BE ENCUMBRANCES OR OTHER MATTERS THAT COULD EXIST AND ARE NOT SHOWN.
 3. ALL CORNER METERS ARE MONUMENTED WITH 1/2" DIAMETER METAL CAPPING PIPES (M.C.P.) UNLESS OTHERWISE NOTED.



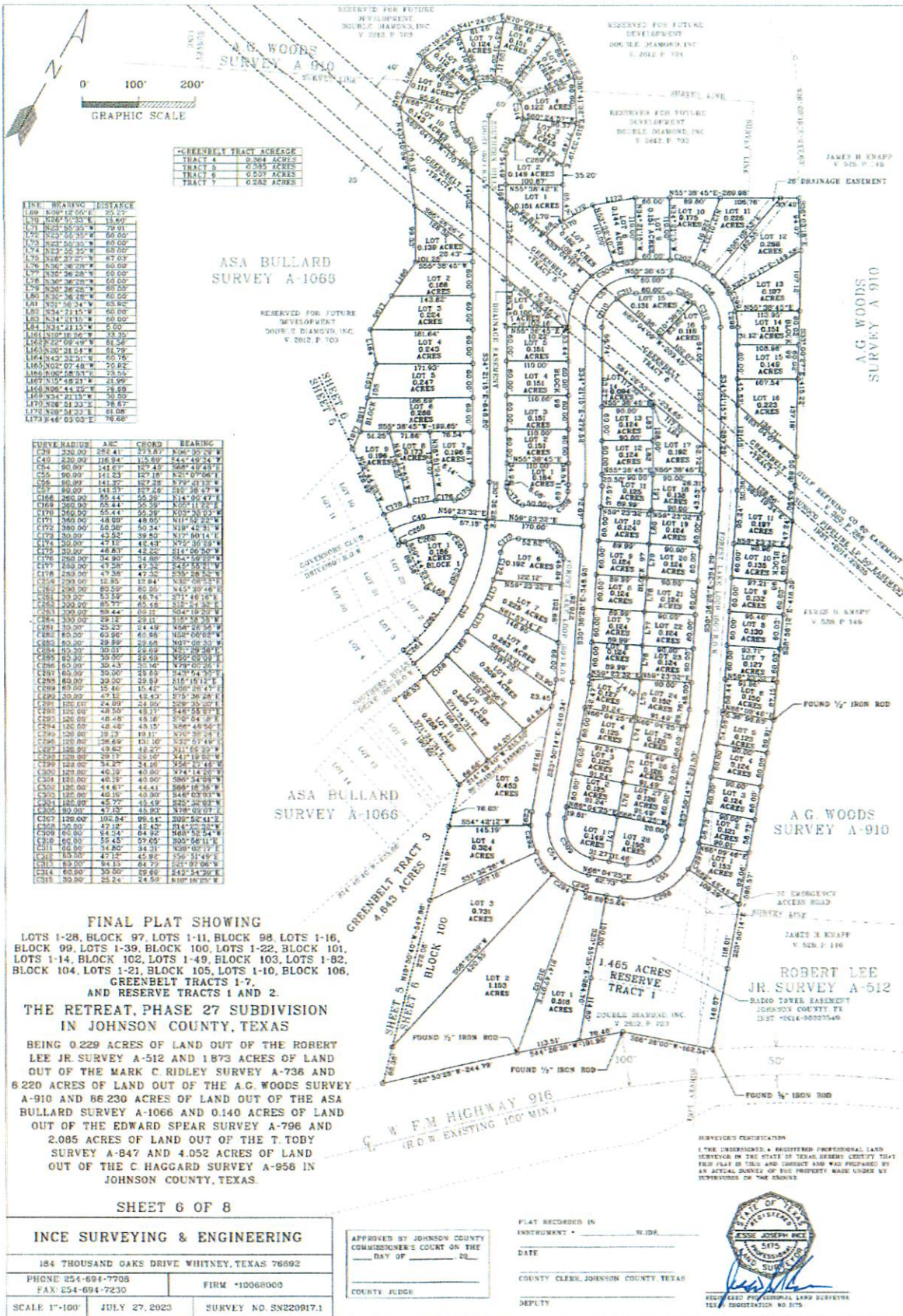
G. W. F.M. HIGHWAY 916
I.R.O.W. EXISTING 100' MIN

SURVEYOR'S CERTIFICATION

I, THE UNDERSIGNED, A REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF TEXAS, HEREBY CERTIFY THAT THIS PLAN IS TRUE AND CORRECT AND WAS PREPARED BY AN ACTUAL SURVEY OF THE PROPERTY HEREIN DESCRIBED ON THE GROUND.



REGISTERED PROFESSIONAL LAND SURVEYOR
TEXAS REGISTRATION NO. 5175



GREENBELT TRACT 3 SURVEY

TRACT 4	0.364 ACRES
TRACT 5	0.364 ACRES
TRACT 6	0.364 ACRES
TRACT 7	0.364 ACRES

FINAL PLAT SHOWING

LINE NUMBER	BEARING	DISTANCE
1	N 00° 00' 00" E	73.50
2	N 090° 00' 00" E	15.60
3	S 89° 59' 59" E	73.50
4	S 00° 00' 00" E	66.00
5	S 090° 00' 00" E	66.00
6	S 89° 59' 59" E	73.50
7	N 090° 00' 00" E	15.60
8	N 00° 00' 00" E	73.50

COORDINATE TABLE

LINE NO.	RADIUS	ARC	CHORD	BEARING
C148	250.00	106.84	15.60	N 90° 00' 00" E
C149	250.00	106.84	15.60	S 90° 00' 00" E
C150	250.00	106.84	15.60	S 090° 00' 00" E
C151	250.00	106.84	15.60	S 00° 00' 00" E
C152	250.00	106.84	15.60	S 090° 00' 00" E
C153	250.00	106.84	15.60	S 89° 59' 59" E
C154	250.00	106.84	15.60	N 090° 00' 00" E
C155	250.00	106.84	15.60	N 00° 00' 00" E
C156	250.00	106.84	15.60	N 090° 00' 00" E

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 1873 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-956 IN JOHNSON COUNTY, TEXAS.

SHEET 6 OF 8

INCE SURVEYING & ENGINEERING

184 THOUSAND OAKS DRIVE WHITNEY, TEXAS 76792

PHONE 254-694-7708 FAX 254-694-7230 FIRM #1006800

SCALE 1"=100' JULY 27, 2023 SURVEY NO. SN220917.1

APPROVED BY JOHNSON COUNTY COMMISSIONER'S COURT ON THE _____ DAY OF _____ 20__

COUNTY JUDGE

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



ROBERT LEE JR. SURVEY A-512

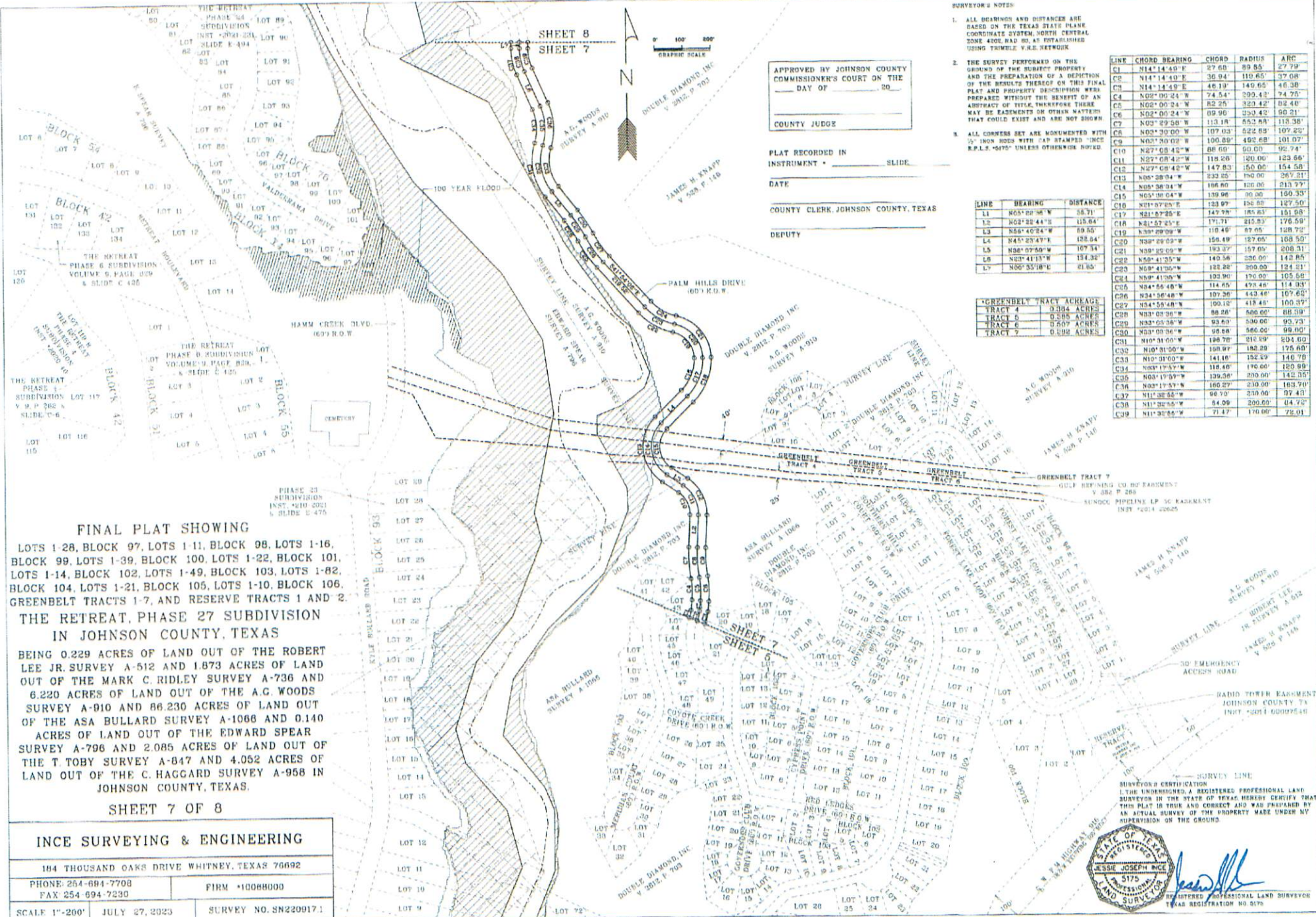
1.465 ACRES RESERVE TRACT 1

FOUND 1/2" IRON ROD

JAMES H. KNAPP V. GEN. P. 110

RESERVE TOWER EASEMENT JOHNSON COUNTY, TX 15-ST 10214-0002546

DEED EASEMENT JOHNSON COUNTY, TX 15-ST 10214-0002546



SURVEYOR'S NOTES

1. ALL BEARINGS AND DISTANCES ARE BASED ON THE TEXAS STATE PLANE COORDINATE SYSTEM, NORTH CENTRAL ZONE, 4300 RAD, AS ESTABLISHED USING TRIMBLE V.L.R. NETWORK.
2. THE SURVEY PERFORMED ON THE GROUNDS OF THE SURVAY 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.
3. ALL CORNERS SET ARE MONUMENTED WITH 3" IRON RODS WITH CAP STAMPED "INCE R.P.L. 5175" UNLESS OTHERWISE NOTED.

APPROVED BY JOHNSON COUNTY COMMISSIONER'S COURT ON THE _____ DAY OF _____ 20____

COUNTY JUDGE _____

PLAT RECORDED IN _____ SLIDE _____

INSTRUMENT # _____

DATE _____

COUNTY CLERK JOHNSON COUNTY, TEXAS

DEPUTY _____

LINE	BEARING	DISTANCE
L1	N05°08'36"W	55.71'
L2	N02°28'44"E	115.04'
L3	N55°40'24"W	59.55'
L4	N45°23'47"E	129.04'
L5	N08°07'50"W	107.37'
L6	N02°41'13"W	131.30'
L7	N00°35'08"E	81.85'

LINE	CHORD BEARING	CHORD	RADIUS	ARC
C1	S14°14'40"E	27.60'	89.53'	27.72'
C2	N14°14'40"E	30.94'	119.65'	37.08'
C3	N14°14'40"E	46.19'	149.65'	46.38'
C4	N02°00'24"W	82.25'	320.42'	82.40'
C5	N02°00'24"W	09.90'	350.42'	90.21'
C6	N02°29'30"W	113.18'	452.58'	113.38'
C7	N04°30'00"W	107.03'	422.83'	107.23'
C8	N02°50'02"W	100.69'	492.68'	101.07'
C9	N27°08'42"W	68.60'	50.00'	92.74'
C10	N27°08'42"W	118.20'	100.00'	123.66'
C11	N27°08'42"W	147.83'	150.00'	154.58'
C12	N05°28'04"W	232.25'	150.00'	267.21'
C13	N05°28'04"W	186.80'	120.00'	213.77'
C14	N05°28'04"W	139.96'	90.00'	150.33'
C15	N17°37'25"E	123.67'	128.88'	127.50'
C16	N21°57'25"E	147.78'	185.85'	151.58'
C17	N41°57'25"E	171.71'	215.83'	176.59'
C18	N38°29'09"W	118.46'	87.05'	128.72'
C19	N38°29'09"W	158.49'	127.05'	168.50'
C20	N38°29'09"W	193.37'	157.05'	208.31'
C21	N58°41'35"W	140.36'	230.00'	142.85'
C22	N58°41'35"W	132.28'	305.00'	134.51'
C23	N58°41'35"W	102.90'	370.00'	105.58'
C24	N54°55'48"W	114.65'	473.46'	114.93'
C25	N34°58'48"W	107.20'	443.46'	107.62'
C26	N54°58'48"W	100.12'	418.46'	100.37'
C27	N38°03'36"W	98.86'	380.00'	99.59'
C28	N38°03'36"W	93.80'	340.00'	95.23'
C29	N38°03'36"W	88.88'	300.00'	90.00'
C30	N10°31'00"W	126.78'	212.89'	204.00'
C31	N10°31'00"W	108.97'	182.29'	175.40'
C32	N10°31'00"W	141.10'	152.29'	140.78'
C33	N03°19'39"W	118.40'	190.60'	120.98'
C34	N03°19'39"W	100.27'	200.60'	102.25'
C35	N03°19'39"W	100.27'	230.20'	103.70'
C36	N11°38'55"E	96.70'	230.00'	97.43'
C37	N11°38'55"E	54.09'	200.00'	54.72'
C38	N11°38'55"E	71.47'	170.00'	72.01'

TRACT	ACREAGE
TRACT 1	0.394 ACRES
TRACT 2	0.385 ACRES
TRACT 3	0.507 ACRES
TRACT 4	0.029 ACRES

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.

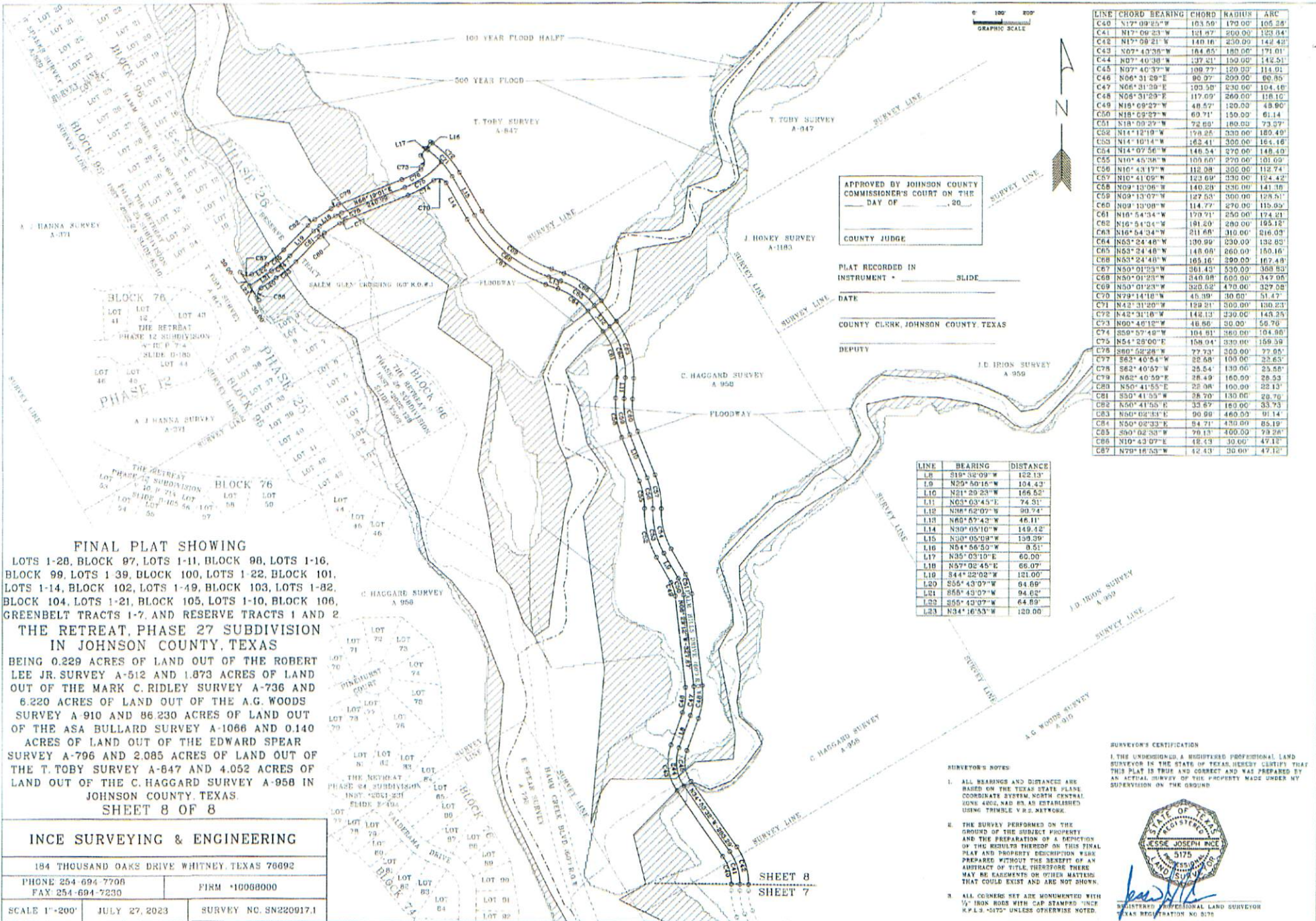
THE RETREAT, PHASE 27 SUBDIVISION IN JOHNSON COUNTY, TEXAS

BEING 0.229 ACRES OF LAND OUT OF THE ROBERT LEE JR. SURVEY A-512 AND 1.873 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 7 OF 8

INCE SURVEYING & ENGINEERING	
184 THOUSAND OAKS DRIVE WHITNEY, TEXAS 76092	
PHONE: 254-694-7708	FIRM #1008H000
FAX: 254-694-7230	
SCALE 1"=200'	JULY 27, 2023 SURVEY NO. SN220917.1





FINAL PLAT SHOWING
 LOTS 1-28, BLOCK 87, 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 1-19, 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 1.873 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-958 IN JOHNSON COUNTY, TEXAS.
 SHEET 8 OF 8

INCE SURVEYING & ENGINEERING
 194 THOUSAND OAKS DRIVE WHITNEY, TEXAS 76092
 PHONE 254-694-7700 FIRM #10068000
 FAX 254-694-7230
 SCALE 1"=200' JULY 27, 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
 1. ALL BEARINGS AND DISTANCES ARE BASED ON THE TEXAS STATE PLANE COORDINATE SYSTEM, NORTH CENTRAL ZONE 4802, NAD 83, AS ESTABLISHED USING TRIMBLE VRS NETWORK.
 2. THE SURVEY PERFORMED ON THE GROUND OF THE SUBJECT PROPERTY AND THE PREPARATION OF A REPRODUCTION OF THE RESULTS THEREOF IN THIS FINAL PLAT AND PROPERTY IDENTIFICATION MARKS PREPARED WITHOUT THE BENEFIT OF AN ABSTRACT OF TITLE THEREFORE THERE MAY BE DEFICIENCIES OR OTHER MATTERS THAT COULD EXIST AND ARE NOT SHOWN.
 3. ALL CORNERS SET ARE MONUMENTED WITH 1/2" IRON RODS WITH CAP STAMPS "INCE K.P.L.S. 5175" UNLESS OTHERWISE NOTED.

STATE OF TEXAS
 REGISTERED PROFESSIONAL LAND SURVEYOR
 JESSE JOSEPH INCE
 5175
 AND
 SURVEYOR
 [Signature]
 TEXAS REGISTRATION NO. 5175