

AGENDA PLACEMENT FORM

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

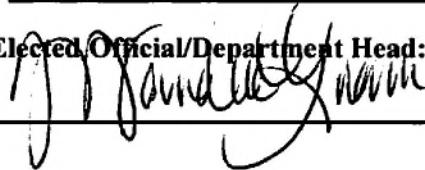
Date: March 18, 2024

Meeting Date: March 25, 2024

Submitted By: Julie Edmiston

Department: Public Works

Signature of Elected Official/Department Head:



Court Decision:
This section to be completed by County Judge's Office



March 25, 2024

Description:

Consideration of Variance to allow lots to be conveyed and apply for permits without utilities being complete, The Retreat, Phase 27 in Precinct 1.

(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: (check one)

Action Item Consent Workshop Executive Other _____

Check All Departments That Have Been Notified:

- County Attorney IT Purchasing Auditor
- Personnel Public Works Facilities Management

Other Department/Official (list) _____

**Please List All External Persons Who Need a Copy of Signed Documents
In Your Submission Email**



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 The Retreat Date 03/18/2024

Phone Number 817-556-2700

Email Address pellis@theRetreat-texas.com

Property Information for Variance Request:

Property 911 address Phase 27

Subdivision name The Retreat Block _____ Lot _____

Survey _____ Abstract _____ Acreage _____

Request Conveyance of Lots before electrical Install

Reason for request No Building Plans In the near future for this Phase.

Provide the following with this request:

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

SURVEYOR'S NOTES

- ALL BEARINGS AND DISTANCES ARE BASED ON THE TEXAS STATE PLANE, COORDINATE SYSTEM, NORTH CENTRAL ZONE 4002, 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 DEFLECTION 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 "TSC R.P.L.2. *9179" UNLESS OTHERWISE NOTED.

LINEAR FEET BY ROAD	
TUSCANY HILLS COURT	1,168 FEET
CASTLE WOODS COURT	674 FEET
HUBY HILL COURT	709 FEET
WHISPERING PINES COURT	694 FEET
SOUTHERN HILLS DRIVE	2,764 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

18,515 LINEAR FEET OF NEW ROADWAY

PLAT RECORDED IN INSTRUMENT **2023-151** SLIDE **E-711**
 DATE **8-18-2023**
April Long
 COUNTY CLERK, JOHNSON COUNTY, TEXAS
Rachel Shuler
 DEPUTY



APPROVED BY JOHNSON COUNTY COMMISSIONER'S COURT ON THE **14th day of August, 2023**
Cyril Baker
 COUNTY JUDGE

- JOHNSON COUNTY, TEXAS NOTES:
- THIS SUBDIVISION OR ANY PART THEREOF IS NOT LOCATED WITHIN THE ETS 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 WIMBAY WATER UTILITIES A SOUTHWEST COMPANY, PHONE (800) 854-7292. ELECTRIC SERVICE IS TO BE PROVIDED BY UNITED COOPERATIVE SERVICES PHONE (817) 548-6000. CENTRAL SEWER COLLECTION AND TREATMENT IS PROVIDED BY MIDWAY WATER UTILITIES, INC. PHONE (817) 674-7276. 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 (SHOWING) PANEL NO. 48064C004, EFFECTIVE DATE DECEMBER 24, 2012, A PORTION OF THIS SUBDIVISION IS LOCATED IN APPROXIMATE ZONE 1 AREAS POSSIBLY SUSCEPTIBLE TO THE 100-YEAR FLOOD. THE ABOVE REFERENCED FEMA FLOOD INSURANCE RATE MAP IS FOR USE IN ADMINISTERING THE "RFIP". IT DOES NOT NECESSARILY SHOW ALL AREAS SUBJECT TO FLOODING, PARTICULARLY FROM LOCAL SERVICES OF SMALL SIZE WHICH COULD BE FLOODED BY SEVERE, CONCENTRATED RAINFALL COUPLED WITH INADEQUATE LOCAL DRAINAGE SYSTEMS. THERE MAY BE OTHER STREAMS, CREEKS, LOW AREAS, DRAINAGE SYSTEMS OR OTHER SUSCEPTIBLE TO FLOODING CONDITIONS EXISTING ON OR NEAR THE SUBDIVISION WHICH ARE NOT STUDIED OR ADDRESSED AS PART OF THE "RFIP".
 - FLOOD NOTE: 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 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 DECADAED 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 ORNMENTS OR IMPROVEMENTS WHICH IN ANY WAY ENDANGER OR INTERFERE WITH THE CONSTRUCTION OR MAINTENANCE, OR EFFICIACY 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 OF INGRESS AND EGRESS TO AND FROM SAID EASEMENTS FOR THE PURPOSES OF CONSTRUCTION, RECONSTRUCTION, INSPECTION, PATROLLING, MAINTAINING AND ABORGING TO OR REMOVING ALL OR PART OF ITS RESPECTIVE SYSTEMS WITHOUT THE NECESSITY AT ANY TIME OF NOTIFYING THE PERSONS OF ANYONE.
 - UTILITY & DRAINAGE EASEMENTS: USE NOTE REGARDING VARIANCE: 10' FRONT & REAR 5' SIDES
 - RIGHT-OF-WAY DEDICATION: 10' FROM CENTER OF ROADS ALL STREETS TO BE PRIVATELY MAINTAINED.
 - BUILDING LINES: DIMENSIONS EXCEEDING COUNTY MINIMUMS ARE PER THE DEVELOPER: 50' FRONT (STATE HWY A P.M.) 20' FRONT (COUNTY ROAD OR SUBDIVISION ROAD) 20' REAR LOT LINES 5' SIDE LOT LINES
 - FILING A PLAT: IT IS A CRIMINAL OFFENSE PUNISHABLE BY A FINE OF UP TO \$5000.00 COMMITMENT IN THE COUNTY JAIL FOR UP TO 90 DAYS OR BY BOTH FINE AND COMMITMENT FOR A PERSON WHO SUBDIVIDES REAL PROPERTY TO USE THE SUBDIVISION'S DESCRIPTION IN A DEED OF CONVEYANCE A CONTRACT FOR A PURCHASE CONTRACT OF SALE OR OTHER EXECUTOR CONTRACT TO CONVEY THAT IS DELIVERED TO DEED OR A CONTRACT OF SALE OR OTHER EXECUTOR CONTRACT TO CONVEY THAT IS APPROVED AND IS FILED FOR RECORD WITH THE JOHNSON COUNTY CLERK. HOWEVER, SAID DESCRIPTION MAY BE USED IF THE CONVEYANCE IS EXPRESSLY CONTRACTED OR 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 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 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 SUBDIVISIONS 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 BE AN ADJACENT OR DOWNSTREAM PROPERTY OWNER OR IMPROVE, IMPROVE 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 PORTAYED HEREIN ARE ACTUALLY EXISTING ON THE PROPERTY SUBDIVIDED 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 HERETO TO MAKE ACCURATE AND TRUTHFUL REPRESENTATIONS UPON WHICH JOHNSON COUNTY CAN MAKE DETERMINATIONS REGARDING THE APPROVAL OR DISAPPROVAL OF THIS PLAT.
 - INDENTIFY: 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 IDENTIFY 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 REQUIREMENTS 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 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 WRITINGS 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.

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-750 AND 0.220 ACRES OF LAND OUT OF THE A.C. WOODS SURVEY A-810 AND 85,230 ACRES OF LAND OUT OF THE ASA BULLARD SURVEY A-1066 AND 0.140 ACRES OF LAND OUT OF THE EDWARD SPEAR SURVEY A-790 AND 2.005 ACRES OF LAND OUT OF THE T. TOBY SURVEY A-847 AND 4.052 ACRES OF LAND OUT OF THE C. HAUGGARD SURVEY A-958 IN JOHNSON COUNTY, TEXAS.

SHEET 1 OF 8

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. SN320917.1

NO 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 1-16, BLOCK 99, LOTS 1-22, BLOCK 100, LOTS 1-14, BLOCK 101, 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 OF THE RETREAT PHASE 27 AN ADDITION TO JOHNSON COUNTY, TEXAS AND HEREBY DEDICATE FOR THE USE OF THE PROPERTY OWNERS OF THE DEVELOPMENT, WITHOUT RESERVATION, THE STREETS, EASEMENTS, AND RIGHT-OF-WAYS SHOWN HERON.
Rafael 7-29-23
 RAFAEL GRACE, ICE PRESIDENT DATE

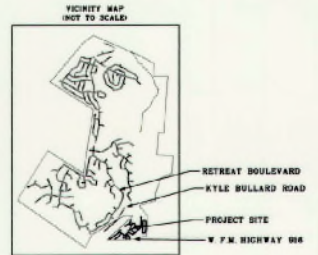
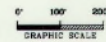
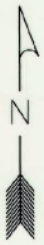
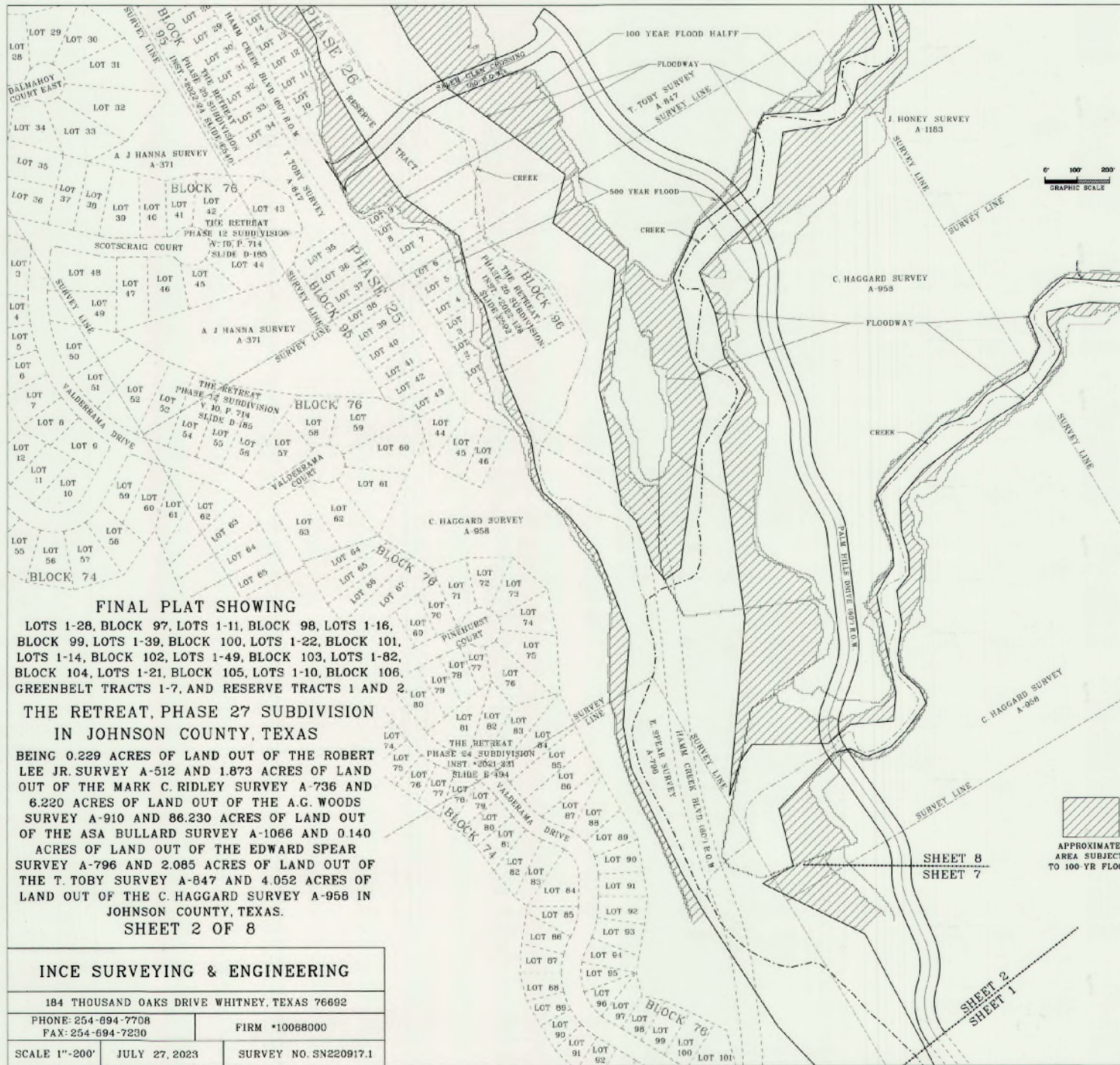
SWORN AND SUBSCRIBED BEFORE ME BY *Curtis James Eubank*
 THIS THE **27** DAY OF **July**, 20**23**
 NOTARY PUBLIC, STATE OF TEXAS
 MY COMMISSION EXPIRES **2-20-24**

 CURTIS JAMES EUBANK
 Notary Public, State of Texas
 Commission Expires 02-20-2024
 Notary ID: 122267472

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.



Jessie Joseph Ince
 REGISTERED PROFESSIONAL LAND SURVEYOR
 PLAT REGISTRATION NO. 5175



PLAT RECORDED IN INSTRUMENT 2023-151 SLIDE C-711
 DATE 8-18-23
 BY April Long
 COUNTY CLERK, JOHNSON COUNTY, TEXAS
Antia Phelan
 DEPUTY

APPROVED BY JOHNSON COUNTY COMMISSIONER'S COURT ON THE 14 DAY OF August, 2023
C. J. Beck
 COUNTY JUDGE

- SURVEYOR'S NOTES:
1. ALL BEARINGS AND DISTANCES ARE BASED ON THE TEXAS STATE PLANE COORDINATE SYSTEM, NORTH CENTRAL ZONE, MAD 85, AS ESTABLISHED USING TRIMBLE V.R.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 1/2" IRON RODS WITH CAP STAMPED "INCE R.P.L.S. -6175" 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.



Jesse Joseph Ince
 REGISTERED PROFESSIONAL LAND SURVEYOR
 TEXAS REGISTRATION NO. 5175

FINAL PLAT SHOWING
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THE RETREAT, PHASE 27 SUBDIVISION
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SHEET 2 OF 8

INCE SURVEYING & ENGINEERING	
184 THOUSAND OAKS DRIVE WHITNEY, TEXAS 76692	
PHONE: 254-694-7708	FIRM #10088000
FAX: 254-694-7230	
SCALE 1"=200'	JULY 27, 2023
	SURVEY NO. SN220917.1

CURV/RADIUS	ARC	CHORD	BEARING	LINE	BEARING	DISTANCE	
C6	1961.32	63.20	355°59'57"W	L1	N21°31'30"E	60.00	
C6	1961.32	129.46	355°10'17"W	L2	N21°31'30"E	60.00	
C6	1961.32	193.56	349°02'15"W	L3	N21°31'30"E	60.00	
C19	351.44	195.72	193.20	N05°34'15"E	L4	N21°31'30"E	60.00
C20	352.12	96.27	95.61	N01°49'19"W	L5	N21°31'30"E	60.50
C21	423.82	127.50	129.12	N86°10'49"W	L6	N21°31'30"E	29.47
C22	702.06	13.32	13.32	N80°09'36"E	L7	N21°31'30"E	0.00
C23	702.06	116.72	116.59	N85°27'59"E	L8	N21°31'30"E	55.92
C24	59.44	329.38	325.14	N05°34'15"E	L9	N21°31'30"E	4.38
C25	223.82	117.20	115.91	S04°31'30"W	L10	N21°31'30"E	60.00
C56	30.00	25.23	24.49	S05°34'19"E	L11	N21°31'30"E	60.00
C56	30.00	51.47	75.47	S12°18'28"W	L12	N21°31'30"E	60.00
C65	60.00	131.01	83.49	N80°28'34"E	L13	N21°31'30"E	60.00
C66	60.00	40.78	40.00	N00°41'44"E	L14	N21°31'30"E	60.00
C65	60.00	58.01	55.78	N34°22'33"E	L15	N05°55'33"E	62.36
C65	60.00	0.00	7.99	N65°53'43"E	L16	N01°39'28"W	60.35
C64	30.00	25.23	24.49	N01°49'19"W	L17	N04°57'15"E	60.00
C65	36.44	179.01	176.71	N05°34'15"E	L18	N15°25'20"W	61.01
C66	352.11	13.69	13.69	N09°10'18"W	L19	N00°41'19"E	72.31
C67	352.12	55.52	55.46	N03°38'22"W	L20	N28°30'50"W	60.23
C66	352.12	53.95	53.89	N05°18'00"W	L21	N62°30'20"W	19.31
C66	352.12	51.44	51.41	N01°54'00"E	L22	S89°19'04"E	46.89
C70	30.00	25.23	24.49	N10°57'01"W	L23	N88°23'48"E	65.51
C71	60.00	20.62	20.52	N25°11'51"W	L24	S10°23'00"E	100.00
C72	60.00	36.75	36.08	N30°09'05"E	L25	S09°46'49"E	90.65
C72	60.00	36.75	36.08	N40°09'22"E	L26	N03°16'52"E	73.44
C74	60.00	36.75	36.08	N77°09'47"E	L26	S93°15'37"E	30.00
C75	60.00	36.75	36.08	S65°49'59"E	L29	N09°50'32"E	35.99
C76	60.00	36.75	36.08	S85°09'15"E	L30	S10°23'00"E	66.36
C77	60.00	36.67	36.10	S90°10'30"W	L32	N04°18'56"E	59.65
C78	60.00	36.38	37.73	S43°00'30"W	L33	N00°18'39"E	148.74
C79	30.00	25.23	24.49	S37°14'52"W	L34	N03°23'59"E	63.13
C80	30.00	63.84	63.89	N85°18'00"W	L35	N18°48'57"E	60.00
C81	398.03	80.40	80.26	N65°25'10"E	L36	N30°42'18"W	97.66
C82	732.06	7.92	7.92	N79°55'35"E	L37	N33°17'13"W	104.12
C83	732.06	63.84	63.82	N82°44'05"E	L38	N21°47'09"W	82.46
C84	732.06	63.84	63.82	N87°41'52"E	L39	N28°32'31"E	61.67
C121	672.06	47.57	47.57	S88°12'05"W	L100	N31°48'22"E	60.96
C122	30.00	50.56	44.78	S37°53'42"W	L101	N16°09'58"E	24.53
C123	621.44	64.07	64.04	S07°25'47"E	L102	N60°10'07"E	46.43
C124	621.44	57.32	57.30	S03°08'11"E	L103	N29°32'31"E	60.00
C125	621.44	57.32	57.30	S08°27'03"W	L104	N75°00'28"E	15.24
C126	621.44	57.32	57.30	S08°44'08"W	L105	N75°00'28"E	100.83
C127	621.44	57.32	57.30	S14°01'13"W	L106	N75°00'28"E	15.56
C128	621.44	52.74	52.72	S18°36'27"W	L107	N79°25'31"E	64.67
C129	193.92	33.29	33.25	S16°36'27"W	L108	N79°25'31"E	57.53
C130	30.00	30.92	26.57	S17°50'21"E	L109	N48°49'16"E	95.97
C131	60.00	100.28	84.78	S04°47'53"W	L110	N38°28'32"E	24.77
C132	60.00	34.51	34.37	S77°36'49"W	L111	N22°28'40"E	45.83
C133	60.00	34.51	34.34	N18°22'48"W	L112	N26°05'37"E	50.60
C134	60.00	34.51	34.34	N18°54'42"E	L113	N26°05'11"E	20.54
C135	60.00	15.45	15.41	N40°26'06"E	L114	N07°02'19"W	59.99
C136	30.00	21.47	21.43	N18°18'41"E	L115	N27°36'09"W	30.46
C137	253.92	46.45	46.39	N12°03'15"E	L116	N50°21'46"E	70.23
C138	253.92	15.75	18.74	N19°24'39"E	L117	N27°36'22"E	59.96
C139	561.44	39.89	39.88	N18°29'23"E	L118	N27°36'22"E	15.06
C140	561.44	75.81	75.75	N18°55'11"E	L119	N27°33'05"E	71.52
C141	561.44	74.32	74.27	N05°55'33"E	L120	N28°21'17"E	71.81
C142	561.44	74.31	74.25	N01°39'28"W	L121	N28°23'32"E	21.93
C143	561.44	48.35	48.33	N07°54'59"W	L122	N83°16'48"E	60.93
C144	30.00	47.12	42.43	N65°23'00"W			
C145	456.93	42.95	42.93	S88°18'34"W			
C146	456.93	59.19	56.15	S88°42'48"W			
C147	30.00	51.63	45.49	S43°07'14"W			
C148	282.11	21.41	21.41	S08°17'00"W			
C149	381.44	32.85	32.84	S07°54'59"E			
C150	381.44	50.48	50.45	S01°39'28"E			
C151	381.44	60.49	58.49	S05°25'33"W			
C152	381.44	50.48	50.44	S15°03'19"W			
C153	381.44	26.12	26.12	S19°24'46"W			
C814	560.00	119.93	119.73	N21°40'49"E			

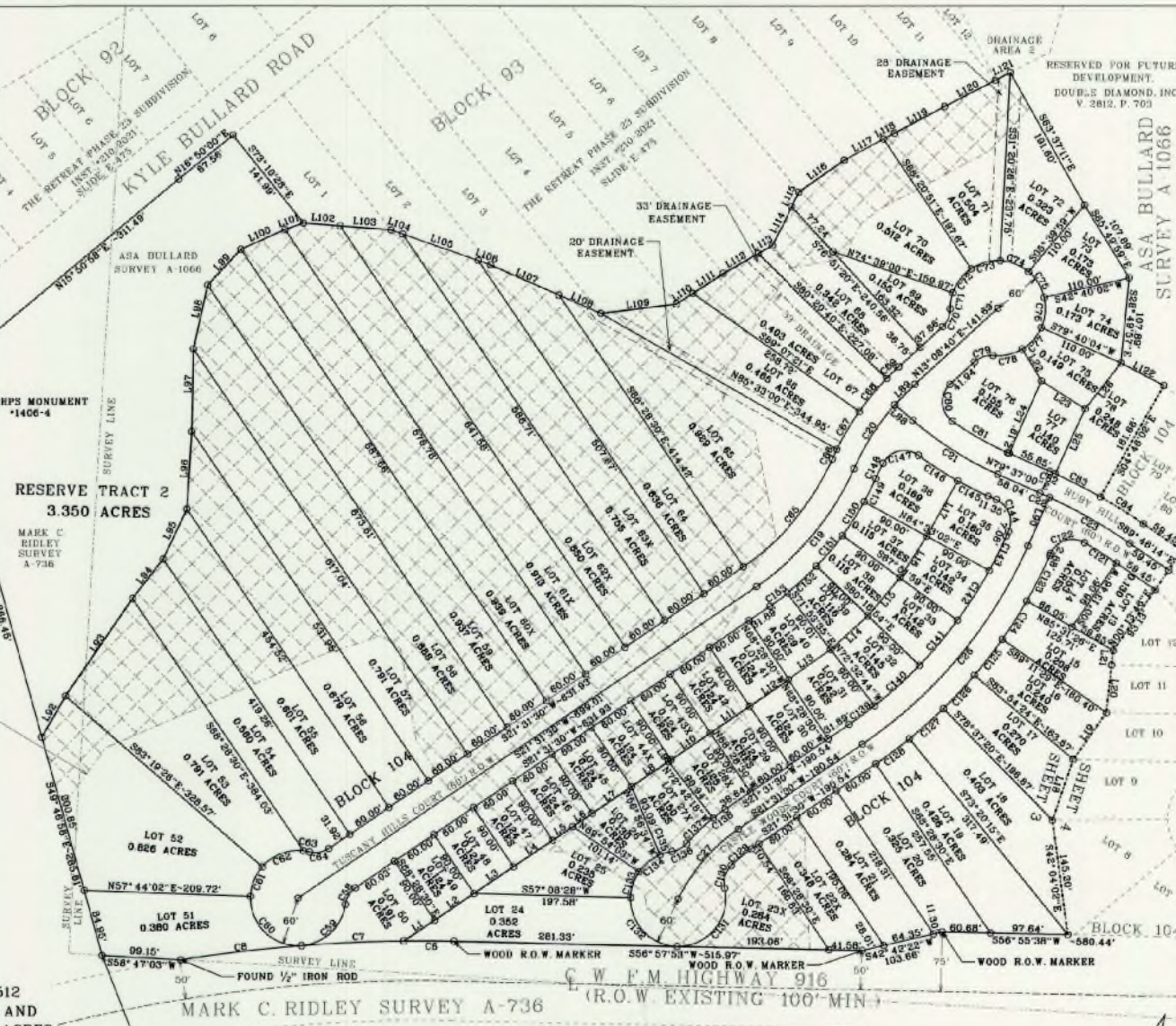
LIMITS OF 100-YEAR FLOOD PLAIN AS DETERMINED BY FLOOD STUDY PREPARED BY HALFY ASSOCIATES ENGINEERING FIRM DATED SEPTEMBER 2 2005

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 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 3 OF 8

INCE SURVEYING & ENGINEERING
 104 THOUSAND OAKS DRIVE WHITNEY, TEXAS 76692
 PHONE: 254-694-7708 FAX: 254-694-7230 FIRM #10068000
 SCALE 1"=100' JULY 27, 2023 SURVEY NO. SN220917.1



SURVEYOR'S NOTES:

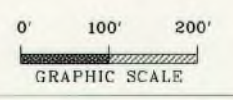
- ALL BEARINGS AND DISTANCES ARE BASED ON THE TEXAS STATE PLANE COORDINATE SYSTEM, NORTH CENTRAL ZONE 4202, NAD 83, AS ESTABLISHED USING TRIMBLE V.L.S. NETWORK.
- THE SURVEY PERFORMED ON THE GROUND OF THE SUBJECT PROPERTY AND THE PREPARATION OF A DEPICTION OF THE RESULTS THEREOF ON THIS FINAL PLAT AND PROPERTY DESCRIPTION WERE PREPARED WITHOUT THE 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. #51275" UNLESS OTHERWISE NOTED.
- LOTS FOLLOWED WITH AN "X" ARE BEING HELD IN RESERVE AT THIS TIME TO ASSURE THE NATURAL FLOW OF STORMWATER RUN-OFF BETWEEN THE PROPOSED STANDARD LOTS. THE "X" INDICATES THAT NO DEVELOPMENT OR BUILDING PERMITS SHOULD BE ISSUED ON THESE LOTS BASED ON THIS PLAT. UNLIKE THE GREEN BELT, THESE WILL REMAIN PRIVATE PROPERTY FOR THE BENEFIT OF THE OWNER, NOT COMMON AREAS FOR PUBLIC USE.

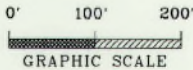
APPROVED BY JOHNSON COUNTY COMMISSIONER'S COURT ON THE 15TH DAY OF August, 2023
Clyde Baker
 COUNTY JUDGE

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.



PLAT RECORDED IN INSTRUMENT 2023-151 SLIDE E-711
 DATE 8-15-23
April Long
 COUNTY CLERK, JOHNSON COUNTY, TEXAS
Paula Shuster
 DEPUTY





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
4.643 ACRES

W. F.M. HIGHWAY 916
(R.O.W. EXISTING 100' MIN.)

MARK C. RIDLEY SURVEY A-736

ASA BULLARD SURVEY A-1066

LINE	BEARING	DISTANCE
L1B	N16°52'50"W	61.01'
L1C	N00°51'10"E	72.52'
L1D	N28°00'50"W	50.25'
L1E	N28°00'50"W	18.31'
L1F	S10°39'22"W	56.15'
L1G	S57°10'25"W	17.71'
L1H	N80°41'36"W	35.68'
L1I	N80°41'36"W	39.01'
L1J	N80°41'36"W	31.01'
L1K	N80°41'36"W	32.92'
L1L	N80°41'36"W	29.10'
L1M	N80°41'36"W	60.02'
L1N	S10°39'22"W	78.32'
L1O	S10°39'22"W	15.57'
L1P	S57°10'25"W	52.32'
L1Q	S22°05'10"W	49.72'
L1R	S22°05'10"W	33.54'
L1S	N80°09'36"E	14.32'
L1T	N80°17'49"W	46.84'
L1U	S62°30'48"W	110.31'
L1V	S18°04'02"E	48.53'
L1W	S22°56'45"W	103.08'
L1X	N75°37'45"W	90.85'
L1Y	S44°52'44"E	108.88'

CURVE	RADIUS	ARC	CHORD	BEARING
C1	2802.87	348.19	347.87	S45°21'10"W
C2	2802.87	345.69	345.68	S57°24'03"W
C3	2802.87	355.57	355.55	S63°38'48"W
C4	2802.87	60.02	60.01	S55°41'00"W
C5	2802.87	30.00	30.00	S55°36'12"W
C6	180.00	128.00	124.89	N21°38'14"E
C7	144.95	123.33	118.64	S65°23'46"E
C8	144.95	20.11	20.09	S37°02'50"E
C9	130.00	85.83	86.39	N46°37'00"W
C10	130.00	58.45	57.36	N47°18'48"W
C11	130.00	6.32	6.32	N34°18'07"W
C12	130.00	74.77	73.76	N17°36'21"W
C13	120.00	72.75	71.54	N26°18'27"W
C14	80.00	59.37	58.85	S67°34'40"W
C15	180.00	309.07	303.21	N23°38'13"E
C16	80.00	48.25	47.52	N61°50'53"E
C17	130.00	103.85	103.82	N76°59'07"E
C18	30.00	232.27	223.15	N42°49'02"E

CURVE	RADIUS	ARC	CHORD	BEARING
C19	394.19	136.12	135.44	S20°45'49"W
C20	732.00	63.64	63.67	N67°43'52"E
C21	174.95	60.52	60.61	S79°47'44"E
C22	174.95	41.14	41.04	S63°05'03"E
C23	30.00	35.50	35.51	N89°41'48"E
C24	30.00	37.49	35.09	N19°58'43"E
C25	160.00	40.64	40.53	N68°34'24"W
C26	144.95	20.11	20.09	S57°49'58"E
C27	30.00	17.40	17.37	N61°10'07"E
C28	30.00	52.92	52.16	N69°33'04"E
C29	30.00	18.53	18.49	S74°42'23"E
C30	150.00	28.95	28.51	S63°09'53"E
C31	150.00	61.89	60.96	S48°07'47"E
C32	30.00	25.23	24.49	S37°30'00"E
C33	30.00	34.81	34.32	S64°38'39"E
C34	60.00	104.63	91.87	S01°50'55"W
C35	60.00	104.94	92.67	N76°59'14"W
C36	60.00	45.04	43.99	N06°23'25"W

CURVE	RADIUS	ARC	CHORD	BEARING
C37	30.00	25.23	24.49	N08°58'41"W
C38	30.00	25.23	24.49	N08°58'41"W
C39	30.00	25.23	24.49	N08°58'41"W
C40	30.00	25.23	24.49	N08°58'41"W
C41	30.00	25.23	24.49	N08°58'41"W
C42	30.00	25.23	24.49	N08°58'41"W
C43	30.00	25.23	24.49	N08°58'41"W
C44	30.00	25.23	24.49	N08°58'41"W
C45	30.00	25.23	24.49	N08°58'41"W
C46	30.00	25.23	24.49	N08°58'41"W
C47	30.00	25.23	24.49	N08°58'41"W
C48	30.00	25.23	24.49	N08°58'41"W
C49	30.00	25.23	24.49	N08°58'41"W
C50	30.00	25.23	24.49	N08°58'41"W
C51	30.00	25.23	24.49	N08°58'41"W
C52	30.00	25.23	24.49	N08°58'41"W
C53	30.00	25.23	24.49	N08°58'41"W
C54	30.00	25.23	24.49	N08°58'41"W
C55	30.00	25.23	24.49	N08°58'41"W
C56	30.00	25.23	24.49	N08°58'41"W
C57	30.00	25.23	24.49	N08°58'41"W
C58	30.00	25.23	24.49	N08°58'41"W
C59	30.00	25.23	24.49	N08°58'41"W
C60	30.00	25.23	24.49	N08°58'41"W
C61	30.00	25.23	24.49	N08°58'41"W
C62	30.00	25.23	24.49	N08°58'41"W
C63	30.00	25.23	24.49	N08°58'41"W
C64	30.00	25.23	24.49	N08°58'41"W
C65	30.00	25.23	24.49	N08°58'41"W
C66	30.00	25.23	24.49	N08°58'41"W
C67	30.00	25.23	24.49	N08°58'41"W
C68	30.00	25.23	24.49	N08°58'41"W
C69	30.00	25.23	24.49	N08°58'41"W
C70	30.00	25.23	24.49	N08°58'41"W
C71	30.00	25.23	24.49	N08°58'41"W
C72	30.00	25.23	24.49	N08°58'41"W
C73	30.00	25.23	24.49	N08°58'41"W
C74	30.00	25.23	24.49	N08°58'41"W
C75	30.00	25.23	24.49	N08°58'41"W
C76	30.00	25.23	24.49	N08°58'41"W
C77	30.00	25.23	24.49	N08°58'41"W
C78	30.00	25.23	24.49	N08°58'41"W
C79	30.00	25.23	24.49	N08°58'41"W
C80	30.00	25.23	24.49	N08°58'41"W
C81	30.00	25.23	24.49	N08°58'41"W
C82	30.00	25.23	24.49	N08°58'41"W
C83	30.00	25.23	24.49	N08°58'41"W
C84	30.00	25.23	24.49	N08°58'41"W
C85	30.00	25.23	24.49	N08°58'41"W
C86	30.00	25.23	24.49	N08°58'41"W
C87	30.00	25.23	24.49	N08°58'41"W
C88	30.00	25.23	24.49	N08°58'41"W
C89	30.00	25.23	24.49	N08°58'41"W
C90	30.00	25.23	24.49	N08°58'41"W
C91	30.00	25.23	24.49	N08°58'41"W
C92	30.00	25.23	24.49	N08°58'41"W
C93	30.00	25.23	24.49	N08°58'41"W
C94	30.00	25.23	24.49	N08°58'41"W
C95	30.00	25.23	24.49	N08°58'41"W
C96	30.00	25.23	24.49	N08°58'41"W
C97	30.00	25.23	24.49	N08°58'41"W
C98	30.00	25.23	24.49	N08°58'41"W
C99	30.00	25.23	24.49	N08°58'41"W
C100	30.00	25.23	24.49	N08°58'41"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 4 OF 8

INCE SURVEYING & ENGINEERING

184 THOUSAND OAKS DRIVE WHITNEY, TEXAS 76692

PHONE: 254-694-7708
FAX: 254-694-7230

FIRM #10C68000

SCALE 1"=100' 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.



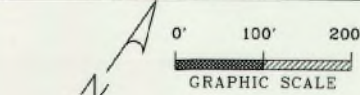
REGISTERED PROFESSIONAL LAND SURVEYOR
TEXAS REGISTRATION NO. 5175

APPROVED BY JOHNSON COUNTY COMMISSIONER'S COURT ON THE 14 DAY OF August 2023
[Signature]
COUNTY JUDGE

PLAT RECORDED IN INSTRUMENT 203-191 SLIDE E711
8-15-23
DATE
[Signature]
COUNTY CLERK, JOHNSON COUNTY, TEXAS
[Signature]
DEPUTY

SURVEYOR'S NOTES

- ALL BEARINGS AND DISTANCES ARE BASED ON THE TEXAS STATE PLANE COORDINATE SYSTEM, NORTH CENTRAL ZONE 4200, HAD 85 AS ESTABLISHED USING TRIMBLE V.S.B 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" P.L.S. "5175" UNLESS OTHERWISE NOTED.



ASA BULLARD SURVEY A-1066

PLAT RECORDED IN INSTRUMENT **2023-151** SLIDE **E-711**
 DATE **April 10, 2023**
 COUNTY CLERK, JOHNSON COUNTY TEXAS
Debra Shubin
 DEPUTY

APPROVED BY JOHNSON COUNTY COMMISSIONER'S COURT ON THE **14** DAY OF **August**, 2023
Chris Beck
 COUNTY JUDGE

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

RESERVED FOR FUTURE DEVELOPMENT
 DOUBLE DIAMOND, INC.
 V. 2012, P. 703

- SURVEYOR'S NOTES:**
- ALL BEARINGS AND DISTANCES ARE BASED ON THE TEXAS STATE PLANE COORDINATE SYSTEM, NORTH CENTRAL ZONE 4308, NAD 83, AS ESTABLISHED USING TRIMBLE P.S.S. NETWORK.
 - THE SURVEY PERFORMED ON THE SUBJECT PROPERTY AND THE PREPARATION OF A DEPICTION OF THE RESULTS THEREON IN 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. #1173" UNLESS OTHERWISE NOTED.

ASA BULLARD SURVEY A-1066

RESERVED FOR FUTURE DEVELOPMENT
 DOUBLE DIAMOND, INC.
 V. 2012, P. 703

LINE	BEARING	DISTANCE	LINE	BEARING	DISTANCE	CURVE RADIUS	ARC	CHORD	BEARING
L40	N03°08'23"E	13.11	L108	S41°44'38"W	79.84	C10	85.00	27.87	S19°58'27"E
L41	N03°08'23"E	78.80	L109	S13°24'57"W	87.50	C11	80.68	12.36	S12°12'36"W
L42	N02°21'47"E	111.27	L110	S09°38'17"W	38.34	C12	185.00	37.50	S18°49'48"W
L43	N01°11'34"E	80.00	L111	N02°37'47"E	54.70	C13	180.00	12.10	S10°11'34"W
L44	N01°11'34"E	80.00	L112	S01°27'37"W	65.77	C14	180.00	10.53	S04°33'58"E
L45	N01°22'42"E	84.87	L113	N14°20'47"E	77.38	C15	180.00	52.48	S18°17'36"E
L46	N02°11'16"E	87.78	L114	N11°20'21"E	42.31	C16	180.00	43.10	S17°12'08"W
L47	N02°12'07"E	80.00	L115	N11°20'21"E	47.74	C17	100.00	43.53	S10°17'48"E
L48	N01°23'23"E	80.21	L116	N04°29'34"E	45.86	C18	140.68	48.39	S14°19'25"E
L49	N01°23'23"E	80.21	L117	N04°29'34"E	80.00	C19	1285.65	183.50	S14°20'06"E
L50	N01°23'23"E	80.80	L118	N14°20'21"E	45.31	C20	180.00	130.31	S17°12'08"W
L51	N01°23'23"E	80.21	L119	N11°20'21"E	47.74	C21	100.00	43.53	S10°17'48"E
L52	N01°23'23"E	80.21	L120	N04°29'34"E	45.86	C22	140.68	48.39	S14°19'25"E
L53	N01°23'23"E	80.21	L121	N04°29'34"E	80.00	C23	1285.65	183.50	S14°20'06"E
L54	N01°23'23"E	80.21	L122	N14°20'21"E	45.31	C24	180.00	130.31	S17°12'08"W
L55	N01°23'23"E	80.21	L123	N11°20'21"E	47.74	C25	100.00	43.53	S10°17'48"E
L56	N01°23'23"E	80.21	L124	N04°29'34"E	45.86	C26	140.68	48.39	S14°19'25"E
L57	N01°23'23"E	80.21	L125	N04°29'34"E	80.00	C27	1285.65	183.50	S14°20'06"E
L58	N01°23'23"E	80.21	L126	N14°20'21"E	45.31	C28	180.00	130.31	S17°12'08"W
L59	N01°23'23"E	80.21	L127	N11°20'21"E	47.74	C29	100.00	43.53	S10°17'48"E
L60	N01°23'23"E	80.21	L128	N04°29'34"E	45.86	C30	140.68	48.39	S14°19'25"E
L61	N01°23'23"E	80.21	L129	N04°29'34"E	80.00	C31	1285.65	183.50	S14°20'06"E
L62	N01°23'23"E	80.21	L130	N14°20'21"E	45.31	C32	180.00	130.31	S17°12'08"W
L63	N01°23'23"E	80.21	L131	N11°20'21"E	47.74	C33	100.00	43.53	S10°17'48"E
L64	N01°23'23"E	80.21	L132	N04°29'34"E	45.86	C34	140.68	48.39	S14°19'25"E
L65	N01°23'23"E	80.21	L133	N04°29'34"E	80.00	C35	1285.65	183.50	S14°20'06"E
L66	N01°23'23"E	80.21	L134	N14°20'21"E	45.31	C36	180.00	130.31	S17°12'08"W
L67	N01°23'23"E	80.21	L135	N11°20'21"E	47.74	C37	100.00	43.53	S10°17'48"E
L68	N01°23'23"E	80.21	L136	N04°29'34"E	45.86	C38	140.68	48.39	S14°19'25"E
L69	N01°23'23"E	80.21	L137	N04°29'34"E	80.00	C39	1285.65	183.50	S14°20'06"E
L70	N01°23'23"E	80.21	L138	N14°20'21"E	45.31	C40	180.00	130.31	S17°12'08"W
L71	N01°23'23"E	80.21	L139	N11°20'21"E	47.74	C41	100.00	43.53	S10°17'48"E
L72	N01°23'23"E	80.21	L140	N04°29'34"E	45.86	C42	140.68	48.39	S14°19'25"E

LINE	BEARING	DISTANCE	LINE	BEARING	DISTANCE	CURVE RADIUS	ARC	CHORD	BEARING
C43	N02°00'00"E	100.00	C43	N02°00'00"E	100.00	C43	100.00	100.00	N02°00'00"E
C44	N02°00'00"E	100.00	C44	N02°00'00"E	100.00	C44	100.00	100.00	N02°00'00"E
C45	N02°00'00"E	100.00	C45	N02°00'00"E	100.00	C45	100.00	100.00	N02°00'00"E
C46	N02°00'00"E	100.00	C46	N02°00'00"E	100.00	C46	100.00	100.00	N02°00'00"E
C47	N02°00'00"E	100.00	C47	N02°00'00"E	100.00	C47	100.00	100.00	N02°00'00"E
C48	N02°00'00"E	100.00	C48	N02°00'00"E	100.00	C48	100.00	100.00	N02°00'00"E
C49	N02°00'00"E	100.00	C49	N02°00'00"E	100.00	C49	100.00	100.00	N02°00'00"E
C50	N02°00'00"E	100.00	C50	N02°00'00"E	100.00	C50	100.00	100.00	N02°00'00"E
C51	N02°00'00"E	100.00	C51	N02°00'00"E	100.00	C51	100.00	100.00	N02°00'00"E
C52	N02°00'00"E	100.00	C52	N02°00'00"E	100.00	C52	100.00	100.00	N02°00'00"E
C53	N02°00'00"E	100.00	C53	N02°00'00"E	100.00	C53	100.00	100.00	N02°00'00"E
C54	N02°00'00"E	100.00	C54	N02°00'00"E	100.00	C54	100.00	100.00	N02°00'00"E
C55	N02°00'00"E	100.00	C55	N02°00'00"E	100.00	C55	100.00	100.00	N02°00'00"E
C56	N02°00'00"E	100.00	C56	N02°00'00"E	100.00	C56	100.00	100.00	N02°00'00"E
C57	N02°00'00"E	100.00	C57	N02°00'00"E	100.00	C57	100.00	100.00	N02°00'00"E
C58	N02°00'00"E	100.00	C58	N02°00'00"E	100.00	C58	100.00	100.00	N02°00'00"E
C59	N02°00'00"E	100.00	C59	N02°00'00"E	100.00	C59	100.00	100.00	N02°00'00"E
C60	N02°00'00"E	100.00	C60	N02°00'00"E	100.00	C60	100.00	100.00	N02°00'00"E
C61	N02°00'00"E	100.00	C61	N02°00'00"E	100.00	C61	100.00	100.00	N02°00'00"E
C62	N02°00'00"E	100.00	C62	N02°00'00"E	100.00	C62	100.00	100.00	N02°00'00"E
C63	N02°00'00"E	100.00	C63	N02°00'00"E	100.00	C63	100.00	100.00	N02°00'00"E
C64	N02°00'00"E	100.00	C64	N02°00'00"E	100.00	C64	100.00	100.00	N02°00'00"E
C65	N02°00'00"E	100.00	C65	N02°00'00"E	100.00	C65	100.00	100.00	N02°00'00"E
C66	N02°00'00"E	100.00	C66	N02°00'00"E	100.00	C66	100.00	100.00	N02°00'00"E
C67	N02°00'00"E	100.00	C67	N02°00'00"E	100.00	C67	100.00	100.00	N02°00'00"E
C68	N02°00'00"E	100.00	C68	N02°00'00"E	100.00	C68	100.00	100.00	N02°00'00"E
C69	N02°00'00"E	100.00	C69	N02°00'00"E	100.00	C69	100.00	100.00	N02°00'00"E
C70	N02°00'00"E	100.00	C70	N02°00'00"E	100.00	C70	100.00	100.00	N02°00'00"E
C71	N02°00'00"E	100.00	C71	N02°00'00"E	100.00	C71	100.00	100.00	N02°00'00"E
C72	N02°00'00"E	100.00	C72	N02°00'00"E	100.00	C72	100.00	100.00	N02°00'00"E
C73	N02°00'00"E	100.00	C73	N02°00'00"E	100.00	C73	100.00	100.00	N02°00'00"E
C74	N02°00'00"E	100.00	C74	N02°00'00"E	100.00	C74	100.00	100.00	N02°00'00"E
C75	N02°00'00"E	100.00	C75	N02°00'00"E	100.00	C75	100.00	100.00	N02°00'00"E
C76	N02°00'00"E	100.00	C76	N02°00'00"E	100.00	C76	100.00	100.00	N02°00'00"E
C77	N02°00'00"E	100.00	C77	N02°00'00"E	100.00	C77	100.00	100.00	N02°00'00"E
C78	N02°00'00"E	100.00	C78	N02°00'00"E	100.00	C78	100.00	100.00	N02°00'00"E
C79	N02°00'00"E	100.00	C79	N02°00'00"E	100.00	C79	100.00	100.00	N02°00'00"E
C80	N02°00'00"E	100.00	C80	N02°00'00"E	100.00	C80	100.00	100.00	N02°00'00"E
C81	N02°00'00"E	100.00	C81	N02°00'00"E	100.00	C81	100.00	100.00	N02°00'00"E
C82	N02°00'00"E	100.00	C82	N02°00'00"E	100.00	C82	100.00	100.00	N02°00'00"E
C83	N02°00'00"E	100.00	C83	N02°00'00"E	100.00	C83	100.00	100.00	N02°00'00"E
C84	N02°00'00"E	100.00	C84	N02°00'00"E	100.00	C84	100.00	100.00	N02°00'00"E
C85	N02°00'00"E	100.00	C85	N02°00'00"E	100.00	C85	100.00	100.00	N02°00'00"E
C86	N02°00'00"E	100.00	C86	N02°00'00"E	100.00	C86	100.00	100.00	N02°00'00"E
C87	N02°00'00"E	100.00	C87	N02°00'00"E	100.00	C87	100.00	100.00	N02°00'00"E
C88	N02°00'00"E	100.00	C88	N02°00'00"E	100.00	C88	100.00	100.00	N02°00'00"E
C89	N02°00'00"E	100.00	C89	N02°00'00"E	100.00	C89	100.00	100.00	N02°00'00"E
C90	N02°00'00"E	100.00	C90	N02°00'00"E	100.00	C90	100.00	100.00	N02°00'00"E
C91	N02°00'00"E	100.00	C91	N02°00'00"E	100.00	C91	100.00	100.00	N02°00'00"E
C92	N02°00'00"E	100.00	C92	N02°00'00"E	100.00	C92	100.00	100.00	N02°00'00"E
C93	N02°00'00"E	100.00	C93	N02°00'00"E	100.00	C93	100.00	100.00	N02°00'00"E
C94	N02°00'00"E	100.00	C94	N02°00'00"E	100.00	C94	100.00	100.00	N02°00'00"E
C95	N02°00'00"E	100.00	C95	N02°00'00"E	100.00	C95	100.00	100.00	N02°00'00"E
C96	N02°00'00"E	100.00	C96	N02°00'00"E	100.00	C96	100.00	100.00	N02°00'00"E
C97	N02°00'00"E	100.00	C97	N02°00'00"E	100.00	C97	100.00	100.00	N02°00'00"E
C98	N02°00'00"E	100.00	C98	N02°00'00"E	100.00	C98	100.00	100.00	N02°00'00"E
C99	N02°00'00"E	100.00	C99	N02°00'00"E	100.00	C99	100.00	100.00	N02°00'00"E
C100	N02°00'00"E	100.00	C100	N02°00'00"E	100.00	C100	100.00	100.00	N02°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

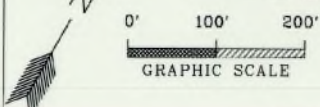
BEING 0.229 ACRES OF LAND OUT OF THE ROBERT LEE JR. SURVEY A-512 AND 1.873 ACRES OF LAND OUT OF THE MARK C. RIDLEY SURVEY A-736 AND 6.220 ACRES OF LAND OUT OF THE A.G. WOODS SURVEY A-910 AND 86.230 ACRES OF LAND OUT OF THE ASA BULLARD SURVEY A-1066 AND 0.140 ACRES OF LAND OUT OF THE EDWARD SPEAR SURVEY 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 76692
 PHONE: 254-694-7708
 FAX: 254-694-7230
 SCALE 1"=100' JULY 27, 2023 SURVEY NO. SN220917.1
 FIRM *10068000

LINE	BEARING	DISTANCE	LINE	BEARING	DISTANCE	CURVE RADIUS	ARC	CHORD	BEARING
C96	N02°00'00"E	100.00	C96	N02°00'00"E	100.00	C96			



GREENBELT TRACT ACRES	
TRACT 4	0.384 ACRES
TRACT 5	0.385 ACRES
TRACT 6	0.507 ACRES
TRACT 7	0.282 ACRES

LINE	BEARING	DISTANCE
L69	N06°12'00"E	25.27
L70	N26°51'33"E	15.80
L71	N23°55'35"W	79.91
L72	N29°55'35"W	60.00
L73	N29°55'35"W	60.00
L74	N23°55'35"W	60.00
L75	N28°37'27"W	87.03
L76	N30°36'28"W	60.00
L77	N30°36'28"W	60.00
L78	N30°36'28"W	60.00
L79	N30°36'28"W	60.00
L80	N30°36'28"W	60.00
L81	N31°30'04"W	63.92
L82	N34°31'15"W	60.00
L83	N34°21'15"W	60.00
L84	N34°21'15"W	6.00
L85	N18°18'58"W	33.35
L86	N22°08'49"W	61.38
L87	N20°31'04"W	61.79
L88	N43°32'51"W	60.78
L89	N05°07'48"W	70.82
L90	N00°58'52"E	73.55
L91	N15°18'21"W	31.66
L92	N09°42'25"W	76.68
L93	N24°21'15"W	60.00
L94	N28°51'33"E	76.67
L95	N29°51'33"E	61.08
L96	N49°03'02"E	73.66

CURVE	RADIUS	ARC	CHORD	BEARING
C39	330.00	282.41	373.67	N06°05'29"W
C40	250.00	116.84	115.89	S44°49'34"W
C41	50.00	141.47	139.49	S68°19'38"E
C42	50.00	141.23	127.18	N21°07'09"E
C43	50.00	141.37	127.28	N10°21'13"W
C44	360.00	55.44	55.39	N05°11'22"E
C45	360.00	55.44	55.39	N03°38'09"W
C46	360.00	55.44	55.39	N11°52'22"W
C47	360.00	55.44	55.39	N05°11'22"E
C48	360.00	55.44	55.39	N03°38'09"W
C49	360.00	55.44	55.39	N11°52'22"W
C50	360.00	55.44	55.39	N05°11'22"E
C51	360.00	55.44	55.39	N03°38'09"W
C52	360.00	55.44	55.39	N11°52'22"W
C53	360.00	55.44	55.39	N05°11'22"E
C54	360.00	55.44	55.39	N03°38'09"W
C55	360.00	55.44	55.39	N11°52'22"W
C56	360.00	55.44	55.39	N05°11'22"E
C57	360.00	55.44	55.39	N03°38'09"W
C58	360.00	55.44	55.39	N11°52'22"W
C59	360.00	55.44	55.39	N05°11'22"E
C60	360.00	55.44	55.39	N03°38'09"W
C61	360.00	55.44	55.39	N11°52'22"W
C62	360.00	55.44	55.39	N05°11'22"E
C63	360.00	55.44	55.39	N03°38'09"W
C64	360.00	55.44	55.39	N11°52'22"W
C65	360.00	55.44	55.39	N05°11'22"E
C66	360.00	55.44	55.39	N03°38'09"W
C67	360.00	55.44	55.39	N11°52'22"W
C68	360.00	55.44	55.39	N05°11'22"E
C69	360.00	55.44	55.39	N03°38'09"W
C70	360.00	55.44	55.39	N11°52'22"W
C71	360.00	55.44	55.39	N05°11'22"E
C72	360.00	55.44	55.39	N03°38'09"W
C73	360.00	55.44	55.39	N11°52'22"W
C74	360.00	55.44	55.39	N05°11'22"E
C75	360.00	55.44	55.39	N03°38'09"W
C76	360.00	55.44	55.39	N11°52'22"W
C77	360.00	55.44	55.39	N05°11'22"E
C78	360.00	55.44	55.39	N03°38'09"W
C79	360.00	55.44	55.39	N11°52'22"W
C80	360.00	55.44	55.39	N05°11'22"E
C81	360.00	55.44	55.39	N03°38'09"W
C82	360.00	55.44	55.39	N11°52'22"W
C83	360.00	55.44	55.39	N05°11'22"E
C84	360.00	55.44	55.39	N03°38'09"W
C85	360.00	55.44	55.39	N11°52'22"W
C86	360.00	55.44	55.39	N05°11'22"E
C87	360.00	55.44	55.39	N03°38'09"W
C88	360.00	55.44	55.39	N11°52'22"W
C89	360.00	55.44	55.39	N05°11'22"E
C90	360.00	55.44	55.39	N03°38'09"W
C91	360.00	55.44	55.39	N11°52'22"W
C92	360.00	55.44	55.39	N05°11'22"E
C93	360.00	55.44	55.39	N03°38'09"W
C94	360.00	55.44	55.39	N11°52'22"W
C95	360.00	55.44	55.39	N05°11'22"E
C96	360.00	55.44	55.39	N03°38'09"W
C97	360.00	55.44	55.39	N11°52'22"W
C98	360.00	55.44	55.39	N05°11'22"E
C99	360.00	55.44	55.39	N03°38'09"W
C100	360.00	55.44	55.39	N11°52'22"W

ASA BULLARD SURVEY A-1066

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

ASA BULLARD SURVEY A-1066

GREENBELT TRACT 3
4.643 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.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 6 OF 8

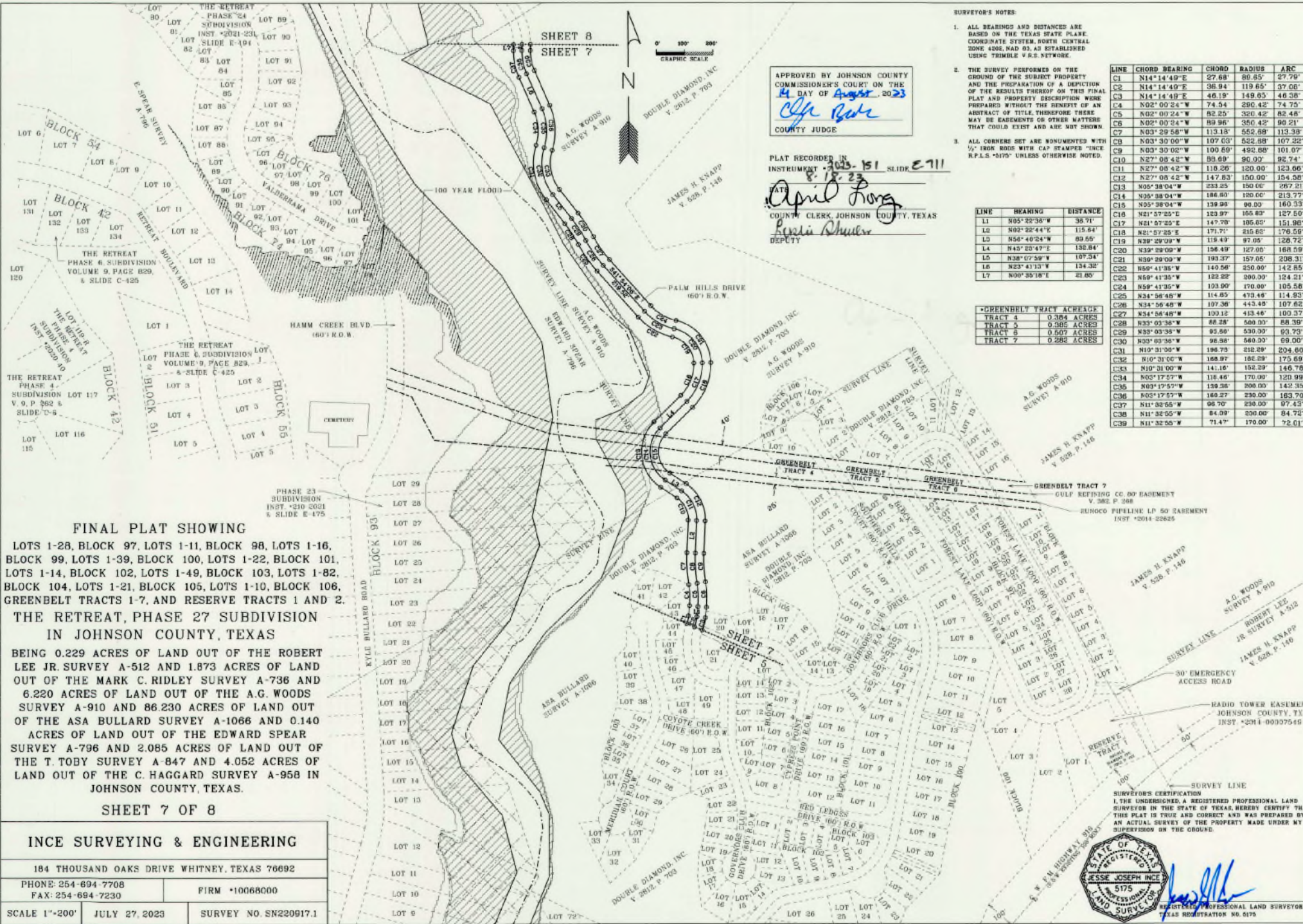
INCE SURVEYING & ENGINEERING
 184 THOUSAND OAKS DRIVE WHITNEY, TEXAS 76692
 PHONE: 254-694-7703 FAX: 254-694-7230 FIRM #10068000
 SCALE 1"=100' JULY 27, 2023 SURVEY NO. SN220917.1

APPROVED BY JOHNSON COUNTY COMMISSIONER'S COURT ON THE 14 DAY OF August, 2023
[Signature]
 COUNTY JUDGE

PLAT RECORDED IN INSTRUMENT 2023-151 SLIDE C-711
 DATE 8-18-23
[Signature]
 COUNTY CLERK, JOHNSON COUNTY, TEXAS
[Signature]
 DEPUTY



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 4806, NAD 83, AS ESTABLISHED USING TRIMBLE V.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 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.

APPROVED BY JOHNSON COUNTY COMMISSIONER'S COURT ON THE 14 DAY OF August 2023
Clyde Bate
 COUNTY JUDGE

PLAT RECORDED IN INSTRUMENT 2023-151 SLIDE E711
 DATE 8-18-23
April Long
 COUNTY CLERK, JOHNSON COUNTY, TEXAS
Lucia Shuler
 DEPUTY

LINE	BEARING	DISTANCE
L1	N05°22'38"W	38.71'
L2	N02°22'44"E	115.64'
L3	N56°40'24"W	89.65'
L4	N45°23'47"E	152.84'
L5	N30°07'58"W	107.34'
L6	N21°41'13"W	134.32'
L7	N00°35'18"E	21.80'

GREENBELT TRACT ACRES	
TRACT 4	0.364 ACRES
TRACT 5	0.385 ACRES
TRACT 6	0.507 ACRES
TRACT 7	0.282 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.

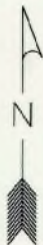
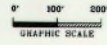
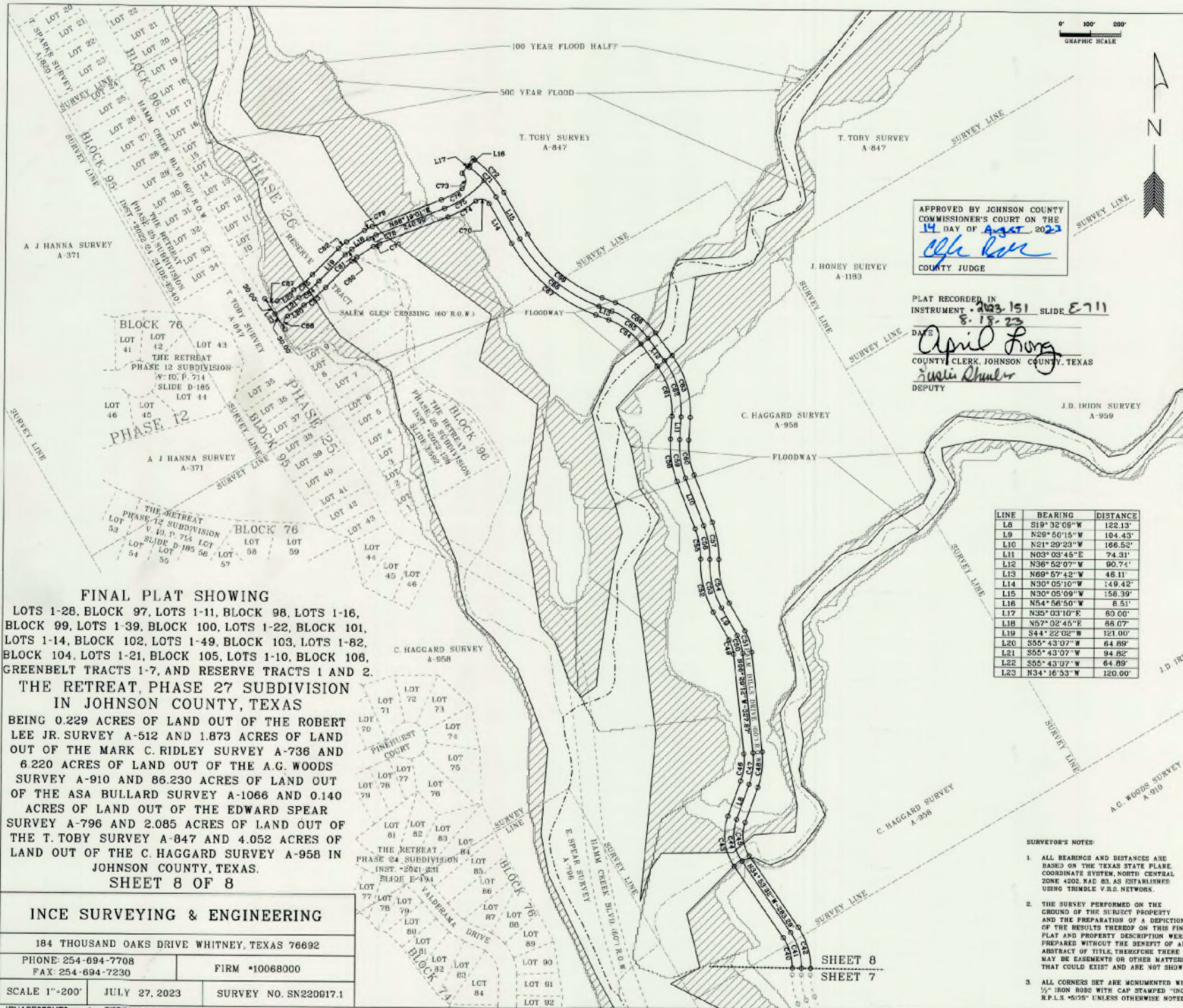
THE RETREAT, PHASE 27 SUBDIVISION IN JOHNSON COUNTY, TEXAS BEING 0.229 ACRES OF LAND OUT OF THE ROBERT LEE JR. SURVEY A-512 AND 1.873 ACRES OF LAND OUT OF THE MARK C. RIDLEY SURVEY A-736 AND 6.220 ACRES OF LAND OUT OF THE A.G. WOODS SURVEY A-910 AND 86.230 ACRES OF LAND OUT OF THE ASA BULLARD SURVEY 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 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'	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.

STATE OF TEXAS
 REGISTERED PROFESSIONAL LAND SURVEYOR
 JESSE JOSEPH INCE
 5175
 TEXAS REGISTRATION NO. 6178
Jesse Ince



APPROVED BY JOHNSON COUNTY COMMISSIONER'S COURT ON THE 14 DAY OF August 2023
Chloe Rose
 COUNTY JUDGE

PLAT RECORDED IN INSTRUMENT 2023-151 SLIDE E711
 DATE 8-18-23
April Perry
 COUNTY CLERK, JOHNSON COUNTY, TEXAS
Justin Shuler
 DEPUTY

LINE	CHORD BEARING	CHORD	RADIUS	ARC
C40	N17°09'25"W	103.59'	170.00'	105.26'
C41	N17°09'23"W	121.87'	200.00'	123.84'
C42	N17°09'21"W	143.16'	250.00'	142.42'
C43	N07°40'38"W	164.65'	180.00'	171.01'
C44	N07°40'38"W	137.21'	150.00'	142.51'
C45	N07°40'37"W	108.77'	120.00'	114.01'
C46	N06°31'29"E	90.07'	300.00'	90.85'
C47	N06°31'29"E	103.58'	230.00'	104.48'
C48	N06°31'29"E	117.09'	260.00'	118.10'
C49	N16°09'27"W	48.57'	120.00'	48.90'
C50	N16°09'27"W	00.71'	150.00'	01.14'
C51	N16°09'27"W	72.06'	180.00'	73.37'
C52	N14°12'10"W	178.25'	330.00'	180.49'
C53	N14°10'14"W	162.41'	300.00'	164.45'
C54	N14°07'56"W	146.54'	270.00'	146.40'
C55	N10°45'38"W	100.50'	270.00'	101.09'
C56	N10°43'17"W	112.06'	300.00'	112.74'
C57	N10°41'09"W	123.69'	330.00'	124.43'
C58	N09°13'06"W	140.28'	330.00'	141.36'
C59	N09°13'07"W	127.53'	300.00'	128.51'
C60	N09°13'08"W	114.77'	270.00'	115.65'
C61	N16°54'34"W	170.71'	250.00'	174.21'
C62	N16°54'34"W	191.20'	280.00'	195.12'
C63	N16°54'34"W	211.68'	310.00'	216.05'
C64	N53°24'48"W	130.99'	230.00'	132.83'
C65	N53°24'48"W	148.08'	260.00'	150.16'
C66	N53°24'46"W	165.16'	290.00'	167.42'
C67	N50°01'23"W	361.43'	530.00'	366.83'
C68	N50°01'23"W	340.98'	500.00'	347.95'
C69	N50°01'23"W	320.52'	470.00'	327.08'
C70	N79°14'19"W	45.39'	30.00'	51.47'
C71	N42°31'20"W	109.21'	300.00'	100.23'
C72	N42°31'19"W	142.15'	330.00'	143.25'
C73	N00°48'12"W	48.88'	30.00'	56.76'
C74	S59°57'49"W	104.61'	360.00'	104.66'
C75	N54°28'00"E	158.04'	330.00'	159.59'
C76	S60°52'26"W	77.73'	300.00'	77.95'
C77	S62°40'54"W	22.54'	100.00'	22.63'
C78	S62°40'57"W	25.54'	130.00'	25.58'
C79	N62°40'59"E	28.49'	160.00'	28.53'
C80	N50°41'55"E	22.08'	100.00'	22.13'
C81	S50°41'55"W	28.70'	130.00'	28.76'
C82	N50°41'55"E	33.67'	160.00'	33.73'
C83	N50°02'33"E	90.99'	460.00'	91.14'
C84	N50°02'33"E	84.71'	430.00'	85.19'
C85	S00°02'33"W	79.13'	400.00'	79.26'
C86	N10°43'07"E	42.43'	30.00'	47.12'
C87	N79°16'53"W	42.43'	30.00'	47.12'

LINE	BEARING	DISTANCE
L8	S19°32'09"W	122.13'
L9	N29°50'15"W	104.43'
L10	N21°20'23"W	166.53'
L11	N03°03'45"E	74.31'
L12	N36°52'07"W	90.74'
L13	N69°57'42"W	46.11'
L14	N30°05'10"W	149.43'
L15	N30°05'09"W	158.39'
L16	N54°56'50"W	6.51'
L17	N35°03'10"E	60.00'
L18	N57°02'45"E	66.07'
L19	S44°22'02"W	121.00'
L20	S55°43'07"W	64.89'
L21	S55°43'07"W	94.82'
L22	S55°43'07"W	64.89'
L23	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.
 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
 184 THOUSAND OAKS DRIVE WHITNEY, TEXAS 76692
 PHONE: 254-694-7708 FIRM #10068000
 FAX: 254-694-7230
 SCALE 1"=200' JULY 27, 2023 SURVEY NO. SN220917.1

SURVEYOR'S NOTES:

- ALL BEARINGS AND DISTANCES ARE BASED ON THE TEXAS STATE PLANE COORDINATE SYSTEM, NORTH CENTRAL ZONE 4302 HAD 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 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 INCH R.P.L.S. 5/15/25 UNLESS OTHERWISE NOTED.

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

Esse Joseph Ince
 REGISTERED PROFESSIONAL LAND SURVEYOR
 TEXAS REGISTRATION NO. 5175

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 8th 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 8th 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
DESCRIBED REAL PROPERTY BECAUSE OF
COLOR OR 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 H. DOUGLAS, COUNTY CLERK
JOHNSON COUNTY, TEXAS