

AGENDA PLACEMENT FORM

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

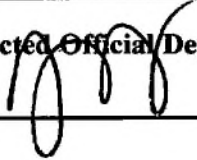
Date: May 16, 2024

Meeting Date: May 28, 2024

Submitted By: Julie Edmiston

Department: Public Works

Signature of Elected Official/Department Head:



Court Decision: <small>This section to be completed by County Judge's Office</small>

<p>May 28, 2024</p>

Description:

Consideration of Variance to allow The Retreat, Phase 28, to Construct Roads with 20' Width of Pavement, Roadway Gradient along Forest Lakes Drive to exceed 10%, 10' Utility Easements on Front and Rear Lot Lines, Place Water Lines within the Right of Way, Not Place Sewer Lines under the Middle of Streets , Install HDPE Pipe for Storm Sewer Culverts instead of Corrugated Metal Pipe, and to allow Conveyance of Lots prior to Electric Service Installation, 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 Double Diamond, Inc. Date 05-03-2024

Phone Number 214-706-7857

Email Address rgracy@ddresorts.com

Property Information for Variance Request:

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

Subdivision name The Retreat, Phase 28 Block Multiple Lot Multiple

Survey J.F. Hagler, T. Sparks, S.M. Cotton, SP RR Co, T. Toby Abstract 428, 820, 987, 814, 847 Acreage 82.981

Request Reduced pavement width, maximum gradient, utility easements/location, HDPE pipe, conveyance prior to electric install. See attachment for more detail.

Reason for request To maintain consistency and conformity to the "master plan" throughout the development. See

accompanying letter from the Engineer/Surveyor (Jessie J. Ince, P.E., R.P.L.S.) for specific items requested and justification.

Provide the following with this request:

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

184 Thousand Oaks Drive
Whitney, Texas 76692
254-694-7708
jessie01@windstream.net
Firm #10068000

.....

Ince Surveying & Engineering

May 6, 2024

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

RE: The Retreat Phase 28
Variance requests

Dear Ms. Bullock,
Each of the items for which we need to request a variance are listed below with justification:

VARIANCE #1 - Minimum Pavement width of 22'

The Retreat is a resort community on over 3,000 acres, with over 2,800 lots having been platted over the last 25 years and several miles of roads which have been maintained by the Resort. The standard roadway section has been a 20' roadway which we have been showing on your construction plans since Phase 9. Typically, within the resort, the road subgrades are taken down to rock. When the subgrades are on expansive materials, we provide lime stabilization, which typically exceeds the Johnson County Requirement. With the very low occupancy (approximately 150 existing homes) the narrower width has not resulted in any known traffic related problems, and the trade-off between the reduced width versus the extra strength as Grayson County has approved, has served our maintenance responsibilities well in both the Retreat and the Rock Creek Resort in Grayson County. We are requesting a variance reducing the pavement width to 20'.

VARIANCE #2 - Maximum Roadway Gradient of 10%

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

Along Forest Lakes Drive from station 0+00 to 7+40 and from station 18+20 to station 22+20 the natural grade exceeds 10%. To comply this with the 10% maximum gradient, you would have several lots where the buildable area for the homes will be more than 10' above or below the local street. Not only the costs to achieve the 10% gradient but the adjacent homeowner would be required to have steep and expensive driveways to access their homes. The variance appears to be the best method of overcoming the conflict between the steep slopes and affordable access to the lots and the proposed design has a maximum grade of 12.52% from station 0+50 to 1+40, 14.80% from station 4+40 to 6+50 and a maximum grade of 14.66% from station 19+25 to station 21+50.

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

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May 6, 2024

Page 2

VARIANCE #3 - Utility Easements

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

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

VARIANCE #4 - Use of HDPE Pipe for Storm Sewer culverts

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

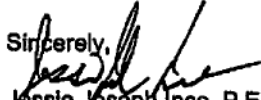
VARIANCE #5 - Conveyance of Lots prior to electric service installation

It is customary for rural electric companies to expand their lines as necessary to accommodate the infrastructure as building plans develop. Many areas will not see any construction for a considerable amount of time.

Phase 1 of The Retreat was approved by the Commissioners of Johnson County on May 14, 2002, and has been under development with a consistent "Master Plan" since that time. The design and layout of this Phase is consistent with that of the previous 27 Phases.

Please feel free to call with any questions.

Sincerely,


Jessie Joseph Ince, P.E., R.P.L.S.
Office: 254-694-7708
Cell: 254-602-2418

***** Electronically Recorded Document *****

Johnson County

Becky Ivey
Johnson County Clerk
Cleburne, TX

Document Number: 2016-31363

Recorded As : ERX-DEED

Recorded On: December 21, 2016

Recorded At: 02:35:36 pm

Number of Pages: 13

Recording Fee: \$70.00

Parties:

Direct-

Indirect- NA

Receipt Number: 82156

Processed By: Delani Vannatta

*****THIS PAGE IS PART OF THE INSTRUMENT*****



I hereby certify that this instrument was filed on the date and time stamped hereon and was duly recorded in the Volume and Page of the named records in Johnson County, Texas.

Any provision herein which restricts the sale, rental or use of the described Real Estate because of color race is invalid and unenforceable under Federal law.

BECKY IVEY, COUNTY CLERK
JOHNSON COUNTY, TEXAS

NOTICE OF CONFIDENTIALITY RIGHTS: IF YOU ARE A NATURAL PERSON, YOU MAY REMOVE OR STRIKE ANY OF THE FOLLOWING INFORMATION BEFORE IT IS FILED FOR RECORD IN THE PUBLIC RECORDS: YOUR SOCIAL SECURITY NUMBER OR YOUR DRIVERS LICENSE NUMBER.

SPECIAL WARRANTY DEED

THE STATE OF TEXAS
COUNTY OF JOHNSON

§
§
§

THE RETREAT

KNOW ALL MEN BY THESE PRESENTS:

That **DOUBLE DIAMOND, INC.**, a Texas corporation, maintaining an office and place of business at 5495 Beltline Rd., Suite 200, Dallas Texas 75254 (hereafter referred to as the "Grantor") for and in consideration of the sum of Ten and more Dollars and other valuable consideration, receipt of which is acknowledged, to it in hand paid by **Retreat Golf, Inc.**, a Texas corporation, with an office at 5495 Beltline Rd., Suite 200, Dallas, TX 75254 (hereinafter referred to as the "Grantee") has GRANTED, SOLD and CONVEYED, and by these presents does GRANT, SELL, BARGAIN, ALIEN, RELEASE, CONFIRM and CONVEY unto the said Grantee, the property described in Exhibit "A" attached hereto ("Property").

Grantor specifically reserves and excepts from this conveyance all oil, gas and other minerals and mineral rights in or under the above-described property, and this conveyance is made subject to all prior easements, restrictions, covenants, conditions, reservations and rights-of-way of record. **IT IS FURTHER UNDERSTOOD AND ACKNOWLEDGED THAT THE PROPERTY CONVEYED HEREIN MAY ONLY BE USED FOR RECREATIONAL, PARK OR SCENIC USES FOR A PERIOD OF 20 YEARS FROM THE DATE HEREOF.**

Together, with all and singular the rights, liberties, privileges, hereditaments, and appurtenances whatsoever thereunto belonging, or in any wise appertaining, and reversions and remainders, rents issues, and profits thereof; and also, all the estate, right, title, interest, property, claim, and demand whatsoever, of them, the said grantor in law, or equity, or otherwise howsoever, of, in, to, or out of the same.

To Have and To Hold the above-described Property, together with all and singular the rights and appurtenances thereto in any wise belonging unto the said Grantee, Grantee's, successors and assigns forever; and Grantor does hereby bind itself, its successors and assigns, to warrant and forever defend, all and singular, the said Property unto the said Grantee, Grantee's, successors and assigns, against every person whomsoever lawfully claiming, or to claim the same or any part thereof by through or under Grantor, but not otherwise.

Witness the hand of Grantor effective this 1st day of December, 2016.

ATTEST:

Shauna Sumato
Secretary

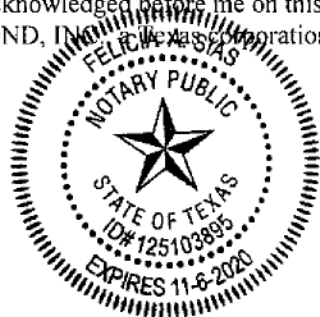
DOUBLE DIAMOND, INC. a Texas corporation

By: *Kevin Shea*
Kevin Shea, Vice President

THE STATE OF TEXAS
COUNTY OF DALLAS

§
§
§

This instrument was acknowledged before me on this 1st day of December 1, 2016, by Kevin Shea, Vice President of **DOUBLE DIAMOND, INC.**, a Texas corporation on behalf of said corporation.



Felicia A. Stas
Notary Public in and for the State of Texas

(Page ONE continued)

THENCE, South 87 degrees 14 minutes 12 seconds East, 1016.41 feet to a point for a corner;

THENCE, North 50 degrees 46 minutes 20 seconds East, 233.59 feet to a point for a corner;

THENCE, South 71 degrees 46 minutes 40 seconds East, 683.10 feet to a point for a corner;

THENCE, South 60 degrees 28 minutes 55 seconds East, 528.60 feet to a point for a corner;

THENCE, South 73 degrees 58 minutes 53 seconds East, 713.61 feet to a point for a corner;

THENCE, South 33 degrees 28 minutes 50 seconds East, 1206.32 feet to a point for a corner;

THENCE, South 02 degrees 54 minutes 46 seconds East, 1056.65 feet to a point for a corner;

THENCE, South 38 degrees 59 minutes 03 seconds West, 1019.84 feet to a point for a corner;

THENCE, North 79 degrees 11 minutes 31 seconds West, 209.21 feet to a point for a corner;

THENCE, North 59 degrees 58 minutes 46 seconds West, 744.73 feet to a point for a corner;

THENCE, South 65 degrees 08 minutes 47 seconds West, 441.37 feet to a ½ inch steel pin found for a corner being the Northeast corner of Lot 8, Block 62, The Retreat, Phase 7 as recorded in Volume 9, Page 938, Slide C-503, Plat Records Johnson County, Texas, and having a coordinate value of N= 6762743.73, E= 2276049.67;

THENCE, along the Northerly line of said Block 62, The Retreat, Phase 7, as follows:

South 50 degrees 39 minutes 29 seconds West, 121.43 feet to a ½ inch steel pin found for a corner;

North 41 degrees 24 minutes 32 seconds West, 90.43 feet to a ½ inch steel pin found for a corner;

South 56 degrees 38 minutes 59 seconds West, 16.59 feet to a ½ inch steel pin found:

South 71 degrees 50 minutes 03 seconds West, 48.35 feet to a ½ inch steel pin found:

South 54 degrees 07 minutes 53 seconds West, 20.51 feet to a ½ inch steel pin found;

South 60 degrees 05 minutes 04 seconds West, 37.39 feet to a ½ inch steel pin found;

South 29 degrees 20 minutes 36 seconds West, 20.92 feet to a ½ inch steel pin found;

(Page TWO continued)

South 80 degrees 12 minutes 34 seconds West, 26.21 feet to a ½ inch steel pin found;

South 65 degrees 45 minutes 25 seconds West, 80.57 feet to a ½ inch steel pin found;

South 48 degrees 06 minutes 10 seconds West, 162.92 feet to a ½ inch steel pin found;

South 31 degrees 02 minutes 26 seconds East, 10.00 feet to a ½ inch steel pin found;

South 58 degrees 01 minutes 56 seconds West, 184.02 feet to a ½ inch steel pin found for a corner being the Northwest corner of Lot 1, said Block 62;

THENCE, South 66 degrees 33 minutes 10 seconds West, 62.34 feet to a ½ inch steel pin found being the most Northeast corner of Lot 9, Block 61, said The Retreat, Phase 7;

THENCE, along the Northwest and West line of said Block 61, The Retreat, Phase 7 as follows:

South 57 degrees 19 minutes 45 seconds West, 111.55 feet to a ½ inch steel pin found for a corner;

South 09 degrees 08 minutes 42 seconds West, 561.71 feet to a ½ inch steel pin found for a corner;

South 32 degrees 48 minutes 21 seconds East, 335.35 feet to a ½ inch steel pin found for a corner in the North line of St. Andrews Drive being the South corner of Lot 1, Block 61, said, The Retreat, Phase 7 having a coordinate value of N= 6761487.77, E= 2275346.72;

THENCE, along the Northerly line of St. Andrews Drive as follows:

South 57 degrees 52 minutes 09 seconds West, 3.68 feet to a ½ inch steel pin found for the beginning of a curve to the left;

Along said curve to the left having a radius of 159.60 feet and a chord bearing South 36 degrees 46 minutes 20 seconds West, 114.89 feet, a distance of 117.53 feet to a ½ inch steel pin found for the end of this curve;

South 15 degrees 40 minutes 31 seconds West, 71.89 feet to a ½ inch steel pin found for the beginning of a curve to the right;

Along said curve to the right having a radius of 1263.81 feet and a chord bearing South 17 degrees 53 minutes 19 seconds West, 97.61 feet, a distance of 97.63 feet to a ½ inch steel pin found for the end of this curve and the beginning of another curve to the right;

(Page THREE continued)

Along said curve to the right having a radius of 189.26 feet and a chord bearing South 38 degrees 59 minutes 08 seconds West, 122.51 feet, a distance of 124.75 feet to a ½ inch steel pin found for the end of this curve and being the Southeast corner of Lot 55, Block 25, The Retreat, Phase 2, as recorded in Volume 8, Page 963, Slide B-599, Plat Records Johnson County, Texas and having a coordinate value of N= 6761136.47, E= 2275148.36;

THENCE, North 32 degrees 07 minutes 51 seconds West, along the Easterly line of said Block 25, 240.00 feet to a ½ inch steel pin found;

THENCE, North 38 degrees 47 minutes 54 seconds West, continuing along the Easterly line of said Block 25, 86.13 feet to a ½ inch steel pin found;

THENCE, North 32 degrees 07 minutes 51 seconds West, continuing along the Easterly line of said Block 25, 443.19 feet to a ½ inch steel pin found for a corner being the North corner of Lot 47-R, Block 25, a Re-plat of The Retreat, Phase 2, as recorded in Volume 9, Page 51, Slide B-669, Plat Records Johnson County, Texas;

THENCE, North 12 degrees 32 minutes 11 seconds East, passing the Southeast corner of Lot 22, Block 25, said The Retreat, Phase 2 as recorded in Volume 8, Page 963, Slide B-599, then continuing along the Easterly line of said Block 25, in all, 660.20 feet to a ½ inch steel pin found;

THENCE, continuing along the Easterly and Northeasterly lines of said Block 25 as follows:

North 21 degrees 57 minutes 07 seconds West, 260.04 feet to a ½ inch steel pin found;

North 31 degrees 23 minutes 35 seconds West, 120.99 feet to a ½ inch steel pin found for a corner;

South 86 degrees 20 minutes 47 seconds West, 300.23 feet to a ½ inch steel pin found;

South 81 degrees 03 minutes 56 seconds West, 390.41 feet to a ½ inch steel pin found;

South 84 degrees 48 minutes 25 seconds West, 105.95 feet to a ½ inch steel pin found being the North corner of Lot 5, said Block 25;

South 48 degrees 52 minutes 57 seconds West, along the Northwest line of said Lot 5, Block 25, 22.17 feet to a point for a corner;

THENCE, North 42 degrees 08 minutes 13 seconds West, 1385.33 feet to a point for a corner in the East line of Block 7, said The Retreat, Phase 1, as recorded in Volume 8, Page 930, Slide B-576, Plat Records Johnson County, Texas;

(Page FOUR continued)

THENCE, North 15 degrees 32 minutes 31 seconds West, along the Easterly line of said Block 7, 613.17 feet to a ½ inch steel pin found;

THENCE, North 01 degrees 52 minutes 15 seconds West, continuing along the Easterly line of said Block 7, 150.00 feet to a ½ inch steel pin found for a corner being the Northeast corner of Lot 1, said Block 7, in the South line of Retreat Clubhouse Drive;

THENCE, North 88 degrees 07 minutes 45 seconds East, along the South line of Retreat Clubhouse Drive, 539.86 feet to a ½ inch steel pin found for a corner being the Northwest corner of Lot 1, Block 13, said The Retreat, Phase 1, and having a coordinate value of N= 6764452.50, E= 2273347.68;

THENCE, along the Westerly and Southerly lines of said Block 13, as follows:

South 23 degrees 46 minutes 53 seconds West, 252.49 feet to a ½ inch steel pin found for a corner;

South 14 degrees 35 minutes 28 seconds East, 602.77 feet to a ½ inch steel pin found for a corner;

South 52 degrees 01 minutes 06 seconds East, 917.22 feet to a ½ inch steel pin found for a corner;

North 86 degrees 20 minutes 47 seconds East, passing the Southeast corner of Lot 26, said Block 13, in all, 985.57 feet to a ½ inch steel pin found for a corner in the South line of Lot 1, Block 14, The Retreat, Phase 1;

THENCE, North 42 degrees 55 minutes 39 seconds East, along the Southeast line of said Block 14, 608.01 feet to a ½ inch steel pin found for a corner;

THENCE, North 00 degrees 36 minutes 36 seconds East, continuing along the East line of said Block 14, 383.54 feet to a ½ inch steel pin found for a corner;

THENCE, North 18 degrees 25 minutes 29 seconds West, continuing along the East line of said Block 14, passing the Northeast corner of Lot 13, Block 14, then passing the Southeast corner of Lot 1, Block 15, then along the East line of Block 15, in all, 694.73 feet to a ½ inch steel pin found for a corner;

THENCE, along the Southerly line of said Block 15 as follows:

North 69 degrees 11 minutes 21 seconds East, 240.21 feet to a ½ inch steel pin found;

(Page FIVE continued)

North 75 degrees 49 minutes 45 seconds East, 500.26 feet to a ½ inch steel pin found;

South 86 degrees 13 minutes 10 seconds East, 160.69 feet to a ½ inch steel pin found being the Southeast corner of Lot 18, said Block 15, and having a coordinate value of N= 6764821.47, E= 2276172.57;

THENCE, South 80 degrees 55 minutes 04 seconds East, 317.74 feet to a point for a corner;

THENCE, North 09 degrees 04 minutes 56 seconds East, 359.94 feet to a point for a corner;

THENCE, North 60 degrees 29 minutes 30 seconds West, 337.51 feet to a ½ inch steel pin found being the Northeast corner of Lot 22, Block 10, said The Retreat, Phase 1 and having a coordinate value of N= 6765292.95, E= 2276249.42;

THENCE, along the Northerly lines of said Block 10 as follows:

North 48 degrees 31 minutes 14 seconds West, 140.56 feet to a ½ inch steel pin found;

North 72 degrees 43 minutes 28 seconds West, 137.60 feet to a ½ inch steel pin found;

North 60 degrees 29 minutes 30 seconds West, 40.54 feet to a ½ inch steel pin found;

North 70 degrees 51 minutes 29 seconds West, 418.25 feet to a ½ inch steel pin found for a corner;

South 82 degrees 03 minutes 02 seconds West, passing the Northwest corner of Lot 1, Block 10, then passing the Northeast corner of Lot 12, Block 9, said The Retreat, Phase 1, in all, 1620.33 feet to a ½ inch steel pin found;

THENCE, continuing along the Northerly and Westerly lines of said Block 9 as follows:

South 78 degrees 41 minutes 54 seconds West, 111.59 feet to a ½ inch steel pin found for a corner;

South 60 degrees 14 minutes 14 seconds West, 138.17 feet to a ½ inch steel pin found for a corner;

South 41 degrees 54 minutes 16 seconds West, 119.62 feet to a ½ inch steel pin found for a corner;

South 23 degrees 46 minutes 53 seconds West, 729.01 feet to a ½ inch steel pin found for a corner in the North line of Retreat Clubhouse Drive being the Southwest corner of Lot 1, said Block 7;

(Page SIX continued)

THENCE, South 88 degrees 07 minutes 45 seconds West, along the North line of Retreat Clubhouse Drive, 384.57 feet to the PLACE of BEGINNING and CONTAINING 211.300 acres of land.

FIELD NOTES

12.898 Acres
 Tract 2
 Golf Hole 13

BEING a tract of land in the F. Hagler Survey, Abstract No. 428, and the Jarreth J. Allen Survey, Abstract No. 1224, Johnson County, Texas and being part of a called 1498.16 acre tract conveyed to Double Diamond, Inc. as recorded in Volume 2703, Page 549, Official Public Records Johnson County, Texas and part of a called 873.182 acre tract conveyed to Double Diamond, Inc. as recorded in Volume 2703, Page 554, Official Public Records Johnson County, Texas. Bearings and coordinates are correlated to the Texas State Plane Coordinate System, North Central Zone, NAD 83 DATUM. Grid Factor: 0.99936.

BEGINNING at a ½ inch steel pin found in the South line of St. Andrews Drive having a coordinate value of N= 6761109.08, E= 2275211.76, being the Northwest corner of Lot 1, Block 30, The Retreat, Phase 3, as recorded in Volume 9, Page 147, Slide B-732, Plat Records Johnson County, Texas;

THENCE, along the Southerly line of St. Andrews Drive as platted in The Retreat, Phase 7, as recorded in Volume 9, Page 938, Slide C-503, Plat Records Johnson County, Texas as follows:

Along a curve to the left having a radius of 249.26 feet and a chord bearing North 34 degrees 28 minutes 14 seconds East, 123.72 feet, a distance of 125.02 feet to a ½ inch steel pin found for the end of this curve and beginning of another curve to the left;

Along said curve to the left having a radius of 1323.81 feet and a chord bearing North 17 degrees 53 minutes 19 seconds East, 102.24 feet, a distance of 102.27 feet to a ½ inch steel pin found for the end of this curve;

North 15 degrees 40 minutes 31 seconds East, 71.89 feet to a ½ inch steel pin found for the beginning of a curve to the right;

Along said curve to the right having a radius of 99.60 feet and a chord bearing North 36 degrees 46 minutes 20 seconds East, 71.70 feet, a distance of 73.35 feet to a ½ inch steel pin found for the end of this curve;

North 57 degrees 52 minutes 09 seconds East, 76.28 feet to a ½ inch steel pin found for the beginning of a curve to the right;

Along said curve to the right having a radius of 329.65 feet and a chord bearing North 64 degrees 21 minutes 34 seconds East, 74.52 feet, a distance of 74.68 feet to a ½ inch steel pin found for the end of this curve;

(Page ONE continued)

North 70 degrees 50 minutes 58 seconds East, 13.43 feet to a ½ inch steel pin found for a corner being the West corner of Lot 1, Block 67, said The Retreat, Phase 7;

THENCE, South 23 degrees 37 minutes 21 seconds East, along the Southwest line of said Block 67, passing the Southernmost Southwest corner of Lot 7, Block 67, in all, 707.88 feet to a point for a corner;

THENCE, South 64 degrees 08 minutes 18 seconds East, 514.77 feet to a point for a corner;

THENCE, South 00 degrees 30 minutes 54 seconds West, 301.91 feet to a point for a corner;

THENCE, South 82 degrees 01 minutes 07 seconds West, 420.43 feet to a ½ inch steel pin found for a corner being the Northeast corner of Royal Burgess Drive as platted and the Southeast corner of Lot 13, Block 30, said The Retreat, Phase 3, and having a coordinate value of N= 6760278.93, E= 2275847.76;

THENCE, along the Northeast lines of said Block 30, as follows:

North 14 degrees 40 minutes 53 seconds West, 133.74 feet to a ½ inch steel pin found for a corner;

North 65 degrees 07 minutes 48 seconds West, 329.16 feet to a ½ inch steel pin found for a corner;

North 23 degrees 49 minutes 10 seconds West, 334.23 feet to a ½ inch steel pin found for a corner;

North 33 degrees 17 minutes 35 seconds West, 307.03 feet to the PLACE of BEGINNING and CONTAINING 12.898 acres of land.

FIELD NOTES

58.961

Tract 3

Golf Holes 14 thru 17

BEING a tract of land in the F. Hagler Survey, Abstract No. 428, A. J. Hanna Survey, Abstract No. 371, and the Jarreth J. Allen Survey, Abstract No. 1224, all, Johnson County, Texas and being part of a called 1498.16 acre tract conveyed to Double Diamond, Inc. as recorded in Volume 2703, Page 549, Official Public Records Johnson County, Texas and part of a called 873.182 acre tract conveyed to Double Diamond, Inc. as recorded in Volume 2703, Page 554, Official Public Records Johnson County, Texas. Bearings and coordinates are correlated to the Texas State Plane Coordinate System, North Central Zone, NAD 83 DATUM. Grif Factor= 0.99936

BEGINNING at a ½ inch steel pin found having a coordinate value of N= 6762319.10, E= 2276908.26, being the Northeast corner of Lot 17, Block 68, The Retreat, Phase 7, as recorded in Volume 9, Page 938, Slide C-503, Plat Records Johnson County, Texas;

THENCE, South 77 degrees 57 minutes 57 seconds East, 395.54 feet to a point for a corner;

THENCE, South 10 degrees 09 minutes 26 seconds West, 594.24 feet to a point for a corner;

THENCE, South 14 degrees 09 minutes 31 seconds East, 670.44 feet to a point for a corner;

THENCE, South 71 degrees 35 minutes 09 seconds East, 578.18 feet to a point for a corner;

THENCE, South 04 degrees 43 minutes 11 seconds East, 231.96 feet to a point for a corner;

THENCE, South 46 degrees 34 minutes 42 seconds West, 664.33 feet to a point for a corner;

THENCE, South 26 degrees 07 minutes 50 seconds West, 753.99 feet to a point for a corner;

THENCE, South 14 degrees 33 minutes 57 seconds East, 376.24 feet to a point for a corner;

THENCE, South 28 degrees 44 minutes 40 seconds West, passing the North corner of Lot 14, Block 45, The Retreat, Phase 4, as recorded in Volume 9, Page 262, Slide C-6, Plat Records Johnson County, Texas, then along the Northwest line of said Block 45, in all, 668.68 feet to a ½ inch steel pin found for a corner;

THENCE, South 66 degrees 01 minutes 11 seconds West, along the Northwest line of said Block 45, 427.51 feet to a ½ inch steel pin found for a corner being the Northwest corner of Lot 5, said Block 45;

THENCE, North 30 degrees 55 minutes 47 seconds West, along the Northeast line of said Block 45, 226.96 feet to a ½ inch steel pin found for a corner being the Northeast corner of Lot 1, said Block 45, and having a coordinate value of N= 6758525.01, E= 2276373.20;

58.961 ac

Tract 3

Golf Holes 14-17

Double Diamond Inc

(Page ONE continued)

THENCE, North 14 degrees 19 minutes 40 seconds West, passing the Southeast corner of Lot 19, Block 31, The Retreat, Phase 3, as recorded in Volume 9, Page 147, Slide B-732, Plat Records Johnson County, Texas, then continuing along the Easterly line of Block 31, in all, 791.38 feet to a ½ inch steel pin found;

THENCE, North 22 degrees 50 minutes 42 seconds West, continuing along the Easterly line of said Block 31, 794.08 feet to a ½ inch steel pin found for a corner being the Southernmost Southeast corner of Lot 1, said Block 31;

THENCE, North 24 degrees 25 minutes 49 seconds East, 38.29 feet to a ½ inch steel pin found for a corner being the Northernmost Southeast corner of said Lot 1, Block 31;

THENCE, North 22 degrees 15 minutes 44 seconds West, 161.50 feet to a ½ inch steel pin found for a corner in the South line of Royal Burgess Drive, being the Northeast corner of said Lot 1, Block 31, and having a coordinate value of N= 6760220.89, E= 2275862.97;

THENCE, along the South line of Royal Burgess Drive, along a curve to the right having a radius of 312.74 feet and a chord bearing North 71 degrees 31 minutes 42 seconds East, 41.35 feet, a distance of 41.38 feet to a ½ inch steel pin found being the Southeast corner of Royal Burgess Drive as platted with said, The Retreat, Phase 3;

THENCE, North 82 degrees 01 minutes 07 seconds East, 424.38 feet to a point for a corner;

THENCE, South 18 degrees 23 minutes 32 seconds East, 1003.28 feet to a point for a corner;

THENCE, North 26 degrees 07 minutes 50 seconds East, 1163.38 feet to a point for a corner;

THENCE, North 46 degree 34 minutes 42 seconds East, 259.66 feet to a point for a corner;

THENCE, North 43 degrees 25 minutes 18 seconds West, 467.05 feet to a point for a corner;

THENCE, North 14 degrees 18 minutes 18 seconds West, passing the Southeast corner of Lot 8, Block 68, said The Retreat, Phase 7, then along the Easterly line of said Block 68, in all, 829.05 feet to a ½ inch steel pin found for a corner being the Southeast corner of said Lot 10, said Block 68;

THENCE, North 12 degrees 02 minutes 03 seconds East, along the East line of said Block 68, 640.00 feet to the PLACE of BEGINNING and CONTAINING 58.961 acres of land.

26027 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 SEVEN HUNDRED TWENTY THOUSAND THREE HUNDRED SEVENTY FIVE AND 15/100 DOLLARS (\$720,375.15), 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 TWO MILLION ONE HUNDRED FIFTY SIX THOUSAND AND NO/100 DOLLARS (\$2,156,000.00), 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 \$720,375.15, 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 and representations, warranties, promises, covenants, agreements, or guaranties of any kind or 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 \$720,375.15, 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.

Exhibit "A"**FIELD NOTES**

211.300 Acres
 Tract 1
 Golf Holes 1-12 and 18
 and Club House Area

BEING a tract of land in the James C. Tucker Survey, Abstract No. 1043, Shadrack M. Cotton Survey, Abstract No. 987, Thomas Sparks Survey, Abstract No. 820, F. Hagler Survey, Abstract No. 428, and the Jarreth J. Allen Survey, Abstract No. 1224, all, Johnson County, Texas and being part of a called 1498.16 acre tract conveyed to Double Diamond, Inc. as recorded in Volume 2703, Page 549, Official Public Records Johnson County, Texas and part of a called 873.182 acre tract conveyed to Double Diamond, Inc. as recorded in Volume 2703, Page 554 Official Public Records Johnson County, Texas and part of Tract 1 conveyed to Double Diamond Inc. as recorded in Volume 2812, Page 711, Official Public Records Johnson County, Texas. Bearings and Coordinates are correlated to the Texas State Plane Coordinate System, North Central Zone, NAD 83 DATUM. Grid Factor=0.999936

BEGINNING at a ½ inch steel pin found in the North line of Retreat Club House Drive having a coordinate value of N= 6764500.85, E= 2272990.18, being the Southeast corner of Lot 1, Block 6, The Retreat, Phase I, as recorded in Volume 8, Page 930, Slide B-576, Plat Records Johnson County, Texas;

THENCE, along the Easterly lines of said Block 6 as follows:

North 01 degrees 52 minutes 15 seconds West, 69.28 feet to a ½ inch steel pin found;

North 36 degrees 27 minutes 45 seconds East, 192.82 feet to a ½ inch steel pin found;

North 14 degrees 31 minutes 21 seconds East, 231.40 feet to a ½ inch steel pin found being the Northeast corner of Lot 5 and Southeast corner of Lot 6, said Block 6;

North 23 degrees 18 minutes 05 seconds East, continuing along the East line of said Block 6, passing the Northeast corner of Lot 12 at the end of said Block and continuing in all, 621.85 feet to a point for a corner;

THENCE, North 62 degrees 50 minutes 59 seconds East, 927.92 feet to a point for a corner;

Retreat-Golf Course
 Double Diamond
 211.300 AC
 Golf Holes 1-12 & 18
 Club House Area

BK2703PG0557

The said Vendor's Lien, to the extent of \$720,375.15, 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.

EXECUTED this ____ day of September, 2001.

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

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. Yergin
Name: Dennis G. Yergin
Title: Vice President

BK 2703PG 0558

STATE OF TEXAS §

COUNTY OF JOHNSON §

This instrument was acknowledged before me on this the 14th day of September, 2001, by Sennis T. Yeager, Vice President of WELLS FARGO BANK TEXAS, N.A., a corporation, on behalf of said corporation 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: 1-8-02

GRANTEES' MAILING ADDRESS:

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

EXHIBIT "A"

Being part or all of the J.H. DILLARD, SURVEY, ABSTRACT NO. 228, the EDWARD SPEAR SURVEY, ABSTRACT NO. 796, the CALVIN HOGGARD SURVEY, ABSTRACT NO. 958, the J. WALLACE SURVEY, ABSTRACT NO. 866, the JARRETH J. ALLEN SURVEY, ABSTRACT NO. 1224, the A.J. HANNA SURVEY, ABSTRACT NO. 371, the J.F. HAGGLER SURVEY, ABSTRACT NO. 428, the J.C. TUCKER SURVEY, ABSTRACT NO. 1043, the S.M. COTTON SURVEY, ABSTRACT NO. 987, and the S.P.R.R. SURVEY, ABSTRACT NO. 814, 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 for a corner being the Northwest corner of T. Sparks Survey, Abstract No. 820, from which a 30 inch live oak witness tree found bears North 14 degrees 00 minutes 00 seconds West, 47.20 feet (17 varas):

Thence South 29 degrees 15 minutes 21 seconds East, along the West line of said T. Sparks Survey, at 3933.94 feet, passing a 1/2 inch steel pin set for the Southwest corner of said T. Sparks Survey, in all, 6333.94 feet to a 1/2 inch steel pin set for a corner;

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

Thence South 57 degrees 55 minutes 35 seconds West, 1000.00 feet to a 1/2 inch steel pin found for a corner in a fence in a Boundary Line Agreement recorded in Volume 1377, Page 558, Deed Records of Johnson County, Texas;

Thence in a North, Northwesterly direction, generally along a fence, along said Boundary Line Agreement as follows:

North 32 degrees 03 minutes 52 seconds West, 929.88 feet to a 3/8 inch steel pin found;

North 27 degrees 03 minutes 53 seconds West, 313.26 feet to a 3/8 inch steel pin found;

North 11 degrees 59 minutes 31 seconds West 353.38 feet to a 3/8 inch steel pin found;

North 23 degrees 03 minutes 40 seconds West, 254.36 feet to a 3/8 inch steel pin found;

North 04 degrees 34 minutes 28 seconds East, 459.19 feet to a 3/8 inch steel pin found;

North 55 degrees 47 minutes 19 seconds West, 1427.78 feet to a 3/8 inch steel pin found;

North 64 degrees 31 minutes 05 seconds West, 269.17 feet to a 3/8 inch steel pin found;

North 74 degrees 33 minutes 54 seconds West, 572.61 feet to a 3/8 inch steel pin found;

North 06 degrees 28 minutes 00 seconds West, 356.19 feet to a 3/8 inch steel rod found;

North 18 degrees 15 minutes 11 seconds West, 575.26 feet to a 3/8 inch steel pin found;

North 15 degrees 07 minutes 23 seconds West, 927.65 feet to a 3/8 inch steel pin found;

North 19 degrees 29 minutes 46 seconds West, 438.92 feet to a 3/8 inch steel pin found;

North 34 degrees 37 minutes 26 seconds West, 634.74 feet to a 3/8 inch steel pin found;

North 48 degrees 02 minutes 23 seconds West, 261.29 feet to a 1/2 inch steel pin set;

North 27 degrees 22 minutes 16 seconds West, 105.54 feet to a 3/8 inch steel pin found;

North 36 degrees 04 minutes 12 seconds West, 653.91 feet to a 3/8 inch steel pin found;

North 38 degrees 25 minutes 53 seconds West, 711.61 feet to a 3/8 inch steel pin found;

North 20 degrees 50 minutes 24 seconds West, 24.62 feet to a 3/8 inch steel pin found;

North 34 degrees 47 minutes 34 seconds West, 301.62 feet to a 3/8 inch steel pin found;

North 09 degrees 26 minutes 36 seconds West, 275.15 feet to a 3/8 inch steel pin found;

North 00 degrees 26 minutes 38 seconds West, 93.75 feet to a 3/8 inch steel pin found;

North 20 degrees 16 minutes 43 seconds West, 33.08 feet to a 3/8 inch steel pin found;

North 22 degrees 24 minutes 04 seconds East, 66.87 feet to a 3/8 inch steel pin found;

North 60 degrees 40 minutes 22 seconds West, 179.53 feet to a 3/8 inch steel pin found;

North 52 degrees 25 minutes 08 seconds West, 85.17 feet to a 3/8 inch steel pin found;

North 15 degrees 18 minutes 29 seconds West, 478.38 feet to a 3/8 inch steel pin found for a corner;

North 43 degrees 39 minutes 26 seconds West, 809.75 feet to a 3/8 inch steel pin found for a corner;

North 41 degrees 52 minutes 35 seconds East, 241.22 feet to a 3/8 inch steel pin found for a corner;

North 29 degrees 44 minutes 51 seconds West, 2642.74 feet to a 3/8 inch steel pin found for a corner being in the South line of a tract recorded in Volume 303, Page 257, Deed Records of Johnson County, Texas. (W.H. Sexton Ranch, now known as the Bass property)

Thence North 80 degrees 02 minutes 45 seconds East, generally along a fence 2443.57 feet to a 1/2 inch steel pin found in the South line of said tract recorded in said Volume 303, Page 257;

Thence North 85 degrees 31 minutes 35 seconds East, generally along a fence, 1367.80 feet to a 1/2 inch steel pin found for a corner;

Thence South 31 degrees 03 minutes 11 seconds East, generally along a fence 1069.00 feet to a 1/2 inch steel pin found for a corner;

Thence North 57 degrees 03 minutes 37 seconds East, at 792.00 feet, passing a 1/2 inch steel pin found, in all, 1218.70 feet to a 1/2 inch steel pin found for a corner;

Thence South 29 degrees 09 minutes 32 seconds East, generally along a meandering fence line, 2740.33 feet to a 1/2 inch steel pin set for a corner;

Thence South 60 degrees 00 minutes 00 seconds West, at 462.48 feet, passing the Northeast corner of said T. Sparks Survey, then along the North line of said T. Sparks Survey, in all, 2290.18 feet to the Place of Beginning and Containing 873.182 acres of land, more or less.

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

Filed For Record 1140 (A)M/PM

SEP 28 2001

County Clerk Johnson County
By [Signature] Deputy

ANY PROVISION HEREIN WHICH RESTRICTS
THE SALE, RENTAL, OR USE OF THE DE-
SCRIBED 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.

[Signature]

CURTIS H. DOUGLAS, COUNTY CLERK
JOHNSON COUNTY, TEXAS

11176

SPECIAL WARRANTY DEED WITH VENDOR'S LIEN

Date: APRIL 8th, 2002

Grantor: Thomas Hazlewood, Trustee

Grantor's Mailing Address: 1500 West Henderson
Cleburne, Texas 76033

Grantee: Double Diamond, Inc.

Grantee's Mailing Address: 10100 North Central Expressway, Suite 400
Dallas, Texas 75231

Consideration: Ten and No/100's Dollars (\$10.00) and a note of even date that is executed by Grantee, payable to the order of Lone Star Land Bank. The note is secured by a vendor's lien retained in favor of Lone Star Land Bank, in this deed and by a Deed of Trust and Assignment of Rents of even date from Grantee to GLENN R. PARR, Trustee, for the benefit of Lone Star Land Bank. Lone Star Land Bank, at Grantee's request, has paid in cash to Grantor that portion of the purchase price of the property that is evidenced by the note described. The vendor's lien and superior title to the property are retained for the benefit of Lone Star Land Bank, and are transferred to that party without recourse on Grantor.

Property (including any improvements): See Exhibit "A" attached hereto

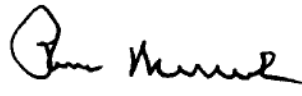
Reservations from and Exceptions to Conveyance and Warranty:

This conveyance is expressly made subject to the terms of any valid oil and gas leases, easements, restrictions, or zoning ordinances, to the extent that same may be in force and effect, covering or describing the above-described property.

Grantor, for the consideration and subject to the reservations from and exceptions to conveyance and warranty, grants, sells, and conveys to Grantee the Property, together with all and singular the rights and appurtenances thereto in any wise belonging, to have and hold it to Grantee and Grantee's successors or assigns forever. Grantor binds Grantor and Grantor's successors and assigns to warrant and forever defend all and singular the property to Grantee and Grantee's successors and assigns against every person whomsoever lawfully claiming or to claim the same or any part thereof, except as to the reservations from and exceptions to conveyance and warranty, by, through or under Grantor but not otherwise.

When the context requires, singular nouns and pronouns include the plural.

SIGNED this 8th day of APRIL, 2002.

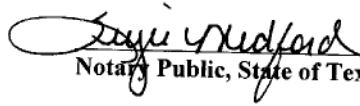


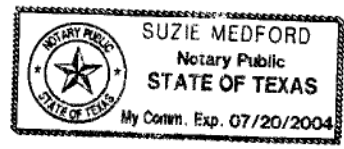
Thomas Hazlewood, Trustee

ACKNOWLEDGMENT

THE STATE OF TEXAS §
 §
COUNTY OF JOHNSON §

This instrument was acknowledged before me on this the 24 day of April, 2002, by Thomas Hazlewood, Trustee.


Notary Public, State of Texas



PREPARED IN THE LAW OFFICE OF:

EDWARD G. MARKEY
Attorney at Law
1200 Summit Avenue, Suite 700
Fort Worth, Texas 76102-4409

AFTER RECORDING RETURN TO:

Double Diamond, Inc.
10100 N. Central Expressway, Suite 400
Dallas, Texas 75231

TRACT I:

Being all of the T. SPARKS SURVEY, ABSTRACT NO. 820, 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 for a corner being the northwest corner of the T. Sparks Survey, Abstract No. 820, from which a 30 inch live oak witness tree found, bears North 14 degrees 00 minutes 00 seconds West, 47.20 feet, (17 varas);

Thence North 60 degrees 00 minutes 00 seconds East, along the north line of said T. Sparks Survey and the south line of the S.M. Cotton Survey, Abstract No. 987, 1827.70 feet, (657.97 varas), to a 1/2 inch steel pin found for a corner being the northeast corner of said T. Sparks Survey;

Thence South 29 degrees 15 minutes 21 seconds East, with the east line of said T. Sparks Survey, 3933.94 feet, (1416.22 varas), to a 5/8 inch steel pin found for a corner being the southeast corner of said T. Sparks Survey, in the north line of the T. Toby Survey, Abstract No. 847;

Thence South 60 degrees 00 minutes 00 seconds West, with the south line of said T. Sparks Survey and the north line of the said T. Toby Survey, 1827.70 feet, (657.97 varas), to a 1/2 inch steel pin set for a corner;

Thence North 29 degrees 15 minutes 21 seconds West, with the west line of said T. Sparks Survey, 3933.94 feet, (1416.22 varas), to the Place of Beginning and Containing 165.047 acres of land, more or less.

TRACT II:

Being a tract of land in the S.P.R.R. SURVEY, ABSTRACT NO. 814, 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 found being the northeast corner of the T. Sparks Survey, Abstract No. 820, in the west line of the S.P.R.R. Survey, Abstract No. 814, both, Johnson County, Texas;

Thence North 60 degrees 00 minutes 00 seconds East, 462.48 feet to a 1/2 inch steel pin set for a corner;

Thence South 29 degrees 09 minutes 32 seconds East, generally along a fence, 2068.87 feet to a 5/8 inch steel pin found for a corner;

Thence South 61 degrees 59 minutes 51 seconds West, generally along a fence, 459.05 feet to a 1/2 inch steel pin found for a corner in the east line of said Sparks Survey;

Thence North 29 degrees 15 minutes 21 seconds West, along the east line of said Sparks Survey, 2052.82 feet to the Place of Beginning and Containing 21.795 acres of land, more or less.

Exhibit "A"

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

Filed For Record 1:00 AM/PM

APR 17 2002

County Clerk Johnson County
By _____ Deputy

ANY PROVISION HEREIN WHICH RESTRICTS
THE SALE, RENTAL OR USE OF THE REAL
SERVICED REAL PROPERTY BECAUSE OF
COLOR OR RACE IS INVALID AND UNENFORCEABLE 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

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



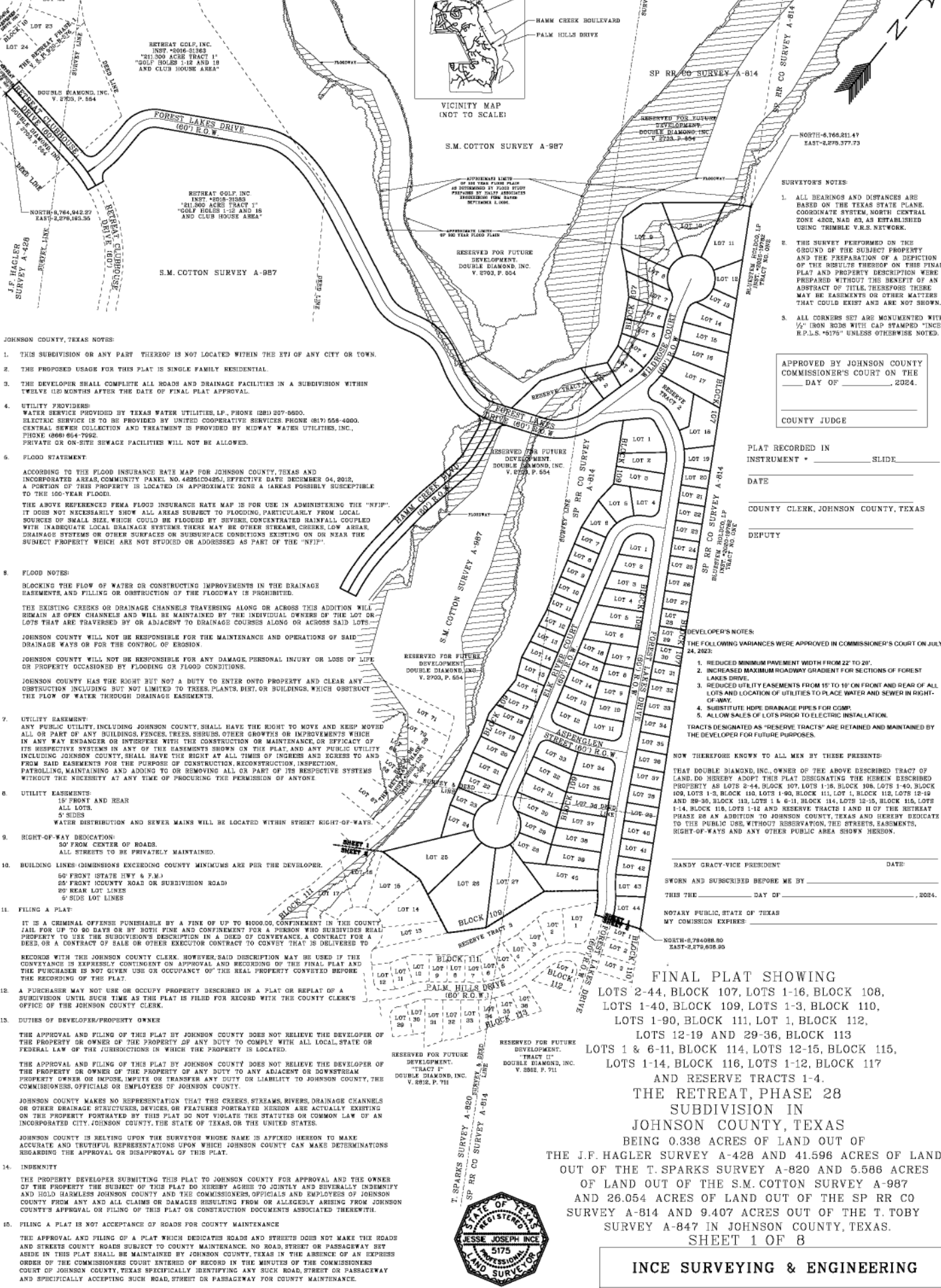
STATE OF TEXAS
COUNTY OF JOHNSON

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



VICINITY MAP (NOT TO SCALE)



JOHNSON COUNTY, TEXAS NOTES:

- THIS SUBDIVISION OR ANY PART THEREOF IS NOT LOCATED WITHIN THE ETV OF ANY CITY OR TOWN.
- THE PROPOSED USAGE FOR THIS PLAT IS SINGLE FAMILY RESIDENTIAL.
- THE DEVELOPER SHALL COMPLETE ALL ROADS AND DRAINAGE FACILITIES IN A SUBDIVISION WITHIN TWELVE (12) MONTHS AFTER THE DATE OF FINAL PLAT APPROVAL.
- UTILITY PROVIDERS:**
WATER SERVICE PROVIDED BY TEXAS WATER UTILITIES LP. PHONE (281) 297-8600.
ELECTRIC SERVICE IS TO BE PROVIDED BY UNITED COOPERATIVE SERVICES PHONE (817) 558-4000.
CENTRAL SEWER COLLECTION AND TREATMENT IS PROVIDED BY MIDWAY WATER UTILITIES, INC. PHONE (866) 454-7092.
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 AREAS, COMMUNITY PANEL NO. 4826(D)0465, EFFECTIVE DATE DECEMBER 04, 2012, A PORTION OF THIS PROPERTY IS LOCATED IN APPROXIMATE ZONE A (AREAS POSSIBLY SUSCEPTIBLE TO THE 100-YEAR FLOOD).
THE ABOVE REFERENCED FEMA FLOOD INSURANCE RATE MAP IS FOR USE IN ADMINISTERING THE "NFIP". IT DOES NOT NECESSARILY SHOW ALL AREAS SUBJECT TO FLOODING, PARTICULARLY FROM LOCAL SOURCES OF SMALL SIZE, WHICH COULD BE FLOODED BY SEVERE, CONCENTRATED RAINFALL COUPLED WITH INADEQUATE LOCAL DRAINAGE SYSTEMS. THERE MAY BE OTHER 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 "NFIP".
- FLOOD NOTES:**
BLOCKING THE FLOW OF WATER OR CONSTRUCTING IMPROVEMENTS IN THE DRAINAGE EASEMENTS AND FILLING OR OBSTRUCTION OF THE FLOODWAY IS PROHIBITED.
THE EXISTING CREEKS OR DRAINAGE CHANNELS TRAVELING ALONG OR ACROSS THIS ADDITION WILL REMAIN AS OPEN CHANNELS AND WILL BE MAINTAINED BY THE INDIVIDUAL OWNERS OF THE LOT OR LOTS THAT ARE TRAVERSED BY OR ADJACENT TO DRAINAGE COURSES ALONG OR ACROSS SAID LOTS.
JOHNSON COUNTY WILL NOT BE RESPONSIBLE FOR THE MAINTENANCE AND OPERATIONS OF SAID DRAINAGE WAYS OR FOR THE CONTROL OF EROSION.
JOHNSON COUNTY WILL NOT BE RESPONSIBLE FOR ANY DAMAGE, PERSONAL INJURY OR LOSS OF LIFE OR PROPERTY OCCASIONED BY FLOODING OR FLOOD CONTROL.
JOHNSON COUNTY HAS THE RIGHT BUT NOT A DUTY TO ENTER ONTO PROPERTY AND CLEAR ANY OBSTRUCTION INCLUDING BUT NOT LIMITED TO TREES, PLANTS, DIRT, OR BUILDINGS, WHICH OBSTRUCT THE FLOW OF WATER THROUGH DRAINAGE EASEMENTS.
- UTILITY EASEMENTS:**
ANY PUBLIC UTILITY, INCLUDING JOHNSON COUNTY, SHALL HAVE THE RIGHT TO MOVE AND KEEP MOVED ALL OR PART OF ANY BUILDINGS, FENCES, TREES, SHRUBS, OTHER GROUPTS OR IMPROVEMENTS WHICH IN ANY WAY ENHANCE OR INTERFERE WITH THE CONSTRUCTION OR MAINTENANCE OR EFFICACY OF ITS RESPECTIVE SYSTEMS IN ANY OF THE EASEMENTS SHOWN ON THE PLAT, AND ANY PUBLIC UTILITY INCLUDING JOHNSON COUNTY, SHALL HAVE THE RIGHT AT ALL TIMES OF INGRESS AND EGRESS TO AND FROM SAID EASEMENTS FOR THE PURPOSES OF CONSTRUCTION, RECONSTRUCTION, INSPECTION, PATROLLING, MAINTAINING AND ADDING TO OR REMOVING ALL OR PART OF ITS RESPECTIVE SYSTEMS WITHOUT THE NECESSITY AT ANY TIME OF PROCURING THE PERMISSION OF ANYONE.
- UTILITY EASEMENTS:**
15' FRONT AND REAR ALL LOTS.
5' SIDES
WATER DISTRIBUTION AND SEWER MAINS WILL BE LOCATED WITHIN STREET RIGHT-OF-WAYS.
- RIGHT-OF-WAY DEDICATION:**
50' FROM CENTER OF ROADS.
ALL STREETS TO BE PRIVATELY MAINTAINED.
- BUILDING LINES (DIMENSIONS EXCEEDING COUNTY MINIMUMS ARE PER THE DEVELOPER):**
50' FRONT (STATE HWY & F.M.)
25' FRONT (COUNTY ROAD OR SUBDIVISION ROAD)
20' REAR LOT LINES
5' SIDES LOT LINES
- FILING A PLAT:**
IT IS A CRIMINAL OFFENSE PUNISHABLE BY A FINE OF UP TO \$1000.00 CONFINEMENT IN THE COUNTY JAIL FOR UP TO 90 DAYS OR BY BOTH FINE AND CONFINEMENT FOR A PERSON WHO SUBDIVIDES REAL PROPERTY TO USE THE SUBDIVISION'S DESCRIPTION IN A DEED OF CONVEYANCE A CONTRACT FOR A DEED OR A CONTRACT OF SALE OR OTHER EXECUTOR CONTRACT THAT IS BELIEVED TO BE RECORDED WITH THE JOHNSON COUNTY CLERK. HOWEVER, SAID DESCRIPTION MAY BE USED IF THE CONVEYANCE IS EXPRESSLY CONTINGENT ON APPROVAL AND RECORDING OF THE FINAL PLAT AND THE PURCHASER IS NOT GIVEN USE OR OCCUPANCY OF THE REAL PROPERTY 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 RELIEVE THE DEVELOPER OF THE PROPERTY OR OWNER OF THE PROPERTY OF ANY DUTY TO COMPLY WITH ALL LOCAL, STATE OR FEDERAL LAW OF THE JURISDICTIONS IN WHICH THE PROPERTY IS LOCATED.
THE APPROVAL AND FILING OF THIS PLAT BY JOHNSON COUNTY DOES NOT RELIEVE THE DEVELOPER OF THE PROPERTY OR OWNER OF THE PROPERTY OF ANY DUTY TO ANY ADJACENT OR DOWNSTREAM PROPERTY OWNER OR IMPOSE, IMPUTE OR TRANSFER ANY DUTY OR LIABILITY TO JOHNSON COUNTY, THE COMMISSIONERS, OFFICIALS OR EMPLOYEES OF JOHNSON COUNTY.
JOHNSON COUNTY MAKES NO REPRESENTATION THAT THE CREEKS, STREAMS, RIVERS, DRAINAGE CHANNELS OR OTHER DRAINAGE STRUCTURES, DEVICES, OR FEATURES PORTRAYED HEREON ARE ACTUALLY EXISTING OR 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.
- INDEMNITY**
THE PROPERTY DEVELOPER SUBMITTING THIS PLAT TO JOHNSON COUNTY FOR APPROVAL AND THE OWNER OF THE PROPERTY THE SUBJECT OF THIS PLAT DO HEREBY AGREE TO JOINTLY AND SEVERALLY INDEMNIFY AND HOLD HARMLESS JOHNSON COUNTY AND THE COMMISSIONERS, OFFICIALS AND EMPLOYEES OF JOHNSON COUNTY FROM ANY AND ALL CLAIMS OR DAMAGES RESULTING FROM OR ALLEGEDLY ARISING FROM JOHNSON COUNTY'S APPROVAL OR FILING OF THIS PLAT OR CONSTRUCTION DOCUMENTS ASSOCIATED THEREWITH.
- FILING A PLAT IS NOT ACCEPTANCE OF ROADS FOR COUNTY MAINTENANCE
THE APPROVAL AND FILING OF A PLAT WHICH DEDICATES ROADS AND STREETS DOES NOT MAKE THE ROADS AND STREETS COUNTY ROADS SUBJECT TO COUNTY MAINTENANCE. NO ROAD, STREET OR PASSAGEWAY SET ASIDE IN THE PLAT SHALL BE MAINTAINED BY JOHNSON COUNTY, TEXAS IN THE ABSENCE OF AN EXPRESS ORDER OF THE COMMISSIONERS COURT ENTERED OF RECORD IN THE MINUTES OF THE COMMISSIONERS COURT OF JOHNSON COUNTY, TEXAS SPECIFICALLY IDENTIFYING ANY SUCH ROAD, STREET OR PASSAGEWAY AND SPECIFICALLY ACCEPTING SUCH ROAD, STREET OR PASSAGEWAY FOR COUNTY MAINTENANCE.

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 RESULT THEREON 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. 5176" UNLESS OTHERWISE NOTED.

APPROVED BY JOHNSON COUNTY COMMISSIONER'S COURT ON THE _____ DAY OF _____, 2024.
COUNTY JUDGE _____

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

DEVELOPER'S NOTES:
THE FOLLOWING VARIANCES WERE APPROVED IN COMMISSIONER'S COURT ON JULY 24, 2023:

- REDUCED MINIMUM PAVEMENT WIDTH FROM 22' TO 20'.
- INCREASED MAXIMUM ROADWAY GRADIENT FOR SECTIONS OF FOREST LAKES DRIVE.
- REDUCED UTILITY EASEMENTS FROM 15' TO 10' ON FRONT AND REAR OF ALL LOTS AND LOCATION OF UTILITIES TO PLACE WATER AND SEWER IN RIGHT-OF-WAY.
- SUBSTITUTE HDPE DRAINAGE PIPES FOR COMP.
- ALLOW SALES OF LOTS PRIOR TO ELECTRIC INSTALLATION.

TRACTS DESIGNATED AS "RESERVE TRACTS" ARE RETAINED AND MAINTAINED BY THE DEVELOPER FOR FUTURE PURPOSES.

NOW THEREFORE KNOWN TO ALL MEN BY THESE PRESENTS: THAT DOUBLE DIAMOND, INC., OWNER OF THE ABOVE DESCRIBED TRACT OF LAND, DO HEREBY ADOPT THIS PLAT DESIGNATING THE HEREIN DESCRIBED PROPERTY AS LOTS 2-44, BLOCK 107, LOTS 1-16, BLOCK 108, LOTS 1-40, BLOCK 109, LOTS 1-3, BLOCK 110, LOTS 1-90, BLOCK 111, LOT 1, BLOCK 112, LOTS 12-19 AND 29-36, BLOCK 113, LOTS 1 & 6-11, BLOCK 114, LOTS 12-15, BLOCK 115, LOTS 1-14, BLOCK 116, LOTS 1-12, BLOCK 117 AND RESERVE TRACTS 1 AND II OF THE RETREAT PHASE 28 AN ADDITION TO JOHNSON COUNTY, TEXAS AND HEREBY DEDICATE TO THE PUBLIC USE, WITHOUT RESERVATION, THE STREETS, EASEMENTS, RIGHT-OF-WAYS AND ANY OTHER PUBLIC AREA SHOWN HEREON.

RANDY GRACY-VICE PRESIDENT DATE: _____
SWORN AND SUBSCRIBED BEFORE ME BY _____ THIS 7TH DAY OF _____, 2024.
NOTARY PUBLIC, STATE OF TEXAS
MY COMMISSION EXPIRES _____

FINAL PLAT SHOWING
LOTS 2-44, BLOCK 107, LOTS 1-16, BLOCK 108, LOTS 1-40, BLOCK 109, LOTS 1-3, BLOCK 110, LOTS 1-90, BLOCK 111, LOT 1, BLOCK 112, LOTS 12-19 AND 29-36, BLOCK 113 LOTS 1 & 6-11, BLOCK 114, LOTS 12-15, BLOCK 115, LOTS 1-14, BLOCK 116, LOTS 1-12, BLOCK 117 AND RESERVE TRACTS 1-4.
THE RETREAT, PHASE 28 SUBDIVISION IN JOHNSON COUNTY, TEXAS
BEING 0.338 ACRES OF LAND OUT OF THE J.F. HAGLER SURVEY A-428 AND 41.596 ACRES OF LAND OUT OF THE T. SPARKS SURVEY A-820 AND 5.586 ACRES OF LAND OUT OF THE S.M. COTTON SURVEY A-987 AND 26.054 ACRES OF LAND OUT OF THE SP RR CO SURVEY A-814 AND 9.407 ACRES OUT OF THE T. TOBY SURVEY A-847 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"=200' MAY 03, 2024 SURVEY NO. SN221210.1



REGISTERED PROFESSIONAL LAND SURVEYOR
TEXAS REGISTRATION NO. 5175
GRAPHIC SCALE: 0' 100' 200'



VICINITY MAP (NOT TO SCALE)

NORTH-S 784089.80
EAST-S 278,608.80

0' 100' 200'
GRAPHIC SCALE

SP RR CO SURVEY A-814

APPROVED BY JOHNSON COUNTY
COMMISSIONER'S COURT ON THE
DAY OF _____, 2024.
COUNTY JUDGE

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 4802, NAD 83, 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 THEREFOR. THERE MAY BE EASEMENTS OR OTHER MATTERS THAT COULD EXIST AND ARE NOT SHOWN.
3. ALL CORNERS SET ARE MONUMENTED WITH 1/4" IRON RODS WITH CAP STAMPED "INCE S.P.L.S. 5175" UNLESS OTHERWISE NOTED.

OWNER
DOUBLE DIAMOND INC.
12720 HILLCREST ROAD,
SUITE 400
DALLAS, TEXAS 75230
PHONE: (214)-706-7857

FINAL PLAT SHOWING
LOTS 2-44, BLOCK 107, LOTS 1-16, BLOCK 108,
LOTS 1-40, BLOCK 109, LOTS 1-3, BLOCK 110,
LOTS 1-90, BLOCK 111, LOT 1, BLOCK 112,
LOTS 12-19 AND 29-36, BLOCK 113
LOTS 1 & 6-11, BLOCK 114, LOTS 12-15, BLOCK 115,
LOTS 1-14, BLOCK 116, LOTS 1-12, BLOCK 117
AND RESERVE TRACTS 1-4.

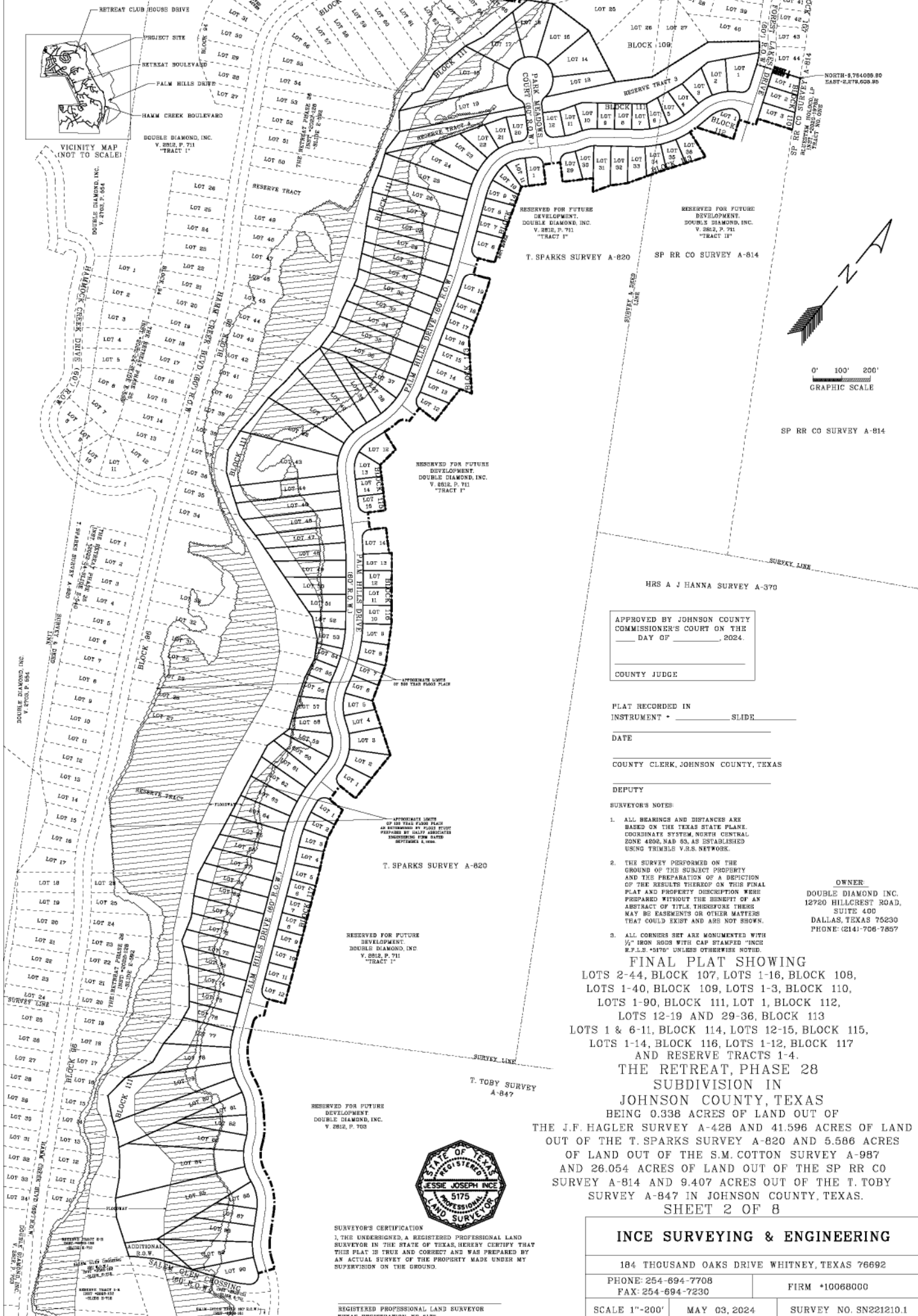
**THE RETREAT, PHASE 28
SUBDIVISION IN
JOHNSON COUNTY, TEXAS**

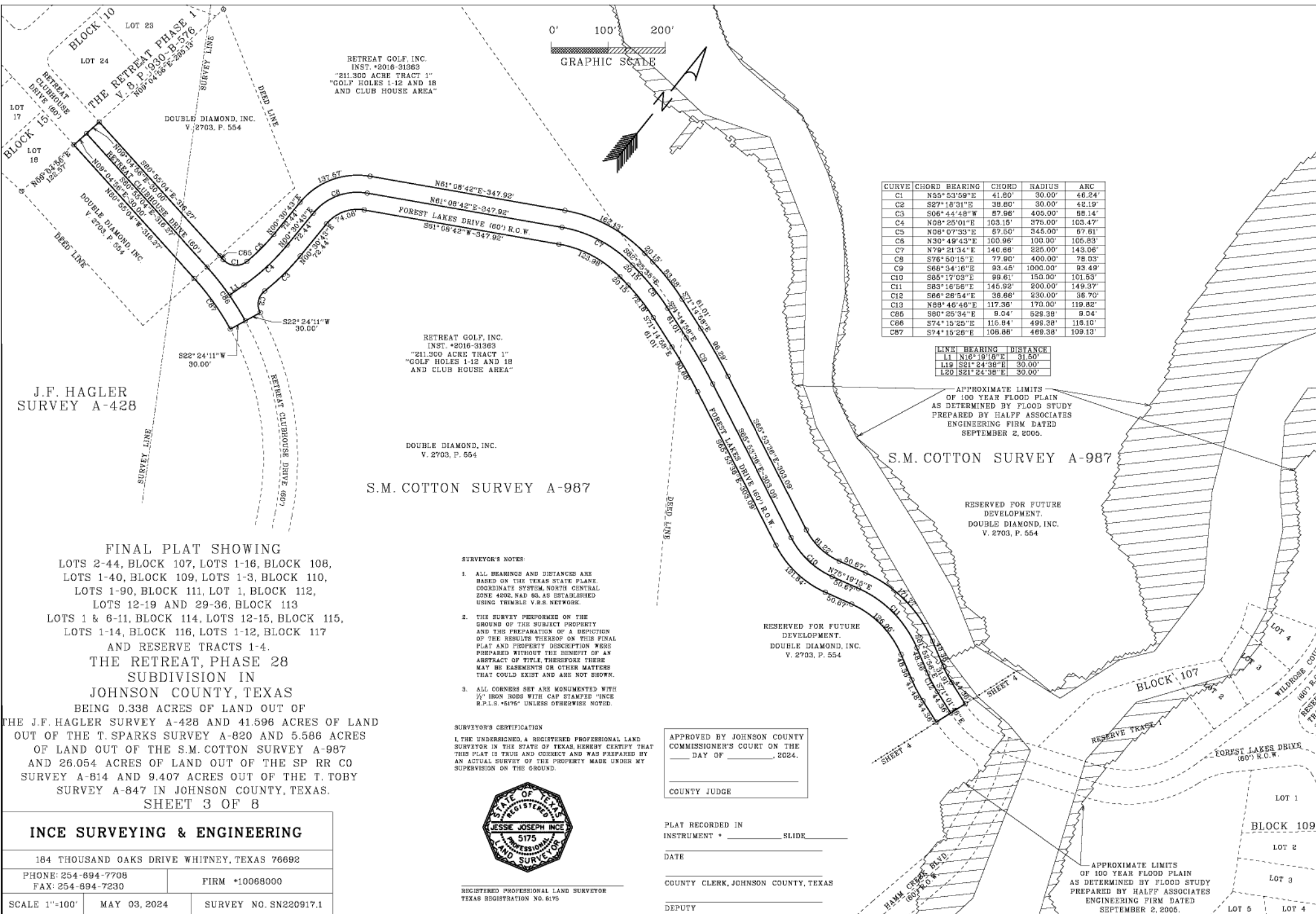
BEING 0.338 ACRES OF LAND OUT OF
THE J.F. HAGLER SURVEY A-428 AND 41.596 ACRES OF LAND
OUT OF THE T. SPARKS SURVEY A-820 AND 5.566 ACRES
OF LAND OUT OF THE S.M. COTTON SURVEY A-987
AND 26.054 ACRES OF LAND OUT OF THE SP RR CO
SURVEY A-814 AND 9.407 ACRES OUT OF THE T. TOBY
SURVEY A-847 IN JOHNSON COUNTY, TEXAS.
SHEET 2 OF 8



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





CURVE	CHORD BEARING	CHORD	RADIUS	ARC
C1	N55°53'59"E	41.80'	30.00'	46.24'
C2	S27°16'31"E	39.80'	30.00'	42.19'
C3	S06°44'48"W	87.96'	405.00'	58.14'
C4	N08°25'01"E	103.15'	375.00'	103.47'
C5	N06°07'33"E	87.50'	345.00'	67.61'
C6	N30°49'43"E	100.96'	100.00'	105.89'
C7	N79°21'34"E	140.66'	325.00'	143.06'
C8	S76°50'15"E	77.90'	400.00'	78.03'
C9	S68°34'16"E	93.45'	1000.00'	93.49'
C10	S85°17'03"E	99.61'	150.00'	101.53'
C11	S83°16'56"E	145.92'	200.00'	149.37'
C12	S68°26'54"E	36.66'	230.00'	36.70'
C13	N89°46'49"E	117.36'	170.00'	119.82'
C85	S80°25'34"E	9.04'	629.38'	9.04'
C86	S74°15'26"E	115.84'	498.38'	118.10'
C87	S74°15'26"E	106.88'	469.38'	109.13'

LINE	BEARING	DISTANCE
L1	N6°16'18"E	31.50'
L18	S21°24'38"E	30.00'
L20	S21°24'38"E	30.00'

APPROXIMATE LIMITS OF 100 YEAR FLOOD PLAIN AS DETERMINED BY FLOOD STUDY PREPARED BY HALFP ASSOCIATES ENGINEERING FIRM DATED SEPTEMBER 2, 2005.

S.M. COTTON SURVEY A-987

RESERVED FOR FUTURE DEVELOPMENT. DOUBLE DIAMOND, INC. V. 2703, P. 554

RESERVED FOR FUTURE DEVELOPMENT. DOUBLE DIAMOND, INC. V. 2703, P. 554

APPROXIMATE LIMITS OF 100 YEAR FLOOD PLAIN AS DETERMINED BY FLOOD STUDY PREPARED BY HALFP ASSOCIATES ENGINEERING FIRM DATED SEPTEMBER 2, 2005.

FINAL PLAT SHOWING
 LOTS 2-44, BLOCK 107, LOTS 1-16, BLOCK 108,
 LOTS 1-40, BLOCK 109, LOTS 1-3, BLOCK 110,
 LOTS 1-90, BLOCK 111, LOT 1, BLOCK 112,
 LOTS 12-19 AND 29-36, BLOCK 113
 LOTS 1 & 6-11, BLOCK 114, LOTS 12-15, BLOCK 115,
 LOTS 1-14, BLOCK 116, LOTS 1-12, BLOCK 117
 AND RESERVE TRACTS 1-4.
THE RETREAT, PHASE 28
SUBDIVISION IN
JOHNSON COUNTY, TEXAS
 BEING 0.338 ACRES OF LAND OUT OF
 THE J.F. HAGLER SURVEY A-428 AND 41.596 ACRES OF LAND
 OUT OF THE T. SPARKS SURVEY A-820 AND 5.586 ACRES
 OF LAND OUT OF THE S.M. COTTON SURVEY A-987
 AND 26.054 ACRES OF LAND OUT OF THE SP RR CO
 SURVEY A-814 AND 9.407 ACRES OUT OF THE T. TOBY
 SURVEY A-847 IN JOHNSON COUNTY, TEXAS.
SHEET 3 OF 8

- 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 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. 5175" UNLESS OTHERWISE NOTED.

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



REGISTERED PROFESSIONAL LAND SURVEYOR
 TEXAS REGISTRATION NO. 5175

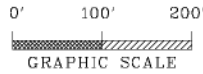
APPROVED BY JOHNSON COUNTY COMMISSIONER'S COURT ON THE DAY OF _____, 2024.
 COUNTY JUDGE _____

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

INCE SURVEYING & ENGINEERING
 184 THOUSAND OAKS DRIVE WHITNEY, TEXAS 76692
 PHONE: 254-694-7705 FIRM #10068000
 FAX: 254-694-7230
 SCALE 1"=100' MAY 03, 2024 SURVEY NO. SN220917.1

RETREAT GOLF, INC.
INST. #2016-31383
"211.300 ACRE TRACT 1"
"GOLF HOLES 1-12 AND 18
AND CLUB HOUSE AREA"

DOUBLE DIAMOND, INC.
V. 2703, P. 554



S.M. COTTON SURVEY A-987

RESERVED FOR FUTURE
DEVELOPMENT.
DOUBLE DIAMOND, INC.
V. 2703, P. 554

APPROXIMATE LIMITS
OF 100 YEAR FLOOD PLAIN
AS DETERMINED BY FLOOD STUDY
PREPARED BY HALFF ASSOCIATES
ENGINEERING FIRM DATED
SEPTEMBER 2, 2005.

CURVE	CHORD BEARING	CHORD	RADIUS	ARC
C14	N41°35'41"E	191.56'	200.00'	188.44'
C15	N43°38'37"E	194.24'	230.00'	200.53'
C16	N31°55'34"E	59.78'	130.00'	60.32'
C17	N08°27'33"E	42.81'	200.00'	42.89'
C18	N12°28'24"W	127.34'	250.00'	128.78'
C19	N21°04'54"W	101.18'	457.26'	101.39'
C20	N42°58'24"W	35.55'	40.00'	36.84'
C21	S11°02'47"W	37.79'	40.00'	39.35'
C22	S61°42'35"E	62.53'	30.00'	63.99'
C23	N78°08'27"E	66.96'	60.00'	71.04'
C24	S48°31'40"E	126.34'	200.00'	129.54'
C25	S14°53'05"W	42.43'	30.00'	47.12'
C26	S75°06'57"E	42.43'	30.00'	47.12'
C27	S21°49'37"W	110.96'	90.00'	119.57'
C28	N55°48'33"W	35.72'	30.00'	42.09'
C29	N26°08'50"E	40.48'	30.00'	44.43'
C30	N14°54'41"W	61.74'	275.51'	61.87'
C31	N18°05'17"W	30.32'	245.51'	30.34'
C32	N12°24'50"W	41.25'	305.51'	41.28'
C33	N01°06'03"E	77.04'	230.00'	77.41'
C34	N07°48'26"E	102.18'	1000.00'	102.22'
C35	N03°28'34"W	199.17'	887.68'	199.87'

BLOCK 107		
LOT #	BASE FLOOD ELEVATION	MINIMUM FINISH FLOOR ELEVATION
2	682.0	685.0
3	682.3	685.3
4	682.6	685.6
5	682.9	685.9
6	683.2	686.2
7	683.5	686.5
8	683.8	686.8
9	684.1	687.1
10	684.4	687.4
11	687.2	690.2

LINE	BEARING	DISTANCE
L2	N62°18'49"E	19.79'
L3	N27°11'46"W	22.17'
L4	S66°56'20"E	35.92'
L9	S21°24'38"E	30.00'
L10	S21°24'38"E	30.00'

RESERVED FOR FUTURE
DEVELOPMENT.
DOUBLE DIAMOND, INC.
V. 2703, P. 554

APPROXIMATE LIMITS
OF 100 YEAR FLOOD PLAIN
AS DETERMINED BY FLOOD STUDY
PREPARED BY HALFF ASSOCIATES
ENGINEERING FIRM DATED
SEPTEMBER 2, 2005.

SP RR CO SURVEY A-814

RESERVED FOR FUTURE
DEVELOPMENT.
DOUBLE DIAMOND, INC.
V. 2703, P. 554

BLUESHEM HOLDCO LP
INST. #2020-19782
TRACT NO. ONE
SP RR CO SURVEY A-814

APPROVED BY JOHNSON COUNTY
COMMISSIONER'S COURT ON THE
____ DAY OF _____ 2024.

COUNTY JUDGE

PLAT RECORDED IN
INSTRUMENT # _____ SLIDE _____

DATE _____
COUNTY CLERK, JOHNSON COUNTY, TEXAS

DEPUTY _____

- 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 VLS 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 EASMENTS OR OTHER MATTERS THAT COULD EXIST AND ARE NOT SHOWN.
 - ALL CORNERS SET ARE MONUMENTED WITH 1/2" IRON NAILS WITH CAP STAKES "INCE" R.P.L.S. #5175 UNLESS OTHERWISE NOTED.

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



REGISTERED PROFESSIONAL LAND SURVEYOR
TEXAS REGISTRATION NO. 5175

FINAL PLAT SHOWING
LOTS 2-44, BLOCK 107, LOTS 1-16, BLOCK 108,
LOTS 1-40, BLOCK 109, LOTS 1-3, BLOCK 110,
LOTS 1-90, BLOCK 111, LOT 1, BLOCK 112,
LOTS 12-19 AND 29-36, BLOCK 113
LOTS 1 & 6-11, BLOCK 114, LOTS 12-15, BLOCK 115,
LOTS 1-14, BLOCK 116, LOTS 1-12, BLOCK 117
AND RESERVE TRACTS 1-4.

THE RETREAT, PHASE 28
SUBDIVISION IN
JOHNSON COUNTY, TEXAS

BEING 0.338 ACRES OF LAND OUT OF
THE J.F. HAGLER SURVEY A-428 AND 41.596 ACRES OF LAND
OUT OF THE T. SPARKS SURVEY A-820 AND 5.586 ACRES OF LAND
OUT OF THE S.M. COTTON SURVEY A-987
AND 26.054 ACRES OF LAND OUT OF THE SP RR CO
SURVEY A-814 AND 9.407 ACRES OUT OF THE T. TOBY
SURVEY A-847 IN JOHNSON COUNTY, TEXAS.

SHEET 4 OF 8

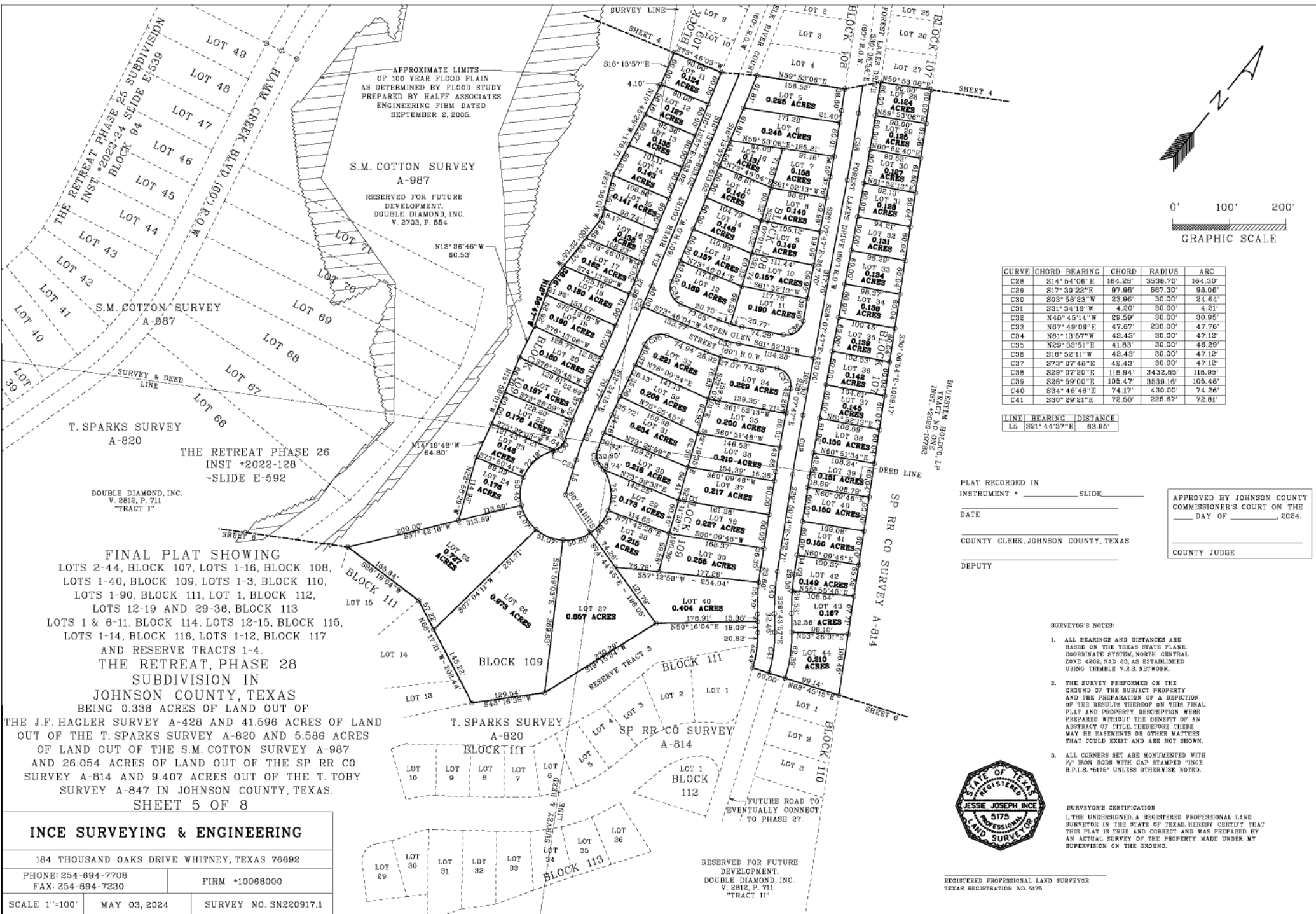
INCE SURVEYING & ENGINEERING

184 THOUSAND OAKS DRIVE WHITNEY, TEXAS 76692

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

FIRM #10068000

SCALE 1"=100' MAY 03, 2024 SURVEY NO. SN220917.1



APPROXIMATE LIMITS
OF 100 YEAR FLOOD PLAIN
AS DETERMINED BY FLOOD STUDY
PREPARED BY HALFF ASSOCIATES
ENGINEERING FIRM DATED
SEPTEMBER 2, 2005.

S.M. COTTON SURVEY
A-987
RESERVED FOR FUTURE
DEVELOPMENT.
DOUBLE DIAMOND, INC.
V. 2703, P. 554

T. SPARKS SURVEY
A-820

THE RETREAT PHASE 26
INST *2022-128
-SLIDE E-592

DOUBLE DIAMOND, INC.
V. 2812, P. 711
"TRACT 1"

FINAL PLAT SHOWING
LOTS 2-44, BLOCK 107, LOTS 1-16, BLOCK 108,
LOTS 1-40, BLOCK 109, LOTS 1-3, BLOCK 110,
LOTS 1-90, BLOCK 111, LOT 1, BLOCK 112,
LOTS 12-19 AND 29-36, BLOCK 113
LOTS 1 & 6-11, BLOCK 114, LOTS 12-15, BLOCK 115,
LOTS 1-14, BLOCK 116, LOTS 1-12, BLOCK 117
AND RESERVE TRACTS 1-4.

THE RETREAT PHASE 28
SUBDIVISION IN
JOHNSON COUNTY, TEXAS

BEING 0.338 ACRES OF LAND OUT OF
THE J.F. HAGLER SURVEY A-428 AND 41.596 ACRES OF LAND
OUT OF THE T. SPARKS SURVEY A-820 AND 5.586 ACRES
OF LAND OUT OF THE S.M. COTTON SURVEY A-987
AND 26.054 ACRES OF LAND OUT OF THE SP RR CO
SURVEY A-814 AND 9.407 ACRES OUT OF THE T. TOBY
SURVEY A-847 IN JOHNSON COUNTY, TEXAS.

SHEET 5 OF 8

INCE SURVEYING & ENGINEERING

184 THOUSAND OAKS DRIVE WHITNEY, TEXAS 76692
PHONE: 254-694-7705 FIRM *10068000
FAX: 254-694-7230
SCALE 1"=100' MAY 03, 2024 SURVEY NO. SN220917.1

CURVE	CHORD BEARING	CHORD	RADIUS	ARC
C28	S14°54'06"E	164.25'	3536.70'	164.30'
C29	S17°39'22"E	97.96'	587.30'	98.06'
C30	S03°58'23"W	23.96'	30.00'	24.64'
C31	S31°34'18"W	4.20'	30.00'	4.21'
C32	N48°45'14"W	29.59'	30.00'	30.95'
C33	N67°49'09"E	47.57'	230.00'	47.76'
C34	N61°33'57"W	42.43'	30.00'	47.12'
C35	N29°33'51"E	41.83'	30.00'	46.29'
C36	S16°52'11"W	42.43'	30.00'	47.12'
C37	S73°07'48"E	42.43'	30.00'	47.12'
C38	S29°07'20"E	118.94'	3432.85'	118.95'
C39	S28°59'00"E	105.47'	3539.16'	105.48'
C40	S34°46'46"E	74.17'	430.00'	74.26'
C41	S30°29'21"E	72.50'	225.67'	72.81'

LINE BEARING	DISTANCE
L5	S21°44'39"E 63.95'

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

APPROVED BY JOHNSON COUNTY
COMMISSIONER'S COURT ON THE
_____ DAY OF _____, 2024.

COUNTY JUDGE _____

SURVEYOR'S NOTES:

- ALL BEARINGS AND DISTANCES ARE BASED ON THE TEXAS STATE PLANE, COORDINATE SYSTEM, NORTH CENTRAL ZONE 4802, NAD 83 AS ESTABLISHED USING TRIMBLE V.S.S. NETWORK.
- THE SURVEY PERFORMED ON THE CHORD 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. 5175" UNLESS OTHERWISE NOTED.



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

REGISTERED PROFESSIONAL LAND SURVEYOR
TEXAS REGISTRATION NO. 5175

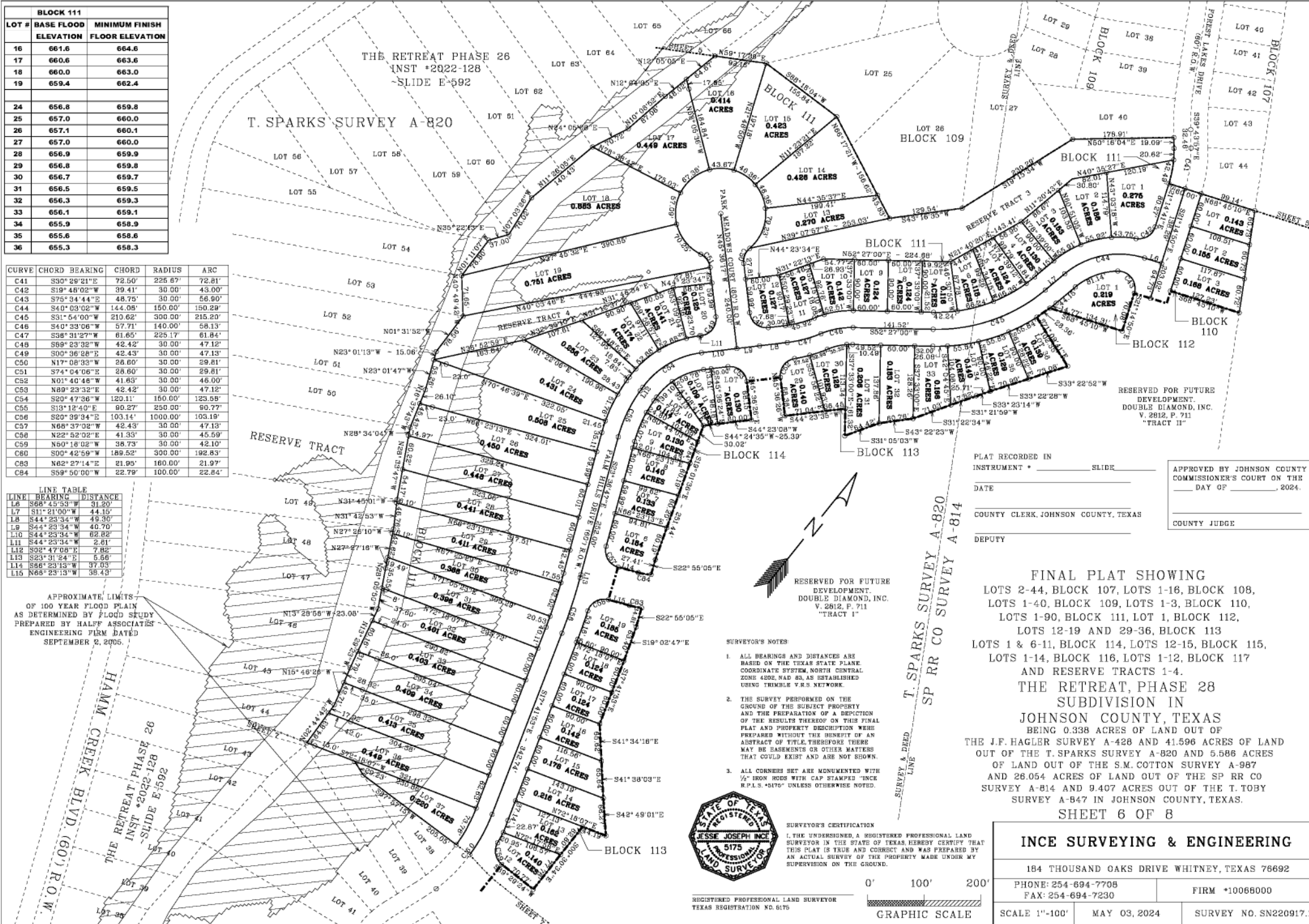
RESERVED FOR FUTURE
DEVELOPMENT.
DOUBLE DIAMOND, INC.
V. 2812, P. 711
"TRACT 1"

BLOCK 111			
LOT #	BASE FLOOD ELEVATION	MINIMUM FINISH FLOOR ELEVATION	
16	661.6	664.6	
17	660.6	663.6	
18	660.0	663.0	
19	659.4	662.4	
24	656.8	659.8	
25	657.0	660.0	
26	657.1	660.1	
27	657.0	660.0	
28	656.9	659.9	
29	656.8	659.8	
30	656.7	659.7	
31	656.5	659.5	
32	656.3	659.3	
33	656.1	659.1	
34	655.9	658.9	
35	655.6	658.6	
36	655.3	658.3	

CURVE	CHORD BEARING	CHORD	RADIUS	ARC
C41	S30°28'21"E	72.50'	225.67'	72.81'
C42	S19°48'02"W	39.41'	30.00'	43.00'
C43	S75°34'44"E	48.75'	30.00'	56.90'
C44	S40°03'02"W	144.08'	160.00'	150.29'
C45	S31°54'00"W	210.62'	300.00'	215.20'
C46	S40°33'06"W	57.71'	140.00'	58.13'
C47	S98°31'27"W	61.65'	225.17'	61.84'
C48	S89°23'39"W	42.42'	30.00'	47.12'
C49	S00°36'28"E	42.43'	30.00'	47.13'
C50	N17°08'33"W	28.80'	30.00'	29.81'
C51	S74°04'06"E	28.80'	30.00'	29.81'
C52	N01°40'48"W	41.65'	30.00'	46.00'
C53	N89°23'32"E	42.42'	30.00'	47.12'
C54	S83°47'36"W	123.11'	160.00'	123.58'
C55	S13°12'40"E	90.27'	250.00'	90.77'
C56	S20°39'34"E	103.14'	1000.00'	103.19'
C57	N86°37'02"W	42.43'	30.00'	47.13'
C58	N22°52'02"E	41.33'	30.00'	45.59'
C59	N60°18'02"W	38.73'	30.00'	42.10'
C60	S00°42'59"W	189.52'	300.00'	192.83'
C63	N82°27'14"E	21.95'	160.00'	21.97'
C64	S59°50'00"W	22.79'	100.00'	22.84'

LINE	BEARING	DISTANCE
L6	S68°45'53"W	31.20'
L7	S91°21'00"W	44.15'
L8	S44°23'34"W	48.30'
L9	S44°23'34"W	40.70'
L10	S44°23'34"W	82.82'
L11	S44°23'34"W	2.81'
L12	S82°47'08"E	7.82'
L13	S23°31'24"E	5.56'
L14	S86°23'13"W	37.03'
L15	N68°23'13"W	38.43'

APPROXIMATE LIMITS OF 100 YEAR FLOOD PLAIN AS DETERMINED BY FLOOD STUDY PREPARED BY HALFF ASSOCIATES ENGINEERING FIRM DATED SEPTEMBER 2, 2005.



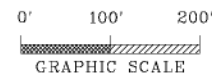
PLAT RECORDED IN INSTRUMENT # _____ SLIDE _____ DATE _____ COUNTY CLERK, JOHNSON COUNTY, TEXAS DEPUTY _____

APPROVED BY JOHNSON COUNTY COMMISSIONER'S COURT ON THE _____ DAY OF _____, 2024. COUNTY JUDGE _____

FINAL PLAT SHOWING
 LOTS 2-44, BLOCK 107, LOTS 1-16, BLOCK 108,
 LOTS 1-40, BLOCK 109, LOTS 1-3, BLOCK 110,
 LOTS 1-90, BLOCK 111, LOT 1, BLOCK 112,
 LOTS 12-19 AND 29-36, BLOCK 113
 LOTS 1 & 6-11, BLOCK 114, LOTS 12-15, BLOCK 115,
 LOTS 1-14, BLOCK 116, LOTS 1-12, BLOCK 117
 AND RESERVE TRACTS 1-4.
 THE RETREAT, PHASE 28
 SUBDIVISION IN
 JOHNSON COUNTY, TEXAS
 BEING 0.338 ACRES OF LAND OUT
 OF THE J.F. HAGLER SURVEY A-428 AND 41.596 ACRES OF LAND
 OUT OF THE T. SPARKS SURVEY A-820 AND 5.586 ACRES
 OF LAND OUT OF THE S.M. COTTON SURVEY A-987
 AND 26.054 ACRES OF LAND OUT OF THE SP RR CO
 SURVEY A-814 AND 9.407 ACRES OUT OF THE T. TOBY
 SURVEY A-847 IN JOHNSON COUNTY, TEXAS.
 SHEET 6 OF 8



REGISTERED PROFESSIONAL LAND SURVEYOR TEXAS REGISTRATION NO. 6175

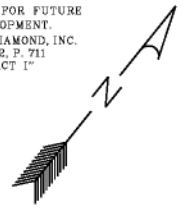


INCE SURVEYING & ENGINEERING

184 THOUSAND OAKS DRIVE WHITNEY, TEXAS 76692
 PHONE: 254-694-7708
 FAX: 254-694-7230
 FIRM #10068000

SCALE 1"=100' MAY 03, 2024 SURVEY NO. SN220917.1

RESERVED FOR FUTURE DEVELOPMENT.
DOUBLE DIAMOND, INC.
V. 2812, P. 711
"TRACT I"



CURVE	CHORD BEARING	CHORD	RADIUS	ARC
C60	S00°42'59"W	189.52'	305.00'	192.83'
C61	S13°10'01"E	149.61'	140.00'	157.84'
C62	S89°31'38"W	42.42'	30.00'	47.12'
C63	N00°30'31"E	41.69'	30.00'	46.09'
C64	S41°59'13"E	128.18'	1044.22'	128.26'
C65	S26°35'15"E	206.83'	500.00'	208.13'
C66	S35°15'09"E	140.67'	200.00'	143.74'
C67	S27°55'10"E	133.11'	140.00'	136.45'
C68	N42°38'53"W	44.28'	30.00'	49.61'

LINE TABLE

LINE	BEARING	DISTANCE
L16	S14°38'38"E	19.90'
L17	S55°49'55"E	28.80'

BLOCK 111		
LOT #	BASE FLOOD ELEVATION	MINIMUM FINISH FLOOR ELEVATION
37	655.0	658.0
38	654.9	657.9
39	651.5	654.5
40	650.3	653.3
41	649.1	652.1
42	648.0	651.0
43	648.0	651.0
44	647.9	650.9
45	647.9	650.9
46	647.8	650.8
47	647.7	650.7
48	647.6	650.6
49	647.5	650.5
50	647.3	650.3
51	647.0	650.0
52	646.4	649.4
53	645.8	648.8
54	645.2	648.2
55	644.6	647.6
56	644.0	647.0
57	643.8	646.8
58	643.6	646.6
59	643.4	646.4
60	643.2	646.2

RESERVED FOR FUTURE DEVELOPMENT.
DOUBLE DIAMOND, INC.
V. 2812, P. 711
"TRACT I"

T. SPARKS SURVEY
A-820

PLAT RECORDED IN _____ SLIDE _____
DATE _____
COUNTY CLERK, JOHNSON COUNTY, TEXAS
DEPUTY _____
APPROVED BY JOHNSON COUNTY COMMISSIONER'S COURT ON THE _____ DAY OF _____, 2024.
COUNTY JUDGE _____

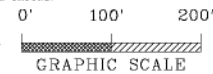
RESERVED FOR FUTURE DEVELOPMENT.
DOUBLE DIAMOND, INC.
V. 2812, P. 711
"TRACT I"

FINAL PLAT SHOWING
LOTS 2-44, BLOCK 107, LOTS 1-16, BLOCK 108,
LOTS 1-40, BLOCK 109, LOTS 1-3, BLOCK 110,
LOTS 1-90, BLOCK 111, LOT 1, BLOCK 112,
LOTS 12-19 AND 29-36, BLOCK 113
LOTS 1 & 6-11, BLOCK 114, LOTS 12-15, BLOCK 115,
LOTS 1-14, BLOCK 116, LOTS 1-12, BLOCK 117
AND RESERVE TRACTS 1-4.
THE RETREAT, PHASE 28
SUBDIVISION IN
JOHNSON COUNTY, TEXAS
BEING 0.338 ACRES OF LAND OUT OF
THE J.F. HAGLER SURVEY A-428 AND 41.596 ACRES OF LAND
OUT OF THE T. SPARKS SURVEY A-820 AND 5.586 ACRES
OF LAND OUT OF THE S.M. COTTON SURVEY A-987
AND 26.054 ACRES OF LAND OUT OF THE SP RR CO
SURVEY A-814 AND 9.407 ACRES OF THE T. TOBY
SURVEY A-847 IN JOHNSON COUNTY, TEXAS.
SHEET 7 OF 8

- SURVEYOR'S NOTES
- ALL BEARINGS AND DISTANCES ARE BASED ON THE TEXAS STATE PLANE. COORDINATE SYSTEM NORTH CENTRAL ZONE 2808, NAD 83, AS ESTABLISHED USING TRIMBLE VLS NETWORK.
 - THE SURVEY PERFORMED ON THE CROWN OF THE SURVEY PROPERTY AND THE PREPARATION OF A DEPICTION OF THE RESULTS THEREOF ON THIS FINAL PLAT AND PROPERTY DESCRIPTIONS WERE PREPARED WITHOUT THE BENEFIT OF AN ABSTRACT OF TITLE, THEREFORE THERE MAY BE EASEMENTS OR OTHER MATTERS THAT COULD EXIST AND ARE NOT SHOWN.
 - ALL CORNERS SET ARE MONUMENTED WITH 1/2" IRON RODS WITH CAP STAMPED "INCE S.P.A.E. 5179" 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.



INCE SURVEYING & ENGINEERING
184 THOUSAND OAKS DRIVE WHITNEY, TEXAS 76692
PHONE: 254-694-7708 FIRM #10068000
FAX: 254-694-7230
SCALE 1"=100' MAY 03, 2024 SURVEY NO. SN220917.1

APPROXIMATE LIMITS OF 100 YEAR FLOOD PLAIN AS DETERMINED BY FLOOD STUDY PREPARED BY HALFF ASSOCIATES ENGINEERING FIRM DATED SEPTEMBER 2, 2005.

THE RETREAT PHASE 26
INST #2022-128
~SLIDE E-592

BLOCK 96

RESERVED FOR FUTURE DEVELOPMENT.
 DOUBLE DIAMOND, INC.
 V. 2812, P. 711
 "TRACT 1"

LOT #	BASE FLOOD ELEVATION	MINIMUM FINISH FLOOR ELEVATION
61	643.0	646.0
62	642.8	645.8
63	642.6	645.6
64	642.3	645.3
65	642.0	645.0
66	641.7	644.7
67	641.4	644.4
68	640.5	643.5
69	639.5	642.5
70	638.5	641.5
71	637.5	640.5
72	637.3	640.3
73	637.1	640.1
74	636.8	639.8
75	636.5	639.5
76	636.2	639.2
77	635.9	638.9
78	635.6	638.6
79	635.3	638.3
80	634.2	637.2
81	634.0	637.0
82	633.8	636.8
83	633.6	636.6
84	633.3	636.3
85	631.8	634.8
86	630.0	633.0
87	629.9	632.9
88	629.7	632.7
89	629.7	632.7
90	629.7	632.7

PLAT RECORDED IN INSTRUMENT # _____ SLIDE _____
 DATE _____
 COUNTY CLERK, JOHNSON COUNTY, TEXAS
 DEPUTY _____
 APPROVED BY JOHNSON COUNTY COMMISSIONER'S COURT ON THE DAY OF _____, 2024.
 COUNTY JUDGE _____

CURVE	CHORD BEARING	CHORD	RADIUS	ARC
C69	N42°02'06"E	44.56'	30.00'	50.23'
C70	S13°22'11"E	231.24'	500.00'	233.35'
C71	S25°25'22"E	132.67'	2891.98'	132.68'
C72	N89°08'15"W	43.22'	30.00'	47.11'
C73	S46°18'14"E	170.37'	235.38'	174.61'
C74	S55°36'31"E	89.28'	200.00'	90.02'
C75	S32°36'46"E	66.68'	190.25'	67.03'
C76	S46°28'13"E	121.80'	150.00'	125.43'
C77	S50°28'50"E	116.76'	174.04'	121.19'
C78	S42°44'20"E	84.59'	200.00'	85.24'
C79	S00°45'13"E	48.65'	30.00'	58.74'
C80	S60°52'33"W	77.73'	300.00'	77.95'
C81	S62°40'07"W	31.43'	160.00'	31.48'
C82	S53°48'30"W	17.98'	160.00'	17.98'

LINE BEARING	DISTANCE
L18	N16°19'18"E 31.50'

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



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 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 1/2" IRON RODS WITH CAP STAMPED "INCE R.P.L.S. 5175" UNLESS OTHERWISE NOTED.

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

REGISTERED PROFESSIONAL LAND SURVEYOR
 TEXAS REGISTRATION NO. 5175

FINAL PLAT SHOWING
 LOTS 2-44, BLOCK 107, LOTS 1-16, BLOCK 108,
 LOTS 1-40, BLOCK 109, LOTS 1-3, BLOCK 110,
 LOTS 1-90, BLOCK 111, LOT 1, BLOCK 112,
 LOTS 12-19 AND 29-36, BLOCK 113
 LOTS 1 & 6-11, BLOCK 114, LOTS 12-15, BLOCK 115,
 LOTS 1-14, BLOCK 116, LOTS 1-12, BLOCK 117
 AND RESERVE TRACTS 1-4.

THE RETREAT, PHASE 28
 SUBDIVISION IN
 JOHNSON COUNTY, TEXAS

BEING 0.338 ACRES OF LAND OUT OF
 THE J.F. HAGLER SURVEY A-428 AND 41.596 ACRES OF LAND
 OUT OF THE T. SPARKS SURVEY A-820 AND 5.586 ACRES
 OF LAND OUT OF THE S.M. COTTON SURVEY A-987
 AND 26.054 ACRES OF LAND OUT OF THE SP RR CO
 SURVEY A-814 AND 9.407 ACRES OUT OF THE T. TOBY
 SURVEY A-847 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"=100'

MAY 03, 2024

SURVEY NO. SN220917.1

