

AUG 14 2023



JOHNSON COUNTY COMMISSIONERS COURT

April Long
County Clerk, Johnson County Texas
BY [Signature] DEPUTY

Christopher Boedecker
County Judge

Rick Bailey
Commissioner
Precinct 1

Kenny Howell
Commissioner
Precinct 2

Mike White
Commissioner
Precinct 3

Larry Woolley
Commissioner
Precinct 4

THE STATE OF TEXAS

COUNTY OF JOHNSON

§
§
§

ORDER 2023-63

ORDER APPROVING PLAT

WHEREAS, Chapter 232 of the Texas Local Government Code requires the owner of a tract of land located outside the limits of a municipality to have a plat of the subdivision prepared if the owner divides the tract of land into two or more parts to lay out: (1) a subdivision of the tract, including an addition; (2) lots; or (3) streets, alleys, squares, parks, or other parts of the tract intended to be dedicated to public use or for the use of purchasers or owners of lots fronting on or adjacent to the streets, alleys, squares, parks or other parts; and

WHEREAS, an application for a plat of a subdivision has been presented to the Public Works Department of Johnson County; and

WHEREAS, the application for the plat of the subdivision meets the requirements of Chapter 232 of the Texas Local Government Code and the requirements of the Subdivision Rules and Regulations of Johnson County, Texas as currently amended; and

WHEREAS, a motion was made by Commissioner Bailey, Pct. 1 and seconded by Commissioner White, Pct. 3 that stated: "I make the motion to approve for filing purposes only, a Plat of **The Retreat, Phase 27**, Lots 1-28, Block 97, Lots 1-11, Block 98, Lots 1-16, Block 99, Lots 1-39, Block 100, Lots 1-22, Block 101, Lots 1-14, Block 102, Lots 1-49, Block 103, Lots 1-82, Block 104, Lots 1-21, Block 105, Lots 1-10, Block 106, Greenbelt Tracts 1-7, and Reserve Tracts 1 and 2 in Precinct 1 and clarify that the filing of the plat which dedicates roads and streets to the public **does not** make those roads and streets county roads subject to county maintenance."

Said motion was approved by a vote of the Commissioners Court on the 14th day of August 2023.

NOW THEREFORE BE IT RESOLVED AND ORDERED:

The Commissioners Court of Johnson County, Texas does hereby enter this Order approving the Plat of **The Retreat, Phase 27**, Lots 1-28, Block 97, Lots 1-11, Block 98, Lots 1-16, Block 99, Lots 1-39, Block 100, Lots 1-22, Block 101, Lots 1-14, Block 102, Lots 1-49, Block 103, Lots 1-82, Block 104, Lots 1-21, Block 105, Lots 1-10, Block 106, Greenbelt Tracts 1-7, and Reserve Tracts 1 and 2 in Precinct 1 for filing purposes only and clarifying that the filing of the plat which dedicates roads and streets to the public **does not** make those roads and streets county roads subject to county maintenance.

WITNESS OUR HAND THIS, THE 14TH DAY OF AUGUST 2023.

Chp Boede

Christopher Boedecker, Johnson County Judge

Voted: yes, ___ no, ___ abstained

Rick Bailey

Rick Bailey, Comm. Pct. 1

Voted: ___ yes, ___ no, ___ abstained

Kenny Howell

Kenny Howell, Comm. Pct. 2

Voted: yes, ___ no, ___ abstained

Mike White

Mike White, Comm. Pct. 3

Voted: yes, ___ no, ___ abstained

Larry Woolley

Larry Woolley, Comm. Pct. 4

Voted: yes, ___ no, ___ abstained

April Long

ATTEST: April Long, County Clerk



- 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 VRS NETWORK.
 - THE SURVEY PERFORMED ON THE GROUND OF THE SUBJECT PROPERTY AND THE PREPARATION OF A DEPICTION OF THE RESULTS THEREOF ON THIS FINAL PLAT AND PROPERTY DESCRIPTION WERE PREPARED WITHOUT THE BENEFIT OF AN ABSTRACT OF TITLE. THEREFORE THERE MAY BE EASEMENTS OR OTHER MATTERS THAT COULD EXIST AND ARE NOT KNOWN.
 - ALL CORNERS SET ARE MONUMENTED WITH 1/2" IRON RODS WITH CAP STAMPED "INCE R.P.L.S. #1575" UNLESS OTHERWISE NOTED.

LINEAR FEET BY ROAD	
TUSCANY HILLS COURT	1,168 FEET
CASTLE WOODS COURT	674 FEET
RUBY HILL COURT	709 FEET
WHISPERING PINES COURT	684 FEET
SOUTHERN HILLS DRIVE	2,754 FEET
RED LINDSAY DRIVE	472 FEET
CYPRESS POINT DRIVE	390 FEET
GOVERNORS CLUB DRIVE	1,725 FEET
COVOTE CREEK DRIVE	188 FEET
MERIDIAN COURT	735 FEET
PALM HILLS DRIVE	5,745 FEET
FOREST LAKE LOOP	2,470 FEET
SALEM GLEN CROSSING	791 FEET
18,516 LINEAR FEET OF NEW ROADWAY	

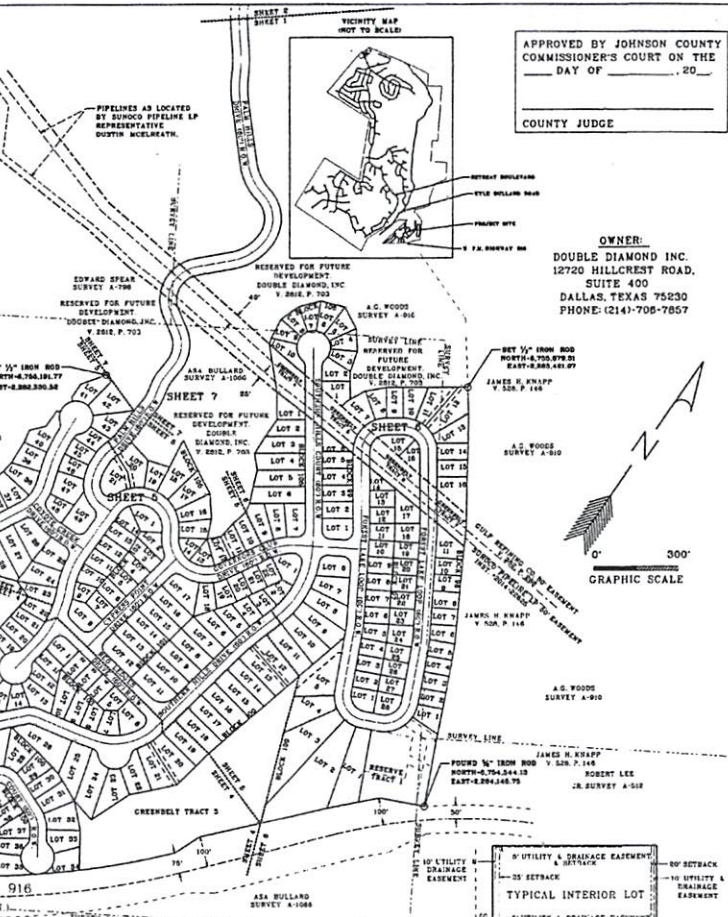
PLAT RECORDED IN INSTRUMENT # _____ SLIDE _____
 DATE _____
 COUNTY CLERK, JOHNSON COUNTY, TEXAS
 DEPUTY _____

CORP. DOCUMENT # 1488-9
 NORTH-42-281.24-21
 EAST-42-281.24-21

CORP. DOCUMENT # 1488-9
 NORTH-42-281.24-21
 EAST-42-281.24-21

FINAL PLAT SHOWING
 LOTS 1-28, BLOCK 97, LOTS 1-11, BLOCK 98, LOTS 1-16, BLOCK 99,
 LOTS 1-39, BLOCK 100, LOTS 1-22, BLOCK 101, LOTS 1-14, BLOCK 102,
 LOTS 1-49, BLOCK 103, LOTS 1-82, BLOCK 104, LOTS 1-21, BLOCK 105,
 LOTS 1-10, BLOCK 106, GREENBELT TRACTS 1-7,
 AND RESERVE TRACTS 1 AND 2.
THE RETREAT, PHASE 27 SUBDIVISION
IN JOHNSON COUNTY, TEXAS
 BEING 0.229 ACRES OF LAND OUT OF THE ROBERT LEE JR. SURVEY A-512 AND 1.873 ACRES OF
 LAND OUT OF THE MARK C. RIDLEY SURVEY A-736 AND 0.229 ACRES OF LAND OUT OF THE A.G.
 WOODS SURVEY A-910 AND 0.620 ACRES OF LAND OUT OF THE ASA BULLARD SURVEY A-1066
 AND 0.140 ACRES OF LAND OUT OF THE EDWARD SPEAR SURVEY A-796 AND 2.055 ACRES OF
 LAND OUT OF THE T. TOBY SURVEY A-847 AND 4.052 ACRES OF LAND OUT OF THE C. HAGGARD
 SURVEY A-958 IN JOHNSON COUNTY, TEXAS.
SHEET 1 OF 8

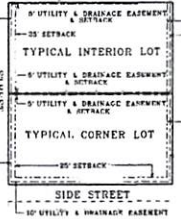
INCE SURVEYING & ENGINEERING
 184 THOUSAND OAKS DRIVE WHITNEY, TEXAS 76692
 PHONE: 254-894-7708 FIRM #10068000
 FAX: 254-894-7230
 SCALE 1"=300' JULY 27, 2023 SURVEY NO. SN220917.1



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

OWNER:
 DOUBLE DIAMOND INC.
 12720 HILLCREST ROAD,
 SUITE 400
 DALLAS, TEXAS 75230
 PHONE: (214)-705-7857

- JOHNSON COUNTY, TEXAS NOTES:
- THIS SUBDIVISION OR ANY PART THEREOF IS NOT LOCATED WITHIN THE ETU 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 MIDWAY WATER UTILITIES, A SOUTHWEST COMPANY, PHONE (800) 854-7992. ELECTRIC SERVICE IS PROVIDED BY UNITED COOPERATIVE SERVICES PHONE (817) 504-4000. CENTRAL SEWER COLLECTION AND TREATMENT IS PROVIDED BY MIDWAY WATER UTILITIES, INC., PHONE (800) 854-7992. PRIVATE 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. 48530-0345, EFFECTIVE DATE DECEMBER 04, 2012, A PORTION OF THIS PROPERTY IS LOCATED IN APPROXIMATE ZONE 4 (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 ADRESSED 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 CORRECTIONS.
 JOHNSON COUNTY HAS THE RIGHT BUT NOT A DUTY TO ENTER UPON PROPERTY AND CLEAR ANY OBSTRUCTION INCLUDING BUT NOT LIMITED TO TREES, PLANTS, DIRT, OR BUILDINGS, WHICH OBSTRUCT THE FLOW OF WATER THROUGH DRAINAGE EASEMENTS.
 - UTILITY EASEMENT:**
 ANY PUBLIC UTILITY, INCLUDING JOHNSON COUNTY, SHALL HAVE THE RIGHT TO MOVE AND REEVALUATE ALL OR PART OF ANY BUILDINGS, FENCES, TREES, SHRUBS, OTHER GROUNDS 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 ACCESS TO AND EGRESS TO AND FROM SAID EASEMENTS FOR THE PURPOSES OF CONSTRUCTION, INSPECTION, REPAIR, PATROLLING, MAINTAINING, AND ADDING TO OR REMOVING ALL OR PART OF ITS RESPECTIVE SYSTEMS WITHOUT THE NECESSITY AT ANY TIME OF PROVIDING THE PRESENCE OF ANYONE.
 - UTILITY & DRAINAGE EASEMENTS (SEE NOTE REGARDING VARIANCE):**
 10' FRONT & REAR
 5' SIDES
 - RIGHT-OF-WAY DEDICATION:**
 30' FROM CENTER OF ROADS
 ALL STREETS TO BE PRIVATELY MAINTAINED.
 - BUILDING LINES (DIMENSIONS EXCEEDING COUNTY MINIMUMS ARE PER THE DEVELOPER):**
 15' FRONT OF LOT
 25' FRONT OCCUPY ROAD OR SUBDIVISION ROAD
 30' REAR LOT LINE
 5' SIDE 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 OR A CONTRACT FOR A DEED, OR A CONTRACT OF SALE OR OTHER EXECUTOR CONTRACT TO CONVEY, THAT IS DELIVERED TO A PURCHASER UNLESS THE PLAT OR REPEAT OF THE SUBDIVISION IS APPROVED AND IS FILED FOR RECORD WITH THE JOHNSON COUNTY CLERK. HOWEVER, THIS DESCRIPTION MAY BE CONVEYANCE IS EXPRESSLY CONTINGENT ON APPROVAL AND RECORDING OF THE FINAL PLAT AND THE PURCHASER IS NOT TO TAKE 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 IMPROVEMENTS OR TRANSFER ANY DUTY OR LIABILITY TO JOHNSON COUNTY, THE COMMISSIONERS, OFFICIALS OR EMPLOYEES OF JOHNSON COUNTY.
 JOHNSON COUNTY MAKES NO REPRESENTATION THAT THE CREEKS, STREAMS, RIVERS, DRAINAGE CHANNELS OR OTHER DRAINAGE STRUCTURES, DEVICES, OR FEATURES PORTRAYED HEREON ARE ACTUALLY EXISTING ON THE PROPERTY PORTRAYED BY THIS PLAT DO NOT VIOLATE THE STATUTES OR COMMON LAW OF AN INCORPORATED CITY, JOHNSON COUNTY, THE STATE OF TEXAS, OR THE UNITED STATES.
 JOHNSON COUNTY IS RELYING UPON THE SURVEYOR WHOSE NAME IS AFFIXED HEREON TO MAKE ACCURATE AND TRUTHFUL REPRESENTATIONS UPON WHICH JOHNSON COUNTY CAN MAKE DETERMINATIONS REGARDING THE APPROVAL OR DISAPPROVAL OF THIS PLAT.
 - INDEMNITY**
 THE PROPERTY DEVELOPER SUBMITTING THIS PLAT TO JOHNSON COUNTY FOR APPROVAL AND THE OWNER OF THE PROPERTY THE SUBJECT OF THIS PLAT DO HEREBY AGREE TO JOINTLY AND SEVERALLY INDEMNIFY AND HOLD HARMLESS JOHNSON COUNTY AND THE COMMISSIONERS, OFFICIALS AND EMPLOYEES OF JOHNSON COUNTY FROM ANY AND ALL CLAIMS OR DAMAGES RESULTING FROM OR ALLEGEDLY ARISING FROM JOHNSON COUNTY'S APPROVAL OR FILING OF THIS PLAT OR CONSTRUCTION DOCUMENTS ASSOCIATED THEREWITH.
 - FILING A PLAT IS NOT ACCEPTANCE OF ROADS FOR COUNTY MAINTENANCE**
 THE APPROVAL AND FILING OF A PLAT WHICH DEDICATES ROADS AND STREETS DOES NOT MAKE THE ROADS AND STREETS COUNTY ROADS SUBJECT TO COUNTY MAINTENANCE. NO ROAD, STREET OR PASSAGEWAY SET ASIDE IN THIS PLAT SHALL BE MAINTAINED BY JOHNSON COUNTY, TEXAS IN THE ABSENCE OF AN EXPRESS ORDER THE COMMISSIONERS COURT ENTERED OF RECORD IN THE WRITERS 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.

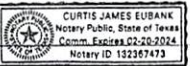


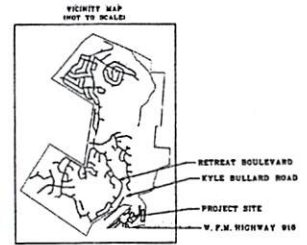
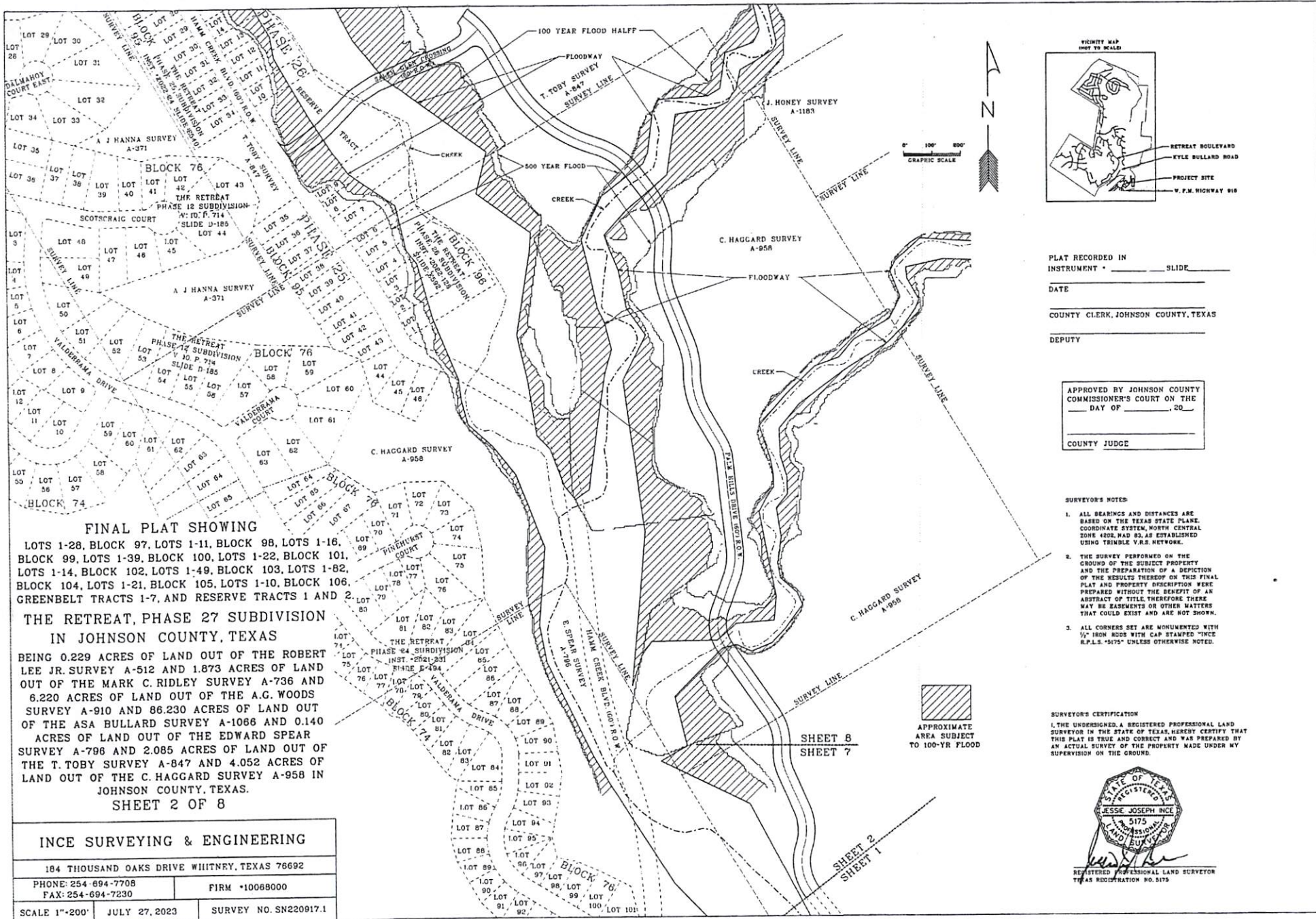
NOW THEREFORE KNOWN TO ALL MEN BY THESE PRESENTS:
 THAT DOUBLE DIAMOND, INC., OWNER OF THE ABOVE DESCRIBED TRACT OF LAND, DO HEREBY ADOPT THIS PLAT DESIGNATING THE HEREIN DESCRIBED PROPERTY AS LOTS 1-28, BLOCK 97, LOTS 1-11, BLOCK 98, LOTS 1-16, BLOCK 99, LOTS 1-39, BLOCK 100, LOTS 1-22, BLOCK 101, LOTS 1-14, BLOCK 102, LOTS 1-49, BLOCK 103, LOTS 1-82, BLOCK 104, LOTS 1-21, BLOCK 105, LOTS 1-10, BLOCK 106, GREENBELT TRACTS 1-7, AND RESERVE TRACTS 1 & 2 OF THE RETREAT PHASE 27 IN ADDITION TO JOHNSON COUNTY, TEXAS AND HEREBY DEDICATE FOR THE USE OF THE PROPERTY OWNERS OF THE DEVELOPMENT, WITHOUT RESERVATION, THE STREETS, EASEMENTS, AND RIGHT-OF-WAYS SHOWN HEREON.
Ruby Jay 7-27-23
 RUBY GRACY-VIC PRESIDENT DATE

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.



SWORN AND SUBSCRIBED BEFORE ME BY *Arth Jones Eubank*
 THIS THE 27 DAY OF July, 2023
 NOTARY PUBLIC, STATE OF TEXAS
 MY COMMISSION EXPIRES: 2-26-24





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

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

- SURVEYOR'S NOTES:**
1. ALL BEARINGS AND DISTANCES ARE BASED ON THE TEXAS STATE PLANE COORDINATE SYSTEM, NORTH CENTRAL ZONE 4902, HAD 82.48 ESTABLISHED USING TRIMBLE V.L.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 "TICE 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.



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

THE RETREAT, PHASE 27 SUBDIVISION
 IN JOHNSON COUNTY, TEXAS
 BEING 0.229 ACRES OF LAND OUT OF THE ROBERT LEE JR. SURVEY A-512 AND 1.873 ACRES OF LAND OUT OF THE MARK C. RIDLEY SURVEY A-736 AND 6.220 ACRES OF LAND OUT OF THE A.C. WOODS SURVEY A-910 AND 86.230 ACRES OF LAND OUT OF THE ASA BULLARD SURVEY A-1066 AND 0.140 ACRES OF LAND OUT OF THE EDWARD SPEAR SURVEY A-796 AND 2.085 ACRES OF LAND OUT OF THE T. TOBY SURVEY A-847 AND 4.052 ACRES OF LAND OUT OF THE C. HAGGARD SURVEY A-958 IN JOHNSON COUNTY, TEXAS.

SHEET 2 OF 8

INCE SURVEYING & ENGINEERING		
184 THOUSAND OAKS DRIVE WHITNEY, TEXAS 76692		
PHONE: 254-894-7708	FIRM *10068000	
FAX: 254-694-7230		
SCALE 1"=200'	JULY 27, 2023	SURVEY NO. SN220917.1

CURV	RADIUS	ARC	CHORD	BEARING	LIN#	BEARING	DISTANCE
C6	1981.32	83.20	83.19	S55°59'07"W	L1	N21°31'30"E	49.70
C7	1981.32	129.46	129.43	S55°10'17"W	L2	N21°31'30"E	60.00
C8	1981.32	153.56	153.52	S47°02'15"E	L3	N21°31'30"E	60.00
C9	351.44	195.75	193.50	N05°34'15"E	L4	N21°31'30"E	60.00
C10	322.12	98.27	95.91	N01°49'18"W	L5	N21°31'30"E	30.53
C21	426.93	127.59	127.12	N88°10'42"E	L6	N21°31'30"E	60.00
C22	702.06	73.32	73.32	N07°31'30"E	L7	N21°31'30"E	60.00
C23	702.06	116.72	116.59	N85°27'59"E	L8	N21°31'30"E	55.52
C26	591.44	329.38	325.14	N05°34'15"E	L9	N21°31'30"E	4.08
C27	591.44	117.25	115.91	S06°31'30"E	L10	N21°31'30"E	60.00
C28	591.44	28.23	24.49	N24°14'15"E	L11	N21°31'30"E	60.00
C29	60.00	81.82	75.47	S12°18'28"W	L12	N21°31'30"E	60.00
C30	60.00	101.01	89.49	N89°29'34"E	L13	N21°31'30"E	55.52
C31	60.00	40.78	40.78	N14°35'11"E	L14	N21°31'30"E	43.81
C32	60.00	28.01	15.78	N34°28'33"E	L15	N05°55'33"E	62.36
C63	60.00	8.00	7.95	N65°43'43"E	L16	N01°39'28"E	62.36
C64	30.00	25.23	24.49	N45°37'10"E	L17	N04°59'52"E	60.00
C65	352.12	21.44	21.44	N11°54'00"E	L18	N15°49'20"W	81.01
C66	352.12	13.69	13.69	N09°18'12"E	L19	N00°51'19"E	72.31
C67	352.12	55.52	55.48	N03°38'22"W	L20	N28°09'50"E	60.23
C68	352.12	53.95	53.89	N01°46'00"E	L21	N88°09'50"W	18.31
C69	352.12	21.44	21.44	N11°54'00"E	L22	S65°19'04"E	46.89
C70	30.00	25.23	24.49	N10°57'01"W	L23	N88°23'49"E	65.51
C71	60.00	20.63	20.52	N85°11'51"E	L24	S10°29'00"E	100.00
C72	60.00	38.75	38.08	N03°09'25"E	L25	S05°45'48"E	90.65
C73	60.00	38.75	38.08	N40°09'22"E	L26	N03°36'52"E	73.44
C74	60.00	38.75	38.08	N77°09'47"E	L27	S89°15'47"E	30.00
C75	60.00	38.75	38.08	S65°49'59"E	L28	N09°59'32"E	25.93
C76	60.00	38.75	38.08	S29°20'09"E	L29	S10°23'00"E	66.26
C77	60.00	38.67	38.10	S07°10'30"W	L30	N00°11'56"E	59.65
C78	60.00	38.38	37.73	S45°00'30"W	L31	N00°13'39"E	149.74
C79	30.00	25.23	24.49	S14°22'52"E	L32	N01°23'07"E	55.13
C80	30.00	38.75	38.08	S37°14'52"E	L33	N08°54'55"W	69.59
C81	395.03	60.40	60.26	N85°25'10"E	L34	N30°42'18"E	87.86
C82	732.06	7.92	7.92	N78°55'35"E	L35	N33°17'13"W	104.12
C83	732.06	63.84	63.82	N08°47'08"E	L36	N45°47'08"E	95.45
C84	732.06	63.84	63.82	N67°43'52"E	L37	N08°20'33"E	61.62
C85	672.06	47.57	47.57	S88°12'05"W	L38	N31°48'22"E	60.98
C86	30.00	30.56	14.78	S77°53'42"W	L39	N58°09'52"E	24.53
C87	621.44	24.09	24.04	S14°01'13"W	L40	N60°10'01"E	45.43
C88	621.44	57.32	57.30	S01°50'01"E	L41	N60°06'01"E	65.14
C89	621.44	57.32	57.30	S03°27'03"W	L42	N75°00'28"E	16.24
C90	621.44	57.32	57.30	S08°44'08"W	L43	N75°00'28"E	100.83
C91	621.44	57.32	57.30	S14°01'13"W	L44	N75°00'28"E	16.56
C92	621.44	57.32	57.30	S19°05'08"W	L45	N79°25'31"E	84.37
C93	193.92	33.29	33.25	S18°38'27"W	L46	N79°25'31"E	57.53
C94	30.00	30.56	29.57	S03°27'03"W	L47	N82°48'12"E	95.87
C95	30.00	102.58	74.78	S04°47'53"W	L48	N22°28'28"E	24.77
C96	60.00	84.43	84.98	N77°58'49"E	L49	N22°28'40"E	45.53
C97	60.00	34.51	34.04	N18°22'46"E	L50	N28°09'50"E	50.60
C98	60.00	34.04	34.04	N14°35'11"E	L51	N45°05'11"E	20.64
C99	60.00	15.45	15.41	N40°28'06"E	L52	N07°05'13"W	55.39
C100	30.00	21.47	21.01	N27°18'48"E	L53	N07°06'09"W	20.46
C101	253.92	46.45	46.39	N10°54'08"E	L54	N50°21'43"E	70.67
C102	351.39	16.74	16.74	N19°24'18"E	L55	N22°36'32"E	55.88
C103	561.44	39.89	39.88	N19°29'23"E	L56	N27°38'22"E	16.66
C104	561.44	75.81	75.75	N13°35'11"E	L57	N27°38'22"E	71.56
C105	561.44	74.32	74.29	N10°54'08"E	L58	N22°28'28"E	71.81
C106	561.44	74.32	74.25	N01°39'28"E	L59	N22°28'28"E	21.33
C107	561.44	48.35	48.33	N07°54'59"W	L60	N23°16'46"E	60.93
C108	30.00	47.12	42.43	N55°23'00"W	L61	N23°16'46"E	60.93
C109	456.93	42.95	42.93	S02°19'54"E	L62	N23°16'46"E	60.93
C110	456.93	59.19	59.15	S88°42'48"E	L63	N23°16'46"E	60.93
C111	30.00	51.63	45.49	S43°07'14"W	L64	N23°16'46"E	60.93
C112	292.11	21.41	21.41	S08°17'00"E	L65	N23°16'46"E	60.93
C113	381.44	50.48	50.45	S01°39'28"E	L66	N23°16'46"E	60.93
C114	381.44	50.48	50.48	S05°55'33"E	L67	N23°16'46"E	60.93
C115	381.44	50.48	50.44	S13°20'33"E	L68	N23°16'46"E	60.93
C116	381.44	50.48	50.44	S19°20'33"E	L69	N23°16'46"E	60.93
C117	381.44	50.48	50.44	S25°20'33"E	L70	N23°16'46"E	60.93
C118	381.44	50.48	50.44	S31°20'33"E	L71	N23°16'46"E	60.93
C119	381.44	50.48	50.44	S37°20'33"E	L72	N23°16'46"E	60.93
C120	381.44	50.48	50.44	S43°20'33"E	L73	N23°16'46"E	60.93
C121	381.44	50.48	50.44	S49°20'33"E	L74	N23°16'46"E	60.93
C122	381.44	50.48	50.44	S55°20'33"E	L75	N23°16'46"E	60.93
C123	381.44	50.48	50.44	S61°20'33"E	L76	N23°16'46"E	60.93
C124	381.44	50.48	50.44	S67°20'33"E	L77	N23°16'46"E	60.93
C125	381.44	50.48	50.44	S73°20'33"E	L78	N23°16'46"E	60.93
C126	381.44	50.48	50.44	S79°20'33"E	L79	N23°16'46"E	60.93
C127	381.44	50.48	50.44	S85°20'33"E	L80	N23°16'46"E	60.93
C128	381.44	50.48	50.44	S91°20'33"E	L81	N23°16'46"E	60.93
C129	381.44	50.48	50.44	S97°20'33"E	L82	N23°16'46"E	60.93
C130	381.44	50.48	50.44	S103°20'33"E	L83	N23°16'46"E	60.93
C131	381.44	50.48	50.44	S109°20'33"E	L84	N23°16'46"E	60.93
C132	381.44	50.48	50.44	S115°20'33"E	L85	N23°16'46"E	60.93
C133	381.44	50.48	50.44	S121°20'33"E	L86	N23°16'46"E	60.93
C134	381.44	50.48	50.44	S127°20'33"E	L87	N23°16'46"E	60.93
C135	381.44	50.48	50.44	S133°20'33"E	L88	N23°16'46"E	60.93
C136	381.44	50.48	50.44	S139°20'33"E	L89	N23°16'46"E	60.93
C137	381.44	50.48	50.44	S145°20'33"E	L90	N23°16'46"E	60.93
C138	381.44	50.48	50.44	S151°20'33"E	L91	N23°16'46"E	60.93
C139	381.44	50.48	50.44	S157°20'33"E	L92	N23°16'46"E	60.93
C140	381.44	50.48	50.44	S163°20'33"E	L93	N23°16'46"E	60.93
C141	381.44	50.48	50.44	S169°20'33"E	L94	N23°16'46"E	60.93
C142	381.44	50.48	50.44	S175°20'33"E	L95	N23°16'46"E	60.93
C143	381.44	50.48	50.44	S181°20'33"E	L96	N23°16'46"E	60.93
C144	381.44	50.48	50.44	S187°20'33"E	L97	N23°16'46"E	60.93
C145	381.44	50.48	50.44	S193°20'33"E	L98	N23°16'46"E	60.93
C146	381.44	50.48	50.44	S199°20'33"E	L99	N23°16'46"E	60.93
C147	381.44	50.48	50.44	S205°20'33"E	L100	N23°16'46"E	60.93
C148	381.44	50.48	50.44	S211°20'33"E	L101	N23°16'46"E	60.93
C149	381.44	50.48	50.44	S217°20'33"E	L102	N23°16'46"E	60.93
C150	381.44	50.48	50.44	S223°20'33"E	L103	N23°16'46"E	60.93
C151	381.44	50.48	50.44	S229°20'33"E	L104	N23°16'46"E	60.93
C152	381.44	50.48	50.44	S235°20'33"E	L105	N23°16'46"E	60.93
C153	381.44	50.48	50.44	S241°20'33"E	L106	N23°16'46"E	60.93
C154	381.44	50.48	50.44	S247°20'33"E	L107	N23°16'46"E	60.93
C155	381.44	50.48	50.44	S253°20'33"E	L108	N23°16'46"E	60.93
C156	381.44	50.48	50.44	S259°20'33"E	L109	N23°16'46"E	60.93
C157	381.44	50.48	50.44	S265°20'33"E	L110	N23°16'46"E	60.93
C158	381.44	50.48	50.44	S271°20'33"E	L111	N23°16'46"E	60.93
C159	381.44	50.48	50.44	S277°20'33"E	L112	N23°16'46"E	60.93
C160	381.44	50.48	50.44	S283°20'33"E	L113	N23°16'46"E	60.93
C161	381.44	50.48	50.44	S289°20'33"E	L114	N23°16'46"E	60.93
C162	381.44	50.48	50.44	S295°20'33"E	L115	N23°16'46"E	60.93
C163	381.44	50.48	50.44	S301°20'33"E	L116	N23°16'46"E	60.93
C164	381.44	50.48	50.44	S307°20'33"E	L117	N23°16'46"E	60.93
C165	381.44	50.48	50.44	S313°20'33"E	L118	N23°16'46"E	60.93
C166	381.44	50.48	50.44	S319°20'33"E	L119	N23°16'46"E	60.93
C167	381.44	50.48	50.44	S325°20'33"E	L120	N23°16'46"E	60.93
C168	381.44	50.48	50.44	S331°20'33"E	L121	N23°16'46"E	60.93
C169	381.44	50.48	50.44	S337°20'33"E	L122	N23°16'46"E	60.93
C170	381.44	50.48	50.44	S343°20'33"E	L123	N23°16'46"E	60.93
C171	381.44	50.48	50.44	S349°20'33"E	L124	N23°16'46"E	60.93
C172	381.44	50.48	50.44	S355°20'33"E	L125	N23°16'46"E	60.93
C173	381.44	50.48	50.44	S361°20'33"E	L126	N23°16'46"E	60.93
C174	381.44	50.48	50.44	S367°20'33"E	L127	N23°16'46"E	60.93
C175	381.44	50.48	50.44	S373°20'33"E	L128	N23°16'46"E	60.93
C176	381.44	50.48	50.44	S379°20'33"E	L129	N23°16'46"E	60.93
C177	381.44	50.48	50.44	S385°20'33"E	L130	N23°16'46"E	60.93
C178	381.44	50.48	50.44	S391°20'33"E	L131	N23°16'46"E	60.93
C179	381.44	50.48	50.44	S397°20'33"E	L132	N23°16'46"E	60.93
C180	381.44	50.48	50.44	S403°20'33"E	L133	N23°16'46"E	60.93
C181	381.44	50.48	50.44	S409°20'33"E	L134	N23°16'46"E	60.93
C182	381.44	50.48	50.44	S415°20'33"E	L135	N23°16'46"E	60.93
C183	381.44	50.48	50.44	S421°20'33"E	L136	N23°16'46"E	60.93
C184	381.44	50.48	50.44	S427°20'33"E	L137	N23°16'46"E	60.93
C185	381.44	50.48	50.44	S433°20'33"E	L		



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

ASA BULLARD SURVEY A-1066

ASA BULLARD SURVEY A-1066
GREENBELT TRACT 3
 4.643 ACRES

MARK C. RIDLEY SURVEY A-736
 (R.O.W. EXISTING 100' MIN.)

LINE	BEARING	DISTANCE
L10	N15°25'20"W	81.01
L19	N00°51'19"E	72.31
L20	N28°20'52"W	62.23
L21	N28°00'50"W	18.31
L27	S10°39'22"W	56.16
L30	S57°02'25"W	47.71
L29	N60°41'38"W	35.69
L30	N80°41'38"W	29.01
L31	N80°41'38"W	31.01
L32	N60°41'38"W	32.92
L33	N60°41'38"W	27.10
L34	N80°41'38"W	80.02
L35	S10°39'22"W	75.55
L36	S10°39'22"W	15.57
L37	S22°05'10"E	52.82
L38	S22°05'10"E	49.72
L39	S22°05'10"E	82.34
L41	S00°09'30"E	14.28
L23	N01°17'49"W	45.64
L24	S82°30'48"W	110.31
L25	N18°24'08"E	49.02
L74	S82°30'45"W	103.05
L75	N25°37'45"E	90.85
L76	S44°52'44"E	109.69

CURVE	RADIUS	ARC	CHORD	BEARING
C1	2802.87	348.19	347.97	S46°21'10"W
C2	2802.87	145.69	145.68	S60°24'03"W
C3	2802.87	155.57	155.55	S53°28'48"W
C4	2802.87	60.02	60.01	S55°41'00"W
C5	2802.87	30.01	30.01	S56°36'12"W
C6	160.00	128.09	124.69	N21°36'14"E
C7	160.00	123.33	119.64	S65°23'46"E
C8	144.95	20.11	20.09	S37°02'50"E
C9	130.00	58.83	58.89	N46°37'00"W
C10	130.00	58.45	57.96	N47°15'48"W
C11	137.26	0.32	0.32	N34°18'07"E
C12	130.00	74.79	73.76	N11°40'41"E
C13	120.00	72.75	71.64	N50°20'27"W
C14	60.00	59.23	56.83	S83°54'40"W
C15	130.00	104.07	101.31	N21°36'13"E
C16	80.00	48.25	47.52	N61°30'53"E
C17	139.00	103.85	103.87	N76°39'07"E
C18	120.00	235.27	233.15	N42°45'02"E

CURVE	RADIUS	ARC	CHORD	BEARING
C18	394.19	136.12	135.45	S00°45'49"W
C19	732.00	63.84	63.82	N07°43'37"E
C20	174.95	60.92	60.61	S79°47'46"E
C21	174.95	41.14	41.04	S63°50'30"E
C22	30.00	15.56	15.51	N89°41'48"E
C23	30.00	17.49	17.37	N19°34'43"E
C24	160.00	40.64	40.53	N08°34'24"W
C25	30.00	64.44	52.75	S62°49'58"E
C26	90.00	17.07	17.37	N61°10'07"E
C27	150.00	61.39	60.96	S44°47'47"E
C28	30.00	28.55	29.51	S62°09'53"E
C29	150.00	61.39	60.96	S44°47'47"E
C30	30.00	28.55	29.51	S62°09'53"E
C31	60.00	40.79	40.01	S47°42'19"W
C32	60.00	40.79	40.01	S08°39'26"W
C33	60.00	40.79	40.01	S64°23'27"W
C34	60.00	52.39	50.74	N09°53'56"W
C35	30.00	25.23	24.49	N08°58'41"W

CURVE	RADIUS	ARC	CHORD	BEARING
C36	1420.00	27.07	27.07	N78°34'46"E
C37	1420.00	79.02	78.01	N78°26'21"E
C38	30.00	32.05	30.55	S74°25'25"E
C39	60.00	64.11	61.10	S74°25'25"E
C40	60.00	40.19	39.44	N55°39'25"E
C41	60.00	64.11	61.10	N05°31'41"E
C42	30.00	32.05	30.55	N05°31'41"E
C43	240.00	52.63	52.53	N56°24'50"W
C44	240.00	55.49	55.37	N17°16'47"E
C45	364.15	65.99	65.90	S05°17'40"E
C46	364.15	65.10	65.07	S01°01'15"W
C47	364.15	28.67	28.66	S08°24'04"W
C48	30.00	25.23	24.49	S14°45'00"W
C49	60.00	41.85	41.01	S38°51'43"E
C50	60.00	34.29	33.82	S04°30'28"W
C51	60.00	34.29	33.82	S30°13'59"E
C52	60.00	34.29	33.82	S62°58'25"E
C53	60.00	34.29	33.82	N84°39'20"E
C54	60.00	34.29	33.82	N51°32'42"E
C55	60.00	34.29	33.82	N18°48'16"E
C56	180.00	65.05	64.28	S33°43'44"W
C57	180.00	65.05	64.28	S62°01'16"W
C58	1420.00	6.99	6.99	S74°59'33"W
C59	1420.00	6.20	6.20	S74°59'33"W
C60	1420.00	30.41	30.41	S74°59'33"W
C61	110.00	41.48	41.19	S68°20'07"W
C62	110.00	24.91	24.86	S51°02'29"W

ASA BULLARD SURVEY A-1066

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

COUNTY JUDGE

PLAT RECORDED IN INSTRUMENT # _____ SLIDE _____

DATE _____

COUNTY CLERK, JOHNSON COUNTY, TEXAS

DEPUTY _____

FINAL PLAT SHOWING
 LOTS 1-28, BLOCK 97, LOTS 1-11, BLOCK 98, LOTS 1-16, BLOCK 99,
 LOTS 1-39, BLOCK 100, LOTS 1-22, BLOCK 101, LOTS 1-14, BLOCK 102,
 LOTS 1-49, BLOCK 103, LOTS 1-82, BLOCK 104, LOTS 1-21, BLOCK 105,
 LOTS 1-10, BLOCK 106, GREENBELT TRACTS 1-7,
 AND RESERVE TRACTS 1 AND 2.
THE RETREAT, PHASE 27 SUBDIVISION
 IN JOHNSON COUNTY, TEXAS
 BEING 0.229 ACRES OF LAND OUT OF THE ROBERT LEE JR. SURVEY A-512 AND 1.873 ACRES OF LAND OUT OF THE MARK C. RIDLEY SURVEY A-736 AND 6.220 ACRES OF LAND OUT OF THE A.G. WOODS SURVEY A-910 AND 86.230 ACRES OF LAND OUT OF THE ASA BULLARD SURVEY A-1066 AND 0.140 ACRES OF LAND OUT OF THE EDWARD SPEAR SURVEY A-796 AND 2.085 ACRES OF LAND OUT OF THE T. TOBY SURVEY A-847 AND 4.052 ACRES OF LAND OUT OF THE C. HAGGARD SURVEY A-958 IN JOHNSON COUNTY, TEXAS.

SHEET 4 OF 8

INCE SURVEYING & ENGINEERING

184 THOUSAND OAKS DRIVE WHITNEY, TEXAS 76692

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

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

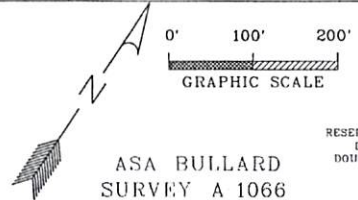
SURVEYOR'S CERTIFICATION

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

JESSE JOSEPH INCE
 5175
 REGISTERED PROFESSIONAL LAND SURVEYOR
 TEXAS REGISTRATION NO. 8175

SURVEYOR'S NOTES

- ALL BEARINGS AND DISTANCES ARE BASED ON THE TEXAS STATE PLANE, COORDINATE SYSTEM, NORTH CENTRAL ZONE 4202, HAD 83, AS ESTABLISHED USING TRIANGLE V.B.S. NETWORK.
- THE SURVEY PERFORMED ON THE CROUD 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.



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

ASA BULLARD SURVEY A-1066

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 4902, NAD 83, AS ESTABLISHED USING TRIMBLE VRS NETWORK.
 2. THE SURVEY PERFORMED ON THE GROUND OF THE SUBJECT PROPERTY AND THE PREPARATION OF A DESCRIPTION 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 "MCC R.P.L.S. 51975" UNLESS OTHERWISE NOTED.

PLAT RECORDED IN INSTRUMENT # _____ SLIDE _____

DATE _____

COUNTY CLERK, JOHNSON COUNTY, TEXAS

DEPUTY _____

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

COUNTY JUDGE _____

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

ASA BULLARD SURVEY A-1066

LINE	BEARING	DISTANCE	CURVE	RADIUS	ARC	CHORD	BEARING
L40	N03°00'00"E	78.00	C10	82.50	37.87	52.85	N17°35'37"W
L41	N03°00'00"E	78.00	C11	82.50	37.87	52.85	N17°35'37"W
L42	N03°00'00"E	111.27	C12	160.00	37.85	57.84	S12°18'14"W
L43	N03°00'00"E	80.00	C13	160.00	37.85	57.84	S12°18'14"W
L44	N03°00'00"E	80.00	C14	160.00	37.85	57.84	S12°18'14"W
L45	N03°00'00"E	84.87	C15	160.86	38.48	58.28	S16°17'36"E
L46	N73°11'00"E	97.78	C16	180.89	78.12	47.80	N13°10'00"W
L47	N09°00'00"E	43.00	C17	100.00	33.32	42.19	N13°30'18"W
L48	N09°00'00"E	80.00	C18	149.80	46.38	48.21	N14°15'25"E
L49	N09°00'00"E	85.00	C19	1208.63	163.20	183.00	N14°02'28"E
L50	N09°00'00"E	80.00	C20	130.00	165.51	176.16	N11°02'23"W
L51	N09°00'00"E	80.00	C21	130.00	165.51	176.16	N11°02'23"W
L52	N09°00'00"E	80.00	C22	115.00	201.74	208.79	S81°47'17"W
L53	N04°48'12"E	60.34	C23	97.87	27.91	27.55	S09°23'25"W
L54	N04°48'12"E	23.77	C24	100.00	33.32	42.19	N13°30'18"W
L55	N04°48'12"E	78.00	C25	313.17	143.50	141.78	S11°48'14"E
L56	N71°36'41"E	81.85	C26	394.18	107.83	107.85	S18°27'55"E
L57	S68°31'54"E	69.77	C27	164.30	102.33	40.47	N81°43'52"W
L58	S44°44'48"E	69.96	C28	150.00	33.32	33.84	N11°02'23"W
L59	N04°48'12"E	73.45	C29	900.00	74.18	74.11	S84°02'41"W
L60	N04°48'12"E	14.80	C30	150.00	33.32	33.84	N11°02'23"W
L61	N04°48'12"E	58.28	C31	800.00	155.24	155.01	N09°31'50"W
L62	N09°00'00"E	31.14	C32	1173.63	37.83	37.82	N11°18'40"E
L63	N09°00'00"E	42.70	C33	1173.63	37.83	37.82	N11°18'40"E
L64	N09°00'00"E	17.30	C34	1173.63	37.83	37.82	N11°18'40"E
L65	N09°00'00"E	40.77	C35	100.00	33.32	33.84	N11°02'23"W
L66	N09°00'00"E	18.25	C36	100.00	33.32	33.84	N11°02'23"W
L67	N09°00'00"E	60.00	C37	100.00	33.32	33.84	N11°02'23"W
L68	N09°00'00"E	42.81	C38	145.00	20.82	20.79	N54°48'34"W
L69	N09°00'00"E	66.17	C39	145.00	20.82	20.79	N54°48'34"W
L70	S71°35'41"W	62.18	C40	145.00	47.24	47.03	N40°25'10"W

CURVE	RADIUS	ARC	CHORD	BEARING
C209	530.00	80.28	80.21	S04°47'18"E
C210	630.00	82.58	82.56	S13°09'19"E
C211	100.00	40.70	40.60	S18°18'37"E
C212	530.00	56.09	56.04	S25°18'02"E
C213	630.00	22.54	22.54	S21°00'36"W
C214	50.00	25.00	24.49	S43°52'51"E
C215	60.00	21.44	21.33	S57°43'03"E
C216	60.00	21.44	21.33	S33°58'32"E
C217	60.00	47.12	45.92	S17°27'25"E
C218	60.00	47.12	45.92	N42°17'50"E
C219	60.00	50.48	48.99	N04°17'48"E
C220	30.00	25.00	24.49	N04°17'50"W
C221	100.00	40.70	40.60	N18°23'25"E
C222	30.00	40.34	37.31	N08°49'18"E
C223	104.30	47.99	47.80	S01°43'02"E
C224	30.00	47.12	45.92	S04°13'22"E
C225	145.17	50.10	50.04	S10°13'02"E
C226	348.17	60.31	60.23	S18°47'50"E
C227	364.18	65.57	65.49	S19°30'41"E
C228	364.18	65.57	65.49	S19°30'41"E
C229	60.00	94.25	94.85	S05°28'22"E
C230	30.00	47.12	45.92	S34°07'38"E
C231	30.00	41.86	38.49	S50°08'24"E
C232	180.00	48.10	48.01	N56°38'04"E
C233	180.00	48.10	48.01	N56°38'04"E
C234	180.00	48.10	48.01	N56°38'04"E
C235	180.00	48.10	48.01	N56°38'04"E
C236	180.00	48.10	48.01	N56°38'04"E
C237	180.00	48.10	48.01	N56°38'04"E
C238	180.00	48.10	48.01	N56°38'04"E
C239	180.00	48.10	48.01	N56°38'04"E
C240	180.00	48.10	48.01	N56°38'04"E
C241	180.00	48.10	48.01	N56°38'04"E
C242	180.00	48.10	48.01	N56°38'04"E
C243	180.00	48.10	48.01	N56°38'04"E
C244	180.00	48.10	48.01	N56°38'04"E
C245	180.00	48.10	48.01	N56°38'04"E
C246	180.00	48.10	48.01	N56°38'04"E
C247	180.00	48.10	48.01	N56°38'04"E
C248	180.00	48.10	48.01	N56°38'04"E
C249	180.00	48.10	48.01	N56°38'04"E
C250	180.00	48.10	48.01	N56°38'04"E
C251	180.00	48.10	48.01	N56°38'04"E
C252	180.00	48.10	48.01	N56°38'04"E
C253	180.00	48.10	48.01	N56°38'04"E
C254	180.00	48.10	48.01	N56°38'04"E
C255	180.00	48.10	48.01	N56°38'04"E
C256	180.00	48.10	48.01	N56°38'04"E
C257	180.00	48.10	48.01	N56°38'04"E
C258	180.00	48.10	48.01	N56°38'04"E
C259	180.00	48.10	48.01	N56°38'04"E
C260	180.00	48.10	48.01	N56°38'04"E

FINAL PLAT SHOWING

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

THE RETREAT, PHASE 27 SUBDIVISION
IN JOHNSON COUNTY, TEXAS

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

SHEET 5 OF 8

INCE SURVEYING & ENGINEERING

184 THOUSAND OAKS DRIVE WHITNEY, TEXAS 76692

PHONE: 254-694-7708 FIRM #10086000
FAX: 254-694-7230

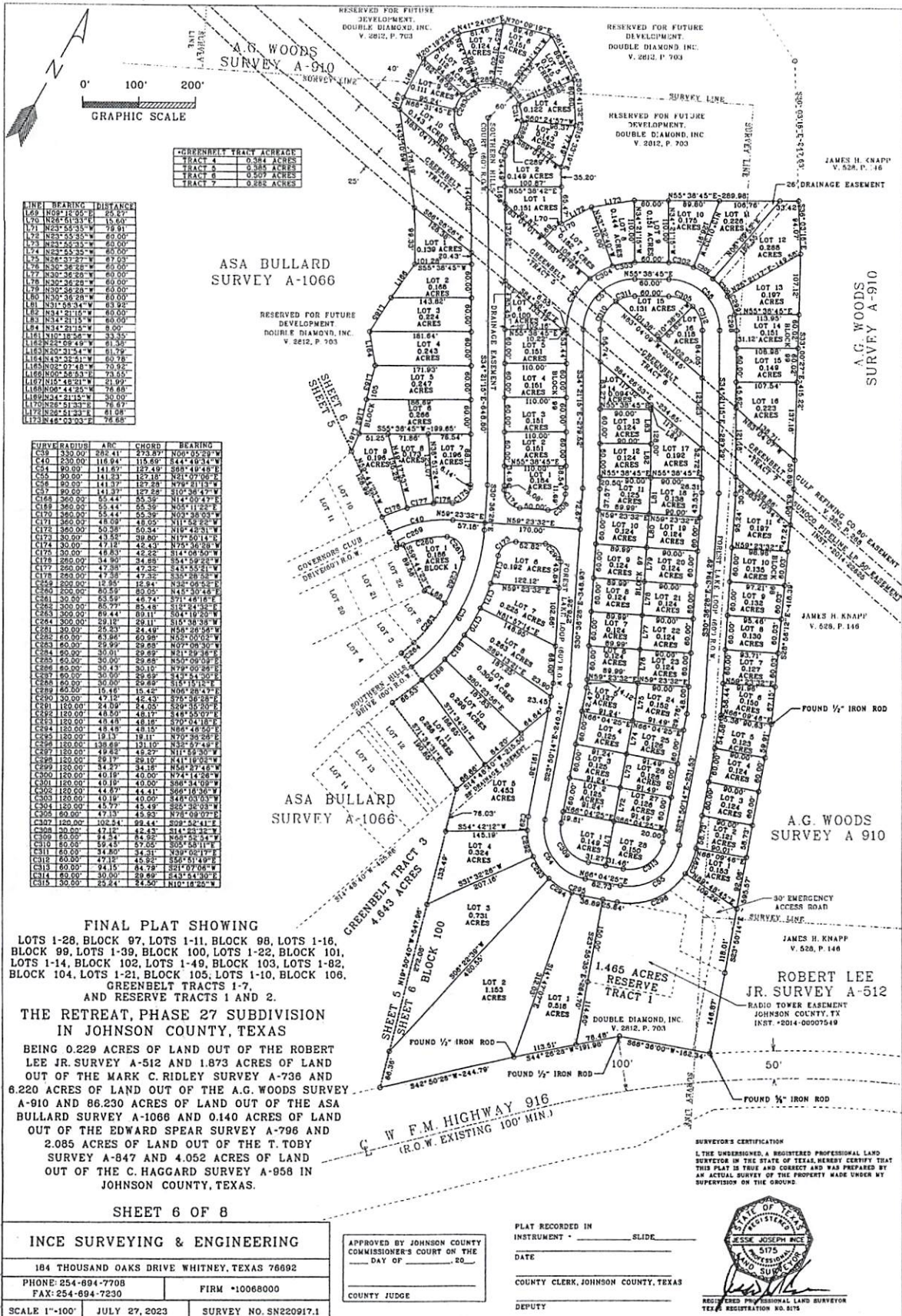
SCALE 1"=100' JULY 27, 2023 SURVEY NO. SN220917.1

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

SURVEYOR'S CERTIFICATION

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

JESSE JOSEPH INCE
REGISTERED PROFESSIONAL LAND SURVEYOR
TEXAS REGISTRATION NO. 6175



GREENBELT TRACT	ACREAGE
TRACT 1	0.584 ACRES
TRACT 2	0.385 ACRES
TRACT 3	0.507 ACRES
TRACT 4	0.582 ACRES

LINE	BEARING	DISTANCE
169	N09°12'05"W	25.27
170	N02°41'33"E	15.60
171	N23°55'35"W	79.91
172	N24°55'30"W	60.00
173	N01°55'33"E	60.00
174	N22°55'35"W	60.00
175	N01°55'33"E	60.00
176	N30°38'28"W	60.00
177	N02°26'28"W	60.00
178	N30°38'28"W	60.00
179	N02°26'28"W	60.00
180	N30°38'28"W	60.00
181	N02°26'28"W	60.00
182	N30°38'28"W	60.00
183	N02°26'28"W	60.00
184	N30°38'28"W	60.00
185	N02°26'28"W	60.00
186	N30°38'28"W	60.00
187	N02°26'28"W	60.00
188	N30°38'28"W	60.00
189	N02°26'28"W	60.00
190	N30°38'28"W	60.00
191	N02°26'28"W	60.00
192	N30°38'28"W	60.00
193	N02°26'28"W	60.00
194	N30°38'28"W	60.00
195	N02°26'28"W	60.00
196	N30°38'28"W	60.00
197	N02°26'28"W	60.00
198	N30°38'28"W	60.00
199	N02°26'28"W	60.00
200	N30°38'28"W	60.00

CURV	RADIUS	ARC	CHORD	BEARING
C39	130.00	28.41	25.92	N06°02'28"W
C40	230.00	116.94	115.89	S44°40'34"W
C41	90.00	141.67	127.49	S59°44'48"E
C42	90.00	141.73	127.49	S59°44'48"E
C43	90.00	141.37	127.28	S59°44'48"E
C44	90.00	141.37	127.28	S59°44'48"E
C45	260.00	55.44	52.25	N14°05'47"E
C46	360.00	55.44	52.25	N05°11'25"E
C47	360.00	55.44	52.25	N05°11'25"E
C48	360.00	55.44	52.25	N05°11'25"E
C49	360.00	55.44	52.25	N05°11'25"E
C50	360.00	55.44	52.25	N05°11'25"E
C51	360.00	55.44	52.25	N05°11'25"E
C52	360.00	55.44	52.25	N05°11'25"E
C53	360.00	55.44	52.25	N05°11'25"E
C54	360.00	55.44	52.25	N05°11'25"E
C55	360.00	55.44	52.25	N05°11'25"E
C56	360.00	55.44	52.25	N05°11'25"E
C57	360.00	55.44	52.25	N05°11'25"E
C58	360.00	55.44	52.25	N05°11'25"E
C59	360.00	55.44	52.25	N05°11'25"E
C60	360.00	55.44	52.25	N05°11'25"E
C61	360.00	55.44	52.25	N05°11'25"E
C62	360.00	55.44	52.25	N05°11'25"E
C63	360.00	55.44	52.25	N05°11'25"E
C64	360.00	55.44	52.25	N05°11'25"E
C65	360.00	55.44	52.25	N05°11'25"E
C66	360.00	55.44	52.25	N05°11'25"E
C67	360.00	55.44	52.25	N05°11'25"E
C68	360.00	55.44	52.25	N05°11'25"E
C69	360.00	55.44	52.25	N05°11'25"E
C70	360.00	55.44	52.25	N05°11'25"E
C71	360.00	55.44	52.25	N05°11'25"E
C72	360.00	55.44	52.25	N05°11'25"E
C73	360.00	55.44	52.25	N05°11'25"E
C74	360.00	55.44	52.25	N05°11'25"E
C75	360.00	55.44	52.25	N05°11'25"E
C76	360.00	55.44	52.25	N05°11'25"E
C77	360.00	55.44	52.25	N05°11'25"E
C78	360.00	55.44	52.25	N05°11'25"E
C79	360.00	55.44	52.25	N05°11'25"E
C80	360.00	55.44	52.25	N05°11'25"E
C81	360.00	55.44	52.25	N05°11'25"E
C82	360.00	55.44	52.25	N05°11'25"E
C83	360.00	55.44	52.25	N05°11'25"E
C84	360.00	55.44	52.25	N05°11'25"E
C85	360.00	55.44	52.25	N05°11'25"E
C86	360.00	55.44	52.25	N05°11'25"E
C87	360.00	55.44	52.25	N05°11'25"E
C88	360.00	55.44	52.25	N05°11'25"E
C89	360.00	55.44	52.25	N05°11'25"E
C90	360.00	55.44	52.25	N05°11'25"E
C91	360.00	55.44	52.25	N05°11'25"E
C92	360.00	55.44	52.25	N05°11'25"E
C93	360.00	55.44	52.25	N05°11'25"E
C94	360.00	55.44	52.25	N05°11'25"E
C95	360.00	55.44	52.25	N05°11'25"E
C96	360.00	55.44	52.25	N05°11'25"E
C97	360.00	55.44	52.25	N05°11'25"E
C98	360.00	55.44	52.25	N05°11'25"E
C99	360.00	55.44	52.25	N05°11'25"E
C100	360.00	55.44	52.25	N05°11'25"E

FINAL PLAT SHOWING
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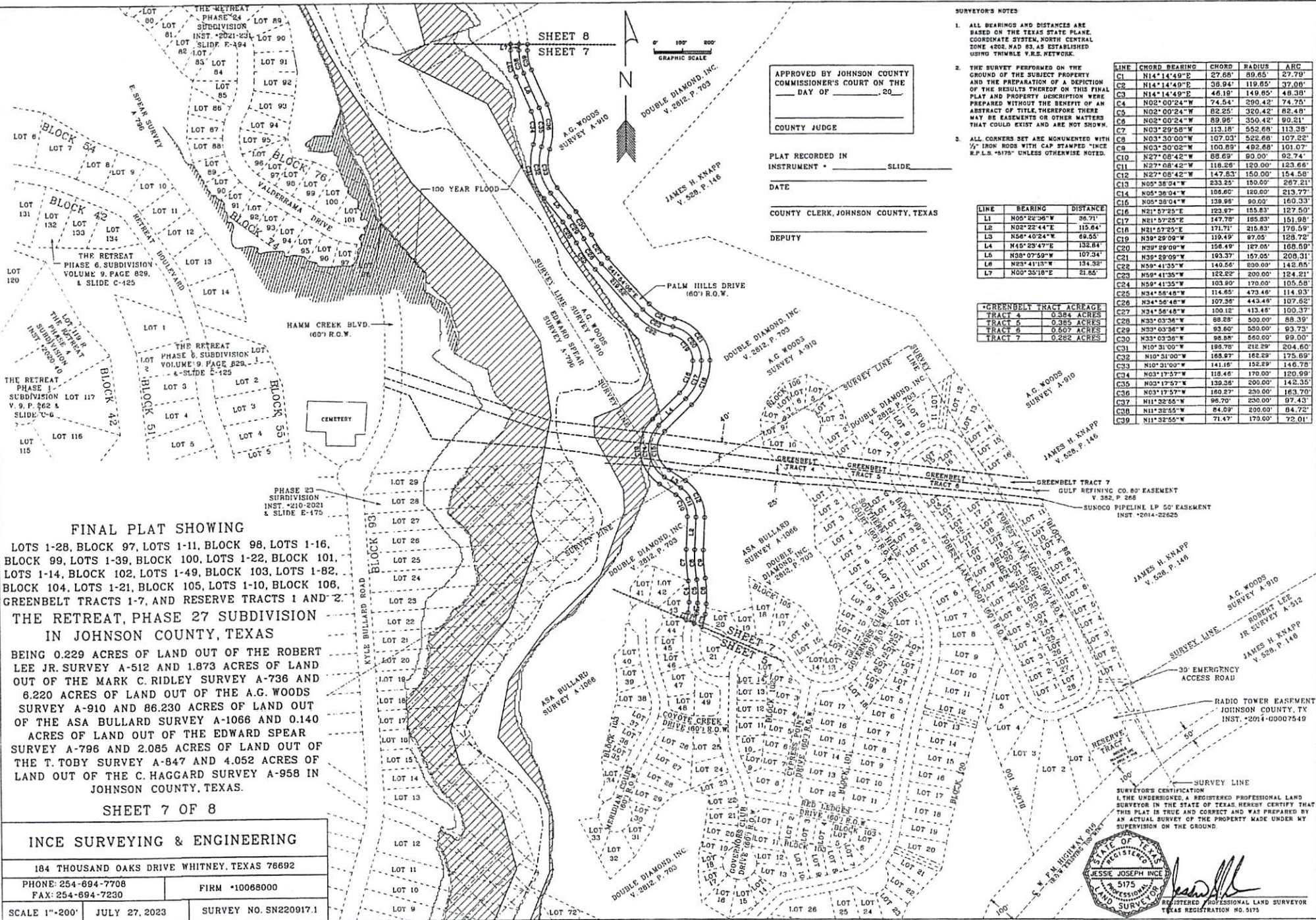
SHEET 6 OF 8

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

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

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





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

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 4902, HAD 83 AS ESTABLISHED USING TRIMBLE V.R.S. NETWORK.
- THE SURVEY PERFORMED ON THE GROUND OF THE SUBJECT PROPERTY AND THE PREPARATION OF A DEPICTION OF THE RESULTS THEREOF ON THIS FINAL PLAT AND PROPERTY DESCRIPTION WERE PREPARED WITHOUT THE BENEFIT OF AN ABSTRACT OF TITLE, THEREFORE THERE MAY BE EASEMENTS OR OTHER MATTERS THAT COULD EXIST AND ARE NOT SHOWN.
- ALL CORNERS SET ARE MONUMENTED WITH 1/2" IRON RODS WITH CAP STAMPED "INCE R.F.L.S. 5175" UNLESS OTHERWISE NOTED.

LINE	CHORD BEARING	CHORD	RADIUS	ARC
C1	N14°14'49"E	27.66'	89.65'	27.79'
C2	N14°14'49"E	38.94'	119.65'	37.06'
C3	N14°14'49"E	46.18'	149.65'	48.38'
C4	N02°00'24"W	74.54'	290.42'	74.75'
C5	N02°00'24"W	82.25'	320.42'	82.48'
C6	N02°00'24"W	89.95'	350.42'	90.21'
C7	N03°29'58"W	113.18'	552.68'	113.38'
C8	N03°30'00"W	107.03'	522.68'	107.22'
C9	N03°30'02"W	100.89'	492.68'	101.07'
C10	N27°08'42"W	68.68'	90.00'	92.74'
C11	N27°08'42"W	118.28'	120.00'	123.66'
C12	N27°08'42"W	147.83'	150.00'	154.58'
C13	N05°38'04"W	233.25'	150.00'	287.21'
C14	N05°38'04"W	104.60'	120.00'	213.77'
C15	N05°38'04"W	138.98'	90.00'	160.33'
C16	N21°07'25"E	123.97'	155.83'	127.50'
C17	N21°07'25"E	147.70'	185.83'	151.98'
C18	N21°07'25"E	171.71'	215.83'	176.59'
C19	N39°29'09"W	110.49'	97.05'	128.72'
C20	N39°29'09"W	158.49'	127.05'	165.59'
C21	N39°29'09"W	193.37'	157.05'	203.51'
C22	N59°41'35"W	140.24'	90.00'	142.85'
C23	N59°41'35"W	122.82'	200.00'	124.21'
C24	N59°41'35"W	103.80'	170.00'	105.58'
C25	N34°58'48"W	114.65'	473.48'	114.03'
C26	N34°58'48"W	107.35'	443.48'	107.62'
C27	N34°58'48"W	100.12'	413.48'	100.37'
C28	N33°03'36"W	98.28'	300.00'	98.39'
C29	N33°03'36"W	93.66'	250.00'	93.73'
C30	N33°03'36"W	98.88'	560.00'	99.00'
C31	N10°31'00"W	198.70'	212.29'	204.60'
C32	N10°31'00"W	188.87'	182.29'	175.69'
C33	N10°31'00"W	141.16'	152.29'	146.78'
C34	N03°17'57"W	118.46'	170.00'	120.99'
C35	N03°17'57"W	120.28'	200.00'	142.35'
C36	N03°17'57"W	120.77'	220.00'	163.70'
C37	N11°32'55"W	96.70'	230.00'	97.43'
C38	N11°32'55"W	84.09'	200.00'	84.72'
C39	N11°32'55"W	71.47'	170.00'	72.01'

LINE	BEARING	DISTANCE
L1	N05°22'38"W	38.71'
L2	N02°22'44"E	115.64'
L3	N58°40'24"W	68.25'
L4	N45°28'47"E	132.84'
L5	N20°07'52"W	107.34'
L6	N53°41'13"W	134.32'
L7	N00°35'18"E	21.85'

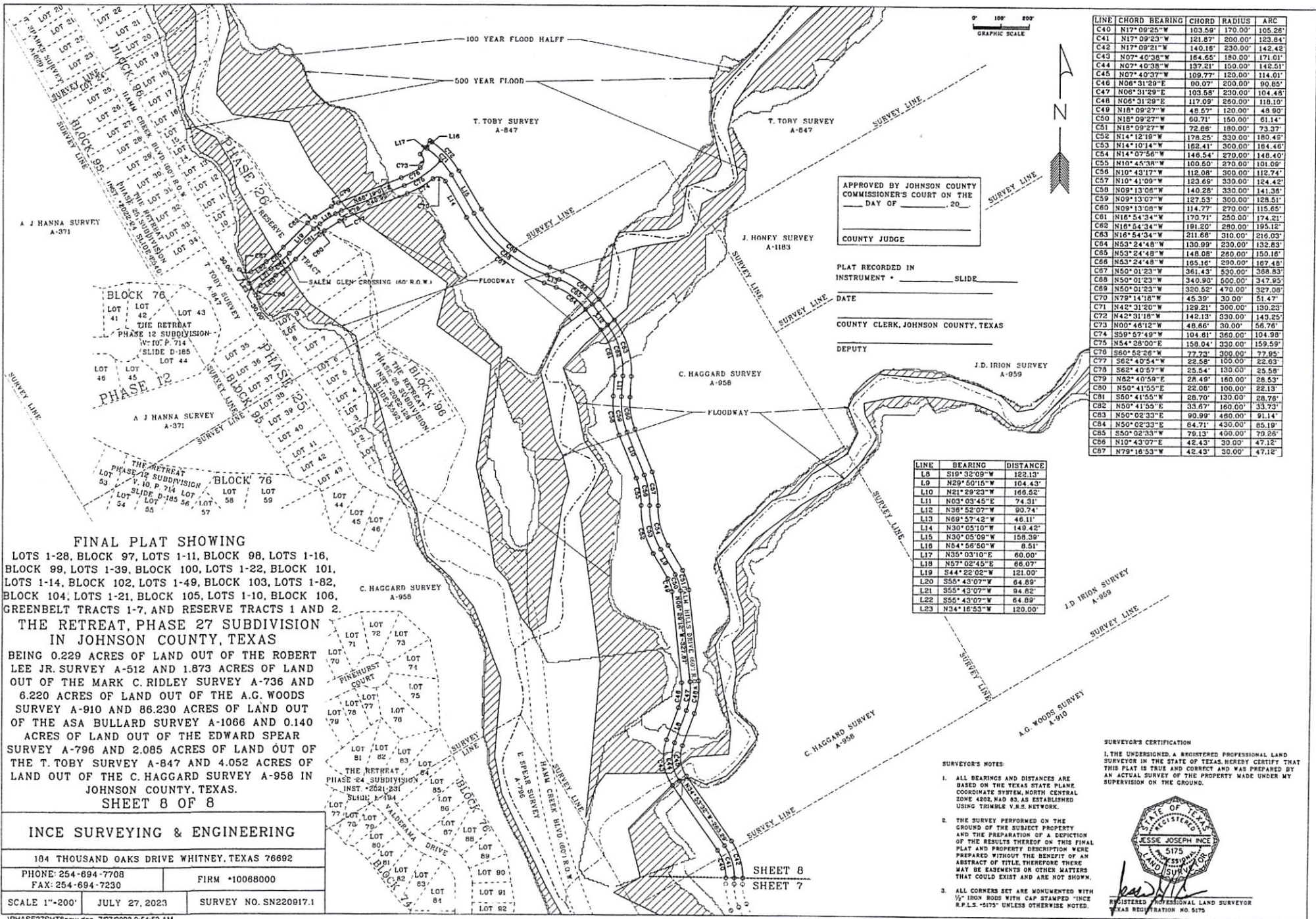
TRACT	ACRES
TRACT 4	0.384
TRACT 5	0.385
TRACT 6	0.607
TRACT 7	0.292

FINAL PLAT SHOWING
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INCE SURVEYING & ENGINEERING
 184 THOUSAND OAKS DRIVE WHITNEY, TEXAS 78692
 PHONE: 254-694-7708 FIRM #10068000
 FAX: 254-694-7230
 SCALE 1"=200' JULY 27, 2023 SURVEY NO. SN220917.1

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

JESSE JOSEPH INCE
 5175
 REGISTERED PROFESSIONAL LAND SURVEYOR
 TEXAS REGISTRATION NO. 5175



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

COUNTY JUDGE _____

PLAT RECORDED IN
INSTRUMENT # _____ SLIDE _____

DATE _____

COUNTY CLERK, JOHNSON COUNTY, TEXAS

DEPUTY _____

LINE	BEARING	DISTANCE
L8	S10°32'08"W	122.13'
L9	N29°50'15"W	104.43'
L10	N21°29'23"W	166.62'
L11	N03°03'45"E	74.31'
L12	N36°52'07"W	90.74'
L13	N69°57'42"W	46.11'
L14	N30°03'10"W	149.42'
L15	N30°05'09"W	158.39'
L16	N54°56'50"W	8.51'
L17	N35°03'10"E	60.00'
L18	N57°02'45"E	66.07'
L19	S44°22'02"W	121.00'
L20	S55°43'07"W	64.89'
L21	S55°43'07"W	64.82'
L22	S55°43'07"W	64.89'
L23	N34°16'53"W	120.00'

LINE	CHORD BEARING	CHORD	RADIUS	ARC
C40	N17°09'25"W	103.59'	170.00'	105.26'
C41	N17°09'23"W	121.87'	200.00'	123.84'
C42	N17°09'21"W	140.18'	230.00'	142.42'
C43	N07°40'38"W	164.65'	190.00'	171.01'
C44	N07°40'38"W	157.21'	150.00'	145.51'
C45	N07°40'37"W	109.77'	120.00'	114.01'
C46	N06°31'29"E	90.07'	200.00'	90.85'
C47	N06°31'29"E	103.58'	230.00'	104.48'
C48	N06°31'29"E	117.09'	260.00'	118.10'
C49	N18°09'27"W	48.57'	120.00'	48.90'
C50	N18°09'27"W	60.71'	150.00'	61.14'
C51	N18°09'27"W	72.86'	180.00'	73.37'
C52	N14°12'19"W	178.25'	330.00'	180.49'
C53	N14°10'14"W	162.41'	300.00'	164.46'
C54	N14°07'56"W	146.54'	270.00'	148.40'
C55	N10°45'30"W	100.60'	270.00'	101.09'
C56	N10°43'17"W	112.08'	300.00'	112.74'
C57	N10°41'09"W	123.69'	330.00'	124.42'
C58	N09°13'08"W	140.28'	330.00'	141.36'
C59	N09°13'07"W	127.53'	300.00'	128.51'
C60	N09°13'08"W	114.77'	270.00'	115.65'
C61	N18°54'34"W	170.71'	250.00'	174.21'
C62	N18°54'34"W	191.20'	280.00'	195.12'
C63	N18°54'34"W	211.68'	310.00'	216.03'
C64	N53°24'48"W	130.99'	230.00'	132.93'
C65	N53°24'48"W	148.08'	260.00'	150.18'
C66	N53°24'48"W	165.16'	290.00'	167.48'
C67	N50°01'23"W	361.43'	530.00'	368.93'
C68	N50°01'23"W	340.90'	500.00'	347.95'
C69	N50°01'23"W	320.52'	470.00'	327.08'
C70	N78°14'18"W	45.39'	35.00'	51.47'
C71	N42°31'20"W	129.21'	300.00'	130.23'
C72	N42°31'18"W	142.13'	330.00'	143.25'
C73	N00°46'12"W	48.66'	30.00'	56.76'
C74	S59°57'49"W	104.81'	360.00'	104.98'
C75	N54°28'00"E	158.04'	330.00'	159.59'
C76	S60°42'26"W	77.73'	300.00'	77.95'
C77	S62°40'54"W	22.56'	100.00'	22.63'
C78	S62°40'57"W	25.54'	130.00'	25.58'
C79	N62°40'58"E	28.49'	160.00'	28.53'
C80	N50°41'55"E	22.08'	100.00'	22.13'
C81	S50°41'55"E	28.70'	130.00'	28.76'
C82	N50°41'55"E	33.67'	160.00'	33.73'
C83	N50°02'33"E	90.99'	480.00'	91.14'
C84	N50°02'33"E	84.71'	430.00'	85.19'
C85	S50°02'33"W	79.13'	430.00'	79.25'
C86	N10°43'07"E	42.43'	30.00'	47.12'
C87	N79°16'53"W	42.43'	30.00'	47.12'

FINAL PLAT SHOWING
 LOTS 1-28, BLOCK 97, LOTS 1-11, BLOCK 98, LOTS 1-16,
 BLOCK 99, LOTS 1-39, BLOCK 100, LOTS 1-22, BLOCK 101,
 LOTS 1-14, BLOCK 102, LOTS 1-49, BLOCK 103, LOTS 1-82,
 BLOCK 104, LOTS 1-21, BLOCK 105, LOTS 1-10, BLOCK 106,
 GREENBELT TRACTS 1-7, AND RESERVE TRACTS 1 AND 2.
 THE RETREAT, PHASE 27 SUBDIVISION
 IN JOHNSON COUNTY, TEXAS
 BEING 0.229 ACRES OF LAND OUT OF THE ROBERT
 LEE JR. SURVEY A-512 AND 1.873 ACRES OF LAND
 OUT OF THE MARK C. RIDLEY SURVEY A-736 AND
 6.220 ACRES OF LAND OUT OF THE A.G. WOODS
 SURVEY A-910 AND 86.230 ACRES OF LAND OUT
 OF THE ASA BULLARD SURVEY A-1066 AND 0.140
 ACRES OF LAND OUT OF THE EDWARD SPEAR
 SURVEY A-796 AND 2.085 ACRES OF LAND OUT OF
 THE T. TOBY SURVEY A-847 AND 4.052 ACRES OF
 LAND OUT OF THE C. HAGGARD SURVEY A-958 IN
 JOHNSON COUNTY, TEXAS.
 SHEET 8 OF 8

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

SCALE 1"=200' JULY 27, 2023 SURVEY NO. SN220017.1

SHEET 8
 SHEET 7

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

SURVEYOR'S NOTES:

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

