

State of Teses County of Parker

Whereas, Johnson Rheel Ranch, LLC, being the sole cowner of a 10th 0.00 acres tract of land out of the C. TERRELL SURVEY, ABSTRACT No. 478, the S. HERROM SURVEY, ABSTRACT No. 478, the S. HERROM SURVEY, ABSTRACT No. 458 have Cowney, Tenses being proton of the Central caced 4448\* And Sets in correction experienced under Central 54 No. 2012 and the S. HERROM SURVEY, ABSTRACT No. 578 No. 2012 2012 (previously recorded under Central 54 No. 2012 2012) (previously recorded under Central 54 No. 2012 2012 (previously recorded under Central 54 No. 2012 2012) (previously recorded under Central 54 No. 2012) (previously recorded under

The following Bearings, Distances, and/or Areas derived from CASS observations performed by Texas Surveying, Inc. and reflect N.A.D. Res. Texas State Plane Coordinate System North Centile Zone 4/02 (GRID: US Survey Feet)

8C0eWG at a found 1/2" iron not with plastic cap stamped "Texas Surveying Inc." in the east right of way of New Tin Top Road (natibite withth), same being the southwest corner of that certain called 250.53 acre trust conveyed to Did Tim Top SCHML LLC, as described in Clerk's File Ns. 20248550, OP.RP.G.T. for the northwest corner of seed River Reach on the Stocks being the northwest and beginning corner of the herein described trust.

THE WAY with the earth fire of said flive flows on the fireme and the south line of said rated 2005) area tract the following

SATSON C. MANA Shert, to a loans 51° capped ion road, for a corner of the herein described taxt.

5.71724 ET. 70.04 feet, to a found 51° capped ion road, for a corner of the herein described taxt.

5.71724 ET. 70.04 feet, to a found 51° capped ion road, bring the northwest corner of Lot 55 and Rever Ranch on the Basos, for a corner of the herein described taxt.

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THENCE departing said north line River Ranch on the Brazos, and continuing along said south line of said called 250.53 acre tract the following

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N 72"30 CB\* C, M4 20 feet, to a point, for a corner of the nerven described tract. SHIPT 49" E. 59 SS feet, to a point in the east line of said 44% PIX exres tract, same being the southeast corner of said called 250.53 acre tract, for the northeast corner of the

THENCE with the east line of said River Ranch on the Brazos the following

S ADTBOTE 6.84 feet, to a point, for a corner of the herein described bact 5.00°S W. E. 23.15 feet, to a point, for a corner of the herein described bact 5.00°S W. E. 23.15 feet, to a point, for a corner of the herein described bact 5.00°S W. M. 24.75 feet, to a point, for a corner of the herein described back 5.00°S W. M. 24.75 feet, to a point, for a corner of the herein described back 5.00°S W. M. 24.75 feet, to a point, for the southeast corner of the above fine for the finance and the herein described back.

THENCE with the south line of said River Ranch on the Brazos and the north line of the Brazos River the following

N 87"39'47" W, 137.60 feet, to a point, for a corner of the herein described tract.

TE OF TEXT

ZACHARIAH R. SAVORY

SURVETO

THENCE with the common line of said New Tin Top Road and said River Ranch on the Brazos, the following

N 15"03"25" E, 759.44 feet, to a found 5/8" capped iron rod, for a corner of the herein described tracts N 09"28"29" E, 100.44 feet, to a found 5/8" (apped iron rod, for a corner of the herein described tract N 15"03"25" E, 382.41 feet, to the POINT OF BEGINNING, and containing 109.030 acres, more or less.

Surveyor's Certificate

Know All Hen By These Presents

That I. Zacharieh R. Savory, do hereby certify that I prepared this plat from an actual and accurate survey of the land and that the corner monuments shown thereon as "set" were properly placed under my personal supervision.

aterior(ssurveyen,com - 87 -44-5263 Project B: ANOSS46-PP (ANOSS46-PLAT.CRD) Field Date: July 31, 2024 Preparation Date: August 1, 2024

Surveyor: Zachariah R. Savory, R.P.L.S. 208 S. Front St Aledo, TX 76008 817-441-5263

Johnson River Ranch, LLC 614 N. Dupoint Hwy, Ste. 210 Dover, DE 19901 FILED AND RECORDED

Lila Deable

202420934 08/13/2024 09:15 AM Fee: 120.00 Lila Deakle, County Clerk Parker County, TX PLOT

Plat Cabinet \_F\_\_\_ Slide 76

Now. Therefore, Know All Men By These Presents:

that Johnson River Ranch, LLC. acting herein by and through its day authorized officer(s), do(es) hereby adopt this plat designation; the herein above described property as Last 3/2, 300, 380, 181, 34, 350, 360, 361, 3744, 499-558 and Lost IX, 2X, XX, XX and SX, River Ranch on the Brazon, an addition in Parker of 1744, 499-558 and Lost IX, 2X, XX, XX and SX, River Ranch on the Brazon, an addition in Parker of Teach and dolley) hereby dedicate to the policis use the streets, rights of way and essements shown





County of Parke

Approved by the Commissioners' Court of Parker County, Texas august

5/8" CIRF - Found 5/8" Capped Iron Rod 3/8" CIRF + Found 3/8" Capped Iron Rod

Surveyor's Notes

Parker County Notes:

A) Water is to be provided by private water wells. See sheet 2 for details.

B) Sanitary sewer is to be provided by on-site septic facilities

C) This plat represents property which has been platted without a groundwater certification as prescribed in the Texas Local Government Code. Section 232:0032. Buyer is advised to question the seller as to the evallability.

I) No abstract of title or title commitment was provided to this surveyor. Record research performed by this surveyor was made only for the purpose of determining the boundary of this property and of the adjoining parcels.

Record documents other than those shown on this survey may exist and encumber this property.

Floodway Areas in Zone "AE" - The floodway is the channel plus any adjacent floodplain areas that must be kept free of encroschment so that the TL annual chance flood can be carried without substantial increases in flood heights.

According to the F.I.R.M. Community Panel Map No. 48367C0525F, dated April 5, 2019; for up to date flood hazard information always visit the official F.E.M.A. website at FEMA.gov.

3) Bearings, Distances, and/or Areas derived from GRSS observations and reflect N.A.D. 1983, Texas State Plane Coordinate System, North Central Zone 4202 (GRD - US Survey Feet). 4) Underground utilities were not located during this survey. Call &II and/or Utility Providers before excavation or 5) Before construction please consult all applicable governing entities regarding rules & regulations, that may affect construction on this property, i.e. architectural control committee, municipal departments, home owners assoc. etc.)

6) All corners are set 1/2" iron rod with plastic cap stamped "TEXAS SURVEYING INC", unless otherwise noted.

7) Lots IX. 2X and 3X are intended to be used as common areas and will be owned and maintained by the property owner's association. River Reach Lane has been reclassified as Lot 4X (7,344 Acres) per this plat and shall be owned and maintained by the property owner's association. The object Moral Mirrier Acress. Emergency Acress. Postal and Utility Easement known as Lot SX is decicated by this plat and shall be owned and maintained by the property

2) Currently this tract appears to be located within one or more of the following area

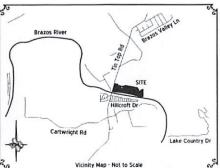
D) Special Notice: selling a portion of this addition by metes and bounds is a violation of county ordinance, and is subject to fines and withholding of utilities and building permits.

E) No portion of this tract lies within the extra territorial jurisdiction of any city or town

The purpose of this replat is to address the following:

Reconfigure overall boundary and add land area of finished retention pond to the plat Reconfigure several lots abduting the retention pond to transfer area from Lot X to the residential lots Reclassify giber Rond Lane, River Reach Circle, "Boot Ramp" & "Retention Pond" lots as HOA controlled (IX) lots Adjustificant utility experience. "Rost retenting value of conseque sesement."

MAP NO:



Replat Lots 1-29, 30R, 31R, 33R, 34, 35R, 36R, 37-48, 49R-55R and Lots 1X, 2X, 3X, 4X and 5X

River Ranch on the Brazos

an addition in Parker County, Texas

Being a 109.030 acres tract of land out of the C. Terrell Survey, Abstract No. 479, the S. Herron Survey, Abstract No. 633, the B. Irby Survey, Abstract No. 737, the E. Burke Survey, Abstract No. 2910. and the S. Bedford Survey, Abstract No. 65, Parker County, Texas: also being all of Lots 1-55. River Ranch on the Brazos, as recorded in Plat Cabinet F, Slide 16, Plat Records, Parker County, Texas.

August 2024



