





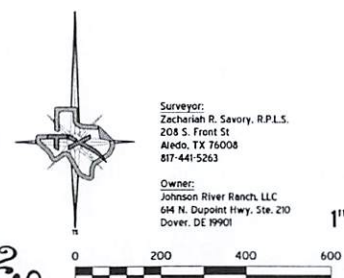
**Surveyor's Notes:**

- 1) 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.
- 2) Correctly this tract appears to be located within one or more of the following areas:  
**Floodway Area in Zone "AE"** - The floodway is the channel plus any adjacent floodplain areas that must be kept free of encroachment so that the 1% annual chance flood can be carried without substantial increases in flood heights.  
 According to the FIRM, Community Panel Map No. 4834TC0525, dated April 5, 2019, for up to date flood hazard information always visit the official FEMA website at FEMA.gov.
- 3) Bearings, Distances, and/or Areas derived from GNSS observations and reflect NAD 1983 Texas State Plane Coordinate System, North Central Zone 4202 (GSD - US Survey Feet).
- 4) Underground utilities were not located during this survey. Call 811 and/or Utility Providers before excavation or construction.
- 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.  
 5/8" CIRF - Found 5/8" Capped Iron Rod  
 3/8" CIRF - Found 3/8" Capped Iron Rod
- 7) Lots 1X, 2X and 3X are intended to be used as common areas and will be owned and maintained by the property owner's association. River Ranch 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 40 foot Mutual Private Access, Emergency Access, Postal and Utility Easement known as Lot 5X is dedicated by this plat and shall be owned and maintained by the property owner's association.

Old Tin Top SCRWN LLC  
 Called 250.51 Acres  
 Doc. No. 20241850

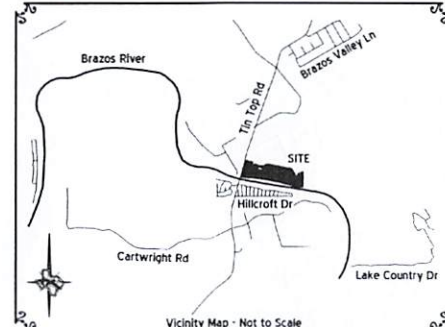
ACCT. NO.: 10759  
 SCH. DIST.: WE  
 CITY: G-23  
 MAP NO.: SWE

Proposed Well Number:	Serving Lots:
1-2	Lots 1 & 2
3-4	Lots 3 & 4
5-6	Lots 5 & 6
7-8	Lots 7 & 8
9-10	Lots 9 & 10
11-12	Lots 11 & 12
13-14	Lots 13 & 14
15-16	Lots 15 & 16
17-18	Lots 17 & 18
19-20	Lots 19 & 20
21-22	Lots 21 & 22
23-24	Lots 23 & 24
25-26	Lots 25 & 26
27-28	Lots 27 & 28
29-30	Lots 29 & 30R
31-33	Lot 33R
34-35	Lots 34 & 35R
36-37	Lots 36R & 37
38-39	Lots 38 & 39
40-41	Lots 40 & 41
42-43	Lots 42 & 43
44-45	Lots 44 & 45
46-47	Lots 46 & 47
48-49	Lots 48 & 49R
50-51	Lots 50R & 51R
52-53	Lots 52R & 53R
54-55	Lots 54R & 55R



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

**Owner:**  
 Johnson River Ranch, LLC  
 644 N. Dupont Hwy. Ste. 210  
 Dover, DE 19901



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. Kirby 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  
**TEXAS SURVEYING**  
 INC.  
 ALEDO BRANCH - 817-441-5263  
 FIRM NO. 10194222 - ALEDO@TSSURVEYING.COM

F767



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