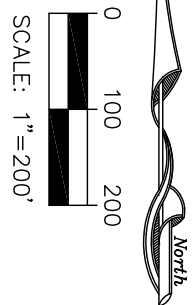


SANFORD ROAD ADDITION

A SUBDIVISION OF 77.922 ACRES OF LAND IN  
THE I. & G. N. R. R. SURVEY #40, A-1026  
POLK COUNTY, TEXAS  
JULY 2018

LOCATED AND LAID OUT BY GOODWIN-LASITER-STRONG



Notes:

- 1) 1/2" Iron Rods set at interior lot corners unless otherwise noted.
- 2) There may be other easements that affect the subject property. Title information not available at the time of survey.

LEGEND

- FOUND
- I.P.F. 1/2" Iron Pipe (Unless Noted)
- SET
- I.R.S. 1/2" Iron Rod w/ yellow plastic cap marked Goodwin-Lasiter
- ABBREVIATIONS
- Building Line
- D.L. Drainage Easement

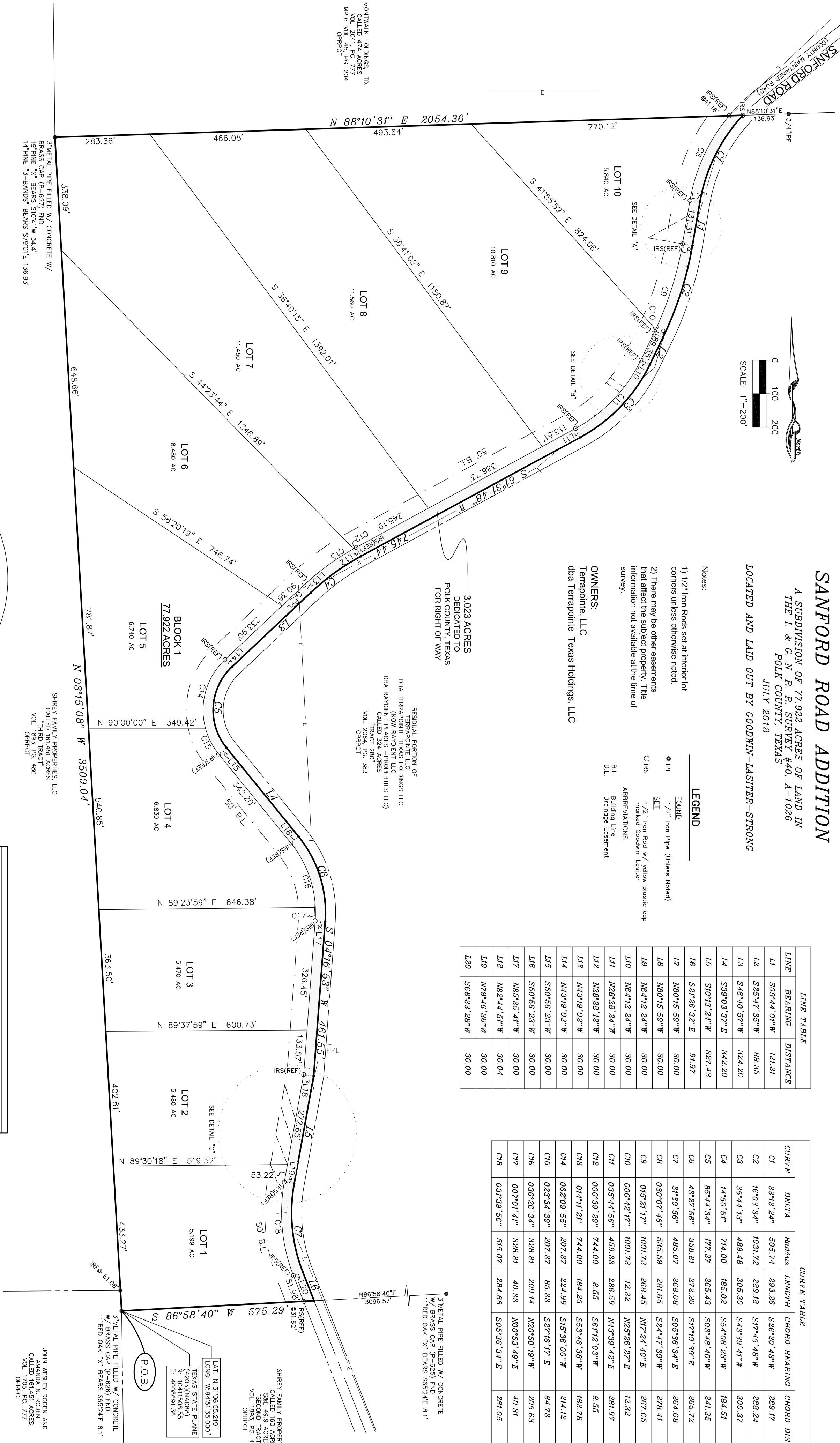
OWNERS:  
Terrapointe, LLC  
dba Terrapointe Texas Holdings, LLC

3.023 ACRES  
DEDICATED TO  
POLK COUNTY TEXAS  
FOR RIGHT OF WAY

RESIDUAL PORTION OF  
TERRAPONITE, LLC  
DBA TERRAPONITE TEXAS HOLDINGS, LLC  
NOW TARRANT, LLC  
DBA TARRANT PLACES + PROPERTIES, LLC  
CALLED 32.4 ACRES  
TRACT 280  
VOL. 1893, PG. 383  
OPRECT

LINE	BEARING	DISTANCE
L1	S09°44'01"W	131.31'
L2	S25°47'35"W	89.35'
L3	S46°40'57"W	324.26'
L4	S39°03'37"E	342.20'
L5	S10°13'24"W	327.43'
L6	S27°28'32"E	91.97'
L7	N80°15'59"W	30.00'
L8	N80°15'59"W	30.00'
L9	N6°41'24"W	30.00'
L10	N6°41'24"W	30.00'
L11	N28°28'24"W	30.00'
L12	N28°28'12"W	30.00'
L13	N43°19'02"W	30.00'
L14	N43°19'03"W	30.00'
L15	S50°56'23"W	30.00'
L16	S50°56'23"W	30.00'
L17	N85°35'41"W	30.00'
L18	N82°44'51"W	30.04'
L19	N79°46'36"W	30.00'
L20	S68°33'28"W	30.00'

CURVE	DELTA	Radius	LENGTH	CHORD BEARING	CHORD DIST.
C1	33°13'24"	505.74	293.26	S26°20'43"W	288.17
C2	16°03'34"	1031.72	289.18	S17°45'48"W	288.24
C3	35°44'13"	489.48	305.30	S43°39'41"W	300.37
C4	14°50'51"	714.00	185.02	S54°06'23"W	184.51
C5	85°44'34"	177.37	265.43	S03°48'40"W	241.35
C6	43°27'56"	358.81	272.20	S17°19'39"E	265.72
C7	31°39'56"	485.07	268.08	S05°36'34"E	264.68
C8	03°07'46"	535.59	281.65	S24°47'39"W	278.41
C9	01°52'17"	1001.73	268.45	N17°24'40"E	267.65
C10	00°42'17"	1001.73	12.32	N25°28'27"E	12.32
C11	035°44'56"	459.33	286.59	N43°39'42"E	281.97
C12	00°39'29"	744.00	8.55	S67°12'03"W	8.55
C13	01°41'21"	184.25	184.25	S53°46'38"W	183.78
C14	06°20'55"	207.37	224.99	S15°36'00"W	214.12
C15	023°34'38"	207.37	85.33	S27°16'17"E	84.73
C16	036°26'34"	328.81	209.14	N20°50'19"W	205.63
C17	00°01'41"	328.81	40.33	N00°53'49"E	40.31
C18	037°39'56"	515.07	284.66	S05°36'34"E	281.05



JOHN WESLEY RODEN AND  
AMANDA N. RODEN  
CALLED 161.451 ACRES  
VOL. 1893, PG. 777  
OPRECT

SHIREY FAMILY PROPERTIES, LLC  
CALLED 160 ACRES  
SECOND TRACT  
VOL. 1893, PG. 480  
OPRECT

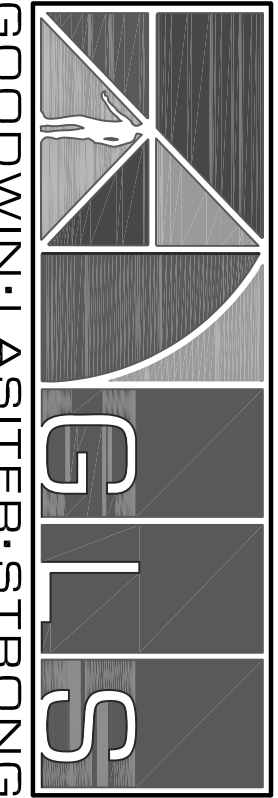
3" METAL PIPE FILLED W/ CONCRETE  
W/ BRASS CAP (P-626) FND  
11" RED OAK "X" BEARS S6524"E 8.1'

P.O.B.

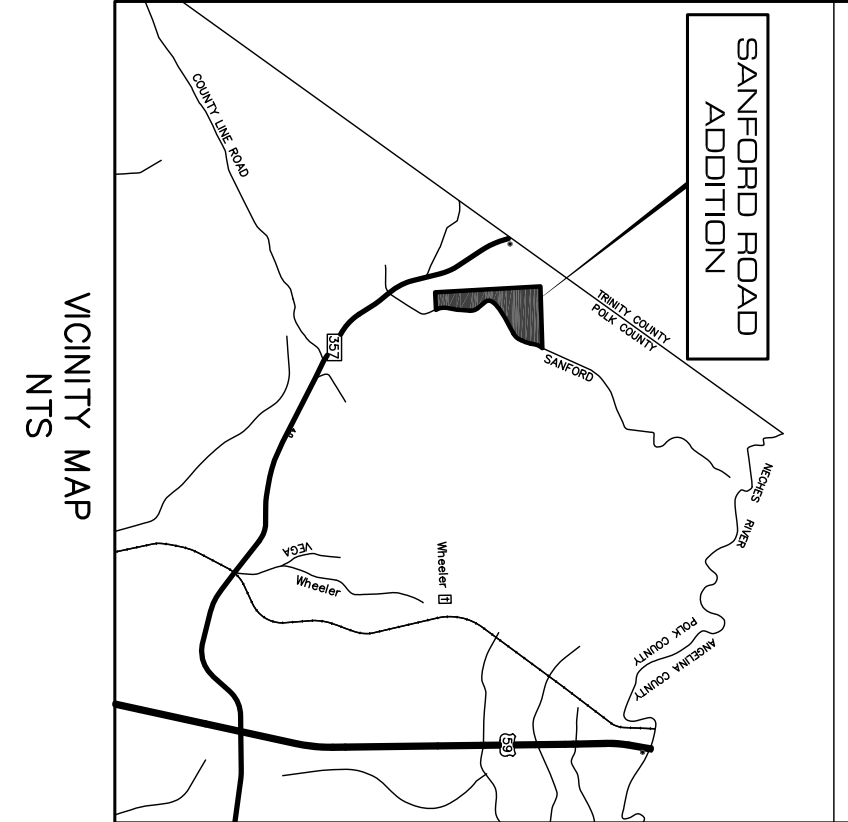
LAT: N. 31°06'55.219"  
LONG: W. 94°51'35.000"  
TEXAS STATE PLANE  
(4203)(NAD83)  
N: 10411508.55  
E: 4008691.35

H:\254\254576\254576-PLAT.DWG

PRELIMINARY PLAT  
SANFORD ROAD  
ADDITION  
A SUBDIVISION OF 77.922 ACRES OF LAND IN  
THE I. & G. N. R. R. SURVEY #40, A-1026  
POLK COUNTY, TEXAS  
JULY 2018  
SHEET 1 OF 2



GOODWIN-LASITER-STRONG  
ENGINEERING - ARCHITECTURE - INTERIOR DESIGN - SURVEYING  
1809 S. CHESTNUT ST. STE. 202 - LURKEN, TEXAS 75801 - (936) 937-4900  
4077 CROSS PARK DR., STE. 100 - BRYAN, TEXAS 77802 - (979) 776-9700  
TBE FIRM REGISTRATION 1413 - TBEPLS FIRM REGISTRATION #10110800



SEE DETAIL "A"

SEE DETAIL "B"

DETAIL "C"

State of Texas §

County of Angelina §

Owner's Certificate

Being all that certain tract or parcel of land lying and situated in Polk County, Texas, being located in the **I & G. N. R. R. Survey # 40, Abstract No. 1026**, being a part or portion of that certain 'Tract 280', a called 324 acre tract, conveyed in Special Warranty Deed from Rayonier Forest Resources, L. P. to Terrapointe LLC, dba as TerraPointe Texas Holdings LLC, (now Radient LLC, dba Raydient Places + Properties LLC), recorded in the Official Public Records of Polk County, Texas (OPRPCT) in volume 2064 on page 383, dated June 29, 2016, to which reference is hereby made for any and all purposes and said tract being described by metes and bounds as follows to wit;

Beginning at the Southwest corner of reference tract, said point being the Northwest corner of that certain 'Second Tract', called 160 acres (S&E 49.9 acres), conveyed to Shirey Family Properties, LLC, recorded in the OPRPCT in volume 1893 on page 480, said point being an angle corner on the East boundary line of that certain called 161.451 acre tract conveyed to John Wesley Roden and wife, Amanda N. Roden, recorded in said records in volume 1705 on page 777, said point being a 3 in. metal pipe filled with concrete with brass cap stamped p-626, said point being the Point of Beginning of the herein described tract having a Latitude of N: 31° 06' 55.219" and Longitude of W: 94° 51' 35.000" and Texas State Plane coordinates of N: 10411508.55 E: 4008691.36 Central Zone 4203 Nad 88 and from said pipe an 11 in. Red Oak found marked 'x' bears S65°24'E - 8.1 feet;

Thence N03°15'08"W, at a distance of 61.06 feet, pass on line a 1/2 in. iron rod found for the Northeast corner of said 161.451 acre tract and the Southeast corner of that certain 'Third Tract', called 161.451 acres conveyed to Shirey Family Properties, LLC recorded in the OPRPCT in volume 1893 on page 480 and continuing along said line at a total distance of 3509.04 feet, the Northeast corner of reference tract and the Southwest corner of that certain called 474 acre tract conveyed to Montwalk Holdings, Ltd., recorded in said records in volume 2041 on page 777, more particularly described in volume 45 on page 204, a 3 in. metal pipe filled with concrete with brass cap stamped P-627 found for corner witnessed by a 19 in. Pine found marked with 'x' bears S10°41'W - 34.4 feet and a 14 in. Pine found with 3 bands bears S79°01'E - 3.4 feet;

Thence N88°10'31"E, at a distance of 2054.36 feet, with the North boundary line of reference tract and South boundary line of the aforesaid 474 acre tract, to a 1/2 in. iron rod set for corner in the approximate centerline of a County Road locally known as Sanford Road and from which a 1/2 in. iron rod set for reference bears S88°10'31"W - 41.16 feet and a 3/4 in. iron pipe found bears N88°10'31"E - 136.93 feet distant;

Thence across reference tract and with the centerline of said road 15 calls as follows:

1. with curve to the left, concave to the Southeast having a radius of 505.74 feet, a chord bearing and distance of S26°20'43"W - 289.17 feet, a central angle of 33°13'24", at an arc distance of 293.26 feet, a point for corner witness by a 1/2 in. iron rod set bearing N80°15'59"W - 30.00 ft.;
2. S09°44'01"W, at a distance of 131.31 feet, a point for corner, witness by a 1/2 in. iron rod set bearing N80°15'59"W - 30.00 feet;
3. with curve to the right, concave to the Northwest having a radius of 1031.72 feet, a chord bearing and distance of S17°45'48"W - 288.24 feet, a central angle of 16°03'34", at an arc distance of 289.18 feet, a point for corner witness by a 1/2 in. iron rod set bearing N64°12'24"W - 30.00 feet;
4. S25°47'36"W, at a distance of 89.35 feet, a point for corner witness by a 1/2 in. iron rod set bearing N64°12'24"W - 30.00 feet;
5. with curve to the right, concave to the Northwest having a radius of 489.48 feet, a chord bearing and distance of S43°39'41"W - 300.37 feet, a central angle of 35°44'13", at an arc distance of 305.30 feet, a point for corner witness by a 1/2 in. iron rod set bearing N28°28'24"W - 30.00 feet;
6. S61°31'48"W, at a distance of 745.44 feet, a point for corner witness by a 1/2 in. iron rod set bearing N28°28'12"W - 30.00 feet;
7. with curve to the left, concave to the Southeast having a radius of 714.00 feet, a chord bearing and distance of S54°06'23"W - 184.51 feet, a central angle of 14°50'51", at an arc distance of 185.02 feet, a point for corner witness by a 1/2 in. iron rod set bearing N43°19'02"W - 30.00 feet;
8. S46°40'57"W, at a distance of 324.26 feet, a point for corner witness by a 1/2 in. iron rod set bearing N43°19'03"W - 30.00 feet;
9. with curve to the left, concave to the Southeast having a radius of 177.37 feet, a chord bearing and distance of S03°48'40"W - 241.35 feet, a central angle of 85°44'34", at an arc distance of 265.43 feet, a point for corner witness by a 1/2 in. iron rod set bearing S50°56'23"W - 30.00 feet;
10. S39°03'37"E, at a distance of 342.20 feet, a point for corner witness by a 1/2 in. iron rod set bearing S50°56'23"W - 30.00 feet;
11. with curve to the right, concave to the Southwest having a radius of 358.81 feet, a chord bearing and distance of S17°19'39"E - 265.72 feet, a central angle of 43°27'56", at an arc distance of 272.20 feet, a point for corner witness by a 1/2 in. iron rod set bearing N85°35'41"W - 30.00 feet;
12. S04°16'53"W, at a distance of 461.55 feet, a point for corner witness by a 1/2 in. iron rod set bearing N82°44'51"W - 30.04 feet;
13. S10°13'24"W, at a distance of 327.43 feet, a point for corner witness by a 1/2 in. iron rod set bearing N79°46'36"W - 30.00 feet;
14. with curve to the left, concave to the East, having a radius of 485.07 feet, a chord bearing and distance of S05°36'34"E - 264.68 feet, a central angle of 31°39'56", at an arc distance of 268.08 feet, a point for corner witness by a 1/2 in. iron rod set bearing S68°33'28"W - 30.00 feet;
15. S21°26'32"E, at a distance of 91.97 feet, intersect the South boundary line of reference tract and North boundary line of the aforesaid referred to 160 acre Shirey Family tract, a point for corner witness by a 1/2 in. iron rod set bearing S86°58'40"W - 31.62 feet and a 3 in. metal pipe filled with concrete with brass cap stamped P - 625 found bearing N86°58'40"E - 3096.57 feet distant;

Thence S86°58'40"W, at a distance of 575.29 feet, with the South boundary line of reference tract and North boundary line of said 160 acre tract, to the Point of Beginning of the herein described tract and found to contain 77.922 acres more or less and of which 3.023 acres lie within the margins of Sanford road.

**The bearings of this survey are based on Texas State Plane Grid bearings. All coordinates given are Texas State Plane, Central Zone 4203 Nad 88.**

Surveyor's Certificate

This is to certify that I, Daniel E. Cummins, a Licensed Surveyor of the State of Texas, have platted the above subdivision from and actual survey on the ground; and that all block corners, angle points, and points of curve are properly marked with 1/2 inch iron rods.

PRELIMINARY, THIS DOCUMENT SHALL NOT BE RECORDED FOR ANY PURPOSE AND SHALL NOT BE USED OR VIEWED OR RELIED UPON AS A FINAL SURVEY DOCUMENT

Daniel E. Cummins  
Registered Professional Land Surveyor No. 5295  
Goodwin-Lasiter, Inc.  
1609 S. Chestnut St., Suite 202  
Lufkin, TX 75901

SANFORD ROAD ADDITION

A SUBDIVISION OF 77.922 ACRES OF LAND IN  
THE I. & G. N. R. R. SURVEY #40, A-1026  
POLK COUNTY, TEXAS  
JULY 2018

LOCATED AND LAID OUT BY GOODWIN-LASITER-STRONG

STATE OF TEXAS §  
COUNTY OF ANGELINA §

Before me, the undersigned authority, a Notary Public in and for the State of Texas, on this day personally appeared Daniel E. Cummins, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same for the purpose and considerations therein expressed.

Given under my hand and seal of office, this \_\_\_\_\_ day of \_\_\_\_\_, 2018.

Notary Public in and for the State of Texas

Date Commission Expires

STATE OF TEXAS §  
COUNTY OF POLK §

We, \_\_\_\_\_ and \_\_\_\_\_, President and Secretary respectively of Raydient LLC dba Raydient Places +Properties LLC, formerly known as TerraPointe LLC, owner of the property subdivided in the above and foregoing map of Sanford Road Addition, do hereby make subdivision of said property for and on behalf of said Raydient LLC dba Raydient Places +Properties LLC, formerly known as TerraPointe LLC, according to the lines, streets, lots, alleys, parks, building lines, and easements thereon shown and designate said subdivision as Sanford Road Addition, located in the I. & G. N. R. R. SURVEY #40, ABSTRACT NO. 1026 Polk County, Texas and on behalf of said Raydient LLC dba Raydient Places +Properties LLC, formerly known as TerraPointe LLC; and dedicate to public use, as such, the streets, alleys, parks, and easement shown thereon forever; and do hereby waive any claims for damages occasioned by the establishing of grades as approved for the streets and alleys dedicated, or occasioned by the alteration of the surface of any portion of streets or alleys to conform to such grades; and do hereby bind ourselves, our successors and assigns to warrant and forever defend the title to the land so dedicated.

This is to certify that \_\_\_\_\_ and \_\_\_\_\_, President and Secretary respectively of Raydient LLC dba Raydient Places +Properties LLC, formerly known as TerraPointe LLC, owner of the property subdivided in the above and foregoing map of Sanford Road Addition have complied or will comply with the regulations heretofore on file with Polk County

There is also dedicated for utilities an unobstructed aerial easement five (5) feet wide from a plane twenty (20) feet above the ground upward, located adjacent to all easements shown hereon.

FURTHER, We, or Raydient LLC dba Raydient Places +Properties LLC, formerly known as TerraPointe LLC, do hereby dedicate forever to the public a strip of land fifteen (15) feet wide on each side of the center line of any and all gullies ravines, draws, sloughs, or other natural drainage courses located in the said subdivision, as easements for-drainage purposes, giving Polk County and/or any other public agency the right to enter upon said easements at any and all times for the purpose of constructing and/or maintaining drainage work and/or structures.

FURTHER, all of the property subdivided in the above and foregoing map shall be restricted in its use, which restrictions shall run with the title to the property, and shall be enforceable, at the option of Polk County, by Polk County or any citizen thereof, by injunction, as follows:

(I) That drainage of septic tanks into road, street, alley, or other public ditches, either directly or indirectly, is strictly prohibited.

(2) Drainage structures under private driveways shall have a net drainage opening area of sufficient size to permit the free flow of water without backwater, and shall be a minimum of one and three quarters ( 1 %) square feet ( 18" diameter pipe culvert). Culverts or bridges must be used for driveways and/or walks.

We hereby covenant and agree that all lots within the boundaries of this subdivision are for residential purposes unless otherwise noted.

I (or we) hereby covenant and agree with Polk County and/or any property owner that no dwelling unit shall be constructed and/or occupied on any lot having an area of less than fifteen thousand (15,000) square feet unless a sanitary sewer system meeting the approval of County and State Health authorities shall first have been extended to the lot, plot, or site; and in no case shall any dwelling be constructed upon a lot, plot, or site of less area than five thousand (5,000) square feet or with less street building line frontage than fifty (50) feet.

IN TESTIMONY WHEREOF, Raydient LLC dba Raydient Places +Properties LLC, formerly known as TerraPointe LLC, has caused these presents to be signed by \_\_\_\_\_, its President, thereunto authorized, attested, by its Secretary, \_\_\_\_\_, and its common seal hereunto affixed this \_\_\_\_\_ day of \_\_\_\_\_, 2018.

Raydient LLC dba Raydient Places +Properties LLC, formerly known as TerraPointe LLC

By: \_\_\_\_\_  
\_\_\_\_\_  
President

ATTEST: \_\_\_\_\_  
\_\_\_\_\_  
Secretary

STATE OF TEXAS §  
COUNTY OF \_\_\_\_\_ §

BEFORE ME, the undersigned authority, on this day personally appeared \_\_\_\_\_, President and \_\_\_\_\_, Secretary, known to me to be the persons whose names are subscribed to the foregoing instrument, and acknowledged to me that they executed the same for the purposes and considerations therein expressed, and in the capacity therein and herein set out, and as the act and deed of said corporation.

Given under my hand and seal of office, this \_\_\_\_\_ day of \_\_\_\_\_, 2018.

Notary Public in and for the State of Texas

Date Commission Expires

H:\254\254576\254576--PLAT.DWG

PRELIMINARY PLAT  
SANFORD ROAD  
ADDITION

A SUBDIVISION OF 77.922 ACRES OF LAND IN  
THE I. & G. N. R. R. SURVEY #40, A-1026  
POLK COUNTY, TEXAS  
JULY 2018  
SHEET 2 OF 2



GOODWIN·LASITER·STRONG  
ENGINEERING · ARCHITECTURE · INTERIOR DESIGN · SURVEYING

1609 S. CHESTNUT ST., STE. 202 - LUFKIN, TEXAS 75901 - (936) 837-4900  
4077 CROSS PARK DR., STE. 100 - BRYAN, TEXAS 77802 - (979) 778-9700  
TBPE FIRM REGISTRATION #413 - TBPLS FIRM REGISTRATION #1010900

THE STATE OF TEXAS §  
§ KNOW ALL MEN BY THESE PRESENTS:  
COUNTY OF POLK §

I, Schelana Hock, County Clerk of Polk County, Texas, do hereby certify that the foregoing instrument in writing, with its certificate of authentication was filed for record in my office on the day of \_\_\_\_\_, 2018, A.D., at \_\_\_\_\_ o'clock, \_\_\_\_\_ .m., in the Plat Records of said County in Volume \_\_\_\_\_, Page \_\_\_\_\_.

TO CERTIFY WHICH, WITNESS my hand and seal at the County Court of said County, at my office in Livingston, Texas, the date last shown above written.

Schelana Hock, County Clerk of Polk County, Texas

By: \_\_\_\_\_ Deputy

APPROVED by the Commissioners' Court of Polk County, Texas, this \_\_\_\_ day of \_\_\_\_\_, 2018

COMMISSIONER, PRECINCT # 1

COMMISSIONER, PRECINCT #2

COUNTY JUDGE

COMMISSIONER, PRECINCT #3

COMMISSIONER, PRECINCT #4

THE STATE OF TEXAS §  
§ KNOW ALL MEN BY THESE PRESENTS:  
COUNTY OF POLK §

I, Sydney Murphy, County Judge of Polk County, Texas, do hereby certify that this map or plat, with field notes hereon, that a subdivision having been fully presented to the Commissioners Court of Polk County, Texas, and by the said Court duly considered, were on this day approved and plat is authorized to be registered and recorded in the proper records of the County Clerk of Polk County, Texas.

Sydney Murphy, Polk County Judge

Date