

THE STATE OF TEXAS §  
COUNTY OF POLK §

# ROLLING PINES SEC. 3 BLOCKS 1 & 2

BEING A SUBDIVISION OF 117.01 ACRES SITUATED  
IN THE WILLIAM WHITE SURVEY, A-593  
POLK COUNTY, TEXAS  
CONTAINING  
16 RESIDENTIAL LOTS 2 BLOCK

KNOW ALL MEN BY THESE PRESENT, THAT JPR INVESTMENTS, LLC, A CORPORATION ORGANIZED AND EXISTING UNDER THE LAWS OF THE STATE OF TEXAS, WITH ITS HOME ADDRESS AT 1202 W CHURCH STREET LIVINGSTON, TX 77351 AND OWNER / SUBDIVIDER / DEVELOPER OF 670.85 ACRES OF LAND OUT OF THE WILLIAM WHITE SURVEY, A-593, IN POLK COUNTY, TEXAS, AS CONVEYED TO IT BY DEED DATED JUNE 14, 2022 AND RECORDED IN VOLUME 2422, PAGE 273, REAL PROPERTY RECORDS OF POLK COUNTY, DOES HEREBY SUBDIVIDE 570.85 ACRES OF LAND OUT OF SAID WILLIAM WHITE SURVEY, A-593, TO BE KNOWN AS THE ROLLING PINES SUBDIVISION, SECTION 3, BLOCKS 1 & 2 IN ACCORDANCE WITH THE PLAT SHOWN HEREON, SUBJECT TO ANY AND ALL EASEMENTS OR RESTRICTIONS HERETOFORE GRANTED AND DOES HEREBY DEDICATE TO THE OWNER / SUBDIVIDER / DEVELOPER OF THE PROPERTY SHOWN HEREON THE USE OF THE STREETS AND EASEMENTS SHOWN HEREON.

FURTHER, JPR INVESTMENTS, LLC DOES HEREBY DEDICATE TO THE PUBLIC A STRIP OF LAND FIFTEEN (15' 0") FEET WIDE ON EACH SIDE OF THE CENTER LINE OF ANY AND ALL BAYOUS, CREEKS, GULLIES, RAVINES, DRAWS, SLOUGHS OR OTHER NATURAL DRAINAGE COURSES LOCATED IN SAID PLAT, AS EASEMENTS FOR DRAINAGE PURPOSES, GIVING POLK COUNTY, OR ANY OTHER GOVERNMENTAL AGENCY, THE RIGHT TO ENTER UPON SAID EASEMENT AT ANY AND ALL TIMES FOR THE PURPOSE OF CONSTRUCTION AND MAINTENANCE OF DRAINAGE FACILITIES AND STRUCTURES.

IN APPROVING THIS PLAT BY THE COMMISSIONERS COURT OF POLK COUNTY, TEXAS, IT IS UNDERSTOOD THAT ALL ROADS SHOWN HEREON ARE PRIVATE ROADS AND SHALL REMAIN THE PROPERTY OF THE OWNER / SUBDIVIDER / DEVELOPER AND/OR SUBSEQUENT OWNERS OF THE PROPERTY. THE CONSTRUCTION, REPAIR, AND MAINTENANCE OF THESE ROADS AND ANY ASSOCIATED DRAINAGE IMPROVEMENTS WILL BE THE RESPONSIBILITY OF THE OWNER / SUBDIVIDER / DEVELOPER AND/OR SUBSEQUENT OWNERS OF THE SUBDIVISION AND WILL NOT BE THE RESPONSIBILITY OF POLK COUNTY.

IN WITNESS WHEREOF, JPR INVESTMENTS, LLC HAS CAUSED THESE PRESENT TO BE EXECUTED BY ITS MEMBER CRAIG RYAN JONES, THEREUNTO DULY AUTHORIZED, THIS THE \_\_\_\_\_ DAY OF \_\_\_\_\_, A.D., 2022.

CRAIG RYAN JONES, MEMBER

THE STATE OF TEXAS §  
COUNTY OF POLK §

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED CRAIG JONES KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT AS AN OFFICER OF JPR INVESTMENTS, LLC AND ACKNOWLEDGED TO ME THAT THE FOREGOING WAS EXECUTED IN SUCH CAPACITY AS THE ACT OF SAID CORPORATION FOR THE PURPOSES AND CONSIDERATIONS THEREIN STATED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS THE \_\_\_\_\_ DAY OF \_\_\_\_\_, A.D., 2022.

NOTARY PUBLIC IN AND FOR  
THE STATE OF TEXAS

THE STATE OF TEXAS §  
COUNTY OF POLK §

I, SCHELANA HOCK, COUNTY CLERK OF POLK COUNTY, TEXAS, DO HEREBY CERTIFY THAT ON THE \_\_\_\_\_ DAY OF \_\_\_\_\_, A.D., 2022, THE COMMISSIONERS COURT OF POLK COUNTY, TEXAS, PASSED AN ORDER AUTHORIZING THE FILING FOR RECORD OF THIS PLAT, AND SAID ORDER HAS BEEN DULY ENTERED IN THE MINUTES OF THE SAID COURT IN BOOK \_\_\_\_\_, PAGE \_\_\_\_\_.

WITNESS MY HAND AND SEAL OF OFFICE THIS THE \_\_\_\_\_ DAY OF \_\_\_\_\_, A.D., 2022.

SCHELANA HOCK, COUNTY CLERK  
POLK COUNTY, TEXAS

WE, THE FIRST NATIONAL BANK OF LIVINGSTON, OWNER AND HOLDERS OF A LIEN AGAINST THE PROPERTY DESCRIBED IN THE PLAT KNOWN AS ROLLING PINES, SECTION 1, SAID LIEN BEING EVIDENCED BY INSTRUMENT OF RECORD IN VOLUME 2320, PAGE 411 OF THE REAL PROPERTY RECORDS OF POLK COUNTY, TEXAS, DO HEREBY IN ALL THINGS SUBORDINATE TO SAID REVISION OF PLAT SAID LIEN, AND WE HEREBY CONFIRM THAT WE ARE THE PRESENT OWNER OF SAID LIEN AND HAVE NOT ASSIGNED THE SAME NOR ANY PART THEREOF.

SCHELANA HOCK, COUNTY CLERK  
POLK COUNTY, TEXAS

NOTES:

- THE COORDINATES SHOWN HEREON ARE TEXAS CENTRAL ZONE NO. 4203 STATE PLANE GRID COORDINATES (NAD83) AND MAY BE BROUGHT TO SURFACE BY DIVIDING THE FOLLOWING COMBINED SCALE FACTOR: 0.999884205231.
- THE FEDERAL EMERGENCY MANAGEMENT AGENCY'S FLOOD INSURANCE RATE MAP FOR POLK COUNTY, TEXAS AND INCORPORATED AREAS, COMMUNITY NO. 480526, DATED SEPTEMBER 3, 2010, INDICATES THAT THIS TRACT IS WITHIN ZONE "X" UNSHADED, AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN, AS SHOWN ON MAP AND PANEL NO.'s 48373C0455C & 48373C0325C.
- UNLESS OTHERWISE NOTED, 5/8-INCH IRON ROD WITH CAP STAMPED "PRIME 10194092" WHERE SET FOR CORNERS AND REFERENCES.
- THIS PROPERTY IS NOT LOCATED WITHIN THE MUNICIPAL LIMITS OR ETJ BOUNDARIES OF ANY COMMUNITY.
- NO MORE THAN ONE (1) SINGLE FAMILY DETACHED DWELLING SHALL BE LOCATED ON EACH LOT.
- ELECTRICAL SERVICE WILL BE PROVIDED TO THIS SUBDIVISION BY SAM HOUSTON ELECTRIC CO-OPERATIVE
- WATER WILL BE PROVIDED TO THIS SUBDIVISION BY TEMPE WATER SUPPLY CORPORATION.
- THERE IS NO EVIDENCE OF ACTIVE OR UNUSED WELLS ON PROPERTY.

SIGNATURE OF LIENHOLDER

PRINTED NAME

THE STATE OF TEXAS §  
COUNTY OF POLK §

SWORN TO AND SUBSCRIBED BEFORE ME BY \_\_\_\_\_  
ON THE \_\_\_\_\_ DAY OF \_\_\_\_\_, 2022.

NOTARY PUBLIC IN AND FOR  
THE STATE OF TEXAS

THE STATE OF TEXAS §  
COUNTY OF POLK §

KNOW ALL MEN BY THESE PRESENT, THAT I, THOMAS A. DUNN, A REGISTERED PROFESSIONAL / STATE LAND SURVEYOR IN THE STATE OF TEXAS, DO HEREBY CERTIFY THAT THIS PLAT COMPLIES WITH THE SURVEY RELATED REQUIREMENTS OF THE POLK COUNTY SUBDIVISION REGULATIONS AND I FURTHER CERTIFY THAT THIS PLAT IS TRUE AND CORRECTLY MADE AND IS PREPARED FROM AN ACTUAL SURVEY OF THE PROPERTY MADE UNDER MY SUPERVISION ON THE GROUND AND THAT THE CORNER MONUMENTS WERE PROPERLY PLACED UNDER MY SUPERVISION.

THOMAS A. DUNN  
REGISTERED PROFESSIONAL  
LAND SURVEYOR  
LICENSE NO. 6561

THE STATE OF TEXAS §  
COUNTY OF POLK §

KNOW ALL MEN BY THESE PRESENTS, THAT I, THE UNDERSIGNED, A LICENSED ON-SITE SEWAGE FACILITY INSPECTOR IN THE STATE OF TEXAS, HEREBY CERTIFY THAT I HAVE INSPECTED THE ON-SITE SEWAGE FACILITIES FOR THIS PLAT, AND THE SAME COMPLIES WITH THE RELATED REQUIREMENTS OF THE POLK COUNTY SUBDIVISION REGULATIONS AND THE TCEQ.

ON SITE INSPECTOR \_\_\_\_\_ DATE \_\_\_\_\_  
LICENSE NO. \_\_\_\_\_

THE STATE OF TEXAS §  
COUNTY OF POLK §

I, SCHELANA HOCK, COUNTY CLERK OF POLK COUNTY, TEXAS, DO HEREBY CERTIFY THAT THE FOREGOING INSTRUMENT OF WRITING WITH ITS CERTIFICATE OF AUTHENTICATION WAS FILED FOR RECORD IN MY OFFICE ON THE \_\_\_\_\_ DAY OF \_\_\_\_\_, 2022, AT \_\_\_\_\_ O'CLOCK \_\_\_\_\_ M., AND DULY RECORDED ON THE \_\_\_\_\_ DAY OF \_\_\_\_\_, A.D., 2022, AT \_\_\_\_\_ O'CLOCK \_\_\_\_\_ M., IN THE REAL PROPERTY RECORDS OF POLK COUNTY, TEXAS IN VOLUME \_\_\_\_\_, PAGE \_\_\_\_\_.

WITNESS MY HAND AND SEAL OF OFFICE THIS THE \_\_\_\_\_ DAY OF \_\_\_\_\_, A.D., 2022.

OWNER

JPR INVESTMENTS, LLC  
1202 W CHURCH STREET  
LIVINGSTON, TX 77351

SURVEYOR

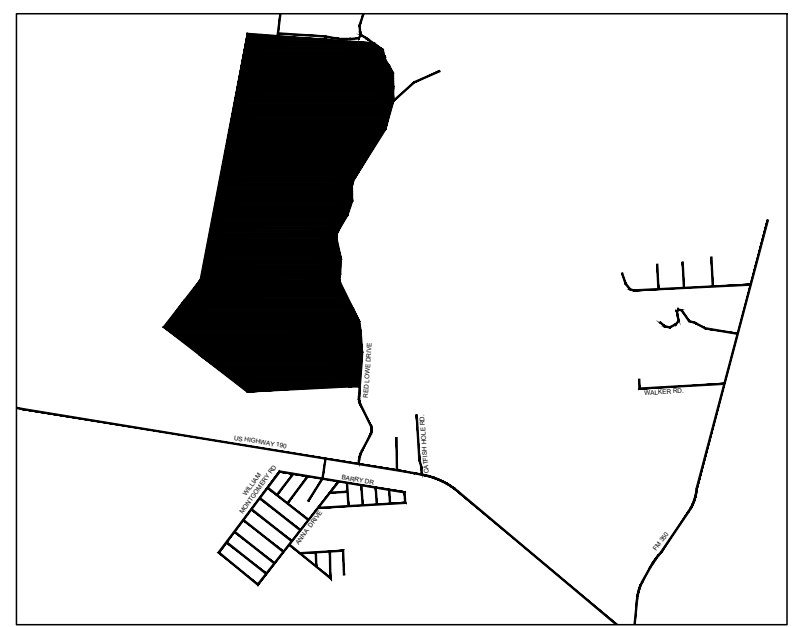
PRIME ENERGY SERVICES  
FIRM REGISTRATION NO. 10194092  
654 N SAM HOUSTON PKWY E, STE. 300  
HOUSTON, TX 77060



**PERLIMINARY**

# ROLLING PINES SEC. 3 BLOCKS 1 & 2

BEING A SUBDIVISION OF 117.01 ACRES SITUATED  
IN THE WILLIAM WHITE SURVEY, A-593  
POLK COUNTY, TEXAS  
CONTAINING  
16 RESIDENTIAL LOTS 2 BLOCK



VICINITY MAP  
NOT TO SCALE



**ABBREVIATIONS**

- B.L. = BUILDING LINE
- U.E. = UTILITY EASEMENT
- O.P.R.P.C.T. = OFFICIAL PUBLIC RECORDS POLK COUNTY TEXAS
- P.R.P.C.T. = PLAT RECORDS POLK COUNTY TEXAS
- D.R.P.C.T. = DEED RECORDS POLK COUNTY TEXAS
- VOL. = VOLUME
- PG. = PAGE
- FND. = FOUND
- I.R. = IRON ROD
- I.P. = IRON PIPE

**LEGEND**

- = 5/8" IRON ROD WITH CAP SET (LOT CORNER)
- = 5/8" IRON ROD WITH CAP SET (REFERENCE ROD)
- ⊙ = FOUND MONUMENT

**NOTES:**

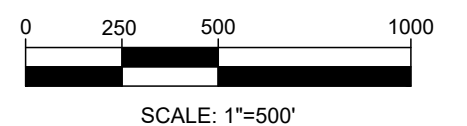
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2. THE FEDERAL EMERGENCY MANAGEMENT AGENCY'S FLOOD INSURANCE RATE MAP FOR POLK COUNTY, TEXAS AND INCORPORATED AREAS, COMMUNITY NO. 480526, DATED SEPTEMBER 3, 2010, INDICATES THAT THIS TRACT IS WITHIN ZONE "X" UNSHADED, AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN, AS SHOWN ON MAP AND PANEL NO.'s 48373C0455C & 48373C0325C.
3. UNLESS OTHERWISE NOTED, 5/8-INCH IRON ROD WITH CAP STAMPED "PRIME 10194092" WHERE SET FOR CORNERS AND REFERENCES.
4. THIS PROPERTY IS NOT LOCATED WITHIN THE MUNICIPAL LIMITS OR ETJ BOUNDARIES OF ANY COMMUNITY.
5. NO MORE THAN ONE (1) SINGLE FAMILY DETACHED DWELLING SHALL BE LOCATED ON EACH LOT.
6. ELECTRICAL SERVICE WILL BE PROVIDED TO THIS SUBDIVISION BY SAM HOUSTON ELECTRIC CO-OPERATIVE
7. WATER WILL BE PROVIDED TO THIS SUBDIVISION BY TEMPE WATER SUPPLY CORPORATION.
8. THERE IS NO EVIDENCE OF ACTIVE OR UNUSED WELLS ON PROPERTY.

| Curve Table |         |           |           |               |             |
|-------------|---------|-----------|-----------|---------------|-------------|
| Curve #     | Length  | Radius    | Delta     | Chord Bearing | Chord Dist. |
| C1          | 338.72' | 1,500.00' | 12°56'17" | N59°07'02"W   | 338.00'     |
| C2          | 213.37' | 400.00'   | 30°33'47" | N80°52'04"W   | 210.85'     |

| Line Table |         |             |
|------------|---------|-------------|
| Line #     | Length  | Direction   |
| L1         | 213.69' | N89°59'20"W |
| L2         | 84.43'  | S47°35'58"E |
| L3         | 139.26' | S41°04'42"E |
| L4         | 123.05' | S31°17'03"E |
| L5         | 134.26' | S14°13'27"E |
| L6         | 95.21'  | S32°19'15"E |
| L7         | 106.03' | S17°13'11"E |
| L8         | 123.45' | S09°05'17"E |
| L9         | 130.96' | S03°32'29"E |
| L10        | 167.56' | S05°06'33"W |
| L11        | 201.13' | S01°34'33"W |
| L12        | 319.11' | S16°25'48"W |
| L13        | 196.84' | S19°54'20"W |
| L14        | 168.03' | S24°53'15"W |
| L15        | 201.64' | S29°26'35"W |
| L16        | 156.55' | S33°32'11"W |
| L17        | 387.51' | S31°32'15"W |
| L18        | 393.58' | S32°04'15"W |
| L19        | 135.79' | S26°17'15"W |
| L20        | 149.09' | S09°47'15"W |

| Line Table |         |             |
|------------|---------|-------------|
| Line #     | Length  | Direction   |
| L21        | 186.51' | S01°18'15"W |
| L22        | 127.91' | S03°31'15"W |
| L23        | 130.12' | S15°19'15"W |
| L24        | 259.14' | S24°17'15"W |
| L25        | 170.71' | S34°03'15"W |
| L26        | 77.04'  | S29°59'15"W |
| L27        | 88.66'  | S23°16'15"W |
| L28        | 116.46' | S09°54'15"W |
| L29        | 94.45'  | S06°00'45"E |
| L30        | 233.60' | S14°44'45"E |
| L31        | 134.51' | S10°20'45"E |
| L32        | 122.49' | S05°18'45"E |
| L33        | 154.52' | S07°11'15"W |
| L34        | 136.95' | S00°27'45"E |
| L35        | 83.75'  | S17°39'45"E |
| L36        | 307.32' | S25°11'45"E |
| L37        | 307.46' | S31°05'45"E |
| L38        | 216.70' | S25°54'45"E |
| L39        | 104.04' | S16°14'45"E |
| L40        | 134.88' | S08°30'45"E |

| Line Table |         |             |
|------------|---------|-------------|
| Line #     | Length  | Direction   |
| L41        | 68.59'  | S02°49'45"E |
| L42        | 412.55' | S03°52'02"E |
| L43        | 178.70' | S00°05'34"W |
| L44        | 136.49' | S05°19'34"W |
| L45        | 175.67' | S07°58'18"W |
| L46        | 99.42'  | S06°39'34"W |
| L47        | 126.22' | S02°30'34"W |
| L48        | 75.59'  | S00°16'34"W |
| L49        | 92.09'  | S86°09'19"W |
| L50        | 230.60' | N02°44'49"E |
| L51        | 197.99' | N65°35'11"W |

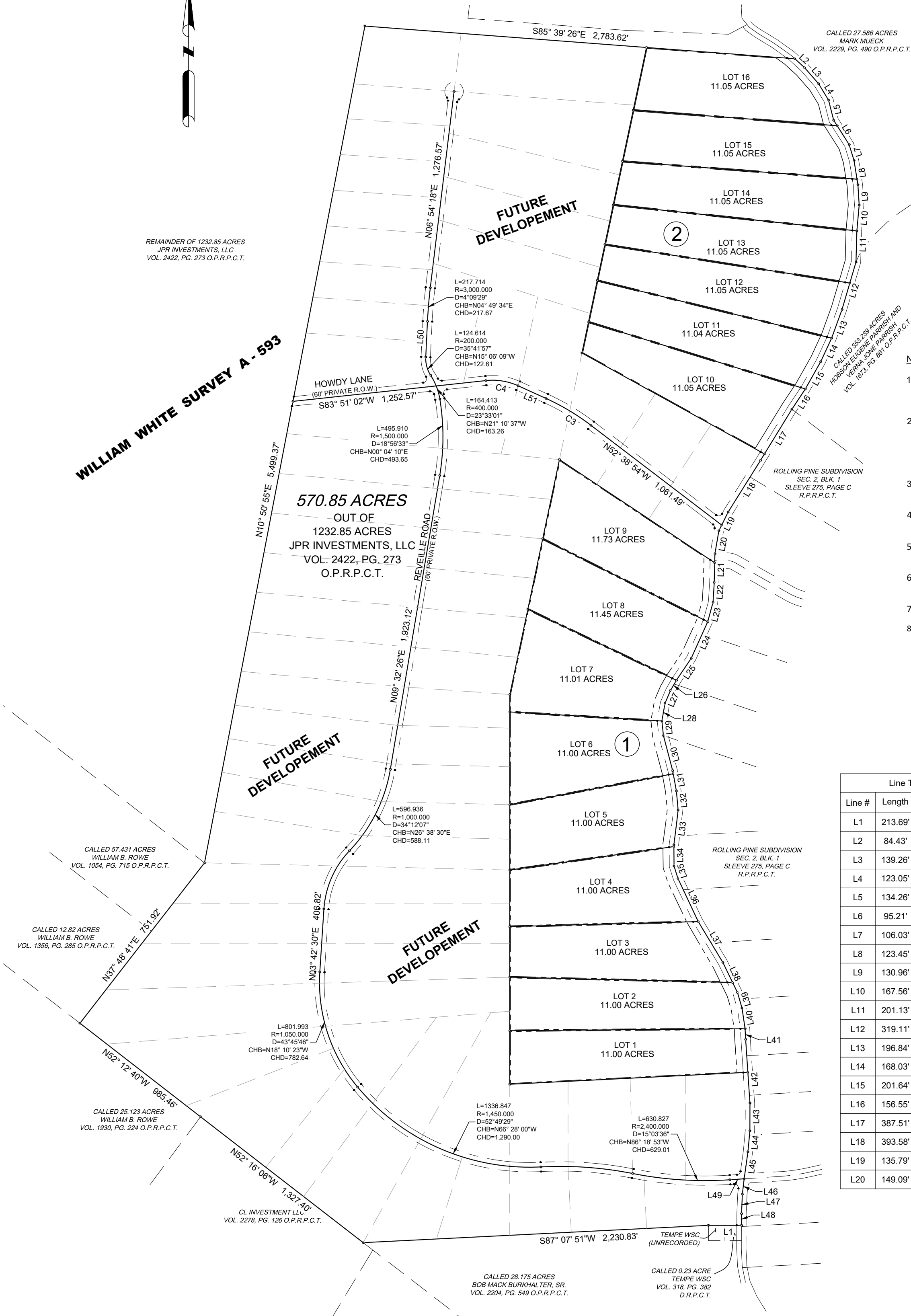


**OWNER**

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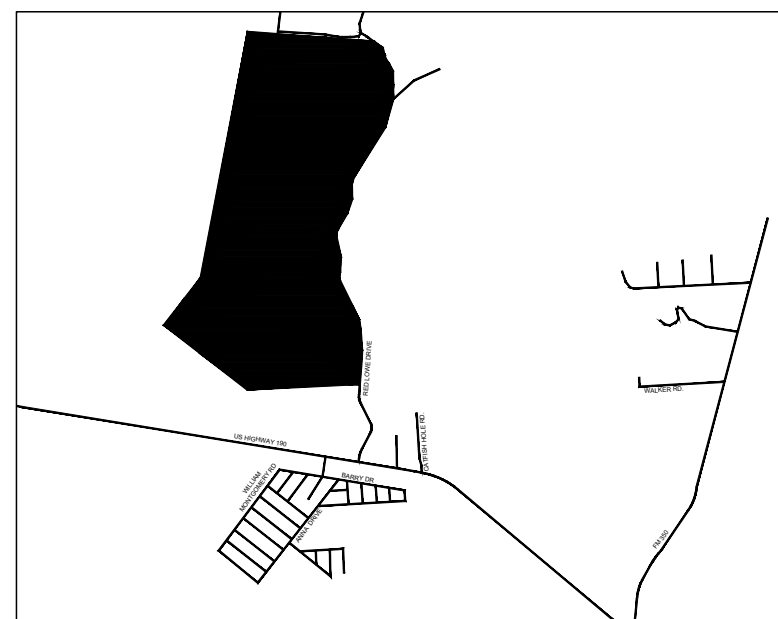
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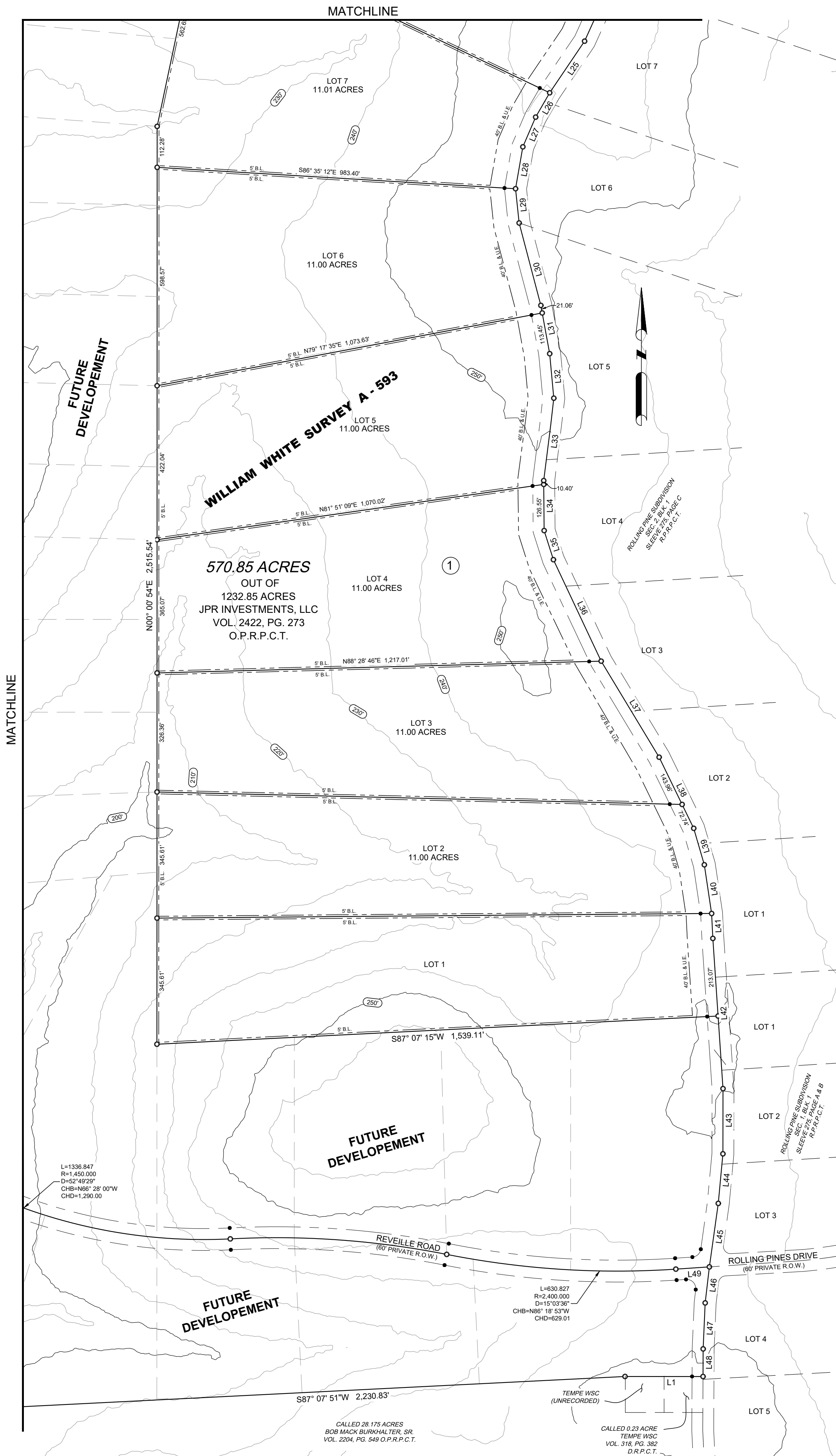
# ROLLING PINES SEC. 3 BLOCKS 1 & 2

BEING A SUBDIVISION OF 117.01 ACRES SITUATED  
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**PERLIMINARY**



VICINITY MAP  
NOT TO SCALE



### ABBREVIATIONS

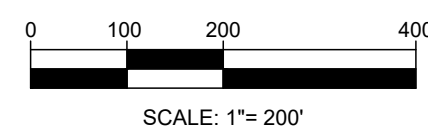
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### NOTES:

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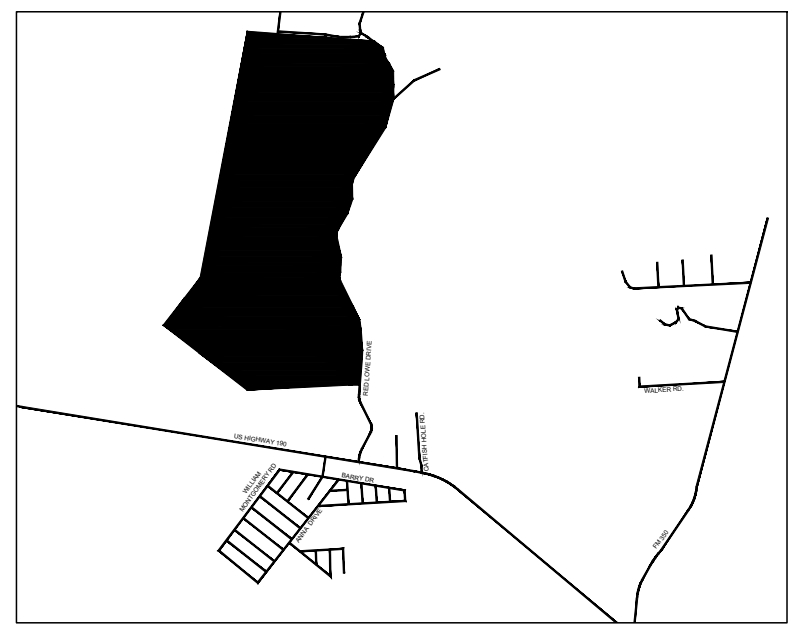
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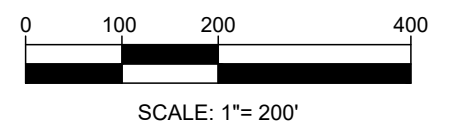
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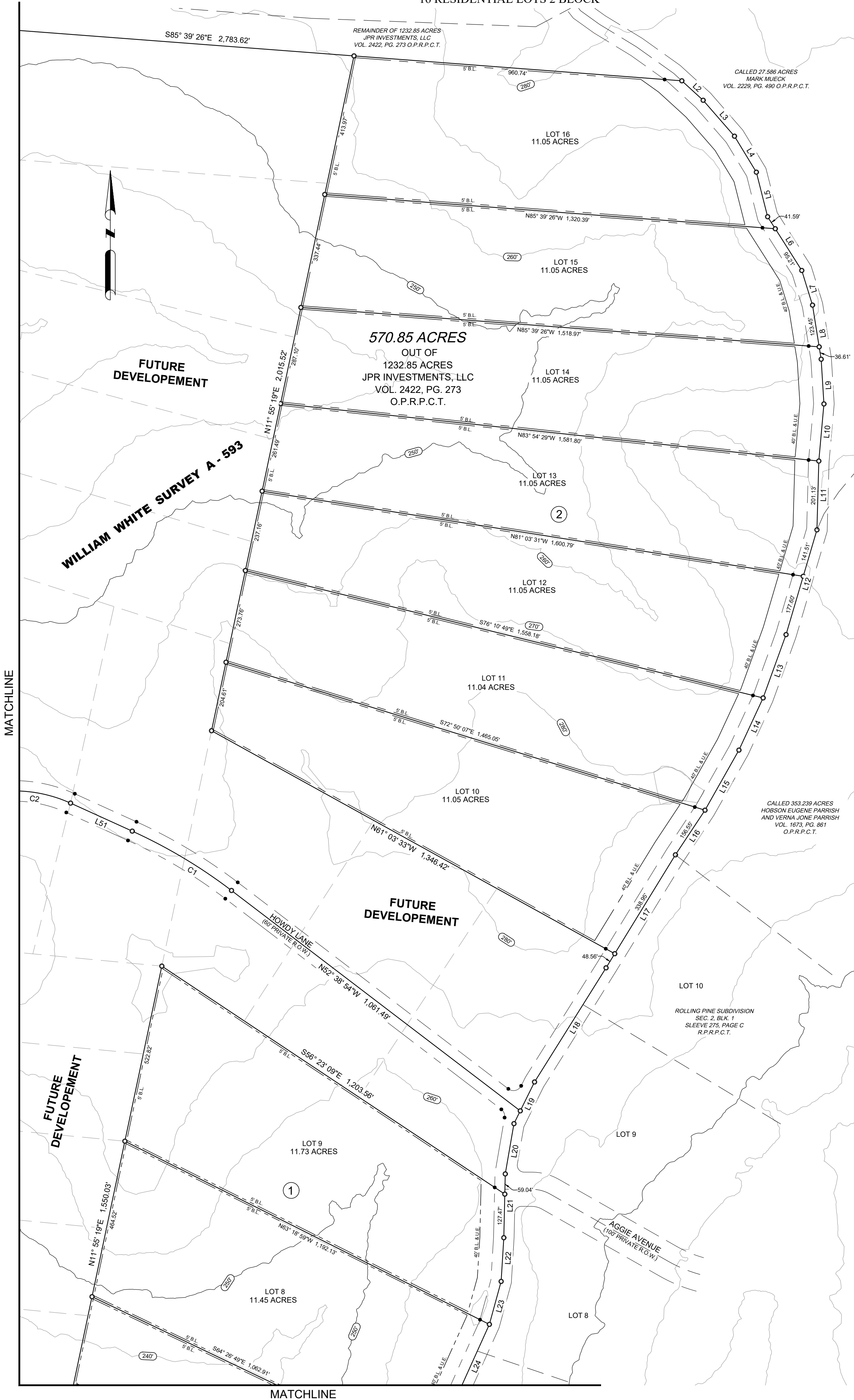


**OWNER**

JPR INVESTMENTS, LLC  
1202 W CHURCH STREET  
LIVINGSTON, TX 77351

**SURVEYOR**

PRIME ENERGY SERVICES  
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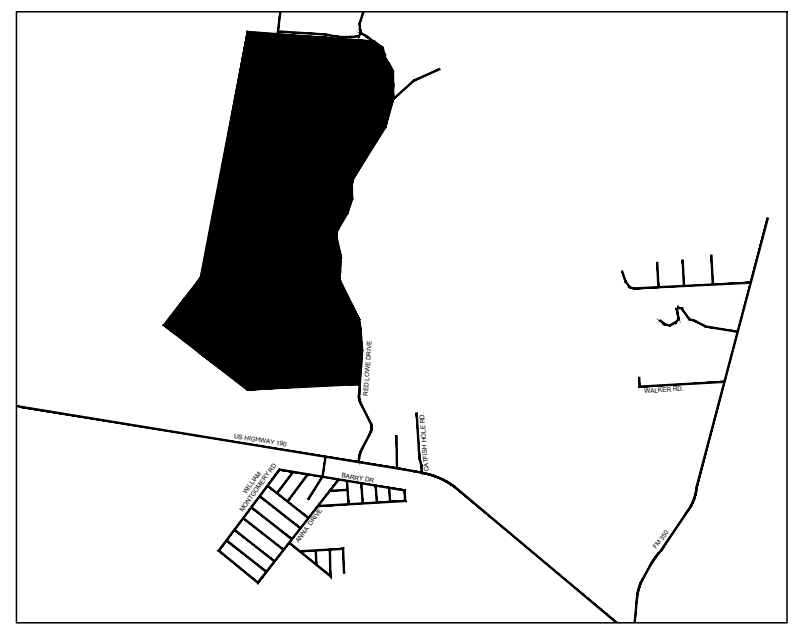
MATCHLINE

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# PERLIMINARY

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BEING A SUBDIVISION OF 117.01 ACRES SITUATED  
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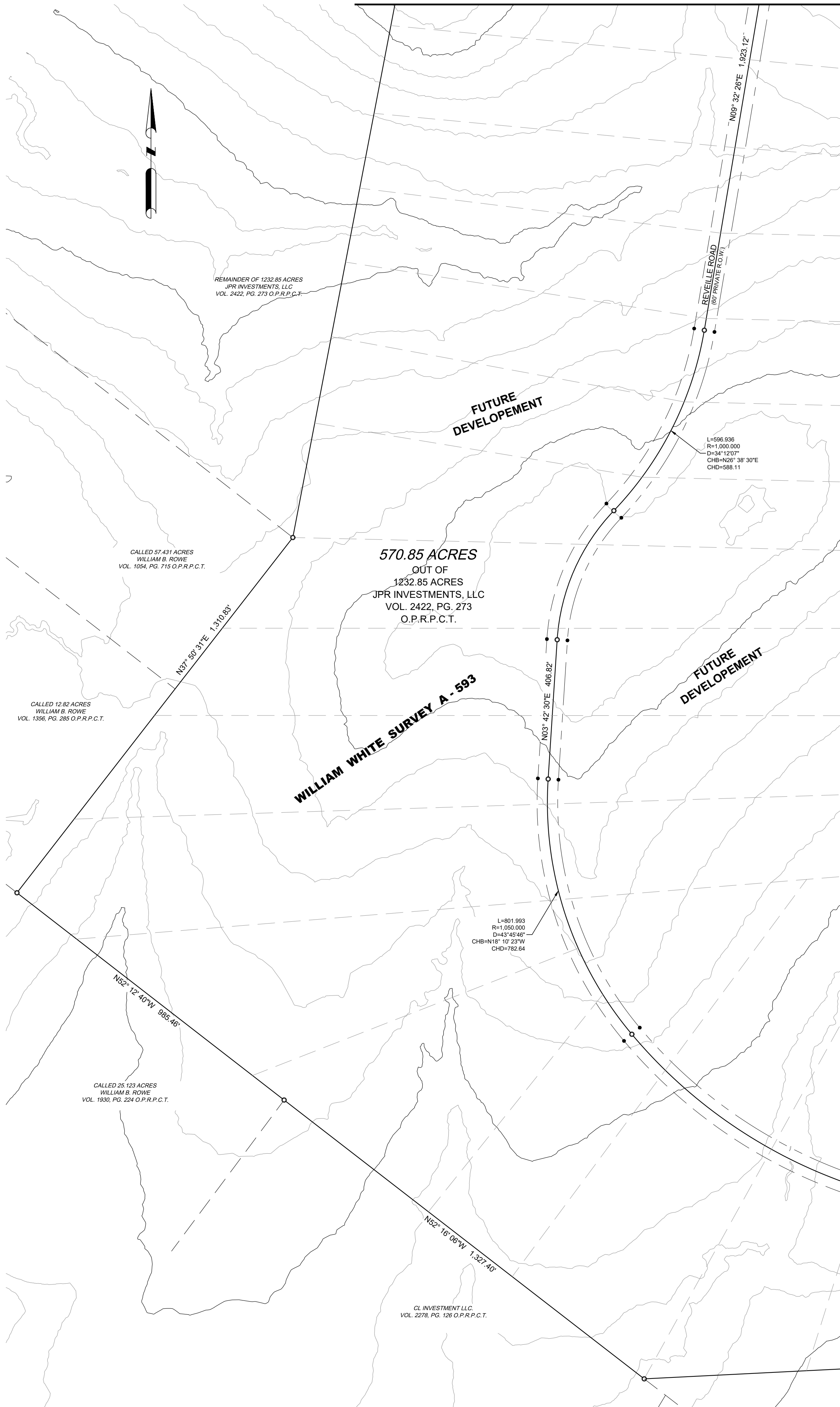
VICINITY MAP  
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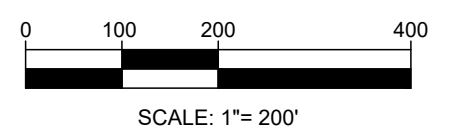
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1202 W CHURCH STREET  
LIVINGSTON, TX 77351

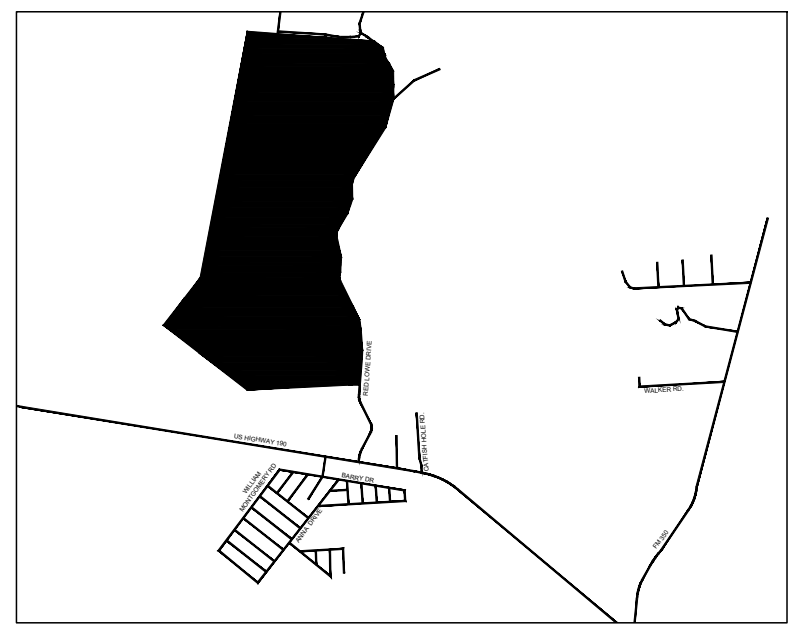
SURVEYOR

PRIME ENERGY SERVICES  
FIRM REGISTRATION NO. 10194092  
654 N SAM HOUSTON PKWY E, STE. 300  
HOUSTON, TX 77060

# ROLLING PINES SEC. 3 BLOCKS 1 & 2

**PERLIMINARY**

BEING A SUBDIVISION OF 117.01 ACRES SITUATED  
IN THE WILLIAM WHITE SURVEY, A-593  
POLK COUNTY, TEXAS  
CONTAINING  
16 RESIDENTIAL LOTS 2 BLOCK



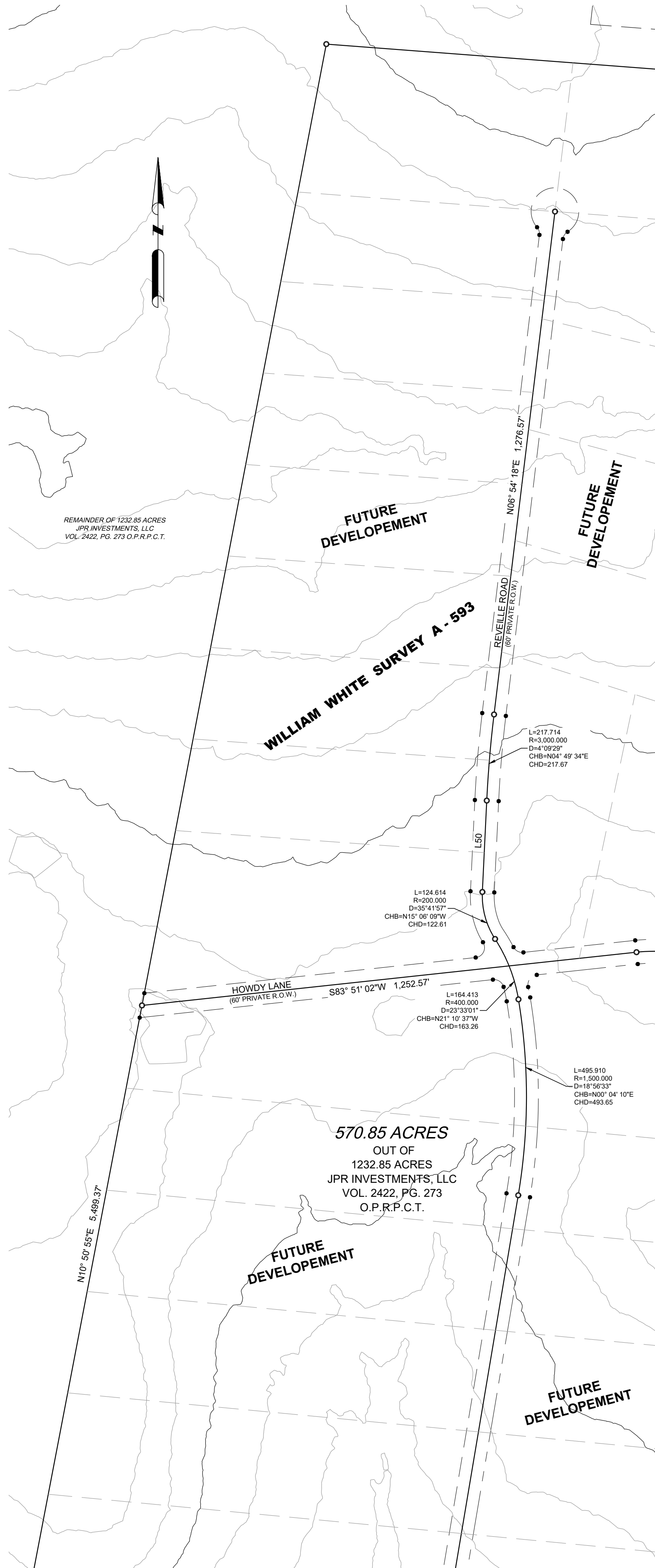
VICINITY MAP  
NOT TO SCALE

## ABBREVIATIONS

B.L. = BUILDING LINE  
U.E. = UTILITY EASEMENT  
O.P.R.P.C.T. = OFFICIAL PUBLIC RECORDS POLK COUNTY TEXAS  
P.R.P.C.T. = PLAT RECORDS POLK COUNTY TEXAS  
D.R.P.C.T. = DEED RECORDS POLK COUNTY TEXAS  
VOL. = VOLUME  
PG. = PAGE  
FND. = FOUND  
I.R. = IRON ROD  
I.P. = IRON PIPE

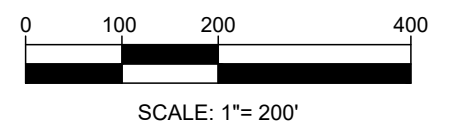
## LEGEND

- = 5/8" IRON ROD WITH CAP SET (LOT CORNER)
- = 5/8" IRON ROD WITH CAP SET (REFERENCE ROD)
- ⊙ = FOUND MONUMENT



## NOTES:

1. THE COORDINATES SHOWN HEREON ARE TEXAS CENTRAL ZONE NO. 4203 STATE PLANE GRID COORDINATES (NAD83) AND MAY BE BROUGHT TO SURFACE BY DIVIDING THE FOLLOWING COMBINED SCALE FACTOR: 0.999884205231.
2. THE FEDERAL EMERGENCY MANAGEMENT AGENCY'S FLOOD INSURANCE RATE MAP FOR POLK COUNTY, TEXAS AND INCORPORATED AREAS, COMMUNITY NO. 480526, DATED SEPTEMBER 3, 2010, INDICATES THAT THIS TRACT IS WITHIN ZONE "X" UNSHADED, AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN, AS SHOWN ON MAP AND PANEL NO.'s 48373C0455C & 48373C0325C.
3. UNLESS OTHERWISE NOTED, 5/8-INCH IRON ROD WITH CAP STAMPED "PRIME 10194092" WHERE SET FOR CORNERS AND REFERENCES.
4. THIS PROPERTY IS NOT LOCATED WITHIN THE MUNICIPAL LIMITS OR ETJ BOUNDARIES OF ANY COMMUNITY.
5. NO MORE THAN ONE (1) SINGLE FAMILY DETACHED DWELLING SHALL BE LOCATED ON EACH LOT.
6. ELECTRICAL SERVICE WILL BE PROVIDED TO THIS SUBDIVISION BY SAM HOUSTON ELECTRIC CO-OPERATIVE
7. WATER WILL BE PROVIDED TO THIS SUBDIVISION BY TEMPE WATER SUPPLY CORPORATION.
8. THERE IS NO EVIDENCE OF ACTIVE OR UNUSED WELLS ON PROPERTY.



OWNER

JPR INVESTMENTS, LLC  
1202 W CHURCH STREET  
LIVINGSTON, TX 77351

SURVEYOR

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