

THE STATE OF TEXAS §
§
COUNTY OF POLK §

ROLLING PINES SEC. 3 BLOCK 3

BEING A SUBDIVISION OF 390.64 ACRES SITUATED
IN THE WILLIAM WHITE SURVEY, A-593
POLK COUNTY, TEXAS
CONTAINING
75 RESIDENTIAL LOTS 1 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 A 390.64 ACRE TRACT OF LAND BEING PART OF 1,232.85 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** 390.64 ACRES OF LAND OUT OF SAID WILLIAM WHITE SURVEY, A-593, TO BE KNOWN AS THE ROLLING PINES SEC. 3, BLOCK 3 SUBDIVISION 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') 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.

FURTHER, JPR INVESTMENTS, LLC DOES HEREBY DEDICATE FOR PUBLIC STREET PURPOSES A STRIP OF LAND THIRTY (30') FEET WIDE ON THE WEST SIDE OF THE CENTERLINE OF RED LOWE ROAD AS SHOWN HEREON.

IN APPROVING THIS PLAT BY THE COMMISSIONERS COURT OF POLK COUNTY, TEXAS, IT IS UNDERSTOOD THAT HOWDY LANE AND REVELLE ROAD 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 §
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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.

THE STATE OF TEXAS §
§
COUNTY OF POLK §

NOTARY PUBLIC IN AND FOR
THE STATE OF TEXAS

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 _____, 20____, AT _____ O'CLOCK ____M., AND DULY RECORDED ON THE _____ DAY OF _____, A.D., 20____, 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.

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. 48373C0455C.
- 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.
- THE MINIMUM FINISHED FLOOR ELEVATIONS (FFES) SHOWN ON THE PLAT ARE A MINIMUM OF 2.0 FT ABOVE THE MAXIMUM BASE FLOOD ELEVATION (BFE) FOR EACH LOT AS DETERMINED FROM THE FEMA ESTIMATED BASE FLOOD ELEVATION DATA LOCATED AT [HTTPS://WEBAPPS.USGS.GOV/INFRM/ESTBFE](https://webapps.usgs.gov/infrm/estbfe).
- THE MINIMUM DRIVEWAY CULVERT SIZE FOR LOTS 40, 59, 60 AND 61 SHALL BE 24" DIAMETER. THE MINIMUM DRIVEWAY CULVERT SIZE FOR ALL OTHER LOTS SHALL BE 18" DIAMETER.
- THERE IS NO EVIDENCE OF ACTIVE OR UNUSED WELLS ON PROPERTY.

THE STATE OF TEXAS §
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COUNTY OF POLK §

APPROVED BY THE COMMISSIONERS' COURT OF POLK COUNTY, TEXAS THIS THE _____ DAY OF _____, A.D., 2022.

GUYLENE R. ROBERTSON
COMMISSIONER, PRECINCT #1
POLK COUNTY, TEXAS

RONNIE VINCENT
COMMISSIONER, PRECINCT #2
POLK COUNTY, TEXAS

SYDNEY MURPHY
COUNTY JUDGE
POLK COUNTY, TEXAS

MILTON PURVIS
COMMISSIONER, PRECINCT #3
POLK COUNTY, TEXAS

TOMMY OVERSTREET
COMMISSIONER, PRECINCT #4
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 SEC. 3, SAID LIEN BEING EVIDENCED BY INSTRUMENT OF RECORD IN VOLUME 2422, PAGE 284 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.

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 §
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COUNTY OF POLK §

KNOW ALL MEN BY THESE PRESENTS, THAT I, WILLIAM LEONARD FAIRBANKS, A REGISTERED PROFESSIONAL ENGINEER IN THE STATE OF TEXAS, HEREBY CERTIFY THAT THIS PLAT COMPLIES WITH THE ENGINEERING RELATED REQUIREMENTS OF THE POLK COUNTY SUBDIVISION REGULATIONS.

LEN FAIRBANKS
REGISTERED PROFESSIONAL ENGINEER
LICENSE NO. 64662

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. _____

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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 _____, 2021, 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.

SCHELANA HOCK, COUNTY CLERK
POLK COUNTY, TEXAS

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

ENGINEER

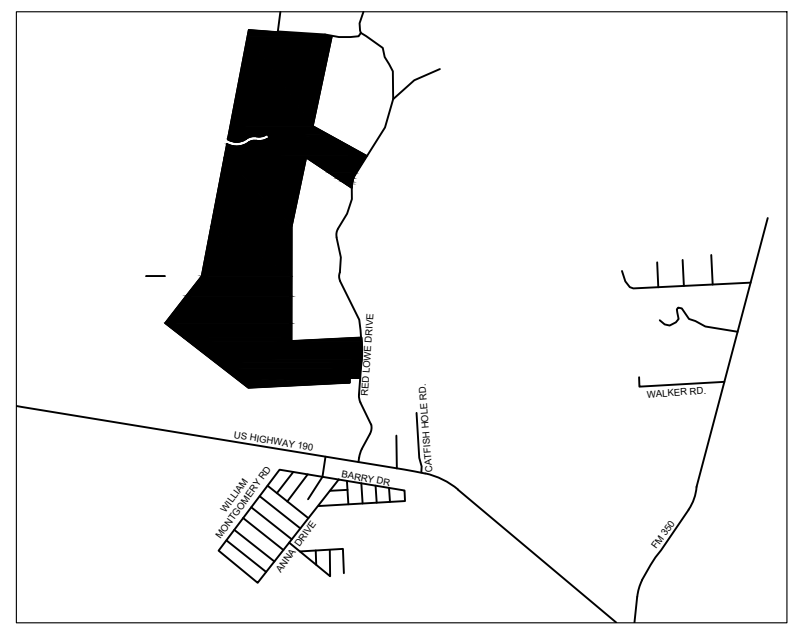
FAIRBANKS & ASSOCIATES
FIRM REGISTRATION NO. 11908
677 GREER ROAD
LIVINGSTON, TX 77351



ROLLING PINES SEC. 3 BLOCK 3

BEING A SUBDIVISION OF 390.64 ACRES SITUATED
IN THE WILLIAM WHITE SURVEY, A-593
POLK COUNTY, TEXAS
CONTAINING
75 RESIDENTIAL LOTS 1 BLOCK

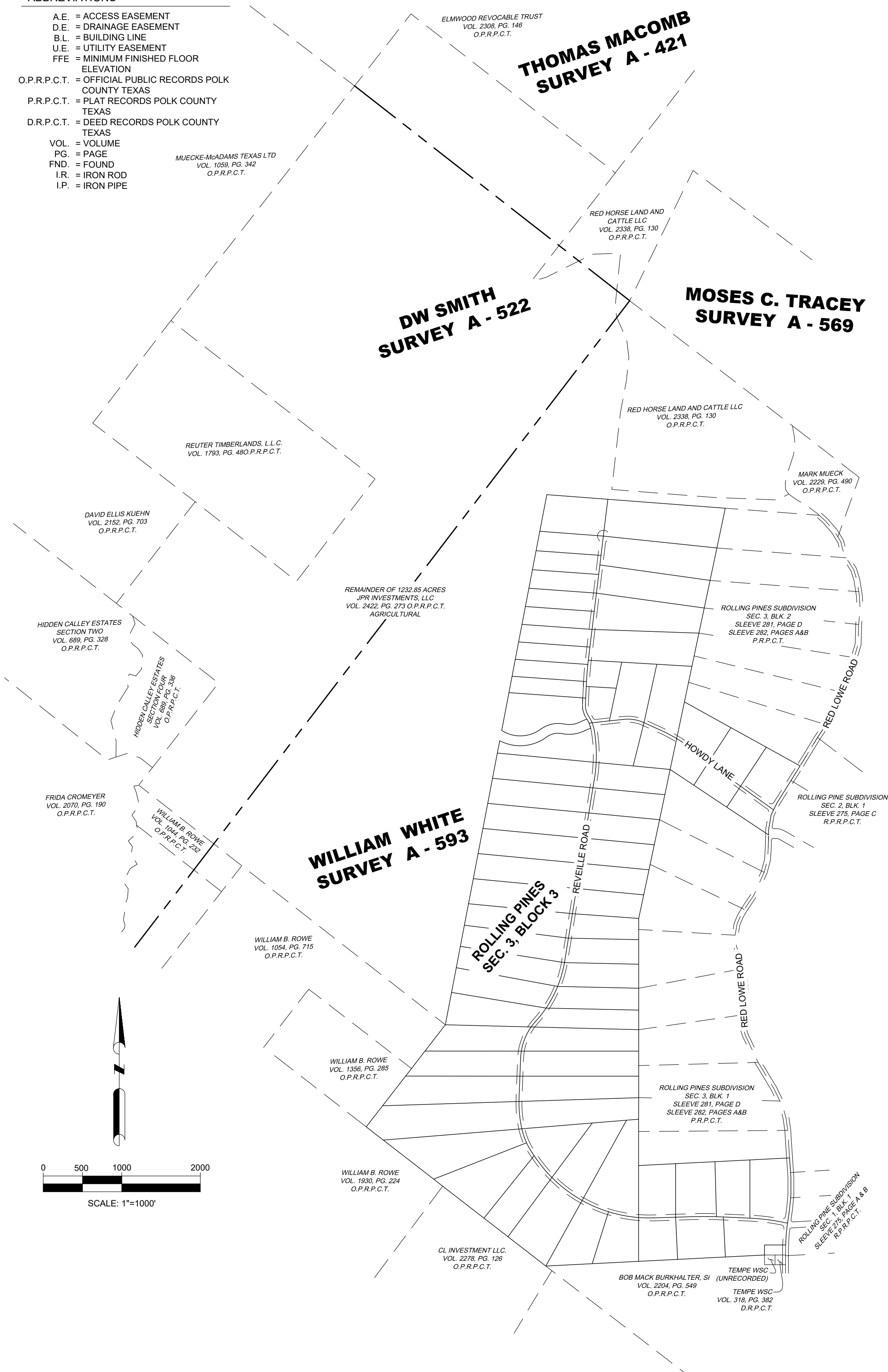
DECEMBER 2022



VICINITY MAP
NOT TO SCALE

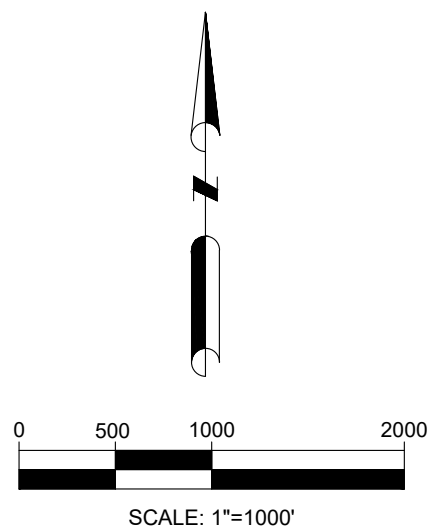
ABBREVIATIONS

- A.E. = ACCESS EASEMENT
- D.E. = DRAINAGE EASEMENT
- B.L. = BUILDING LINE
- U.E. = UTILITY EASEMENT
- FFE = MINIMUM FINISHED FLOOR ELEVATION
- 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



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. 48373C0455C.
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.
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THOMAS A. DUNN
REGISTERED PROFESSIONAL
LAND SURVEYOR
LICENSE NO. 6561

OWNER
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1202 W CHURCH STREET
LIVINGSTON, TX 77351

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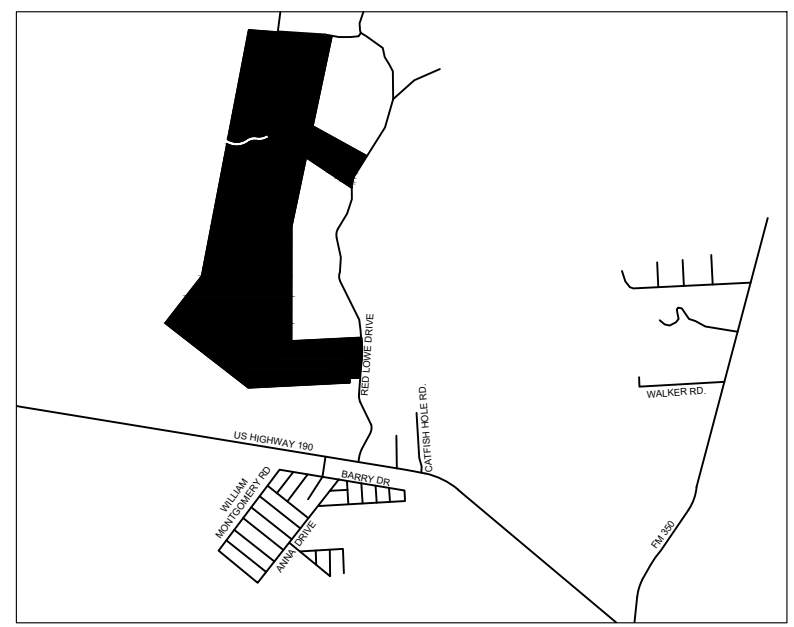
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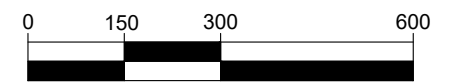
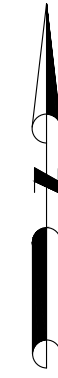
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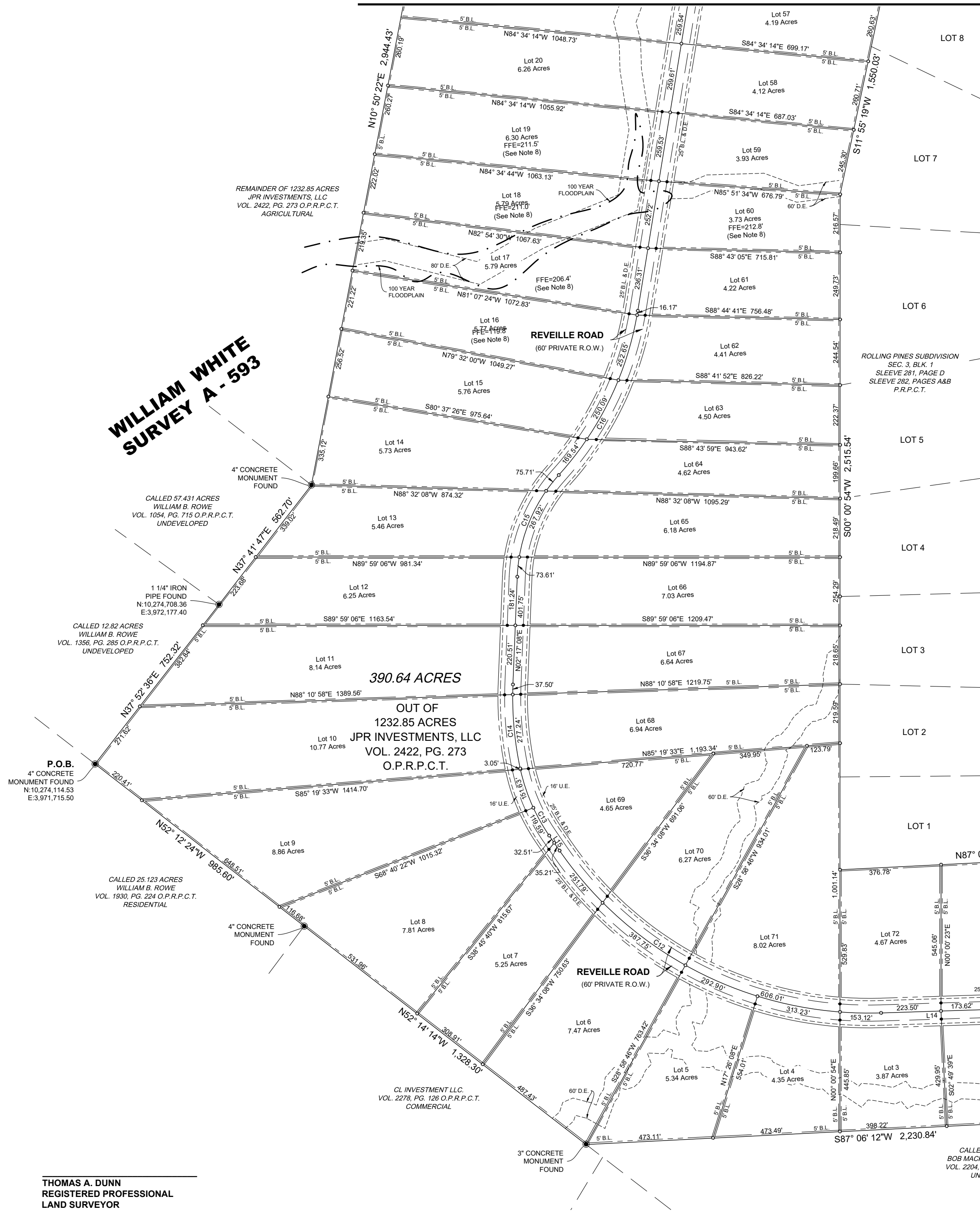


VICINITY MAP
NOT TO SCALE



SCALE: 1"=300'

MATCHLINE (SEE PAGE 3)



Curve Table					Line Table		
Curve #	Length	Radius	Delta	Chord Bearing	Chord Dist.	Line #	Direction
C1	503.94'	450.00'	64°09'49"	N85°37'08"E	478.02'	L1	48.56' S31°32'15"W
C2	188.46'	200.00'	48°15'37"	N77°40'02"E	163.52'	L2	393.58' S32°04'15"W
C3	240.48'	350.00'	39°22'04"	N82°06'49"E	235.78'	L3	135.79' S26°17'15"W
C4	61.46'	300.00'	11°44'14"	N68°17'54"E	61.35'	L4	149.09' S09°47'15"W
C5	100.82'	370.00'	15°36'43"	N22°28'24"W	100.51'	L5	59.04' S01°18'15"W
C6	70.32'	400.00'	10°04'20"	S67°27'57"W	70.23'	L6	199.48' S03°52'02"E
C7	171.77'	250.00'	39°22'04"	S82°06'49"W	168.41'	L7	178.70' S00°05'34"W
C8	252.69'	300.00'	48°15'37"	S77°40'02"W	245.29'	L8	136.49' S05°19'34"W
C9	422.71'	350.00'	69°11'54"	S88°08'10"W	397.48'	L9	175.67' S07°58'18"W
C10	420.86'	2,188.46'	11°01'06"	N82°49'00"W	420.21'	L10	99.42' S06°39'34"W
C11	278.68'	3,641.49'	4°23'05"	N89°38'39"W	278.61'	L11	100.05' S02°30'34"W
C12	1398.78'	1,400.00'	57°14'45"	N63°12'49"W	1341.32'	L12	215.21' N89°59'20"W
C13	274.27'	700.00'	22°26'58"	N23°21'57"W	272.52'	L13	101.85' S00°05'13"E
C14	314.74'	1,250.00'	14°25'36"	N04°55'40"W	313.91'	L14	397.12' S88°09'48"W
C15	417.24'	600.00'	39°50'38"	N22°12'27"E	408.89'	L15	67.72' N34°35'27"W
C16	688.44'	1,200.00'	32°52'15"	N25°41'39"E	679.04'	L16	234.17' N02°44'51"E
C17	488.53'	1,500.00'	18°39'38"	N00°04'17"W	486.38'	L17	1273.04' N06°54'50"E
C18	164.41'	400.00'	23°33'01"	N21°10'37"W	163.26'	L18	561.98' N54°16'10"W
C19	124.61'	200.00'	35°41'57"	N15°06'09"W	122.61'	L19	194.29' N51°26'56"W
C20	217.68'	3,000.00'	4°09'26"	N04°49'55"E	217.63'	L20	186.49' N65°35'09"W
C21	258.43'	5,250.00'	2°49'13"	N52°51'33"W	258.40'	L21	354.05' S83°51'02"W
C22	394.79'	1,600.00'	14°08'14"	N58°31'04"W	393.79'		
C23	213.37'	400.00'	30°33'47"	N80°52'04"W	210.85'		

Lot No.	Min FF Elev.
16	199.8'
17	206.4'
18	211.0'
19	211.5'
60	212.8'

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LEGEND

- = 5/8" IRON ROD WITH CAP SET (LOT CORNER)
- = 5/8" IRON ROD WITH CAP SET (REFERENCE ROD)
- ⊙ = 5/8" CAPPED IRON ROD STAMPED "PRIME 10194092" FOUND (UNLESS OTHERWISE NOTED)

ROAD RIGHT-OF-WAY TABLE		
STREET NAME	LENGTH	AREA
REVILLE ROAD	9,283'	12.98 ACRES
HOWDY LANE	2,071'	2.87 ACRES
RED LOWE ROAD	1,676'	1.15 ACRES

THOMAS A. DUNN
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