

THE STATE OF TEXAS §
COUNTY OF POLK §

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 174.26 ACRES OF LAND OUT OF THE O. P. HURT SURVEY, A-283 AND WILLIAM WHITE SURVEY, A-593, IN POLK COUNTY, TEXAS, AS CONVEYED TO IT BY DEED DATED AUGUST 27, 2022 AND RECORDED IN VOLUME 2359, PAGE 475, REAL PROPERTY RECORDS OF POLK COUNTY, DOES HEREBY SUBDIVIDE 51.02 ACRES OF LAND OUT OF SAID O. P. HURT SURVEY, A-283 AND 121.25 ACRES OF LAND OUT OF SAID WILLIAM WHITE SURVEY, A-593, TO BE KNOWN AS THE ROLLING PINES SUBDIVISION, SECTION 2, BLOCK 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 §

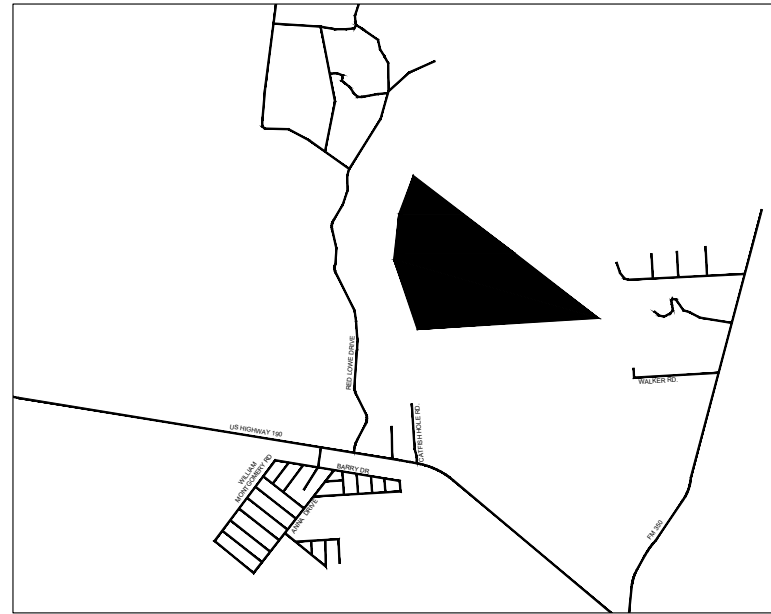
I, SCHELANA HOCK, COUNTY CLERK OF POLK COUNTY, TEXAS, DO HEREBY CERTIFY THAT ON THE _____ DAY OF _____, A.D., 2022, THE COMMISSIONERS COURT OF POLK COUNTY, TEXAS, PASSED AN ORDER AUTHORIZING THE FILING FOR RECORD OF THIS PLAT, AND SAID ORDER HAS BEEN DULY ENTERED IN THE MINUTES OF THE SAID COURT IN BOOK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

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

SCHELANA HOCK, COUNTY CLERK POLK COUNTY, TEXAS

ROLLING PINES SEC. 2 BLOCK 2

BEING A SUBDIVISION OF 174.27 ACRES SITUATED IN THE WILLIAM WHITE SURVEY, A-593 & O.P. HURT SURVEY, A-283 POLK COUNTY, TEXAS CONTAINING 40 RESIDENTIAL LOTS 1 BLOCK



VICINITY MAP
NOT TO SCALE

THE STATE OF TEXAS §
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, 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:

- 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" UNSHADDED, 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 "PES 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. ALL DRIVEWAY CULVERTS SHALL BE A MINIMUM OF 18" IN DIAMETER.
- 9. 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 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. _____

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.

ENGINEER

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

OWNER

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

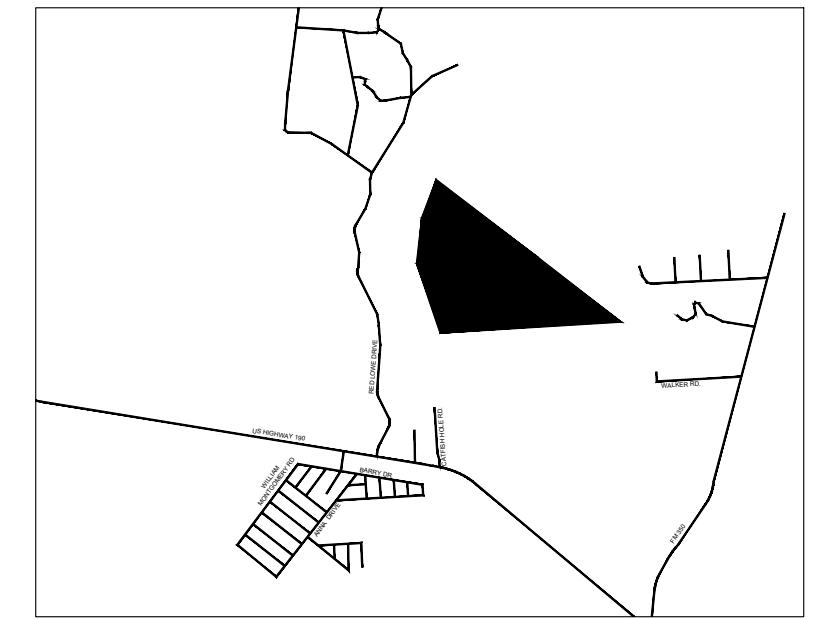
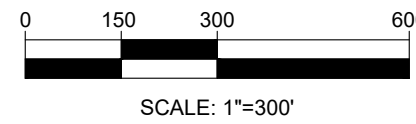
SURVEYOR

PRIME ENERGY SERVICES
FIRM REGISTRATION NO. 10194092
450 GEARS RD., STE. 500
HOUSTON, TX 77067



ROLLING PINES SEC. 2 BLOCK 2

BEING A SUBDIVISION OF 174.27 ACRES SITUATED
IN THE WILLIAM WHITE SURVEY, A-593
& O.P. HURT SURVEY, A-283
POLK COUNTY, TEXAS
CONTAINING
40 RESIDENTIAL LOTS 1 BLOCK



VICINITY MAP
NOT TO SCALE

METES AND BOUNDS DESCRIPTION OF 174.27 ACRES

BEING A TRACT OF LAND CONTAINING 174.27 ACRES, LOCATED IN THE O. P. HURT SURVEY, A-283 AND THE WILLIAM WHITE SURVEY, A-593, IN POLK COUNTY, TEXAS, AND BEING A PORTION OF A CALLED 220.046 ACRE TRACT OF LAND RECORDED IN THE NAME OF JPR INVESTMENTS LLC UNDER VOLUME (VOL.) 2359, PAGE (PG.) 475 OF THE OFFICIAL PUBLIC RECORDS OF POLK COUNTY, TEXAS (O.P.R.P.C.T.); SAID 174.27 ACRE TRACT BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS (ALL BEARING REFERENCES TO THE TEXAS COORDINATE SYSTEM OF 1983, CENTRAL ZONE):

BEGINNING, AT A 5/8-INCH CAPPED IRON ROD STAMPED "PES 10194092" FOUND ON THE SOUTHWEST LINE OF A CALLED 353.239 ACRE TRACT RECORDED IN THE NAME OF HOBSON EUGENE PARRISH AND VERNA JONE PARRISH UNDER VOL. 1673, PG. 861 O.P.R.P.C.T., FOR THE NORTHEAST CORNER OF THE ROLLING PINES SUBDIVISION, SECTION 2, BLOCK 1 RECORDED IN SLEEVE 275, PAGE C OF THE REAL PUBLIC RECORDS OF POLK COUNTY, TEXAS (R.P.R.P.C.T.) AND THE NORTH CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE, SOUTH 52° 34' 39" EAST, ALONG THE LINE COMMON WITH SAID 220.046 ACRE TRACT AND SAID 353.239 ACRE TRACT, A DISTANCE OF 2,814.43 FEET TO A CONCRETE MONUMENT FOUND FOR THE SOUTH CORNER OF SAID 353.239 ACRE TRACT, THE WEST CORNER OF A CALLED 52.71 ACRE TRACT RECORDED IN THE NAME OF EUGENE PARRISH AND WIFE, VERNA J. PARRISH UNDER VOL. 885, PG. 273 O.P.R.P.C.T.;

THENCE, SOUTH 52° 11' 39" EAST, ALONG THE LINE COMMON WITH SAID 220.046 ACRE TRACT AND SAID 52.71 ACRE TRACT, A DISTANCE OF 2,294.22 FEET TO A CONCRETE MONUMENT FOUND ON THE NORTH LINE OF THE ROLLING PINES SUBDIVISION, SECTION 1 RECORDED UNDER SLEEVE 275, PAGE A & B, R.P.R.P.C.T. AND THE SOUTHEAST CORNER OF SAID 220.046 ACRE TRACT;

THENCE, SOUTH 86° 29' 34" WEST, ALONG THE LINE COMMON WITH SAID 220.046 ACRE TRACT AND SAID ROLLING PINES, SECTION 1, A DISTANCE OF 3,965.14 FEET TO A 5/8-INCH CAPPED IRON ROD STAMPED "DUNN 6561" FOR THE SOUTHWEST CORNER OF SAID ROLLING PINES SUBDIVISION, SECTION 2, BLOCK 1 AND THE SOUTHWEST OF THE HEREIN DESCRIBED TRACT;

THENCE, ALONG THE EAST LINE OF SAID ROLLING PINES SUBDIVISION, SECTION 2, BLOCK 1 THE FOLLOWING THREE (3) COURSES:

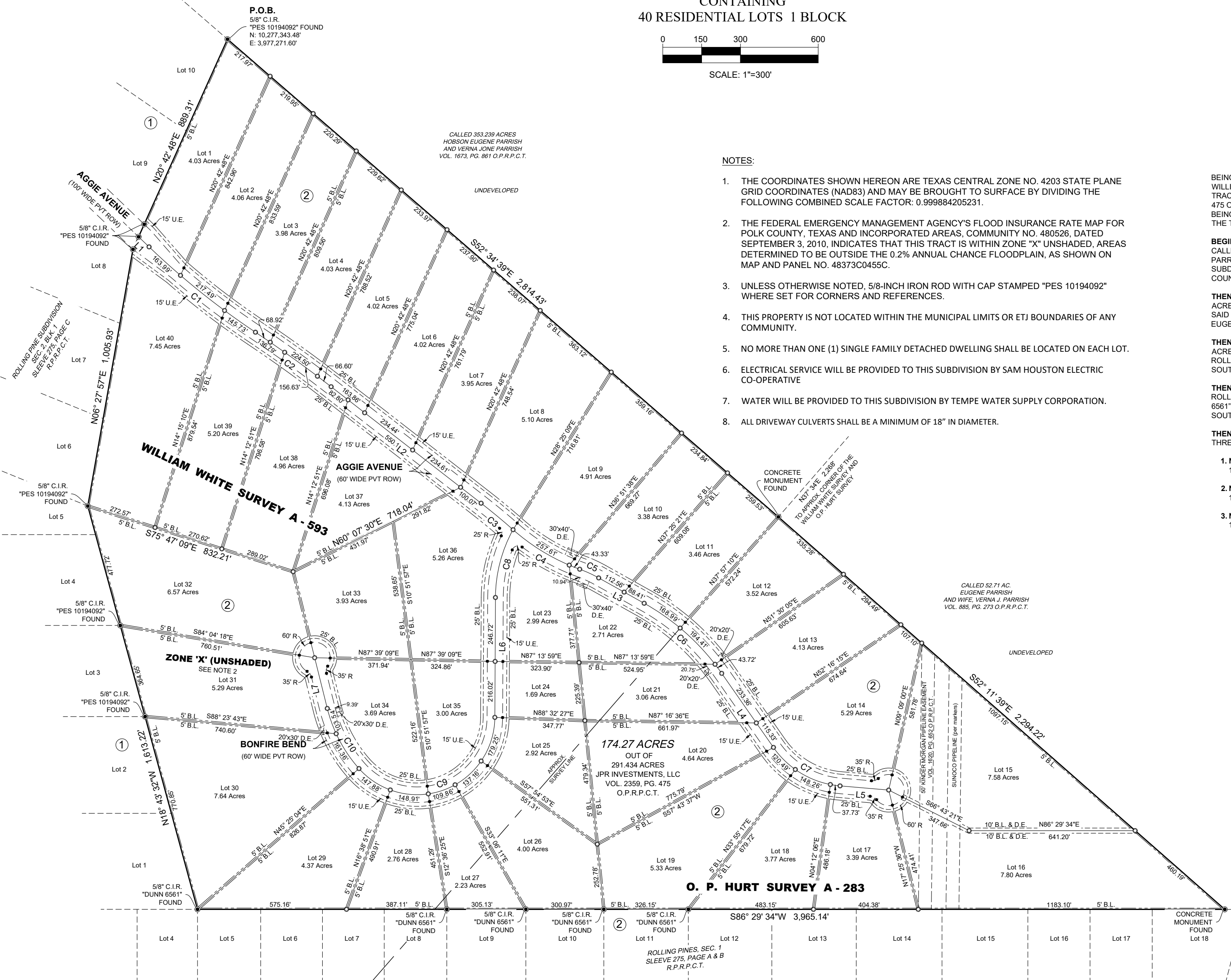
- 1. NORTH 18° 43' 32" WEST**, A DISTANCE OF 1,613.22 FEET A 5/8-INCH CAPPED IRON ROD STAMPED "PES 10194092" FOUND;
- 2. NORTH 06° 27' 57" EAST**, A DISTANCE OF 1,005.93 FEET A 5/8-INCH CAPPED IRON ROD STAMPED "PES 10194092" FOUND
- 3. NORTH 20° 42' 48" EAST**, A DISTANCE OF 889.31 FEET TO THE POINT OF BEGINNING AND CONTAINING THE 174.27 ACRES OF LAND.

NOTES:

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- 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.
- ALL DRIVEWAY CULVERTS SHALL BE A MINIMUM OF 18" IN DIAMETER.

Line #	Length	Direction
L1	56.04'	S49°44'08"E
L2	732.98'	S55°40'44"E
L3	200.96'	S64°21'31"E
L4	348.69'	S38°26'27"E
L5	188.37'	S88°36'46"E
L6	462.73'	S03°12'09"E
L7	201.65'	N17°30'51"W

Curve #	Length	Radius	Delta	Chord Bearing	Chord Dist.
C1	527.20'	3,000.00'	10°04'08"	S54°46'12"E	526.52'
C2	360.01'	5,000.00'	4°07'31"	S57°44'30"E	359.93'
C3	160.22'	2,548.39'	3°36'08"	S53°50'34"E	160.19'
C4	300.94'	800.00'	21°33'11"	S62°49'06"E	299.17'
C5	80.60'	500.00'	9°14'10"	S68°58'36"E	80.51'
C6	407.12'	900.00'	25°55'05"	S51°23'59"E	403.66'
C7	306.48'	350.00'	50°10'19"	S63°31'36"E	296.78'
C8	273.22'	550.00'	28°27'44"	S11°01'43"W	270.42'
C9	723.05'	300.00'	138°05'31"	S65°50'37"W	560.32'
C10	264.90'	550.06'	27°35'35"	N31°18'44"W	262.35'



LEGEND

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

ABBREVIATIONS

- B.L. = BUILDING LINE
- U.E. = UTILITY EASEMENT
- D.E. = DRAINAGE 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
- P.O.B. = POINT OF BEGINNING
- VOL. = VOLUME
- PG. = PAGE
- FND. = FOUND
- I.R. = IRON ROD
- I.P. = IRON PIPE

ROAD RIGHT-OF-WAY TABLE

STREET NAME	LENGTH	AREA
AGGIE AVENUE	3,670'	5.34 ACRES
BONFIRE BEND	1,926'	2.80 ACRES

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

OWNER
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1202 W CHURCH STREET
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SURVEYOR
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