

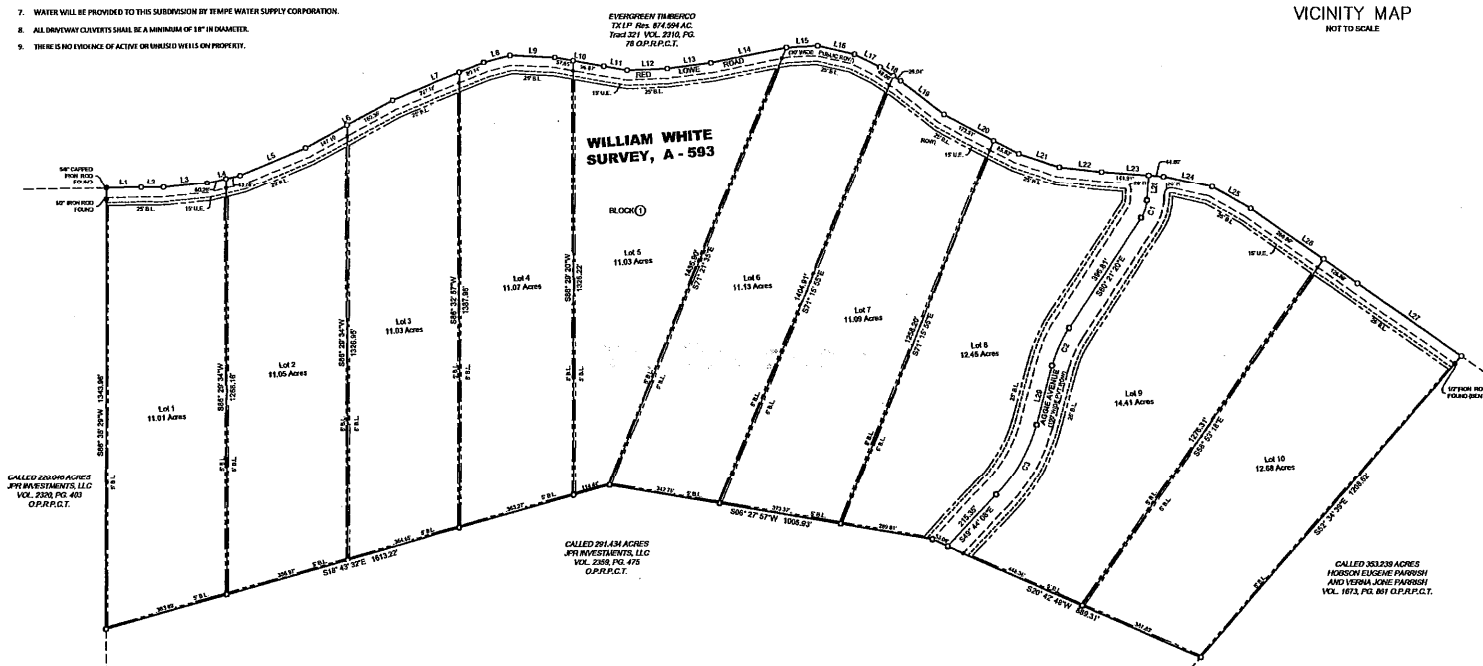
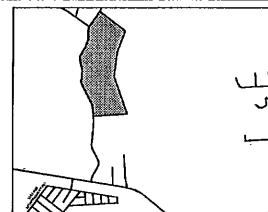
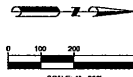
**NOTES:**

1. THE COORDINATES SHOWN HEREON ARE TEXAS CENTRAL ZONE NO. 4203 STATE PLANE GRID COORDINATES (RADARS) AND MAY BE BROUGHT TO SURFACE BY DIVIDING THE FOLLOWING COMBINED SCALE FACTOR, 0.99984435231.
2. THE FEDERAL EMERGENCY MANAGEMENT AGENCY'S FLOOD INSURANCE RATE MAP FOR POLK COUNTY, TEXAS AND INCORPORATED AREAS, COMMUNITY NO. 48928, DATED SEPTEMBER 1, 2010, INDICATES THAT THIS TRACT IS WITHIN ZONE "X" (HIGH RISK AREAS DETERMINED TO BE OUTSIDE THE 1% ANNUAL CHANCE FLOODPLAIN, AS SHOWN ON MAP AND PANEL NO. 4873C0495C.
3. UNLESS OTHERWISE NOTED, 5/8" IRON ROD WITH CAP STAMPED "TRIME 10104092" WHERE SET FOR CORNERS AND REFERENCES.
4. THIS PROPERTY IS NOT LOCATED WITHIN THE METROPOLIS LIMITS OR CITY 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 DRAINWAY CURBS SHALL BE A MINIMUM OF 18" IN DIAMETER.
9. THERE IS NO EVIDENCE OF ACTIVE OR UNRIGID WELLS ON PROPERTY.

## ROLLING PINES SEC. 2

BEING A SUBDIVISION OF 116.97 ACRES SITUATED  
IN THE WILLIAM WHITE SURVEY, A-593  
POLK COUNTY, TEXAS  
CONTAINING  
10 RESIDENTIAL LOTS 1 BLOCK

SEPTEMBER 2021



**ABBREVIATIONS**

**LEGEND**

- B.L. = BUILDING LINE
- U.E. = UTILITY EASEMENT
- O.P.R.P.C.T. = OFFICIAL PLAT 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
- FIG. = FIGURE
- LR = IRON ROD
- LRP = IRON PIPE

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

Line #	Length	Direction
L1	106.20	N03°57'45"W
L2	68.59	N02°48'45"W
L3	134.80	N08°30'45"W
L4	104.64	N10°14'45"W
L5	216.20	N25°54'45"W
L6	307.40	N31°05'45"W
L7	307.22	N25°11'44"W
L8	83.79	N17°39'45"W
L9	136.85	N00°27'45"W
L10	154.62	N07°11'16"E
L11	73.65	N06°31'16"E

Line #	Length	Direction
L12	122.49	N00°18'45"W
L13	134.61	N10°20'45"W
L14	200.89	N14°44'45"W
L15	64.49	N00°00'45"W
L16	118.46	N09°54'16"E
L17	88.96	N23°16'15"E
L18	77.04	N09°59'16"E
L19	170.37	N34°00'15"E
L20	258.14	N24°17'15"E
L21	130.12	N15°18'15"E
L22	127.87	N03°31'15"E

Line #	Length	Direction
L23	186.61	N01°18'15"E
L24	149.00	N09°47'15"E
L25	104.70	N08°17'15"E
L26	393.68	N32°04'15"E
L27	387.61	N31°22'15"E
L28	78.83	S89°49'46"E
L29	184.46	S78°22'31"E

Curve #	Length	Radius	Delta	Chord Bearing	Chord Dist.
C1	58.09	110.00	29°28'27"	S19°02'31"E	58.96
C2	125.87	480.00	18°01'11"	S69°21'56"E	128.28
C3	249.87	960.00	28°38'22"	S68°07'20"E	247.24

**ENGINEER**  
FARRIS & ASSOCIATES  
FIRM REGISTRATION NO. 11908  
87 GREER ROAD  
LIVINGSTON, TX 77351

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

**SURVEYOR**  
PRIME ENERGY SERVICES  
FIRM REGISTRATION NO. 10104092  
654 N SAN HOUSTON HWY E, STE. 300  
HOUSTON, TX 77060

