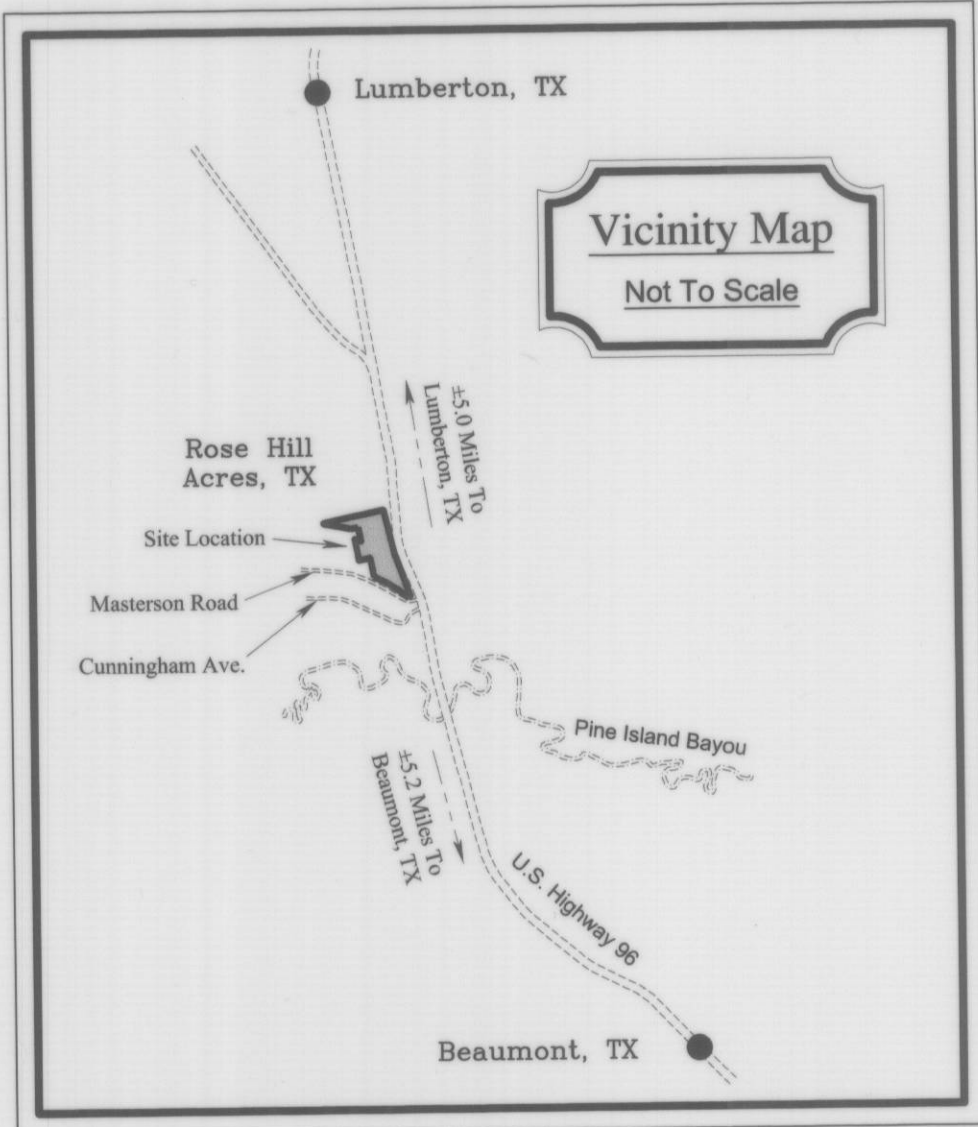


Shine & Johnston, Inc.
P.O. Box 391
Silsbee, Texas 77656
Ph# (409) 385 - 5266
Fax# (409) 385 - 0936

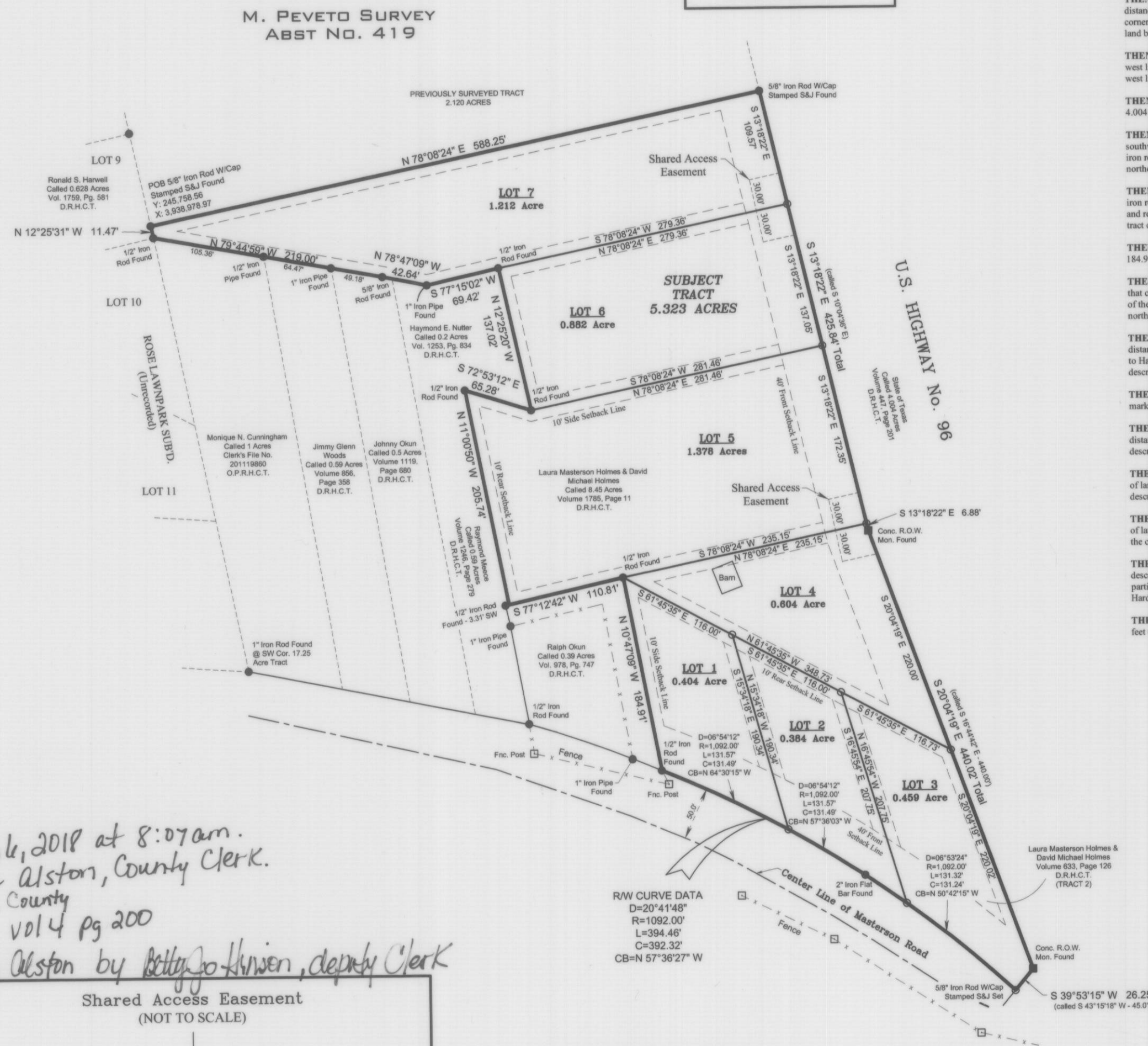
File name: 170501-1 Boundary SRB/ERP
Plot date: 02/23/18
Hardin County, Texas



THIS PROPERTY IS LOCATED IN "FLOOD ZONE X" (AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN) AS INDICATED ON THE FEMA FLOOD INSURANCE RATE MAP PANEL 48199C0530F AND DATED OCTOBER 6, 2010.
THE UNDERSIGNED SURVEYOR DOES NOT WARRANT OR SUBSCRIBE TO THE ACCURACY OR SCALE OF FLOOD ZONE INFORMATION SHOWN OR STATED HEREON WHICH IS DERIVED FROM THE ABOVE REFERENCED RATE MAP.

LEGEND
O= SET 5/8" IRON ROD WITH CAP STAMPED "S & J, INC." UNLESS OTHERWISE NOTED

NOTE:
THIS SURVEY WAS PERFORMED WITHOUT THE BENEFIT OF A TITLE COMMITMENT.



STATE OF TEXAS §
COUNTY OF HARDIN §
5.323 Acres

Field notes describing a 5.323 acre residual tract of land, being a part of a called 8.45 acre tract of land being more particularly described in a deed from Donna Masterson to Dorothy Masterson Holmes and recorded in Volume 1785, Page 11 of the Deed Records of Hardin County, Texas.

NOTE: All the horizontal control is referred to the Texas Plane Coordinate System, Lambert Projection, Central Zone, NAD 27 Datum. All bearings, distances and acreages are grid. The theta correction at a 1/2 inch iron rod found at the southwest corner of a 1.899 acre tract of land on the previous survey of 2.120 acre tract is + 03°09'45" and the scale factor is 0.999979838.

BEGINNING at a 5/8 inch iron rod with cap stamped S&J found at the southwest corner of a called 2.120 acre tract of land surveyed by Shine & Johnston, Inc. on March 5, 2013, said tract also being out of the said 8.45 acre tract and being in the east line of a called 0.628 acre tract of land being more particularly described in a deed to Ronald S. Harwell and recorded in Volume 1759, Page 581 of the Deed Records of Hardin County, Texas. Said POINT OF BEGINNING has a Texas State Plane Coordinate of Y: 245,758.56 and X: 3,938,978.97.

THENCE N 78°08'24" E along and with the south line of said 2.120 acre tract of land and the north line of the herein described tract for a distance of 588.25 feet to a 5/8 inch iron rod with cap stamped S&J found at the southeast corner of said 2.120 acre tract of land, and the northeast corner of the herein described tract and being in the west right of way of US Highway 69 and being in the west line of a called 4.004 acre tract of land being described in a deed to The State of Texas and recorded in Volume 447, Page 201 of the Deed Records of Hardin County, Texas.

THENCE S 13°18'22" E (Called S 10°04'36" E) along and with the said west right of way line of US Highway 69 also being along and with the west line of said 4.004 acre tract of land for a distance of 425.84 feet to a concrete right of way monument found marking an angle point in the west line of said right of way of US Highway 69 and the west line of the said 4.004 acre tract and the east line of the herein described tract of land.

THENCE S 20°04'19" E (Called S 16°44'42" E) along and with the west line of said right of way of US Highway 69 and the west line of said 4.004 acre tract of land and the east line of the herein described tract of land for a distance of 440.02 feet (Called 440.0').

THENCE S 39°53'15" W (Called S 43°15'18" W) along and with the southwest line of said 4.004 acre tract of land also being along and with the southwest right of way line of US Highway 69 and the southeast line of the herein described tract of land for a distance of 26.25 feet to a 5/8 inch iron rod set stamped "S&J" in the southerly line of the said 8.45 acre tract and the southerly line of the herein described tract and being in the northerly line of Masterson Road, being in a curve and being 50 feet (deed call) from the center line of Masterson Road.

THENCE along the arc of said curve having a central angle of 20°41'48" and a radius of 1092.00 feet for an arc distance of 394.46 feet to 1/2 inch iron rod found marking the southeast corner of that certain called 0.39 acre tract of land being more particularly described in a deed to Ralph Okun and recorded in Volume 978, Page 747 of the Deed Records of Hardin County, Texas. Said iron rod also being in the westerly line of said 8.45 acre tract of land.

THENCE N 10°47'09" W along and with the west line of said 8.45 acre tract of land and the east line of said 0.39 acre tract of land a distance of 184.91 feet to a 1/2 inch iron rod found at the northeast corner of said 0.39 acre tract of land and an ell corner of the herein described tract of land.

THENCE S 77°12'42" W along and with the northerly line of said 0.39 acre tract of land for a distance of 110.81 feet to a point for an ell corner of that certain called 0.39 acre tract of land being more particularly described in a deed to Raymond Meece and recorded in Volume 1248, Page 279 of the Deed Records of Hardin County, Texas and an ell corner of the herein described tract, from which a 1/2" iron rod found marking the northwest corner of the said Okun tract bears S 77°12'42" W - 3.31'.

THENCE N 11°00'50" W along and with the westerly line of said 8.45 acre tract of land and the easterly line of said 0.59 acre tract of land for a distance of 205.74 feet to a 1/2" iron rod found marking an ell corner of a called 0.2 acre tract of land being more particularly described in a deed to Haymond E. Nutter and recorded in Volume 1253, Page 834 of the Deed Records of Hardin County, Texas and an ell corner of the herein described tract of land.

THENCE S 72°53'12" E along and with the southerly line of said 0.20 acre tract of land for a distance of 65.28 feet to a 1/2" iron rod found marking the southeast corner of the said 0.20 acre tract of land and an ell corner of the herein described tract

THENCE N 12°25'20" W along and with the westerly line of said 8.45 acre tract of land and the easterly line of said 0.20 acre tract of land for a distance of 137.02 feet to a 1/2" iron rod found marking the northeast corner of the said 0.2 acre tract of land and an ell corner of the herein described tract of land.

THENCE S 77°15'02" W along and with the northerly line of said 0.20 acre tract of land and the upper southerly line of the herein described tract of land for a distance of 69.42 feet to a 1" iron pipe found marking an ell corner of the said 0.59 acre tract of land and an ell corner of the herein described tract.

THENCE N 78°47'09" W along and with the northerly line of said 0.20 acre tract of land and the upper southerly line of the herein described tract of land for a distance of 42.64 feet to a 5/8" iron rod found marking an angle point in the northerly line of those save and except tracts called for in the called 8.45 acre tract and an angle point in the southerly line of the herein described tract.

THENCE N 79°44'59" W along and with the northerly line of the said save and except tracts of land and the said southerly line of the herein described tract for a distance of 219.00 feet to a 1/2" iron rod found marking the northwest corner of a called 1 acre tract of land being more particularly described in a deed to Monique N. Cunningham and recorded in County Clerks File No. 20119860 of the Official Public Records of Hardin County, Texas and being the southeast corner of the said Harwell tract and being in the westerly line of the said 8.45 acre tract.

THENCE N 12°25'31" W along and with east line of the said Harwell tract and the westerly line of the said 8.45 acre tract for a distance of 11.47 feet to the POINT OF BEGINNING, containing 5.323 acres of land.

DEDICATION

I, BRIAN GARCIA, OWNER OF THE PROPERTY SUBDIVIDED IN THE FOREGOING MAP, DO HEREBY MAKE SUBDIVISION ON SAID PROPERTY AND DESIGNATE SAID SUBDIVISION AS THE SADIE ROSE ESTATES, IN THE M. PEVETO SURVEY, ABSTRACT 419, HARDIN COUNTY, TEXAS.

THIS IS TO CERTIFY THAT I, BRIAN GARCIA, HAVE COMPLIED WITH OR WILL COMPLY WITH THE EXISTING REGULATIONS HERETOFORE ON FILE WITH AND ADOPTED BY THE CITY OF ROSE HILL ACRES.

WITNESS MY HAND THIS 05 DAY OF March, 2018

Brian Garcia
BRIAN GARCIA
OWNER

CITY PLANNING AND ZONING COMMISSION APPROVAL (SEAL)

CERTIFICATE OF APPROVAL BY THE PLANNING COMMISSION TO BE PLACED ON PLAT IN MANNER THAT WILL REQUIRE ONLY THE FILLING IN OF THE CERTIFICATE:

I HEREBY CERTIFY THAT THE ABOVE FOREGOING FINAL PLAT OF SADIE ROSE ESTATES SUBDIVISION TO THE CITY OF ROSE HILL ACRES WAS APPROVED THIS 05 DAY OF March, 2018, BY THE PLANNING AND ZONING COMMISSION OF THE CITY OF ROSE HILL ACRES, TEXAS.

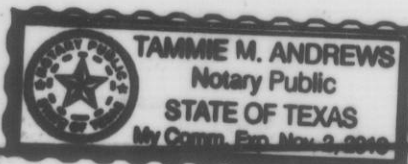
Rick Thomisee
RICK THOMISEE
MAYOR

I, J. GILBERT JOHNSTON, REGISTERED PROFESSIONAL LAND SURVEYOR NO. 2079 IN THE STATE OF TEXAS, DO HEREBY CERTIFY THAT THIS PLAT CORRECTLY SHOWS THE PROPOSED SADIE ROSE ESTATES SUBDIVISION IN THE M. PEVETO SURVEY, ABSTRACT 419, HARDIN COUNTY, TEXAS AS PREPARED IN THIS OFFICE.

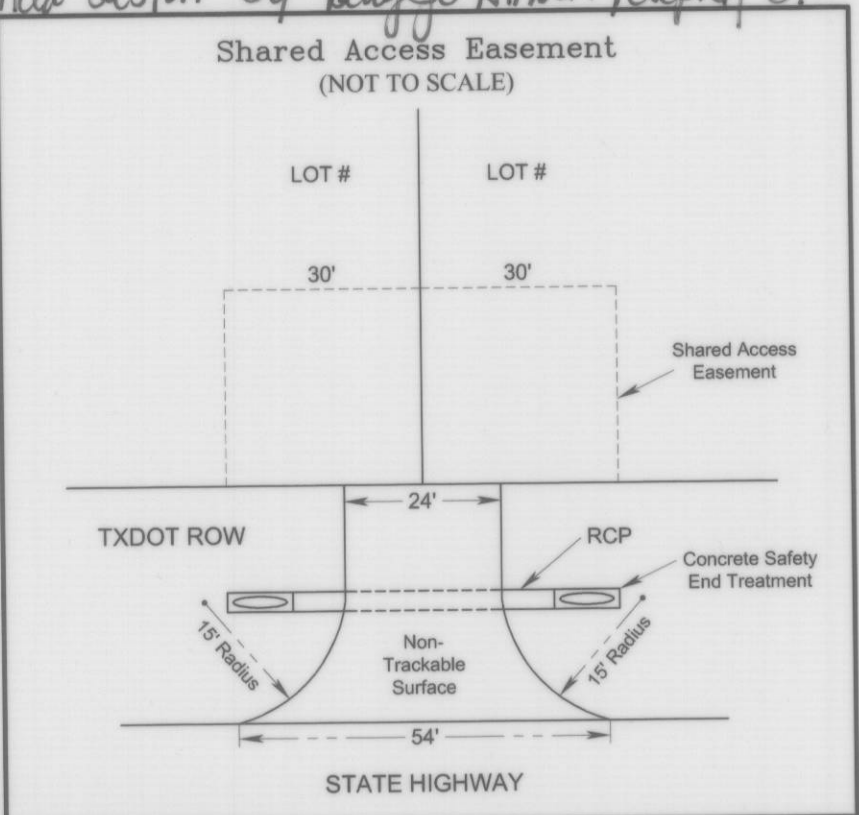
J. Gilbert Johnston
J. GILBERT JOHNSTON
REGISTERED PROFESSIONAL LAND SURVEYOR NO. 2079

SUBSCRIBED AND SWORN BEFORE ME BY J. GILBERT JOHNSTON, GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS 05 DAY OF March, 2018.

Tammie M. Andrews
NOTARY IN AND FOR THE STATE OF TEXAS



*March 6, 2018 at 8:07 am.
Glenda Alston, County Clerk.
Hardin County
Vol 4 pg 200
Glenda Alston by Betty Jo Kivner, deputy Clerk*



ARTESIAN ACRES

NOTE:
ALL THE HORIZONTAL CONTROL IS REFERRED TO THE TEXAS PLANE COORDINATE SYSTEM, LAMBERT PROJECTION, CENTRAL ZONE, NAD 27 DATUM. ALL BEARINGS, DISTANCES AND ACREAGES ARE GRID. THE THETA CORRECTION AT A 1/2 INCH IRON ROD FOUND AT THE SOUTHWEST CORNER OF A 1.899 ACRE TRACT IN THE M. PEVETO SURVEY, ABSTRACT 419 IS +03°09'45" AND THE SCALE FACTOR IS 0.999979838.
There Are No Encroachments Or Protrusions Apparent On The Ground, Except As Shown, And Said Property Has Access To And From A Dedicated Roadway.
Subject Tract Lots Are Subject To The Following Building Setback Lines;
40' Setback Along The Front Lot Lines; 10' Setback Along The Rear Lot Lines; 10' Setback Along The Side Lot Lines.
Use Of This Survey For Any Other Purpose Or By Any Other Parties Shall Be At Their Own Risk And The Undersigned Surveyor Is Not Responsible For Any Loss Resulting There From.
THIS IS COPYRIGHTED MATERIAL OF SHINE & JOHNSTON, INC. ALL RIGHTS RESERVED. © 2018.



Survey Plat Showing A 5.323 Acre Tract 'Sadie Rose Estates'

Being Out Of A Called 8.45 Acre Tract
as recorded in Volume 1785, Page 11,
Deed Records of Hardin County, Texas,

In The
M. Peveto Survey
Abstract 419
Hardin County, Texas

J. Gilbert Johnston
J. Gilbert Johnston
Registered Professional Land Surveyor No. 2079