

I, \_\_\_\_\_ Clerk of said County, do hereby certify that the foregoing instrument in writing, with its certificate of authentication was filed for record in my office on the \_\_\_\_ day of \_\_\_\_\_, 2026 A.D., at \_\_\_\_ o'clock, \_\_\_\_M.,

and duly recorded this the \_\_\_\_ day of \_\_\_\_\_, 2026 A.D., at \_\_\_\_ o'clock, \_\_\_\_M.,

in Volume \_\_\_\_\_, Page \_\_\_\_\_ of the Map Records of Hardin County, Texas.

TO CERTIFY WHICH, WITNESS my hand and seal at the County Court of said County, at my office in Kountze, Texas, the date last shown above written.

\_\_\_\_ County Clerk's

By, \_\_\_\_\_ Deputy Clerk

LEGAL DESCRIPTION: Lots 21A-26

BEING Lot 21 of Golden Trails, a subdivision recorded in Volume 4, Pages 282 & 282-A of the Plat Records of Hardin County, Texas, conveyed by deed to Neches Island, Inc., recorded in Clerk's File No. 2022-130512 of the Official Public Records of Hardin County, Texas.

LEGAL DESCRIPTION: Lots 27-31

BEING a 0.834 acre tract of land lying in the M. Pevito Survey, Abstract No. 419, Hardin County, Texas, and being all of Tract II (0.8346 Ac.) described in an instrument to Neches Island, Inc., recorded in Clerk's File No. 2022-130512 of the Official Public Records of Hardin County, Texas (OPRHCT), said 0.834 acres being more particularly described as follows:

BEGINNING at a 5/8" iron rod (bent) found in the east right-of-way line of Golden Lane (a 50' wide unimproved public roadway), at the southwest corner of that tract of land described in an instrument to Mildred Kathryn Langlinais, conveyed by Decree of Divorce in Volume 1020, Page 798, OPRHCT and described in Volume 765, Page 771, Deed Records of Hardin County, Texas, and the northwest corner of the herein described tract;

THENCE North 87°09'08" East, along the south line of said Langlinais Tract and the north line of the herein described tract, a distance of 128.22 feet to a capped iron rod stamped "WHITELEY" found in the west line of that called 0.891 acre tract of land described in an instrument to James K. VanPaasschen, recorded in Volume 1420, Page 77, OPRHCT, at the southeast corner of said Langlinais Tract and the northeast corner of the herein described tract;

THENCE South 03°06'43" E, along the west line of said 0.891 acre tract and the east line of the herein described tract, a distance of 279.24 feet to a capped iron rod stamped "WHITELEY" found in the the north right-of-way line of Golden Lane, at the southwest corner of Tract III (0.933 Ac.), described in an instrument to Christopher Arnaud, recorded in CF# 2022-132235, OPRHCT, and the southeast corner of the herein described tract;

THENCE South 85°06'47" West, along the north right-of-way line of Golden Lane and the south line of the herein described tract, a distance of 130.06 feet to a 5/8" iron rod found for the southwest corner of the herein described tract;

THENCE North 02°45'06" West, along the east right-of-way line of Golden Lane and the west line of the herein described tract, a distance of 283.87 feet to the Point and Place of Beginning, containing 0.834 acres of land, more or less.

Surveyor's Notes:

- (1) This survey was completed without the benefit of a title commitment, and not all easements, whether of record or not, were researched at the time of this survey or shown hereon.
(2) All bearings, areas, and coordinates are grid, based on the Texas Coordinate System of 1983 (NAD83), Central Zone.
(3) According to FEMA's Flood Insurance Rate Map (FIRM) No. 48199C0530F, dated October 06, 2010, the subject tract appears to be located in Flood Zone X.
(4) This plat was prepared for property conveyance only. No improvements or utilities, if any, are shown.
(5) Drainage and other improvements outside of County Road right of way will be maintained by the subdivision developer, the municipal utility district, neighborhood association, home owner's association, or other legal entity assuming this responsibility for such maintenance and liability.
(6) No driveway constructed on any lot within the subdivision shall be permitted access onto a public roadway unless:
- A permit for culvert installation is issued,
- The County Road & Bridge Department has approved the culvert size and grade, and
- The driveway satisfies the minimum spacing requirements in the Subdivision Regulations or the County's then current spacing requirements for such driveways.
(7) o = Set capped iron rod "ACCESS SURVEYORS", unless otherwise noted.
(8) There is a 7.5' building setback and utility easement along each side lot line, unless shown otherwise.

SURVEYOR'S CERTIFICATE:

KNOW ALL MEN BY THESE PRESENTS:

This is to certify that I, Scott N. Brackin, a Registered Professional Land Surveyor in the State of Texas, have platted the above subdivision from an actual survey made under my supervision on the ground; that all monuments, block corners, angle points and points of curve are, or will be properly marked with iron rods at a minimum of 1/2 inch in diameter and 18 inches in length with cap stamped "Access Surveyors".

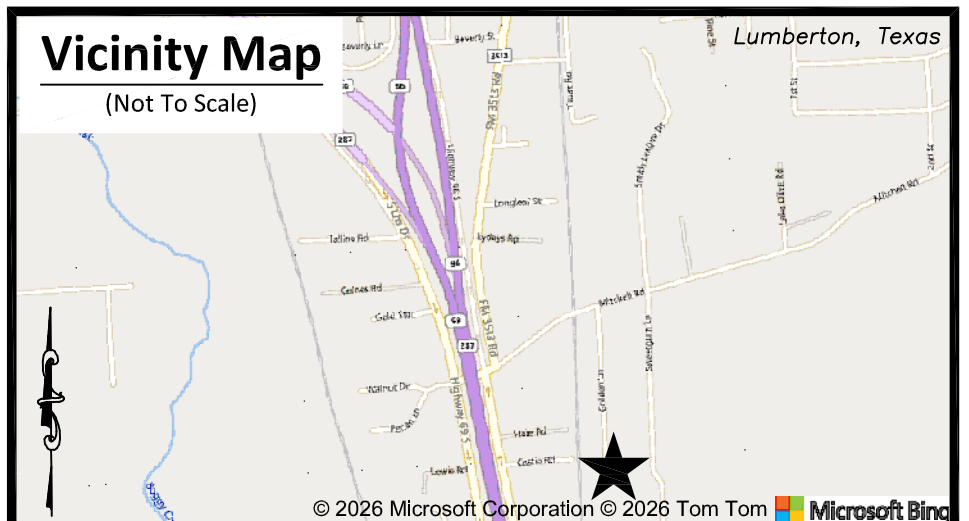
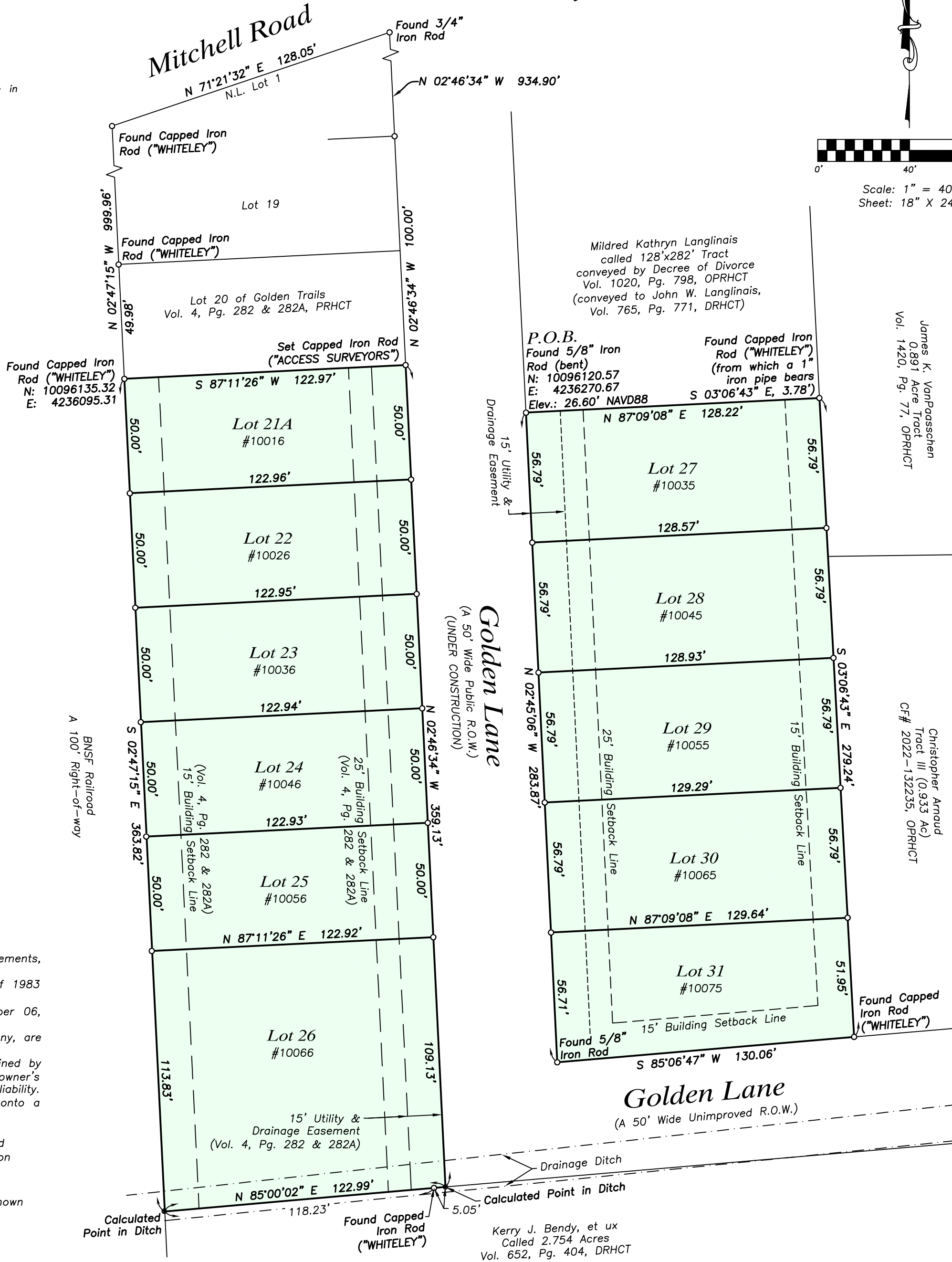
ACCESS Surveyors, LLC Commercial - Industrial - Residential 11025 Old Voth Road - Beaumont, Texas 77713 Telephone (409) 838-6322 FIRM No. 10136400 www.access-surveyors.com rpls5163@aol.com File: 2026436 Technician: BAH

Dated: June 2, 2026.

Preliminary For Review Only

Scott N. Brackin Registered Professional Land Surveyor No. 6650

M. Pevito Survey, A-419 Hardin County, Texas



THE STATE OF TEXAS HARDIN COUNTY

Know ALL MEN BY THESE PRESENTS, That I, Christopher Arnaud, President of Neches Island Inc., owner of the property subdivided in the above and foregoing map of Golden Trails, Phase 2, do hereby make subdivision of said property according to the lines, streets, alleys, parks and easements shown herein, and designate said subdivision as Golden Trails, Phase 2 in the M. Pevito Survey, Abstract No. 419, an addition in Hardin County, Texas; and do dedicate to public uses, the streets, alleys, parks, reserves and easements shown thereon forever except where noted on the map for private streets; and do hereby waive any claims for damages occasioned by the establishment of grades as approved for the streets and alleys dedicated, or occasioned by the alteration of the surface of any portion of the streets or alleys to conform to such grades; and do hereby bind myself, my successors and assigns; to warrant and forever defend the title of the land so dedicated.

There is also dedicated for utilities an unobstructed aerial easement five feet wide from a plane 20 feet above the ground upward located adjacent to each side of all utility easements shown hereon.

Further, I hereby relinquish all rights of access to major streets or thoroughfares shown hereon except by way of the platted streets shown.

I certify that the plat of this subdivision complies with all the applicable Ordinances, Laws, and Statutes of Hardin County, the State of Texas and the United States of America as they may apply to this property.

Executed this \_\_\_\_ day of \_\_\_\_\_, 2026.

Christopher Arnaud, President

Before me, the undersigned authority on this day personally appeared Christopher Arnaud, known to me to be the persons whose names are subscribed to the foregoing instrument and acknowledged to me that they executed the same for the purposes and consideration therein expressed, in the capacity herein stated.

Given under my hand and seal of office, on this \_\_\_\_ day of \_\_\_\_\_, 2026.

Notary public in and for the State of Texas

FLOODPLAIN ADMINISTRATOR'S APPROVAL:

Based upon the representations of the Engineer or Surveyor whose seal is affixed hereto, and after review of the plat as represented by the said Engineer or Surveyor, I find that this plat complies with the Hardin County Floodplain Regulations. This certification is made solely upon such representations and should not be relied upon for verifications of the facts alleged. Hardin County disclaims any responsibility to any member of the public for independent verification of the representations, factual or otherwise, contained in this plat and the documents associated within it.

Hardin County Floodplain Administrator \_\_\_\_\_ Date \_\_\_\_\_

COUNTY COMMISSIONER APPROVAL:

I, \_\_\_\_\_ Hardin County Commissioner, upon approval and recommendation by the County Engineer and in accordance with the Hardin County Subdivision Regulations, do hereby certify that this subdivision plat complies with the aforementioned regulations as such and order said plat filed of record in the Office of the County Clerk of Hardin County, Texas

this \_\_\_\_ day of \_\_\_\_\_, 2026.

County Commissioner

ROAD NAME & ADDRESSING APPROVAL:

Road name and address assignments verified this \_\_\_\_ day of \_\_\_\_\_, 2026.

911 Network Addressing Coordinator

COUNTY ENGINEER'S APPROVAL:

I, Jeff D. Leavins, do hereby certify that the plat of this subdivision complies with the Subdivision Regulations of Hardin County, Texas and Design Standards applicable thereto, this day \_\_\_\_ of \_\_\_\_\_, 2026.

Date \_\_\_\_\_

Signature of County Engineer \_\_\_\_\_ P.E.

Printed Name \_\_\_\_\_

Replat of Golden Trails Vol. 4, Pg. 282 & 282A, PRHCT Being a Replat of Lot 21 and Incorporating Tract II (0.8346 Ac.) Described in CF# 2022-130512, OPRHCT 1.854 Acres of Land into Lots 21A & 22-31 In the M. Pevito Survey, Abstract No. 419, Hardin County, Texas