

COUNTY CLERK'S CERTIFICATION:

THE STATE OF TEXAS - HARDIN COUNTY

I, Corinna Becton, 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 Plat 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

By, ____ Deputy Clerk

OWNER DEDICATION:

THE STATE OF TEXAS
HARDIN COUNTY

Know ALL MEN BY THESE PRESENTS, That we, Matthew Eugene Minick and Kaltrina Harbuzi Minick, owners of the property subdivided in the above and foregoing map of Amended Final Plat of Rock Creek Ridge Phase One, do hereby make subdivision of said property according to the lines, streets, alleys, parks and easements shown herein, and designate said subdivision as Replat of Lot 9A of the Final Plat Replat of Lots 9 and 10 of Amended Final Plat of Rock Creek Ridge Phase One, and Lot 14 of the Amended Final Plat of Rock Creek Ridge Phase One, lying in the Ignacio Villegas League, Abstract No. 54, 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 establishing 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, we hereby relinquish all rights of access to major streets or thoroughfares shown hereon except by way of the platted streets shown.

We 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.

Matthew Eugene Minick Kaltrina Harbuzi Minick

Before me, the undersigned authority on this day personally appeared Matthew Eugene Minick and Kaltrina Harbuzi Minick, 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

COUNTY COMMISSIONER APPROVAL:

- 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. No improvements or utilities are shown.
- 2) All bearings and coordinates are based on the Texas Coordinate System of 1983 (NAD83), Central Zone.
- 3) According to FEMA's Flood Insurance Rate Map (FIRM) No. 48199C0525F, dated October 06, 2010, the subject tracts appear to be located in Flood Zone X.
- 4) All easements shown or stated hereon are to remain open and unobstructed at all times, and includes the right to trim, clear, or remove any trees or brush in said easements, and the right to maintain all drainage easements as required.
- 5) There is a 15' Building Setback Line from all side lot lines, and a 20' wide Utility and Drainage Easement along all common lot lines (10' on each side of the common line).
- 6) The vegetation in the 75' Non-Access and Green Easement is not to be cut or disturbed.
- 7) If two lots are combined into one building site, the interior lot line will not contain the Building Setback Line or Drainage and Utility Easement stated in #5 above.
- 8) On site water well facilities and sanitary sewer collection and treatment will be the responsibility of each lot owner. Any water well construction on a tract shall be located a minimum of 50' from an on site sewerage tank, and be located a minimum of 150' from the edge of a sanitary sewer soil absorption system or edge of spray area of a surface application system.
- 9) Texas Pipeline Company Easement (V.129, P.627, Deed Records) may affect subject tracts, no plottable item was found in said document. Pipeline location is approximate, and based on above ground marker location only.
- 10) No driveway constructed on any lot within the subdivision shall be permitted access to 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.



LEGAL DESCRIPTION:

Being all of Lot 9A, Final Plat Replat of Lots 9 and 10 of Amended Final Plat of Rock Creek Ridge Phase One, a subdivision of record in Volume 4, Page 206A of the Plat Records of Hardin County, Texas, and all of Lot 14, Final Plat of Rock Creek Ridge Phase One, a subdivision of record in Volume 4, Pages 64-64A, of said Plat Records, and containing 4.197 acres of land, more or less.

COUNTY ENGINEER'S APPROVAL:

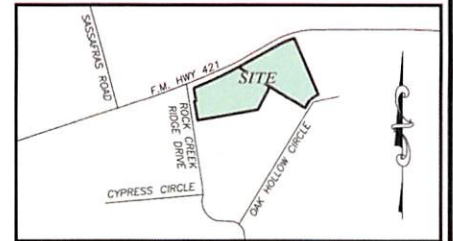
I, Jeff D. Leavins, do hereby certify that the plat of this subdivision complies with the Subdivision Regulations of Hardin County, Texas and Design Standards applicable thereto, this day ____ of _____, 2026.

Date _____

Signature of County Engineer _____ P.E. Printed Name _____

LEGEND

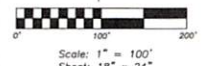
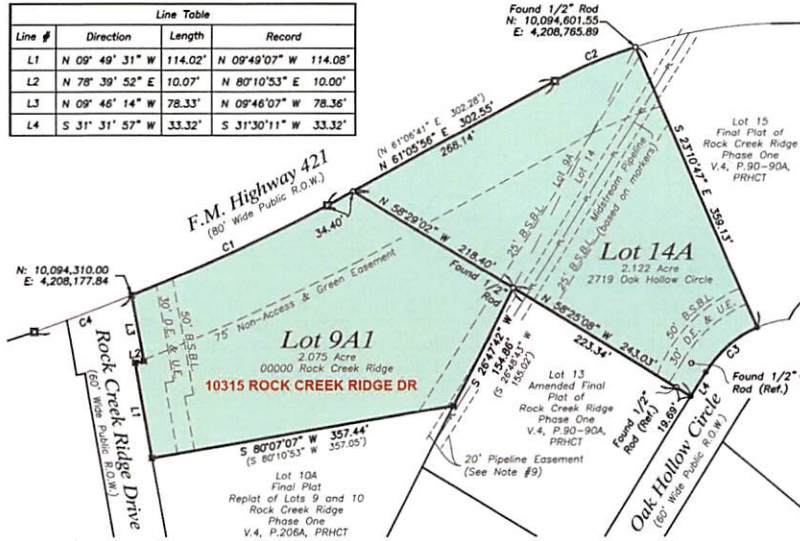
- (--) = Called Bearing, Distance
- B.S.B.L. = Building Setback Line
- D.E. = Drainage Easement
- PRHCT = Plat Records Hardin County, Texas
- U.E. = Utility Easement
- = Pipeline
- = Found capped Rod stamped "Sesco"
- = Found Concrete Monument
- = Set capped Rod stamped "Access" unless noted otherwise
- = Point for Corner falls in Ditch



VICINITY MAP
SCALE: 1" = 500'

Curve Table with columns: Curve #, Length, Radius, Chord Data, Record Length, Record Chord. Rows C1 through C4.

Line Table with columns: Line #, Direction, Length, Record. Rows L1 through L4.



OWNER DEDICATION:

THE STATE OF TEXAS
HARDIN COUNTY

Know ALL MEN BY THESE PRESENTS, That we, Rock Creek Ridge, L.P., A Texas Limited Partnership, owners of the property subdivided in the above and foregoing map of Final Plat Replat of Lots 9 and 10 of Amended Final Plat of Rock Creek Ridge Phase One, do hereby make subdivision of said property according to the lines, streets, alleys, parks and easements shown herein, and designate said subdivision as Replat of Lot 9A of the Final Plat Replat of Lots 9 and 10 of Amended Final Plat of Rock Creek Ridge Phase One, and Lot 14 of the Amended Final Plat of Rock Creek Ridge Phase One, lying in the Ignacio Villegas League, Abstract No. 54, 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 establishing 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, we hereby relinquish all rights of access to major streets or thoroughfares shown hereon except by way of the platted streets shown.

We 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.

Paul Andruus, Operating Manager

Before me, the undersigned authority on this day personally appeared Paul Andruus, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he 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 _____

ROAD NAME & 911 ADDRESSING APPROVAL:

Road name and address assignments verified this ____ day of _____, 2026 A.D.

911 Network Addressing Coordinator _____

COUNTY COMMISSIONER APPROVAL:

I, Amanda Young, 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 _____

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 plotted 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".

Dated: May 18, 2026.

PRELIMINARY FOR REVIEW ONLY

Scott N. Brackin Registered Professional Land Surveyor No. 650