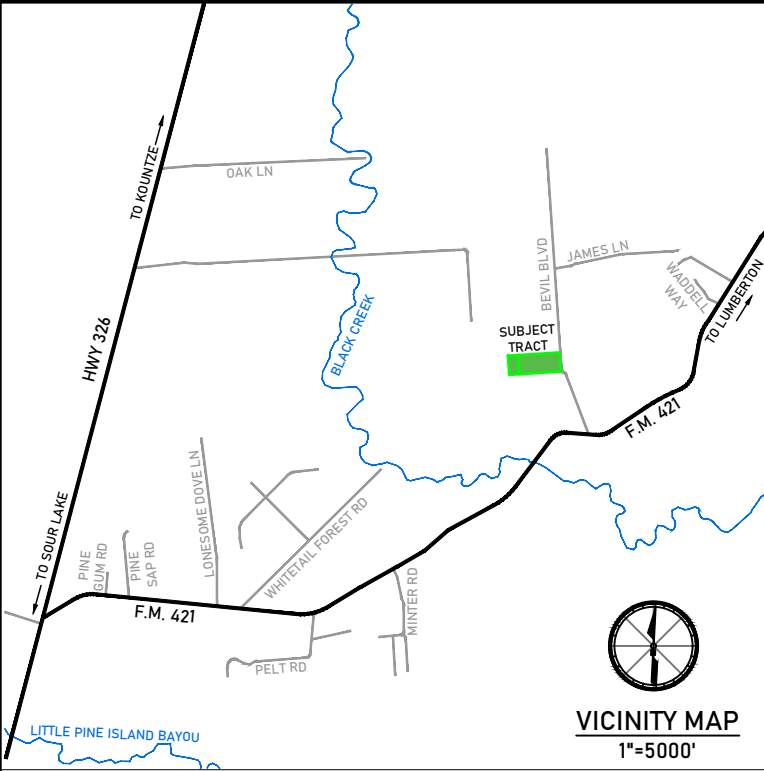




- NOTES:
- DIMENSIONS INDICATED HEREON ARE BASED UPON GLOBAL POSITIONING SYSTEM SURVEYING, TIED TO THE TRIMBLE RTK NETWORK, REFERENCED TO THE (NORTH AMERICAN DATUM OF 1983) TEXAS STATE PLANE COORDINATE SYSTEM, CENTRAL ZONE (4203), GRID SCALE FACTOR: 1.000030000000.
 - ELEVATIONS ARE REFERENCED TO THE NORTH AMERICAN VERTICAL DATUM OF 1988 (NAV88) USING GEOID MODEL "GEOID 18".
 - UNDERGROUND UTILITIES WERE NOT LOCATED PRIOR TO THE SURVEY BEING CONDUCTED. B-LINE SURVEYORS Inc. IS NOT LIABLE NOR RESPONSIBLE FOR THE LOCATING OF ANY UNDERGROUND UTILITIES THAT MAY BE ON OR WITHIN THE PROPERTY. CALL 811 BEFORE YOU DIG.
 - THIS SURVEY WAS COMPLETED WITHOUT THE BENEFIT OF A TITLE COMMITMENT. OTHER BUILDING LINES OR EASEMENTS MAY EXIST.
 - THE 30' ACCESS ESMT. SHOWN HEREON IS RECORDED IN THAT CERTAIN NON-EXCLUSIVE EASEMENT AGREEMENT FOR ACCESS, DATED APRIL 24, 2026 FROM MARILYN RUTH ELLISON, TO EDWIN DeWAYNE O'QUINN AND WIFE, LUCY REBECCA O'QUINN, AND RECORDED IN FILE No. 2026-161532, O.P.R.H.C.
 - NO IMPROVEMENTS ARE SHOWN HEREON.
 - ALL SETBACKS SHALL COMPLY WITH THE LATEST VERSION OF THE HARDIN COUNTY SUBDIVISION MANUAL, AND THE MINIMUM FRONT SETBACK SHALL APPLY TO TRACT 1-A AS A 30.00' (FEET) WIDE BUILDING LINE AS SHOWN HEREON.
 - IN ACCORDANCE WITH ARTICLE 4, SECTION A AND APPENDIX C OF THE HARDIN COUNTY SUBDIVISION MANUAL:
 - ALL DRAINAGE RESERVES AND EASEMENTS SHALL BE KEPT CLEAR OF FENCES, BUILDINGS, TREE, SHRUBS, AND OTHER OBSTRUCTIONS TO THE OPERATIONS AND MAINTENANCE OF THE DRAINAGE FACILITY AND ABUTTING PROPERTY SHALL NOT BE PERMITTED TO DRAIN TO THE EASEMENT EXCEPT BY MEANS OF AN APPROVED DRAINAGE STRUCTURE. ALL RESERVES AND EASEMENTS SHALL BE MAINTAINED BY THE SUBDIVISION DEVELOPER, THE MUNICIPAL UTILITY DISTRICT, NEIGHBORHOOD ASSOCIATION, HOME OWNERS' ASSOCIATION, OR OTHER LEGAL ENTITY ASSUMING THIS RESPONSIBILITY FOR SUCH MAINTENANCE AND LIABILITY.
 - NO DRIVEWAY CONSTRUCTED ON ANY LOT WITHIN ANY SUBDIVISION SHALL BE PERMITTED ACCESS ONTO A PUBLIC ROADWAY UNLESS A PERMIT FOR A CULVERT INSTALLATION IS ISSUED, THE COUNTY ROAD & BRIDGE DEPARTMENT HAS APPROVED THE CULVERT SIZE AND GRADE; AND THE DRIVEWAY SATISFIES THE MINIMUM SPACING REQUIREMENT IN THESE SUBDIVISION REGULATIONS OR THE COUNTY'S THEN CURRENT SPACING REQUIREMENTS FOR SUCH DRIVEWAYS.
 - THERE IS ALSO DEDICATED FOR UTILITIES AN UNOBSTRUCTED AERIAL EASEMENT FIVE FEET WIDE FROM A PLANE 20.00' (FEET) ABOVE THE GROUND UPWARD LOCATED ADJACENT TO EACH SIDE OF ALL UTILITY EASEMENTS SHOWN HEREON.

PRELIMINARY PLAT FOR REVIEW BY HARDIN COUNTY

METES AND BOUNDS DESCRIPTION:

Being a 15.42 acre tract of land in a part of the D. W. Brown Survey, W. C. R. R. Section 376, Abstract Number 707, in Hardin County, Texas, and being all of Tract 1, of Pine Ridge Acres subdivision, recorded in Volume 3, Page 181-A, of the Map Records of Hardin County, Texas, said 15.42 acre tract of land being more particularly described by metes and bounds as follows:

BEGINNING at a 3/4" iron rod found for the Northwest corner of the herein described tract of land and for the said called Tract 1, said 3/4" iron rod is marking the Southwest corner of Tract 2, a called 9.27 acre tract of land, in the said Pine Ridge Acres Subdivision, said 3/4" iron rod is marking a point on the West line of the said D. W. Brown Survey, said 3/4" iron rod is marking a point on the East line of a called 81.42 acre tract of land, *no deed found*, owned by PICA INV VENTURE and identified as Property ID Number 22145, of the Hardin County Appraisal District, said 3/4" iron rod is marking a point on the East line of the W. D. Laird Survey, Section Number 403, Abstract Number 603, said 3/4" iron rod has a State Plane Coordinate Value of N=10092650.56 and E=4186637.68;

THENCE, North 86 deg. 25 min. 55 sec. East, along the North line of said called Tract 1 and along the South line of the said called Tract 2, at a distance of 262.00 feet pass a 1/2" iron rod capped BLS 2512 set for the Northeast corner of a 3.01 acre Tract 1-A and the Northwest corner of a 12.41 acre Tract 1-B, surveyed this day by B-Line Surveyors, Inc., and continuing for a total distance of 1345.72 feet (record=North 89 deg. 51 min. 03 sec. East, 1345.58 feet) to a 3/4" iron rod found *BENT* for the Northeast corner of the herein described tract of land, said 3/4" iron rod is marking the Southeast corner of the said Tract 2, said 3/4" iron rod is marking a point on the West right of way line of Bevil Boulevard (60.00 feet wide right of way);

THENCE, South 03 deg. 45 min. 31 sec. East, along the West right of way line of Bevil Boulevard, for a distance of 498.63 feet (record= South 00 deg. 21 min. 06 sec. East, 498.93 feet) to a 60D Nail found for the Southeast corner of the herein described tract of land, said 60D Nail is marking the Northeast corner of a called 30.00 feet wide perpetual, non-exclusive agreement for access, dated April 24, 2026 from Marilyn Ruth Ellison to Edwin DeWayne O'Quinn and wife, Lucy Rebecca O'Quinn, and recorded in File Number 2026-161532, of the Official Public Records of Hardin County, Texas;

THENCE, South 86 deg. 21 min. 42 sec. West, along the South line of said called Tract 1, and the North line of said called 30 feet wide easement, for a distance of 1343.44 feet (record=South 89 deg. 48 min. 22 sec. West, 1343.56 feet) to a 3/4" iron rod found for the Southwest corner of the herein described tract of land, the same being the Southwest corner of the said Tract 1, said 3/4" iron rod is marking a point on the West line of the said D. W. Brown Survey and a point on the East line of the said W. D. Laird Survey;

THENCE, North 04 deg. 01 min. 07 sec. West, along the East line of said called 81.42 acre tract of land and along the said Survey line, for a distance of 500.29 feet (record=North 00 deg. 35 min. 00 sec. West, 500.00 feet) to the **POINT OF BEGINNING** and containing 15.42 acres of land.

OWNER'S CERTIFICATE:

I, Edwin DeWayne O'Quinn, owner of the 15.42 Acre tract of land, being Tract 1 of **Pine Ridge Acres**, recorded in Volume 03, Page 181-A, of the Map Records of Hardin County, Texas, being subdivided in the foregoing plat, do hereby make subdivision of said property, according to the lines, lots, building lines, street, alleys, parks and easements shown thereon and designate said subdivision as the 15.42 Acre Re-Plat of Tract 1 of Pine Ridge Acres, situated in the D. W. Brown Survey, W. C. R. R. Section 376, Abstract Number 707, in Hardin County Texas and dedicate to the public use, as such all of the easements shown thereon forever.

Edwin DeWayne O'Quinn, Owner

Before me, the undersigned authority on this day personally appeared Edwin DeWayne O'Quinn, owner, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that they executed the same for the purposes and consideration therein stated.

Given under my hand and seal of office, on this

_____ day of _____, 2026.

Notary public in and for the State of Texas

STATE OF TEXAS
COUNTY OF HARDIN

APPROVED FOR FILING:

COMMISSIONER, PRECINCT No. 1

COMMISSIONER, PRECINCT No. 3

COUNTY JUDGE

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 RE-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 _____, 20____.

County Commissioner

COUNTY ENGINEER'S APPROVAL:

I, _____, 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 _____, 20____.

Date: _____.

P.E. _____

Signature Of County Engineer

Printed Name

FLOODPLAIN ADMINISTRATOR 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 AND 911 ADDRESSING APPROVAL:

Road name and address assignments verified this _____ day of _____, 20____.

911 Network Addressing Coordinator

COUNTY CLERK'S CERTIFICATION:

STATE OF TEXAS,
COUNTY OF HARDIN

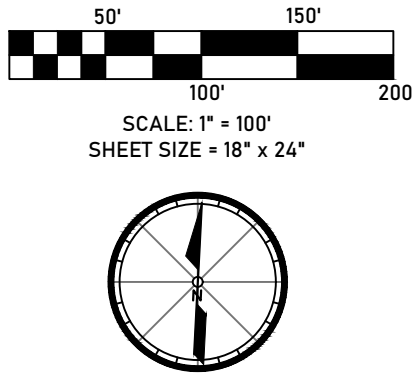
KNOW ALL MEN BY THESE PRESENTS:

I, _____, County Clerk of Hardin County, Texas, 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., in Volume _____, Page _____, of the Hardin County Plat Records.

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, HARDIN COUNTY, TEXAS

By: _____, Deputy



METES AND BOUNDS DESCRIPTION:

Being a 15.42 acre tract of land in a part of the D. W. Brown Survey, W. C. R. R. Section 376, Abstract Number 707, in Hardin County, Texas, and being all of Tract 1, of Pine Ridge Acres subdivision, recorded in Volume 3, Page 181-A, of the Map Records of Hardin County, Texas, said 15.42 acre tract of land being more particularly described by metes and bounds as follows:

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THENCE, South 86 deg. 21 min. 42 sec. West, along the South line of said called Tract 1, and the North line of said called 30 feet wide easement, for a distance of 1343.44 feet (record=South 89 deg. 48 min. 22 sec. West, 1343.56 feet) to a 3/4" iron rod found for the Southwest corner of the herein described tract of land, the same being the Southwest corner of the said Tract 1, said 3/4" iron rod is marking a point on the West line of the said D. W. Brown Survey and a point on the East line of the said W. D. Laird Survey;

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OWNER'S CERTIFICATE:

I, Edwin DeWayne O'Quinn, owner of the 15.42 Acre tract of land, being Tract 1 of **Pine Ridge Acres**, recorded in Volume 03, Page 181-A, of the Map Records of Hardin County, Texas, being subdivided in the foregoing plat, do hereby make subdivision of said property, according to the lines, lots, building lines, street, alleys, parks and easements shown thereon and designate said subdivision as the 15.42 Acre Re-Plat of Tract 1 of Pine Ridge Acres, situated in the D. W. Brown Survey, W. C. R. R. Section 376, Abstract Number 707, in Hardin County Texas and dedicate to the public use, as such all of the easements shown thereon forever.

Edwin DeWayne O'Quinn, Owner

Before me, the undersigned authority on this day personally appeared Edwin DeWayne O'Quinn, owner, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that they executed the same for the purposes and consideration therein stated.

Given under my hand and seal of office, on this

_____ day of _____, 2026.

Notary public in and for the State of Texas

STATE OF TEXAS
COUNTY OF HARDIN

APPROVED FOR FILING:

COMMISSIONER, PRECINCT No. 1

COMMISSIONER, PRECINCT No. 3

COUNTY JUDGE

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 RE-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 _____, 20____.

County Commissioner

COUNTY ENGINEER'S APPROVAL:

I, _____, 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 _____, 20____.

Date: _____.

P.E. _____

Signature Of County Engineer

Printed Name

FLOODPLAIN ADMINISTRATOR 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 AND 911 ADDRESSING APPROVAL:

Road name and address assignments verified this _____ day of _____, 20____.

911 Network Addressing Coordinator

SURVEYOR'S CERTIFICATE:

THIS IS TO CERTIFY THAT: I, J. D. McCLENAN, 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 ON OR DURING JANUARY 21, 2026, THAT ALL SET CORNERS ARE, OR WILL BE, PROPERLY MARKED WITH 1/2" IRON RODS CAPPED "BLS 2512". THIS SUBDIVISION IS LOCATED IN FLOOD ZONE (X) ACCORDING TO FIRM COMMUNITY PANEL NO. 480284C0525F DATED 10/06/2010.

PRELIMINARY PLAT FOR REVIEW BY HARDIN COUNTY

15.42 ACRE RE-PLAT OF
TRACT 1 OF PINE RIDGE ACRES
VOL. 03, PAGE 181-A, M.R.H.C.
**into TRACT 1-A (3.01 ACRES)
& TRACT 1-B (12.41 ACRES)**
in the D. W. BROWN SURVEY,
W.C.R.R. SECTION 376,
ABSTRACT NO. 707, Hardin County, Texas

LEGEND:
M = MEASURE
R = RECORD
D.R._C. = DEED RECORDS OF COUNTY
O.P.R._C. = OFFICIAL PUBLIC RECORDS OF COUNTY
M.R._C. = MAP RECORDS OF COUNTY
I.R. = IRON ROD
U.E. = UTILITY ESMT.
B.L. = BUILDING LINE

DRAWN BY:	PLAT PREPARED:
ANB	08/03/2026
CHECKED BY:	G, F, NO, :
JDMC	N/A
JOB NO. :	BK/Pg:
26-556	N/A
REV. JOB / DESC.	
###	
REF. JOB / DESC.	
26-047	



B-LINE SURVEYORS, INC.
409-790-7147
LAND SURVEYING - ELEVATION CERTIFICATES
4850 HIGHWAY 69 S, KOUNTZE, TX 77625
(409) 201-7928 carlcoplen.bls@gmail.com
FIRM REGISTRATION NO.: 10109900