

THE STATE OF TEXAS §  
COUNTY OF POLK §

KNOW ALL MEN BY THESE PRESENT, that MCR - PHASE ONE, a series of Magnolia Creek Ranch, LLC, a Texas series limited liability company organized and existing under the laws of the State of Texas, with its home address at P.O. Box 1599, Livingston, Texas 77351, and owner/subdivider/developer of 110.30 acres of land, having 17.979 acres out of the F.M. DAVIS SURVEY, ABSTRACT NO. 914, 44.227 acres out of the T. CRISSWELL SURVEY, ABSTRACT NO. 184, 17.415 acres out of the C. LEWIS SURVEY, ABSTRACT NO. 831, and 30.675 acres out of the O. GREEN SURVEY, ABSTRACT NO. 257, in Polk County, Texas, as conveyed to it by deed dated May 24, 2023 and recorded under Document Number 04948 of the Real Property Records of Polk County, DOES HEREBY SUBDIVIDE 110.30 acres of land out of said Survey, to be known as the Magnolia Creek Ranch Subdivision, Phase 1, in accordance with the plat shown hereon, subject to any and all easements or restrictions heretofore granted and does hereby dedicate to the owner/subdivider/developer of the property shown hereon the use of the streets and easements shown hereon.

IN WITNESS WHEREOF the said MCR - PHASE ONE, a series of Magnolia Creek Ranch, LLC, a Texas series limited liability company, has caused these present to be executed by its President, Clifford M. Rowland, III, thereunto duly authorized, this the 13th day of Nov., A.D., 2023.

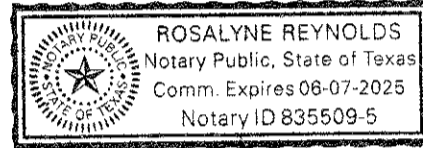
ATTEST:  
Clifford M. Rowland, III  
President, Clifford M. Rowland, III

THE STATE OF TEXAS §  
COUNTY OF POLK §

BEFORE ME, the undersigned authority, on this day personally appeared President, Clifford M. Rowland, III known to me to be the person whose name is subscribed to the foregoing instrument as an officer of Magnolia Creek Ranch, Phase 1, LLC, and acknowledged to me that the foregoing was executed in such capacity as the act of said corporation for the purposes and considerations therein stated.

GIVEN UNDER MY HAND AND SEAL OF OFFICE this the 13th day of Nov., A.D., 2023.

Rosalynne Reynolds  
Notary Public in and for  
The State of Texas



In approving this plat by the Commissioners Court of Polk County, Texas, it is understood that all roads shown hereon are private roads and shall remain the property of the Owner/subdivider/developer and/or subsequent owners of the property until such time as the Commissioners Court approves the dedication of the roads to the County for maintenance by way of a Warranty Deed. Acceptance of this plat does not constitute acceptance of the roads shown hereon by Polk County.

Clifford M. Rowland, III  
Owner/subdivider/developer or Representative  
Date: 11-13-23

NOTES:

- 1. THE SURVEY HAS BEEN COMPLETED WITHOUT THE BENEFIT OF A TITLE COMMITMENT, NO ABSTRACTING WAS COMPLETED BY THE SURVEYOR WITH REGARD TO ANY RECORDED EASEMENTS, RIGHTS-OF-WAY OR SETBACKS AFFECTING THE SUBJECT PROPERTY. NO ADDITIONAL RESEARCH REGARDING THE EXISTENCE OF EASEMENTS, RESTRICTIONS, OR OTHER MATTERS OF RECORD HAS BEEN PERFORMED BY THE SURVEYOR.
- 2. THIS SURVEY DOES NOT PROVIDE A DETERMINATION OR OPINION CONCERNING THE LOCATION OR EXISTENCE OF WETLANDS, FAULT LINES, TOXIC OR HAZARDOUS WASTE AREAS, SUBSIDENCE, OVERHEAD, SUBSURFACE AND ENVIRONMENTAL CONDITIONS OR GEOLOGICAL ISSUES. NO STATEMENT IS MADE CONCERNING THE SUITABILITY OF THE SUBJECT TRACT FOR ANY INTENDED USE, PURPOSE OR DEVELOPMENT.
- 3. DATE OF SURVEY 03/08/2023
- 4. BASIS OF BEARING IS BASED TEXAS STATE PLANE COORDINATES, NAD-83, CENTRAL ZONE.
- 5. AT THE TIME OF SURVEY, THERE WAS NO OBSERVED EVIDENCE OF THE PRESENCE OF WELLS.
- 6. ACCORDING TO THE FEDERAL EMERGENCY MANAGEMENT AGENCY FLOOD INSURANCE RATE MAP NO. 48373C0300C REVISED DATE SEPTEMBER 03, 2010 THE SUBJECT PROPERTY LIES WITHIN ZONE "X", UNSHADED.
- 7. THIS PROPERTY IS NOT LOCATED WITHIN THE MUNICIPAL LIMITS OR ETJ BOUNDARIES OF ANY COMMUNITY
- 8. LAND USE: THE PROPOSED LAND USE FOR ALL OF THE LOTS AND RESERVES SHOWN ON THIS PLAT IS RESIDENTIAL PURPOSES.
- 9. A FLOOD PERMIT WILL BE REQUIRED FROM POLK COUNTY FOR ANY CONSTRUCTION IN THE FLOOD PLAIN.
- 10. BENCHMARK SHOWN HEREON IS BASED ON GPS OBSERVATIONS NAVD88, COMPUTED USING GEOID18 - BEING A 2.5 INCH BRASS CAP IN CONCRETE STAMPED "ELV. 245.34"
- 11. ALL LOTS ARE RESTRICTED TO ONE SINGLE-FAMILY DWELLING PER LOT. A SECOND HOME PER LOT WILL ONLY BE ALLOWED BY A COUNTY-APPROVED VARIANCE.
- 12. LAND USE LIMITATION: ALL POTENTIAL PURCHASERS OF LOTS IN THIS SUBDIVISION SHOULD BE AWARE THAT SITE PLANNING WILL BE EXTREMELY CRITICAL. THE SPACE AND CLEARANCE REQUIREMENTS ASSOCIATED WITH PRIVATE WATER WELLS AND ON-SITE SEWAGE FACILITIES WILL GREATLY AFFECT THE USABLE SPACE AVAILABLE FOR THE BUILDING OF STRUCTURES ON THE PROPERTY.
- 13. POLK COUNTY SHALL NOT REPAIR, MAINTAIN, INSTALL, OR PROVIDE ANY STREETS OR ROADS IN ANY SUBDIVISION FOR WHICH A PLAT HAS NOT BEEN APPROVED AND FILED FOR RECORD, NOR IN WHICH THE STANDARDS CONTAINED HEREIN OR REFERRED TO HEREIN HAVE NOT BEEN COMPLIED WITH IN FULL, NOR SHALL POLK COUNTY REPAIR, MAINTAIN, OR INSTALL ANY STREETS OR ROADS UNTIL SUCH TIME AS THE ROADS OR STREETS HAVE BEEN FORMALLY ACCEPTED FOR INCLUSION INTO THE COUNTY MAINTENANCE INVENTORY BY AN ORDER SEPARATE AND APART FROM APPROVAL OF ANY PLAT FOR FILING PURPOSES ONLY BY THE COMMISSIONERS COURT. APPROVAL OF THE SUBDIVISION PLAT FOR FILING DOES NOT INDICATE ANY AGREEMENT OR UNDERSTANDING THAT POLK COUNTY WILL ASSUME RESPONSIBILITY FOR THE MAINTENANCE OF ROADS, STREETS, ALLEYS, OR OTHER AREAS DEDICATED TO PUBLIC USE ON THE PLAT.

UTILITY NOTE:

ELECTRICAL POWER SHALL BE PROVIDED BY: SAM HOUSTON ELECTRIC COOPERATIVE (SHECO) 1157 E CHURCH STREET LIVINGSTON, TX 77351 936-327-5711

DOMESTIC WATER: PUBLIC/COMMUNITY WATER IS NOT AVAILABLE. EACH PROPERTY WILL REQUIRE A WATER WELL.

SANITARY SEWER: CENTRALIZED SEWER SERVICE IS NOT AVAILABLE. EACH PROPERTY WILL REQUIRE AN ON-SITE SEWAGE FACILITY (OSSF). EACH SUCH FACILITY SHALL MEET THE REQUIREMENTS OF THE TEXAS COMMISSION ON ENVIRONMENTAL QUALITY (TCEQ).

THE STATE OF TEXAS §  
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KNOW ALL MEN BY THESE PRESENT, that I, the undersigned, a Registered Professional Land Surveyor in the State of Texas, do hereby certify that this Plat complies with the survey related requirements of the Polk County Subdivision Regulations and I further certify that this plat is true and correctly made and is prepared from an actual survey of the property made under my supervision on the ground and that the corner monuments were properly placed under my supervision.

Phillip W. Bourland  
Registered Professional  
Land Surveyor  
Date: 11/10/23

License No. 6468

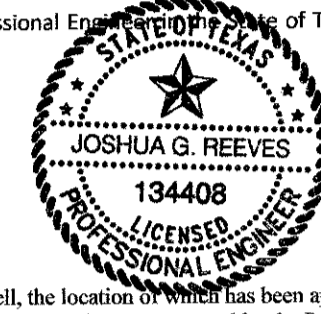


THE STATE OF TEXAS §  
COUNTY OF POLK §

KNOW ALL MEN BY THESE PRESENTS, that I, the undersigned, a Registered Professional Engineer in the State of Texas, hereby certify that this plat complies with the engineering related requirements of the Polk County Subdivision Regulations.

Joshua G. Reeves  
Registered Professional Engineer  
Date: 11/13/2023

License No. 134408



No structure in this subdivision shall be occupied until connected to either: an individual water well, the location of which has been approved by the Polk County Permit Office, a TCEQ approved public water supply system (described below), or other domestic water supply subject to approval by the Polk County Commissioners Court.

Marie Olio  
Permit Office  
Date: 11-14-23

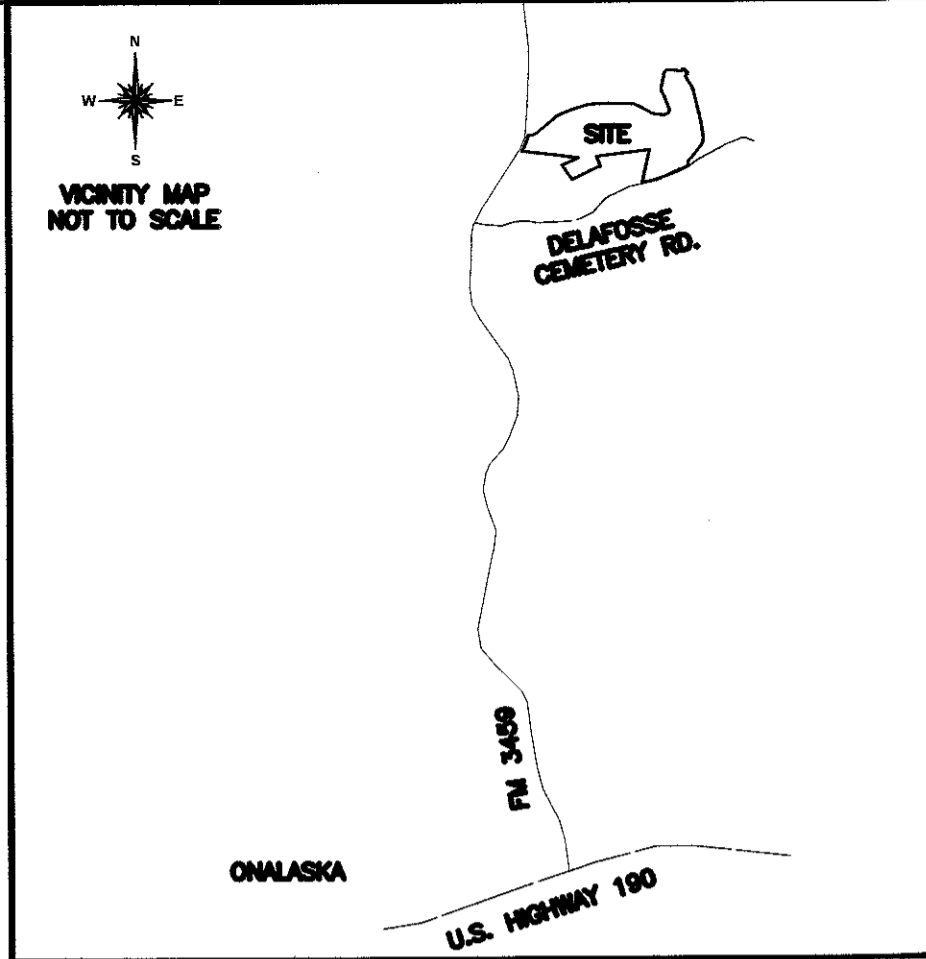
THE STATE OF TEXAS §  
COUNTY OF POLK §

I, Schelana Hock, County Clerk of Polk County, Texas, County Clerk of Polk County, Texas, do hereby certify that on the 14th day of Nov., A.D., 2023, the Commissioners Court of Polk County, Texas, passed an Order authorizing the filing for record of this Plat, and said Order has been duly entered in the minutes of the said Court in Book 13, Page 098.

WITNESS MY HAND AND SEAL OF OFFICE this the 14th day of Nov., A.D., 2023.

Schelana Hock  
SCHELANA HOCK, COUNTY CLERK  
POLK COUNTY, TEXAS

Sydney Murphy  
SYDNEY MURPHY, COUNTY JUDGE  
POLK COUNTY, TEXAS



THE STATE OF TEXAS §  
COUNTY OF POLK §

I, Schelana Hock, County Clerk of Polk County, Texas, do hereby certify that the foregoing instrument of writing with its certificate of authentication was filed for record in my office on the 14th day of Nov., 2023 at 2:00 o'clock P.M., and duly recorded on the 14th day of Nov., A.D., 2023 at 2:00 o'clock P.M., in the Real Property Records of Polk County, Texas in Volume 13, Page 098.

WITNESS MY HAND AND SEAL OF OFFICE this the 14th day of Nov., A.D., 2023.

Schelana Hock  
SCHELANA HOCK, COUNTY CLERK  
POLK COUNTY, TEXAS

THE STATE OF TEXAS §  
COUNTY OF POLK §

APPROVED by the Commissioners Court of Polk County, Texas, this \_\_\_ day of \_\_\_, 20\_\_.

Guylene Robertson  
Commissioner, Precinct 1

Sydney Murphy  
County Judge

Milt Purvis  
Commissioner, Precinct 3

Jerzy Cassity  
Commissioner, Precinct 4

MAGNOLIA CREEK RANCH  
SUBDIVISION  
PHASE 1  
BEING A PLAT OF  
110.30 ACRES (4,804,536 SQUARE FEET)  
OF LAND OUT OF THE F.M. DAVIS SURVEY, ABSTRACT NO. 914, THE T. CRISSWELL SURVEY, ABSTRACT NO. 184, THE C. LEWIS SURVEY, ABSTRACT NO. 831, THE O. GREEN SURVEY, ABSTRACT NO. 257, POLK COUNTY, TEXAS, AND BEING A PORTION OF THAT CALLED 110.30 ACRES RECORDED UNDER CLERK'S FILE 04948, OFFICIAL RECORDS, POLK COUNTY, TEXAS

8 LOTS  
2 RESERVE  
RIGHT OF WAY  
9.68 ACRES  
7,076.21 FEET IN LENGTH

NOVEMBER 2023  
SHEET 1 OF 3

SURVEYOR:  
BOURLAND  
LAND SURVEYING, LLC

DEVELOPER/OWNER: Clifford M. Rowland, III  
P.O. BOX 1599  
Livingston, Texas 77351  
936-328-9615

ENGINEER: Joshua G. Reeves, P.E.  
Neches Engineers  
409.860.7168

15121 HIGHWAY 150  
COLDSPRING, TX 77331  
(936)653-2264

FILED FOR RECORD  
This 14th day of Nov 20 23  
At 2:00 o'clock P.M.  
SCHELANA HOCK  
County Clerk, Polk County Texas  
By: [Signature]

287 B



LINE TABLE		
LINE #	BEARING	LENGTH
L1	N50°40'00"E	499.76'
L2	N68°21'03"E	265.18'
L3	N71°58'17"E	194.21'
L4	N88°41'18"E	211.10'
L5	N89°56'17"E	312.84'
L6	S89°14'22"E	261.16'
L7	S61°21'59"E	333.04'
L8	S83°27'27"E	135.24'
L9	N21°40'02"W	298.59'
L10	N26°06'22"W	67.92'
L11	N11°46'45"E	275.07'
L12	S83°06'33"E	235.68'
L13	N81°08'40"E	60.00'
L14	S6°53'27"W	60.00'
L15	S9°05'31"E	368.16'
L16	S39°37'41"W	381.23'
L17	S30°29'34"E	17.53'
L18	S67°31'46"W	151.99'
L19	S50°40'00"W	503.59'
L20	S68°21'03"W	263.78'

LINE TABLE		
LINE #	BEARING	LENGTH
L21	S71°58'17"W	192.79'
L22	S88°41'18"W	209.28'
L23	S89°56'17"W	311.75'
L24	N89°14'22"W	158.80'
L25	N89°14'22"W	99.54'
L26	N61°21'59"W	337.22'
L27	N83°27'27"W	138.55'
L28	S21°40'02"E	299.52'
L29	S26°06'22"E	71.57'
L30	S11°46'45"W	272.36'
L31	N83°06'33"W	268.17'
L32	N61°41'15"W	185.04'
L33	N13°29'00"W	510.19'
L34	N13°29'00"W	208.24'
L35	N9°05'31"W	78.69'
L36	N9°05'31"W	282.58'
L37	N39°37'38"E	381.45'
L38	N30°29'34"W	27.54'
L39	S50°40'00"W	501.51'
L40	S68°21'03"W	264.48'

LINE TABLE		
LINE #	BEARING	LENGTH
L41	S71°58'17"W	193.50'
L42	S88°41'18"W	210.19'
L43	S89°56'17"W	312.29'
L44	N89°14'22"W	259.78'
L45	N61°21'59"W	334.68'
L46	N83°27'27"W	136.95'
L47	S21°40'02"E	299.00'
L48	S26°06'22"E	69.72'
L49	S11°46'45"W	273.83'
L50	N83°06'33"W	381.66'
L51	N8°51'20"W	149.70'
L52	N13°29'00"W	718.65'
L53	N9°05'31"W	364.78'
L54	N39°37'38"E	381.25'
L55	N17°12'40"W	16.00'
L56	N30°29'34"W	27.54'
L57	S88°41'18"W	209.28'
L58	S89°56'17"W	311.75'
L59	N89°14'22"W	158.80'
L60	N89°14'22"W	158.80'
L61	N83°27'27"W	138.55'
L62	N39°37'38"E	381.45'

CURVE TABLE					
CURVE #	LENGTH	RADIUS	DELTA	CHD. BEARING	CHORD
C1	380.14'	1014.94'	21°27'35"	N21°23'53"E	377.92'
C2	188.48'	266.88'	40°27'50"	N75°18'48"E	184.59'
C3	166.36'	440.98'	21°36'51"	N58°27'30"E	165.37'
C4	360.07'	1337.18'	15°25'42"	N78°47'05"E	358.98'
C5	142.36'	321.54'	25°22'01"	S72°12'52"E	141.20'
C6	126.88'	429.09'	16°56'33"	S74°16'43"E	126.42'
C7	133.06'	189.82'	40°09'47"	N70°24'04"E	130.35'
C8	99.13'	78.48'	72°22'23"	N11°25'01"E	92.67'
C9	162.21'	232.34'	40°00'06"	N8°27'33"W	158.94'
C10	173.55'	119.35'	83°19'09"	N57°37'26"E	158.66'
C11	46.14'	25.00'	105°44'47"	N44°01'03"E	39.87'
C12	32.40'	25.00'	74°15'13"	S45°58'57"E	30.18'
C13	48.87'	25.00'	112°00'39"	S40°53'07"W	41.45'
C14	188.89'	370.82'	29°11'07"	S29°40'11"E	186.85'
C15	145.58'	270.42'	30°50'40"	S25°40'55"E	143.83'
C16	209.26'	290.31'	41°17'58"	S19°50'02"W	204.76'
C17	94.00'	93.64'	57°31'01"	S10°43'11"W	90.10'
C18	111.57'	735.95'	13°41'11"	S57°25'39"W	111.47'
C19	135.61'	567.63'	13°41'18"	S66°50'14"W	135.29'
C20	77.83'	926.41'	4°48'48"	S62°23'59"W	77.80'

CURVE TABLE					
CURVE #	LENGTH	RADIUS	DELTA	CHD. BEARING	CHORD
C21	614.45'	2124.91'	16°34'04"	S73°05'25"W	612.31'
C22	103.45'	326.88'	18°08'00"	S63°43'20"W	103.02'
C23	145.70'	380.98'	21°54'45"	S58°22'43"W	144.82'
C24	342.64'	1277.18'	15°22'16"	S78°45'44"W	341.61'
C25	114.55'	261.54'	25°05'38"	N71°52'42"W	113.63'
C26	146.52'	489.09'	17°09'53"	N74°12'44"W	145.97'
C27	180.43'	249.82'	41°22'56"	S70°34'11"W	176.54'
C28	174.01'	138.48'	71°59'54"	S11°59'47"W	162.79'
C29	121.35'	172.34'	40°20'34"	S8°40'05"E	118.86'
C30	85.53'	59.35'	82°34'07"	S59°00'00"W	78.31'
C31	32.40'	25.00'	74°15'13"	N45°58'57"W	30.18'
C32	221.01'	430.82'	29°23'33"	N29°22'11"W	218.59'
C33	113.35'	210.42'	30°51'49"	N25°15'38"W	111.98'
C34	161.16'	230.31'	40°05'29"	N20°14'51"E	157.89'
C35	161.66'	153.64'	60°17'19"	N9°22'00"E	154.31'
C36	213.81'	296.88'	41°15'52"	S75°31'13"W	209.22'
C37	156.05'	410.98'	21°45'19"	S58°25'14"W	155.11'
C38	351.65'	1307.18'	15°24'49"	S78°46'01"W	350.59'
C39	128.43'	291.54'	25°14'28"	N72°03'33"W	127.40'
C40	137.13'	459.09'	17°06'49"	N74°12'59"W	136.62'

CURVE TABLE					
CURVE #	LENGTH	RADIUS	DELTA	CHD. BEARING	CHORD
C41	156.41'	219.82'	40°46'10"	S70°31'38"W	153.13'
C42	136.89'	108.48'	72°18'06"	S11°50'42"W	127.99'
C43	141.80'	202.34'	40°09'11"	S8°33'07"E	138.92'
C44	129.49'	89.35'	83°02'23"	S58°08'11"W	118.45'
C45	204.96'	400.82'	29°17'54"	N29°32'11"W	202.74'
C46	129.45'	240.42'	30°50'58"	N25°29'21"W	127.89'
C47	184.48'	260.31'	40°36'17"	N19°57'05"E	180.64'
C48	127.65'	123.64'	59°09'27"	N9°55'08"E	122.06'
C49	145.88'	342.88'	24°22'36"	N84°58'38"E	144.78'
C50	161.66'	153.64'	60°17'19"	N9°22'00"E	154.31'
C51	145.70'	380.98'	21°54'45"	S58°22'43"W	144.82'
C52	342.64'	1277.18'	15°22'16"	S78°45'44"W	341.61'
C53	146.52'	489.09'	17°09'53"	N74°12'44"W	145.97'
C54	180.43'	249.82'	41°22'56"	S70°34'11"W	176.54'
C55	161.16'	230.31'	40°05'29"	N20°14'51"E	157.89'

Being 110.30 acres (4,804,536 square feet) of land situated in the F.M. Davis Survey, Abstract Number 914, T. Crisswell Survey, Abstract Number 257, Polk County, Texas and being out of that called 1,304.1 acre tract as recorded in Volume 2172, Page 027 of the Official Records of Polk County, Texas and being all of a called 5.78 acre tract as recorded in Volume 200, Page 672 of the Deed Records of Polk County, Texas; Said 110.30 acre tract being more particularly described by metes and bounds as follows with all bearings being referenced to the Texas State Plane Coordinate System, NAD83, Central Zone;

BEGINNING at a 1/2 inch iron rod with 3 inch aluminum cap, found in the east right of way line of F.M. 3459 for the northwest corner of a called 17.592 acre tract as recorded in Volume 277, Page 162 of the Deed Records of Polk County, Texas, for the southwest corner of said 1,304.1 acre tract and the southwest corner of the herein described tract;

THENCE along the east right of way line of FM 3459 with a curve to the left, having the following elements, an arc length of 380.14 feet, a radius of 1,014.94 feet, a delta of 21°27'35" with a Chord Bearing North 21°23'53" East, a distance of 377.92 feet to a 5/8 inch iron rod with cap stamped "Bourland Surveying", set for the northwest corner of the herein described tract;

THENCE over and across said 1,304.1 acre tract the following courses and distances:

- Along a curve to the left, having the following elements, an arc length of 188.48 feet, a radius of 266.88 feet, a delta of 40°27'50" with a Chord Bearing North 75°18'48" East, a distance of 184.59 feet to a 5/8 inch iron rod, Set;
- North 50°40'00" East, a distance of 499.76 feet to a 5/8 inch iron rod, Set;
- Along a curve to the right, having the following elements, an arc length of 166.36 feet, a radius of 440.98 feet, a delta of 21°36'51" with a Chord Bearing North 58°27'30" East, a distance of 165.37 feet to a 5/8 inch iron rod, Set;
- North 68°21'03" East, a distance of 265.18 feet to a 5/8 inch iron rod, Set;
- North 71°58'17" East, a distance of 194.21 feet to a 5/8 inch iron rod, Set;
- Along a curve to the right, having the following elements, an arc length of 360.07 feet, a radius of 1,337.18 feet, a delta of 15°25'42" with a Chord Bearing North 78°47'05" East, a distance of 358.98 feet to a 5/8 inch iron rod, Set;
- North 88°41'18" East, a distance of 211.10 feet to a 5/8 inch iron rod, Set;
- North 89°56'17" East, a distance of 312.84 feet to a 5/8 inch iron rod, Set;
- North 89°14'22" East, a distance of 261.16 feet to a 5/8 inch iron rod, Set;
- Along a curve to the right, having the following elements, an arc length of 142.36 feet, a radius of 321.54 feet, a delta of 25°22'01" with a Chord Bearing South 72°12'52" East, a distance of 141.20 feet to a 5/8 inch iron rod, Set;
- South 61°21'59" East, a distance of 333.04 feet to a 5/8 inch iron rod, Set;
- Along a curve to the left, having the following elements, an arc length of 126.88 feet, a radius of 429.09 feet, a delta of 16°56'33" with a Chord Bearing South 74°16'43" East, a distance of 126.42 feet to a 5/8 inch iron rod, Set;
- South 83°27'27" East, a distance of 135.24 feet to a 5/8 inch iron rod, Set;
- Along a curve to the left, having the following elements, an arc length of 133.06 feet, a radius of 189.82 feet, a delta of 40°09'47" with a Chord Bearing North 70°24'04" East, a distance of 130.35 feet to a 5/8 inch iron rod, Set;
- Along a curve to the left, having the following elements, an arc length of 99.13 feet, a radius of 78.48 feet, a delta of 72°22'23" with a Chord Bearing North 11°25'01" East, a distance of 92.67 feet to a 5/8 inch iron rod, Set;
- North 21°40'02" West, a distance of 298.59 feet to a 5/8 inch iron rod, Set;
- North 26°06'22" West, a distance of 67.92 feet to a 5/8 inch iron rod, Set;
- Along a curve to the right, having the following elements, an arc length of 162.21 feet, a radius of 232.34 feet, a delta of 40°00'06" with a Chord Bearing North 08°27'33" West, a distance of 158.94 feet to a 5/8 inch iron rod, Set;
- North 11°46'45" East, a distance of 275.07 feet to a 5/8 inch iron rod, Set;
- Along a curve to the right, having the following elements, an arc length of 173.55 feet, a radius of 119.35 feet, a delta of 83°19'09" with a Chord Bearing North 57°37'26" East, a distance of 158.66 feet to a 5/8 inch iron rod, Set;
- South 83°06'33" East, a distance of 235.68 feet to a 5/8 inch iron rod, Set;
- Along a curve to the left, having the following elements, an arc length of 46.14 feet, a radius of 25.00 feet, a delta of 105°44'47" with a Chord Bearing North 44°01'03" East, a distance of 39.87 feet to a 5/8 inch iron rod, Set;
- North 81°08'40" East, a distance of 60.00 feet to a 5/8 inch iron rod, Set;
- South 08°51'20" East, a distance of 31.02 feet to a 5/8 inch iron rod, Set;
- Along a curve to the left, having the following elements, an arc length of 32.40 feet, a radius of 25.00 feet, a delta of 74°15'13" with a Chord Bearing South 45°58'57" East, a distance of 30.18 feet;
- South 83°06'33" East, a distance of 31.02 feet to a 5/8 inch iron rod, Set;
- South 06°53'27" West, a distance of 60.00 feet to a 5/8 inch iron rod, Set;
- Along a curve to the left, having the following elements, an arc length of 48.87 feet, a radius of 25.00 feet, a delta of 112°00'39" with a Chord Bearing South 40°53'07" West, a distance of 41.45 feet to a 5/8 inch iron rod, Set;
- Along a curve to the left, having the following elements, an arc length of 188.89 feet, a radius of 370.82 feet, a delta of 29°11'07" with a Chord Bearing South 29°40'11" East, a distance of 186.85 feet to a 5/8 inch iron rod, Set;
- Along a curve to the right, having the following elements, an arc length of 145.58 feet, a radius of 270.42 feet, a delta of 30°50'40" with a Chord Bearing South 25°40'55" East, a distance of 143.83 feet to a 5/8 inch iron rod, Set;
- South 13°29'00" East, a distance of 718.93 feet to a 5/8 inch iron rod, Set;
- South 09°05'31" East, a distance of 368.16 feet to a 5/8 inch iron rod, Set;
- Along a curve to the right, having the following elements, an arc length of 209.26 feet, a radius of 290.31 feet, a delta of 41°17'58" with a Chord Bearing South 19°50'02" West, a distance of 204.76 feet to a 5/8 inch iron rod, Set;
- South 39°37'41" West, a distance of 381.23 feet to a 5/8 inch iron rod, Set;
- Along a curve to the left, having the following elements, an arc length of 94.00 feet, a radius of 93.64 feet, a delta of 57°31'01" with a Chord Bearing South 10°43'11" West, a distance of 90.10 feet to a 5/8 inch iron rod, Set;
- South 30°29'34" East, a distance of 17.53 feet to a 5/8 inch iron rod, Set in the north right of way line of De La Fosse Cemetery Road as recorded in Volume 864, Page 41 of the Deed Records of Polk County, Texas;

THENCE along the north right of way line of said De La Fosse Cemetery Road the following courses and distances:

- Along a curve to the right, having the following elements, an arc length of 111.57 feet, a radius of 735.95 feet, a delta of 08°41'11" with a Chord Bearing South 57°25'39" West, a distance of 111.47 feet to a 5/8 inch iron rod, Set;
- South 67°31'46" West, a distance of 151.99 feet to a 5/8 inch iron rod, Set;
- Along a curve to the left, having the following elements, an arc length of 135.61 feet, a radius of 567.63 feet, a delta of 13°41'18" with a Chord Bearing South 66°50'14" West, a distance of 135.29 feet to a 5/8 inch iron rod, Set;
- Along a curve to the right, having the following elements, an arc length of 77.83 feet, a radius of 926.41 feet, a delta of 04°48'48" with a Chord Bearing South 62°23'59" West, a distance of 77.80 feet to a 5/8 inch iron rod, Set;
- Along a curve to the right, having the following elements, an arc length of 614.45 feet, a radius of 2,124.91 feet, a delta of 16°34'04" with a Chord Bearing South 73°05'25" West, a distance of 612.31 feet to a 5/8 inch iron rod, Set;
- South 84°44'18" West, a distance of 16.01 feet to a 5/8 inch iron rod, Set;

THENCE North 12°36'01" East, along a west line of said 1,304.1 acre tract, a distance of 738.80 feet to a concrete monument, found for an interior corner of the herein described tract;

THENCE South 83°00'24" West, along the south line of said 1,304.1 acre tract a distance of 1,167.04 feet to a concrete monument, found for the northeast corner of said 5.78 acre tract;

THENCE around the boundaries of said 5.78 acre tract, the following courses and distances:

- South 21°14'25" East, a distance of 233.31 feet to a found concrete monument;
- South 72°10'53" West, a distance of 115.30 feet to a 5/8 inch iron rod, Set;
- South 64°00'53" West, a distance of 579.32 feet to a 5/8 inch iron rod, Set;
- North 34°15'56" West, a distance of 388.26 feet to a found concrete monument;
- North 65°51'31" East, a distance of 397.48 feet to a found concrete monument for the northwest corner of said 5.78 acre tract;

THENCE North 83°12'25" West, along the south line of said 1,304.1 acre tract, a distance of 1248.04 feet to the POINT OF BEGINNING, containing 110.30 acres (4,804,536 square feet) of land in Polk County, Texas.

\*ALL SET RODS ARE 5/8 INCH IRON ROD WITH CAP STAMPED "BOURLAND SURVEYING"

**MAGNOLIA CREEK RANCH  
SUBDIVISION  
PHASE 1**  
BEING A PLAT OF  
**110.30 ACRES (4,804,536 SQUARE FEET)**  
OF LAND OUT OF THE F.M. DAVIS SURVEY, ABSTRACT NO. 914, THE T. CRISWELL SURVEY, ABSTRACT NO. 184, THE C. LEWIS SURVEY, ABSTRACT NO. 831, THE O. GREEN SURVEY, ABSTRACT NO. 257, POLK COUNTY, TEXAS,  
AND BEING A PORTION OF THAT CALLED 110.30 ACRES RECORDED UNDER CLERK'S FILE 04948, OFFICIAL RECORDS, POLK COUNTY, TEXAS

8 LOTS  
2 RESERVE

RIGHT OF WAY  
9.68 ACRES  
7,076.21 FEET IN LENGTH

SURVEYOR:  
**BOURLAND  
LAND SURVEYING, LLC**

DEVELOPER/OWNER: ENGINEER:  
Clifford M. Rowland, III Joshua G. Reeves, P.E.  
P.O. BOX 1599 Neches Engineers  
Livingston, Texas 77351 409.860.7168  
936-328-9615

NOVEMBER 2023  
SHEET 3 OF 3

FILED FOR RECORD  
This 14th day of Nov 20 23  
At 2:00 o'clock P.M.  
SHELANA HOCK  
County Clerk, Polk County Texas  
By *Handy Simon*

287 D

THE STATE OF TEXAS §  
COUNTY OF POLK §

KNOW ALL MEN BY THESE PRESENT, that MCR - PHASE TWO, a series of Magnolia Creek Ranch, LLC, a Texas series limited liability company organized and existing under the laws of the State of Texas, with its home address at 504 A Pan American Dr, Livingston, Texas 77351, and owner/subdivider/developer of 189.06 acres of land having 114.106 acres out of the F.M. DAVIS SURVEY, ABSTRACT NO. 914, 4.269 acres out of the T. CRISSWELL SURVEY, ABSTRACT NO. 184, 22.280 acres out of the H.T.C.R.R. SURVEY, ABSTRACT NO. 307, and 48.407 acres out of the O. GREEN SURVEY, ABSTRACT NO. 257, in Polk County, Texas in Polk County, Texas, as conveyed to it by deed dated and recorded in May 24, 2023 and recorded under Clerk's File Number 04949 of the Real Property Records of Polk County, DOES HEREBY SUBDIVIDE 189.06 acres of land out of said Survey, to be known as the Magnolia Creek Ranch Subdivision, Phase 2, in accordance with the plat shown hereon, subject to any and all easements or restrictions heretofore granted and does hereby dedicate to the owner/subdivider/developer of the property shown hereon the use of the streets and easements shown hereon.

IN WITNESS WHEREOF the said Sunrise Enterprise Inc., has caused these present to be executed by its President, Clifford M. Rowland, III, thereunto duly authorized, this the 13th day of Nov., A.D., 2023.

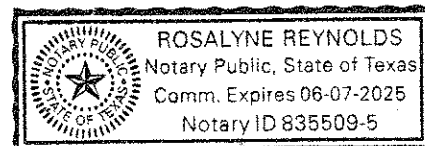
*Clifford M. Rowland, III*  
ATTEST:  
President, Clifford M. Rowland, III

THE STATE OF TEXAS §  
COUNTY OF POLK §

BEFORE ME, the undersigned authority, on this day personally appeared President, Clifford M. Rowland, III known to me to be the person whose name is subscribed to the foregoing instrument as an officer of MCR - PHASE TWO, a series of Magnolia Creek Ranch, LLC, a Texas series limited liability company, and acknowledged to me that the foregoing was executed in such capacity as the act of said corporation for the purposes and considerations therein stated.

GIVEN UNDER MY HAND AND SEAL OF OFFICE this the 13th day of Nov., A.D., 2023.

*Rosalynne Reynolds*  
Notary Public in and for  
The State of Texas



In approving this plat by the Commissioners Court of Polk County, Texas, it is understood that all roads shown hereon are private roads and shall remain the property of the Owner/subdivider/developer and/or subsequent owners of the property until such time as the Commissioners Court approves the dedication of the roads to the County for maintenance by way of a Warranty Deed. Acceptance of this plat does not constitute acceptance of the roads shown hereon by Polk County.

*Clifford M. Rowland, III*  
Owner/subdivider/developer or Representative

11-13-23  
Date

NOTES:

- 1. THE SURVEY HAS BEEN COMPLETED WITHOUT THE BENEFIT OF A TITLE COMMITMENT, NO ABSTRACTING WAS COMPLETED BY THE SURVEYOR WITH REGARD TO ANY RECORDED EASEMENTS, RIGHTS-OF-WAY OR SETBACKS AFFECTING THE SUBJECT PROPERTY. NO ADDITIONAL RESEARCH REGARDING THE EXISTENCE OF EASEMENTS, RESTRICTIONS, OR OTHER MATTERS OF RECORD HAS BEEN PERFORMED BY THE SURVEYOR.
- 2. THIS SURVEY DOES NOT PROVIDE A DETERMINATION OR OPINION CONCERNING THE LOCATION OR EXISTENCE OF WETLANDS, FAULT LINES, TOXIC OR HAZARDOUS WASTE AREAS, SUBSIDENCE, OVERHEAD, SUBSURFACE AND ENVIRONMENTAL CONDITIONS OR GEOLOGICAL ISSUES. NO STATEMENT IS MADE CONCERNING THE SUITABILITY OF THE SUBJECT TRACT FOR ANY INTENDED USE, PURPOSE OR DEVELOPMENT.
- 3. DATE OF SURVEY 03/08/2023
- 4. BASIS OF BEARING IS BASED TEXAS STATE PLANE COORDINATES, NAD-83, CENTRAL ZONE.
- 5. AT THE TIME OF SURVEY, THERE WAS NO OBSERVED EVIDENCE OF THE PRESENCE OF WELLS.
- 6. ACCORDING TO THE FEDERAL EMERGENCY MANAGEMENT AGENCY FLOOD INSURANCE RATE MAP NO. 4837C0300C REVISED DATE SEPTEMBER 03, 2010 THE SUBJECT PROPERTY LIES WITHIN ZONE "X", UNSHADED.
- 7. THIS PROPERTY IS NOT LOCATED WITHIN THE MUNICIPAL LIMITS OR ETJ BOUNDARIES OF ANY COMMUNITY
- 8. LAND USE: THE PROPOSED LAND USE FOR ALL OF THE LOTS AND RESERVES SHOWN ON THIS PLAT IS RESIDENTIAL PURPOSES.
- 9. A FLOOD PERMIT WILL BE REQUIRED FROM POLK COUNTY FOR ANY CONSTRUCTION IN THE FLOOD PLAIN.
- 10. BENCHMARK SHOWN HEREON IS BASED ON GPS OBSERVATIONS NAVD88, COMPUTED USING GEOID18 - BEING A 2.5 INCH BRASS CAP IN CONCRETE STAMPED "ELV: 249.68"
- 11. ALL LOTS ARE RESTRICTED TO ONE SINGLE-FAMILY DWELLING PER LOT. A SECOND HOME PER LOT WILL ONLY BE ALLOWED BY A COUNTY-APPROVED VARIANCE.
- 12. LAND USE LIMITATION: ALL POTENTIAL PURCHASERS OF LOTS IN THIS SUBDIVISION SHOULD BE AWARE THAT SITE PLANNING WILL BE EXTREMELY CRITICAL. THE SPACE AND CLEARANCE REQUIREMENTS ASSOCIATED WITH PRIVATE WATER WELLS AND ON-SITE SEWAGE FACILITIES WILL GREATLY AFFECT THE USABLE SPACE AVAILABLE FOR THE BUILDING OF STRUCTURES ON THE PROPERTY.
- 13. POLK COUNTY SHALL NOT REPAIR, MAINTAIN, INSTALL, OR PROVIDE ANY STREETS OR ROADS IN ANY SUBDIVISION FOR WHICH A PLAT HAS NOT BEEN APPROVED AND FILED FOR RECORD, NOR IN WHICH THE STANDARDS CONTAINED HEREIN OR REFERRED TO HEREIN HAVE NOT BEEN COMPLIED WITH IN FULL, NOR SHALL POLK COUNTY REPAIR, MAINTAIN, OR INSTALL ANY STREETS OR ROADS UNTIL SUCH TIME AS THE ROADS OR STREETS HAVE BEEN FORMALLY ACCEPTED FOR INCLUSION INTO THE COUNTY MAINTENANCE INVENTORY BY AN ORDER SEPARATE AND APART FROM APPROVAL OF ANY PLAT FOR FILING PURPOSES ONLY BY THE COMMISSIONERS COURT. APPROVAL OF THE SUBDIVISION PLAT FOR FILING DOES NOT INDICATE ANY AGREEMENT OR UNDERSTANDING THAT POLK COUNTY WILL ASSUME RESPONSIBILITY FOR THE MAINTENANCE OF ROADS, STREETS, ALLEYS, OR OTHER AREAS DEDICATED TO PUBLIC USE ON THE PLAT.

UTILITY NOTE:

ELECTRICAL POWER SHALL BE PROVIDED BY: SAM HOUSTON ELECTRIC COOPERATIVE (SHECO) 1157 E CHURCH STREET LIVINGSTON, TX 77351 936-327-5711

DOMESTIC WATER: PUBLIC/COMMUNITY WATER IS NOT AVAILABLE. EACH PROPERTY WILL REQUIRE A WATER WELL.

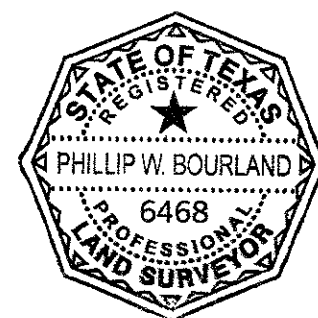
SANITARY SEWER: CENTRALIZED SEWER SERVICE IS NOT AVAILABLE. EACH PROPERTY WILL REQUIRE AN ON-SITE SEWAGE FACILITY (OSSF). EACH SUCH FACILITY SHALL MEET THE REQUIREMENTS OF THE TEXAS COMMISSION ON ENVIRONMENTAL QUALITY (TCEQ).

THE STATE OF TEXAS §  
COUNTY OF POLK §

KNOW ALL MEN BY THESE PRESENT, that I, the undersigned, a Registered Professional Land Surveyor in the State of Texas, do hereby certify that this Plat complies with the survey related requirements of the Polk County Subdivision Regulations and I further certify that this plat is true and correctly made and is prepared from an actual survey of the property made under my supervision on the ground and that the corner monuments were properly placed under my supervision.

*Phillip W. Bourland*  
Phillip W. Bourland  
Registered Professional  
Land Surveyor 6468

11/10/23  
Date



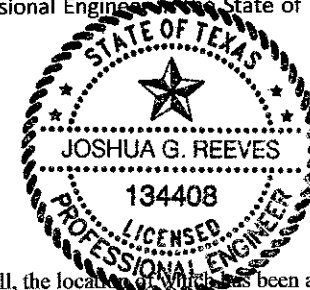
License No. \_\_\_\_\_

THE STATE OF TEXAS §  
COUNTY OF POLK §

KNOW ALL MEN BY THESE PRESENTS, that I, the undersigned, a Registered Professional Engineer in the State of Texas, hereby certify that this plat complies with the engineering related requirements of the Polk County Subdivision Regulations.

*Joshua G. Reeves*  
Joshua G. Reeves  
Registered Professional Engineer  
License No. 134408

11/13/2023  
Date



No structure in this subdivision shall be occupied until connected to either: an individual water well, the location of which has been approved by the Polk County Permit Office, a TCEQ approved public water supply system (described below), or other domestic water supply subject to approval by the Polk County Commissioners Court.

*Navio Oei*  
Permit Office

11-14-23  
Date

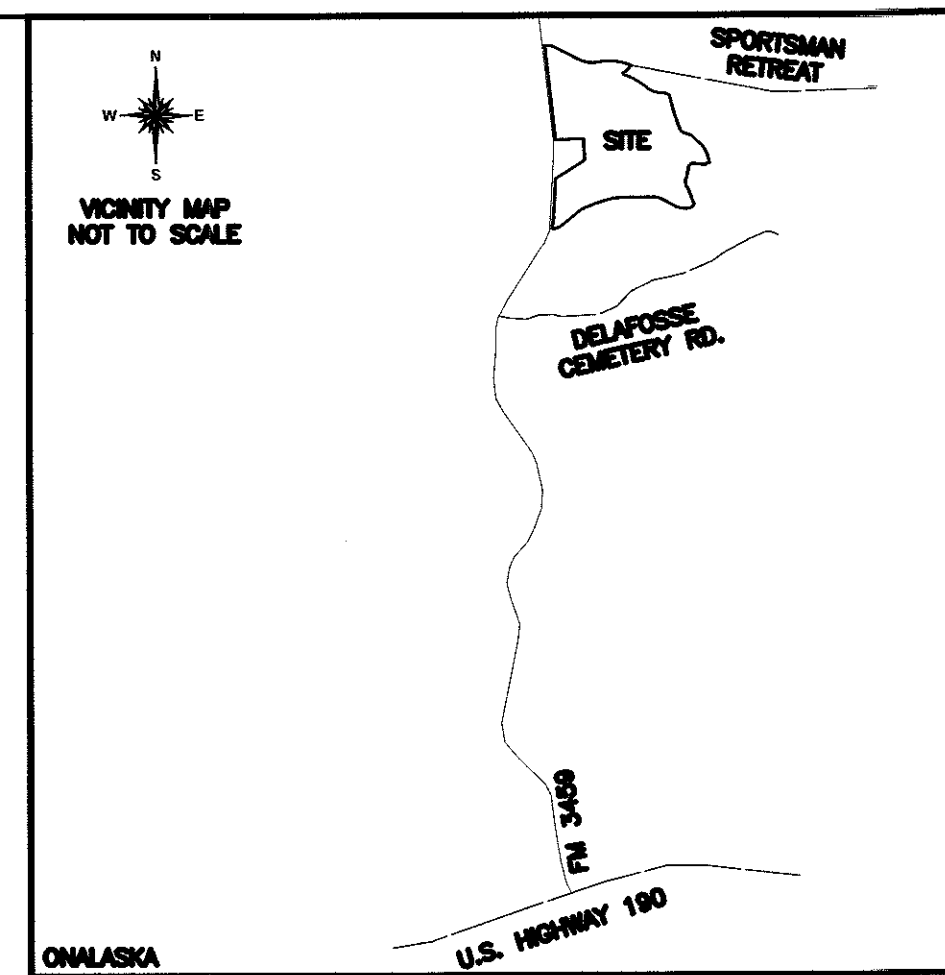
THE STATE OF TEXAS §  
COUNTY OF POLK §

I, Schelana Hock, County Clerk of Polk County, Texas, County Clerk of Polk County, Texas, do hereby certify that on the 14th day of Nov., A.D., 2023, the Commissioners Court of Polk County, Texas, passed an Order authorizing the filing for record of this Plat, and said Order has been duly entered in the minutes of the said Court in Book 13, Page 099.

WITNESS MY HAND AND SEAL OF OFFICE this the 14th day of Nov., A.D., 2023.

*Schelana Hock*  
SCHELANA HOCK, COUNTY CLERK  
POLK COUNTY, TEXAS

*Sydney Murphy*  
SYDNEY MURPHY, COUNTY JUDGE  
POLK COUNTY, TEXAS



THE STATE OF TEXAS §  
COUNTY OF POLK §

I, Schelana Hock, County Clerk of Polk County, Texas, do hereby certify that the foregoing instrument of writing with its certificate of authentication was filed for record in my office on the 14th day of Nov., 2023 at 2:00 o'clock P.M., and duly recorded on the 14th day of Nov., A.D., 2023 at 2:00 o'clock P.M., in the Real Property Records of Polk County, Texas in Volume 13, Page 099.

WITNESS MY HAND AND SEAL OF OFFICE this the 14th day of Nov., A.D., 2023.

*Schelana Hock*  
SCHELANA HOCK, COUNTY CLERK  
POLK COUNTY, TEXAS

THE STATE OF TEXAS §  
COUNTY OF POLK §

APPROVED by the Commissioners Court of Polk County, Texas, this day of \_\_\_\_\_, 20\_\_.

*Guylene Robertson*  
Guylene Robertson  
Commissioner, Precinct 1

*Mark DuBose*  
Mark DuBose  
Commissioner, Precinct 2

*Sydney Murphy*  
Sydney Murphy  
County Judge

*Milt Purvis*  
Milt Purvis  
Commissioner, Precinct 3

*Jerry Cassidy*  
Jerry Cassidy  
Commissioner, Precinct 4

MAGNOLIA CREEK RANCH  
SUBDIVISION  
PHASE 2  
BEING A PLAT OF  
189.06 ACRES (8,235,571 SQUARE FEET)  
OF LAND OUT OF THE H.T.C.R.R., ABSTRACT NO. 307, F.M. DAVIS SURVEY,  
ABSTRACT NO. 914, THE T. CRISSWELL SURVEY, ABSTRACT NO. 184, THE O.  
GREEN SURVEY, ABSTRACT NO. 257, POLK COUNTY, TEXAS, AND BEING  
ALL OF THAT CALLED 189.18 ACRES RECORDED UNDER CLERK'S FILE  
NUMBER 04949 OF THE OFFICIAL RECORDS, POLK COUNTY, TEXAS

13 LOTS  
2 RESERVES  
RIGHT OF WAY  
4.46 ACRES  
3,233.06 FEET IN LENGTH

SURVEYOR:  
BOURLAND  
LAND SURVEYING, LLC

DEVELOPER/OWNER: Clifford M. Rowland, III  
P.O. BOX 1599  
Livingston, Texas 77351  
936-328-9615

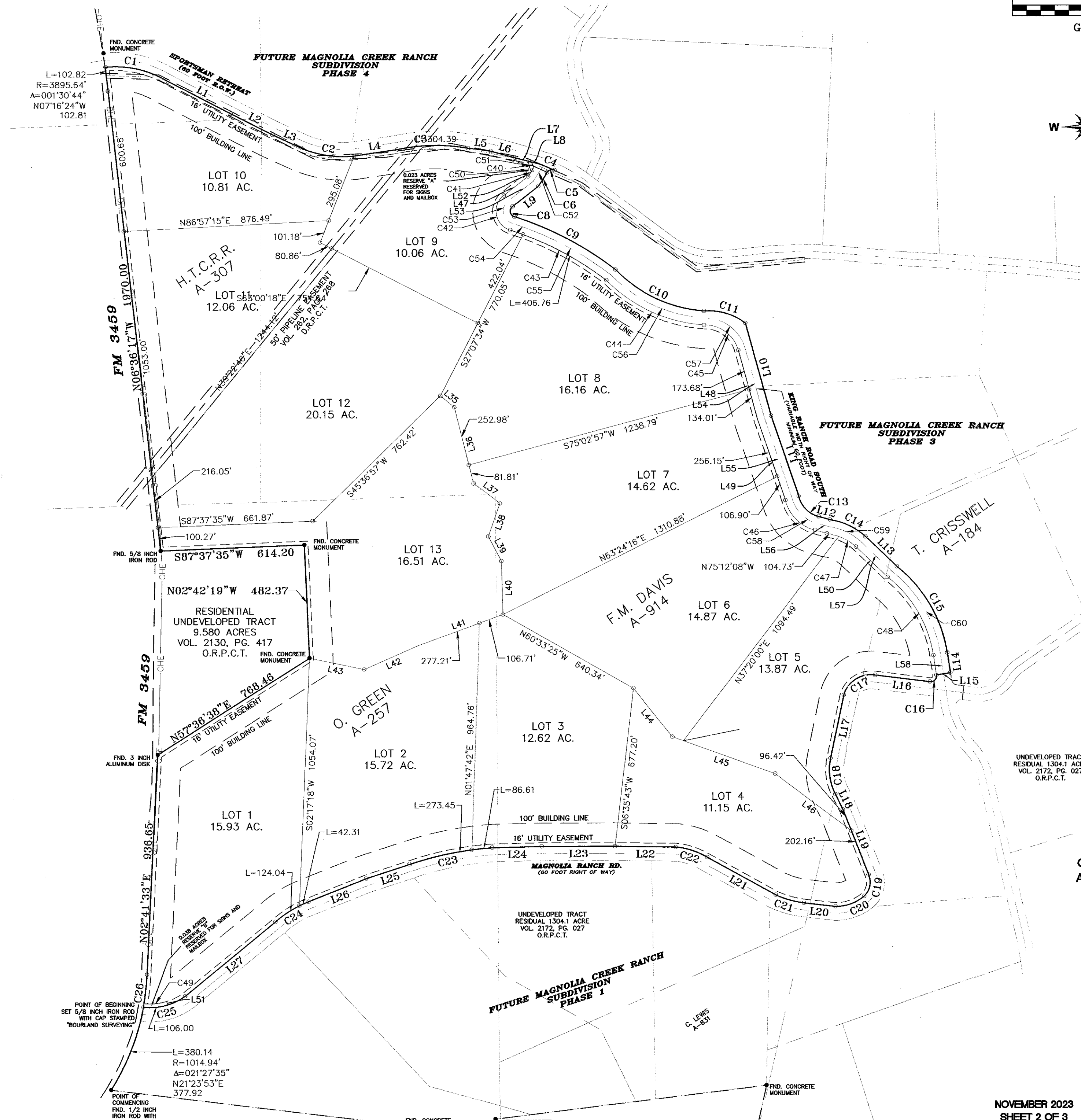
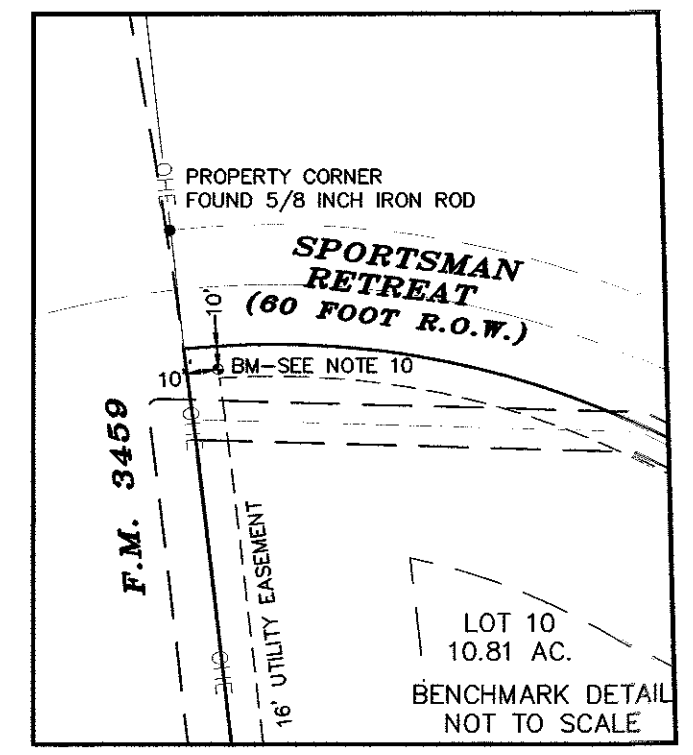
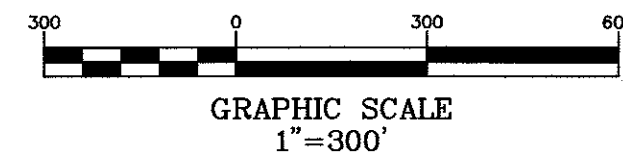
ENGINEER: Joshua G. Reeves, P.E.  
Neches Engineers  
409.860.7168

FILED FOR RECORD  
This 14th day of Nov 20 23  
At 2:00 o'clock P M  
SCHELANA HOCK  
County Clerk, Polk County Texas  
By *Schelana Hock*

NOVEMBER 2023  
SHEET 1 OF 3

15121 HIGHWAY 150  
COLDSRING, TX 77331  
(936)653-2264  
TBPLS FIRM REG # 10194525

288 C



FILED FOR RECORD  
 This 14th day of Nov 20 23  
 At 4:00 o'clock P.M.  
 SCHELANA HOCK  
 County Clerk, Polk County Texas  
 By: *[Signature]*

o DENOTES, SET, 5/8 INCH IRON ROD WITH CAP STAMPED "BOURLAND SURVEYING"

**MAGNOLIA CREEK RANCH SUBDIVISION PHASE 2**  
 BEING A PLAT OF  
 189.06 ACRES (8,235,571 SQUARE FEET)  
 OF LAND OUT OF THE H.T.C.R.R., ABSTRACT NO. 307, F.M. DAVIS SURVEY, ABSTRACT NO. 914, THE T. CRISSWELL SURVEY, ABSTRACT NO. 184, THE O. GREEN SURVEY, ABSTRACT NO. 257, POLK COUNTY, TEXAS, AND BEING ALL OF THAT CALLED 189.18 ACRES RECORDED UNDER CLERK'S FILE NUMBER 04949 OF THE OFFICIAL RECORDS, POLK COUNTY, TEXAS

13 LOTS  
 2 RESERVES  
 RIGHT OF WAY  
 4.46 ACRES  
 3,233.06 FEET IN LENGTH

SURVEYOR: **BOURLAND LAND SURVEYING, LLC**  
 DEVELOPER/OWNER: Clifford M. Rowland, III  
 P.O. BOX 1599  
 Livingston, Texas 77351  
 936-328-9615  
 ENGINEER: Joshua G. Reeves, P.E.  
 Neches Engineers  
 409.860.7168

NOVEMBER 2023  
 SHEET 2 OF 3

15121 HIGHWAY 150  
 COLDSRING, TX 77331  
 (936)653-2264  
 TBPLS FIRM REG # 10194525

288D

Being 189.06 acres (8,235,571 square feet) of land situated in the F.M. Davis Survey, Abstract Number 914, T. Crisswell Survey, Abstract Number 184, the O. Green Survey, Abstract Number 257 and the H.T.C.R.R. Survey Abstract Number 307, Polk County, Texas and being out of that called 1,304.1 acre tract as recorded in Volume 2172, Page 027 of the Official Records of Polk County, Texas; Said 189.06 acre tract being more particularly described by metes and bounds as follows with all bearings being referenced to the Texas State Plane Coordinate System, NAD83, Central Zone;

COMMENCING at a 1/2 inch iron rod with 3 inch aluminum cap, found in the east right of way line of F.M. 3459 for the northwest corner of a called 17.592 acre tract as recorded in Volume 277, Page 162 of the Deed Records of Polk County, Texas, for the southwest corner of said 1,304.1 acre tract and the southwest corner of the herein described tract;

THENCE along the east right of way line of FM 3459 with a curve to the left, having the following elements, an arc length of 380.14 feet, a radius of 1,014.94 feet, a delta of 21°27'35" with a Chord Bearing North 21°23'53" East, a distance of 377.92 feet to a 5/8 inch iron rod with cap stamped "Bourland Surveying", set for the POINT OF BEGINNING of the herein described tract;

THENCE continuing along the east right of way line of FM 3459, along with a curve to the left having the following elements, an arc length of 140.27 feet, a radius of 1,016.55 feet, a delta of 07°54'21" with a Chord Bearing North 06°43'57" East, a distance of 140.16 feet to a 5/8 inch iron rod with cap stamped "Bourland Surveying", set;

THENCE North 2°41'33" East, 936.65 feet to a 3 inch aluminum disk, found for the southwest corner of a called 9.580 acre tract as recoded in Volume 2130, Page 417 of the Official Records of Polk County, Texas;

THENCE North 57°36'38" East, 768.46 feet to a concrete monument, found for the southeast corner of said 9.580 acre tract;

THENCE North 02°42'19" West, 482.37 feet to a concrete monument, found for the northeast corner of said 9.580 acre tract;

THENCE South 87°37'35" West, 614.20 feet to a 5/8 inch iron rod, found for the northwest corner of said 9.580 acre tract in the east right of way line of FM 3459;

THENCE North 6°36'17" West, 1,970.00 feet to the beginning of a curve to the left;

THENCE continuing along the east right of way line of FM 3459, along with a curve to the left having the following elements, an arc length of 102.82 feet, a radius of 3,895.64 feet, a delta of 01°30'44" with a Chord Bearing North 07°16'24" West, a distance of 102.81 feet to a 5/8 inch iron rod with cap stamped "Bourland Surveying", set for the northwest corner of the herein described tract;

THENCE over and across said 1,304.1 acre tract the following courses and distances:

1. Along a curve to the right, having the following elements, an arc length of 281.45 feet, a radius of 435.46 feet, a delta of 37°01'56" with a Chord Bearing South 77°27'42" East, a distance of 276.58 feet to a 5/8 inch iron rod, Set;
2. South 62°48'29" East, 301.85 feet to a 5/8 inch iron rod, Set;
3. South 63°17'19" East, 199.75 feet to a 5/8 inch iron rod, Set;
4. South 65°28'50" East, 136.05 feet to a 5/8 inch iron rod, set the beginning of a curve to the left;
5. Along a curve to the left, having the following elements, an arc length of 228.82 feet, a radius of 469.63 feet, a delta of 27°55'00" with a Chord Bearing South 81°36'36" East, a distance of 226.57 feet to a 5/8 inch iron rod, Set;
6. North 81°30'12" East, 186.88 feet to a 5/8 inch iron rod, Set for the beginning of a curve to the right;
7. Along a curve to the right, having the following elements, an arc length of 304.39 feet, a radius of 783.21 feet, a delta of 22°16'03" with a Chord Bearing North 88°56'56" East, a distance of 302.48 feet to a 5/8 inch iron rod, Set;
8. South 81°47'13" East, 96.24 feet to a 5/8 inch iron rod, Set;
9. South 74°39'18" East, 108.09 feet to a 5/8 inch iron rod, Set;
10. South 75°42'44" East, 59.68 feet to a 5/8 inch iron rod, Set;
11. South 75°42'44" East, 43.78 feet to a 5/8 inch iron rod, Set for the beginning of a curve to the right;
12. Along a curve to the right, having the following elements, an arc length of 73.53 feet, a radius of 680.35 feet, a delta of 06°11'32" with a Chord Bearing South 67°54'59" East, a distance of 73.49 feet to a 5/8 inch iron rod, Set;
13. Along a curve to the left, having the following elements, an arc length of 37.20 feet, a radius of 25.00 feet, a delta of 85°15'30" with a Chord Bearing South 72°33'02" West, a distance of 33.86 feet to a 5/8 inch iron rod, Set;
14. Along a curve to the right, having the following elements, an arc length of 68.36 feet, a radius of 818.96 feet, a delta of 04°46'57" with a Chord Bearing South 32°18'46" West, a distance of 68.34 feet to a 5/8 inch iron rod, Set;
15. South 52°00'32" West, 140.10 feet to a 5/8 inch iron rod, Set for the beginning of a curve to the left;
16. Along a curve to the left, having the following elements, an arc length of 54.29 feet, a radius of 25.00 feet, a delta of 124°25'13" with a Chord Bearing South 10°12'05" East, a distance of 44.23 feet to a 5/8 inch iron rod, Set;
17. Along a curve to the right, having the following elements, an arc length of 489.83 feet, a radius of 1,408.05 feet, a delta of 19°55'55" with a Chord Bearing South 62°26'44" East, a distance of 487.36 feet to a 5/8 inch iron rod, Set;
18. Along a curve to the left, having the following elements, an arc length of 427.25 feet, a radius of 591.27 feet, a delta of 41°24'09" with a Chord Bearing South 65°00'39" East, a distance of 418.02 feet to a 5/8 inch iron rod, Set;
19. Along a curve to the right, having the following elements, an arc length of 187.04 feet, a radius of 261.65 feet, a delta of 40°57'31" with a Chord Bearing South 73°53'11" East, a distance of 183.09 feet to a 5/8 inch iron rod, Set;
20. South 15°34'58" East, 409.46 feet to a 5/8 inch iron rod, Set;
21. South 19°13'59" East, 363.71 feet to a 5/8 inch iron rod, Set for the beginning of a curve to the left;
22. Along a curve to the left, having the following elements, an arc length of 127.66 feet, a radius of 118.53 feet, a delta of 61°42'26" with a Chord Bearing South 44°36'39" East, a distance of 121.58 feet to a 5/8 inch iron rod, Set;
23. South 74°12'13" East, 49.06 feet to a 5/8 inch iron rod, Set for the beginning of a curve to the right;
24. Along a curve to the right, having the following elements, an arc length of 283.73 feet, a radius of 34°33'56" with a Chord Bearing South 64°37'52" East, a distance of 168.58 feet to a 5/8 inch iron rod, Set;
25. South 46°27'25" East, 184.86 feet to a 5/8 inch iron rod, Set for the beginning of a curve to the right;
26. Along a curve to the right, having the following elements, an arc length of 435.57 feet, a radius of 583.80 feet, a delta of 42°44'54" with a Chord Bearing South 30°21'56" East, a distance of 425.54 feet to a 5/8 inch iron rod, Set;
27. South 8°51'20" East, 86.88 feet to a 5/8 inch iron rod, Set;
28. South 81°08'40" West, 60.00 feet to a 5/8 inch iron rod, Set for the beginning of a curve to the right;
29. Along a curve to the right, having the following elements, an arc length of 46.14 feet, a radius of 25.00 feet, a delta of 105°44'47" with a Chord Bearing South 44°01'03" West, a distance of 39.87 feet to a 5/8 inch iron rod, Set;
30. North 83°06'33" West, 235.68 feet to a 5/8 inch iron rod, Set for the beginning of a curve to the left;
31. Along a curve to the left, having the following elements, an arc length of 173.55 feet, a radius of 119.35 feet, a delta of 83°19'09" with a Chord Bearing South 57°37'26" West, a distance of 158.66 feet to a 5/8 inch iron rod, Set;
32. South 11°46'45" West, 275.07 feet to a 5/8 inch iron rod, Set for the beginning of a curve to the left;
33. Along a curve to the left, having the following elements, an arc length of 162.21 feet, a radius of 232.34 feet, a delta of 40°00'06" with a Chord Bearing South 08°27'33" East, a distance of 158.94 feet to a 5/8 inch iron rod, Set;
34. South 26°06'22" East, 67.92 feet to a 5/8 inch iron rod, Set;
35. South 21°40'02" East, 298.59 feet to a 5/8 inch iron rod, Set for the beginning of a curve to the left;
36. Along a curve to the left, having the following elements, an arc length of 99.13 feet, a radius of 78.48 feet, a delta of 72°22'23" with a Chord Bearing South 11°25'01" West, a distance of 92.67 feet to a 5/8 inch iron rod, Set;
37. Along a curve to the right, having the following elements, an arc length of 133.06 feet, a radius of 189.82 feet, a delta of 16°56'33" with a Chord Bearing South 70°24'04" West, a distance of 130.35 feet to a 5/8 inch iron rod, Set;
38. North 83°27'27" West, 135.24 feet to a 5/8 inch iron rod, Set for the beginning of a curve to the right;
39. Along a curve to the right, having the following elements, an arc length of 126.88 feet, a radius of 429.09 feet, a delta of 16°56'33" with a Chord Bearing North 74°16'43" West, a distance of 126.42 feet to a 5/8 inch iron rod, Set;
40. North 61°21'59" West, 333.04 feet to a 5/8 inch iron rod, Set for the beginning of a curve to the left;
41. Along a curve to the left, having the following elements, an arc length of 142.36 feet, a radius of 321.54 feet, a delta of 25°22'01" with a Chord Bearing North 74°16'43" West, a distance of 126.42 feet to a 5/8 inch iron rod, Set;
42. North 89°14'22" West, 261.16 feet to a 5/8 inch iron rod, Set;
43. South 89°56'17" West, 312.84 feet to a 5/8 inch iron rod, Set;
44. South 88°41'18" West, 211.10 feet to a 5/8 inch iron rod, Set for the beginning of a curve to the left;
45. Along a curve to the left, having the following elements, an arc length of 360.07 feet, a radius of 1,337.18 feet, a delta of 15°25'42" with a Chord Bearing South 78°47'05" West, a distance of 358.98 feet to a 5/8 inch iron rod, Set;
46. South 71°58'17" West, 194.21 feet to a 5/8 inch iron rod, Set;
47. South 68°21'03" West, 265.18 feet to a 5/8 inch iron rod, Set for the beginning of a curve to the left;
48. Along a curve to the left, having the following elements, an arc length of 166.36 feet, a radius of 440.98 feet, a delta of 21°36'51" with a Chord Bearing South 58°27'30" West, a distance of 165.37 feet to a 5/8 inch iron rod, Set;
49. South 50°40'00" West, 499.76 feet to a 5/8 inch iron rod, Set for the beginning of a curve to the right;
50. Along a curve to the right, having the following elements, an arc length of 188.48 feet, a radius of 266.88 feet, a delta of 40°27'50" with a Chord Bearing South 75°18'48" West, a distance of 140.16 feet to the POINT OF BEGINNING, containing 189.06 acres (8,235,571 square feet) of land in Polk County, Texas.

LINE TABLE		
LINE #	BEARING	LENGTH
L1	S62°48'29"E	301.85'
L2	S63°17'19"E	199.75'
L3	S65°28'50"E	136.05'
L4	N81°30'12"E	186.88'
L5	S81°47'13"E	96.24'
L6	S74°39'18"E	108.09'
L7	S75°42'44"E	59.68'
L8	S75°42'44"E	43.78'
L9	S52°00'32"W	140.10'
L10	S15°34'58"E	409.46'
L11	S19°13'59"E	363.71'
L12	S74°12'13"E	49.06'
L13	S46°27'25"E	184.86'
L14	S8°51'20"E	86.88'
L15	S81°08'40"W	60.00'
L16	N83°06'33"W	235.68'
L17	S11°46'45"W	275.07'
L18	S26°06'22"E	67.92'
L19	S21°40'02"E	298.59'
L20	N83°27'27"W	135.24'
L21	N61°21'59"W	333.04'
L22	N89°14'22"W	261.16'
L23	S89°56'17"W	312.84'
L24	S88°41'18"W	211.10'
L25	S71°58'17"W	194.21'
L26	S68°21'03"W	265.18'
L27	S50°40'00"W	499.76'
L28	S52°00'32"W	130.79'
L29	S15°34'58"E	389.30'
L30	S19°13'59"E	363.05'
L31	S74°12'13"E	52.76'
L32	S46°27'25"E	187.21'
L33	S8°51'20"E	84.18'
L34	S21°38'W	396.26'
L35	S50°12'24"E	76.84'
L36	S14°10'42"E	334.80'
L37	S52°36'24"E	140.38'
L38	S19°14'18"W	149.33'
L39	S27°59'23"E	118.82'
L40	S1°44'33"E	227.84'
L41	S70°01'30"W	383.92'
L42	S66°07'22"W	251.10'
L43	N78°13'18"W	238.86'
L44	N39°00'12"W	265.81'
L45	N70°18'00"W	466.87'
L46	N53°21'18"W	405.78'
L47	N52°00'32"E	130.79'
L48	S15°34'58"E	307.69'
L49	S19°13'59"E	363.05'
L50	S46°27'25"E	187.21'
L51	N17°12'40"W	16.00'
L52	S47°01'48"E	16.20'
L53	N52°00'32"E	135.49'
L54	N15°34'58"W	306.74'
L55	N19°13'59"W	363.31'
L56	N74°12'13"W	50.83'
L57	N46°27'25"W	186.02'
L58	N8°51'20"W	84.14'

CURVE TABLE					
CURVE #	LENGTH	RADIUS	DELTA	CHD. BEARING	CHORD
C1	281.45'	435.46'	37°01'56"	S77°27'42"E	276.58'
C2	228.82'	469.63'	27°55'00"	S81°36'36"E	226.57'
C3	304.39'	783.21'	22°16'03"	N88°56'56"E	302.48'
C4	73.53'	680.35'	6°11'32"	S67°54'59"E	73.49'
C5	37.20'	25.00'	85°15'30"	S72°33'02"W	33.86'
C6	68.36'	818.96'	4°46'57"	S32°18'46"W	68.34'
C8	54.29'	25.00'	124°25'13"	S10°12'05"E	44.23'
C9	489.83'	1408.05'	19°55'55"	S62°26'44"E	487.36'
C10	427.25'	591.27'	41°24'09"	S65°00'39"E	418.02'
C11	187.04'	261.65'	40°57'31"	S73°53'11"E	183.09'
C13	127.66'	118.53'	61°42'26"	S44°36'39"E	121.58'
C14	171.17'	283.73'	34°33'56"	S64°37'52"E	168.58'
C15	435.57'	583.80'	42°44'54"	S30°21'56"E	425.54'
C16	46.14'	25.00'	105°44'47"	S44°01'03"W	39.87'
C17	173.55'	119.35'	83°19'09"	S57°37'26"W	158.66'
C18	162.21'	232.34'	40°00'06"	S8°27'33"E	158.94'
C19	99.13'	78.48'	72°22'23"	S11°25'01"W	92.67'
C20	133.06'	189.82'	40°09'47"	S70°24'04"W	130.35'
C21	126.88'	429.09'	16°56'33"	N74°16'43"W	126.42'
C22	142.36'	321.54'	25°22'01"	N72°12'52"W	141.20'
C23	360.07'	1337.18'	15°25'42"	S78°47'05"W	358.98'
C24	166.36'	440.98'	21°36'51"	S58°27'30"W	165.37'
C25	188.48'	266.88'	40°27'50"	S75°18'48"W	184.59'
C26	140.27'	1016.55'	7°54'21"	N6°43'57"E	140.16'
C31	46.81'	25.00'	107°16'19"	S22°04'35"E	40.26'
C32	32.69'	758.96'	2°28'05"	S32°47'37"W	32.69'
C33	184.58'	85.00'	124°25'13"	S10°12'05"E	150.39'
C34	464.82'	1348.05'	19°45'22"	S62°32'00"E	462.52'
C35	471.12'	651.27'	41°26'50"	S65°25'24"E	460.92'
C36	128.90'	201.65'	36°37'31"	S77°13'42"E	126.72'
C37	188.39'	178.53'	60°27'33"	S45°00'05"E	179.77'
C38	138.34'	223.73'	35°25'38"	S65°10'28"E	136.14'
C39	396.05'	523.80'	43°19'20"	S30°22'24"E	386.69'
C40	46.81'	25.00'	107°16'19"	N22°04'35"W	40.26'
C41	32.69'	758.96'	2°28'05"	N32°47'37"E	32.69'
C42	184.58'	85.00'	124°25'13"	N10°12'05"W	150.39'
C43	464.82'	1348.05'	19°45'22"	S62°32'00"E	462.52'
C44	471.12'	651.27'	41°26'50"	N65°25'24"W	460.92'
C45	194.29'	146.63'	75°55'08"	N53°46'05"W	180.38'
C46	188.39'	178.53'	60°27'33"	N45°00'05"W	179.77'
C47	86.23'	223.73'	02°04'58"	S58°30'07"E	85.70'
C48	396.05'	523.80'	43°19'20"	S30°22'24"E	386.69'

CURVE TABLE					
CURVE #	LENGTH	RADIUS	DELTA	CHD. BEARING	CHORD
C49	98.33'	250.88'	22°27'24"	S84°01'02"W	97.70'
C50	29.48'	742.96'	2°16'28"	S32°41'48"W	29.48'
C51	16.85'	9.00'	107°16'19"	S22°04'35"E	14.49'
C52	79.73'	788.96'	5°47'24"	N31°28'50"E	79.69'
C53	119.43'	55.00'	124°25'13"	N10°12'05"W	97.31'
C54	477.29'	1378.05'	19°50'40"	N62°29'22"W	474.91'
C55	477.29'	1378.05'	19°50'40"	N62°29'22"W	474.91'
C56	463.64'	621.27'	42°45'32"	N65°53'25"W	452.96'
C57	218.96'	175.00'	71°41'13"	N51°25'34"W	204.95'
C58	158.11'	148.53'	60°59'18"	N44°50'09"W	150.75'
C59	154.81'	253.73'	34°57'29"	N64°52'43"W	152.42'
C60	417.22'	553.80'	43°09'54"	N30°17'55"W	407.42'

MAGNOLIA CREEK RANCH  
SUBDIVISION  
PHASE 2

BEING A PLAT OF  
189.06 ACRES (8,235,571 SQUARE FEET)

OF LAND OUT OF THE H.T.C.R.R., ABSTRACT NO. 307, F.M. DAVIS SURVEY,  
ABSTRACT NO. 914, THE T. CRISSWELL SURVEY, ABSTRACT NO. 184, THE O.  
GREEN SURVEY, ABSTRACT NO. 257, POLK COUNTY, TEXAS, AND BEING  
ALL OF THAT CALLED 189.18 ACRES RECORDED UNDER CLERK'S FILE  
NUMBER 04949 OF THE OFFICIAL RECORDS, POLK COUNTY, TEXAS

13 LOTS  
2 RESERVES

RIGHT OF WAY  
4.46 ACRES

3,233.06 FEET IN LENGTH

SURVEYOR:

BOURLAND  
LAND SURVEYING, LLC

15121 HIGHWAY 150  
COLDSPRING, TX 77331  
(936)653-2264

TBPLS FIRM REG # 10194525

DEVELOPER/OWNER:

ENGINEER:

Clifford M. Rowland, III  
P.O. BOX 1599  
Livingston, Texas 77351  
936-328-9615

Joshua G. Reeves, P.E.  
Neches Engineers  
409.860.7168

NOVEMBER 2023  
SHEET 3 OF 3

FILED FOR RECORD  
This 14th day of NOV 2023  
At 2:00 o'clock P.M.  
SCHELANA HOCK  
County Clerk, Polk County Texas  
By *[Signature]*

289A

THE STATE OF TEXAS §  
COUNTY OF POLK §

KNOW ALL MEN BY THESE PRESENT, that MCR - PHASE THREE, a series of Magnolia Creek Ranch, LLC, a Texas series limited liability company organized and existing under the laws of the State of Texas, with its home address at BOX 1599, Livingston, Texas 77351, and owner/subdivider/developer of 206.24 acres of land of which 74.503 acres lies of THE F.M. DAVIS SURVEY, ABSTRACT NO. 914 and 131.741 acre tract out of THE T. CRISSWELL SURVEY, ABSTRACT NO. 184, in Polk County, Texas, as conveyed to it by deed dated May 24, 2023 and recorded under Clerk's File Number 04950, Real Property Records of Polk County, DOES HEREBY SUBDIVIDE 206.24 acres of land out of said Survey, to be known as the Magnolia Creek Ranch Subdivision, Phase 3, in accordance with the plat shown hereon, subject to any and all easements or restrictions heretofore granted and does hereby dedicate to the owner/subdivider/developer of the property shown hereon the use of the streets and easements shown hereon.

IN WITNESS WHEREOF the said Sunrise Enterprise Inc., has caused these present to be executed by its President, Clifford M. Rowland, III, thereunto duly authorized, this the 13th day of Nov., A.D., 2023.

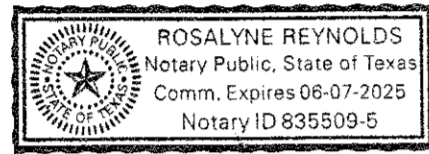
*Clifford M. Rowland, III*  
ATTEST:  
President, Clifford M. Rowland, III

THE STATE OF TEXAS §  
COUNTY OF POLK §

BEFORE ME, the undersigned authority, on this day personally appeared President, Clifford M. Rowland, III known to me to be the person whose name is subscribed to the foregoing instrument as an officer of MCR - PHASE THREE, a series of Magnolia Creek Ranch, LLC, a Texas series limited liability company, and acknowledged to me that the foregoing was executed in such capacity as the act of said corporation for the purposes and considerations therein stated.

GIVEN UNDER MY HAND AND SEAL OF OFFICE this the 13th day of Nov., A.D., 2023.

*Rosalynne Reynolds*  
Notary Public in and for  
The State of Texas



In approving this plat by the Commissioners Court of Polk County, Texas, it is understood that all roads shown hereon are private roads and shall remain the property of the Owner/subdivider/developer and/or subsequent owners of the property until such time as the Commissioners Court approves the dedication of the roads to the County for maintenance by way of a Warranty Deed. Acceptance of this plat does not constitute acceptance of the roads shown hereon by Polk County.

*Clifford M. Rowland, III*  
Owner/subdivider/developer or Representative

11-13-23  
Date

THE STATE OF TEXAS §  
COUNTY OF POLK §

KNOW ALL MEN BY THESE PRESENT, that I, the undersigned, a Registered Professional Land Surveyor in the State of Texas, do hereby certify that this Plat complies with the survey related requirements of the Polk County Subdivision Regulations and I further certify that this plat is true and correctly made and is prepared from an actual survey of the property made under my supervision on the ground and that the corner monuments were properly placed under my supervision.

*Phillip W. Bourland*  
Phillip W. Bourland  
Registered Professional  
Land Surveyor  
License No. 6468

11/10/23  
Date

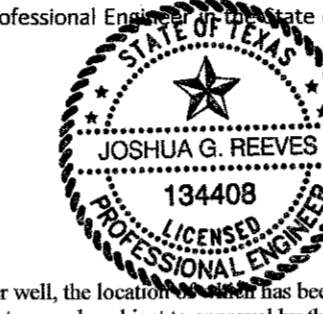


THE STATE OF TEXAS §  
COUNTY OF POLK §

KNOW ALL MEN BY THESE PRESENTS, that I, the undersigned, a Registered Professional Engineer in the State of Texas, hereby certify that this plat complies with the engineering related requirements of the Polk County Subdivision Regulations.

*Joshua G. Reeves*  
Joshua G. Reeves  
Registered Professional Engineer  
License No. 134408

11/13/23  
Date



No structure in this subdivision shall be occupied until connected to either: an individual water well, the location of which has been approved by the Polk County Permit Office, a TCEQ approved public water supply system (described below), or other domestic water supply subject to approval by the Polk County Commissioners Court.

*Kelli O'Leary*  
Kelli O'Leary  
Permit Office

11-14-23  
Date

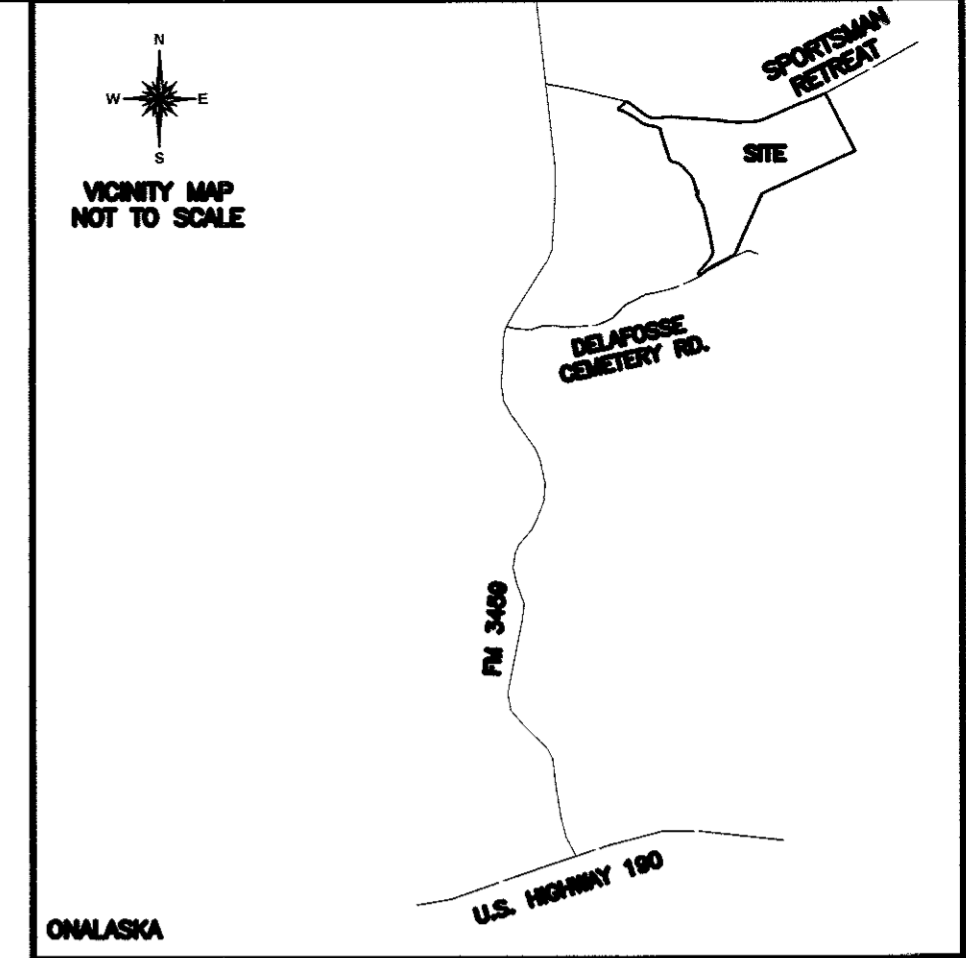
THE STATE OF TEXAS §  
COUNTY OF POLK §

I, Schelana Hock, County Clerk of Polk County, Texas, County Clerk of Polk County, Texas, do hereby certify that on the 14th day of Nov., A.D., 2023, the Commissioners Court of Polk County, Texas, passed an Order authorizing the filing for record of this Plat, and said Order has been duly entered in the minutes of the said Court in Book 13, Page 076.

WITNESS MY HAND AND SEAL OF OFFICE this the 14th day of Nov., A.D., 2023.

*Schelana Hock*  
SHELANA HOCK, COUNTY CLERK  
POLK COUNTY, TEXAS

*Sydney Murphy*  
SYDNEY MURPHY, COUNTY JUDGE  
POLK COUNTY, TEXAS



THE STATE OF TEXAS §  
COUNTY OF POLK §

I, Schelana Hock, County Clerk of Polk County, Texas, do hereby certify that the foregoing instrument of writing with its certificate of authentication was filed for record in my office on the 14th day of Nov., 2023, at 2:00 o'clock P.M., and duly recorded on the 14th day of Nov., A.D., 2023, at 2:00 o'clock P.M., in the Real Property Records of Polk County, Texas in Volume 13, Page 076.

WITNESS MY HAND AND SEAL OF OFFICE this the 14th day of Nov., A.D., 2023.

*Schelana Hock*  
SHELANA HOCK, COUNTY CLERK  
POLK COUNTY, TEXAS

THE STATE OF TEXAS §  
COUNTY OF POLK §

APPROVED by the Commissioners Court of Polk County, Texas, this day of Nov., 2023.

*Glyrene Robertson* Glyrene Robertson, Commissioner, Precinct 1  
*Mark DuBose* Mark DuBose, Commissioner, Precinct 2  
*Sydney Murphy* Sydney Murphy, County Judge  
*Milt Purvis* Milt Purvis, Commissioner, Precinct 3  
*Jerry Cassidy* Jerry Cassidy, Commissioner, Precinct 4

MAGNOLIA CREEK RANCH  
SUBDIVISION  
PHASE 3  
BEING A PLAT OF  
206.24 ACRES (8,984,191 SQUARE FEET)  
OF LAND OUT OF THE F.M. DAVIS SURVEY, ABSTRACT NO. 914, THE T.  
CRISSWELL SURVEY, ABSTRACT NO. 184, POLK COUNTY, TEXAS, AND  
BEING ALL OF THAT CALLED 206.36 ACRES RECORDED UNDER CLERK'S  
FILE NUMBER 04950 OF THE OFFICIAL RECORDS, POLK COUNTY, TEXAS

14 LOTS  
1 RESERVE  
RIGHT OF WAY  
160 ACRES  
1,161.76 FEET IN LENGTH

NOVEMBER 2023  
SHEET 1 OF 3

SURVEYOR:  
BOURLAND  
LAND SURVEYING, LLC  
15121 HIGHWAY 150  
COLDSRING, TX 77331  
(936)653-2264  
TBPLS FIRM REG # 10194525

DEVELOPER/OWNER: Clifford M. Rowland, III  
P.O. BOX 1599  
Livingston, Texas 77351  
936-328-9615  
ENGINEER: Joshua G. Reeves, P.E.  
Neches Engineers  
409.860.7168

NOTES:

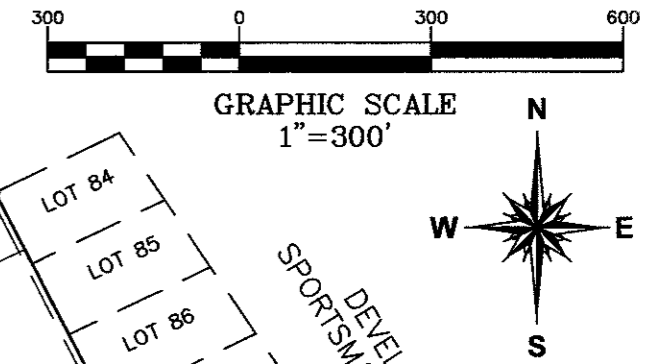
- 1. THE SURVEY HAS BEEN COMPLETED WITHOUT THE BENEFIT OF A TITLE COMMITMENT, NO ABSTRACTING WAS COMPLETED BY THE SURVEYOR WITH REGARD TO ANY RECORDED EASEMENTS, RIGHTS-OF-WAY OR SETBACKS AFFECTING THE SUBJECT PROPERTY. NO ADDITIONAL RESEARCH REGARDING THE EXISTENCE OF EASEMENTS, RESTRICTIONS, OR OTHER MATTERS OF RECORD HAS BEEN PERFORMED BY THE SURVEYOR.
- 2. THIS SURVEY DOES NOT PROVIDE A DETERMINATION OR OPINION CONCERNING THE LOCATION OR EXISTENCE OF WETLANDS, FAULT LINES, TOXIC OR HAZARDOUS WASTE AREAS, SUBSIDENCE, OVERHEAD, SUBSURFACE AND ENVIRONMENTAL CONDITIONS OR GEOLOGICAL ISSUES. NO STATEMENT IS MADE CONCERNING THE SUITABILITY OF THE SUBJECT TRACT FOR ANY INTENDED USE, PURPOSE OR DEVELOPMENT.
- 3. DATE OF SURVEY 03/08/2023
- 4. BASIS OF BEARING IS BASED TEXAS STATE PLANE COORDINATES, NAD-83, CENTRAL ZONE.
- 5. AT THE TIME OF SURVEY, THERE WAS NO OBSERVED EVIDENCE OF THE PRESENCE OF WELLS.
- 6. ACCORDING TO THE FEDERAL EMERGENCY MANAGEMENT AGENCY FLOOD INSURANCE RATE MAP NO. 48373C0300C REVISED DATE SEPTEMBER 03, 2010 PORTIONS OF THE SUBJECT PROPERTY LIES WITHIN ZONE "X", UNSHADED AND PORTIONS LIE WITHIN ZONE "A" AS SHOWN.
- 7. THIS PROPERTY IS NOT LOCATED WITHIN THE MUNICIPAL LIMITS OR ETJ BOUNDARIES OF ANY COMMUNITY
- 8. LAND USE: THE PROPOSED LAND USE FOR ALL OF THE LOTS AND RESERVES SHOWN ON THIS PLAT IS RESIDENTIAL PURPOSES.
- 9. A FLOOD PERMIT WILL BE REQUIRED FROM POLK COUNTY FOR ANY CONSTRUCTION IN THE FLOOD PLAIN.
- 10. BENCHMARK SHOWN HEREON IS BASED ON GPS OBSERVATIONS NAVD88, COMPUTED USING GEOID18 - BEING A 2.5 INCH BRASS CAP IN CONCRETE STAMPED "ELV. 224.28"
- 11. PHASE 3: BASE FLOOD ELEVATION IS 160.1'. MINIMUM FINISHED FLOOR ELEVATION IS 162.1'. THE ESTIMATED BFE IS THE MOST UPSTREAM OF EACH FLOODPLAIN AND IS BASED ON FEMA FIRM PANEL 48373C0300C AND FEMA BASE FLOOD ELEVATION VIEWER THIS ELEVATION APPLIES TO ALL LOTS THAT ARE LOCATED IN THE FLOOD PLAIN FOR PHASE 3.
- 12. ALL LOTS ARE RESTRICTED TO ONE SINGLE-FAMILY DWELLING PER LOT. A SECOND HOME PER LOT WILL ONLY BE ALLOWED BY A COUNTY-APPROVED VARIANCE.
- 13. LAND USE LIMITATION: ALL POTENTIAL PURCHASERS OF LOTS IN THIS SUBDIVISION SHOULD BE AWARE THAT SITE PLANNING WILL BE EXTREMELY CRITICAL. THE SPACE AND CLEARANCE REQUIREMENTS ASSOCIATED WITH PRIVATE WATER WELLS AND ON-SITE SEWAGE FACILITIES WILL GREATLY AFFECT THE USABLE SPACE AVAILABLE FOR THE BUILDING OF STRUCTURES ON THE PROPERTY.
- 14. POLK COUNTY SHALL NOT REPAIR, MAINTAIN, INSTALL, OR PROVIDE ANY STREETS OR ROADS IN ANY SUBDIVISION FOR WHICH A PLAT HAS NOT BEEN APPROVED AND FILED FOR RECORD, NOR IN WHICH THE STANDARDS CONTAINED HEREIN OR REFERRED TO HEREIN HAVE NOT BEEN COMPLIED WITH IN FULL, NOR SHALL POLK COUNTY REPAIR, MAINTAIN, OR INSTALL ANY STREETS OR ROADS UNTIL SUCH TIME AS THE ROADS OR STREETS HAVE BEEN FORMALLY ACCEPTED FOR INCLUSION INTO THE COUNTY MAINTENANCE INVENTORY BY AN ORDER SEPARATE AND APART FROM APPROVAL OF ANY PLAT FOR FILING PURPOSES ONLY BY THE COMMISSIONERS COURT. APPROVAL OF THE SUBDIVISION PLAT FOR FILING DOES NOT INDICATE ANY AGREEMENT OR UNDERSTANDING THAT POLK COUNTY WILL ASSUME RESPONSIBILITY FOR THE MAINTENANCE OF ROADS, STREETS, ALLEYS, OR OTHER AREAS DEDICATED TO PUBLIC USE ON THE PLAT.

UTILITY NOTE:

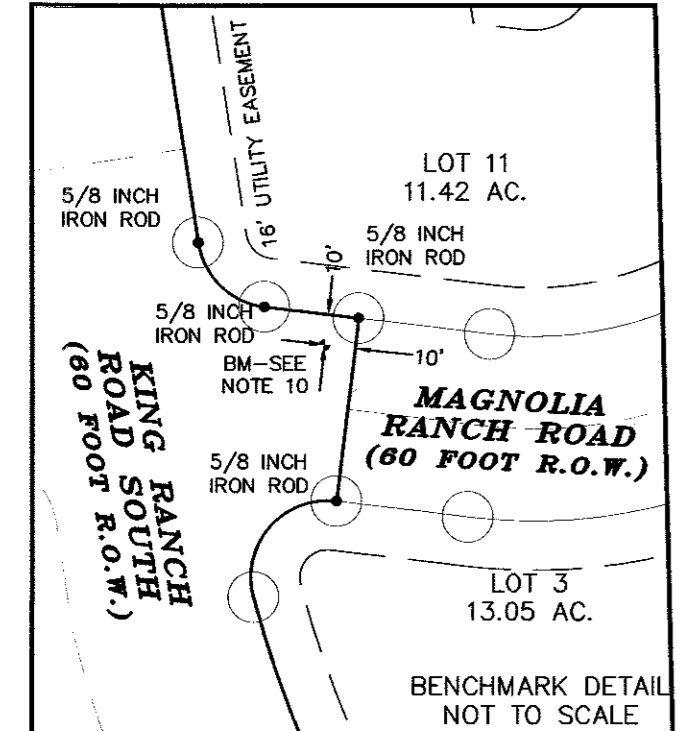
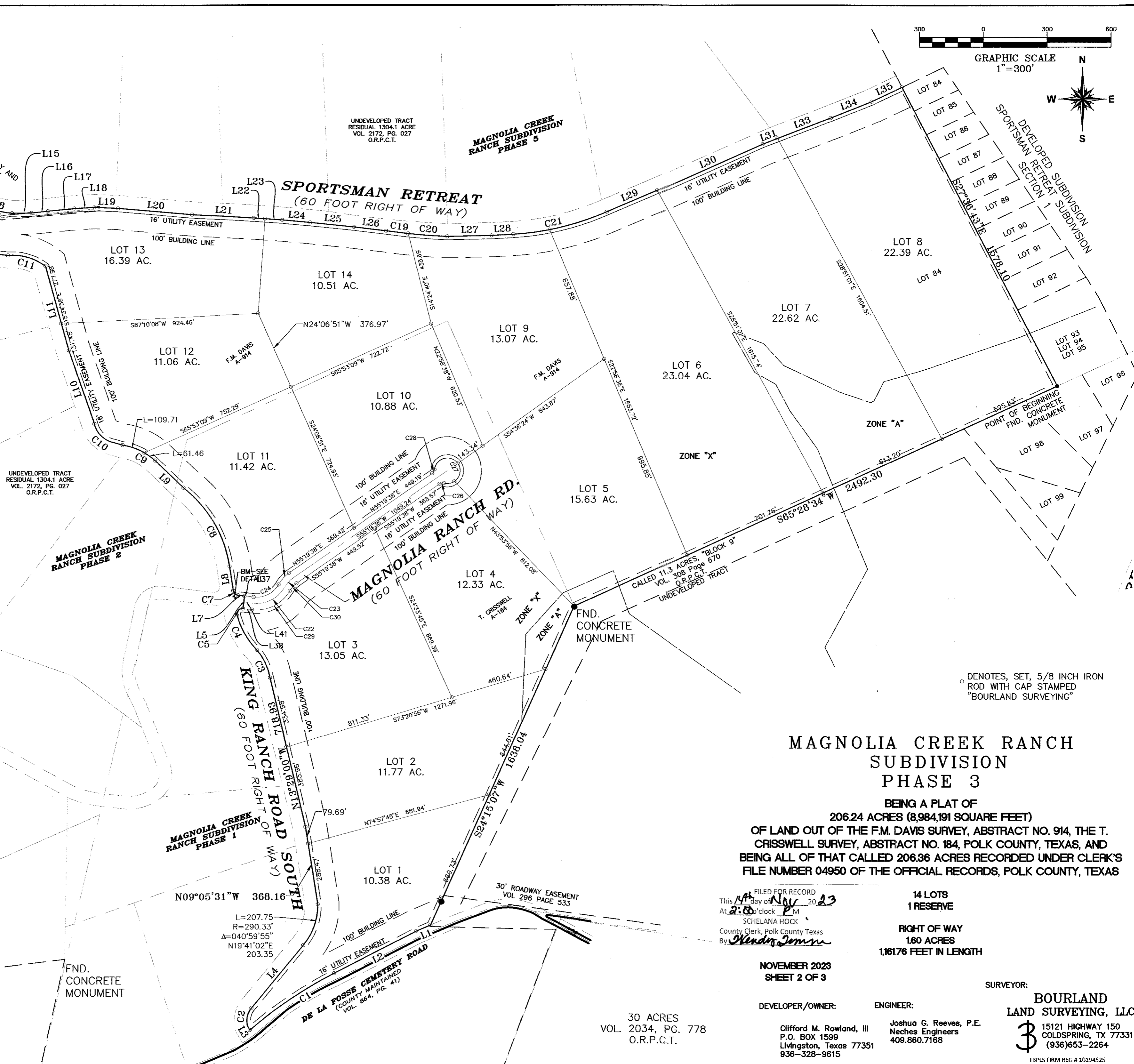
ELECTRICAL POWER SHALL BE PROVIDED BY: SAM HOUSTON ELECTRIC COOPERATIVE (SHECO)  
1157 E CHURCH STREET  
LIVINGSTON, TX 77351  
936-327-5711  
DOMESTIC WATER: PUBLIC/COMMUNITY WATER IS NOT AVAILABLE. EACH PROPERTY WILL REQUIRE A WATER WELL.  
SANITARY SEWER: CENTRALIZED SEWER SERVICE IS NOT AVAILABLE. EACH PROPERTY WILL REQUIRE AN ON-SITE SEWAGE FACILITY (OSSF). EACH SUCH FACILITY SHALL MEET THE REQUIREMENTS OF THE TEXAS COMMISSION ON ENVIRONMENTAL QUALITY (TCEQ).

FILED FOR RECORD  
This 14th day of Nov 2023  
At 2:00 o'clock P.M.  
SHELANA HOCK  
County Clerk, Polk County Texas  
By *Stacy J. Jernigan*

289 D



SPORTSMAN RETREAT ADJOINER LEGEND		
LOT #	OWNER	RECORDING
84	LAKE LIVINGSTON WATER SUPPLY	VOL. 1045, PG. 237
85	STEVENS JOHN M	VOL. 1953, PG. 265
86	STEVENS JOHN M	VOL. 2107, PG. 234
87	SIMS JOHNNIE & FREIDA	VOL. 1198, PG. 651
88	STEVENS WILLIAM H	VOL. 1185, PG. 387
89	VITAL SYLVESTER JR. & THERESA LYNN	VOL. 1811, PG. 548
90	VITAL SYLVESTER JR. & THERESA LYNN	VOL. 1811, PG. 548
91	COPEHAYER LEANNA GRANT	VOL. 2192, PG. 099
92	COPEHAYER LEANNA GRANT	VOL. 2192, PG. 099
93	ORGENSEN WENDY LEE & HOWARD ELLIOTT	VOL. 2253, PG. 889
94	ORGENSEN WENDY LEE & HOWARD ELLIOTT	VOL. 2253, PG. 889
95	BALASCIO SUSIE	VOL. 2127, PG. 226
96	BALASCIO SUSIE	VOL. 2127, PG. 226
97	MULFORD CHERISH & STEPHEN	VOL. 2109, PG. 294
98	MULFORD CHERISH & STEPHEN	VOL. 2109, PG. 294
99	GRAY MARI	VOL. 1821, PG. 500
99	GREEN SHIELA & MCCAIN FRANCES	VOL. 2261, PG. 725



**MAGNOLIA CREEK RANCH SUBDIVISION PHASE 3**  
 BEING A PLAT OF  
**206.24 ACRES (8,984,191 SQUARE FEET)**  
 OF LAND OUT OF THE F.M. DAVIS SURVEY, ABSTRACT NO. 914, THE T. CRISSWELL SURVEY, ABSTRACT NO. 184, POLK COUNTY, TEXAS, AND BEING ALL OF THAT CALLED 206.36 ACRES RECORDED UNDER CLERK'S FILE NUMBER 04950 OF THE OFFICIAL RECORDS, POLK COUNTY, TEXAS

FILED FOR RECORD  
 This 14th day of Nov 2023  
 At 2:00 o'clock P.M.  
 SCHELANA HOCK  
 County Clerk, Polk County Texas  
 By *Hender Jemm*

**14 LOTS**  
**1 RESERVE**  
**RIGHT OF WAY**  
**1.60 ACRES**  
**1,161.76 FEET IN LENGTH**

**NOVEMBER 2023**  
**SHEET 2 OF 3**

DEVELOPER/OWNER: **30 ACRES VOL. 2034, PG. 778 O.R.P.C.T.**

ENGINEER: **Clifford M. Rowland, III P.O. BOX 1599 Livingston, Texas 77351 936-328-9615**

ENGINEER: **Joshua G. Reeves, P.E. Neches Engineers 409.860.7168**

SURVEYOR: **BOURLAND LAND SURVEYING, LLC**  
 15121 HIGHWAY 150 COLDSPRING, TX 77331 (936)653-2264  
 TBPLS FIRM REG # 10194525

290A



Being 206.24 acres (8,984,191 square feet) of land situated in the F.M. Davis Survey, Abstract Number 914, and the T. Crisswell Survey, Abstract Number 184, Polk County, Texas and being out of that called 1,304.1 acre tract as recorded in Volume 2172, Page 027 of the Official Records of Polk County, Texas; Said 206.36 acre tract being more particularly described by metes and bounds as follows with all bearings being referenced to the Texas State Plane Coordinate System, NAD83, Central Zone;

**BEGINNING** at a concrete monument, found for the southeast corner of said 1,304.1 acre tract in the north line of Sportsman Retreat, Section 1 as recorded in Volume 4, Page 24 of the Official Records of Polk County, Texas;

**THENCE** South 65°28'34" West, 2,492.30 feet along the southeast line of said 1,304.1 acre tract and the north line of a called 11.3 acre tract, called Block 9, as recorded in Volume 308, Page 670 of the Official Records Polk County, Texas, to a concrete monument, found for an interior corner of said 1,304.1 acre tract;

**THENCE** South 24°15'07" West, 1,638.04 feet to a 5/8 inch iron rod, Set in the north right of way line of De La Fosse Cemetery Road;

**THENCE** along the north right of way line of said De La Fosse Cemetery Road the following courses and distances:

1. South 66°51'22" West, 73.85 feet to a 5/8 inch iron rod, Set;
2. South 63°01'32" West, 434.53 feet to a 5/8 inch iron rod, Set for the beginning of a curve concave southeasterly, said curve has a radius of 1,993.09 feet;
3. Southwesterly along said curve through a central angle of 13°43'36" an arc distance of 477.50 feet with a chord bearing South 56°06'20" West, a distance of 476.35 feet to a 5/8 inch iron rod, Set in the north right of way line of De La Fosse Cemetery Road;

**THENCE** over and across said 1,304.1 acre tract, the following courses and distances:

4. North 30°29'34" West, 17.53 feet to a 5/8 inch iron rod, Set for the beginning of a non-tangent curve concave easterly, said curve has a radius of 93.64 feet;
5. Northerly along said curve through a central angle of 57°31'01" an arc distance of 94.00 feet with a chord bearing North 10°43'11" East, a distance of 90.10 feet;
6. North 39°37'41" East, 381.23 feet to a 5/8 inch iron rod, Set for the beginning of a non-tangent curve concave westerly, said curve has a radius of 290.33 feet;
7. Northerly along said curve through a central angle of 40°59'55" an arc distance of 207.75 feet with a chord bearing North 19°41'02" East, a distance of 203.35 feet;
8. North 9°05'31" West, 368.16 feet to a 5/8 inch iron rod, Set;
9. North 13°29'00" West, 718.93 feet to a 5/8 inch iron rod, Set for the beginning of a non-tangent curve concave southwesterly, said curve has a radius of 270.42 feet;
10. Northwesterly along said curve through a central angle of 30°50'40" an arc distance of 145.58 feet with a chord bearing North 25°40'55" West, a distance of 143.83 feet, to a 5/8 inch iron rod, Set for the beginning of a non-tangent curve concave northeasterly, said curve has a radius of 370.82 feet;
11. Northwesterly along said curve through a central angle of 29°11'07" an arc distance of 188.89 feet with a chord bearing North 29°40'11" West, a distance of 186.85 feet to a 5/8 inch iron rod, Set for a point of compound curvature, said curve is concave southeasterly and has a radius of 25.00 feet;
12. Northeasterly along said curve through a central angle of 112°00'39" an arc distance of 48.87 feet with a chord bearing North 40°53'07" East, a distance of 41.45 feet;
13. North 6°53'27" East, 60.00 feet to a 5/8 inch iron rod, Set;
14. North 83°06'33" West, 31.02 feet to a 5/8 inch iron rod, Set for the beginning of a curve concave northeasterly and has a radius of 25.00 feet;
15. Northwesterly along said curve through a central angle of 74°15'13" an arc distance of 32.40 feet with a chord bearing North 45°58'57" West, a distance of 30.18 feet;
16. North 8°51'20" West, 117.89 feet to a 5/8 inch iron rod, Set for the beginning of a non-tangent curve concave southwesterly and has a radius of 583.80 feet;
17. Northwesterly along said curve through a central angle of 42°44'54" an arc distance of 435.57 feet with a chord bearing North 30°21'56" West, a distance of 425.54 feet;
18. North 46°27'25" West, 184.86 feet to a 5/8 inch iron rod, Set for the beginning of a non-tangent curve concave southwesterly and has a radius of 283.73 feet;
19. Northwesterly along said curve through a central angle of 34°33'56" an arc distance of 171.17 feet with a chord bearing North 64°37'52" West, a distance of 168.58 feet;
20. North 74°12'13" West, 49.06 feet to a 5/8 inch iron rod, Set for the beginning of a non-tangent curve concave northeasterly and has a radius of 118.53 feet;
21. Northwesterly along said curve through a central angle of 61°42'26" an arc distance of 127.66 feet with a chord bearing North 44°36'39" West, a distance of 121.58 feet;
22. North 19°13'59" West, 363.71 feet to a 5/8 inch iron rod, Set;
23. North 15°34'58" West, 409.46 feet to a 5/8 inch iron rod, Set for the beginning of a non-tangent curve concave southerly and has a radius of 261.65 feet;
24. Westerly along said curve through a central angle of 40°57'31" an arc distance of 187.04 feet with a chord bearing North 73°53'11" West, a distance of 183.09 feet to a 5/8 inch iron rod, Set for the beginning of a non-tangent curve concave northeasterly and has a radius of 591.27 feet;
25. Northwesterly along said curve through a central angle of 41°24'09" an arc distance of 427.25 feet with a chord bearing North 65°00'39" West, a distance of 421.58 feet, to a 5/8 inch iron rod, Set for the beginning of a non-tangent curve concave southwesterly and has a radius of 1,408.05 feet;
26. Northwesterly along said curve through a central angle of 19°55'55" an arc distance of 489.83 feet with a chord bearing North 62°26'44" West, a distance of 487.36 feet, to a 5/8 inch iron rod, Set for a point of reverse curvature, said curve is concave easterly and has a radius of 25.00 feet;
27. Northerly along said curve through a central angle of 124°25'13" an arc distance of 54.29 feet with a chord bearing North 10°12'05" West, a distance of 44.23 feet to a 5/8 inch iron rod, Set for a point of tangency;
28. North 52°00'32" East, 140.10 feet to a 5/8 inch iron rod, Set for the beginning of a non-tangent curve concave northwesterly and has a radius of 818.96 feet;
29. Northeasterly along said curve through a central angle of 4°46'57" an arc distance of 68.36 feet with a chord bearing North 32°18'46" East, a distance of 68.34 feet to a 5/8 inch iron rod, Set for a point of reverse curvature, said curve is concave southerly and has a radius of 25.00 feet;
30. Easterly along said curve through a central angle of 85°15'30" an arc distance of 37.20 feet with a chord bearing North 72°33'02" East, a distance of 33.86 feet to a 5/8 inch iron rod, Set for a point of compound curvature, said curve is concave southwesterly and has a radius of 680.35 feet;
31. Southeasterly along said curve through a central angle of 10°40'32" an arc distance of 126.77 feet with a chord bearing South 59°28'57" East, a distance of 126.58 feet;
32. South 53°27'45" East, 262.31 feet to a 5/8 inch iron rod, Set;
33. South 53°40'43" East, 184.80 feet to a 5/8 inch iron rod, Set for the beginning of a non-tangent curve concave northerly and has a radius of 361.96 feet;
34. Easterly along said curve through a central angle of 32°27'59" an arc distance of 205.11 feet with a chord bearing South 69°02'10" East, a distance of 202.37 feet;
35. North 89°05'35" East, 92.31 feet to a 5/8 inch iron rod, Set;
36. North 83°42'27" East, 78.05 feet to a 5/8 inch iron rod, Set;
37. North 84°33'22" East, 123.84 feet to a 5/8 inch iron rod, Set;
38. North 86°34'35" East, 94.70 feet to a 5/8 inch iron rod, Set;
39. South 87°44'08" East, 111.53 feet to a 5/8 inch iron rod, Set;
40. South 85°06'02" East, 348.44 feet to a 5/8 inch iron rod, Set;
41. South 86°41'01" East, 288.95 feet to a 5/8 inch iron rod, Set;
42. South 85°58'42" East, 52.28 feet to a 5/8 inch iron rod, Set;
43. South 85°58'42" East, 81.71 feet to a 5/8 inch iron rod, Set;
44. South 84°50'47" East, 131.58 feet to a 5/8 inch iron rod, Set;
45. South 84°04'38" East, 207.42 feet to a 5/8 inch iron rod, Set;
46. South 83°14'42" East, 153.17 feet to a 5/8 inch iron rod, Set for the beginning of a non-tangent curve concave northerly and has a radius of 2,714.64 feet;
47. Easterly along said curve through a central angle of 2°11'37" an arc distance of 103.93 feet with a chord bearing South 82°47'05" East, a distance of 103.93 feet to a 5/8 inch iron rod, Set for a point of compound curvature, said curve is concave northerly and has a radius of 2,714.64 feet;
48. Easterly along said curve through a central angle of 3°53'55" an arc distance of 184.72 feet with a chord bearing South 85°49'51" East, a distance of 184.68 feet;
49. North 88°37'44" East, 207.95 feet to a 5/8 inch iron rod, Set;
50. North 86°53'03" East, 103.12 feet to a 5/8 inch iron rod, Set for the beginning of a curve concave northerly and has a radius of 1,261.61 feet;
51. Easterly along said curve through a central angle of 20°33'10" an arc distance of 452.56 feet with a chord bearing North 76°34'06" East, a distance of 450.14 feet;
52. North 66°59'28" East, 256.87 feet to a 5/8 inch iron rod, Set;
53. North 66°10'26" East, 539.53 feet to a 5/8 inch iron rod, Set;
54. North 69°01'45" East, 74.71 feet to a 5/8 inch iron rod, Set;
55. North 69°01'45" East, 268.61 feet to a 5/8 inch iron rod, Set;
56. North 68°14'12" East, 205.97 feet to a 5/8 inch iron rod, Set;
57. North 64°35'33" East, 158.05 feet to a 5/8 inch iron rod, Set for a point in the west line of Sportsman Retreat Subdivision, Section 1 and the east line of said 1,304.1 acre tract;

**THENCE** South 27°36'43" East, 1,578.10 feet to the **POINT OF BEGINNING**, containing 206.24 acres (8,984,191 square feet) of land in Polk County, Texas;

\*ALL SET RODS ARE 5/8 INCH IRON ROD WITH CAP STAMPED "BOURLAND SURVEYING"

LINE TABLE		
LINE #	BEARING	LENGTH
L1	S66°51'22"W	73.85'
L2	S63°01'32"W	434.53'
L3	N30°29'34"W	17.53'
L4	N39°37'41"E	381.23'
L5	N6°53'27"E	60.00'
L7	N83°06'33"W	31.02'
L8	N8°51'20"W	117.89'
L9	N46°27'25"W	184.86'
L10	N19°13'59"W	363.71'
L11	N15°34'58"W	409.46'
L12	N52°00'32"E	140.10'
L13	S53°27'45"E	262.31'
L14	S53°40'43"E	184.80'
L15	N89°05'35"E	92.31'
L16	N83°42'27"E	78.05'
L17	N84°33'22"E	123.84'
L18	N86°34'35"E	94.70'
L19	S87°44'08"E	111.53'
L20	S85°06'02"E	348.44'
L21	S86°41'01"E	288.95'

LINE TABLE		
LINE #	BEARING	LENGTH
L22	S85°58'42"E	52.28'
L23	S85°58'42"E	81.71'
L24	S84°50'47"E	131.58'
L25	S84°04'38"E	207.42'
L26	S83°14'42"E	153.17'
L27	N88°37'44"E	207.95'
L28	N86°53'03"E	103.12'
L29	N66°59'28"E	256.87'
L30	N66°10'26"E	539.53'
L31	N69°01'45"E	74.71'
L33	N69°01'45"E	268.61'
L34	N68°14'12"E	205.97'
L35	N64°35'33"E	158.05'
L36	N83°06'33"W	43.39'
L37	N83°06'33"W	74.41'
L38	N83°06'33"W	43.39'
L39	OMITTED	
L40	OMITTED	
L41	N83°06'33"W	43.39'

CURVE TABLE					
CURVE #	LENGTH	RADIUS	DELTA	CHD. BEARING	CHORD
C1	477.50'	1993.09'	13°43'36"	S56°06'20"W	476.35'
C2	94.00'	93.64'	57°31'01"	N10°43'11"E	90.10'
C3	145.58'	270.42'	30°50'40"	N25°40'55"W	143.83'
C4	188.89'	370.82'	29°11'07"	N29°40'11"W	186.85'
C5	48.87'	25.00'	112°00'39"	N40°53'07"E	41.45'
C7	32.40'	25.00'	74°15'13"	N45°58'57"W	30.18'
C8	435.57'	583.80'	42°44'54"	N30°21'56"W	425.54'
C9	171.17'	283.73'	34°33'56"	N64°37'52"W	168.58'
C10	127.66'	118.53'	61°42'26"	N44°36'39"W	121.58'
C11	187.04'	261.65'	40°57'31"	N73°53'11"W	183.09'
C12	427.25'	591.27'	41°24'09"	N65°00'39"W	418.02'
C13	489.83'	1408.05'	19°55'55"	N62°26'44"W	487.36'
C14	54.29'	25.00'	124°25'13"	N10°12'05"W	44.23'
C15	68.36'	818.96'	4°46'57"	N32°18'46"E	68.34'
C16	37.20'	25.00'	85°15'30"	N72°33'02"E	33.86'
C17	126.77'	680.35'	10°40'32"	S59°28'57"E	126.58'
C18	205.11'	361.96'	32°27'59"	S69°02'10"E	202.37'
C19	103.93'	2714.64'	2°11'37"	S82°47'05"E	103.93'
C20	184.72'	2714.64'	3°53'55"	S85°49'51"E	184.68'
C21	452.56'	1261.61'	20°33'10"	N76°34'06"E	450.14'

CURVE TABLE					
CURVE #	LENGTH	RADIUS	DELTA	CHD. BEARING	CHORD
C22	174.38'	150.00'	66°36'24"	S63°35'15"W	164.72'
C23	60.81'	150.00'	23°13'41"	S41°53'53"W	60.40'
C24	139.50'	120.00'	66°36'24"	N63°35'15"E	131.78'
C25	73.47'	180.00'	23°23'11"	S41°58'38"W	72.96'
C26	21.58'	25.00'	49°27'13"	S80°03'14"W	20.91'
C27	292.54'	60.00'	279°21'32"	S34°53'55"E	77.65'
C28	21.78'	25.00'	49°54'18"	N30°22'28"E	21.09'
C29	209.25'	180.00'	66°36'24"	S63°35'15"W	197.67'
C30	48.20'	120.00'	23°00'50"	S41°47'28"W	47.88'

**MAGNOLIA CREEK RANCH  
SUBDIVISION  
PHASE 3  
BEING A PLAT OF  
206.24 ACRES (8,984,191 SQUARE FEET)  
OF LAND OUT OF THE F.M. DAVIS SURVEY, ABSTRACT NO. 914, THE T.  
CRISSWELL SURVEY, ABSTRACT NO. 184, POLK COUNTY, TEXAS, AND  
BEING ALL OF THAT CALLED 206.36 ACRES RECORDED UNDER CLERK'S  
FILE NUMBER 04950 OF THE OFFICIAL RECORDS, POLK COUNTY, TEXAS**

14 LOTS  
1 RESERVE  
  
RIGHT OF WAY  
160 ACRES  
1,161.76 FEET IN LENGTH

NOVEMBER 2023  
SHEET 3 OF 3

SURVEYOR:

DEVELOPER/OWNER:

ENGINEER:

**BOURLAND  
LAND SURVEYING, LLC**

Clifford M. Rowland, III  
P.O. BOX 1599  
Livingston, Texas 77351  
936-328-9615

Joshua G. Reeves, P.E.  
Neches Engineers  
409.860.7168

15121 HIGHWAY 150  
COLDSPRING, TX 77331  
(936)653-2264

TBPLS FIRM REG # 10194525

FILED FOR RECORD  
This 14<sup>th</sup> day of Nov 2023  
At 8:00 clock PM  
SHELANA HOCK  
County Clerk, Polk County Texas  
By: *Kendy Jimm*

290B

THE STATE OF TEXAS §  
§  
COUNTY OF POLK §

KNOW ALL MEN BY THESE PRESENT, that MCR - PHASE FOUR, a series of Magnolia Creek Ranch, LLC, a Texas series limited liability company organized and existing under the laws of the State of Texas, with its home address at BOX 1599, Livingston, Texas 77351, and owner/subdivider/developer of 239.80 acres of land of which 84.910 acres is out of THE F.M. DAVIS SURVEY, ABSTRACT NO. 914, 65.857 acres out of THE OLIVER PETERSON SURVEY, ABSTRACT NO. 745, 81.013 acres out of THE H&T.C.R.R. CO. SURVEY, ABSTRACT 308 and 8.013 acres out of THE H&T.C.R.R. CO. SURVEY, ABSTRACT 307 in Polk County, Texas, as conveyed to it by deed dated MAY 24, 2023 and recorded under Clerk's File Number 04951 of the Real Property Records of Polk County, DOES HEREBY SUBDIVIDE 239.80 acres of land out of said Survey, to be known as the Magnolia Creek Ranch Subdivision, Phase 4, in accordance with the plat shown hereon, subject to any and all easements or restrictions heretofore granted and does hereby dedicate to the owner/subdivider/developer of the property shown hereon the use of the streets and easements shown hereon.

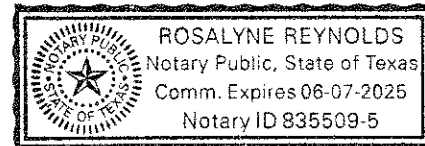
IN WITNESS WHEREOF the said Sunrise Enterprise Inc., has caused these present to be executed by its President, Clifford M. Rowland, III, thereunto duly authorized, this the 13th day of Nov., A.D., 2023.

*Clifford M. Rowland, III*  
ATTEST: \_\_\_\_\_  
President, Clifford M. Rowland, III  
THE STATE OF TEXAS §  
§  
COUNTY OF POLK §

BEFORE ME, the undersigned authority, on this day personally appeared President, Clifford M. Rowland, III known to me to be the person whose name is subscribed to the foregoing instrument as an officer of MCR - PHASE FOUR, a series of Magnolia Creek Ranch, LLC, a Texas series limited liability company, and acknowledged to me that the foregoing was executed in such capacity as the act of said corporation for the purposes and considerations therein stated.

GIVEN UNDER MY HAND AND SEAL OF OFFICE this the 13th day of Nov., A.D., 2023.

*Rosalynne Reynolds*  
Notary Public and for  
The State of Texas



In approving this plat by the Commissioners Court of Polk County, Texas, it is understood that all roads shown hereon are private roads and shall remain the property of the Owner/subdivider/developer and/or subsequent owners of the property until such time as the Commissioners Court approves the dedication of the roads to the County for maintenance by way of a Warranty Deed. Acceptance of this plat does not constitute acceptance of the roads shown hereon by Polk County.

*Clifford M. Rowland, III*  
Owner/subdivider/developer or Representative

11-13-23  
Date

NOTES:

- 1. THE SURVEY HAS BEEN COMPLETED WITHOUT THE BENEFIT OF A TITLE COMMITMENT, NO ABSTRACTING WAS COMPLETED BY THE SURVEYOR WITH REGARD TO ANY RECORDED EASEMENTS, RIGHTS-OF-WAY OR SETBACKS AFFECTING THE SUBJECT PROPERTY. NO ADDITIONAL RESEARCH REGARDING THE EXISTENCE OF EASEMENTS, RESTRICTIONS, OR OTHER MATTERS OF RECORD HAS BEEN PERFORMED BY THE SURVEYOR.
- 2. THIS SURVEY DOES NOT PROVIDE A DETERMINATION OR OPINION CONCERNING THE LOCATION OR EXISTENCE OF WETLANDS, FAULT LINES, TOXIC OR HAZARDOUS WASTE AREAS, SUBSIDENCE, OVERHEAD, SUBSURFACE AND ENVIRONMENTAL CONDITIONS OR GEOLOGICAL ISSUES. NO STATEMENT IS MADE CONCERNING THE SUITABILITY OF THE SUBJECT TRACT FOR ANY INTENDED USE, PURPOSE OR DEVELOPMENT.
- 3. DATE OF SURVEY 03/08/2023
- 4. BASIS OF BEARING IS BASED TEXAS STATE PLANE COORDINATES, NAD-83, CENTRAL ZONE.
- 5. AT THE TIME OF SURVEY, THERE WAS NO OBSERVED EVIDENCE OF THE PRESENCE OF WELLS.
- 6. ACCORDING TO THE FEDERAL EMERGENCY MANAGEMENT AGENCY FLOOD INSURANCE RATE MAP NO. 48373C0300C REVISED DATE SEPTEMBER 03, 2010 AND 48373C0175C REVISED DATE SEPTEMBER 03, 2010 THE SUBJECT PROPERTY LIES WITHIN ZONE "X", UNSHADED.
- 7. THIS PROPERTY IS NOT LOCATED WITHIN THE MUNICIPAL LIMITS OR ETJ BOUNDARIES OF ANY COMMUNITY
- 8. LAND USE: THE PROPOSED LAND USE FOR ALL OF THE LOTS AND RESERVES SHOWN ON THIS PLAT IS RESIDENTIAL PURPOSES.
- 9. A FLOOD PERMIT WILL BE REQUIRED FROM POLK COUNTY FOR ANY CONSTRUCTION IN THE FLOOD PLAIN.
- 10. BENCHMARK SHOWN HEREON IS BASED ON GPS OBSERVATIONS NAVD88, COMPUTED USING GEOID18 - BEING A 2.5 INCH BRASS CAP IN CONCRETE STAMPED "ELV. 245.87"
- 11. ALL LOTS ARE RESTRICTED TO ONE SINGLE-FAMILY DWELLING PER LOT. A SECOND HOME PER LOT WILL ONLY BE ALLOWED BY A COUNTY-APPROVED VARIANCE
- 12. LAND USE LIMITATION: ALL POTENTIAL PURCHASERS OF LOTS IN THIS SUBDIVISION SHOULD BE AWARE THAT SITE PLANNING WILL BE EXTREMELY CRITICAL. THE SPACE AND CLEARANCE REQUIREMENTS ASSOCIATED WITH PRIVATE WATER WELLS AND ON-SITE SEWAGE FACILITIES WILL GREATLY AFFECT THE USABLE SPACE AVAILABLE FOR THE BUILDING OF STRUCTURES ON THE PROPERTY.
- 13. POLK COUNTY SHALL NOT REPAIR, MAINTAIN, INSTALL, OR PROVIDE ANY STREETS OR ROADS IN ANY SUBDIVISION FOR WHICH A PLAT HAS NOT BEEN APPROVED AND FILED FOR RECORD, NOR IN WHICH THE STANDARDS CONTAINED HEREIN OR REFERRED TO HEREIN HAVE NOT BEEN COMPLIED WITH IN FULL. NOR SHALL POLK COUNTY REPAIR, MAINTAIN, OR INSTALL ANY STREETS OR ROADS UNTIL SUCH TIME AS THE ROADS OR STREETS HAVE BEEN FORMALLY ACCEPTED FOR INCLUSION INTO THE COUNTY MAINTENANCE INVENTORY BY AN ORDER SEPARATE AND APART FROM APPROVAL OF ANY PLAT FOR FILING PURPOSES ONLY BY THE COMMISSIONERS COURT. APPROVAL OF THE SUBDIVISION PLAT FOR FILING DOES NOT INDICATE ANY AGREEMENT OR UNDERSTANDING THAT POLK COUNTY WILL ASSUME RESPONSIBILITY FOR THE MAINTENANCE OF ROADS, STREETS, ALLEYS, OR OTHER AREAS DEDICATED TO PUBLIC USE ON THE PLAT.

UTILITY NOTE:

ELECTRICAL POWER SHALL BE PROVIDED BY: SAM HOUSTON ELECTRIC COOPERATIVE (SHECO)  
1157 E CHURCH STREET  
LIVINGSTON, TX 77351  
936-327-5711

DOMESTIC WATER: PUBLIC/COMMUNITY WATER IS NOT AVAILABLE. EACH PROPERTY WILL REQUIRE A WATER WELL.

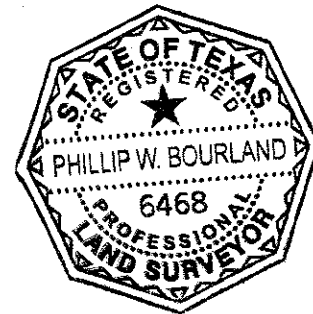
SANITARY SEWER: CENTRALIZED SEWER SERVICE IS NOT AVAILABLE. EACH PROPERTY WILL REQUIRE AN ON-SITE SEWAGE FACILITY (OSSF). EACH SUCH FACILITY SHALL MEET THE REQUIREMENTS OF THE TEXAS COMMISSION ON ENVIRONMENTAL QUALITY (TCEQ).

THE STATE OF TEXAS §  
§  
COUNTY OF POLK §

KNOW ALL MEN BY THESE PRESENT, that I, the undersigned, a Registered Professional Land Surveyor in the State of Texas, do hereby certify that this Plat complies with the survey related requirements of the Polk County Subdivision Regulations and I further certify that this plat is true and correctly made and is prepared from an actual survey of the property made under my supervision on the ground and that the corner monuments were properly placed under my supervision.

*Phillip W. Bourland*  
Phillip W. Bourland  
Registered Professional  
Land Surveyor 6468

11/10/23  
Date



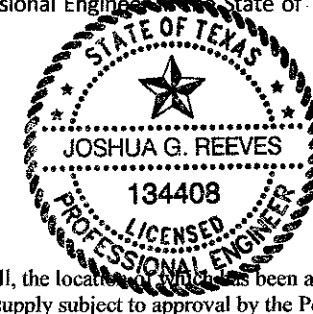
License No. \_\_\_\_\_

THE STATE OF TEXAS §  
§  
COUNTY OF POLK §

KNOW ALL MEN BY THESE PRESENTS, that I, the undersigned, a Registered Professional Engineer in the State of Texas, hereby certify that this plat complies with the engineering related requirements of the Polk County Subdivision Regulations.

*Joshua G. Reeves*  
Joshua G. Reeves  
Registered Professional Engineer  
License No. 134408

11/13/23  
Date



No structure in this subdivision shall be occupied until connected to either: an individual water well, the location of which has been approved by the Polk County Permit Office, a TCEQ approved public water supply system (described below), or other domestic water supply subject to approval by the Polk County Commissioners Court.

*Kami Olin*  
Kami Olin  
Permit Office

11-14-23  
Date

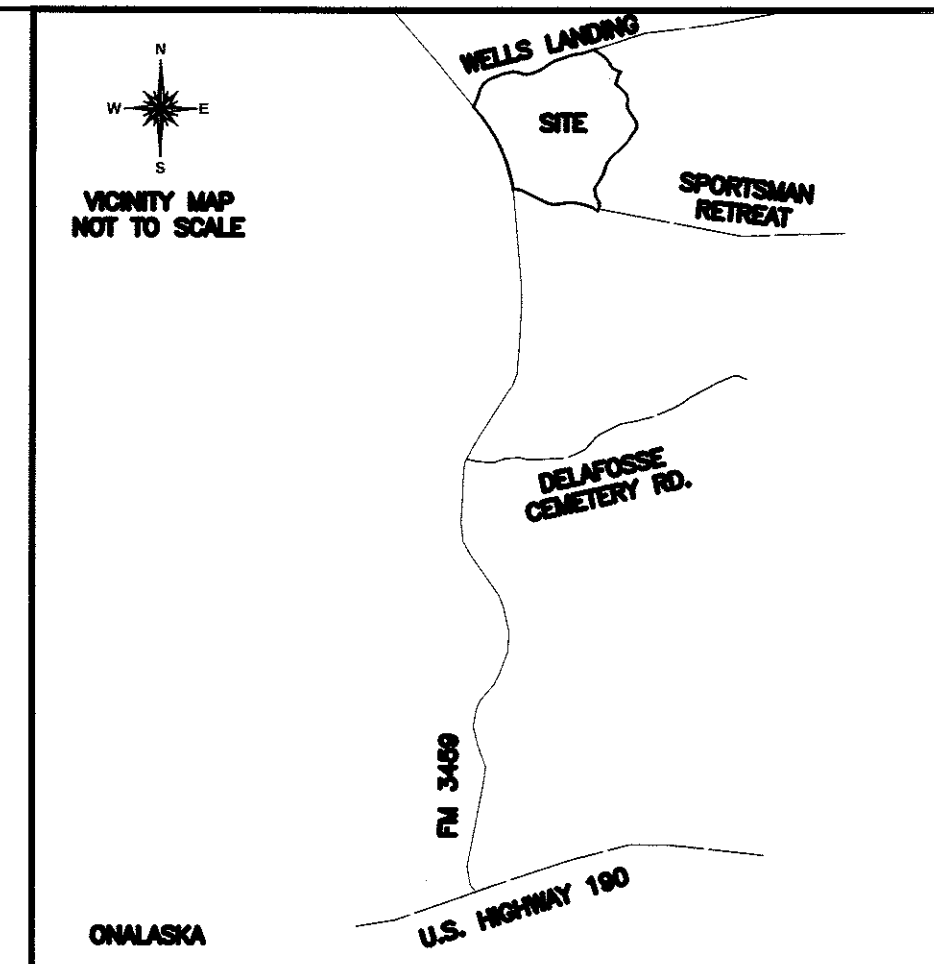
THE STATE OF TEXAS §  
§  
COUNTY OF POLK §

I, Schelana Hock, County Clerk of Polk County, Texas, County Clerk of Polk County, Texas, do hereby certify that on the 14th day of Nov., A.D., 2023, the Commissioners Court of Polk County, Texas, passed an Order authorizing the filing for record of this Plat, and said Order has been duly entered in the minutes of the said Court in Book 13, Page 098.

WITNESS MY HAND AND SEAL OF OFFICE this the 14th day of Nov., A.D., 2023.

*Schelana Hock*  
SHELANA HOCK, COUNTY CLERK  
POLK COUNTY, TEXAS

*Sydney Murphy*  
SYDNEY MURPHY, COUNTY JUDGE  
POLK COUNTY, TEXAS



THE STATE OF TEXAS §  
§  
COUNTY OF POLK §

I, Schelana Hock, County Clerk of Polk County, Texas, do hereby certify that the foregoing instrument of writing with its certificate of authentication was filed for record in my office on the 14th day of Nov., 2023 at 2:00 o'clock P.M., and duly recorded on the 14th day of Nov., A.D., 2023 at 2:00 o'clock P.M., in the Real Property Records of Polk County, Texas in Volume 13, Page 098.

WITNESS MY HAND AND SEAL OF OFFICE this the 14th day of Nov., A.D., 2023.

*Schelana Hock*  
SHELANA HOCK, COUNTY CLERK  
POLK COUNTY, TEXAS

THE STATE OF TEXAS §  
§  
COUNTY OF POLK §

APPROVED by the Commissioners Court of Polk County, Texas, this \_\_\_ day of \_\_\_, 20\_\_.

*Guyene Robertson* Guyene Robertson, Commissioner, Precinct 1  
*Mark DuBose* Mark DuBose, Commissioner, Precinct 2  
*Sydney Murphy* Sydney Murphy, County Judge  
*Mitt Purvis* Mitt Purvis, Commissioner, Precinct 3  
*Jerry Cassidy* Jerry Cassidy, Commissioner, Precinct 4

MAGNOLIA CREEK RANCH  
SUBDIVISION  
PHASE 4  
BEING A PLAT OF  
239.80 ACRES (10,445,808 SQUARE FEET)  
OF LAND OUT OF THE F.M. DAVIS SURVEY, ABSTRACT NO. 914, THE OLIVER PETERSON SURVEY, ABSTRACT NO. 745, THE H. and T.C.R.R. CO., ABSTRACT 308 AND THE H. and T.C.R.R. CO., ABSTRACT 307 POLK COUNTY, TEXAS, AND BEING ALL OF THAT CALLED 239.80 ACRES RECORDED UNDER CLERK'S FILE NUMBER 04951 OF THE OFFICIAL RECORDS, POLK COUNTY, TEXAS

13 LOTS  
1 RESERVES  
RIGHT OF WAY  
2.01 ACRES  
NOVEMBER 2023  
SHEET 1 OF 3  
7,302.25 FEET IN LENGTH

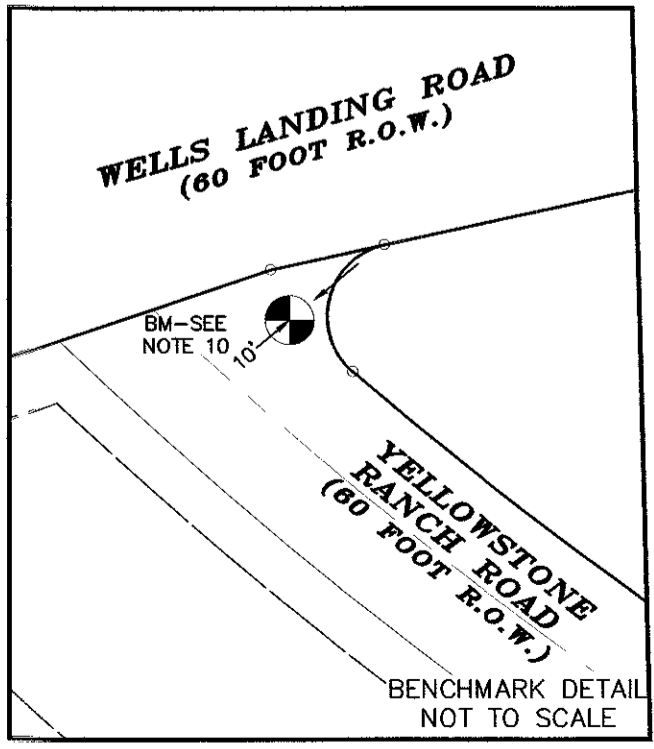
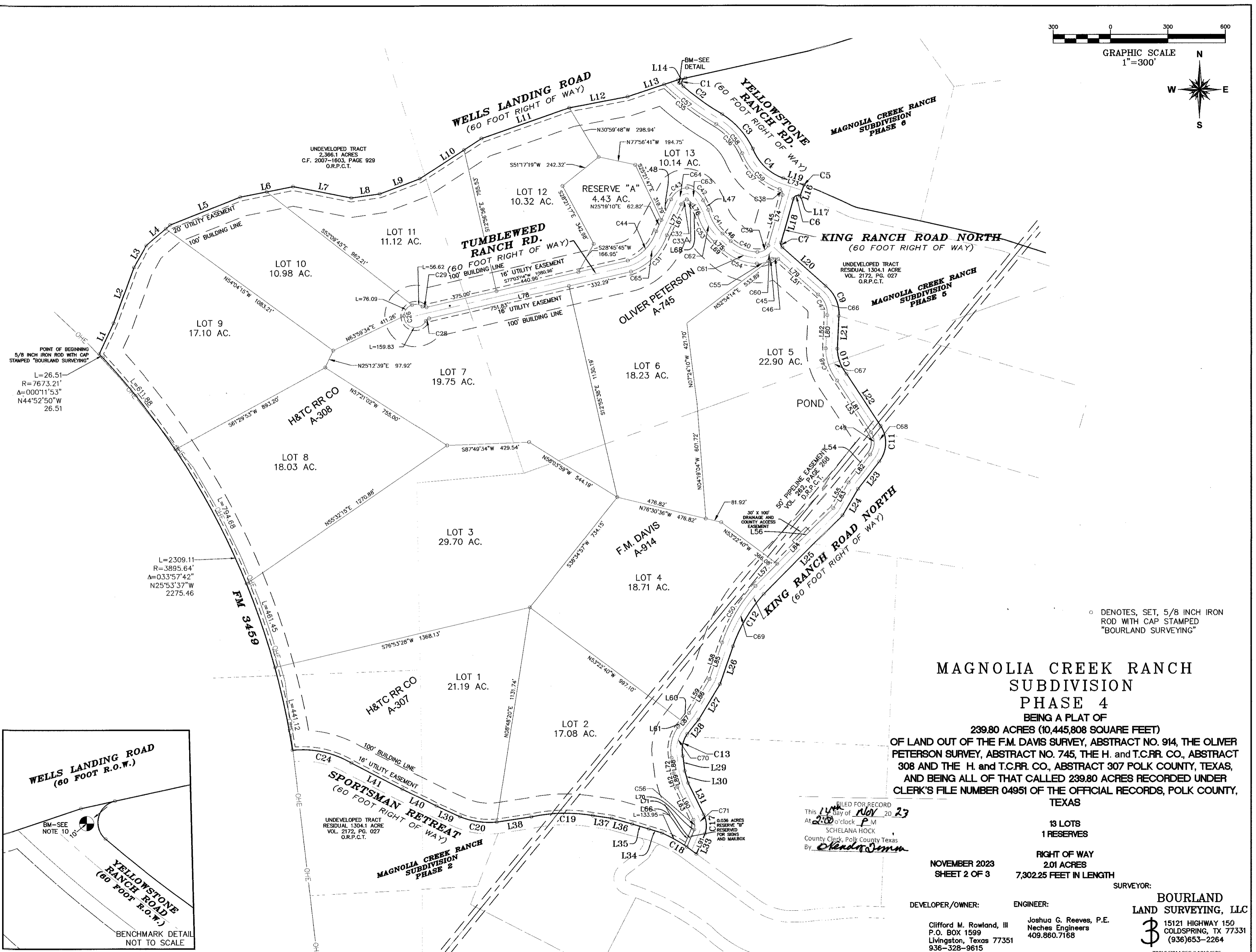
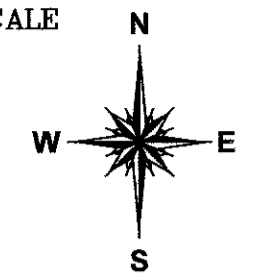
DEVELOPER/OWNER: Clifford M. Rowland, III  
P.O. BOX 1599  
Livingston, Texas 77351  
936-328-9615  
ENGINEER: Joshua G. Reeves, P.E.  
Neches Engineers  
409.860.7168  
SURVEYOR: BOURLAND  
LAND SURVEYING, LLC  
15121 HIGHWAY 150  
COLDSPRING, TX 77331  
(936)653-2264  
TBPLS FIRM REG # 10194525

FILED FOR RECORD  
This 14th day of Nov., 2023  
At 2:00 o'clock P.M.  
SHELANA HOCK  
County Clerk, Polk County Texas  
By *Schelana Hock*

291 A



GRAPHIC SCALE  
1"=300'



**MAGNOLIA CREEK RANCH  
SUBDIVISION  
PHASE 4**  
BEING A PLAT OF  
239.80 ACRES (10,445,808 SQUARE FEET)  
OF LAND OUT OF THE F.M. DAVIS SURVEY, ABSTRACT NO. 914, THE OLIVER  
PETERSON SURVEY, ABSTRACT NO. 745, THE H. and T.C.R.R. CO., ABSTRACT  
308 AND THE H. and T.C.R.R. CO., ABSTRACT 307 POLK COUNTY, TEXAS,  
AND BEING ALL OF THAT CALLED 239.80 ACRES RECORDED UNDER  
CLERK'S FILE NUMBER 04951 OF THE OFFICIAL RECORDS, POLK COUNTY,  
TEXAS

FILED FOR RECORD  
This 14th day of Nov 20 23  
At 2:08 o'clock P.M.  
SHELANA HOCK  
County Clerk, Polk County Texas  
By *Clayton J. ...*

13 LOTS  
1 RESERVES  
RIGHT OF WAY  
2.01 ACRES  
7,302.25 FEET IN LENGTH

NOVEMBER 2023  
SHEET 2 OF 3

SURVEYOR:  
**BOURLAND  
LAND SURVEYING, LLC**  
15121 HIGHWAY 150  
COLDSPRING, TX 77331  
(936)653-2264  
TBPLS FIRM REG # 10194525

DEVELOPER/OWNER: Clifford M. Rowland, III  
P.O. BOX 1599  
Livingston, Texas 77351  
936-328-9615

ENGINEER: Joshua G. Reeves, P.E.  
Neches Engineers  
409.860.7168

291B

Being 239.80 acres (10,445,808 square feet) of land situated in the H&TC RR CO. Survey, Abstract Number 308. The H&TC RR CO. Survey, Abstract Number 307, the Oliver Peterson Survey, Abstract Number 745, and the F.M. Davis Survey, Abstract Number 914, Polk County, Texas and being out of that called 1,304.1 acre tract as recorded in Volume 2172, Page 027 of the Official Records of Polk County, Texas; said 239.80 acre tract being more particularly described by metes and bounds as follows with all bearings being referenced to the Texas State Plane Coordinate System, NAD83, Central Zone;

**BEGINNING** at a 5/8 inch iron rod with cap stamped "Bourland Surveying", set in the southeast right of way line of Wells Landing Road and the northeast right of way of FM 3459;

**THENCE** along the south right of way line of Wells Landing Road, the following courses and distances:

1. North 25°04'56" East, 176.89 feet to a 5/8 inch iron rod, Set;
2. North 20°06'04" East, 309.57 feet to a 5/8 inch iron rod, Set;
3. North 29°28'06" East, 130.40 feet to a 5/8 inch iron rod, Set;
4. North 49°15'47" East, 165.66 feet to a 5/8 inch iron rod, Set;
5. North 68°28'52" East, 394.91 feet to a 5/8 inch iron rod, Set;
6. North 78°50'08" East, 281.77 feet to a 5/8 inch iron rod, Set;
7. South 78°53'30" East, 309.66 feet to a 5/8 inch iron rod, Set;
8. North 81°40'54" East, 151.41 feet to a 5/8 inch iron rod, Set;
9. North 69°35'36" East, 221.08 feet to a 5/8 inch iron rod, Set;
10. North 57°02'17" East, 384.24 feet to a 5/8 inch iron rod, Set;
11. North 70°54'28" East, 487.33 feet to a 5/8 inch iron rod, Set;
12. North 79°22'11" East, 309.85 feet to a 5/8 inch iron rod, Set;
13. North 71°28'34" East, 278.73 feet to a 5/8 inch iron rod, Set;
14. North 77°45'31" East, 40.11 feet to a 5/8 inch iron rod, Set for the beginning of a curve concave easterly, said curve has a radius of 25.00 feet;
15. southerly along said curve through a central angle of 127°20'09" an arc distance of 55.56 feet having a chord bearing South 14°05'27" West, a distance of 44.81 feet;

**THENCE** over and across said 1,304.1 acre tract the following courses and distances:

16. southeasterly along a curve to the left, through a central angle of 9°45'07" an arc distance of 250.14 feet with a chord bearing South 54°27'11" East, a distance of 249.84 feet to a 5/8 inch iron rod, Set for the beginning of a non-tangent curve concave southwesterly, said curve has a radius of 422.88 feet, to which a radial line bears North 31°44'31" East;
17. southeasterly along said curve through a central angle of 33°03'21" an arc distance of 243.97 feet having a chord bearing South 41°43'48" East, a distance of 240.60 feet to a 5/8 inch iron rod, Set for the beginning of a non-tangent curve concave northeasterly, said curve has a radius of 266.77 feet, to which a radial line bears South 68°40'24" West;
18. southeasterly along said curve through a central angle of 49°10'20" an arc distance of 228.95 feet having a chord bearing South 45°54'46" East, a distance of 221.98 feet;
19. South 71°47'20" East, 112.79 feet to a 5/8 inch iron rod, Set for the beginning of a non-tangent curve concave southerly, said curve has a radius of 2,671.33 feet, to which a radial line bears North 19°57'21" East;
20. easterly along said curve through a central angle of 0°01'12" an arc distance of 0.93 feet having a chord bearing South 70°02'03" East, a distance of 0.93 feet;
21. South 19°58'33" West, 60.00 feet to a 5/8 inch iron rod, Set;
22. North 71°47'20" West, 3.71 feet to a 5/8 inch iron rod, Set for the beginning of a curve concave southeasterly, said curve has a radius of 25.00 feet;
23. southwesterly along said curve through a central angle of 92°20'55" an arc distance of 40.29 feet having a chord bearing of South 62°02'12" West, a distance of 36.07 feet;
24. South 15°51'45" West, 236.64 feet to a 5/8 inch iron rod, Set for the beginning of a curve concave easterly, said curve has a radius of 25.00 feet;
25. southerly along said curve through a central angle of 64°18'56" an arc distance of 28.06 feet having a chord bearing of South 62°02'12" West, a distance of 36.07 feet;
26. South 49°27'11" East, 300.03 feet to a 5/8 inch iron rod, Set for the beginning of a non-tangent curve concave southwesterly, said curve has a radius of 181.26 feet, to which a radial line bears North 38°14'20" East;
27. southeasterly along said curve through a central angle of 56°02'27" an arc distance of 177.29 feet having a chord bearing of South 23°44'27" East, a distance of 170.31 feet;
28. South 2°46'24" West, 170.64 feet to a 5/8 inch iron rod, Set for the beginning of a non-tangent curve concave easterly, said curve has a radius of 221.11 feet, to which a radial line bears South 88°16'07" West;
29. southerly along said curve through a central angle of 36°57'10" an arc distance of 142.61 feet having a chord bearing of South 20°12'28" East, a distance of 140.15 feet;
30. South 33°20'38" East, 324.37 feet to a 5/8 inch iron rod, Set for the beginning of a curve concave westerly, said curve has a radius of 160.00 feet;
31. southerly along said curve through a central angle of 71°14'23" an arc distance of 198.94 feet to a 5/8 inch iron rod, Set for a point of tangency;
32. South 37°53'45" West, 181.15 feet to a 5/8 inch iron rod, Set;
33. South 30°27'24" West, 158.83 feet to a 5/8 inch iron rod, Set;
34. South 44°50'00" West, 580.47 feet to a 5/8 inch iron rod, Set for the beginning of a non-tangent curve concave southeasterly, said curve has a radius of 818.49 feet, to which a radial line bears North 48°17'53" West;
35. southwesterly along said curve through a central angle of 22°21'24" an arc distance of 319.37 feet having a chord bearing of South 30°31'25" West, a distance of 317.35 feet;
36. South 19°03'27" West, 208.18 feet to a 5/8 inch iron rod, Set;
37. South 31°09'28" West, 215.56 feet to a 5/8 inch iron rod, Set;
38. South 38°06'01" West, 94.60 feet to a 5/8 inch iron rod, Set for the beginning of a non-tangent curve concave easterly, said curve has a radius of 143.72 feet, to which a radial line bears North 54°15'58" West;
39. southerly along said curve through a central angle of 48°16'03" an arc distance of 121.07 feet having a chord bearing of South 11°36'00" West, a distance of 117.53 feet;
40. South 7°11'28" East, 78.51 feet to a 5/8 inch iron rod, Set;
41. South 15°59'29" East, 64.85 feet to a 5/8 inch iron rod, Set;
42. South 26°18'27" East, 185.11 feet to a 5/8 inch iron rod, Set for the beginning of a non-tangent curve concave westerly, said curve has a radius of 127.68 feet, to which a radial line bears North 63°24'28" East;
43. southerly along said curve through a central angle of 45°38'38" an arc distance of 101.71 feet having a chord bearing of South 03°46'13" East, a distance of 99.05 feet;
44. South 23°02'02" West, 114.85 feet to a 5/8 inch iron rod, Set;
45. North 53°27'45" West, 26.51 feet to a 5/8 inch iron rod, Set for the beginning of a non-tangent curve concave southwesterly, said curve has a radius of 747.10 feet, to which a radial line bears North 37°33'19" East;
46. northwesterly along said curve through a central angle of 14°13'08" an arc distance of 185.41 feet having a chord bearing of North 59°33'15" West, a distance of 184.93 feet;
47. North 73°18'27" West, 71.70 feet to a 5/8 inch iron rod, Set;
48. North 73°18'27" West, 91.58 feet to a 5/8 inch iron rod, Set;
49. North 74°39'18" West, 111.28 feet to a 5/8 inch iron rod, Set;

50. North 81°47'13" West, 99.02 feet to a 5/8 inch iron rod, Set for the beginning of a non-tangent curve concave southerly, said curve has a radius of 843.21 feet, to which a radial line bears North 10°00'54" East;
51. westerly along said curve through a central angle of 22°03'58" an arc distance of 324.74 feet having a chord bearing of South 88°58'55" West, a distance of 322.74 feet;
52. South 81°30'12" West, 183.40 feet to a 5/8 inch iron rod, Set for the beginning of a non-tangent curve concave northerly, said curve has a radius of 409.63 feet, to which a radial line bears South 5°21'40" East;
53. westerly along said curve through a central angle of 27°33'21" an arc distance of 197.01 feet having a chord bearing of North 81°34'59" West, a distance of 195.12 feet;
54. North 65°28'50" West, 133.73 feet to a 5/8 inch iron rod, Set;
55. North 63°17'19" West, 198.35 feet to a 5/8 inch iron rod, Set;
56. North 62°48'29" West, 299.64 feet to a 5/8 inch iron rod, Set for the beginning of a non-tangent curve concave southerly, said curve has a radius of 495.46 feet, to which a radial line bears North 30°48'47" East;
57. westerly along said curve through a central angle of 37°05'34" an arc distance of 320.76 feet having a chord bearing of North 77°44'00" West, a distance of 315.19 feet to a 5/8 inch iron rod, Set for the beginning of a non-tangent curve concave southwesterly, said curve has a radius of 3,895.64 feet, to which a radial line bears North 81°05'15" East;

**THENCE** along the east right of way line of FM 3459 and along said northwesterly curve through a central angle of 33°57'42" an arc distance of 2,309.11 feet having a chord bearing of North 25°53'37" West, a distance of 2,275.46 feet to a 5/8 inch iron rod, Set for the beginning of a non-tangent curve concave southwesterly, said curve has a radius of 7,673.21 feet, to which a radial line bears North 45°13'06" East;

**THENCE** northwesterly along said curve through a central angle of 0°11'53" an arc distance of 26.51 feet having a chord bearing North 44°52'50" West, a distance of 26.51 feet to the **POINT OF BEGINNING**, containing 239.80 acres (10,445,808 square feet) of land in Polk County, Texas;

\*ALL SET RODS ARE 5/8 INCH IRON ROD WITH CAP STAMPED "BOURLAND SURVEYING"

FILED FOR RECORD  
This 14<sup>th</sup> day of Nov 20 23  
At 2:00 clock P.M.  
SHELANA HOCK  
County Clerk, Polk County Texas  
By *Shelana Hock*

CURVE TABLE					
CURVE #	LENGTH	RADIUS	DELTA	CHD. BEARING	CHORD
C1	55.56'	25.00'	127°20'09"	S14°05'27"W	44.81'
C2	250.14'	1469.64'	9°45'07"	S54°27'11"E	249.84'
C3	243.97'	422.88'	33°03'21"	S41°43'48"E	240.60'
C4	228.95'	266.77'	49°10'20"	S45°54'46"E	221.98'
C5	0.93'	2671.38'	0°01'12"	S70°02'03"E	0.93'
C6	40.29'	25.00'	92°20'55"	S62°02'12"W	36.07'
C7	28.06'	25.00'	64°18'56"	S16°17'43"E	26.61'
C9	177.29'	181.26'	56°02'27"	S23°44'27"E	170.31'
C10	142.61'	221.11'	36°57'10"	S20°12'28"E	140.15'
C11	198.94'	160.00'	71°14'23"	S2°16'33"W	186.37'
C12	319.37'	818.49'	22°21'24"	S30°31'25"W	317.35'
C13	121.07'	143.72'	48°16'03"	S11°36'00"W	117.53'
C17	101.71'	127.68'	45°38'38"	S3°46'13"E	99.05'
C18	185.41'	747.10'	14°13'08"	N59°33'15"W	184.93'
C19	324.74'	843.21'	22°03'58"	S88°58'55"W	322.74'
C20	197.01'	409.63'	27°33'21"	N81°34'59"W	195.12'
C24	320.76'	495.46'	37°05'34"	N77°44'00"W	315.19'
C26	292.54'	60.00'	279°21'34"	S12°56'56"E	77.65'
C28	21.68'	25.00'	49°40'47"	S52°12'40"W	21.00'
C29	21.68'	25.00'	49°40'47"	S78°06'33"E	21.00'
C31	276.91'	299.07'	53°03'03"	S44°47'47"W	267.12'
C32	39.23'	46.53'	48°18'56"	S49°01'42"W	38.08'
C33	45.35'	50.71'	51°14'05"	N45°40'18"W	43.85'
C35	343.73'	1529.64'	12°52'30"	S52°52'10"E	343.00'
C36	206.97'	362.88'	32°40'46"	N41°50'02"W	204.18'
C37	278.94'	326.77'	48°54'33"	S46°10'08"E	270.55'
C38	38.25'	25.00'	87°39'05"	S27°57'48"E	34.62'
C39	70.38'	54.84'	73°32'12"	S58°56'00"W	65.65'
C40	155.00'	212.90'	41°42'42"	N67°46'14"W	151.59'
C41	146.15'	236.52'	35°24'19"	N30°43'30"W	143.84'
C42	111.20'	108.47'	58°44'30"	N51°33'34"W	106.40'
C43	109.70'	105.00'	59°51'31"	S54°41'03"W	104.78'
C44	221.34'	239.07'	53°02'48"	S44°07'08"W	213.52'
C45	23.29'	114.84'	11°37'16"	N57°42'31"E	23.25'
C46	34.75'	25.00'	79°38'56"	S88°16'39"E	32.02'
C47	120.87'	121.26'	57°06'47"	S23°56'29"E	115.93'
C48	180.84'	281.11'	36°51'29"	S19°39'03"E	177.74'
C49	124.34'	100.00'	71°14'23"	S2°16'33"W	116.48'
C50	344.61'	878.49'	22°28'32"	N30°34'23"E	342.40'
C51	169.92'	203.72'	47°47'26"	N12°13'03"E	165.04'
C52	52.28'	67.68'	44°15'42"	N4°34'04"W	50.99'
C53	173.74'	296.52'	33°34'17"	N31°29'19"W	171.26'
C54	195.98'	272.90'	41°08'47"	N67°38'08"W	191.80'
C55	61.96'	114.84'	30°54'48"	S78°58'33"W	61.21'
C56	52.28'	67.68'	44°15'42"	N4°34'04"W	50.99'
C57	321.34'	1499.64'	12°16'38"	N53°10'46"W	320.73'
C58	225.42'	392.88'	32°52'29"	N41°46'51"W	222.34'
C59	253.98'	296.77'	49°02'04"	N46°02'55"W	246.30'
C60	109.49'	84.84'	73°56'58"	S57°54'12"W	102.05'
C61	175.77'	242.90'	41°27'35"	N67°38'59"W	171.96'
C62	160.06'	266.52'	34°24'37"	N31°08'22"W	157.67'
C63	79.03'	80.71'	56°06'05"	N49°53'32"W	75.91'
C64	72.99'	76.53'	54°39'04"	S52°59'43"W	70.26'
C65	249.47'	269.07'	53°07'21"	S44°26'57"W	240.63'
C66	149.15'	151.26'	56°29'49"	S23°49'34"E	143.18'
C67	161.73'	251.11'	36°54'04"	S19°54'16"E	158.95'
C68	161.64'	130.00'	71°14'23"	S2°16'33"W	151.43'
C69	331.98'	848.49'	22°25'04"	S30°32'56"W	329.87'
C70	145.53'	173.72'	47°59'53"	S11°56'56"W	141.31'
C71	76.91'	97.68'	45°06'49"	S4°04'34"E	74.94'

LINE TABLE		
LINE #	BEARING	LENGTH
L1	N25°04'56"E	176.89'
L2	N20°06'04"E	309.57'
L3	N29°28'06"E	130.40'
L4	N49°15'47"E	165.66'
L5	N68°28'52"E	394.91'
L6	N78°50'08"E	281.77'
L7	S78°53'30"E	309.66'
L8	N81°40'54"E	151.41'
L9	N69°35'36"E	221.08'
L10	N57°02'17"E	384.24'
L11	N70°54'28"E	487.33'
L12	N79°22'11"E	309.85'
L13	N71°28'34"E	278.73'
L14	N77°45'31"E	40.11'
L15	S71°47'20"E	112.79'
L16	S19°58'33"W	60.00'
L17	N71°47'20"W	3.71'
L18	S15°51'45"W	236.64'
L19	S71°47'20"E	112.79'
L20	S48°27'11"E	300.03'
L21	S2°46'24"W	170.64'
L22	S33°20'38"E	324.37'
L23	S37°53'45"W	181.15'
L24	S30°27'24"W	158.83'
L25	S44°50'00"W	580.47'

LINE TABLE		
LINE #	BEARING	LENGTH
L26	S19°03'27"W	208.18'
L27	S31°09'28"W	215.56'
L28	S38°06'01"W	94.60'
L29	S7°11'28"E	78.51'
L30	S15°59'29"E	64.85'
L31	S26°18'27"E	185.11'
L33	S23°02'02"W	114.85'
L34	N73°18'27"W	71.70'
L35	N73°18'27"W	91.58'
L36	N74°39'18"W	111.28'
L37	N81°47'13"W	99.02'
L38	S81°30'12"W	183.40'
L39	N65°28'50"W	133.73'
L40	N63°17'19"W	198.35'
L41	N62°48'29"W	299.64'
L42	S22°41'07"W	209.88'
L43	N18°58'53"W	57.77'
L44	N46°59'35"W	57.59'
L45	S15°51'45"W	274.26'
L46	N46°59'35"W	57.68'
L47	N18°58'53"W	61.14'
L48	S22°41'07"W	212.40'
L51	S48°27'11"E	278.36'
L52	S2°46'24"W	173.73'
L53	S33°20'38"E	321.74'

LINE TABLE		
LINE #	BEARING	LENGTH
L54	S37°53'45"W	185.05'
L55	S30°27'24"W	155.16'
L56	S44°50'00"W	412.80'
L57	N44°50'00"E	161.71'
L58	N19°03'27"E	201.97'
L59	N31°09'28"E	205.57'
L60	N38°06'01"E	55.50'
L61	N38°06'01"E	36.59'
L62	N7°11'28"W	80.57'
L63	N15°59'29"W	74.88'
L64	N26°18'27"W	190.70'
L66	N23°02'02"E	98.23'
L67	S25°19'10"W	178.74'
L68	N28°39'46"W	52.29'
L69	N46°59'35"W	57.59'
L70	S66°57'58"E	16.00'
L71	S23°02'02"W	98.23'
L72	N7°11'28"W	80.57'
L73	N71°47'20"W	112.66'
L74	S15°51'45"W	327.96'
L75	N46°59'35"W	57.29'
L76	N28°39'46"W	54.06'
L77	S25°19'10"W	181.47'
L78	S77°03'04"W	1147.39'
L79	S48°27'11"E	335.51'
L80	S2°46'24"W	172.20'
L81	S33°20'38"E	323.01'
L82	S37°53'45"W	183.10'
L83	S30°27'24"W	156.99'
L84	S44°50'00"W	577.50'
L85	S19°03'27"W	205.08'
L86	S31°09'28"W	210.56'
L87	S38°06'01"W	93.38'
L88	S7°11'28"E	79.49'
L89		

THE STATE OF TEXAS §  
§  
COUNTY OF POLK §

KNOW ALL MEN BY THESE PRESENT, that MCR - PHASE FIVE, a series of Magnolia Creek Ranch, LLC, a Texas series limited liability company organized and existing under the laws of the State of Texas, with its home address at 504 A Pan American Dr, Livingston, Texas 77351, and owner/subdivider/developer of 260.29 acres of land of which 15.887 acres out of THE F.M. DAVIS SURVEY, ABSTRACT NO. 914, and 244.400 acres out of THE OLIVER PETERSON SURVEY, ABSTRACT NO. 745 in Polk County, Texas, as conveyed to it by deed dated May 24, 2023 and recorded under Clerk's File Number 04952 of the Real Property Records of Polk County, DOES HEREBY SUBDIVIDE 260.29 acres of land out of said Survey, to be known as the Magnolia Creek Ranch Subdivision, Phase 5, in accordance with the plat shown hereon, subject to any and all easements or restrictions heretofore granted and does hereby dedicate to the owner/subdivider/developer of the property shown hereon the use of the streets and easements shown hereon.

IN WITNESS WHEREOF the said Sunrise Enterprise Inc., has caused these present to be executed by its President, Clifford M. Rowland, III, thereunto duly authorized, this the 13th day of Nov., A.D., 2023.

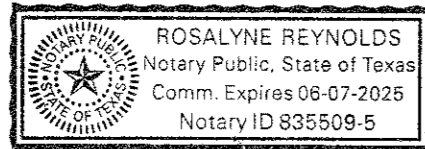
*Clifford M. Rowland, III*  
ATTEST: \_\_\_\_\_  
President, Clifford M. Rowland, III

THE STATE OF TEXAS §  
COUNTY OF POLK §

BEFORE ME, the undersigned authority, on this day personally appeared President, Clifford M. Rowland, III known to me to be the person whose name is subscribed to the foregoing instrument as an officer of MCR - PHASE FIVE, a series of Magnolia Creek Ranch, LLC, a Texas series limited liability company, and acknowledged to me that the foregoing was executed in such capacity as the act of said corporation for the purposes and considerations therein stated.

GIVEN UNDER MY HAND AND SEAL OF OFFICE this the 13th day of Nov., A.D., 2023.

*Rosalynne Reynolds*  
Notary Public and for  
The State of Texas



In approving this plat by the Commissioners Court of Polk County, Texas, it is understood that all roads shown hereon are private roads and shall remain the property of the Owner/subdivider/developer and/or subsequent owners of the property until such time as the Commissioners Court approves the dedication of the roads to the County for maintenance by way of a Warranty Deed. Acceptance of this plat does not constitute acceptance of the roads shown hereon by Polk County.

*Clifford M. Rowland, III*  
Owner/subdivider/developer or Representative

11-13-23  
Date

NOTES:

1. THE SURVEY HAS BEEN COMPLETED WITHOUT THE BENEFIT OF A TITLE COMMITMENT, NO ABSTRACTING WAS COMPLETED BY THE SURVEYOR WITH REGARD TO ANY RECORDED EASEMENTS, RIGHTS OF WAY OR SETBACKS AFFECTING THE SUBJECT PROPERTY. NO ADDITIONAL RESEARCH REGARDING THE EXISTENCE OF EASEMENTS, RESTRICTIONS, OR OTHER MATTERS OF RECORD HAS BEEN PERFORMED BY THE SURVEYOR.
2. THIS SURVEY DOES NOT PROVIDE A DETERMINATION OR OPINION CONCERNING THE LOCATION OR EXISTENCE OF WETLANDS, FAULT LINES, TOXIC OR HAZARDOUS WASTE AREAS, SUBSIDENCE, OVERHEAD, SUBSURFACE AND ENVIRONMENTAL CONDITIONS OR GEOLOGICAL ISSUES. NO STATEMENT IS MADE CONCERNING THE SUITABILITY OF THE SUBJECT TRACT FOR ANY INTENDED USE, PURPOSE OR DEVELOPMENT.
3. DATE OF SURVEY 03/08/2023
4. BASIS OF BEARING IS BASED TEXAS STATE PLANE COORDINATES, NAD-83, CENTRAL ZONE.
5. AT THE TIME OF SURVEY, THERE WAS NO OBSERVED EVIDENCE OF THE PRESENCE OF WELLS.
6. ACCORDING TO THE FEDERAL EMERGENCY MANAGEMENT AGENCY FLOOD INSURANCE RATE MAP NO. 48373C0300C REVISED DATE SEPTEMBER 03, 2010 AND 48373C0175C REVISED DATE SEPTEMBER 03, 2010 PORTION OF THE SUBJECT PROPERTY LIES WITHIN ZONE "X". UNSHADED AND PORTIONS OF THE PROPERTY LIE WITHIN ZONE "A", AS SHOWN.
7. THIS PROPERTY IS NOT LOCATED WITHIN THE MUNICIPAL LIMITS OR ETJ BOUNDARIES OF ANY COMMUNITY
8. LAND USE: THE PROPOSED LAND USE FOR ALL OF THE LOTS AND RESERVES SHOWN ON THIS PLAT IS RESIDENTIAL PURPOSES.
9. A FLOOD PERMIT WILL BE REQUIRED FROM POLK COUNTY FOR ANY CONSTRUCTION IN THE FLOOD PLAIN.
10. BENCHMARK SHOWN HEREON IS BASED ON GPS OBSERVATIONS NAVD88, COMPUTED USING GEOID18  
- BEING A 2.5 INCH BRASS CAP IN CONCRETE STAMPED "ELV. 233.19"
11. BASE FLOOD ELEVATION IS 184.2'. MINIMUM FINISHED FLOOR ELEVATION IS 186.2'. THE ESTIMATED BFE IS THE MOST UPSTREAM OF EACH FLOODPLAIN AND IS BASED ON FEMA FIRM PANEL 48373C0300C AND FEMA BASE FLOOD ELEVATION VIEWER. THIS ELEVATION APPLIES TO ALL LOTS THAT ARE LOCATED IN THE FLOOD PLAIN FOR PHASE 5
12. ALL LOTS ARE RESTRICTED TO ONE SINGLE-FAMILY DWELLING PER LOT. A SECOND HOME PER LOT WILL ONLY BE ALLOWED BY A COUNTY-APPROVED VARIANCE.
13. LAND USE LIMITATION: ALL POTENTIAL PURCHASERS OF LOTS IN THIS SUBDIVISION SHOULD BE AWARE THAT SITE PLANNING WILL BE EXTREMELY CRITICAL. THE SPACE AND CLEARANCE REQUIREMENTS ASSOCIATED WITH PRIVATE WATER WELLS AND ON-SITE SEWAGE FACILITIES WILL GREATLY AFFECT THE USABLE SPACE AVAILABLE FOR THE BUILDING OF STRUCTURES ON THE PROPERTY.
14. POLK COUNTY SHALL NOT REPAIR, MAINTAIN, INSTALL, OR PROVIDE ANY STREETS OR ROADS IN ANY SUBDIVISION FOR WHICH A PLAT HAS NOT BEEN APPROVED AND FILED FOR RECORD, NOR IN WHICH THE STANDARDS CONTAINED HEREIN OR REFERRED TO HEREIN HAVE NOT BEEN COMPLIED WITH IN FULL, NOR SHALL POLK COUNTY REPAIR, MAINTAIN, OR INSTALL ANY STREETS OR ROADS UNTIL SUCH TIME AS THE ROADS OR STREETS HAVE BEEN FORMALLY ACCEPTED FOR INCLUSION INTO THE COUNTY MAINTENANCE INVENTORY BY AN ORDER SEPARATE AND APART FROM APPROVAL OF ANY PLAT FOR FILING PURPOSES ONLY BY THE COMMISSIONERS COURT. APPROVAL OF THE SUBDIVISION PLAT FOR FILING DOES NOT INDICATE ANY AGREEMENT OR UNDERSTANDING THAT POLK COUNTY WILL ASSUME RESPONSIBILITY FOR THE MAINTENANCE OF ROADS, STREETS, ALLEYS, OR OTHER AREAS DEDICATED TO PUBLIC USE ON THE PLAT.

UTILITY NOTE:

ELECTRICAL POWER SHALL BE PROVIDED BY: SAM HOUSTON ELECTRIC COOPERATIVE (SHECO)  
1157 E CHURCH STREET  
LIVINGSTON, TX 77351  
936-327-5711

DOMESTIC WATER: PUBLIC/COMMUNITY WATER IS NOT AVAILABLE. EACH PROPERTY WILL REQUIRE A WATER WELL.

SANITARY SEWER: CENTRALIZED SEWER SERVICE IS NOT AVAILABLE. EACH PROPERTY WILL REQUIRE AN ON-SITE SEWAGE FACILITY (OSSF). EACH SUCH FACILITY SHALL MEET THE REQUIREMENTS OF THE TEXAS COMMISSION ON ENVIRONMENTAL QUALITY (TCEQ).

THE STATE OF TEXAS §  
COUNTY OF POLK §

KNOW ALL MEN BY THESE PRESENT, that I, the undersigned, a Registered Professional Land Surveyor in the State of Texas, do hereby certify that this Plat complies with the survey related requirements of the Polk County Subdivision Regulations and I further certify that this plat is true and correctly made and is prepared from an actual survey of the property made under my supervision on the ground and that the corner monuments were properly placed under my supervision.

*Phillip W. Bourland*  
11/10/23  
Date  
Phillip W. Bourland  
Registered Professional  
Land Surveyor

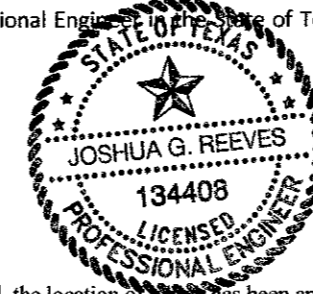
License No. 6468



THE STATE OF TEXAS §  
COUNTY OF POLK §

KNOW ALL MEN BY THESE PRESENTS, that I, the undersigned, a Registered Professional Engineer in the State of Texas, hereby certify that this plat complies with the engineering related requirements of the Polk County Subdivision Regulations.

*Joshua G. Reeves*  
11/13/23  
Date  
Joshua G. Reeves  
Registered Professional Engineer  
License No. 134408



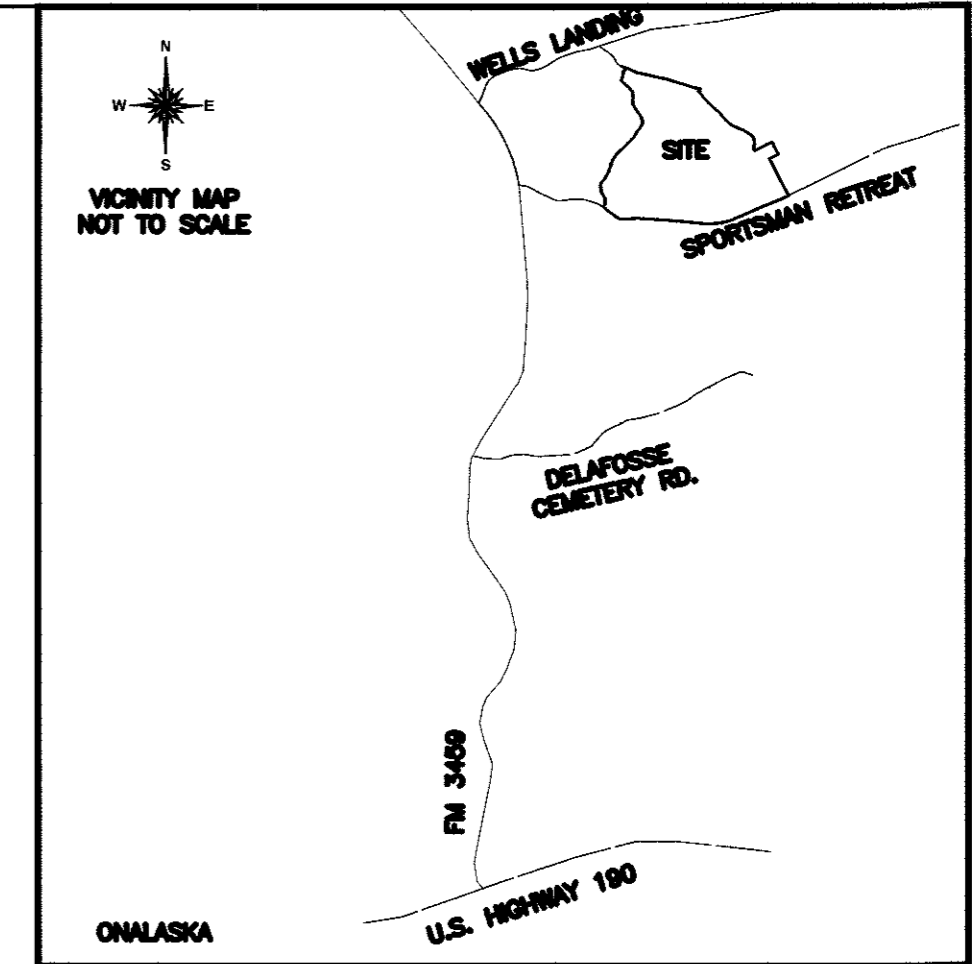
No structure in this subdivision shall be occupied until connected to either: an individual water well, the location of which has been approved by the Polk County Permit Office, a TCEQ approved public water supply system (described below), or other domestic water supply subject to approval by the Polk County Commissioners Court.

*Kevin Olin*  
11-14-23  
Date  
Kevin Olin  
Permit Office

THE STATE OF TEXAS §  
COUNTY OF POLK §

I, Schelana Hock, County Clerk of Polk County, Texas, County Clerk of Polk County, Texas, do hereby certify that on the 14th day of Nov., A.D., 2023, the Commissioners Court of Polk County, Texas, passed an Order authorizing the filing for record of this Plat, and said Order has been duly entered in the minutes of the said Court in Book 13, Page 096.

WITNESS MY HAND AND SEAL OF OFFICE this the 14th day of Nov., A.D., 2023.  
*Schelana Hock*  
SCHELANA HOCK, COUNTY CLERK  
POLK COUNTY, TEXAS  
*Sydney Murphy*  
SYDNEY MURPHY, COUNTY JUDGE  
POLK COUNTY, TEXAS



THE STATE OF TEXAS §  
COUNTY OF POLK §

I, Schelana Hock, County Clerk of Polk County, Texas, do hereby certify that the foregoing instrument of writing with its certificate of authentication was filed for record in my office on the 14th day of Nov., 2023 at 2:00 o'clock P.M., and duly recorded on the 14th day of Nov., 2023 at 2:00 o'clock P.M., in the Real Property Records of Polk County, Texas in Volume 13, Page 096.

WITNESS MY HAND AND SEAL OF OFFICE this the 14th day of Nov., A.D., 2023.  
*Schelana Hock*  
SCHELANA HOCK, COUNTY CLERK  
POLK COUNTY, TEXAS

THE STATE OF TEXAS §  
COUNTY OF POLK §

APPROVED by the Commissioners Court of Polk County, Texas, this \_\_\_ day of \_\_\_, 20\_\_.

*Guene Robertson*  
Guene Robertson  
Commissioner, Precinct 1  
*Mark DuBose*  
Mark DuBose  
Commissioner, Precinct 2

*Sydney Murphy*  
Sydney Murphy  
County Judge

*Milt Purvis*  
Milt Purvis  
Commissioner, Precinct 3  
*Jerly Cassity*  
Jerly Cassity  
Commissioner, Precinct 4

MAGNOLIA CREEK RANCH  
SUBDIVISION  
PHASE 5  
BEING A PLAT OF  
260.29 ACRES (11,338,088 SQUARE FEET)  
OF LAND OUT OF THE F.M. DAVIS SURVEY, ABSTRACT NO. 914, THE OLIVER  
PETERSON SURVEY, ABSTRACT NO. 745, POLK COUNTY, TEXAS, AND  
BEING ALL OF THAT CALLED 260.43 ACRES RECORDED UNDER CLERK'S  
FILE NUMBER 04952 OF OFFICIAL RECORDS, POLK COUNTY, TEXAS

15 LOTS  
1 RESERVE

RIGHT OF WAY  
5.79 ACRES  
4,205.93 FEET IN LENGTH

SURVEYOR:

DEVELOPER/OWNER:

ENGINEER:

BOURLAND  
LAND SURVEYING, LLC

Clifford M. Rowland, III  
P. O. BOX 1599  
Livingston, Texas 77351  
936-328-9615

Joshua G. Reeves, P.E.  
Neches Engineers  
409.860.7168

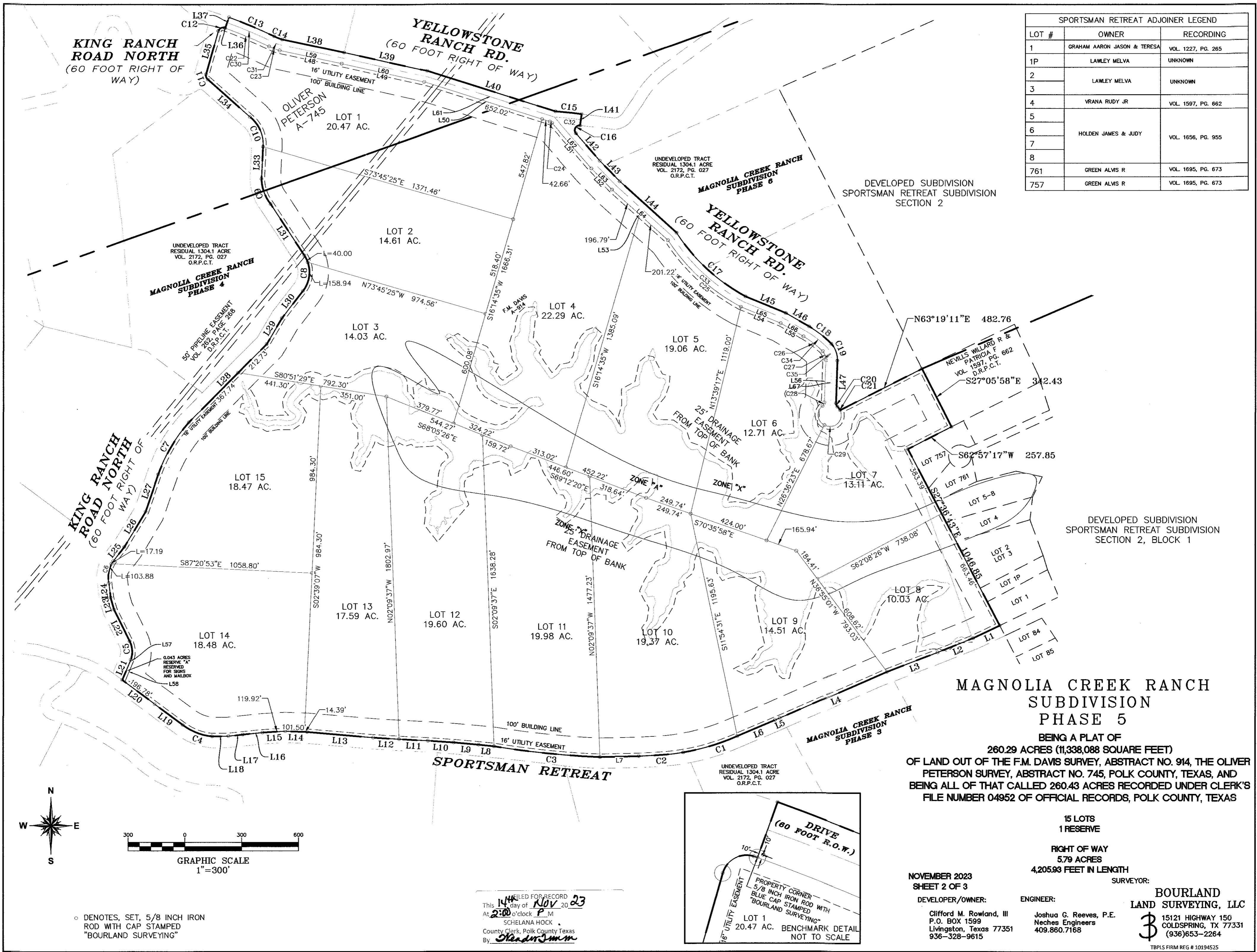
15121 HIGHWAY 150  
COLDSRING, TX 77331  
(936)653-2264

NOVEMBER 2023  
SHEET 1 OF 3

TBPLS FIRM REG # 10194525

292 B

SPORTSMAN RETREAT ADJOINER LEGEND		
LOT #	OWNER	RECORDING
1	GRAHAM AARON JASON & TERESA	VOL. 1227, PG. 265
1P	LAWLEY MELVA	UNKNOWN
2	LAWLEY MELVA	UNKNOWN
3		
4	VRANA RUDY JR	VOL. 1597, PG. 662
5		
6	HOLDEN JAMES & JUDY	VOL. 1656, PG. 955
7		
8		
761	GREEN ALMS R	VOL. 1695, PG. 673
757	GREEN ALMS R	VOL. 1695, PG. 673



**MAGNOLIA CREEK RANCH SUBDIVISION PHASE 5**  
 BEING A PLAT OF  
 260.29 ACRES (11,338,088 SQUARE FEET)  
 OF LAND OUT OF THE F.M. DAVIS SURVEY, ABSTRACT NO. 914, THE OLIVER PETERSON SURVEY, ABSTRACT NO. 745, POLK COUNTY, TEXAS, AND BEING ALL OF THAT CALLED 260.43 ACRES RECORDED UNDER CLERK'S FILE NUMBER 04952 OF OFFICIAL RECORDS, POLK COUNTY, TEXAS

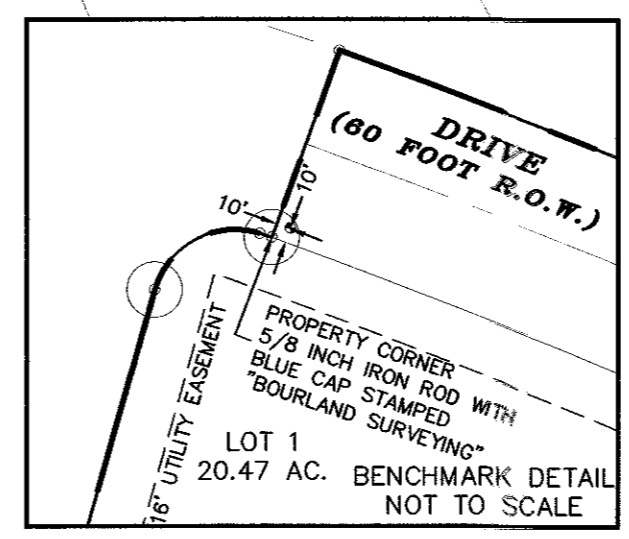
15 LOTS  
 1 RESERVE  
 RIGHT OF WAY  
 579 ACRES  
 4,205.93 FEET IN LENGTH  
 SURVEYOR:

NOVEMBER 2023  
 SHEET 2 OF 3

DEVELOPER/OWNER:  
 Clifford M. Rowland, III  
 P.O. BOX 1599  
 Livingston, Texas 77351  
 936-328-9615

ENGINEER:  
 Joshua G. Reeves, P.E.  
 Neches Engineers  
 409.860.7168

**BOURLAND LAND SURVEYING, LLC**  
 15121 HIGHWAY 150  
 COLDSRING, TX 77331  
 (936)653-2264  
 TRPLS FIRM REG # 10194525



FILED FOR RECORD  
 This 14th day of Nov 2023  
 At 2:00 o'clock P.M.  
 SCHELANA HOCK  
 County Clerk, Polk County Texas  
 By: *[Signature]*

292 C

Being 260.43 acres (11,344,368 square feet) of land situated in the Oliver Peterson Survey, Abstract Number 760, and the F.M. Davis Survey, Abstract Number 914, Polk County, Texas and being out of that called 1,304.1 acre tract as recorded in Volume 2172, Page 027 of the Official Records of Polk County, Texas; Said 260.43 acre tract being more particularly described by metes and bounds as follows with all bearings being referenced to the Texas State Plane Coordinate System, NAD83, Central Zone;

**BEGINNING** at a 5/8 inch iron rod with cap stamped "Bourland Surveying", set in the southeast right of way line of Wells Landing Road and the northeast right of way of FM 3459 for the southwest corner of Sportsman Retreat Subdivision, Section 2;

**THENCE** along the north right of way line of Sportsman Retreat Road, the following courses and distances:

1. South 64°35'33" West, 160.24 feet to a 5/8 inch iron rod, Set;
2. South 68°14'12" West, 203.65 feet to a 5/8 inch iron rod, Set;
3. South 69°01'45" West, 285.27 feet to a 5/8 inch iron rod, Set;
4. South 66°27'20" West, 612.70 feet to a 5/8 inch iron rod, Set;
5. South 66°28'07" West, 27.21 feet to a 5/8 inch iron rod, Set;
6. South 67°05'20" West, 216.50 feet to a 5/8 inch iron rod, Set for the beginning of a non-tangent curve concave northerly and has a radius of 1,201.49 feet, to which a radial line bears South 23°43'44" East;
7. westerly along said curve through a central angle of 14°11'45" an arc distance of 297.69 feet with a chord bearing South 73°22'09" West, a distance of 296.93 feet, to a 5/8 inch iron rod, Set for a point of compound curvature, said curve is concave northerly and has a radius of 1,201.49 feet;
8. westerly along said curve through a central angle of 6°22'36" an arc distance of 133.72 feet with a chord bearing South 83°39'20" West, a distance of 133.65 feet, to a 5/8 inch iron rod, Set;
9. South 86°53'03" West, 102.20 feet to a 5/8 inch iron rod, Set;
10. South 88°37'44" West, 205.14 feet to a 5/8 inch iron rod, Set for the beginning of a non-tangent curve concave northerly and has a radius of 4,697.71 feet, to which a radial line bears South 2°24'18" West;
11. westerly along said curve through a central angle of 6°51'54" an arc distance of 562.87 feet with a chord bearing North 84°09'45" West, a distance of 562.54 feet, to a 5/8 inch iron rod, Set;
12. North 84°04'38" West, 81.19 feet to a 5/8 inch iron rod, Set;
13. North 84°50'47" West, 132.57 feet to a 5/8 inch iron rod, Set;
14. North 85°58'42" West, 134.95 feet to a 5/8 inch iron rod, Set;
15. North 86°41'01" West, 151.59 feet to a 5/8 inch iron rod, Set;
16. North 86°41'01" West, 136.90 feet to a 5/8 inch iron rod, Set;
17. North 85°06'02" West, 348.99 feet to a 5/8 inch iron rod, Set;
18. North 87°44'08" West, 115.89 feet to a 5/8 inch iron rod, Set;
19. South 86°34'35" West, 119.92 feet to a 5/8 inch iron rod, Set;
20. South 84°08'40" West, 104.40 feet to a 5/8 inch iron rod, Set;
21. South 83°42'27" West, 75.46 feet to a 5/8 inch iron rod, Set;
22. South 89°05'35" West, 86.40 feet to a 5/8 inch iron rod, Set for the beginning of a non-tangent curve concave northerly and has a radius of 301.96 feet, to which a radial line bears South 5°15'57" West;
23. westerly along said curve through a central angle of 32°00'52" an arc distance of 168.72 feet with a chord bearing North 68°43'37" West, a distance of 166.54 feet, to a 5/8 inch iron rod, Set;
24. North 53°40'43" West, 185.17 feet to a 5/8 inch iron rod, Set;
25. North 53°27'45" West, 213.24 feet to a 5/8 inch iron rod, Set;

**THENCE** over and across said 1,304.1 acre tract the following courses and distances:

26. North 23°02'02" East, 114.85 feet to a 5/8 inch iron rod, Set for the beginning of a non-tangent curve concave westerly and has a radius of 127.68 feet, to which a radial line bears South 70°56'54" East;
27. northerly along said curve through a central angle of 45°38'38" an arc distance of 101.71 feet with a chord bearing North 03°46'13" West, a distance of 99.05 feet, to a 5/8 inch iron rod, Set;
28. North 26°18'27" West, 185.11 feet to a 5/8 inch iron rod, Set;
29. North 15°59'29" West, 64.85 feet to a 5/8 inch iron rod, Set;
30. North 7°11'28" West, 78.51 feet to a 5/8 inch iron rod, Set for the beginning of a non-tangent curve concave easterly and has a radius of 143.72 feet, to which a radial line bears South 77°27'59" West;
31. northerly along said curve through a central angle of 48°16'03" an arc distance of 121.07 feet with a chord bearing North 11°36'00" East, a distance of 117.53 feet, to a 5/8 inch iron rod, Set;
32. North 38°06'01" East, 94.60 feet to a 5/8 inch iron rod, Set;
33. North 31°09'28" East, 215.56 feet to a 5/8 inch iron rod, Set;
34. North 19°03'27" East, 208.18 feet to a 5/8 inch iron rod, Set for the beginning of a non-tangent curve concave southeasterly and has a radius of 818.49 feet, to which a radial line bears North 70°39'17" West;
35. northeasterly along said curve through a central angle of 22°21'24" an arc distance of 319.37 feet with a chord bearing North 30°31'25" East, a distance of 317.35 feet, to a 5/8 inch iron rod, Set;
36. North 44°50'00" East, 580.47 feet to a 5/8 inch iron rod, Set of non-tangency;
37. North 30°27'24" East, 158.83 feet to a 5/8 inch iron rod, Set of non-tangency;
38. North 37°53'45" East, 181.15 feet to a 5/8 inch iron rod, Set for the beginning of a curve concave westerly and has a radius of 160.00 feet;
39. northerly along said curve through a central angle of 71°14'23" an arc distance of 198.94 feet with a chord bearing North 02°16'33" East, a distance of 186.37 feet, to a 5/8 inch iron rod, Set of tangency;
40. North 33°20'38" West, 324.37 feet to a 5/8 inch iron rod, Set for the beginning of a non-tangent curve concave easterly and has a radius of 221.11 feet, to which a radial line bears South 51°18'57" West;
41. northerly along said curve through a central angle of 36°57'10" an arc distance of 142.61 feet with a chord bearing North 20°12'28" West, a distance of 140.15 feet, to a 5/8 inch iron rod, Set of non-tangency;
42. North 2°46'24" East, 170.64 feet to a 5/8 inch iron rod, Set for the beginning of a non-tangent curve concave southwesterly and has a radius of 181.26 feet, to which a radial line bears South 85°43'13" East;
43. northwesterly along said curve through a central angle of 56°02'27" an arc distance of 177.29 feet with a chord bearing North 23°44'27" West, a distance of 170.31 feet, to a 5/8 inch iron rod, Set of non-tangency;
44. North 48°27'11" West, 300.03 feet to a 5/8 inch iron rod, Set for the beginning of a curve concave easterly and has a radius of 25.00 feet;
45. northerly along said curve through a central angle of 64°18'56" an arc distance of 28.06 feet with a chord bearing North 16°17'43" West, a distance of 26.61 feet to a 5/8 inch iron rod, Set of tangency;
46. North 15°51'45" East, 236.64 feet to a 5/8 inch iron rod, Set for the beginning of a curve concave southeasterly and has a radius of 25.00 feet;
47. northeasterly along said curve through a central angle of 92°20'55" an arc distance of 40.29 feet with a chord bearing North 62°02'12" West, a distance of 36.070 feet to a 5/8 inch iron rod, Set of tangency;
48. South 71°47'20" East, 3.71 feet to a 5/8 inch iron rod, Set of non-tangency;
49. North 19°58'33" East, 60.00 feet to a 5/8 inch iron rod, Set for the beginning of a non-tangent curve concave southwesterly and has a radius of 2,671.36 feet, to which a radial line bears North 19°58'33" East;
50. southeasterly along said curve through a central angle of 5°32'54" an arc distance of 258.69 feet with a chord bearing South 67°15'00" East, a distance of 258.59 feet;
51. easterly along said curve through a central angle of 14°28'33" an arc distance of 45.66 feet with a chord bearing South 68°51'27" East, a distance of 45.54 feet to a 5/8 inch iron rod, Set of non-tangency;
52. South 77°58'57" East, 334.28 feet to a 5/8 inch iron rod, Set of non-tangency;
53. South 77°29'20" East, 446.75 feet to a 5/8 inch iron rod, Set of non-tangency;
54. South 72°24'24" East, 709.17 feet to the beginning of a non-tangent curve concave southerly, said curve has a radius of 2,117.18 feet, to which a radial line bears North 3°56'35" East;
55. easterly along said curve through a central angle of 3°46'21" an arc distance of 139.40 feet with a chord bearing South 84°10'14" East, a distance of 139.38 feet to a 5/8 inch iron rod, Set of non-tangency;
56. South 7°42'57" West, 60.43 feet to the beginning of a non-tangent curve concave southeasterly, said curve has a radius of 25.00 feet, to which a radial line bears North 6°47'25" East;
57. southwesterly along said curve through a central angle of 137°51'14" an arc distance of 60.15 feet with a chord bearing South 27°51'48" West, a distance of 46.66 feet to a 5/8 inch iron rod, Set of tangency;
58. South 41°03'48" East, 191.06 feet to a 5/8 inch iron rod, Set of non-tangency;
59. South 44°20'00" East, 151.56 feet to a 5/8 inch iron rod, Set of non-tangency;
60. South 47°57'17" East, 403.84 feet to the beginning of a non-tangent curve concave northeasterly, said curve has a radius of 1,006.14 feet, to which a radial line bears South 56°55'56" West;
61. southeasterly along said curve through a central angle of 28°27'31" an arc distance of 499.75 feet with a chord bearing South 47°17'50" East, a distance of 494.63 feet to a 5/8 inch iron rod, Set of non-tangency;
62. South 67°37'02" East, 229.12 feet to a 5/8 inch iron rod, Set of non-tangency;
63. South 60°13'40" East, 142.58 feet to the beginning of a non-tangent curve concave southwesterly, said curve has a radius of 574.40 feet, to which a radial line bears North 30°25'36" East;
64. southeasterly along said curve through a central angle of 14°31'42" an arc distance of 145.65 feet with a chord bearing South 19°30'54" East, a distance of 94.88 feet to the beginning of a non-tangent curve concave westerly, said curve has a radius of 130.00 feet, to which a radial line bears North 49°04'52" East;
65. southerly along said curve through a central angle of 42°48'29" an arc distance of 97.13 feet with a chord bearing South 19°30'54" East, a distance of 94.88 feet to a 5/8 inch iron rod, Set of tangency;
66. South 1°53'21" West, 222.91 feet to the beginning of a curve concave northeasterly, said curve has a radius of 25.00 feet;
67. southeasterly along said curve through a central angle of 49°40'47" an arc distance of 21.68 feet with a chord bearing South 22°57'03" East, a distance of 21.00 feet to a 5/8 inch iron rod, Set of reverse curvature, said curve is concave southwesterly and has a radius of 60.00 feet;
68. southeasterly along said curve through a central angle of 21°06'37" an arc distance of 22.11 feet with a chord bearing South 37°14'08" East, a distance of 21.98 feet to a 5/8 inch iron rod, Set of non-tangency;
69. North 63°19'11" East, 482.76 feet to a 5/8 inch iron rod, Set of non-tangency to a 5/8 inch iron rod, Set in the west line of Sportsman Retreat Subdivision, Section 2;

**THENCE** South 27°05'58" East, 350.96 feet to a 5/8 inch iron rod, Set of non-tangency;

**THENCE** South 63°23'02" West, 255.89 feet to a 5/8 inch iron rod, Set of non-tangency;

**THENCE** South 27°51'34" East, 1,040.46 feet to a 5/8 inch iron rod, Set of non-tangency to the **POINT OF BEGINNING**, containing 260.43 acres (11,344,368 square feet) of land in Polk County, Texas;

\*ALL SET RODS ARE 5/8 INCH IRON ROD WITH CAP STAMPED "BOURLAND SURVEYING"

LINE TABLE		
LINE #	BEARING	LENGTH
L1	S64°35'33"W	153.83'
L2	S68°14'12"W	203.65'
L3	S69°01'45"W	285.27'
L4	S66°27'20"W	612.70'
L5	S66°28'07"W	27.21'
L6	S67°05'20"W	216.50'
L7	S88°37'44"W	205.14'
L8	N84°04'38"W	81.19'
L9	N84°50'47"W	132.57'
L10	N85°58'42"W	134.95'
L11	N86°41'01"W	151.59'
L12	N86°41'01"W	136.90'
L13	N85°06'02"W	348.99'
L14	N87°44'08"W	115.89'
L15	S86°34'35"W	119.92'
L16	S84°08'40"W	104.40'
L17	S83°42'27"W	75.46'
L18	S89°05'35"W	86.40'
L19	N53°40'43"W	185.17'
L20	N53°27'45"W	213.24'

LINE TABLE		
LINE #	BEARING	LENGTH
L21	N23°02'02"E	114.85'
L22	N26°18'27"W	185.11'
L23	N15°59'29"W	64.85'
L24	N7°11'28"W	78.51'
L25	N38°06'01"E	94.60'
L26	N31°09'28"E	215.56'
L27	N19°03'27"E	208.18'
L28	N44°50'00"E	580.47'
L29	N30°27'24"E	158.83'
L30	N37°53'45"E	181.15'
L31	N33°20'38"W	324.37'
L33	N2°46'24"E	170.64'
L34	N48°27'11"W	300.03'
L35	N15°51'45"E	236.64'
L36	S71°47'20"E	3.71'
L37	N19°58'33"E	60.00'
L38	S77°58'57"E	334.28'
L39	S77°29'20"E	446.75'
L40	S72°24'24"E	709.17'
L41	S7°42'57"W	60.43'

LINE TABLE		
LINE #	BEARING	LENGTH
L42	S41°03'48"E	191.06'
L43	S44°20'00"E	151.56'
L44	S47°57'17"E	403.84'
L45	S67°37'02"E	229.12'
L46	S60°13'40"E	142.58'
L47	S1°53'21"W	222.91'
L48	N77°58'57"W	334.94'
L49	N77°29'20"W	443.83'
L50	S72°24'24"E	694.68'
L51	N41°03'48"W	317.01'
L52	N44°20'00"W	155.16'
L53	N47°57'17"W	398.01'
L54	N67°37'02"W	228.39'
L55	N60°13'40"W	138.35'
L56	N1°53'21"E	222.91'
L57	S68°53'55"E	16.01'
L58	S23°02'02"W	119.23'
L59	N77°58'57"W	334.63'
L60	N77°29'20"W	445.29'
L61	N72°24'24"W	711.44'
L62	N41°03'48"W	331.59'
L63	N44°20'00"W	153.36'
L64	N47°57'17"W	400.90'
L65	N67°37'02"W	228.77'
L66	N60°13'40"W	140.47'
L67	N1°53'21"E	287.72'

CURVE TABLE					
CURVE #	LENGTH	RADIUS	DELTA	CHD. BEARING	CHORD
C1	297.69'	1201.49'	14°11'45"	S73°22'09"W	296.93'
C2	133.72'	1201.49'	6°22'36"	S83°39'20"W	133.65'
C3	562.87'	4697.71'	6°51'54"	N84°09'45"W	562.54'
C4	168.72'	301.96'	32°00'52"	N68°43'37"W	166.54'
C5	101.71'	127.68'	45°38'38"	N3°46'13"W	99.05'
C6	121.07'	143.72'	48°16'03"	N11°36'00"E	117.53'
C7	319.37'	818.49'	22°21'24"	N30°31'25"E	317.35'
C8	198.94'	160.00'	71°14'23"	N2°16'33"E	186.37'
C9	142.61'	221.11'	36°57'10"	N20°12'28"W	140.15'
C10	177.29'	181.26'	56°02'27"	N23°44'27"W	170.31'
C11	28.06'	25.00'	64°18'56"	N16°17'43"W	26.61'
C12	40.29'	25.00'	92°20'55"	N62°02'12"E	36.07'
C13	258.69'	2671.36'	5°32'54"	S67°15'00"E	258.59'
C14	45.66'	180.72'	14°28'33"	S68°51'27"E	45.54'
C15	139.40'	2117.18'	3°46'21"	S84°10'14"E	139.38'
C16	60.15'	25.00'	137°51'14"	S27°51'48"W	46.66'
C17	499.75'	1006.14'	28°27'31"	S47°17'50"E	494.63'
C18	145.65'	574.40'	14°31'42"	S52°18'33"E	145.26'
C19	97.13'	130.00'	42°48'29"	S19°30'54"E	94.88'
C20	21.68'	25.00'	49°40'47"	S22°57'03"E	21.00'
C21	22.11'	60.00'	21°06'37"	S37°14'08"E	21.98'
C22	251.50'	2611.36'	5°31'05"	N67°15'54"W	251.40'
C23	60.26'	240.72'	14°20'39"	N69°10'31"W	60.11'
C24	13.68'	25.00'	31°20'35"	N56°44'06"W	13.51'
C25	524.92'	1058.49'	28°24'49"	N47°35'52"W	519.55'
C26	127.66'	514.40'	14°13'11"	N52°25'35"W	127.34'
C27	50.41'	70.00'	41°15'44"	N18°44'31"W	49.33'
C28	21.68'	25.00'	49°40'47"	N26°43'44"E	21.00'
C29	292.54'	60.00'	279°21'34"	S88°06'39"E	77.65'
C30	255.07'	2641.36'	5°31'58"	N67°15'28"W	254.97'
C31	52.97'	210.72'	14°24'13"	N69°01'59"W	52.83'
C32	141.01'	2087.18'	3°52'15"	N84°13'11"W	140.98'
C33	512.31'	1036.14'	28°19'46"	N47°27'03"W	507.11'
C34	136.73'	544.40'	14°23'27"	N52°21'37"W	136.37'
C35	73.69'	100.00'	42°13'16"	N19°13'17"W	72.03'

FILED FOR RECORD  
 This day of Nov 20 23  
 At 2:00 o'clock P.M.  
 SCHELANA HOCK  
 County Clerk, Polk County Texas  
 By *Stacy J. Smith*

**MAGNOLIA CREEK RANCH  
 SUBDIVISION  
 PHASE 5  
 BEING A PLAT OF  
 260.29 ACRES (11,338,088 SQUARE FEET)  
 OF LAND OUT OF THE F.M. DAVIS SURVEY, ABSTRACT NO. 914, THE OLIVER  
 PETERSON SURVEY, ABSTRACT NO. 745, POLK COUNTY, TEXAS, AND  
 BEING ALL OF THAT CALLED 260.43 ACRES RECORDED UNDER CLERK'S  
 FILE NUMBER 04952 OF OFFICIAL RECORDS, POLK COUNTY, TEXAS**

**15 LOTS  
 1 RESERVE  
 RIGHT OF WAY  
 579 ACRES  
 4,205.93 FEET IN LENGTH**

**SURVEYOR:**  
**BOURLAND  
 LAND SURVEYING, LLC**  
 15121 HIGHWAY 150  
 COLDSRING, TX 77331  
 (936)653-2264  
 TRPLS FIRM REG # 10194525

**DEVELOPER/OWNER:**  
 Clifford M. Rowland, III  
 P.O. BOX 1599  
 Livingston, Texas 77351  
 936-328-9615

**ENGINEER:**  
 Joshua G. Reeves, P.E.  
 Neches Engineers  
 409.860.7168

**NOVEMBER 2023  
 SHEET 3 OF 3**

292D

THE STATE OF TEXAS §  
COUNTY OF POLK §

KNOW ALL MEN BY THESE PRESENT, that MCR - PHASE SIX, a series of Magnolia Creek Ranch, LLC, a Texas series limited liability company organized and existing under the laws of the State of Texas, with its home address at 504 A Pan American Dr, Livingston, Texas 77351, and owner/subdivider/developer of 213.51 acres of land of which 36.620 acres out of THE DAVIS SURVEY, ABSTRACT NO. 914, 160.828 acres out of THE OLIVER PETERSON SURVEY, ABSTRACT NO. 745 and 16.062 acres out of THE MARSHALL B. MCKEEVER, ABSTRACT NO. 436 in Polk County, Texas, as conveyed to it by deed dated May 24, 2023 and recorded Clerk's File Number 04953 of the Real Property Records of Polk County, DOES HEREBY SUBDIVIDE 213.61 acres of land out of said Survey, to be known as the Magnolia Creek Ranch Subdivision, Phase 6, in accordance with the plat shown hereon, subject to any and all easements or restrictions heretofore granted and does hereby dedicate to the owner/subdivider/developer of the property shown hereon the use of the streets and easements shown hereon.

IN WITNESS WHEREOF the said Sunrise Enterprise Inc., has caused these present to be executed by its President, Clifford M. Rowland, III, thereunto duly authorized, this the 13th day of Nov., A.D., 2023.

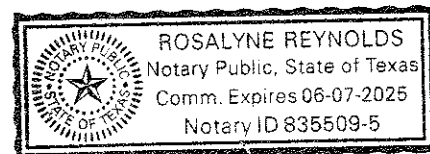
ATTEST: Clifford M. Rowland, III  
President, Clifford M. Rowland, III

THE STATE OF TEXAS §  
COUNTY OF POLK §

BEFORE ME, the undersigned authority, on this day personally appeared President, Clifford M. Rowland, III known to me to be the person whose name is subscribed to the foregoing instrument as an officer of MCR - PHASE SIX, a series of Magnolia Creek Ranch, LLC, a Texas series limited liability company, and acknowledged to me that the foregoing was executed in such capacity as the act of said corporation for the purposes and considerations therein stated.

GIVEN UNDER MY HAND AND SEAL OF OFFICE this the 13th day of Nov., A.D., 2023.

Rosalynne Reynolds  
Notary Public and for  
The State of Texas



In approving this plat by the Commissioners Court of Polk County, Texas, it is understood that all roads shown hereon are private roads and shall remain the property of the Owner/subdivider/developer and/or subsequent owners of the property until such time as the Commissioners Court approves the dedication of the roads to the County for maintenance by way of a Warranty Deed. Acceptance of this plat does not constitute acceptance of the roads shown hereon by Polk County.

Owner/subdivider/developer or Representative

11-13-23  
Date

NOTES:

- 1. THE SURVEY HAS BEEN COMPLETED WITHOUT THE BENEFIT OF A TITLE COMMITMENT, NO ABSTRACTING WAS COMPLETED BY THE SURVEYOR WITH REGARD TO ANY RECORDED EASEMENTS, RIGHTS-OF-WAY OR SETBACKS AFFECTING THE SUBJECT PROPERTY. NO ADDITIONAL RESEARCH REGARDING THE EXISTENCE OF EASEMENTS, RESTRICTIONS, OR OTHER MATTERS OF RECORD HAS BEEN PERFORMED BY THE SURVEYOR.
- 2. THIS SURVEY DOES NOT PROVIDE A DETERMINATION OR OPINION CONCERNING THE LOCATION OR EXISTENCE OF WETLANDS, FAULT LINES, TOXIC OR HAZARDOUS WASTE AREAS, SUBSIDENCE, OVERHEAD, SUBSURFACE AND ENVIRONMENTAL CONDITIONS OR GEOLOGICAL ISSUES. NO STATEMENT IS MADE CONCERNING THE SUITABILITY OF THE SUBJECT TRACT FOR ANY INTENDED USE, PURPOSE OR DEVELOPMENT.
- 3. DATE OF SURVEY 03/08/2023
- 4. BASIS OF BEARING IS BASED TEXAS STATE PLANE COORDINATES, NAD-83, CENTRAL ZONE.
- 5. AT THE TIME OF SURVEY, THERE WAS NO OBSERVED EVIDENCE OF THE PRESENCE OF WELLS.
- 6. ACCORDING TO THE FEDERAL EMERGENCY MANAGEMENT AGENCY FLOOD INSURANCE RATE MAP NO. 48373C0300C REVISED DATE SEPTEMBER 03, 2010 AND 48373C0175C REVISED DATE SEPTEMBER 03, 2010 THE SUBJECT PROPERTY LIES WITHIN ZONE "X", UNSHADED AND PORTIONS LIE WITHIN ZONE "A" AS SHOWN.
- 7. THIS PROPERTY IS NOT LOCATED WITHIN THE MUNICIPAL LIMITS OR ETJ BOUNDARIES OF ANY COMMUNITY
- 8. LAND USE: THE PROPOSED LAND USE FOR ALL OF THE LOTS AND RESERVES SHOWN ON THIS PLAT IS RESIDENTIAL PURPOSES.
- 9. A FLOOD PERMIT WILL BE REQUIRED FROM POLK COUNTY FOR ANY CONSTRUCTION IN THE FLOOD PLAIN.
- 10. BENCHMARK SHOWN HEREON IS BASED ON GPS OBSERVATIONS NAVD88, COMPUTED USING GEOID18 - BEING A 2.5 INCH BRASS CAP IN CONCRETE STAMPED "EL.V. 245.87"
- 11. BASE FLOOD ELEVATION IS 169.3'. MINIMUM FINISHED FLOOR ELEVATION IS 171.3'. THE ESTIMATED BFE IS THE MOST UPSTREAM OF EACH FLOODPLAIN AND IS BASED ON FEMA FIRM PANEL 48373C0175C AND FEMA BASE FLOOD ELEVATION VIEWER. THIS ELEVATION APPLIES TO ALL LOTS THAT ARE LOCATED IN THE FLOOD PLAIN FOR PHASE 6.
- 12. ALL LOTS ARE RESTRICTED TO ONE SINGLE-FAMILY DWELLING PER LOT. A SECOND HOME PER LOT WILL ONLY BE ALLOWED BY A COUNTY-APPROVED VARIANCE.
- 13. LAND USE LIMITATION: ALL POTENTIAL PURCHASERS OF LOTS IN THIS SUBDIVISION SHOULD BE AWARE THAT SITE PLANNING WILL BE EXTREMELY CRITICAL. THE SPACE AND CLEARANCE REQUIREMENTS ASSOCIATED WITH PRIVATE WATER WELLS AND ON-SITE SEWAGE FACILITIES WILL GREATLY AFFECT THE USABLE SPACE AVAILABLE FOR THE BUILDING OF STRUCTURES ON THE PROPERTY.
- 14. POLK COUNTY SHALL NOT REPAIR, MAINTAIN, INSTALL, OR PROVIDE ANY STREETS OR ROADS IN ANY SUBDIVISION FOR WHICH A PLAT HAS NOT BEEN APPROVED AND FILED FOR RECORD, NOR IN WHICH THE STANDARDS CONTAINED HEREIN OR REFERRED TO HEREIN HAVE NOT BEEN COMPLIED WITH IN FULL, NOR SHALL POLK COUNTY REPAIR, MAINTAIN, OR INSTALL ANY STREETS OR ROADS UNTIL SUCH TIME AS THE ROADS OR STREETS HAVE BEEN FORMALLY ACCEPTED FOR INCLUSION INTO THE COUNTY MAINTENANCE INVENTORY BY AN ORDER SEPARATE AND APART FROM APPROVAL OF ANY PLAT FOR FILING PURPOSES ONLY BY THE COMMISSIONERS COURT. APPROVAL OF THE SUBDIVISION PLAT FOR FILING DOES NOT INDICATE ANY AGREEMENT OR UNDERSTANDING THAT POLK COUNTY WILL ASSUME RESPONSIBILITY FOR THE MAINTENANCE OF ROADS, STREETS, ALLEYS, OR OTHER AREAS DEDICATED TO PUBLIC USE ON THE PLAT.

UTILITY NOTE:

ELECTRICAL POWER SHALL BE PROVIDED BY: SAM HOUSTON ELECTRIC COOPERATIVE (SHECO) 1157 E CHURCH STREET LIVINGSTON, TX 77351 936-327-5111

DOMESTIC WATER: PUBLIC/COMMUNITY WATER IS NOT AVAILABLE. EACH PROPERTY WILL REQUIRE A WATER WELL.

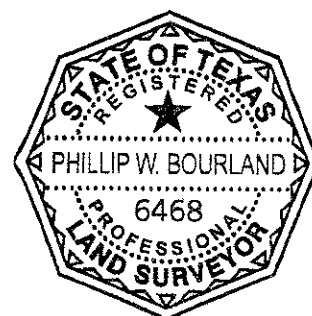
SANITARY SEWER: CENTRALIZED SEWER SERVICE IS NOT AVAILABLE. EACH PROPERTY WILL REQUIRE AN ON-SITE SEWAGE FACILITY (OSSF). EACH SUCH FACILITY SHALL MEET THE REQUIREMENTS OF THE TEXAS COMMISSION ON ENVIRONMENTAL QUALITY (TCEQ).

THE STATE OF TEXAS §  
COUNTY OF POLK §

KNOW ALL MEN BY THESE PRESENT, that I, the undersigned, a Registered Professional Land Surveyor in the State of Texas, do hereby certify that this Plat complies with the survey related requirements of the Polk County Subdivision Regulations and I further certify that this plat is true and correctly made and is prepared from an actual survey of the property made under my supervision on the ground and that the corner monuments were properly placed under my supervision.

Phillip W. Bourland  
Registered Professional  
Land Surveyor 6468

11/10/23  
Date



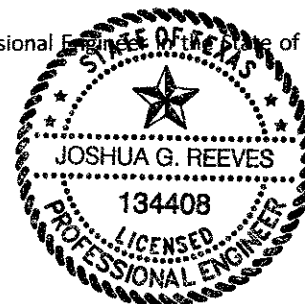
License No. \_\_\_\_\_

THE STATE OF TEXAS §  
COUNTY OF POLK §

KNOW ALL MEN BY THESE PRESENTS, that I, the undersigned, a Registered Professional Engineer in the State of Texas, hereby certify that this plat complies with the engineering related requirements of the Polk County Subdivision Regulations.

Joshua G. Reeves  
Registered Professional Engineer  
License No. 134408

11/13/23  
Date



No structure in this subdivision shall be occupied until connected to either: an individual water well, the location of which has been approved by the Polk County Permit Office, a TCEQ approved public water supply system (described below), or other domestic water supply subject to approval by the Polk County Commissioners Court.

Permit Office

11-14-23  
Date

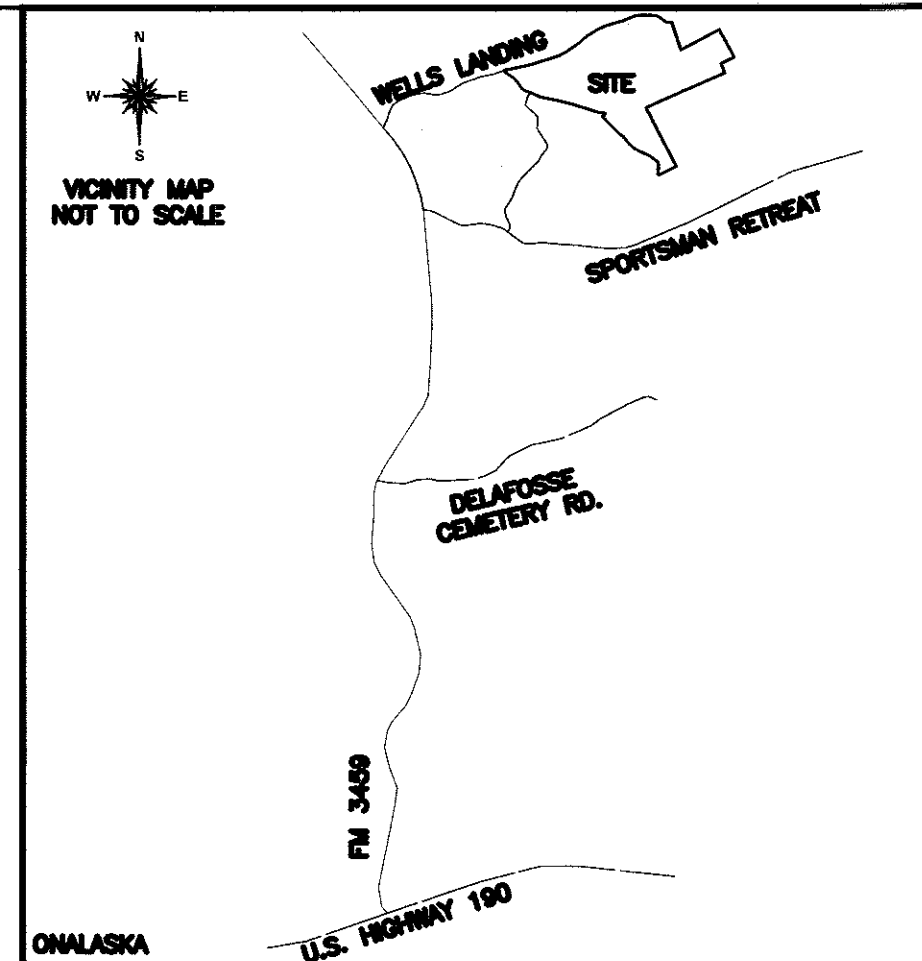
THE STATE OF TEXAS §  
COUNTY OF POLK §

I, Schelana Hock, County Clerk of Polk County, Texas, County Clerk of Polk County, Texas, do hereby certify that on the 14th day of Nov, A.D., 2023, the Commissioners Court of Polk County, Texas, passed an Order authorizing the filing for record of this Plat, and said Order has been duly entered in the minutes of the said Court in Book 13, Page 096.

WITNESS MY HAND AND SEAL OF OFFICE this the 14th day of Nov, A.D., 2023.

Schelana Hock  
SCHELANA HOCK, COUNTY CLERK  
POLK COUNTY, TEXAS

Sydney Murphy  
SYDNEY MURPHY, COUNTY JUDGE  
POLK COUNTY, TEXAS



THE STATE OF TEXAS §  
COUNTY OF POLK §

I, Schelana Hock, County Clerk of Polk County, Texas, do hereby certify that the foregoing instrument of writing with its certificate of authentication was filed for record in my office on the 14th day of Nov, 2023 at 2:00 o'clock p.m., and duly recorded on the 14th day of Nov, A.D., 2023 at 2:00 o'clock p.m., in the Real Property Records of Polk County, Texas in Volume 13, Page 096.

WITNESS MY HAND AND SEAL OF OFFICE this the 14th day of Nov, A.D., 2023

Schelana Hock  
SCHELANA HOCK, COUNTY CLERK  
POLK COUNTY, TEXAS

THE STATE OF TEXAS §  
COUNTY OF POLK §

APPROVED by the Commissioners Court of Polk County, Texas, this \_\_\_ day of \_\_\_, 20\_\_.

Guylene Robertson  
Commissioner, Precinct 1

Mark DuBose  
Commissioner, Precinct 2

Sydney Murphy  
County Judge

Milt Purvis  
Commissioner, Precinct 3

Jerry Cassidy  
Commissioner, Precinct 4

MAGNOLIA CREEK RANCH  
SUBDIVISION  
PHASE 6  
BEING A PLAT OF  
213.51 ACRES (9,300,397 SQUARE FEET)  
OF LAND OUT OF THE F.M. DAVIS SURVEY, ABSTRACT NO. 914, THE OLIVER PETERSON SURVEY, ABSTRACT NO. 745, AND MARSHALL B. MCKEEVER SURVEY, ABSTRACT NO. 436, POLK COUNTY, TEXAS, AND BEING ALL OF THAT CALLED 213.61 ACRES RECORDED UNDER CLERK'S FILE NUMBER 04953 OF THE OFFICIAL RECORDS, POLK COUNTY, TEXAS

14 LOTS  
1 RESERVE

RIGHT OF WAY  
3.52 ACRES

2,423.89 FEET IN LENGTH  
NOVEMBER 2023  
SHEET 1 OF 3

SURVEYOR:

DEVELOPER/OWNER:  
Clifford M. Rowland, III  
P.O. BOX 1599  
Livingston, Texas 77351  
936-328-9615

ENGINEER:  
Joshua G. Reeves, P.E.  
Neches Engineers  
409.860.7168

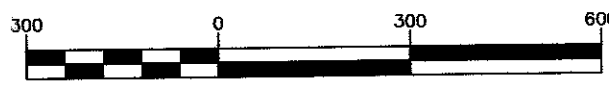
BOURLAND  
LAND SURVEYING, LLC  
15121 HIGHWAY 150  
COLDSRING, TX 77331  
(936)653-2264

TBPLS FIRM REG # 10194525

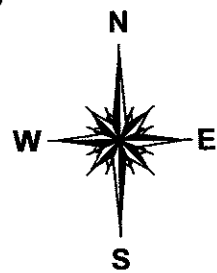
FILED FOR RECORD  
This 14th day of Nov 20 23  
At 2:00 o'clock P.M.  
SCHELANA HOCK  
County Clerk, Polk County Texas  
By: [Signature]

293 C

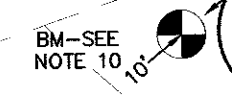




GRAPHIC SCALE  
1"=300'



WELLS LANDING ROAD  
(60 FOOT R.O.W.)



YELLOWSTONE RANCH ROAD  
(60 FOOT R.O.W.)

BENCHMARK DETAIL  
NOT TO SCALE

UNDEVELOPED TRACT  
2,366.1 ACRES  
C.F. 2007-1603, PAGE 929  
O.R.P.C.T.

UNDEVELOPED TRACT  
RESIDUAL OF HEARTWOOD  
FORESTLAND FUND IV TRACT  
AND TRACT 40 OF  
VOL. 1599, PG. 365  
VOL. O.R.P.C.T.

UNDEVELOPED TRACT CALLED  
FIRST TRACT  
1.244 ACRES  
VOL. 262 PG. 200

1 INCH PIPE  
N66°23'36"E, 50.12'  
FOUND  
CONCRETE MONUMENT  
S66°34'26"W 365.99

CONCRETE MONUMENT FOUND  
CALLED THIRD TRACT  
14.908 ACRES  
VOL. 262 PG. 200

HENSLEY DAVID M & BONNIE  
SHADY SHORES LOT 1  
THRU 12 & 68 THRU 84  
VOL. 1046, PG. 333  
D.R.P.C.T.

○ DENOTES, SET, 5/8 INCH IRON  
ROD WITH CAP STAMPED  
"BOURLAND SURVEYING"

FILED FOR RECORD  
This 14th day of Nov 2023  
At 2:02 o'clock P.M.  
SHELANA HOCK  
County Clerk, Polk County Texas  
By: *Shelana Hock*

**MAGNOLIA CREEK RANCH  
SUBDIVISION  
PHASE 6**

BEING A PLAT OF  
213.51 ACRES (9,300,397 SQUARE FEET)  
OF LAND OUT OF THE F.M. DAVIS SURVEY, ABSTRACT NO. 914, THE OLIVER  
PETERSON SURVEY, ABSTRACT NO. 745, AND MARSHALL B. MCKEEVER  
SURVEY, ABSTRACT NO. 436, POLK COUNTY, TEXAS, AND BEING ALL OF  
THAT CALLED 213.61 ACRES RECORDED UNDER CLERK'S FILE NUMBER  
04953 OF THE OFFICIAL RECORDS, POLK COUNTY, TEXAS

14 LOTS  
1 RESERVE  
RIGHT OF WAY  
3.52 ACRES  
2,423.89 FEET IN LENGTH

DEVELOPER/OWNER: ENGINEER: SURVEYOR: **BOURLAND  
LAND SURVEYING, LLC**

Clifford M. Rowland, III  
P.O. BOX 1599  
Livingston, Texas 77351  
936-328-9615

Joshua G. Reeves, P.E.  
Neches Engineers  
409.860.7168

15121 HIGHWAY 150  
COLDSRING, TX 77331  
(936)653-2264

TBPLS FIRM REG # 10194525

NOVEMBER 2023  
SHEET 2 OF 8

293D

Being 213.51 acres (9,300,397 square feet) of land situated in the Oliver Peterson Survey, Abstract Number 760, and the F.M. Davis Survey, Abstract Number 914 and Marshall B. McKeever Survey Abstract Number 436 of Polk County, Texas and being out of that called 1,304.1 acre tract as recorded in Volume 2172, Page 027 of the Official Records of Polk County, Texas; Said 213.51 acre tract being more particularly described by metes and bounds as follows with all bearings being referenced to the Texas State Plane Coordinate System, NAD83, Central Zone:

**BEGINNING** at a 5/8 inch iron rod with cap stamped "Bourland Surveying", set in the southeast right of way line of Wells Landing Road for the most northerly northeast corner of said 1,304.1 acres tract;

**THENCE** South 18°15'33" East, 712.57 feet to a 5/8 inch iron rod, Set;

**THENCE** North 62°19'05" East, 1,079.54 feet to a 5/8 inch iron rod, Set in the west line of a called 1.244 acre tract as recorded in Volume 262, Page 200 of the Deed Records of Polk County, Texas;

**THENCE** South 28°45'21" East, 786.27 feet to a concrete monument, found for corner having a found 1 inch iron pipe found for the southwest corner of said 1.244 acre tract and the northeast corner of a called 14.908 acre tract, called third tract, as recorded in Volume 262, Page 200 of the Deed Records of Polk County, Texas, bearing North 66°23'36" East, a distance of 50.12 feet;

**THENCE** South 66°34'26" West, 365.99 feet to a concrete monument, found for the northwest corner of said 14.908 acre tract;

**THENCE** South 23°17'23" East, 254.18 feet to a concrete monument, found for the north corner of Sportsman Retreat Subdivision;

**THENCE** South 66°14'35" West, 2,149.07 feet to a concrete monument, found for the northwest corner of Sportsman Retreat Subdivision;

**THENCE** South 27°05'58" East, 1,656.17 feet to a 5/8 inch iron rod, Set;

**THENCE** over and across said 1,304.1 acre tract, the following courses and distances:

- South 63°19'11" West, 482.76 feet to a 5/8 inch iron rod, Set for the beginning of a non-tangent curve concave southwesterly, said curve has a radius of 60.00 feet, to which a radial line bears North 63°19'11" East;
- northwesterly along said curve through a central angle of 21°06'37" an arc distance of 22.11 feet with a chord bearing North 37°14'08" West, a distance of 21.98 feet to a 5/8 inch iron rod, Set for a point of reverse curvature, said curve is concave northeasterly and has a radius of 25.00 feet;
- northwesterly along said curve through a central angle of 49°40'47" an arc distance of 21.68 feet with a chord bearing North 22°57'03" West, a distance of 21.00 feet to a 5/8 inch iron rod, Set;
- North 1°53'21" East, 222.91 feet to a 5/8 inch iron rod, Set for the beginning of a curve concave westerly and has a radius of 130.00 feet;
- northerly along said curve through a central angle of 42°48'29" an arc distance of 97.13 feet with a chord bearing North 19°30'54" West, a distance of 94.88 feet to a 5/8 inch iron rod, Set for the beginning of a non-tangent curve concave southwesterly and has a radius of 574.40 feet, to which a radial line bears North 44°57'18" East;
- northwesterly along said curve through a central angle of 14°31'42" an arc distance of 145.65 feet with a chord bearing North 52°18'33" West, a distance of 145.26 feet to a 5/8 inch iron rod, Set;
- North 60°13'40" West, 142.58 feet to a 5/8 inch iron rod, Set;
- North 67°37'02" West, 229.12 feet to a 5/8 inch iron rod, Set for the beginning of a non-tangent curve concave northeasterly and has a radius of 1,006.14 feet, to which a radial line bears South 28°28'24" West;
- northwesterly along said curve through a central angle of 28°27'31" an arc distance of 499.75 feet with a chord bearing North 47°17'50" West, a distance of 494.63 feet to a 5/8 inch iron rod, Set;
- North 47°57'17" West, 403.84 feet to a 5/8 inch iron rod, Set;
- North 44°20'00" West, 151.56 feet to a 5/8 inch iron rod, Set;
- North 41°03'48" West, 191.06 feet to a 5/8 inch iron rod, Set for the beginning of a curve concave southeasterly and has a radius of 25.00 feet;
- northeasterly along said curve through a central angle of 137°51'14" an arc distance of 60.15 feet with a chord bearing North 27°51'48" East, a distance of 46.66 feet to a 5/8 inch iron rod, Set;
- North 7°42'57" East, 60.43 feet to a 5/8 inch iron rod, Set for the beginning of a non-tangent curve concave southerly and has a radius of 2,117.18 feet, to which a radial line bears North 7°42'57" East;
- westerly along said curve through a central angle of 3°46'21" an arc distance of 139.40 feet with a chord bearing North 84°10'14" West, a distance of 139.38 feet to a 5/8 inch iron rod, Set;
- North 72°24'24" West, 709.17 feet to a 5/8 inch iron rod, Set;
- North 77°29'20" West, 446.75 feet to a 5/8 inch iron rod, Set;
- North 77°58'57" West, 334.28 feet to a 5/8 inch iron rod, Set for the beginning of a non-tangent curve concave northerly and has a radius of 180.72 feet, to which a radial line bears South 13°54'17" West;
- westerly along said curve through a central angle of 14°28'33" an arc distance of 45.66 feet with a chord bearing North 68°51'27" West, a distance of 45.54 feet to a 5/8 inch iron rod, Set for the beginning of a non-tangent curve concave southwesterly and has a radius of 2,671.36 feet, to which a radial line bears North 25°31'27" East;
- northwesterly along said curve through a central angle of 5°34'06" an arc distance of 259.62 feet with a chord bearing North 67°15'36" West, a distance of 259.52 feet to a 5/8 inch iron rod, Set;
- North 71°47'20" West, 112.79 feet to a 5/8 inch iron rod, Set for the beginning of a non-tangent curve concave northeasterly and has a radius of 266.77 feet, to which a radial line bears South 19°30'04" West;
- northwesterly along said curve through a central angle of 49°10'20" an arc distance of 228.95 feet with a chord bearing North 45°54'46" West, a distance of 221.98 feet to a 5/8 inch iron rod, Set for the beginning of a non-tangent curve concave southwesterly and has a radius of 422.88 feet, to which a radial line bears North 64°47'53" East;
- northwesterly along said curve through a central angle of 33°03'21" an arc distance of 243.97 feet with a chord bearing North 41°43'48" West, a distance of 240.60 feet to a 5/8 inch iron rod, Set for the beginning of a non-tangent curve concave northeasterly and has a radius of 1,469.64 feet, to which a radial line bears South 30°40'16" West;
- northwesterly along said curve through a central angle of 9°45'07" an arc distance of 250.14 feet with a chord bearing North 54°27'11" West, a distance of 249.84 feet to a 5/8 inch iron rod, Set for a point of compound curvature, said curve is concave easterly and has a radius of 25.00 feet;
- northerly along said curve through a central angle of 127°20'09" an arc distance of 55.56 feet with a chord bearing North 14°05'27" East, a distance of 44.81 feet to a 5/8 inch iron rod, Set;

**THENCE** along the south right of way line of Wells Landing Road, the following courses and distances:

- North 77°45'31" East, 657.92 feet to a 5/8 inch iron rod, Set;
- North 72°40'36" East, 716.11 feet to a 5/8 inch iron rod, Set;
- North 62°09'16" East, 242.51 feet to a 5/8 inch iron rod, Set;
- North 54°55'11" East, 373.67 feet to a 5/8 inch iron rod, Set;
- North 48°53'32" East, 257.26 feet to a 5/8 inch iron rod, Set;
- North 58°52'22" East, 349.64 feet to a 5/8 inch iron rod, Set;
- North 66°33'44" East, 181.91 feet to a 5/8 inch iron rod, Set;
- North 74°13'52" East, 443.51 feet to a 5/8 inch iron rod, Set;
- North 68°11'48" East, 328.58 feet to a 5/8 inch iron rod, Set;
- North 78°51'45" East, 110.63 feet to a 5/8 inch iron rod, Set;
- South 89°30'59" East, 246.47 feet to a 5/8 inch iron rod, Set;
- South 85°51'53" East, 148.37 feet to a 5/8 inch iron rod, Set;
- South 72°51'03" East, 87.13 feet to a 5/8 inch iron rod, Set;
- South 53°03'15" East, 169.30 feet to a 5/8 inch iron rod, Set;
- South 62°53'06" East, 98.88 feet to a 5/8 inch iron rod, Set;
- South 86°48'41" East, 113.53 feet to the POINT OF BEGINNING, containing 213.51 acres (9,300,397 square feet) of land in Polk County, Texas;

\*ALL SET RODS ARE 5/8 INCH IRON ROD WITH CAP STAMPED "BOURLAND SURVEYING"

LINE TABLE		
LINE #	BEARING	LENGTH
L1	N1°53'21"E	222.91'
L2	N60°13'40"W	142.58'
L3	N67°37'02"W	229.12'
L4	N47°57'17"W	403.84'
L5	N44°20'00"W	151.56'
L6	N41°03'48"W	191.06'
L7	N7°42'57"E	60.43'
L8	N72°24'24"W	709.17'
L9	N77°29'20"W	446.75'
L10	N77°58'57"W	334.28'
L11	N71°47'20"W	112.79'
L12	S83°12'35"E	153.97'
L13	N34°18'56"E	100.53'
L14	N54°11'38"E	344.32'
L15	S74°13'29"W	586.38'
L16	S84°58'01"W	183.47'
L17	S68°24'22"W	97.53'
L18	N68°24'22"E	57.41'
L19	N84°58'01"E	181.79'
L20	N74°13'29"E	589.25'
L21	N54°11'38"E	344.22'
L22	N34°18'56"E	104.46'
L23	S83°12'35"E	159.31'
L24	N83°12'35"W	156.84'
L25	S34°18'56"W	102.53'
L26	S54°11'38"W	344.27'
L27	S74°13'29"W	587.80'
L28	S84°58'01"W	182.64'
L29	S68°24'22"W	160.41'

CURVE TABLE					
CURVE #	LENGTH	RADIUS	DELTA	CHD. BEARING	CHORD
C1	22.11'	60.00'	21°06'37"	N37°14'08"W	21.98'
C2	21.68'	25.00'	49°40'47"	N22°57'03"W	21.00'
C3	97.13'	130.00'	42°48'29"	N19°30'54"W	94.88'
C4	145.65'	574.40'	14°31'42"	N52°18'33"W	145.26'
C5	499.75'	1006.14'	28°27'31"	N47°17'50"W	494.63'
C6	60.15'	25.00'	137°51'14"	N27°51'48"E	46.66'
C7	139.40'	2117.18'	3°46'21"	N84°10'14"W	139.38'
C8	45.66'	180.72'	14°28'33"	N68°51'27"W	45.54'
C9	259.62'	2671.36'	5°34'06"	N67°15'36"W	259.52'
C10	228.95'	266.77'	49°10'20"	N45°54'46"W	221.98'
C11	243.97'	422.88'	33°03'21"	N41°43'48"W	240.60'
C12	250.14'	1469.64'	9°45'07"	N54°27'11"W	249.84'
C13	55.56'	25.00'	127°20'09"	N14°05'27"E	44.81'
C14	159.75'	2117.18'	4°19'24"	S83°53'43"E	159.72'
C15	49.31'	57.84'	48°51'07"	N61°47'16"E	47.83'
C16	244.95'	550.50'	25°29'39"	N42°12'59"E	242.93'
C17	298.17'	758.07'	22°32'08"	S66°26'05"W	296.25'
C18	157.30'	947.84'	9°30'30"	S77°03'54"W	157.12'
C19	46.87'	255.00'	10°31'53"	S66°05'19"W	46.80'
C20	21.68'	25.00'	49°40'47"	S43°33'59"W	21.00'
C21	146.27'	60.00'	139°40'47"	S88°33'59"W	112.65'
C22	21.68'	25.00'	49°40'47"	S86°45'14"E	21.00'
C23	7.90'	315.00'	1°26'13"	N62°18'10"E	7.90'
C24	120.65'	315.00'	21°56'45"	N73°59'39"E	119.92'
C25	146.70'	887.84'	9°28'02"	N76°58'51"E	146.54'
C26	275.85'	698.07'	22°38'28"	N66°31'42"E	274.06'
C27	221.11'	490.50'	25°49'40"	N42°05'43"E	219.24'
C28	108.87'	117.84'	52°56'11"	N62°55'04"E	105.04'
C29	20.54'	2057.18'	0°34'20"	S83°13'30"E	20.54'
C30	20.45'	2087.18'	0°33'41"	N82°00'13"W	20.45'
C31	78.84'	87.84'	51°25'29"	S62°29'59"W	76.22'
C32	233.05'	520.50'	25°39'13"	S42°09'31"W	231.11'
C33	287.02'	728.07'	22°35'12"	S66°28'48"W	285.16'
C34	152.00'	917.84'	9°29'18"	S77°01'26"W	151.82'
C35	118.05'	285.00'	23°44'00"	S73°06'01"W	117.21'

SPORTSMAN RETREAT ADJOINER LEGEND		
LOT #	OWNER	RECORDING
482	COXSEY CLARENCE R TRUSTEE	UNKNOWN
497	PARSLEY ROBERT M & SANDRA L	UNKNOWN
498	PARSLEY ROBERT M	VOL. 2477, PG. 094
512	MOORE MELISSA	VOL. 2539, PG. 245
704	MOORE CLIFTON S	VOL. 2386, PG. 872
705	MOORE CLIFTON S	VOL. 2375, PG. 502
707	MOORE CLIFTON S	VOL. 2375, PG. 502
708	GROCE DAVID & VIRGINIA	VOL. 2032, PG. 268
709	CLOPTON JERRY D & CAROL	VOL. 1058, PG. 335
710	CLOPTON JERRY D & CAROL	VOL. 1058, PG. 335
711	SMITH DANIEL	VOL. 1997, PG. 788
712		
713	SCHOMER DAVID L	VOL. 779, PG. 617
714		
717	KAVU ENTERPRISE LLC	VOL. 2168, PG. 984
718	SCHOMER DAVID L	VOL. 779, PG. 617
719	NOSKE ALLAN	VOL. 1644, PG. 476
720	NOSKE ALLAN	VOL. 1644, PG. 476
721	STELLER DAVID V	VOL. 2455, PG. 926
722	STELLER DAVID V	VOL. 2455, PG. 926
723	STELLER DAVID V	VOL. 2455, PG. 926
673	FERREIRA RANDY J	VOL. 1861, PG. 020
675	FERREIRA RANDY J	VOL. 1861, PG. 020
676	HAMBRICK CHRIS & JENETHA	VOL. 1937, PG. 429
677	HAMBRICK CHRIS & JENETHA	VOL. 1937, PG. 429
678	HAMBRICK CHRIS & JENETHA	VOL. 1937, PG. 429
679	PHILLIPS JAMES & ANNETTE	VOL. 2140, PG. 992
680	FOSTER DIANA LYNN & JIMMY	VOL. 2126, PG. 858
683	LEGE BRENDA	UNKNOWN
684	RIGSBY FRANK & SHARON	VOL. 2091, PG. 567

**MAGNOLIA CREEK RANCH  
SUBDIVISION  
PHASE 6  
BEING A PLAT OF  
213.51 ACRES (9,300,397 SQUARE FEET)  
OF LAND OUT OF THE F.M. DAVIS SURVEY, ABSTRACT NO. 914, THE OLIVER  
PETERSON SURVEY, ABSTRACT NO. 745, AND MARSHALL B. MCKEEVER  
SURVEY, ABSTRACT NO. 436, POLK COUNTY, TEXAS, AND BEING ALL OF  
THAT CALLED 213.61 ACRES RECORDED UNDER CLERK'S FILE NUMBER  
04953 OF THE OFFICIAL RECORDS, POLK COUNTY, TEXAS**

FILED FOR RECORD  
This 14th day of Nov 20 23  
At 2:00 o'clock P.M.  
SHELANA HOCK  
County Clerk, Polk County Texas  
By *Meador Jimm*

**14 LOTS  
1 RESERVE**

**RIGHT OF WAY  
3.52 ACRES  
2,423.89 FEET IN LENGTH**

SURVEYOR:

DEVELOPER/OWNER:

Clifford M. Rowland, III  
P.O. BOX 1599  
Livingston, Texas 77351  
936-328-9615

ENGINEER:

Joshua G. Reeves, P.E.  
Neches Engineers  
409.860.7168

**BOURLAND  
LAND SURVEYING, LLC**

15121 HIGHWAY 150  
COLDSPRING, TX 77331  
(936)653-2264

TBPLS FIRM REG # 10194525

**NOVEMBER 2023  
SHEET 3 OF 3**

294A