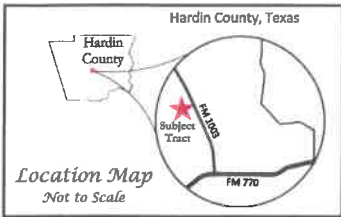


MINOR PLAT OF  
**BIGTOOTH ACRES No. 1**  
 Lots 1 - 4  
 LOCATED IN THE  
**J. B. HOOKS SURVEY**  
**ABSTRACT No. 780**  
**HARDIN COUNTY, TEXAS**  
**16.72 Acres Total**



**P.O.B.**  
 Found 1x100"  
 Conc. Mon.  
 (broken top)  
 N: 10,139,246.80"  
 E: 4,159,876.99"  
 Elev= 89.28'  
 (BENCHMARK)  
 (See Note 2)

Set capped  
 "Shine" Rod  
 Monument as  
 found, or  
 otherwise noted

OWNER DEDICATION  
 STATE OF TEXAS §  
 § KNOW ALL MEN BY THESE PRESENTS;  
 COUNTY OF HARDIN §

FIELD NOTE DESCRIPTION:  
 BEING A 16.72 ACRE TRACT OR PARCEL OF LAND LOCATED IN THE J.B. HOOKS SURVEY, ABSTRACT No. 780, HARDIN COUNTY, TEXAS AND BEING OUT OF AND A PART OF THAT CALLED 38.96 ACRE TRACT CONVEYED TO BIGTOOTH PROPERTIES, LLC - SERIES 4 OF RECORD IN VOLUME 2440, PAGE 466 (CF# 2024-142983) OF THE OFFICIAL PUBLIC RECORDS OF HARDIN COUNTY, TEXAS, SAID 16.72 ACRES BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT A FOUND CONCRETE MONUMENT (BROKEN TOP) AT THE NORTH CORNER OF THE SAID 38.96 ACRE TRACT FOR A DISTANCE OF 2,135.43 FEET TO A CAPPED "SHINE" ROD SET AT THE SOUTHEAST CORNER OF THE HERIN DESCRIBED TRACT, FROM WHICH AN IRON ROD WITH (BUSTED) CAP FOUND AT THE SOUTHEAST CORNER OF THE SAID 38.96 ACRE TRACT BEARS S 23°23'40" E 741.26 FEET (CALLED S 23°23'41" E TOTAL OF 2877.05' FND= 2844.69');

THENCE, SOUTH 87°58'27" WEST, OVER AND ACROSS THE SAID 38.96 ACRE TRACT FOR A DISTANCE OF 733.01 FEET TO A 3"x3" (OLD) CONCRETE MONUMENT FOUND AT THE SOUTHWEST CORNER OF THE HERIN DESCRIBED TRACT AND AN INTERIOR "ELL" CORNER OF THE SAID 38.96 ACRE TRACT, ALSO BEING THE SOUTHEAST CORNER OF THE H&T.C. RR CO SURVEY SECTION 247, ABSTRACT No. 309; FROM WHICH A T-BAR BENT BEARS S 76°59'24" W 4.11' AND A 3"x3" (OLD) CONCRETE MONUMENT FOUND AT THE LOWER NORTHWEST CORNER OF THE SAID 38.96 ACRE TRACT BEARS S 86°36'58" W 506.69' (CALLED N 87°25'07" E 503.35');

THENCE, NORTH 03°21'46" WEST ALONG THE WEST LINE OF THE HERIN DESCRIBED TRACT AND THE WEST LINE OF THE SAID 38.96 ACRE TRACT AND THE WEST LINE OF THE SAID J.B. HOOKS SURVEY AND THE EAST LINE OF THE SAID H&T.C. RR CO SURVEY, SECTION 247 FOR A DISTANCE OF 1990.10 FEET (CALLED N 03°21'47" W 1897.12) TO THE PLACE AND POINT OF BEGINNING, CONTAINING 16.72 ACRES OF LAND, MORE OR LESS.

THENCE, SOUTH 87°58'27" WEST, OVER AND ACROSS THE SAID 38.96 ACRE TRACT FOR A DISTANCE OF 733.01 FEET TO A 3"x3" (OLD) CONCRETE MONUMENT FOUND AT THE SOUTHWEST CORNER OF THE HERIN DESCRIBED TRACT AND AN INTERIOR "ELL" CORNER OF THE SAID 38.96 ACRE TRACT, ALSO BEING THE SOUTHEAST CORNER OF THE H&T.C. RR CO SURVEY SECTION 247, ABSTRACT No. 309; FROM WHICH A T-BAR BENT BEARS S 76°59'24" W 4.11' AND A 3"x3" (OLD) CONCRETE MONUMENT FOUND AT THE LOWER NORTHWEST CORNER OF THE SAID 38.96 ACRE TRACT BEARS S 86°36'58" W 506.69' (CALLED N 87°25'07" E 503.35);

THENCE, NORTH 03°21'46" WEST ALONG THE WEST LINE OF THE HERIN DESCRIBED TRACT AND THE WEST LINE OF THE SAID 38.96 ACRE TRACT AND THE WEST LINE OF THE SAID J.B. HOOKS SURVEY AND THE EAST LINE OF THE SAID H&T.C. RR CO SURVEY, SECTION 247 FOR A DISTANCE OF 1990.10 FEET (CALLED N 03°21'47" W 1897.12) TO THE PLACE AND POINT OF BEGINNING, CONTAINING 16.72 ACRES OF LAND, MORE OR LESS.

**COUNTY NOTES:**  
 THE COUNTY WILL ASSUME NO RESPONSIBILITY FOR DRAINAGE WAYS OR EASEMENTS IN THE SUBDIVISION, OTHER THAN THE RUNNING OF ORS ALONG THE STREETS AND ROADS (I.E., DEDICATED ROADWAY DRAINAGE), MAINTENANCE AND LIABILITY OF LANDSCAPED AREAS, SIDEWALKS, ILLUMINATION, UTILITIES, GREEN SPACE, AND OTHER IMPROVEMENTS WITHIN THE RIGHT-OF-WAY WILL BE THE RESPONSIBILITY OF THE DEVELOPER, NEIGHBORHOOD ASSOCIATION, HOMEOWNERS ASSOCIATION, OR OTHER LEGAL ENTITY.

DRAINAGE AND OTHER IMPROVEMENTS OUTSIDE OF THE COUNTY ROAD RIGHT OF WAY WILL BE MAINTAINED BY DEVELOPER, NEIGHBORHOOD ASSOCIATION, HOMEOWNERS ASSOCIATION, OR OTHER LEGAL ENTITY.

ALL DRAINAGE RESERVES, DRAINAGE IMPROVEMENTS AND EASEMENTS SHALL BE KEPT CLEAR OF FENCES, BUILDINGS, TREE, SHRUBS, AND OTHER OBSTRUCTIONS TO ALLOW UNOBSTRUCTED OPERATORS AND MAINTENANCE OF THE DRAINAGE RESERVES, DRAINAGE IMPROVEMENTS AND EASEMENTS, AND ABUTTING PROPERTIES SHALL NOT BE PERMITTED TO DRAIN TO THE EASEMENT EXCEPT BY MEANS OF A COUNTY APPROVED DRAINAGE PLAN AND STRUCTURE. ALL DRAINAGE RESERVES, DRAINAGE IMPROVEMENTS, AND DRAINAGE EASEMENTS SHALL BE MAINTAINED BY THE DEVELOPER, NEIGHBORHOOD ASSOCIATION, HOMEOWNERS ASSOCIATION, OR OTHER LEGAL ENTITY.

ALL SETBACKS SHALL BE IN ACCORDANCE WITH THE LATEST VERSION OF THE HARDIN COUNTY SUBDIVISION MANUAL.

Now or Formerly  
 Timbervest Partners Texas, L.P.  
 called 250.144 Acres  
 Vol. 1569, Pg. 134

**Surveyor's Notes:**

- (1) This survey was completed without benefit of a title commitment, not all easements or servitudes, whether of record or not, may be shown hereon.
- (2) Subject property located on Community Panel No. 48189C0390F. Firm Dated: October 6, 2010, not printed. All elevations are based on Trimble VRS GPS observations and are tied to a NGS Benchmark.
- (3) No Improvements shown hereon.
- (4) All bearings, distances and acreages are grid and are referenced to the Texas Coordinate System, NAD 83, Texas Central Zone, U.S. Survey feet. The mapping angle is +03°02'38" and the scale factor is 0.9999465984 at N: 10,139,246.80" and E: 4,159,876.99". All records cited are recorded in the Deed, Plat, or Official Public Records of Hardin County, Texas. Called bearings (-) taken from record deeds or plats.
- (5) There does not appear to be public water or sewer services along FM 1003. Property subject to existing TECQ regulations.
- (6) Previous survey used the bent T-Bar as the corner and was called to be about 8 feet further south than was actually found. (bad GPS solution)

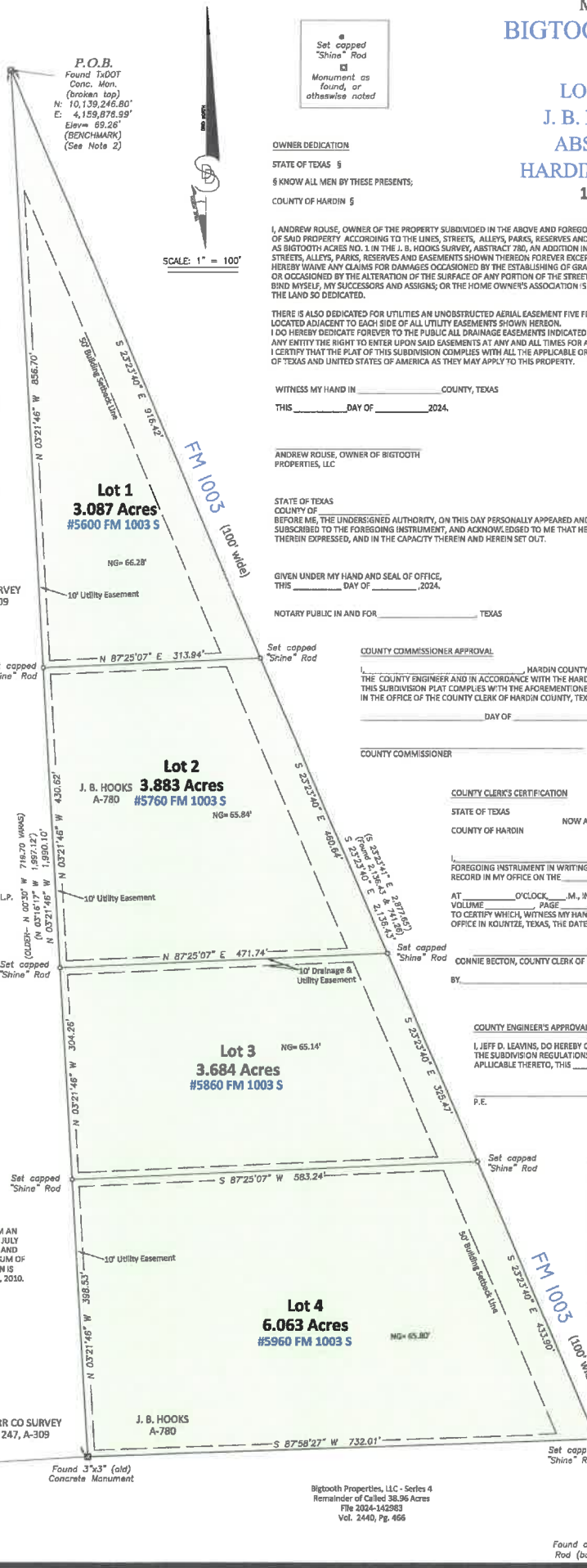
**SURVEYOR'S CERTIFICATION**  
 KNOW ALL MEN BY THESE PRESENTS:

THIS IS TO CERTIFY THAT I, JOE A. MATTOX, A REGISTERED PROFESSIONAL LAND SURVEYOR, IN THE STATE OF TEXAS, HAVE PLATTED THE ABOVE SUBDIVISION FROM AN ACTUAL SURVEY MADE UNDER MY SUPERVISION ON THE GROUND ON OR DURING JULY AND AUGUST OF 2024; THAT ALL MONUMENTS, BLOCK CORNERS, ANGLE POINTS AND POINTS OF CURVE ARE, OR WILL BE PROPERLY MARKED WITH IRON RODS A MINIMUM OF 1/2" INCH AND 24 INCHES IN LENGTH WITH CAP STAMPED SHINE. THIS SUBDIVISION IS LOCATED IN FLOOD ZONE X ACCORDING TO FIRM 48189C0390F DATED OCTOBER 6, 2010.

PRELIMINARY, THIS DOCUMENT SHALL NOT BE RECORDED FOR ANY PURPOSE AND SHALL NOT BE RELIED UPON AS A FINAL SURVEY DOCUMENT. 22 TEX. ADMIN. CODE § 663.18(D)

Joe A. Mattox  
 Licensed State Land Surveyor No. 220015  
 Registered Professional Land Surveyor No. 5535

AUGUST 29, 2024



I, ANDREW ROUSE, OWNER OF THE PROPERTY SUBDIVIDED IN THE ABOVE AND FOREGOING MAP BIGTOOTH ACRES NO. 1, DO HEREBY MAKE SUBDIVISION OF SAID PROPERTY ACCORDING TO THE LINES, STREETS, ALLEYS, PARKS, RESERVES AND EASEMENTS SHOWN HEREIN, AND DESIGNATE SAID SUBDIVISION AS BIGTOOTH ACRES NO. 1 IN THE J. B. HOOKS SURVEY, ABSTRACT 780, AN ADDITION IN HARDIN COUNTY TEXAS; AND DO DEDICATE TO PUBLIC USE, THE STREETS, ALLEYS, PARKS, RESERVES AND EASEMENTS SHOWN THEREON FOREVER EXCEPT WHERE NOTED ON THE MAP FOR PRIVATE STREETS; AND DO HEREBY WAIVE ANY CLAIMS FOR DAMAGES OCCASIONED BY THE ESTABLISHING OF GRADES AS APPROVED FOR THE THE STREETS AND ALLEYS DEDICATED, OR OCCASIONED BY THE ALTERATION OF THE SURFACE OF ANY PORTION OF THE STREETS OR ALLEYS TO CONFORM TO SUCH GRADES; AND DO HEREBY BIND MYSELF, MY SUCCESSORS AND ASSIGNS; OR THE HOME OWNER'S ASSOCIATION IS SO ASSIGNED, TO WARRANT AND FOREVER DEFEND THE TITLE OF THE LAND SO DEDICATED.

THERE IS ALSO DEDICATED FOR UTILITIES AN UNOBSTRUCTED AERIAL EASEMENT FIVE FEET WIDE FROM A PLANE 20 FEET ABOVE THE GROUND UPWARD LOCATED ADJACENT TO EACH SIDE OF ALL UTILITY EASEMENTS SHOWN HEREON. I DO HEREBY DEDICATE FOREVER TO THE PUBLIC ALL DRAINAGE EASEMENTS INDICATED ON THIS MAP FOR DRAINAGE PURPOSES, GIVING THE COUNTY OR ANY ENTITY THE RIGHT TO ENTER UPON SAID EASEMENTS AT ANY AND ALL TIMES FOR ANY DRAINAGE/UTILITY PURPOSE. I CERTIFY THAT THE PLAT OF THIS SUBDIVISION COMPLIES WITH ALL THE APPLICABLE ORDINANCES, LAW, AND STATUTES OF HARDIN COUNTY, THE STATE OF TEXAS AND UNITED STATES OF AMERICA AS THEY MAY APPLY TO THIS PROPERTY.

WITNESS MY HAND IN \_\_\_\_\_ COUNTY, TEXAS  
 THIS \_\_\_\_\_ DAY OF \_\_\_\_\_ 2024.

ANDREW ROUSE, OWNER OF BIGTOOTH PROPERTIES, LLC

STATE OF TEXAS  
 COUNTY OF \_\_\_\_\_  
 BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED ANDREW ROUSE, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT, AND ACKNOWLEDGE TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATIONS THEREIN EXPRESSED, AND IN THE CAPACITY THEREIN AND HEREIN SET OUT.

GIVEN UNDER MY HAND AND SEAL OF OFFICE,  
 THIS \_\_\_\_\_ DAY OF \_\_\_\_\_ 2024.

NOTARY PUBLIC IN AND FOR \_\_\_\_\_ TEXAS

COUNTY COMMISSIONER APPROVAL:  
 I, \_\_\_\_\_ HARDIN COUNTY COMMISSIONER, UPON APPROVAL AND RECOMMENDATION BY THE COUNTY ENGINEER AND IN ACCORDANCE WITH THE HARDIN COUNTY SUBDIVISION REGULATIONS, DO HEREBY CERTIFY THAT THIS SUBDIVISION PLAT COMPLIES WITH THE AFORESAID REGULATIONS AS WELL AS ORDER SAID PLAT FILED OF RECORD IN THE OFFICE OF THE COUNTY CLERK OF HARDIN COUNTY, TEXAS THIS \_\_\_\_\_ DAY OF \_\_\_\_\_ 2024

COUNTY COMMISSIONER

COUNTY CLERK'S CERTIFICATION  
 STATE OF TEXAS  
 COUNTY OF HARDIN  
 NOW ALL MEN BY THESE PRESENTS;

I, \_\_\_\_\_ CLERK OF SAID COUNTY, DO HEREBY CERTIFY THAT THE FOREGOING INSTRUMENT IN WRITING, WITH ITS CERTIFICATE OF AUTHENTICATION WAS FILED FOR RECORD IN MY OFFICE ON THE \_\_\_\_\_ DAY OF \_\_\_\_\_ 2024 A.D.;  
 AT \_\_\_\_\_ O'CLOCK \_\_\_\_\_ M., IN THE PLAT RECORDS OF SAID COUNTY IN VOLUME \_\_\_\_\_ PAGE \_\_\_\_\_ TO CERTIFY WHICH, MY HAND AND SEAL ARE PLACED AT THE COUNTY COURT OF SAID COUNTY, AT MY OFFICE IN KOLUZZE, TEXAS, THE DATE LAST SHOWN ABOVE WRITTEN.

CONNIE BECTON, COUNTY CLERK OF HARDIN COUNTY, TEXAS  
 BY \_\_\_\_\_ DEPUTY

COUNTY ENGINEER'S APPROVAL

I, JEFF D. LEAVINS, DO HEREBY CERTIFY THAT THE PLAT OF THIS SUBDIVISION COMPLIES WITH THE SUBDIVISION REGULATIONS OF HARDIN COUNTY, TEXAS AND DESIGN STANDARDS APPLICABLE THERETO, THIS \_\_\_\_\_ DAY OF \_\_\_\_\_ 2024

P.E.

FLOODPLAIN ADMINISTRATOR APPROVAL  
 BASED UPON THE REPRESENTATIONS OF THE SURVEYOR WHOSE SEAL IS AFFIXED HERETO, AND AFTER REVIEW OF THE PLAT AS REPRESENTED BY THE SAID SURVEYOR, I FIND THAT THIS PLAT COMPLIES WITH THE HARDIN COUNTY FLOODPLAIN REGULATIONS. THIS CERTIFICATION IS MADE SOLELY UPON SUCH REPRESENTATIONS AND SHOULD NOT BE RELIED UPON FOR VERIFICATIONS OF THE FACTS ALLEGED. HARDIN COUNTY DISCLAIMS ANY RESPONSIBILITY TO ANY MEMBER OF THE PUBLIC FOR INDEPENDENT VERIFICATION OF THE REPRESENTATIONS, FACTUAL OR OTHERWISE, CONTAINED IN THIS PLAT AND THE DOCUMENTS ASSOCIATED WITHIN IT.

ALEX PARKER  
 HARDIN COUNTY FLOOD PLAIN ADMINISTRATOR

ROADNAME AND #11 ADDRESSING APPROVAL  
 ROAD NAME AND ADDRESS ASSIGNMENTS VERIFIED THIS THE \_\_\_\_\_ DAY OF \_\_\_\_\_ 2024 A.D.

#11 NETWORK ADDRESSING COORDINATOR

Bigtooth Properties, LLC - Series 4  
 Remainder of Capped 38.96 Acres  
 File 2004-142983  
 Vol. 2440, Pg. 466