

STATE OF TEXAS §

COUNTY OF HARDIN §

I, Wayne Gonzales and Evelyn Gonzales, owners of 2.6741 acres out of and part of Lot 51, the property subdivided in the above and foregoing map of Lot 51, of Beaumont Colony Central, in the Elijah Lewis Survey, Abstract No. 662, as recorded in Volume 3, Page 92, Plat Records, Hardin County, Texas, do hereby make subdivision of said property according to the lines, streets, alleys, parks, reserves and easements shown herein, and designate said subdivision as Lots 51A and 51B of Beaumont Colony Central, an addition in Hardin County, Texas; 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 street 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 ourselves, our successors and assigns, of 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 certify that the plat of this subdivision complies with all the applicable Ordinances, Laws and Statutes of Hardin County, the State of Texas and the United States of America as they may apply to this property.

WITNESS MY HAND IN Hardin County, Texas,

this _____ day of _____, 2025.

Wayne Gonzales

WITNESS MY HAND IN Hardin County, Texas,

this _____ day of _____, 2025.

Evelyn Gonzales

STATE OF TEXAS §

COUNTY OF HARDIN §

Before me, the undersigned authority, on this day personally appeared Wayne Gonzales, known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed the same for the purposes and consideration therein expressed, and in the capacity therein and herein set out.

Given under my hand and seal of office, this _____ day of _____, 2025.

Notary Public in and for Hardin County, Texas

STATE OF TEXAS §

COUNTY OF HARDIN §

Before me, the undersigned authority, on this day personally appeared Evelyn Gonzales, known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed the same for the purposes and consideration therein expressed, and in the capacity therein and herein set out.

Given under my hand and seal of office, this _____ day of _____, 2025.

Notary Public in and for Hardin County, Texas

COUNTY ENGINEER'S CERTIFICATION:

I, _____ do hereby certify that the plat of this subdivision complies with the Subdivision Regulations of Hardin County, Texas and Design Standards applicable thereto, this day _____ of _____, 2025.

Date

P.E.

Signature of County Engineer

Printed Name

STATE OF TEXAS §

COUNTY OF HARDIN §

APPROVED FOR FILING:

COMMISSIONER, PRECINCT NO. 1

COMMISSIONER PRECINCT NO. 2

COMMISSIONER, PRECINCT NO. 3

COMMISSIONER PRECINCT NO. 4

COUNTY JUDGE

FLOODPLAIN ADMINISTRATOR'S APPROVAL:

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

Hardin County Floodplain Administrator

Date

THE STATE OF TEXAS

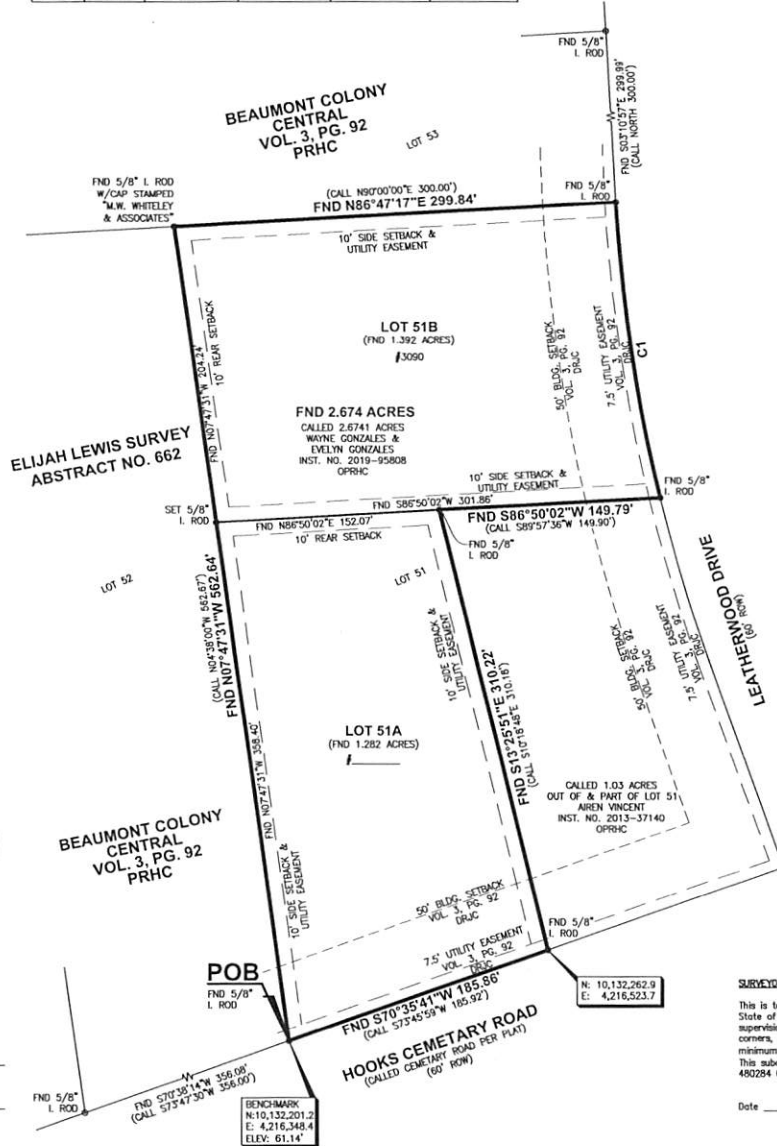
COUNTY OF HARDIN

I, _____, COUNTY CLERK OF HARDIN COUNTY, TEXAS DO HEREBY CERTIFY THAT THE WITHIN INSTRUMENT WAS FILED FOR REGISTRATION IN MY OFFICE ON _____, 2025, AT _____ O'CLOCK _____ M., AND DULY RECORDED ON _____, 2025, AT _____ O'CLOCK _____ M., IN VOLUME _____, PAGE _____, HARDIN COUNTY PLAT RECORDS. WITNESS MY HAND AND SEAL OF OFFICE, AT _____ THE DAY AND DATE LAST ABOVE WRITTEN.

COUNTY CLERK, HARDIN COUNTY, TEXAS

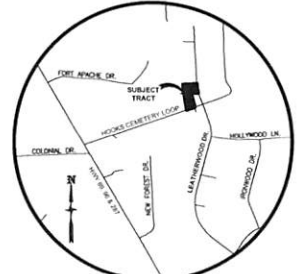
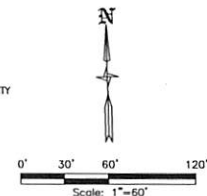
BY: _____, DEPUTY

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
FND C1	1137.74'	204.93'	204.65'	S08°21'03"E	10°19'13"
CALL C1	1137.74'	204.91'	-	-	-



ABBREVIATIONS

PG. = PAGE
VOL. = VOLUME
INST. NO. = INSTRUMENT NUMBER
DRHC = DEED RECORDS HARDIN COUNTY
PRHC = PLAT RECORDS HARDIN COUNTY
OPRHC = OFFICIAL PUBLIC RECORDS HARDIN COUNTY



VICINITY MAP (N15)

Legal Description: 2.674 Acre Tract or Parcel of Land Out of and Part of Lot 51 Beaumont Colony Central Volume 3, Page 92, Plat Records Elijah Lewis Survey, Abstract No. 662 Hardin County, Texas

BEING a 2.674 acre tract or parcel of land situated in the Elijah Lewis Survey, Abstract No. 662, Hardin County, Texas, and being out of and part of Lot 51 of Beaumont Colony Central, a subdivision of Hardin County, Texas, according to the plat thereof as recorded in Volume 3, Page 92, Plat Records, Hardin County, Texas, and being all of that certain tract of land as described in a "General Warranty Deed" from P.D. Gaudin and wife, Dorothy Ann Gaudin to Clarence C. Hebert and wife, Lillian Y. Hebert as recorded in Volume 964, Page 62, Official Public Records, Hardin County, Texas, and furthermore, being all of that certain called 2.6741 acre tract of land as described in a "General Warranty Deed" from Wayne E. Penninger and Mary S. Penninger to Wayne Gonzales and Evelyn Gonzales as recorded in Instrument No. 2019-95808, Official Public Records, Hardin County, Texas, said 2.674 acre tract being more particularly described as follows:

NOTE: All bearings and coordinates are referenced to the Texas Coordinate System of 1983, Central Zone. All distances and acreages are surface. All set 5/8" iron rods are set with red caps stamped "WHITELEY."

BEGINNING at a 5/8" iron rod found for the Southeastly corner of the tract herein described, said corner being the Southeastly corner of Lot 52 and the Southeastly corner of Lot 51 of said Beaumont Colony Central, and being in the Northernly right of way line of Hooks Cemetery Road (based on a width of 60'), and furthermore, said corner has a grid coordinate N: 10,132,201.2 and E: 4,216,348.4;

THENCE NORTH 85°47'17" WEST, along and with the boundary between the tract herein described and the East line of Lot 52, some being the West line of Lot 51, of said Beaumont Colony Central, for a distance of 299.84 feet to a 5/8" iron rod with red cap stamped "W.M. WHITELEY & ASSOCIATES" found for the Northwest corner of the tract herein described, said corner being the Northwest corner of Lot 52, some being the Northwest corner of Lot 51, and being in the South line of Lot 53, of said Beaumont Colony Central;

THENCE NORTH 85°47'17" EAST, along and with the boundary between the tract herein described and the South line of Lot 53, some being the North line of Lot 51, of said Beaumont Colony Central, for a distance of 299.84 feet to a 5/8" iron rod found for the Northeast corner of the tract herein described, said corner being the Southeast corner of Lot 53, some being the Northeast corner of Lot 51, of said Beaumont Colony Central, and being in the Westerly right of way line of Leatherwood Drive (based on a width of 60 feet), and furthermore, said corner being the beginning of a curve turning to the left, having a radius of 1,137.74 feet with a delta angle of 10°19'13", and being subtended by a long chord bearing SOUTH 08°21'03" EAST with a chord distance of 204.65 feet;

THENCE SOUTHERLY, along and with the Westerly right of way line of Leatherwood Drive, some being the Easterly line of Lot 51, of said Beaumont Colony Central, and along and with the said curve turning to the left for an arc length of 204.93 feet to a 5/8" iron rod found for the Easternmost Southeastly corner of the tract herein described, said corner being the Northeastly corner of that certain called 1.03 acre tract of land as described in a "General Warranty Deed with Vendor's Lien" from Frank C. Coffin, III and Brand Phelan Coffin to Aren Vincent as recorded in Instrument No. 2013-37140, Official Public Records, Hardin County, Texas;

THENCE SOUTH 85°50'02" WEST, along and with the boundary between the tract herein described and the North line of the said 1.03 acre Vincent tract, and over and across Lot 51, of said Beaumont Colony Central, for a distance of 149.79 feet to a 5/8" iron rod found for an interior all corner of the tract herein described, said corner being the Northwest corner of the said 1.03 acre Vincent tract;

THENCE SOUTH 13°25'51" EAST, along and with the boundary between the tract herein described and the West line of the said 1.03 acre Vincent tract, and continuing over and across Lot 51, of said Beaumont Colony Central, for a distance of 310.22 feet to a 5/8" iron rod found for the Southeastmost Southeastly corner of the tract herein described, said corner being the Southwestly corner of the said 1.03 acre Vincent tract, and being in the Northernly right of way line of Hooks Cemetery Road, some being the Southerly line of Lot 51, of said Beaumont Colony Central;

THENCE SOUTH 70°35'41" WEST, along and with the Northernly right of way line of Hooks Cemetery Road, some being the Southerly line of Lot 51, of said Beaumont Colony Central, for a distance of 185.86 feet to the POINT OF BEGINNING, and containing 2.674 Acres, more or less.

SURVEYOR CERTIFICATION:

This is to certify that I, Michael L. Choate, a Registered Professional Land Surveyor, in the State of Texas, have plotted the above subdivision from an actual survey made under my supervision on the ground on or during October 27, 2025; that all monuments, block corners, angle points and points of curve are, or will be properly marked with iron rods a minimum of 5/8 inch in diameter and 15 inches in length with cap stamped "WHITELEY". This subdivision is located in Flood Zone X (White) according to FIRM Community Panel No. 480284 0380-F dated 10-6-2010.

PRELIMINARY:
THIS DOCUMENT SHALL NOT BE RECORDED FOR ANY PURPOSE AND SHALL NOT BE USED OR VIEWED OR RELIED UPON AS A FINAL SURVEY DOCUMENT.

Michael L. Choate, Registered Professional Land Surveyor, No. 6893

Subscribed And Sworn To Before Me By Michael L. Choate And Given Under My And Seal Of Office this _____ Day Of _____, 2025.

Notary Public in And For The State Of Texas

My Commission Expires: _____

2 LOTS

2.674 ACRES

REPLAT OF
2.674 ACRES OUT OF PART OF LOT 51
BEAUMONT COLONY CENTRAL
VOL. 3, PG. 92, PLAT RECORDS
HARDIN COUNTY, TEXAS
INTO
LOTS 51A & 51B
BEAUMONT COLONY CENTRAL
ELIJAH LEWIS SURVEY, ABSTRACT NO. 662
HARDIN COUNTY, TEXAS

PREPARED BY:

WHITELEY
INFRASTRUCTURE GROUP
Texas Engineering Firm No. F-2633
Texas Surveying Firm No. 10106700
Louisiana Surveying Firm No. VF0000874
655 Langham Road, #14, Beaumont, Texas 77707
409-692-0421 | www.whiteleyinfra.com

JOB NO. 25-1018

NOVEMBER 2025