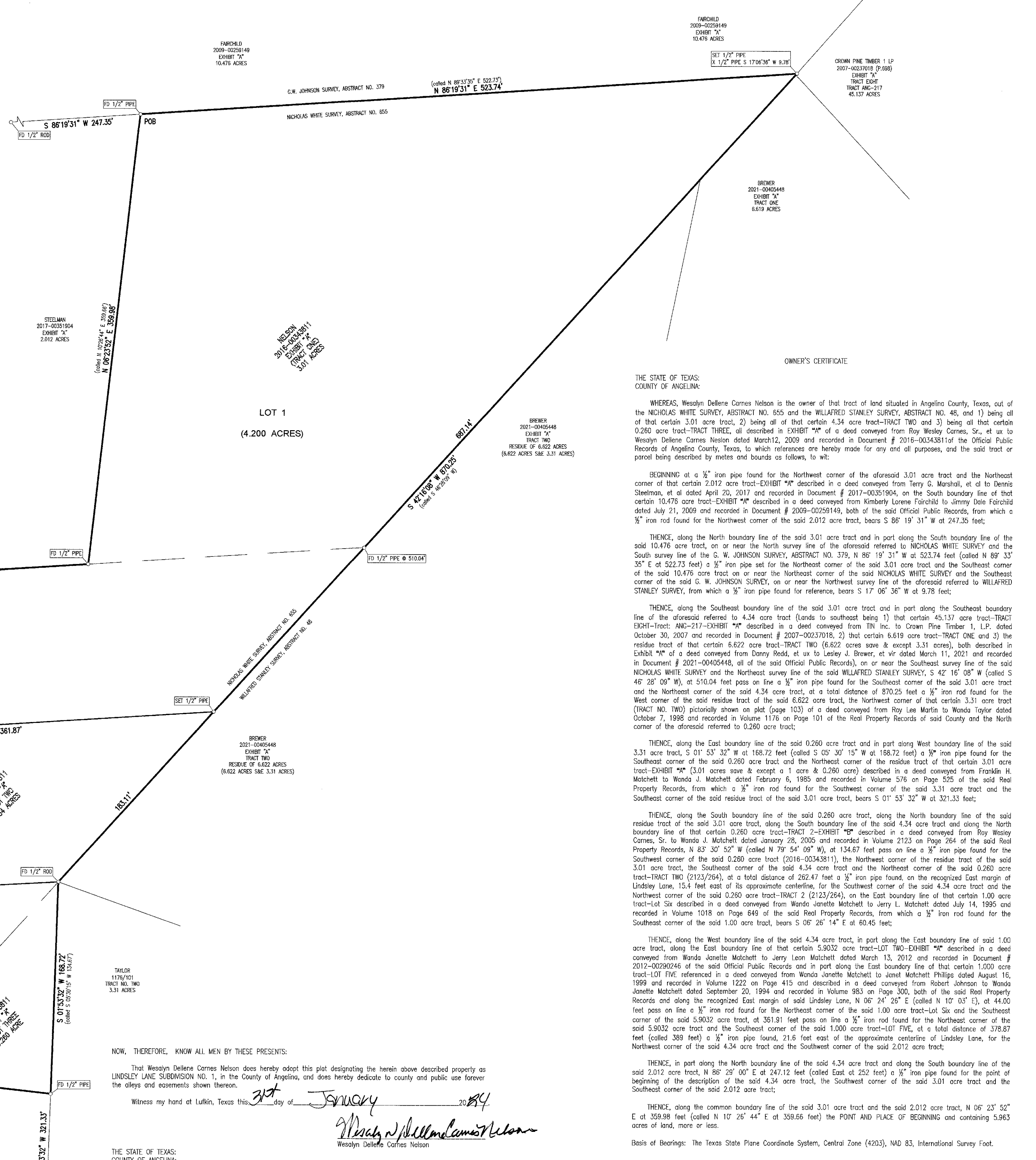
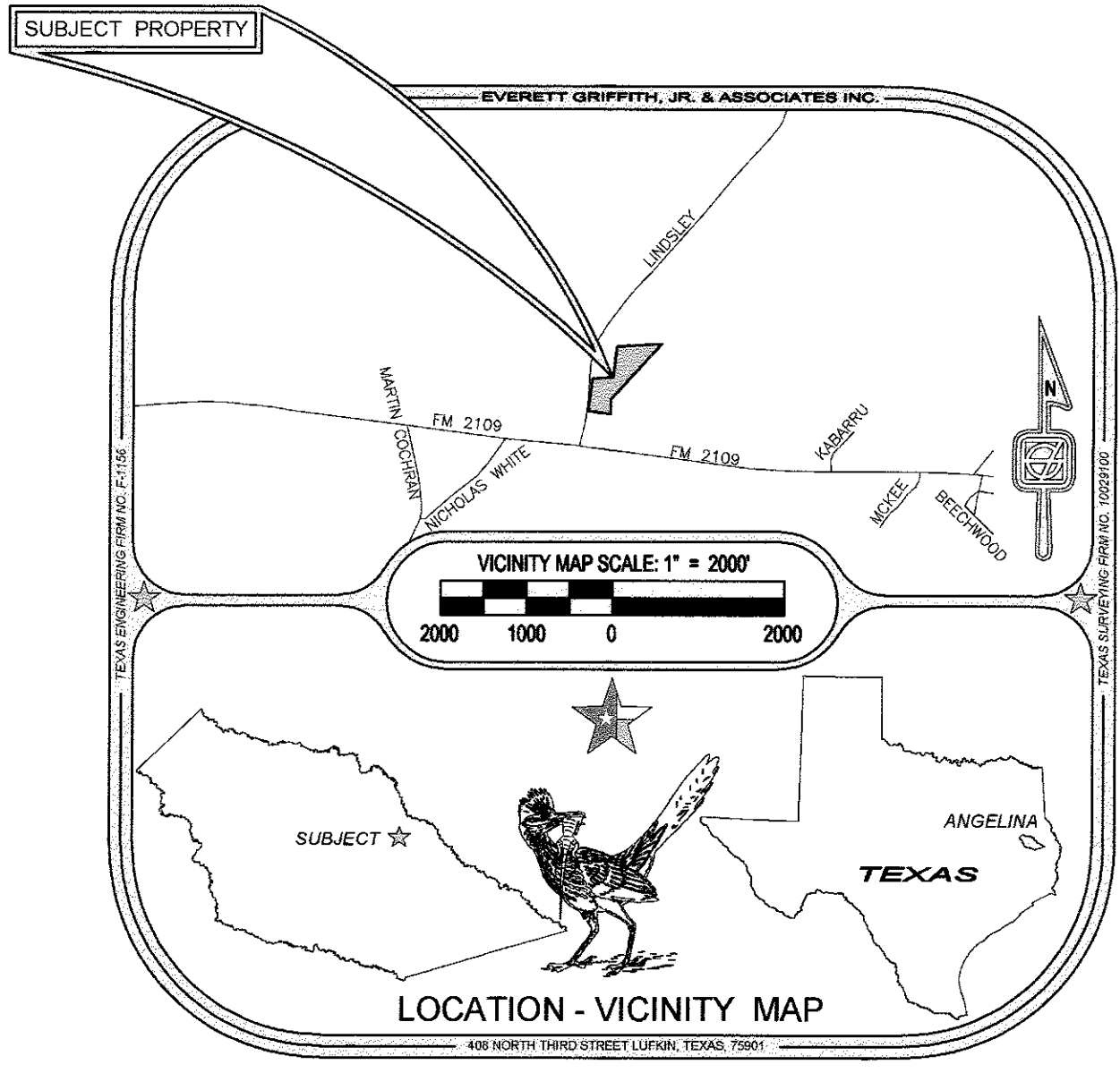


# LINDSLEY LANE SUBDIVISION NO. 1



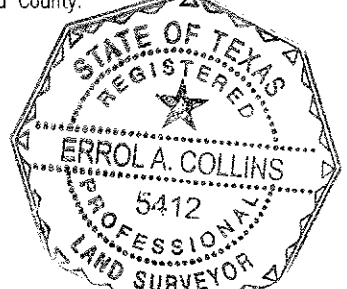
### CERTIFICATE OF APPROVAL

Approved by the Commissioner's Court of Angelina County, Texas on this 9 day of January 20 24.

County Judge: [Signature]
Commissioner Precinct 1: [Signature]
Commissioner Precinct 2: [Signature]
Commissioner Precinct 3: [Signature]
Commissioner Precinct 4: [Signature]

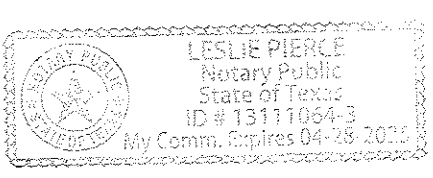
### SURVEYOR'S CERTIFICATE

THE STATE OF TEXAS, COUNTY OF ANGELINA: KNOW ALL MEN BY THESE PRESENTS: That I, Errol A. Collins do hereby certify that I prepared this plat from an actual and accurate survey of the land...



Errol A. Collins, Registered Professional Land Surveyor No. 5412

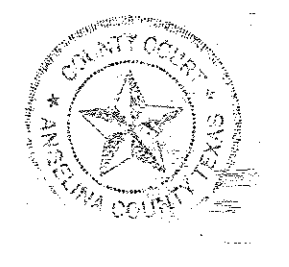
THE STATE OF TEXAS, COUNTY OF ANGELINA: Before me the undersigned authority, a Notary Public in and for the said County and State, on this day personally appeared Errol A. Collins, known to me to be the person whose name is subscribed to the foregoing instrument...



Leslie Pierce, Notary Public in and for Angelina County, Texas

### CERTIFICATE OF RECORD

THE STATE OF TEXAS, COUNTY OF ANGELINA: I, Amy Fincher, Clerk of the County Court of Angelina County, Texas, do hereby certify that the subdivision plat, certificates and acknowledgments of LINDSLEY LANE SUBDIVISION NO. 1 to the County of Angelina, Texas was filed in this office at 4:10 p.m. on the 20th day of February, A.D. 20 24...



Amy Fincher, Clerk of the County Court, Angelina County, Texas

FILED FEB 20 2024

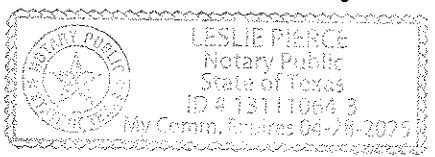
AMY FINCHER, County Clerk, County Court at Law, Angelina County, Texas

### NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

That Wesalyn Delene Carnes Nelson does hereby adopt this plat designating the herein above described property as LINDSLEY LANE SUBDIVISION NO. 1, in the County of Angelina, and does hereby dedicate to county and public use forever the alleys and easements shown thereon. Witness my hand at Lufkin, Texas this 3rd day of January 20 24.

THE STATE OF TEXAS, COUNTY OF ANGELINA:

Before me the undersigned authority, a Notary Public in and for the said County and State, on this day personally appeared Wesalyn Delene Carnes Nelson known to me to be the person whose name is subscribed to the foregoing instrument...



Leslie Pierce, Notary Public in and for Angelina County, Texas

### OWNER'S CERTIFICATE

THE STATE OF TEXAS, COUNTY OF ANGELINA: WHEREAS, Wesalyn Delene Carnes Nelson is the owner of that tract of land situated in Angelina County, Texas, out of the NICHOLAS WHITE SURVEY, ABSTRACT NO. 555 and the WILLAFRED STANLEY SURVEY, ABSTRACT NO. 48, and 1) being all of that certain 3.01 acre tract, 2) being all of that certain 4.34 acre tract-TRACT TWO and 3) being all of that certain 0.260 acre tract-TRACT THREE...

BEGINNING at a 1/2 inch iron pipe found for the Northeast corner of the aforesaid 3.01 acre tract and the Northeast corner of that certain 2.012 acre tract-EXHIBIT "A" described in a deed conveyed from Terry G. Marshall, et al to Dennis Steelman, et al dated April 20, 2017 and recorded in Document # 2017-00351904, on the South boundary line of that certain 10.476 acre tract-EXHIBIT "A" described in a deed conveyed from Kimberly Lorene Fairchild to Jimmy Dale Fairchild dated July 21, 2009 and recorded in Document # 2009-00259149, both of the said Official Public Records, from which a 1/2 inch iron rod found for the Northeast corner of the said 2.012 acre tract, bears S 86° 19' 31" W at 247.35 feet;

THENCE, along the North boundary line of the said 3.01 acre tract and in part along the South boundary line of the said 10.476 acre tract, on or near the North survey line of the aforesaid referred to NICHOLAS WHITE SURVEY and the South survey line of the G. W. JOHNSON SURVEY, ABSTRACT NO. 379, N 86° 19' 31" W at 523.74 feet (called N 89° 33' 35" E at 522.73 feet) a 1/2 inch iron pipe set for the Northeast corner of the said 3.01 acre tract and the Southeast corner of the said 10.476 acre tract on or near the Northeast corner of the said NICHOLAS WHITE SURVEY and the Southeast corner of the said G. W. JOHNSON SURVEY, on or near the Northwest survey line of the aforesaid referred to WILLAFRED STANLEY SURVEY, from which a 1/2 inch iron pipe found for reference, bears S 17° 06' 36" W at 9.78 feet;

THENCE, along the Southeast boundary line of the said 3.01 acre tract and in part along the Southeast boundary line of the aforesaid referred to 4.34 acre tract (Lands to southeast being 1) that certain 45.137 acre tract-TRACT EIGHT-TRACT ANG-217-EXHIBIT "A" described in a deed conveyed from TIN Inc. to Crown Pine Timber 1, L.P. dated October 30, 2007 and recorded in Document # 2007-00237018, 2) that certain 5.619 acre tract-TRACT ONE and 3) the residue tract of that certain 6.622 acre tract-TRACT TWO (6.622 acres save & except 3.31 acres), both described in Exhibit "A" of a deed conveyed from Darryl Redd, et ux to Wesley J. Brewer, et vir dated March 11, 2021 and recorded in Document # 2021-00405448, all of the said Official Public Records, on or near the Southeast survey line of the said NICHOLAS WHITE SURVEY and the Northeast survey line of the said WILLAFRED STANLEY SURVEY, S 42° 16' 08" W (called S 46° 28' 09" W), at 510.04 feet pass on line a 1/2 inch iron pipe found for the Southeast corner of the said 3.01 acre tract and the Northeast corner of the said 4.34 acre tract, at a total distance of 870.25 feet a 1/2 inch iron rod found for the West corner of the said residue tract of the said 6.622 acre tract, the Northwest corner of that certain 3.31 acre tract (TRACT NO. TWO) previously shown on plat (page 103) of a deed conveyed from Roy Lee Martin to Wanda Taylor dated October 7, 1995 and recorded in Volume 1176 on Page 103 of the Real Property Records of said County and the North corner of the aforesaid referred to 0.260 acre tract;

THENCE, along the East boundary line of the said 0.260 acre tract and in part along West boundary line of the said 3.31 acre tract, S 01° 53' 32" W at 188.72 feet (called S 05° 30' 15" W at 188.72 feet) a 1/2 inch iron pipe found for the Southeast corner of the said 0.260 acre tract and the Northeast corner of the residue tract of that certain 3.01 acre tract-EXHIBIT "A" (3.01 acres save & except a 1 acre & 0.260 acre) described in a deed conveyed from Franklin H. Matchett to Wanda J. Matchett dated February 6, 1995 and recorded in Volume 576 on Page 525 of the said Real Property Records, from which a 1/2 inch iron rod found for the Southwest corner of the said 3.31 acre tract and the Southeast corner of the said residue tract of the said 3.01 acre tract, bears S 01° 53' 32" W at 321.33 feet;

THENCE, along the South boundary line of the said 0.260 acre tract, along the North boundary line of the said residue tract of the said 3.01 acre tract, along the South boundary line of the said 4.34 acre tract and along the North boundary line of that certain 0.260 acre tract-TRACT 2-EXHIBIT "B" described in a deed conveyed from Roy Wesley Carnes, Sr. to Wanda J. Matchett dated January 28, 2005 and recorded in Volume 2123 on Page 264 of the said Real Property Records, N 83° 30' 52" W (called N 79° 54' 09" W), at 134.67 feet pass on line a 1/2 inch iron pipe found for the Southwest corner of the said 0.260 acre tract (2016-00343811), the Northwest corner of the residue tract of the said 3.01 acre tract, the Southeast corner of the said 4.34 acre tract and the Northeast corner of the said 0.260 acre tract-TRACT TWO (2123/264), at a total distance of 262.47 feet a 1/2 inch iron pipe found, on the recognized East margin of Lindsley Lane, 15.4 feet east of its approximate centerline, for the Southwest corner of the said 4.34 acre tract and the Northwest corner of the said 0.260 acre tract-TRACT 2 (2123/264), on the East boundary line of that certain 1.00 acre tract-Lot Six described in a deed conveyed from Wanda Jonette Matchett to Jerry L. Matchett dated July 14, 1995 and recorded in Volume 1018 on Page 649 of the said Real Property Records, from which a 1/2 inch iron rod found for the Southeast corner of the said 1.00 acre tract, bears S 06° 26' 14" E at 60.45 feet;

THENCE, along the West boundary line of the said 4.34 acre tract, in part along the East boundary line of said 1.00 acre tract, along the East boundary line of that certain 5.9032 acre tract-TRACT TWO-EXHIBIT "A" described in a deed conveyed from Wanda Jonette Matchett to Jerry Leon Matchett dated March 13, 2012 and recorded in Document # 2012-00290246 of the said Official Public Records and in part along the East boundary line of that certain 1.000 acre tract-TRACT ONE described in a deed conveyed from Wanda Jonette Matchett to Janet Matchett Phillips dated August 16, 1999 and recorded in Volume 1222 on Page 415 and described in a deed conveyed from Robert Johnson to Wanda Jonette Matchett dated September 20, 1994 and recorded in Volume 983 on Page 300, both of the said Real Property Records and along the recognized East margin of said Lindsley Lane, N 06° 24' 26" E (called N 10° 03' E), at 44.00 feet pass on line a 1/2 inch iron rod found for the Northeast corner of the said 1.00 acre tract-Lot Six and the Southeast corner of the said 5.9032 acre tract, at 351.91 feet pass on line a 1/2 inch iron rod found for the Northeast corner of the said 5.9032 acre tract and the Southeast corner of the said 1.000 acre tract-Lot FIVE, at a total distance of 378.87 feet (called 389 feet) a 1/2 inch iron pipe found, 21.6 feet east of the approximate centerline of Lindsley Lane, for the Northwest corner of the said 4.34 acre tract and the Southwest corner of the said 2.012 acre tract;

THENCE, in part along the North boundary line of the said 4.34 acre tract and along the South boundary line of the said 2.012 acre tract, N 86° 29' 00" E at 247.12 feet (called East at 252 feet) a 1/2 inch iron pipe found for the point of beginning of the description of the said 4.34 acre tract, the Southwest corner of the said 3.01 acre tract and the Southeast corner of the said 2.012 acre tract;

THENCE, along the common boundary line of the said 3.01 acre tract and the said 2.012 acre tract, N 06° 23' 52" E at 359.98 feet (called N 10° 26' 44" E at 359.66 feet) the POINT AND PLACE OF BEGINNING and containing 5.963 acres of land, more or less.

Basis of Bearings: The Texas State Plane Coordinate System, Central Zone (4203), NAD 83, International Survey Foot.

FINAL PLAT LINDSLEY LANE SUBDIVISION NO. 1 A SUBDIVISION OF 5.963 ACRES OWNER: WESALYN DELLENE CARNES NELSON NICHOLAS WHITE SURVEY, ABSTRACT NO. 655 WILLAFRED STANLEY SURVEY, ABSTRACT NO. 48 ANGELINA COUNTY, TEXAS

ENGINEERS - SURVEYORS Everett Griffith, Jr. & Associates Inc. 408 NORTH THIRD STREET LUFKIN, TEXAS, 75901 936-634-5528

1 of 1 Sheet