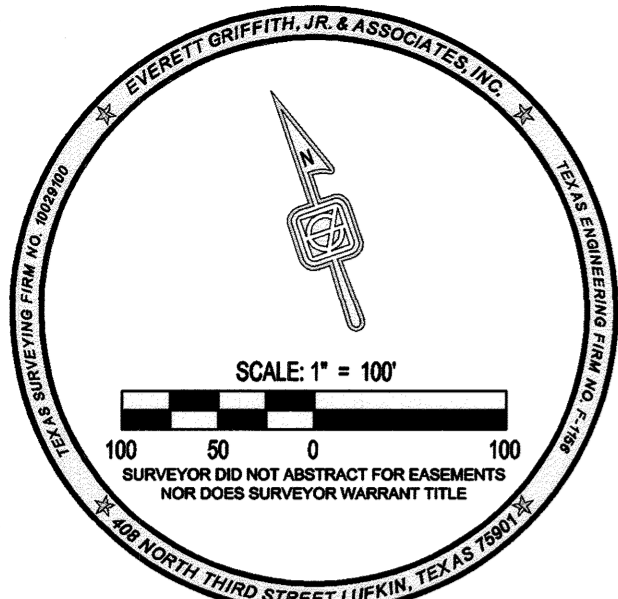


# ASA READ ROAD - WELCH HILLTOP ROAD SUBDIVISION - PHASE 2



OWNER'S CERTIFICATE  
 THE STATE OF TEXAS:  
 COUNTY OF ANGELENA:  
 Whereas, L W DEVELOPMENT LLC is the owner of that certain tract or parcel of land lying and situated in Angeline County, Texas, out of the HENRY SPENCER SURVEY, ABSTRACT NO. 575, being 1 all of the residue tract of Lot No. 10 (34.982 acres less 14.00 acres) of ASA READ ROAD - WELCH HILLTOP ROAD SUBDIVISION - PHASE 1, a subdivision within Angeline County, Texas as reflected on a plat recorded in Cabinet I on Slide 1-A of the Map or Plat Records of Angeline County, Texas, to which reference is hereby made for any and all purposes, being described by metes and bounds as follows, to wit:

BEGINNING at a 1/2" iron pipe found, 13.1 feet southwest of the curving approximate centerline of Asa Read Road, for the Southeast corner of the aforesaid residue tract of the said Lot No. 10 and the Northwest corner of that certain 25 acre tract described in a deed conveyed from D. M. Cummins to Daniel E. Cummins dated October 10, 1982 and recorded in Volume 558 on Page 704 of the Deed Records, on the East boundary line of that certain 2.00 acre tract-EXHIBIT "A" described in a deed conveyed from David Wayne Reed, et al to Steve Kohl dated September 28, 2020 and recorded in Document # 2020-00398881 of the Official Public Records, both of Angeline County, from which a fence angle post bears S 76° 11' E at 33.7 feet, a fence corner post bears S 69° 4' E at 39.9 feet and an iron found for the Southeast corner of the said 2.00 acre tract, bears S 21° 32' 51" W at 29.80 feet;

THENCE, along the most Southerly West boundary line of the said residue tract of the said Lot No. 10 and in part along the East boundary line of the said residue tract, crossing the said Asa Read Road, N 21° 32' 51" E, at 34.1 feet cross the approximate centerline of the said Asa Read Road, at a total distance of 195.33 feet a 1/2" iron rod found (bent), 6.4 feet west of the approximate centerline of Asa Read Road, for an angle corner of the said residue tract of the said Lot No. 10, the Northeast corner of the said 2.00 acre tract and the Southeast corner of that certain 3.066 acre tract-EXHIBIT "A" described in a deed conveyed from Mary Joan Doss to Randal Mace Doss, et al dated November 17, 2017 and recorded in Document # 2017-00359184 of the said Official Public Records;

THENCE, along the most Northerly West boundary line of the said residue tract of the said Lot No. 10, crossing the said Asa Read Road, N 21° 23' 39" E, at 331.1 feet cross the approximate centerline of the said Asa Read Road, at 435.40 feet a 1/2" iron pipe found, 11.59 feet left (being the Northeast corner of that certain 9.316 acre tract-EXHIBIT "A" described in a deed conveyed from Oleta Gray to James Edgar Pahal, et ux dated May 8, 1995 and recorded in Volume 1010 on Page 40 and the Southeast corner of that certain 1.250 acre tract-EXHIBIT "A" described in a deed conveyed from Coy Eledge Reed, Executor of the Estate of Asa Reed, Deceased to David Reed, et ux dated September 4, 1992 and recorded in Volume 887 on Page 791, both of the Real Property Records of the said County), at a total distance of 642.00 feet a 1/2" iron pipe found, 7.2 feet southwest of the approximate centerline of Welch Hilltop Road, for the Northeast corner of the said residue tract of the said Lot No. 10 and the Southwest corner of that certain 1.00 acre tract-EXHIBIT "A" described in a deed conveyed from John C. Ivy, et ux to Winfred Tullos, et ux dated September 29, 1987 and recorded in Volume 703 on Page 20 of the said Real Property Records, from which a fence corner post bears S 15° 05' W at 15.3 feet, a power pole bears N 43° 40' E at 35.2 feet, the intersection of the approximate centerlines of the said Asa Read Road and the said Welch Hilltop Road, bears N 44° 32' W at 21.7 feet and a 1/2" iron rod found (bent) for the Northeast corner of the said 1.250 acre tract, bears N 07° 32' 18" W at 36.79 feet;

THENCE, along the most Westerly North boundary line of the said residue tract of the said Lot No. 10, along the South boundary line of the said Tullos 1.00 acre tract, along the most Easterly South boundary line of the residue tract of that certain 4.593 acre tract-EXHIBIT "A" (4.593 acres save & except 1.00 acre) described in a deed conveyed from Clois W. Tullos, et ux to Code Alexander Tullos, et ux dated February 21, 2014 and recorded in Document # 2014-00435590 and along the South boundary line of that certain 4.998 acre tract-EXHIBIT "A" described in a deed conveyed from Luther Allen Rice, et al to Tonya Hight dated March 28, 2014 and recorded in Document # 2014-00315637, both of the said Official Public Records, within the said Welch Hilltop Road, S 70° 31' 42" E, at 162.51 feet pass on line a point for the Southeast corner of the said Tullos 1.00 acre tract and the most Southerly Southwest corner of the said residue tract of the said 4.593 acre tract (from said point, a 1/2" iron rod found for reference bears N 28° 17' 38" E at 26.96 feet), at 666.80 feet pass on line a point for the Southeast corner of the said residue tract of the said 4.593 acre tract (from said point, a 3/4" iron pipe found (bent) for reference bears N 19° 28' 05" E, at 19.83 feet) at a total distance of 911.68 feet a PK nail found, 3.7 feet northeast of the approximate centerline of Welch Hilltop Road, for an angle corner of the said residue tract of the said Lot No. 10, the Southeast corner of said 4.998 acre tract and the Southwest corner of that certain 2.33 acre tract-EXHIBIT "A" described in a deed conveyed from Randy R. Dubose, et al to Kevin Hight, et al dated June 17, 2022 and recorded in Document # 2022-00422830 of the said Official Public Records;

THENCE, along the middle North boundary line of the said residue tract of the said Lot No. 10, along the South boundary line of the said 2.33 acre tract and along the South boundary line of that certain 2.67 acre tract-EXHIBIT "A" described in a deed conveyed from Joyce M. Dubose to James Murray Dunn, et ux dated July 28, 2014 and recorded in Document # 2014-00319450 of the said Official Public Records, within the said Welch Hilltop Road, S 70° 28' 44" E, at 114.00 feet pass on line a point for the Southeast corner of the said 2.33 acre tract and the Southwest corner of the said 2.67 acre tract (from said point, a 1/2" iron pipe found (w/ blue cap) for reference bears N 19° 28' 39" E at 20.00 feet), at a total distance of 244.66 feet a PK nail found, 3.3 feet northeast of the approximate centerline of Welch Hilltop Road, for an angle corner of the said residue tract of the said Lot No. 10, the Southeast corner of said 2.67 acre tract and the Southwest corner of that certain 5.00 acre tract-EXHIBIT "A" described in a deed conveyed from Bryan Rider to Dustin Beckman dated August 18, 2006 and recorded in Document # 2006-00218571 of the said Official Public Records, from which a 3/4" iron pipe found for reference bears N 19° 26' 32" E at 20.31 feet;

THENCE, along the most Easterly North boundary line of the said residue tract of the said Lot No. 10, along the South boundary line of the said 5.00 acre tract and in part along the most Southerly South boundary line of Welch Hilltop Road - FM Hwy 326 Subdivision, a subdivision within Angeline County, Texas as reflected on the plat recorded in Cabinet F on Slide 135-A of the said Map or Plat Records, within the said Welch Hilltop Road, S 70° 32' 09" E, at 244.55 feet pass on line a point for the Southeast corner of the said 5.00 acre tract and the Southwest corner of Lot No. 3 (2,900 acres) of the said Welch Hilltop Road - FM Hwy 326 Subdivision (from said point, a 3/4" iron pipe found for reference bears N 19° 25' 52" E, at 19.86 feet), at a total distance of 268.25 feet a MAG nail found for the Northeast corner of the said residue tract of the said Lot No. 10 and the most Northerly Northwest corner of that certain 14.00 acre tract-EXHIBIT "A" described in a deed conveyed from LW Development, LLC to John Russell Newman, II, et al dated April 19, 2024 and recorded in Document # 2024-00445258 of the said Official Public Records, from which a 1/2" iron pipe found for reference bears S 18° 58' 21" W at 25.03 feet and a 1/2" iron rod found for the most Southerly Southwest corner of the said Lot No. 3 of the said Welch Hilltop Road - FM Hwy 326 Subdivision, bears S 70° 32' 09" E at 6.31 feet;

THENCE, along the common boundary lines of the said residue tract of the said Lot No. 10 and the said 14.00 acre tract, the following three courses:

- 1) S 18° 58' 21" W at 433.00 feet a 1/2" iron pipe found for the most Northerly Southeast corner of the said residue tract of the said Lot No. 10 and an interior ell corner of the said 14.00 acre tract;
- 2) N 71° 01' 39" W at 728.50 feet a 1/2" iron pipe found for an interior ell corner of the said residue tract of the said Lot No. 10 and the most Southerly Northwest corner of the said 14.00 acre tract;
- 3) S 18° 58' 21" W at 392.56 feet a 1/2" iron pipe found for the most Southerly Southeast corner of the said residue tract of the said Lot No. 10 and the Southwest corner of the said 14.00 acre tract, on the North boundary line of the said 25 acre tract, from which a 1-1/4" iron pipe found for the Northeast corner of the said 25 acre tract, bears S 71° 01' 39" E at 101.67 feet;

THENCE, along the South boundary line of the said residue tract of the said Lot No. 10 and in part along the North boundary line of the said 25 acre tract, N 71° 01' 39" W at 732.00 feet to the POINT AND PLACE OF BEGINNING and containing 20.982 acres of land, more or less, of which 0.45 acre lies within the said Asa Read Road and of which 0.88 acre lies with the said Welch Hilltop Road.

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

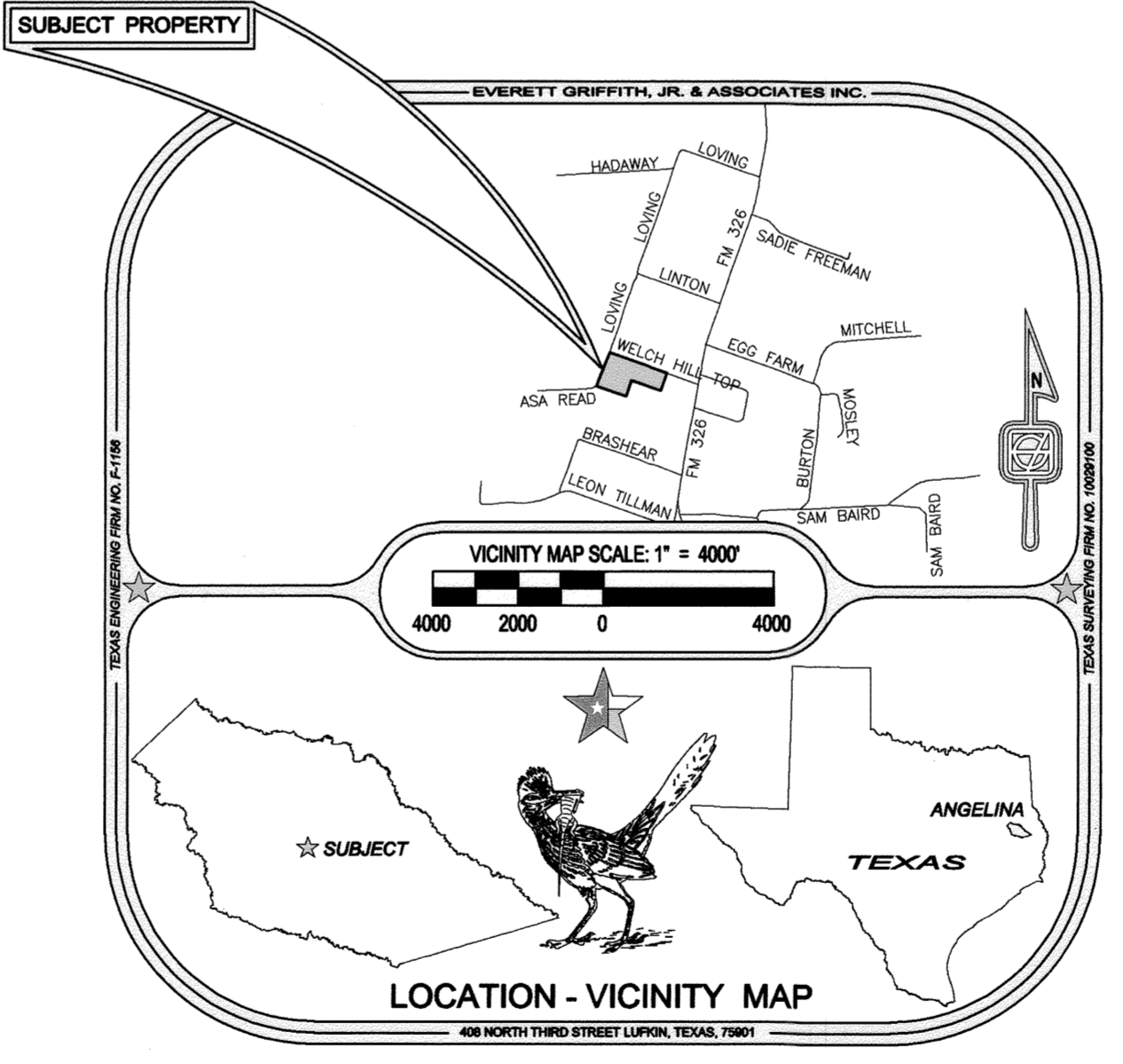
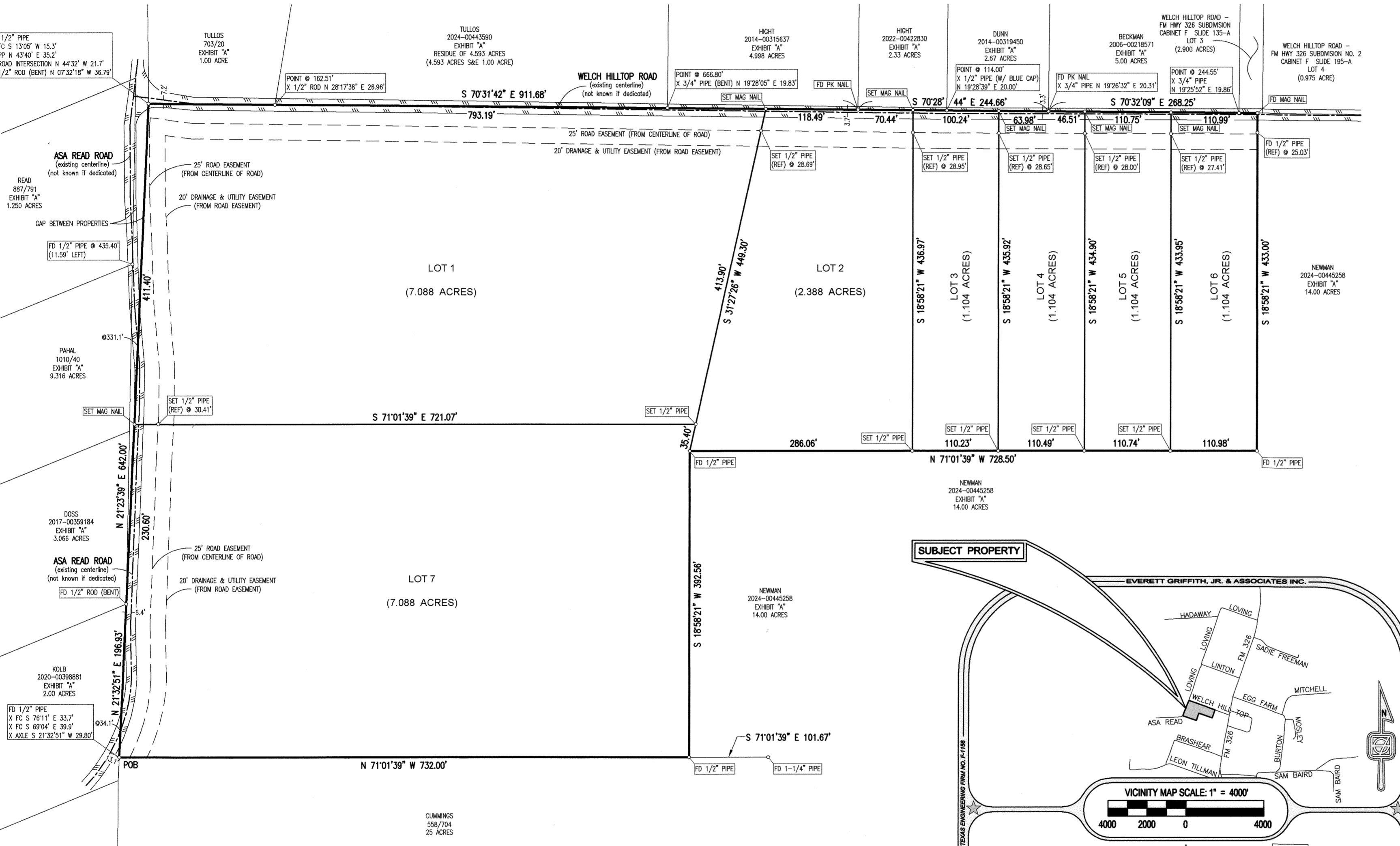
### SURVEYOR'S CERTIFICATE

THE STATE OF TEXAS:  
 COUNTY OF ANGELENA:  
 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 and that the corner monuments shown thereon were properly placed under my personal supervision in accordance with the Subdivision Ordinance of Angeline County.

Errol A. Collins  
 Registered Professional Land Surveyor No. 5412

THE STATE OF TEXAS:  
 COUNTY OF ANGELENA:  
 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, and acknowledge to me that he executed the same for the purpose and consideration therein stated.  
 Given under my hand and seal of office, this 25th day of November, 2024.

LESLIE PIERCE  
 Notary Public  
 State of Texas  
 ID # 13111064-3  
 My Comm. Expires 04-28-2025



CERTIFICATE OF APPROVAL  
 Approved by the Commissioner's Court of Angeline County, Texas on this 20th day of NOVEMBER 2024.

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

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:  
 That LW Development does hereby adopt this plat designating the herein above described property as ASA READ ROAD - WELCH HILLTOP ROAD SUBDIVISION - PHASE 1, in the County of Angeline, and does hereby dedicate to public use forever the alleys and easements shown thereon.  
 Witness my hand at Lufkin, Texas this 25th day of November, 2024.

Authorized Representative for LW Development: [Signature]

THE STATE OF TEXAS:  
 COUNTY OF ANGELENA:  
 Before me the undersigned authority, a Notary Public in and for the said County and State, on this day personally appeared Kevin Wilson, known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that (s)he executed the same for the purpose and consideration therein stated.  
 Given under my hand and seal of office this 25th day of November, 2024.

LESLIE PIERCE  
 Notary Public  
 State of Texas  
 ID # 13111064-3  
 My Comm. Expires 04-28-2025

Notary Public in and for Angeline County, Texas: [Signature]

THE STATE OF TEXAS:  
 COUNTY OF ANGELENA:  
 I, Amy Fincher, Clerk of the County Court of Angeline County, Texas, do hereby certify that the subdivision plat, certificates and acknowledgments of ASA READ ROAD - WELCH HILLTOP ROAD SUBDIVISION PHASE 2 to the County of Angeline, Texas was filed in this office at 4:22 P.M. o'clock on the 20th day of NOVEMBER A.D. 2024, and recorded in Cabinet I on Slide 42B of the Map and Plat Records of said County.  
 Witness my hand and seal of the County Court at office in Lufkin, Texas, the date and year in this certificate written.

Amy Fincher  
 Clerk of the County Court  
 Angeline County, Texas

FILED AT 4:22 O'CLOCK P.M. NOV 26 2024  
 AMY FINCHER  
 County Clerk, County Court at Law  
 Angeline County, Texas

 ENGINEERS - SURVEYORS Everett Griffith, Jr. & Associates Inc. 408 NORTH THIRD STREET LUFKIN, TEXAS, 75901 TEXAS ENGINEERING FIRM NO. F-1192 936-634-5528 TEXAS SURVEYING FIRM NO. 16029100	FINAL PLAT ASA READ ROAD - WELCH HILLTOP ROAD SUBDIVISION - PHASE 2 A SUBDIVISION OF 20.982 ACRES OWNER: LW DEVELOPMENT LLC HENRY SPENCER SURVEY, ABSTRACT NO. 575 ANGELENA COUNTY, TEXAS	Sheet 1 of 1
	THE STATE OF TEXAS: COUNTY OF ANGELENA: I, Errol A. Collins do hereby certify that I prepared this plat from an actual and accurate survey of the land and that the corner monuments shown thereon were properly placed under my personal supervision in accordance with the Subdivision Ordinance of Angeline County.	