

CLARA ADKISON SUBDIVISION

A SUBDIVISION OF 17.42 ACRES OF LAND
IN THE J. A. BONTON SURVEY, A-5
ANGELINA COUNTY, TEXAS

AUGUST 2025

LOCATED AND LAID OUT BY GOODWIN-LASITER-STRONG

State of Texas §

Owner's Certificate

County of Angelina §

Whereas Clara Anthony Adkison is the owner of that certain called 21.3 acre tract lying Angelina County, Texas, situated in the **J. A. Bonton Survey, Abstract No. 5**, being all the remainder of that certain called 32.8 acre tract, (Save and Except 3.5 acres and 8 acres), described in Affidavit of Heirship, recorded in the Official Public Records of Angelina County, Texas (OPRACT) in Document Number 2025-00455027, dated February 3, 2025, said tract being the same tract as described and conveyed in Warranty Deed from O. C. Adkison and wife, Mae Adkison to Clifford Doyle Adkison and wife, Clara Adkison recorded in said records in Volume 259 on Page 32, dated August 19, 1961, to which reference is hereby made for any and all purposes and said tract being described by metes and bounds as follows to wit;

Beginning at the Southeast corner of reference tract, said point being the Southwest corner of that certain called 0.745 acre tract conveyed to Lindsey Barthold, recorded in the OPRACT in Document Number 2022-00426680, 'said point being located on the Northern Right-of-way of Farm-to-Market Road 1271, locally known as 'Old Union Road' having a width of 80.00 feet, being described in said records in Volume 149 on Page 489, said point being a ½ in. iron pipe with blue plastic cap found for corner and the Point of Beginning of the herein described tract;

Thence with the South boundary line of reference tract and North Right-of-way line of said road, in curve to the left, concave to the Southeast, having a radius of 5769.58 feet, a central angle of 5°58'52", a long chord of S39°06'32"W - 602.01 feet, at an arc distance of 602.29 feet, the end of said curve, a ½ in. iron rod set for corner, from which a ½ in. iron pipe with cap stamped 'MGP 4527' found bears S53°52'54"E - 80.00 feet;

Thence S36°12'44"W, at a distance of 404.57 feet, continuing with the South boundary line of reference tract and said North Right-of-way, to the Southeast corner of 'Reserve Area A' of Union Oaks Subdivision, Revised, recorded in the Map and Plat Records of Angelina County, Texas in Cabinet I on Slide 15B, a ½ in. iron pipe with plastic maroon cap found for corner;

Thence with the East boundary line of Union Oaks Subdivision, Revised, being the West boundary line of the residual portion of reference tract, two (2) calls, as follows:

- N33°45'39"W, at a distance of 171.00 feet, a ½ in. iron rod found for corner;
- N23°55'07"W, at a distance of 902.82 feet, the Northeast corner of said subdivision and intersect the South boundary line of that certain called 20.26 acre tract conveyed as Wilson Trust No. 1, recorded in the OPRACT in Document Number 2013-00312160, a ½ in. iron pipe with cap stamped 'EGA' found for corner;

Thence N66°54'40"E, at a distance of 935.27 feet, with the North boundary line of reference tract and South boundary line of said 20.26 acre tract, to the Northeast corner of reference tract and Northwest corner of that certain called 2.062 acre tract conveyed to Jacqueline M. Sanchez, recorded in the OPRACT in Document Number 2022-00420933, a ½ in. iron rod found for corner and from which, an axle found bears S10°E - 0.22 feet;

Thence S22°06'35"E, at a distance of 283.21 feet, with the East boundary line of reference tract and West boundary line of said 2.062 acre tract, to its Southwest corner and the Northwest corner of the aforesaid referred to 0.745 acre Barthold tract, a ½ in. iron pipe with orange cap found for corner;

Thence S22°04'38"E, at a distance of 300.31 feet, continuing with the East boundary line of reference tract and West boundary line of said 0.745 acre tract, to the Point of Beginning of the herein described tract and found to contain 17.42 acres more or less.

The bearings of this survey are Grid based on the Texas State Plane System, Central Zone 4203. Distances are surface distances given in U. S. Survey feet.

Surveyor's Certificate

KNOW ALL MEN BY THESE PRESENTS:

That I, Dean Yates, do hereby certify that I prepared this plat from an actual and accurate survey of the land and that the corner monuments shown thereon as set were properly placed under my personal supervision in accordance with the Subdivision Ordinance of Hudson, Angelina County, Texas.

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

Dean Yates
Registered Professional Land Surveyor No. 6302
GLS
1609 S. Chestnut St., Suite 202
Lufkin, TX 75901

STATE OF TEXAS §
COUNTY OF ANGELINA §

Before me, the undersigned authority, a Notary Public in and for the State of Texas, on this day personally appeared Dean Yates, 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 purpose and considerations therein expressed.

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

Notary Public in and for the State of Texas

Date Commission Expires

CERTIFICATE OF RECORD

THE STATE OF TEXAS §

COUNTY OF ANGELINA §

I, Amy Fincher, the County Clerk of Angelina County, Texas, do hereby certify that the subdivision plat, certificates and acknowledgements of Clara Adkison Subdivision, a subdivision in Angelina County, Texas were filed in this office at _____ o'clock on the _____ day of _____, 2025, A.D., and recorded in Cabinet _____ on Slide _____ of the map and plat records of Angelina County, Texas.

Witnessed by my hand and seal of the County Clerk, at the office in Lufkin, Texas, the date and year in this certificate written.

County Clerk, Angelina County, Texas

BY: _____

LEGEND

FOUND

- IRF 1/2" Iron Rod
- IPF 1/2" Iron Pipe (as noted)
- X — Barbed Wire Fence
- O — Chain Link Fence
- E — Electric Line
- PPL Power Pole

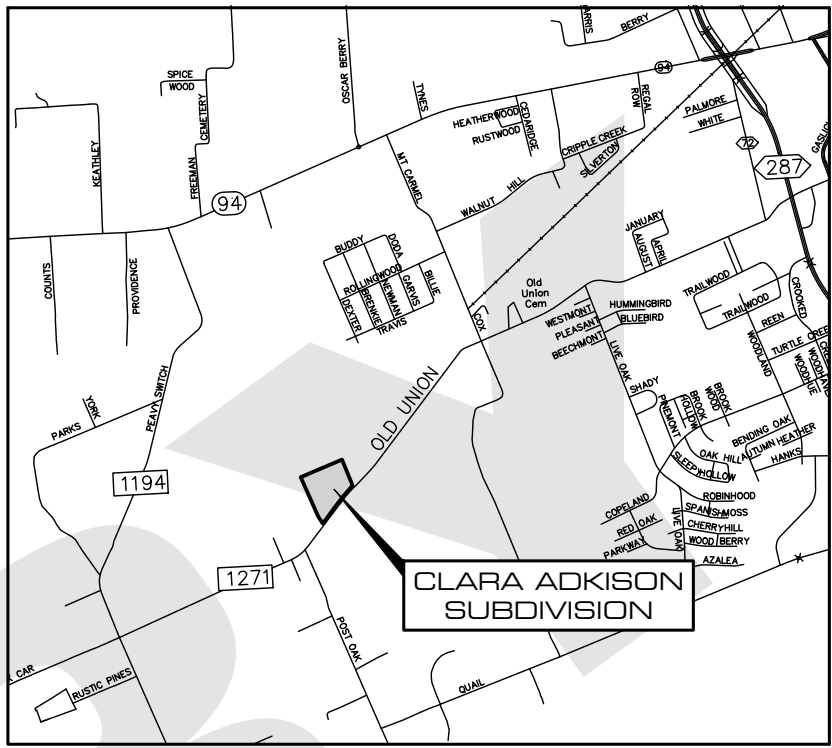
SET

- IRS 1/2" Iron Rod w/ yellow plastic cap marked Goodwin Lasiter

ABBREVIATIONS

- B.L. Building Line
- D.U.E. Drainage & Utility Easement
- D.E. Drainage Easement
- U.E. Utility Easement
- MPRACT Map and Plat Records of Angelina County, Texas
- OPRACT Official Public Records of Angelina County, Texas

CURVE TABLE					
CURVE	DELTA	RADIUS	LENGTH	CHORD BEARING	CHORD DIST.
C1	5°58'52"	5769.58'	602.29'	S39°06'32"W	602.01'
C2	3°01'49"	5769.58'	305.15'	S40°35'03"W	305.12'
C3	2°01'47"	5769.58'	204.38'	S38°03'15"W	204.37'
C4	0°55'16"	5769.58'	92.75'	S36°34'44"W	92.75'



VICINITY MAP
NTS

STATE OF TEXAS §
COUNTY OF ANGELINA §

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

That I, Clara Anthony Adkison, owner do hereby adopt this plat designating the herein described property as Clara Adkison Subdivision, a subdivision to the City of Hudson, Texas, and do hereby dedicate, in fee simple, to the public use forever (except as noted) the streets and alleys shown thereon. The streets and alleys are dedicated for street purposes. The Easements and public use areas, as shown, are dedicated for the public use forever, for the purposes indicated on this plat. No buildings, fences, trees, shrubs, or other improvements or growths shall be constructed or placed upon, over or across the Easements as shown, except that landscape improvements may be placed in Landscape Easements, if approved by the City of Hudson. In addition, Utility Easements may also be used for mutual use and accommodation of all public utilities desiring to use or using the same unless the easement limits the use to particular utilities, said use by public utilities being subordinate to the Public's and City of Hudson's use thereof. The City of Hudson and public utility entities shall have the right to remove and keep removed all or parts of any buildings, fences, trees, shrubs or other improvements or growths which may in any way endanger or interfere with the construction, maintenance, or efficiency of their respective systems in said Easements. The City of Hudson and public utility entities shall at all times have the full right of Ingress and Egress to or from their respective easements for the purpose of constructing, reconstructing, inspecting, patrolling, maintaining, reading meters, and adding to or removing all or parts of their respective systems without the necessity at any time procuring permission from anyone.

This plat approved subject to all platting ordinances, rules, regulations and resolutions of the City of Hudson, Texas.

WITNESS, my hand this the _____ day of _____, 2025, A.D.

Clara Anthony Adkison, owner

STATE OF TEXAS §

COUNTY OF ANGELINA §

Before me, the undersigned authority, a Notary Public in and for the State of _____, on this day personally appeared Clara Anthony Adkison, 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 purpose and considerations therein expressed.

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

Notary Public in and for the State of _____

Date Commission Expires _____

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SUBDIVISION PLAT CLARA ADKISON SUBDIVISION

A SUBDIVISION OF 17.42 ACRES OF LAND
IN THE J. A. BONTON SURVEY, A-5
ANGELINA COUNTY, TEXAS

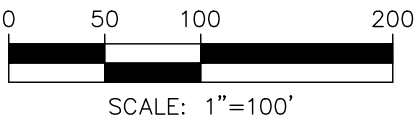
AUGUST 2025



GOODWIN • LASITER • STRONG
ENGINEERING • ARCHITECTURE • SURVEYING
LANDSCAPE ARCHITECTURE • INTERIOR DESIGN
1609 S. CHESTNUT ST., STE. 202 - LUFKIN, TEXAS 75901 - (836) 627-4900
4077 CROSS PARK DR. STE. 100 - BRYAN, TEXAS 77808 - (979) 778-9700
455 RICE ROAD STE. 107 - TYLER, TEXAS 75701 - (903) 581-3805
TBPB FIRM REGISTRATION #413 - TBPB FIRM REGISTRATION #10110300

Notes:

- 1) 1/2" Iron Rods set at interior lot corners unless otherwise noted.
- 2) There may be other easements that affect the subject property. Title information not available at the time of survey.



Mayor, City of Hudson

City Secretary, City of Hudson