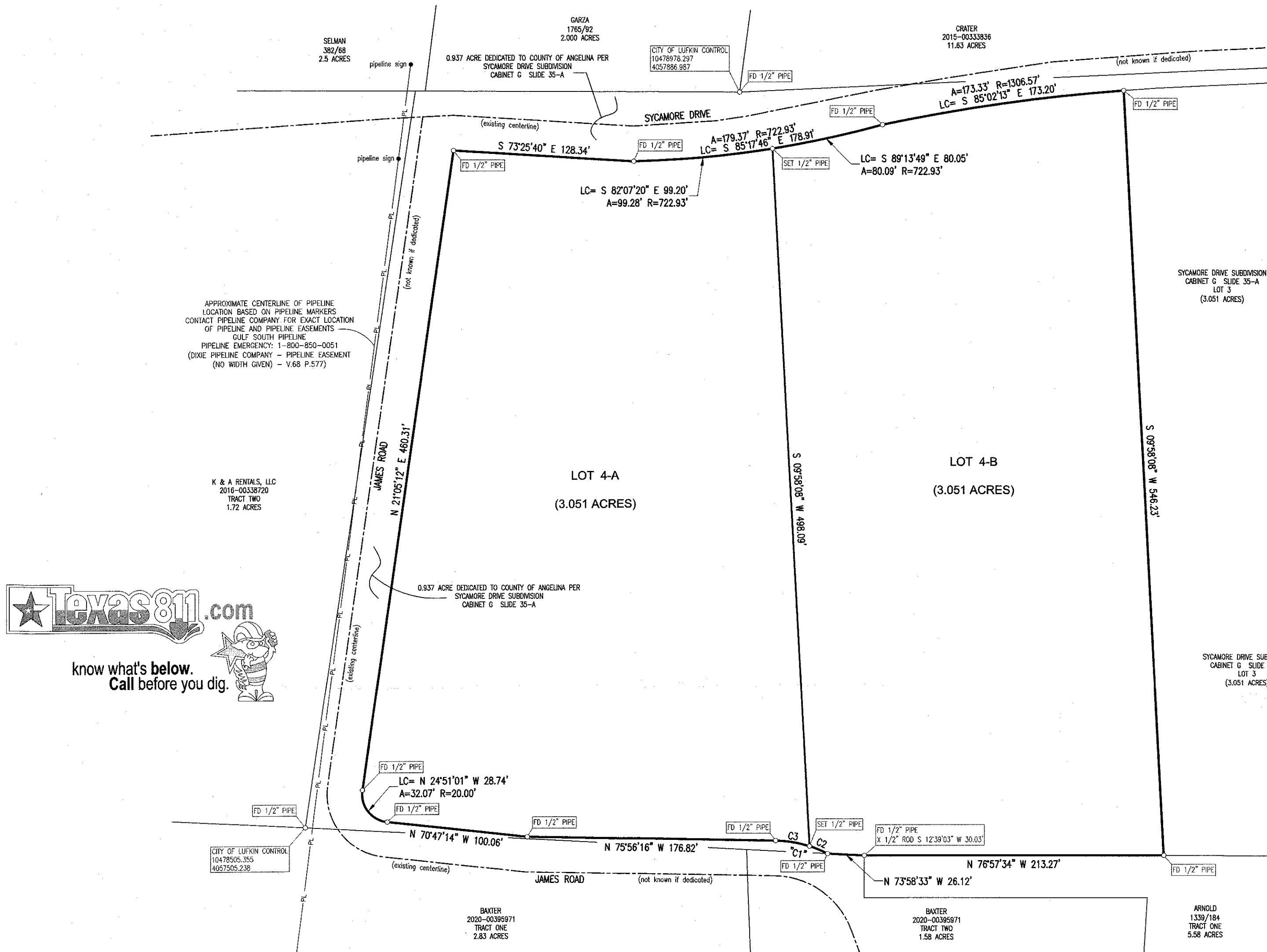
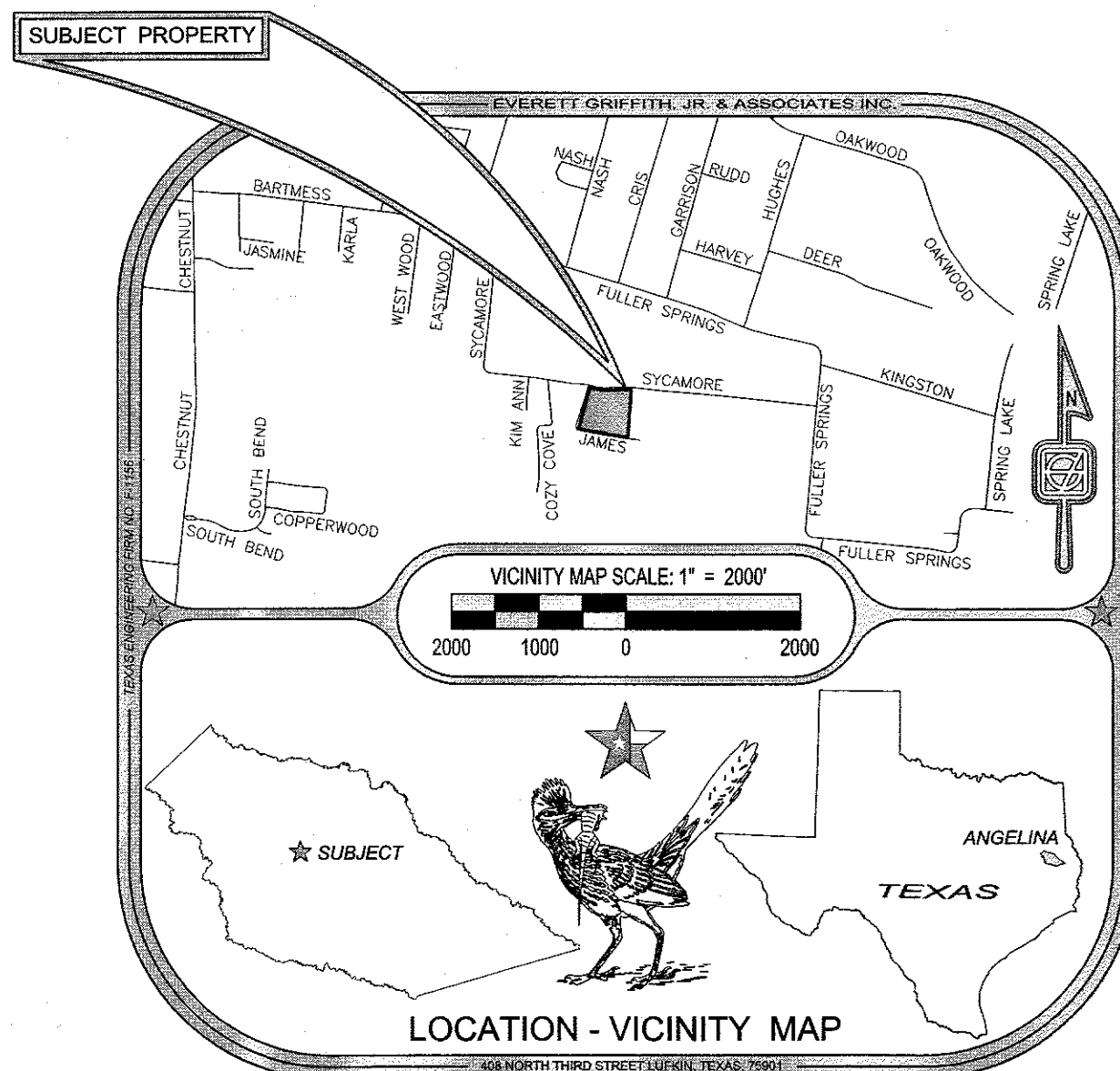


SYCAMORE DRIVE SUBDIVISION - LOT 4 REVISED



CURVE DATA TABLE				
CURVE	LONG CHORD	RADIUS	ARC LENGTH	DELTA
C1	N 62°47'46" W 38.20'	84.00'	38.53'	26°17'00"
C2	N 54°26'08" W 14.00'	84.00'	14.02'	9°33'45"
C3	N 67°34'38" W 24.43'	84.00'	24.51'	16°43'15"



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 SYCAMORE DRIVE SUBDIVISION - LOT 4 REVISED to the County of Angelina, Texas was filed in this office at _____ m. o'clock on the _____ day of _____, A.D. 20 _____ and recorded in Cabinet _____ on Slide _____ 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
Angelina County, Texas

FOR REVIEW PURPOSES ONLY

PRELIMINARY
THIS DOCUMENT SHALL NOT
BE RECORDED FOR ANY PURPOSE

R.F. (RICK) FREEMAN, R.P.L.S. 4202

DATE: APRIL 19, 2021

OWNER'S CERTIFICATE

THE STATE OF TEXAS:
COUNTY OF ANGELINA:

Whereas A & K Land Sales, LLC is the owner of all that certain tract or parcel of land lying and situated in the Extra Territorial Jurisdiction of the City of Lufkin, Angelina County, Texas, out of the J. Labaume Survey, Abstract No. 21 and being all of Lot No. 4 (6.102 Acres) of SYCAMORE DRIVE SUBDIVISION, a subdivision in the Extra Territorial Jurisdiction of the City of Lufkin, Angelina County, Texas, as reflected on the plat recorded in Cabinet G on Slide 35-A of the Map and Plat Records of Angelina County, Texas.

Basis of Bearings: The North boundary line of Boulware Subdivision, a subdivision of record in Cabinet D on Slide 8-A of the Map and Plat Records of Angelina County, Texas - (Plat Call of S 79° 08' 15" E 277.78 feet - found iron stake and 1/2" pipe 277.78 feet apart)

SURVEYOR'S CERTIFICATE

THE STATE OF TEXAS:
COUNTY OF ANGELINA:

KNOW ALL MEN BY THESE PRESENTS:

That I, R.F. (Rick) Freeman 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 the City of Lufkin.

R.F. (Rick) Freeman
Registered Professional Land Surveyor No. 4202

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 R.F. (Rick) Freeman, 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 _____ day of _____, 20 _____

Notary Public in and for
Angelina County, Texas

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

That A & K Land Sales, LLC does hereby adopt this plat designating the herein above described property as SYCAMORE DRIVE SUBDIVISION - LOT 4 REVISED, an subdivision in the Extra Territorial Jurisdiction of City of Lufkin, Texas, and does hereby dedicate, in fee simple, to the public use forever, 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 Lufkin. In addition, Utility Easements may also be used for the 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 Publics and City of Lufkin's use thereof. The City of Lufkin 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 Lufkin 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 of any time procuring permission from anyone.

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

Witness my hand at Lufkin, Texas this _____ day of _____, 20 _____

Authorized Representative for
A & K Land Sales, LLC

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 _____, Authorized Representative for A & K Land Sales, LLC 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 expressed.

Given under my hand and seal of office this _____ day of _____, 20 _____

Notary Public in and for
Angelina County, Texas

CERTIFICATE OF APPROVAL

Approved and accepted for the City of Lufkin this _____ day of _____, 20 _____ by the Planning Department and the Engineering Department of the City of Lufkin, Texas.

Planning Department

Engineering Department

This Subdivision lies within the Extra Territorial Jurisdiction of the City of Lufkin, Texas and must be signed (approved) by the City of Lufkin, Texas per agreement between the City of Lufkin, Texas and the County of Angelina.

ENGINEERS - SURVEYORS
Everett Griffith, Jr. & Associates Inc.
408 NORTH THIRD STREET
LUFKIN, TEXAS, 75901
TEXAS ENGINEERING FIRM NO. F-1156 936-634-5528 TEXAS SURVEYING FIRM NO. 10029100

FINAL PLAT
SYCAMORE DRIVE SUBDIVISION - LOT 4 REVISED
A SUBDIVISION OF 6.102 ACRES
OWNER: A & K LAND SALES, LLC
J. LABAUME SURVEY, ABSTRACT NO. 21
ANGELINA COUNTY, TEXAS

Sheet

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of

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