

SURVEYOR'S NOTES:

- 1.) BEARINGS AND DISTANCES WERE DERIVED FROM G.P.S. OBSERVATIONS AND ARE BASED ON THE TEXAS STATE PLANE COORDINATE SYSTEM, N.A.D. 83 NORTH CENTRAL ZONE (FIPS 4202).
- 2.) NO EFFORT WAS MADE BY THE SURVEYOR TO LOCATE POSSIBLE UNDERGROUND GAS LINES AND/OR OTHER SUBSURFACE UTILITIES IN THIS PROPERTY. SURVEYOR ASSUMES NO RESPONSIBILITY FOR ANY RESULT OR ACCIDENT THEREOF.
- 3.) THIS SURVEY WAS MADE WITHOUT THE BENEFIT OF AN ABSTRACT OF TITLE. THERE MAY BE EASEMENTS, ENCUMBRANCES AND OTHER MATTERS OF RECORD NOT SHOWN HEREON AS A RESULT.
- 4.) ADDRESS SURVEYING, LLC PROJECT NUMBER 2021-0068-A, DRAFTED BY R.C.A. (01/24/2022)

SURVEYOR'S CERTIFICATE:

I, ROSS C. ANDRESS, TEXAS REGISTERED PROFESSIONAL LAND SURVEYOR NUMBER 6464, DECLARE THAT THE PLAT SHOWN HEREON REPRESENTS THE RESULTS OF AN ON THE GROUND SURVEY MADE UNDER MY DIRECTION AND SUPERVISION IN JANUARY OF 2022 AND THIS SURVEY COMPLIES WITH THE TEXAS BOARD OF PROFESSIONAL LAND SURVEYORS STANDARDS EFFECTIVE SEPTEMBER, 1992. GIVEN UNDER MY HAND AND SEAL, THIS THE 2ND DAY OF FEBRUARY, 2022.



ROSS C. ANDRESS, TEXAS REGISTERED PROFESSIONAL LAND SURVEYOR NO. 6464
 ADDRESS SURVEYING, LLC
 506 RICHARDSON STREET ATHENS, TEXAS 75751 (903) 904-5043
 TBPLS FIRM NUMBER: 10194120

OWNERSHIP ACKNOWLEDGEMENT:

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS: THAT I, BRITTANY ALLEN, REGISTERED AGENT OF B ALLEN PROPERTIES, LLC, OWNER OF LOT 1 AND LOT 2, BLOCK 1 OF THE W.C. SMITH HOMESTEAD ADDITION TO THE CITY OF MALAKOFF, TEXAS, DO HEREBY ADOPT THIS REPLAT DESIGNATING THE HEREIN PROPERTY AS "LOT 1-A, BLOCK 1 OF THE W.C. SMITH HOMESTEAD ADDITION TO THE CITY OF MALAKOFF, TEXAS", A SUBDIVISION OF HENDERSON COUNTY, TEXAS, AND DO HEREBY DEDICATE TO THE PUBLIC USE FOREVER THE STREETS AND EASEMENTS SHOWN SO FAR AS MY INTEREST MAY APPEAR.

THIS PLAT APPROVED SUBJECT TO ALL KNOWN PLATTING ORDINANCES, RULES, REGULATIONS AND RESOLUTIONS OF THE CITY OF MALAKOFF, HENDERSON COUNTY AND THE STATE OF TEXAS.

WITNESS MY HAND, THIS THE ____ DAY OF _____, 2022.

BRITTANY L. ALLEN

B ALLEN PROPERTIES, LLC
 528 COVENTRY STREET
 BULLARD, TEXAS 75757
 (972) 835-9011

NOTARIZATION:

NOW, THEREFORE, KNOW BY ALL MEN BY THESE PRESENTS: BEFORE ME, THE UNDERSIGNED AUTHORITY, A NOTARY PUBLIC IN AND FOR HENDERSON COUNTY, TEXAS, ON THIS DAY APPEARED BRITTANY ALLEN, REGISTERED AGENT FOR B ALLEN PROPERTIES, LLC, 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 HEREIN EXPRESSED.

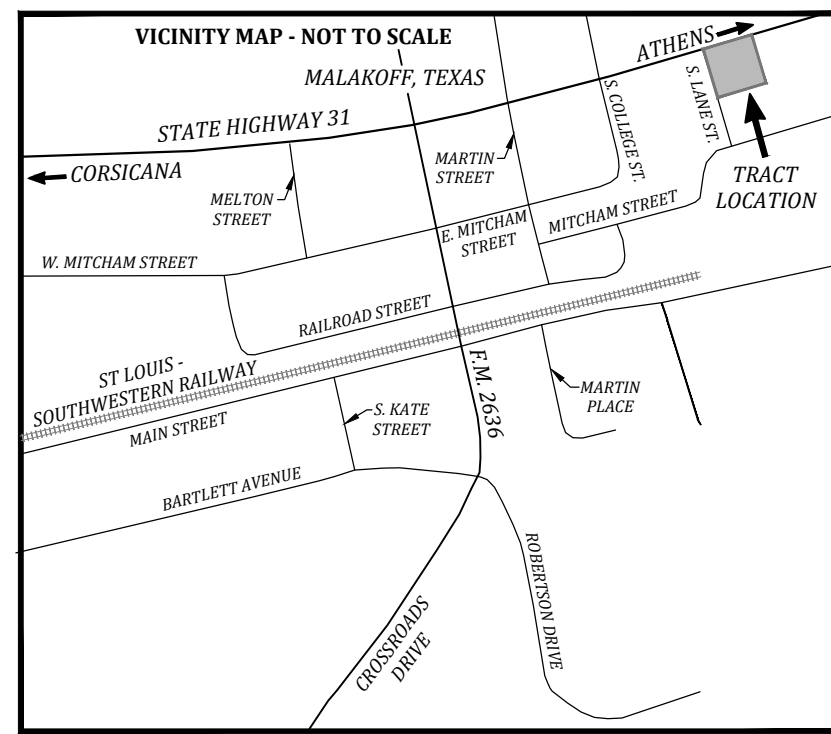
SUBSCRIBED TO AND SWORN BEFORE ME, A NOTARY PUBLIC, IN AND FOR HENDERSON COUNTY, TEXAS ON THIS THE ____ DAY OF _____, 2022.

NOTARY PUBLIC, IN AND FOR HENDERSON COUNTY, TEXAS

CLERK'S OFFICE ACCEPTANCE:

I, COUNTY CLERK FOR HENDERSON COUNTY, TEXAS, DO HEREBY CERTIFY THAT THE FOREGOING PLAT WAS FILED IN MY OFFICE ON THIS THE ____ DAY OF _____, 2022.

COUNTY CLERK, HENDERSON COUNTY TEXAS



ADDRESS SURVEYING, LLC
 506 Richardson Street ~ Athens, Texas 75751
 Phone: (903) 904-5043 | Fax: (903) 904-5044
 AddressSurveying.com TBPLS Firm No. 10194120

FILED FOR RECORD IN CABINET _____, SLIDE _____
 PLAT RECORDS OF HENDERSON COUNTY, TEXAS.



ALL THAT CERTAIN LOT, TRACT OR PARCEL OF LAND, LOCATED WITHIN THE PETER TUMLINSON SURVEY, ABSTRACT NUMBER 755 IN HENDERSON COUNTY, TEXAS, BEING ALL OF LOT 1 AND ALL OF LOT 2, BLOCK 1, OF THE W.C. SMITH HOMESTEAD ADDITION TO THE CITY OF MALAKOFF, TEXAS AS SHOWN ON A PLAT RECORDED IN CABINET A, SLIDE 47 OF THE PLAT RECORDS OF HENDERSON COUNTY, TEXAS (P.R.H.C.T.), AND BEING DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT A FOUND 1/2 INCH IRON AT THE INTERSECTION OF THE SOUTHEAST LINE OF E. ROYALL BOULEVARD (ALSO KNOWN AS STATE HIGHWAY 31), WITH THE NORTHEAST LINE OF S. LANE STREET (KNOWN AS MARY STREET PER CABINET A, SLIDE 47 (P.R.H.C.T.)), BEING THE NORTHWEST CORNER OF LOT 1, AND BEING THE NORTHWEST CORNER OF THE HEREIN DESCRIBED LOT 1-A;

THENCE NORTH 72°55'23" EAST WITH THE SOUTHEAST LINE OF E. ROYALL BOULEVARD, AT A DISTANCE OF 69.89 FEET PASSING A FOUND 1/2 INCH IRON ROD AT THE THE COMMON NORTHERLY CORNER OF LOT 1 AND LOT 2, AND CONTINUING A TOTAL DISTANCE OF 140.02 FEET TO A FOUND 1/2 INCH IRON ROD, BEING THE NORTHWEST CORNER OF LOT 3, BEING THE NORTHEAST CORNER OF LOT 2, AND BEING THE NORTHEAST CORNER OF THIS TRACT;

THENCE SOUTH 17°26'51" EAST WITH THE COMMON LINE OF LOT 2 AND LOT 3, A DISTANCE OF 149.81 FEET TO A FOUND 1/2 INCH IRON ROD, BEING THE SOUTHWEST CORNER OF LOT 3, BEING THE NORTHWEST CORNER OF LOT 10, BEING THE NORTHEAST CORNER OF LOT 9, BEING THE SOUTHEAST CORNER OF LOT 2, AND BEING THE SOUTHEAST CORNER OF THIS TRACT;

THENCE SOUTH 72°52'35" WEST WITH THE COMMON LINE OF LOT 2 AND LOT 9, AT A DISTANCE OF 70.06 FEET, PASSING A FOUND 1/2 INCH IRON ROD AT A CHAIN-LINK FENCE CORNER, BEING THE COMMON CORNER OF LOT 1, LOT 2, LOT 8, AND LOT 9, AND CONTINUING WITH THE COMMON LINE OF LOT 1 AND LOT 8, A TOTAL DISTANCE OF 140.09 FEET TO A FOUND 1/2 INCH IRON ROD IN A CHAIN LINK FENCE, BEING IN THE NORTHEAST LINE OF S. LANE STREET, BEING THE NORTHWEST CORNER OF LOT 8, BEING THE SOUTHWEST CORNER OF LOT 1, AND BEING THE SOUTHWEST CORNER OF THIS TRACT;

THENCE NORTH 17°25'22" WEST WITH THE NORTHEAST LINE OF S. LANE STREET, A DISTANCE OF 149.92 FEET TO THE **PLACE OF BEGINNING**, CONTAINING **0.482 ACRES** OF LAND.



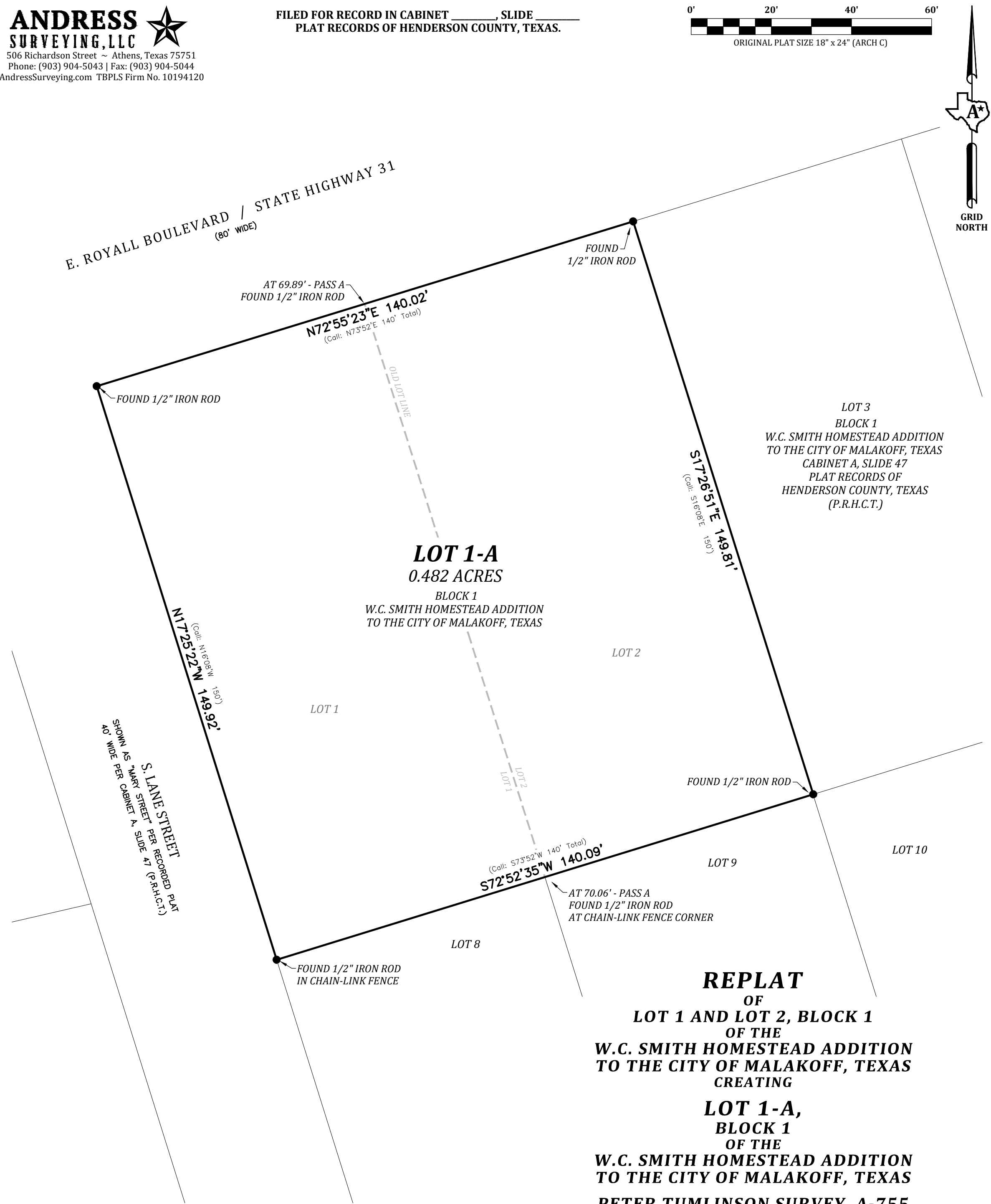
CITY OF MALAKOFF APPROVAL:

THIS APPROVED PLAT IS SUBJECT TO ALL KNOWN PLATTING ORDINANCES, RULES, REGULATIONS AND RESOLUTIONS OF THE CITY OF MALAKOFF, THE COUNTY OF HENDERSON, AND THE STATE OF TEXAS.

APPROVED BY THE CITY COUNCIL OF MALAKOFF, TEXAS ON THIS THE ____ DAY OF _____, 2022.

ACCEPT: MAYOR OF MALAKOFF, TEXAS

ATTEST: CITY SECRETARY OF MALAKOFF, TEXAS



REPLAT
 OF
LOT 1 AND LOT 2, BLOCK 1
 OF THE
W.C. SMITH HOMESTEAD ADDITION
TO THE CITY OF MALAKOFF, TEXAS
 CREATING
LOT 1-A,
BLOCK 1
OF THE
W.C. SMITH HOMESTEAD ADDITION
TO THE CITY OF MALAKOFF, TEXAS
PETER TUMLINSON SURVEY, A-755
MALAKOFF, HENDERSON COUNTY, TEXAS
1" = 20'

THE REPLAT SHOWN HEREON IS ALL OF LOT 1, BLOCK 1 OF THE W.C. SMITH HOMESTEAD ADDITION TO THE CITY OF MALAKOFF, TEXAS CONVEYED IN INSTRUMENT NUMBER 2021-00013683 (O.R.H.C.T.) AND ALL OF LOT 2, BLOCK 1 OF THE W.C. SMITH HOMESTEAD ADDITION TO THE CITY OF MALAKOFF, TEXAS CONVEYED IN INSTRUMENT NUMBER 2021-00013514 (O.R.H.C.T.), BOTH OF WHICH ARE SHOWN ON A PLAT OF THE W.C. SMITH HOMESTEAD ADDITION TO THE CITY OF MALAKOFF, TEXAS, RECORDED IN CABINET A, SLIDE 47 OF THE PLAT RECORDS OF HENDERSON COUNTY, TEXAS