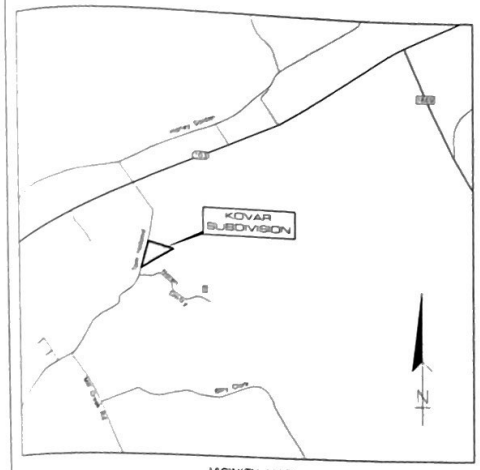
# KOVAR SUBDIVISION

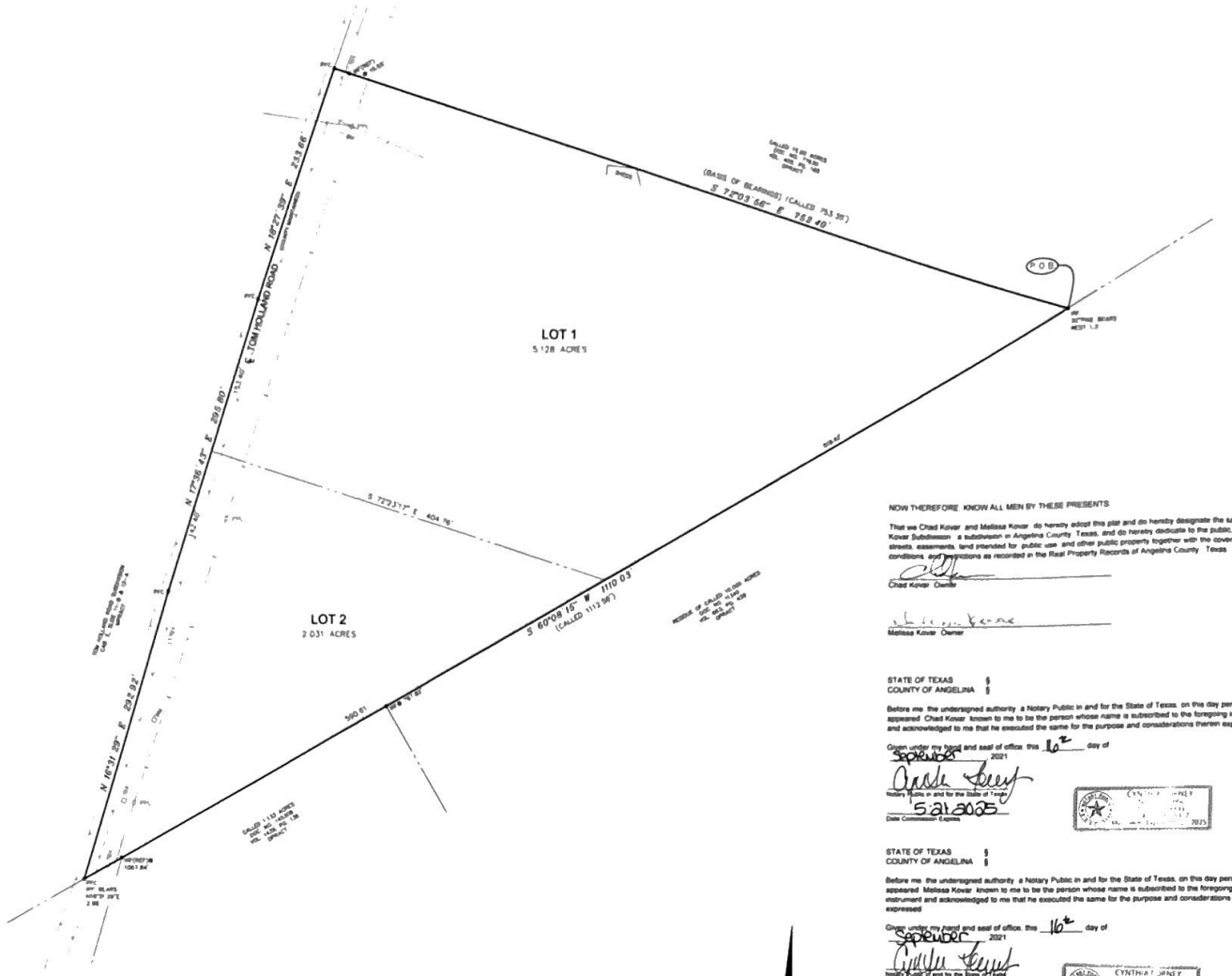
A SUBDIVISION OF 7.159 ACRES OF LAND
IN THE LEO TOMLINSON SURVEY, A-610
ANGELINA COUNTY, TEXAS

SEPTEMBER 2021

LOCATED AND LAID OUT BY GOODWIN-LASITER-STRONG




VICINITY MAP
NTS




State of Texas §

County of Angelina §

## OWNERS CERTIFICATE

Whereas Chad Kovar and Melissa Kovar the owners of that certain tract or parcel of land containing 7.159 acres situated in the Leo Tomlinson Survey, Abstract No. 610, and also being that same and certain tract called 1.127 acres, as described in Warranty Deed from Phyllis Pennington Kovar to Chad Kovar and Melissa Kovar dated March 20, 2019 recorded as Document No. 379290 of the Official Public Records of Angelina County, Texas (O.P.R.A.C.T.) to which reference is hereby given. Said 7.159 acres being further described by metes and bounds as follows, to wit

BEGINNING at a 1/2 inch iron rod found in the north boundary line of the residue of a called 16.000 acre tract as described in Deed dated December 15, 1986 recorded as Document No. 11340 in Volume 663, Page 439 (O.P.R.A.C.T.), for the southeast corner of a called 15.00 acre tract as described in Warranty Deed dated September 28, 1973 recorded as Document No. 77630 in Volume 405, Page 168 (O.P.R.A.C.T.), same being the northeast corner and Point of Beginning of the herein described tract, from which a 30 inch pine tree bears West, a distance of 1.3 feet,

THENCE South 60°08'15" West, along and with the north boundary line of the aforementioned residue of a called 16.000 acre tract, passing a 1/2 inch iron rod found for the most northerly corner of a called 1.133 acre tract as described in Warranty Deed dated May 9, 2001 recorded as Document No. 145308 in Volume 1439, Page 38 (O.P.R.A.C.T.), at a distance of 767.82 feet, continuing along and with the north boundary line of said 1.133 acre tract passing a 1/2 inch iron rod found for reference, at a distance of 1087.84 in the recognized east margin of a county maintained road known locally as "Tom Holland Road", and continuing for a total distance of 1110.03 (called 1112.56) feet to a point in the recognized centerline of Tom Holland Road for the southwest corner of the herein described tract,

THENCE along and with the recognized and platted centerline of Tom Holland Road as follows:

North 18°31'29" East, passing a 1/2 inch iron pipe found for the southeast corner of Tom Holland Road Subdivision as depicted on plat recorded July 28, 2006, in Cabinet E, Slide 11B & 12A in the Map and Plat Records of Angelina County, Texas (M.P.R.A.C.T.), at a distance of 2.88 feet, and continuing along and with the east boundary line of said subdivision for a total distance of 293.92 feet to a point for corner,

North 17°36'45" East, continuing along and with the east boundary line of said subdivision, a distance of 296.80 feet to a point for corner,

North 18°27'39" East, continuing along and with the east boundary line of said subdivision, a distance of 293.66 feet to a point for the recognized southwest corner of the above-referenced 15.00 acre tract,

THENCE South 72°03'56" East (Basis of Bearings), along and with the south boundary line of the called 15.00 acre tract, passing a 1/2 inch iron rod found for reference, at a distance of 15.55 feet, and continuing for a total distance of 793.40 (called 793.35) feet to the Point of Beginning and containing 7.159 acres, more or less.

## CERTIFICATE OF RECORD

THE STATE OF TEXAS §

COUNTY OF ANGELINA §

Amy Fincher, the County Clerk of Angelina County, Texas, do hereby certify that the subdivision plat, certificates and acknowledgements of Kovar Subdivision, a subdivision in Angelina County, Texas were filed in this office at 8:10 o'clock on the 17th day of September, 2021 A.D. and recorded in Cabinet E, on Slide 67B, of the map and plat records of Angelina County, Texas.

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

FILED
8:10:00 A M
SEP 17 2021

Amy Fincher
County Clerk, Angelina County, Texas

By _____ Deputy

## 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 Angelina County, Texas.

Dean Yates 9/16/21

Dean Yates
Registered Professional Land Surveyor No. 6302
Goodwin-Lasiter, Inc.
1609 S. Chestnut St., Suite 202
Lufkin, TX 75901

STATE OF TEXAS
REGISTERED
DEAN YATES
6302
PROFESSIONAL
LAND SURVEYOR

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 16th day of September 2021

Notary Public in and for the State of Texas

5.21.2025
Date Commission Expires

CYNTHIA I ORNELY
Notary Public
State of Texas
ID #126905111
My Comm. Expires 05-21-2025

## CERTIFICATE OF APPROVAL BY THE COMMISSIONERS COURT OF ANGELINA COUNTY TEXAS

Approved and accepted by the Commissioners Court of Angelina County, Texas this the 14th day of September 2021

County Judge, Angelina County, Texas

Commissioner, Precinct No. 1

Commissioner, Precinct No. 2

Commissioner, Precinct No. 3

Commissioner, Precinct No. 4

NOW THEREFORE KNOW ALL MEN BY THESE PRESENTS

That we Chad Kovar and Melissa Kovar, do hereby adopt this plat and do hereby designate the same as Kovar Subdivision, a subdivision in Angelina County, Texas, and do hereby dedicate to the public, use of all streets, easements, land intended for public use, and other public property together with the covenants, conditions, and restrictions as recorded in the Real Property Records of Angelina County, Texas.

Chad Kovar, Owner

Melissa Kovar, Owner

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 Chad Kovar, 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 16th day of September 2021

Notary Public in and for the State of Texas

5.21.2025
Date Commission Expires

CYNTHIA I ORNELY
Notary Public
State of Texas
ID #126905111
My Comm. Expires 05-21-2025

STATE OF TEXAS §
COUNTY OF ANGELINA §

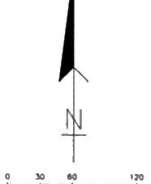
Before me, the undersigned authority, a Notary Public in and for the State of Texas, on this day personally appeared Melissa Kovar, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same for the purpose and considerations therein expressed.

Given under my hand and seal of office, this 16th day of September 2021

Notary Public in and for the State of Texas

5.21.2025
Date Commission Expires

CYNTHIA I ORNELY
Notary Public
State of Texas
ID #126905111
My Comm. Expires 05-21-2025




## LEGEND

FOUND
- ● IRF — 1/2" Iron Rod
- ● IPF — 1/2" Iron Pipe
- ○ PPE — Point For Corner
- Wooden Fence
- Barbed Wire Fence
- Overhead Electric Line
- WM — Water Meter
- PP — Power Pole
- TP — Telephone Pedestal

ABBREVIATIONS
- MPRACT — Map and Plat Records of Angelina County, Texas
- OPRACT — Official Public Records of Angelina County, Texas

Notes

1) 1/2" Iron Rods set at interior lot corners unless otherwise noted.

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SUBDIVISION PLAT
KOVAR
SUBDIVISION
A SUBDIVISION OF 7.159 ACRES OF LAND IN
THE LEO TOMLINSON SURVEY, A-610
ANGELINA COUNTY, TEXAS

SEPTEMBER 2021

GLS
GOODWIN·LASITER·STRONG
ENGINEERING ARCHITECTURE SURVEYING
LANDSCAPE ARCHITECTURE INTERIOR DESIGN