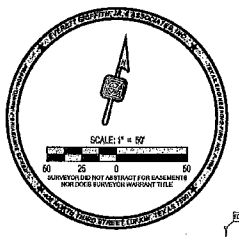
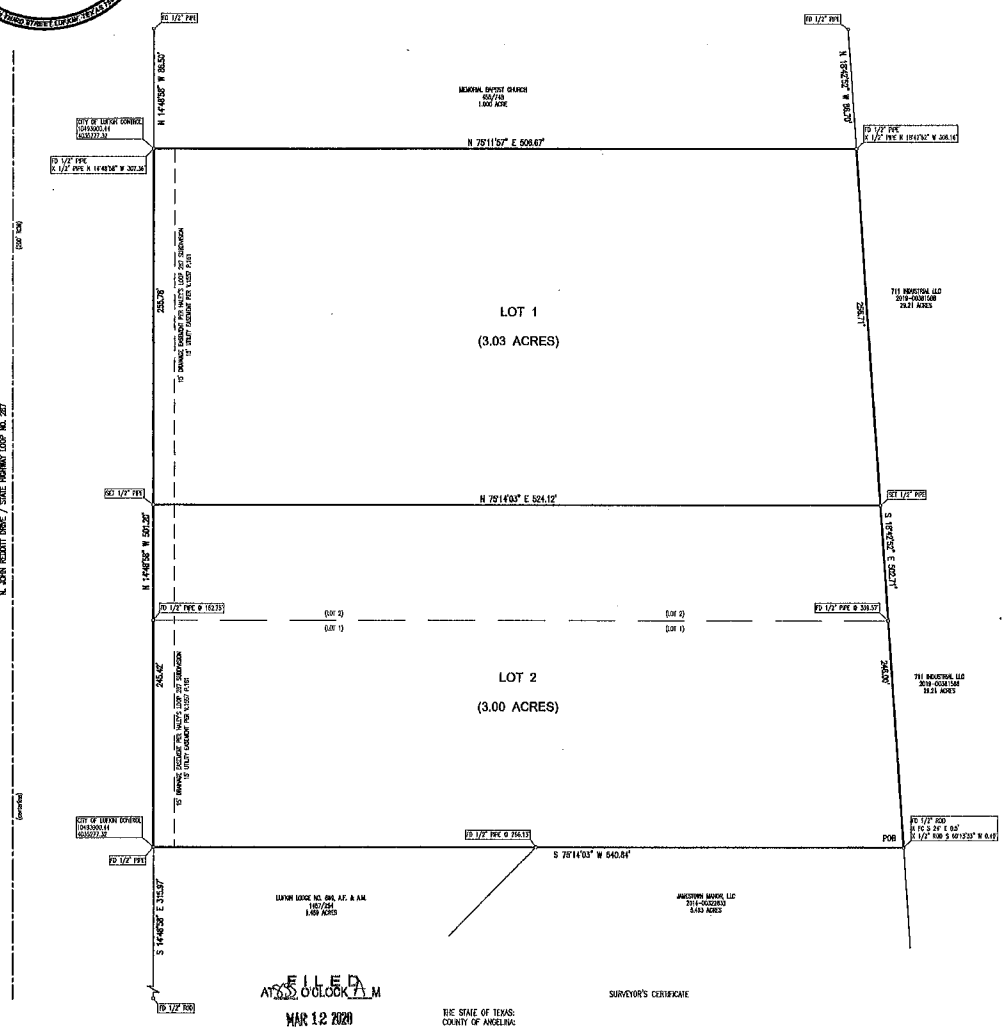
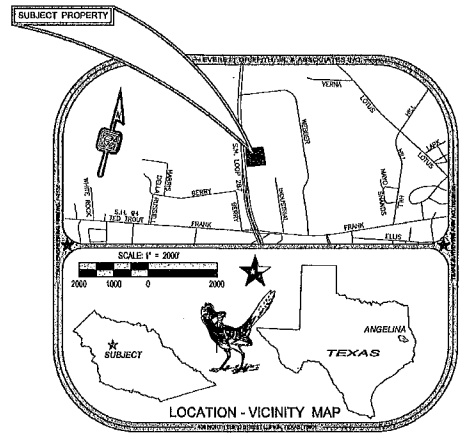
HALEY'S LOOP 287 SUBDIVISION NO. 2







LOCATION - VICINITY MAP

FILED
AT 8:55 O'CLOCK A M
MAR 12 2020
AMY FINCHER
County Clerk, County Court at Law
Angelina County, Texas
By

CERTIFICATE OF RECORD

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 HALEY'S LOOP 287 SUBDIVISION NO. 2 to the City of Lufkin, in the County of Angelina, Texas was filed in this office at 8:55 A m. o'clock on the 12th day of March, A.D. 20 20 and recorded in Cabinet A on Side 7A 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
Amy Fincher
Clerk of the County Court
Angelina County, Texas

COUNTY COURT ANGELINA COUNTY TEXAS

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.

STATE OF TEXAS REGISTERED R.F. FREEMAN 4202 PROFESSIONAL LAND SURVEYOR

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 12th day of February, 20 20

LESLIE PIERCE NOTARY PUBLIC STATE OF TEXAS ID # 131110843 My Comm. Expires 04-28-2021

Leslie Pierce
Notary Public in and for
Angelina County, Texas

OWNER'S CERTIFICATE

THE STATE OF TEXAS:
COUNTY OF ANGELINA:

WHEREAS, the Cecil James Haley, Jr. Trust, the Sara Haley Berry Trust and Shafer Funeral Home, LLC are the owners of that certain tract or parcel of land lying and situated in Angelina County, Texas, out of the J. BLACKBURN SURVEY, ABSTRACT NO. 103 and being all of Haley's Loop 287 Subdivision, a subdivision of record in Cabinet F on Side 64-A of the Map and Plat Records of Angelina County, Texas, to which reference is hereby made for any and all purposes and the said tract or parcel being described by metes and bounds as follows, to-wit:

BEGINNING at the Southeast corner of the aforesaid referred to Haley's Loop 287 Subdivision and the Northeast corner of that certain 6.493 acre tract described in a deed from Angelina of Lufkin, LLC to Jamestown Manor, LLC dated November 4, 2014 and recorded in Document No. 2014-00322853 of the Deed Records of Angelina County, Texas in the West boundary line of that certain 29.21 acre tract described in a deed from Lufkin Industrial, LLC to 711 Industrial LLC dated May 15, 2019 and recorded in Document No. 2019-00381588 of the Deed Records of Angelina County, Texas, a 1/2" rod found for corner witnessed by a fence corner bearing S 24° E 0.5 feet and a 1/2" rod bearing S 60° 13' 33" W 0.40 feet;

THENCE S 75° 14' 03" W with the South boundary line of the said Haley's Loop 287 Subdivision and in part with the North boundary line of the said 6.493 acre tract and the North boundary line of that certain 1.459 acre tract described in a deed from Lufkin Lodge Foundation to Lufkin Lodge No. 698, A.F. & A.M. dated January 1, 1998 and recorded in Volume 1457 on Page 254 of the Deed Records of Angelina County, Texas, at 266.13 feet pass an iron a 1/2" pipe found for the Northwest corner of the said 6.493 acre tract and the Northeast corner of the said 1.459 acre tract, at 540.84 feet the Southwest corner of the said Haley's Loop 287 Subdivision and the Northwest corner of the said 1.459 acre tract in the East right-of-way line of State Highway Loop No. 287 (200 feet wide right-of-way), a 1/2" pipe found for corner witnessed by a 1/2" rod found for the Southwest corner of the said 1.459 acre tract bearing S 14° 45' 58" E 315.97 feet;

THENCE N 14° 45' 58" W with the West boundary line of the said Haley's Loop 287 Subdivision and the East right-of-way line of State Highway Loop No. 287, at 501.20 feet the Northwest corner of the said Haley's Loop 287 Subdivision and the Southeast corner of that certain 1.000 acre tract described in a deed from Cecil J. Haley et ux to Memorial Baptist Church dated March 17, 1977 and recorded in Volume 455 on Page 748 of the Deed Records of Angelina County, Texas, a 1/2" pipe found for corner witnessed by a 1/2" pipe found for the Northwest corner of the said 1.000 acre tract bearing N 14° 48' 58" W 88.50 feet and a 1/2" pipe bearing N 14° 45' 58" W 307.38 feet;

THENCE N 75° 11' 57" E with the North boundary line of the said Haley's Loop 287 Subdivision and the South boundary line of the said 1.000 acre tract, at 506.67 feet the Northeast corner of the said Haley's Loop 287 Subdivision and the Southeast corner of the said 1.000 acre tract in the West boundary line of the aforesaid 29.21 acre tract, a 1/2" pipe found for corner witnessed by a 1/2" pipe found for the Northeast corner of the said 1.000 acre tract bearing N 18° 42' 52" W 88.70 feet and a 1/2" rod found for the Northwest corner of the said 29.21 acre tract bearing N 18° 42' 52" W 308.16 feet;

THENCE S 18° 42' 52" E with the East boundary line of the said Haley's Loop 287 Subdivision and the West boundary line of the said 29.21 acre tract, at 502.71 feet the point and place of beginning and containing 6.03 acres of land, more or less.

Basis of Bearing: The West boundary line of that certain 29.2012 acre tract described in a deed from Unit Rig & Equipment Co. to Lufkin Industries, Inc. dated March 1, 1991 and recorded in Volume 825 on Page 461 of the Deed Records of Angelina County, Texas – (Deed call of N 18° 42' 52" W 810.77 feet – found 1/2" rods 810.87 feet apart)

Owner of Lot No. 1 – The Cecil James Haley Jr. Trust
The Sara Haley Berry Trust
Instrument No. 2015-00330743

Owner of Lot No. 2 – Shafer Funeral Home, LLC
Instrument No. 2015-00330744
Instrument No. 2020-00391008

CERTIFICATE OF APPROVAL

Approved and accepted for the City of Lufkin this 12TH day of MARCH, 20 20.
by the Planning Department and the Engineering Department of the City of Lufkin, Texas.

Planning Department

Engineering Department

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

That the Cecil James Haley Jr. Trust, the Sara Haley Berry Trust and Shafer Funeral Home, LLC does hereby adopt this plat designating the herein above described property as HALEY'S LOOP 287 SUBDIVISION NO. 2, an subdivision to the 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 at 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 9th day of March, 20 20

Ty Shafer
Authorized Representative for
Shafer Funeral Home, LLC
(Owner of Lot No. 2)

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 Ty Shafer, Authorized Representative for Shafer Funeral Home, 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 and consideration therein expressed.

Given under my hand and seal of office this 9th day of March, 20 20

LESLIE PIERCE NOTARY PUBLIC STATE OF TEXAS ID # 131110843 My Comm. Expires 04-28-2021

Leslie Pierce
Notary Public in and for
Angelina County, Texas

Witness my hand at Lufkin, Texas this 9th day of March, 20 20

Cecil James Haley, Jr.
Authorized Representative for
the Cecil James Haley Jr. Trust
(Owner of Lot No. 1)

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 Cecil James Haley, Jr., Authorized Representative for the Cecil James Haley Jr. Trust 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 9th day of March, 20 20

LESLIE PIERCE NOTARY PUBLIC STATE OF TEXAS ID # 131110843 My Comm. Expires 04-28-2021

Leslie Pierce
Notary Public in and for
Angelina County, Texas

Witness my hand at Lufkin, Texas this 9th day of March, 20 20

Cecil James Haley, Jr.
Authorized Representative for
the Sara Haley Berry Trust TRUSTEE
(Owner of Lot No. 1)

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 Cecil James Haley, Jr., Authorized Representative for the Sara Haley Berry Trust 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 9th day of March, 20 20

LESLIE PIERCE NOTARY PUBLIC STATE OF TEXAS ID # 131110843 My Comm. Expires 04-28-2021

Leslie Pierce
Notary Public in and for
Angelina County, Texas

ENGINEERS - SURVEYORS
Everett Griffith, Jr. & Associates Inc.
408 NORTH THIRD STREET
LUFKIN, TEXAS, 75901

FINAL PLAT
HALEY'S LOOP 287 SUBDIVISION NO. 2
A REPLAT OF HALEY'S LOOP 287 SUBDIVISION
A SUBDIVISION OF 6.03 ACRES
OWNERS: SHAFER FUNERAL HOME, LLC
THE CECIL JAMES HALEY, JR. TRUST
THE SARAH HALEY BERRY TRUST
J. BLACKBURN SURVEY, ABSTRACT NO. 103
ANGELINA COUNTY, TEXAS

Sheet 1 of 1