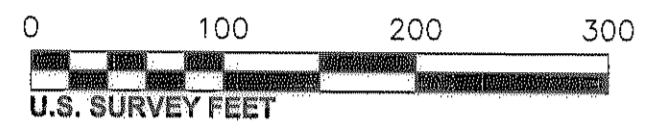


FILED
JULY 2025
AUG -6 AM 11:07
County Clerk

AMENDED PLAT OF ANDERSON COVE SUBDIVISION

A SUBDIVISION OF 9.65 ACRES OUT OF THE ARCHILIOUS YANCY SURVEY ABSTRACT NO. 625 NACOGDOCHES COUNTY, TEXAS

LEGEND
BFE = Base Flood Elevation
et = electrical transformer (underground service)
fd. = found
mkd. = marked
NCDR = Nacogoches County Deed Records
NCOPR = Nacogoches County Official Public Records
NCRPR = Nacogoches County Real Property Records
POB = Point Of Beginning
tped = telephone pedestal (underground cable)
wt. = witness
wm = water meter



STATE OF TEXAS
COUNTY OF NACOGDOCHES
KNOW ALL MEN BY THESE PRESENTS
I, Greg Sowell, County Judge of Nacogoches County, Texas, do hereby certify that this map or plat, with field notes hereon, a subdivision having been fully presented to the Commissioners Court of Nacogoches County and by the said court duly considered, was on this day approved and plat is authorized to be registered in the proper records of the County Clerk of Nacogoches County, Texas.

Greg Sowell, County Judge
Dated 8-5-25
Nacogoches County, Texas



STATE OF TEXAS
COUNTY OF NACOGDOCHES
KNOW ALL MEN BY THESE PRESENTS
I, Sandra Yates, County Clerk of Nacogoches County, Texas, do hereby certify that this foregoing instrument in writing, with its certificate of authentication was filed and duly recorded in my office on this 10th day of August, 2025 A.D., at 10:00 o'clock A.M., in Clark's Document Number 2025-5532 of the Official Public Records for said County.

Sandra Yates, County Clerk
Nacogoches County, Texas
WITNESS my hand and seal of office, at Nacogoches, the day and date last above written.

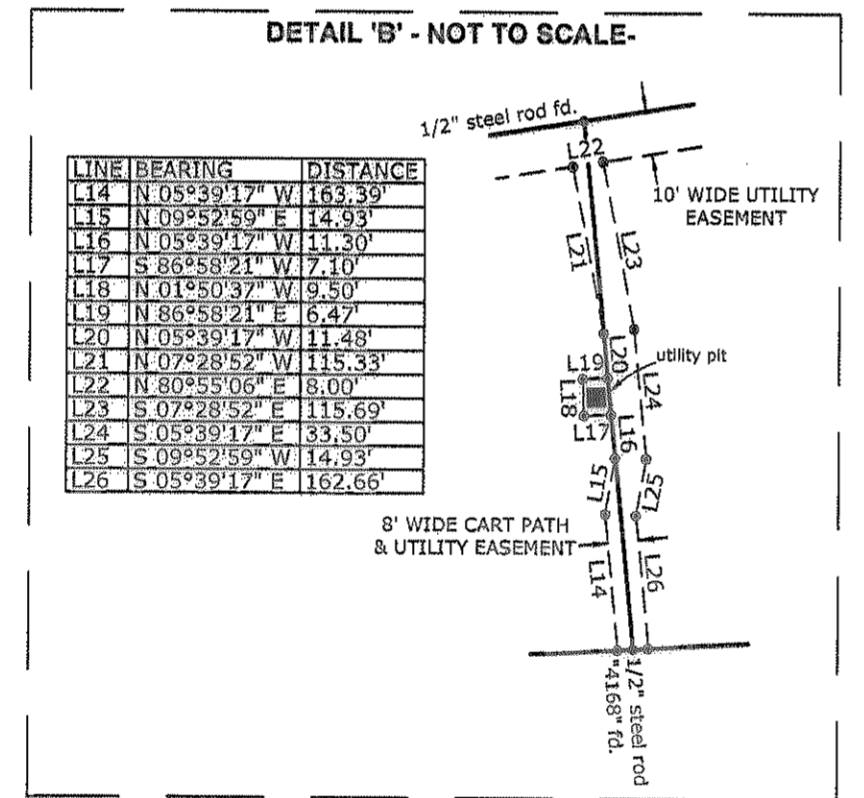
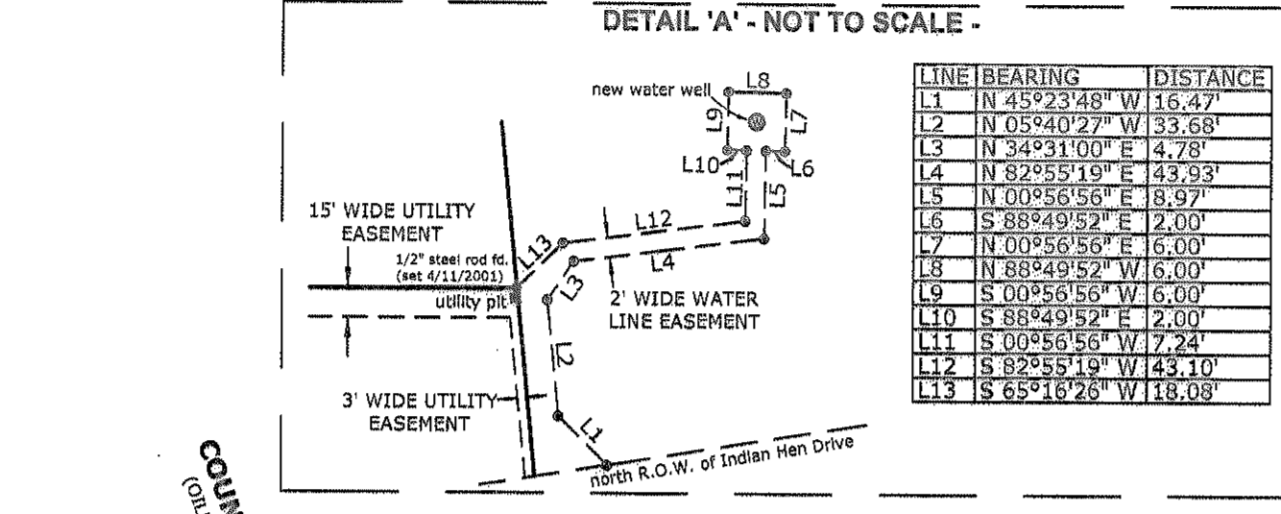
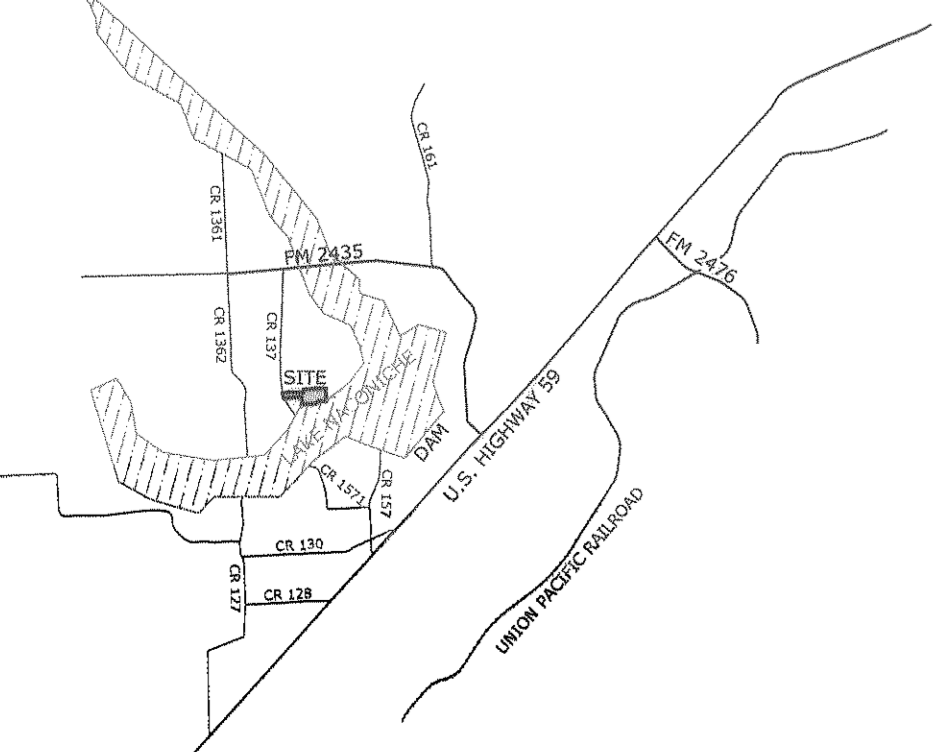
By Mary Subert Deputy

Based upon the representations of the surveyor whose seal is affixed hereto, and after review of the plat as represented by the said surveyor, I find that this plat complies with the requirements of flood plain regulations and on-site sewage facility regulations. This certification is made solely upon such representations and should not be relied upon for verifications of the facts alleged. Nacogoches County disclaims any responsibility to any member of the public for independent verification of the representations, factual or otherwise, contained in this plat and the documents associated within it.

Date: 8-5-25
Director, Environmental Services
Nacogoches County, Texas



VICINITY MAP - NOT TO SCALE -



STATE OF TEXAS
COUNTY OF NACOGDOCHES

We, Philip Anderson, individually and as President of Anderson Cove, LLC, and Franklin Anderson, individually and as Secretary-Treasurer of Anderson Cove, LLC, owners of the property subdivided in the above and foregoing map of ANDERSON COVE SUBDIVISION, do hereby make subdivision of said property, according to the lines and easements thereon shown, and designate said subdivision as ANDERSON COVE SUBDIVISION in the ARCHILIOUS YANCY SURVEY, ABSTRACT NO. 624, Nacogoches County, Texas; and dedicate to public use, as such, the easements shown thereon forever, and do hereby bind ourselves, our heirs and assigns to warrant and forever defend the title to the land so dedicated.

FURTHER, all of the property subdivided in the above and foregoing map shall be restricted in its use, which restrictions shall run with the title of the property, and shall be enforceable, at the option of Nacogoches County and any citizen thereof, by injunction, as follows:
1. The drainage of septic tanks into road, street, or other public ditches, either directly or indirectly, is strictly prohibited.
2. Drainage structures under private driveways shall have a net drainage opening area of sufficient size to permit the free flow of water without backwater, and shall be a minimum of one and three quarters (1-3/4) square feet. Culverts or bridges must be used for driveways and/or walks.

WITNESS our hands hand in Nacogoches County, Texas this 24th day of July, 2025.

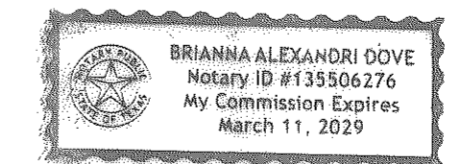
Philip Anderson, individually and as President of Anderson Cove, LLC
Franklin Anderson, individually and as Secretary-Treasurer of Anderson Cove, LLC

STATE OF TEXAS
COUNTY OF NACOGDOCHES

BEFORE ME, the undersigned authority, on this day personally appeared Philip Anderson, 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 purposes and considerations therein set forth.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this 24th day of July, 2025.

Brianna Alexandri Dove
Notary Public in and for
Nacogoches County, Texas

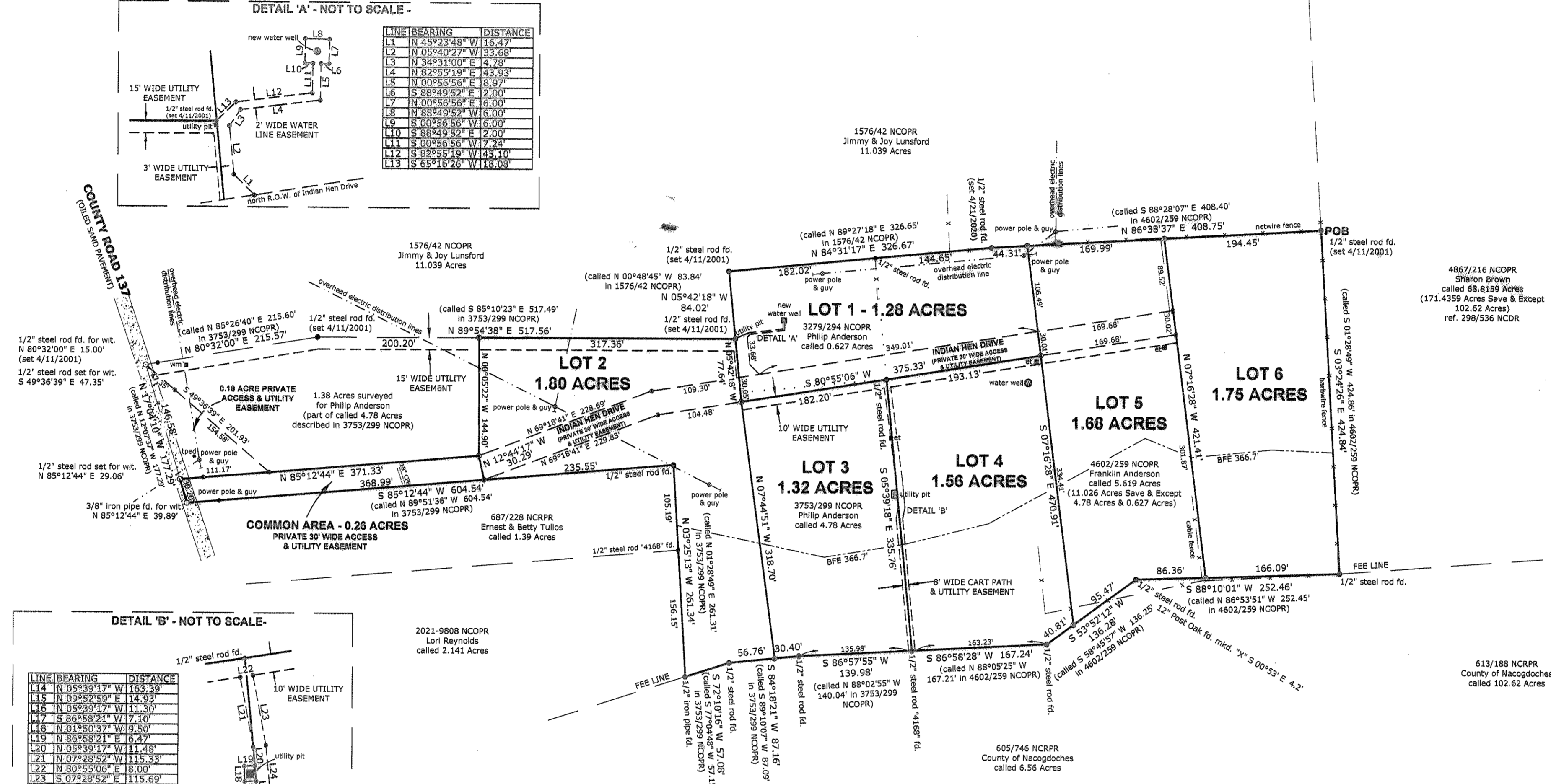
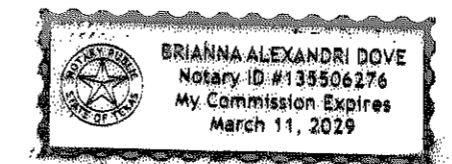


STATE OF TEXAS
COUNTY OF NACOGDOCHES

BEFORE ME, the undersigned authority, on this day personally appeared Franklin Anderson, 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 purposes and considerations therein set forth.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this 24th day of July, 2025.

Brianna Alexandri Dove
Notary Public in and for
Nacogoches County, Texas



All that contain 9.65 acre tract situated about 12 miles northeast of the City of Nacogoches, Nacogoches County, Texas, out of the ARCHILIOUS YANCY SURVEY, ABSTRACT NO. 625, including:
• a called 0.627 acre tract conveyed by Franklin Anderson to Philip R. Anderson as described in Warranty Deed dated May 31, 2010, recorded in Volume 3279, Page 294 of the Nacogoches County Real Property Records (NCOPR);
• part of a called 4.78 acre tract conveyed by Franklin L. Anderson to Philip R. Anderson as described in Warranty Deed dated June 12, 2012, recorded in 3753/299 NCOPR, and
• a called 5.619 acre tract (11.026 acres save and except 4.78 acres and 0.627 acres) conveyed by Gail Taylor-Anderson to Franklin L. Anderson as described in Correction Special Warranty Deed dated June 9, 2017, recorded in 4602/259 NCOPR,
said 9.66 acres being more particularly described by metes and bounds as follows:

BEGINNING at the northeast corner of the called 5.619 acre tract, a 1/2 in. steel rod found for corner (set 4/11/2001) at the southeast base of an 8 in. treated wood fence corner post, said beginning corner being the easternmost southeast corner of an 11.039 acre tract conveyed by Donald E. Greening to Jimmy Lynn Lunford and Joy Nell Lunford as described in Warranty Deed dated April 27, 2001, recorded in 1576/42 NCOPR and in a west boundary line of a called 171.4359 acre tract conveyed by Curtis W. Smith and wife, Iris L. Smith to James O. McLean as described in Warranty Deed dated September 20, 1981, recorded in Volume 296, Page 536 of the Nacogoches County Deed Records;
THENCE S 03°24'26" E, 424.84 feet (called S 01°28'49" W, 424.86 feet in 4602/259 NCOPR) with the easternmost east boundary line of the called 5.619 acre tract and a west boundary line of the called 171.4359 acre tract to a 1/2 in. steel rod found for corner on the north fee line of Lake Nacogoches, 1 foot east of a 6 in. Hickory fence corner, said corner being the southeast corner of the called 5.619 acre tract and the northeast corner of a called 6.56 acre tract conveyed by Warren C. Scroggins and wife, Marie L. Scroggins to the County of Nacogoches as described in Warranty Deed dated August 16, 1985, recorded in Volume 605, Page 746 of the Nacogoches County Real Property Records (NCRPR);
THENCE with the south boundary line of the called 5.619 acre tract, the north boundary line of the called 6.56 acre tract and with the north fee line of Lake Nacogoches as follows:
S 88°10'14" W, 232.48 feet (called N 89°51'31" W, 232.45 feet in 4602/259 NCOPR) to a 1/2 in. steel rod found for corner with a 12 in. Post Oak found marked "X" bears S 00°03' E, 4.2 feet;
S 93°52'12" W, 136.26 feet (called S 58°45'57" W, 136.25 feet in 4602/259 NCOPR) to a 1/2 in. steel rod found for corner;
S 86°28'28" W, 167.24 feet (called N 88°05'25" W, 167.21 feet in 4602/259 NCOPR) to a 1/2 in. steel rod with 1 in. plastic cap stamped "4168" found for corner at the southwest corner of the called 5.619 acre tract and the southeast corner of the aforementioned called 4.78 acre tract (3753/299 NCOPR);
THENCE with the southernmost south boundary line of the called 4.78 acre tract and the north boundary line of the called 6.56 acre tract as follows:
S 65°57'53" W, 139.98 feet (called N 88°02'55" W, 140.04 feet in 3753/299 NCOPR) to a 1/2 in. steel rod found for corner;
S 84°10'21" W, 87.16 feet (called S 89°10'07" W, 87.09 feet in 3753/299 NCOPR) to a 1/2 in. steel rod found for corner;
S 72°10'16" W, 57.08 feet (called S 77°04'48" W, 57.15 feet in 3753/299 NCOPR) to a 1/2 in. iron pipe found for corner at the southernmost southwest corner of the called 4.78 acre tract, the northwest corner of the called 6.56 acre tract and at the southeast corner of a called 1.141 acre tract conveyed by Nacoches Farms LLC to Lori Reynolds as described in Warranty Deed dated November 24, 2021, recorded in Clerk's Document No. 2021-9808 NCOPR;

THENCE N 03°23'13" W with the southernmost west boundary line of the called 4.78 acre tract and the east boundary line of the called 2.141 acre tract, at 150.15 feet pass a 1/2 in. steel rod with 1 in. plastic cap stamped "4168" found for corner at the northeast corner of the called 2.141 acre tract and the southeast corner of a called 1.39 acre tract conveyed by Warren C. Scroggins and Marie L. Scroggins to Ernest Tullos and Betty Tullos as described in Warranty Deed dated December 11, 1987, recorded in 6872/29 NCOPR and continuing with the southernmost west boundary line of the called 4.78 acre tract and the east boundary line of the called 1.39 acre tract, in all, N 03°23'13" W, 261.34 feet (called N 01°28'49" E, 261.31 feet in 3753/299 NCOPR) to a 1/2 in. steel rod found for corner at a restaurant of the aforementioned called 4.78 acre tract and the northeast corner of the called 1.39 acre tract;
THENCE S 85°12'44" W with the westernmost south boundary line of the called 4.78 acre tract and the north boundary line of the called 1.39 acre tract, at 504.65 feet pass a 3/8 in. iron pipe found for witness and in all, S 85°12'44" W, 604.84 feet (called N 89°51'38" W, 604.54 feet in 3753/299 NCOPR) to a point for corner in old sand pavement on County Road 137 at the westernmost southwest corner of the called 1.39 acre tract;
THENCE N 17°04'10" W, 30.70 feet (called N 12°07'37" W in 3753/299 NCOPR) with the westernmost west boundary line of the called 4.78 acre tract and the southernmost east boundary line of the called 1.039 acre tract and at the southeast corner of a called 1.141 acre tract conveyed by Nacoches Farms LLC to Lori Reynolds as described in Warranty Deed dated November 24, 2021, recorded in Clerk's Document No. 2021-9808 NCOPR;
THENCE N 00°05'22" W, 144.90 feet with the east boundary line of the 1.38 acre tract, at 26.09 feet pass a 1/2 in. steel rod set for corner in the westernmost north boundary line of the called 4.78 acre tract at the northeast corner of the 1.38 acre tract and in the westernmost south boundary line of the 11.039 acre tract, from said steel rod a 1/2 in. steel rod found corner (set 4/11/2001) at an angle corner in the westernmost north boundary line of the called 4.78 acre tract, the southernmost southeast corner of the 11.039 acre tract and in the west boundary line of the aforementioned called 0.627 acre tract (3753/294 NCOPR);
THENCE N 89°54'38" E, 317.36 feet (called S 85°10'23" E feet in 3753/299 NCOPR) with the westernmost north boundary line of the called 4.78 acre tract and the westernmost south boundary line of the 11.039 acre tract to a 1/2 in. steel rod found for corner (set 4/11/2001) at an angle corner in the westernmost north boundary line of the called 4.78 acre tract, the southernmost southeast corner of the 11.039 acre tract and in the west boundary line of the aforementioned called 0.627 acre tract (3753/294 NCOPR);
THENCE N 05°42'18" W, 84.02 feet (called N 00°48'45" W, 83.84 feet in 1576/42 NCOPR) with the west boundary line of the called 0.627 acre tract and the southernmost east boundary line of the 11.039 acre tract to a 1/2 in. steel rod found corner (set 4/11/2001) at the northwest corner of the called 0.627 acre tract and a restraint corner of the 11.039 acre tract;
THENCE N 84°31'17" E with the north boundary line of the called 0.627 acre tract and the easternmost south boundary line of the 11.039 acre tract, at 182.02 feet pass a 1/2 in. steel rod with 1 in. plastic cap stamped "4168" found for corner at the west base of a 6 in. treated wood fence corner post, said corner being the northeast corner of the called 0.627 acre tract and the northwest corner of the aforementioned called 5.619 acre tract (4602/259 NCOPR), and continuing with the north boundary line of the called 5.619 acre tract and the easternmost south boundary line of the 11.039 acre tract, in all, N 84°31'17" E, 326.67 feet (called N 89°27'18" E, 326.65 feet in 1576/42 NCOPR) to a 1/2 in. steel rod found for corner (set on April 21, 2020) 0.3 feet north of an electric wire fence;
N 86°39'38" E, 408.78 feet (called S 88°28'07" E, 408.40 feet in 4602/259 NCOPR) with the north boundary line of the called 5.619 acre tract and the easternmost south boundary line of the 11.039 acre tract to the Point of Beginning, containing within these calls 9.65 acres.

I, Glenn Hoffpauir, a duly Registered Professional Land Surveyor in the State of Texas, do hereby certify that the above and foregoing plat and description are true and correct, and prepared from a survey made on the ground, completed on the 23rd day of June, 2025.
Witness my hand and seal of registration:



RPLS No. 4492
- Bearings refer to Grid North of the Texas Coordinate System of 1983 (Central Zone 4203) as computed from GPS vectors; at the Point Of Beginning, True Azimuth = Grid Azimuth + 2°57'28".
• denotes a 1 inch plastic cap stamped "HOFFPAUIR RPLS 4492" affixed to a 1/2 inch steel rod set.
- This survey prepared without benefit of title commitment and shows only visible and apparent evidence of easements; surveyor does not warrant ownership.
- Elevation datum is NAVD83/Geoid 18 based on data returned from the National Geodetic Survey's Online Positioning User Service (ORUS) utility program.
- Part of this property lies within a designated Special Flood Hazard Area as indicated on FEMA's online Base Flood Elevation Viewer. Per the report generated by the Base Flood Elevation Viewer, the 100-year Base Flood Elevation is 366.7'. This Base Flood Elevation is subject to review by the Texas Water Development Board - see the attached copy of correspondence dated January 22, 2025, authored by Larry Voice, FEMA Senior Engineer/Risk Analysis Branch/Mitigation Division.
- INDIAN HEN DRIVE (30' WIDE ACCESS & UTILITY EASEMENT) SERVING LOTS IN ANDERSON COVE SUBDIVISION IS A PRIVATE ROAD TO BE MAINTAINED IN PERPETUITY BY PROPERTY OWNERS IN ANDERSON COVE SUBDIVISION. NOTICE OF THE PRIVATE NATURE OF SAID ROAD MUST BE INCLUDED IN ANY CONVEYANCES TRANSFERRING TITLE.

SURVEYED FOR
ANDERSON COVE, LLC
GLENN HOFFPAUIR SURVEYING, PLLC
LICENSED FIRM NO. 10194243
252 CR 817 NACOGDOCHES, TX 75964
PHONE (936) 560-1227

REV:	JOB NO:	DRAWN BY:
	41447	gh
DATE:	SHEET NO:	SCALE:
6/23/2025	-1 OF 1	1" = 100'

2025-5532