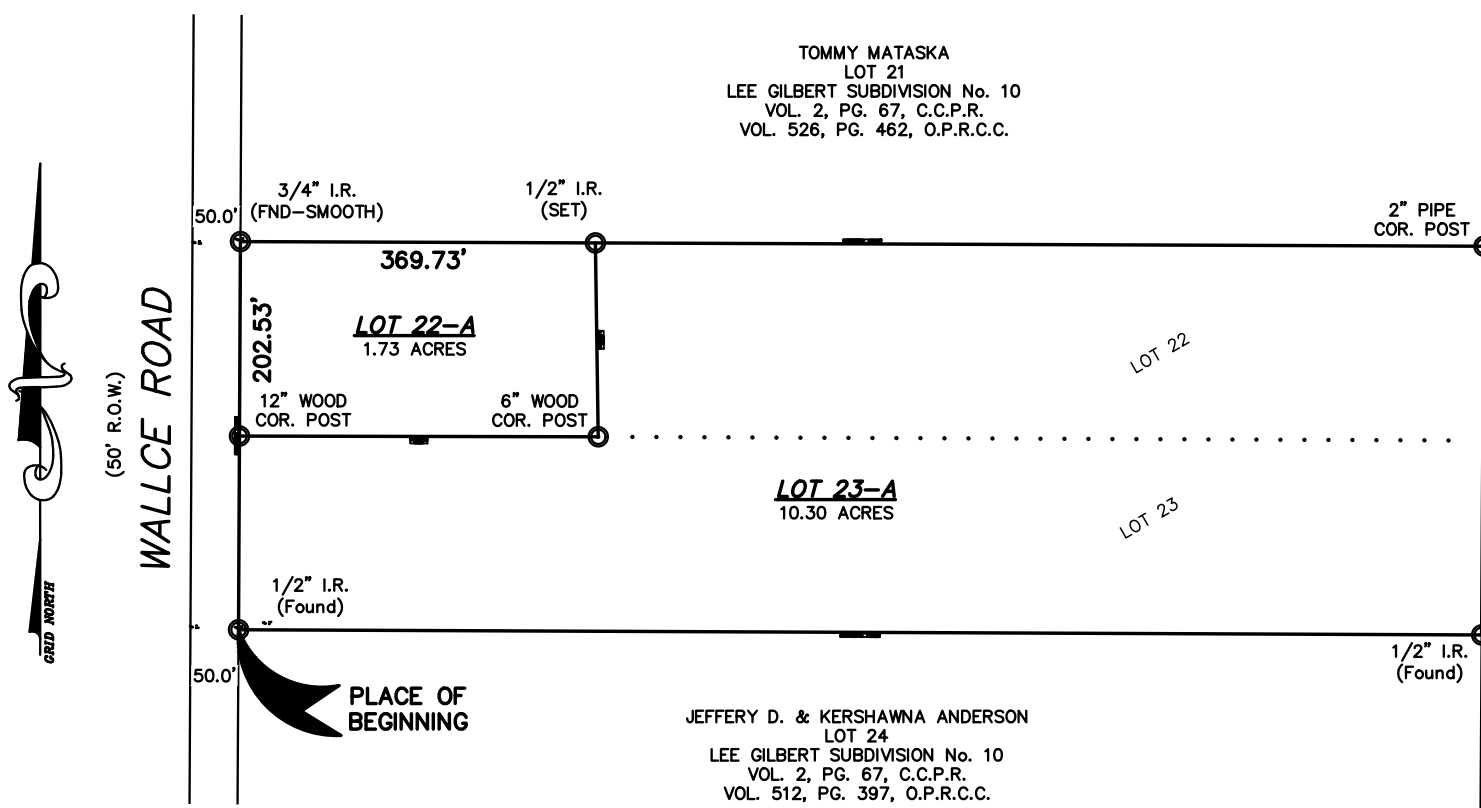


# FINAL PLAT

## LEE GILBERT SUBDIVISION No. 10 LOTS 22-A AND 23-A

(A REPLAT OF LOTS 22 AND 23 OF LEE  
GILBERT SUBDIVISION No. 10 RECORDED  
IN VOLUME 2 PAGE 67 C.C.P.R.)



ROARK FAMILY REVOCABLE TRUST  
CALLED 72.23 ACRES OUT OF BLOCK 11  
RESURVEY OF SAMUEL DAVIDSON SUBDIVISION  
VOL. 121, PG. 342, O.P.R.C.C.

**OWNER/DEVELOPER:**  
**ANDREA WEAVER**  
573 WALLACE ROAD,  
WICHITA FALLS, TX, 76305  
(940) 249-0617

**SURVEYOR:**



**PROVEN  
SURVEYING**

Texas Licensed Survey Firm 10015000  
2406 KELL BOULEVARD  
WICHITA FALLS, TEXAS 76309  
(940) 322-6450

**JUNE 2022**  
**SCALE: 1"=200'**

**FIELD NOTES**

A TRACT OF LAND IN CLAY COUNTY, TEXAS; BEING ALL OF LOTS 22 AND 23 OF THE LEE GILBERT SUBDIVISION No. 10 RECORDED IN VOLUME 2 PAGE 67 CLAY COUNTY PLAT RECORDS; AND BEING MORE SPECIFICALLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT A 1/2 IRON ROD FOUND FOR THE SOUTHWEST CORNER OF THIS DESCRIPTION, IN THE EAST RIGHT-OF-WAY LINE OF WALLACE ROAD, AND AT THE SOUTHWEST CORNER OF SAID LOT 23;

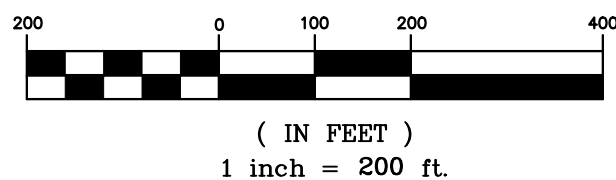
THENCE NORTH 00°17'38" EAST 404.28 FEET ALONG THE EAST RIGHT-OF-WAY LINE OF SAID WALLACE ROAD AND THE WEST LINE OF SAID LOTS 22 & 23 TO A 3/4 INCH IRON ROD FOUND AT THE NORTHWEST CORNER OF SAID LOT 22 FOR THE NORTHWEST CORNER OF THIS DESCRIPTION;

THENCE SOUTH 89°47'11" EAST 1295.29 FEET ALONG THE NORTH LINE OF SAID LOT 22 TO A 2 INCH DIAMETER PIPE CORNER POST AT THE NORTHEAST CORNER OF SAID LOT 22 FOR THE NORTHEAST CORNER OF THIS DESCRIPTION;

THENCE SOUTH 00°20'57" WEST 404.86 FEET ALONG THE EAST LINE OF SAID LOTS 22 & 23 TO A 1/2 INCH IRON ROD FOUND AT THE SOUTHWEST CORNER OF SAID LOT 23 FOR THE SOUTHWEST CORNER OF THIS DESCRIPTION;

THENCE NORTH 89°45'40" WEST 1294.90 FEET ALONG THE SOUTH LINE OF SAID LOT 23 TO THE PLACE OF BEGINNING AND CONTAINING 12.03 ACRES OF LAND MORE OR LESS.

**GRAPHIC SCALE**



**BASIS OF BEARINGS:**

NORTH 89°45'40" WEST BETWEEN  
FOUND MONUMENTS FOR THE  
SOUTH LINE OF LOT 23 PER GPS  
OBSERVATIONS ON JUNE 15, 2022  
(SPCS83, TX4202, US SURVEY  
FEET, 2018 GEOD)

**FLOODPLAIN INFORMATION:**

THIS FLOOD STATEMENT: (i) IS PROVIDED FOR FLOOD INSURANCE PURPOSES ONLY AND IS BASED ON CURRENTLY AVAILABLE INFORMATION THAT IS SUBJECT TO CHANGE; (ii) DOES NOT IMPLY THAT THE PROPERTY AND/OR STRUCTURES THEREON WILL BE FREE FROM FLOODING OR FLOOD DAMAGE; AND (iii) SHALL NOT CREATE ANY LIABILITY ON THE PART OF THE SURVEYOR.

THE PROPERTY DESCRIBED HEREON DOES NOT LIE WITHIN THE SPECIAL FLOOD HAZARD AREAS INUNDATE BY 100 YEAR FLOOD AS DELINEATED ON THAT FLOOD INSURANCE RATE MAP FOR CLAY COUNTY, TEXAS, COMMUNITY PANEL NUMBER 4807700058 AS PUBLISHED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY AND DATED APRIL 2, 1991.  
ZONE   X  

STATE OF TEXAS  
COUNTY OF WICHITA

THE OWNER OF LAND SHOWN ON THIS PLAT AND WHOSE NAME IS SUBSCRIBED HERETO, AND IN PERSON OR THROUGH A DULY AUTHORIZED AGENT HEREBY DEDICATES TO THE USE OF THE PUBLIC FOREVER ALL STREETS, ALLEYS, PARKS, WATERCOURSES, DRAINS, EASEMENTS AND PUBLIC PLACES THEREON SHOWN FOR THE PURPOSE AND CONSIDERATION THEREIN EXPRESSED AND FURTHER WARRANTIES THAT HE HAS LAWFUL AUTHORITY TO MAKE SUCH DEDICATIONS.

\_\_\_\_\_  
ANDREA WEAVER

STATE OF TEXAS  
COUNTY OF WICHITA

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED **ANDREA WEAVER**, 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 EXPRESSED AND IN THE CAPACITY THEREIN STATED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS \_\_\_\_\_  
DAY OF \_\_\_\_\_, 20\_\_\_\_.

\_\_\_\_\_  
NOTARY PUBLIC, STATE OF TEXAS

THE COMMISSIONERS COURT OF CLAY COUNTY, TEXAS, ON \_\_\_\_\_  
VOTED AFFIRMATIVELY TO ADOPT THIS PLAT AND APPROVE IT  
FOR FILING OF RECORD.

BY: \_\_\_\_\_  
CLAY COUNTY JUDGE

\_\_\_\_\_  
COMMISSIONER, PRECINCT 1

\_\_\_\_\_  
COMMISSIONER, PRECINCT 2

\_\_\_\_\_  
COMMISSIONER, PRECINCT 3

\_\_\_\_\_  
COMMISSIONER, PRECINCT 4

ATTEST: \_\_\_\_\_  
COUNTY CLERK

THIS IS TO CERTIFY THAT ALL TAXES DUE AND COLLECTED BY CLAY COUNTY ON THE ABOVE DESCRIBED PROPERTY HAVE BEEN PAID UP TO AND INCLUDING \_\_\_\_\_

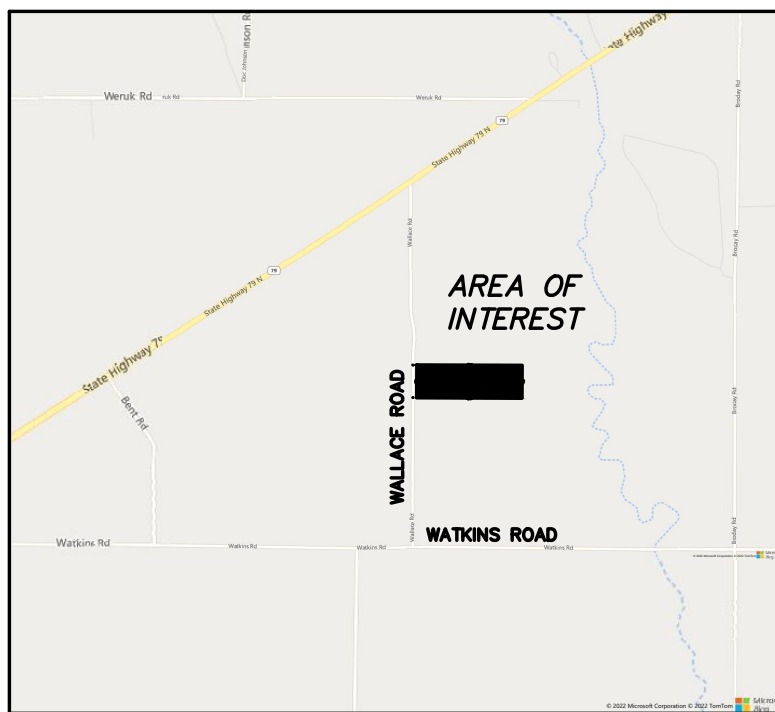
WITH THE FOLLOWING EXCEPTIONS:  
\_\_\_\_\_  
\_\_\_\_\_

THIS CERTIFICATION IS CONDITIONAL ON VALUES CERTIFIED BY THE APPRAISAL DISTRICT AS OF THIS DATE. ANY CHANGES TO THE CERTIFIED VALUE MADE SUBSEQUENT TO THE DATE OF THE CERTIFICATION ARE NOT INCLUDED.

TAX COLLECTOR: \_\_\_\_\_

BY DEPUTY: \_\_\_\_\_

DATE: \_\_\_\_\_



NOT TO SCALE  
**LOCATION MAP**

I HEREBY CERTIFY THAT THIS PLAT HAS BEEN PREPARED FROM AN ACTUAL AND ACCURATE FIELD SURVEY OF THE LAND UNDER MY PERSONAL SUPERVISION ON JUNE 2022; AND THAT ALL INFORMATION SHOWN IS TRUE AND CORRECT; AND THAT ALL MONUMENTS SHOWN THEREON WERE PROPERLY PLACED UNDER MY PERSONAL SUPERVISION, IN ACCORDANCE WITH THE SUBDIVISION REGULATIONS OF CLAY COUNTY, TEXAS.

c:\Users\CW08\Documents\SEAL\BMLSIG.jpg

BRAD LITTEKEN, REGISTERED PROFESSIONAL LAND SURVEYOR NO. 6838