

FINAL PLAT

CHUMLEY ESTATES

LOTS 3-14

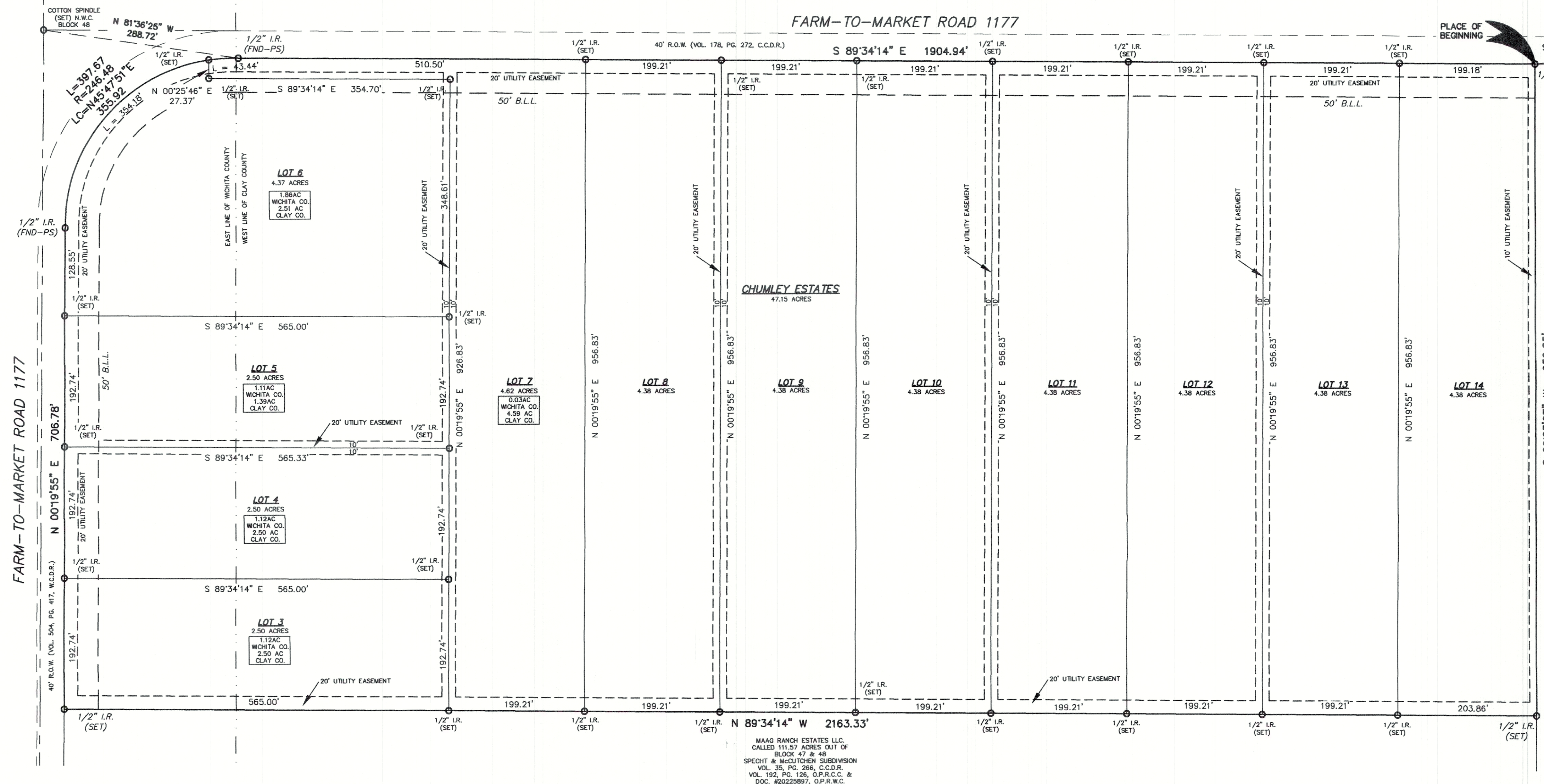
(A PLAT OF 47.15 ACRES OUT OF BLOCK 48, SPECHT & McCUTCHEON SUBDIVISION, VOL. 35, PG. 266, C.C.D.R.)

OWNER/DEVELOPER:
MAAG RANCH ESTATES, L.L.C.
 P.O. BOX 9121
 WICHITA FALLS, TX, 76308

MARCH 2024
SCALE: 1"=100'

SURVEYOR:

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



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 WARRANTS THAT HE HAS LAWFUL AUTHORITY TO MAKE SUCH DEDICATIONS.

[Signature]
 LYNN LANDRUM, MANAGER
 MAAG RANCH ESTATES, L.L.C.

STATE OF TEXAS
 COUNTY OF WICHITA

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED LYNN LANDRUM, 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 15th DAY OF May, 2024

[Signature]
 KRISTEN STANBERRY
 Notary Public, State of Texas
 Comm. Expires 10-26-2024
 Notary ID 132747330

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 WARRANTS THAT HE HAS LAWFUL AUTHORITY TO MAKE SUCH DEDICATIONS.

[Signature]
 STEPHEN TURNER, MANAGER
 MAAG RANCH ESTATES, L.L.C.

STATE OF TEXAS
 COUNTY OF WICHITA

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED STEPHEN TURNER, 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 15th DAY OF May, 2024

[Signature]
 KRISTEN STANBERRY
 Notary Public, State of Texas
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FIELD NOTES

A TRACT OF LAND IN CLAY & WICHITA COUNTIES, TEXAS; OUT OF BLOCK 48 OF THE SPECHT & McCUTCHEON SUBDIVISION RECORDED IN VOLUME 35 PAGE 266 CLAY COUNTY DEED RECORDS; OUT OF THAT TRACT OF LAND DEEDED TO MAAG RANCH ESTATES L.L.C. RECORDED IN VOLUME 192 PAGE 125 OFFICIAL PUBLIC RECORD OF CLAY COUNTY ("O.P.R.C.C.") AND DOCUMENT NUMBER 20225897 OFFICIAL PUBLIC RECORD OF WICHITA COUNTY ("O.P.R.W.C."); LYING AT AN ELL CORNER OF FARM-TO-MARKET ROAD 1177 ("FM 1177"); AND BEING MORE SPECIFICALLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT A 1/2 INCH IRON ROD SET FOR THE NORTHEAST CORNER OF THIS DESCRIPTION, IN THE SOUTH RIGHT-OF-WAY LINE OF SAID FM 1177, AT THE NORTHWEST CORNER OF A TRACT OF LAND DEEDED TO CHARLES W. KNIGHT RECORDED IN VOLUME 211 PAGE 437 O.P.R.C.C. AND BEARING SOUTH 84°45'25" WEST 404.87 FEET FROM A COTTON SPINDLE SET AT THE NORTHEAST CORNER OF SAID BLOCK 48;

THENCE SOUTH 00°03'07" WEST 956.85 FEET ALONG THE WEST LINE OF SAID KNIGHT TRACT TO A 1/2 INCH IRON ROD SET FOR THE SOUTHEAST CORNER OF THIS DESCRIPTION;

THENCE NORTH 89°34'14" WEST 2163.33 FEET SEVERING SAID MAAG RANCH TRACT TO A 1/2 INCH IRON ROD SET IN THE EAST RIGHT-OF-WAY LINE OF SAID FM 1177 AND IN THE WEST LINE OF SAID MAAG RANCH TRACT FOR THE SOUTHWEST CORNER OF THIS DESCRIPTION;

THENCE NORTH 00°19'55" EAST 706.78 FEET ALONG THE EAST RIGHT-OF-WAY LINE OF SAID FM 1177 TO A 1/2 INCH IRON ROD FOUND FOR AN ANGLE POINT OF THIS DESCRIPTION;

THENCE ALONG A CURVE TO THE RIGHT WITH A RADIUS OF 246.48 FEET, A LONG CHORD BEARING NORTH 45°47'51" EAST 355.92 FEET WITH THE RIGHT-OF-WAY LINE OF SAID FM 1177 TO A 1/2 INCH IRON ROD FOUND FOR AN ANGLE POINT OF THIS DESCRIPTION, A COTTON SPINDLE FOUND AT THE NORTHWEST CORNER OF SAID BLOCK 48 BEARS NORTH 81°36'25" WEST 288.72;

THENCE SOUTH 89°34'14" EAST 1904.94 FEET ALONG THE SOUTH RIGHT-OF-WAY LINE OF SAID FM 1177 TO THE PLACE OF BEGINNING AND CONTAINING 47.15 ACRES OF LAND MORE OR LESS.

BASIS OF BEARINGS:

SOUTH 89°34'14" EAST FOR THE NORTH LINE OF BLOCK 48 PER GPS OBSERVATIONS ON MARCH 30, 2022 (SPCS83, TX4202, US SURVEY FEET, 2018 GEOID)

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 INUNDATED BY 100 YEAR FLOOD AS DELINEATED ON THAT FLOOD INSURANCE RATE MAP FOR CLAY COUNTY, TEXAS, COMMUNITY PANEL NUMBER 4885002250 AS PUBLISHED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY AND DATED FEB. 3, 2019.

FLOODPLAIN INFORMATION:

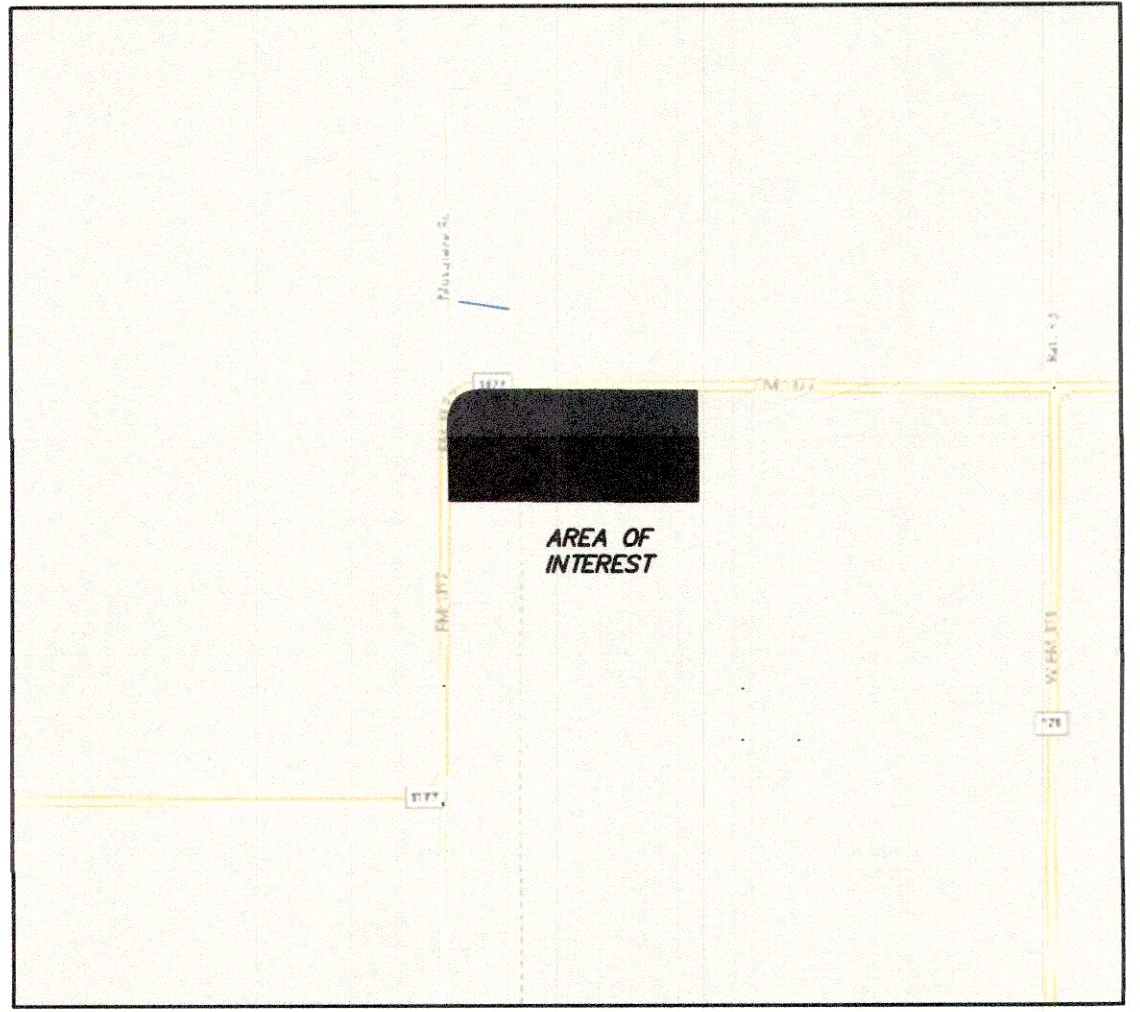
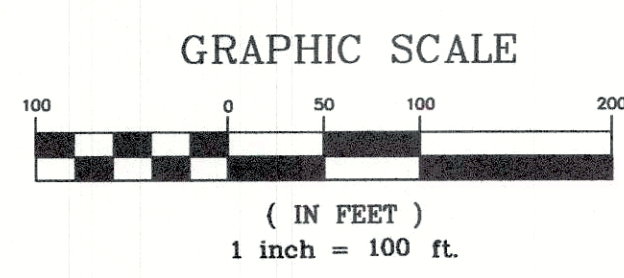
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I HEREBY CERTIFY THAT THIS PLAT HAS BEEN PREPARED FROM AN ACTUAL AND ACCURATE FIELD SURVEY OF THE LAND UNDER MY PERSONAL SUPERVISION ON MARCH 30, 2022; AND THAT ALL INFORMATION SHOWN IS TRUE AND CORRECT; AND THAT ALL MONUMENTS SHOWN THEREON WERE PROPERLY PLACED UNDER MY PERSONAL SUPERVISION, IN ACCORDANCE WITH THE SUBDIVISION REGULATIONS OF CLAY AND WICHITA COUNTIES.



[Signature]
 BRAD LITTEKEN, REGISTERED PROFESSIONAL LAND SURVEYOR NO. 6838



LOCATION MAP
 NOT TO SCALE

CLAY COUNTY DISCLOSURES:

BLOCKING THE FLOW OF WATER OR CONSTRUCTION IMPROVEMENTS IN DRAINAGE EASEMENTS, AND FILLING OR OBSTRUCTION OF THE FLOOD WAY IS PROHIBITED.

THE EXISTING CREEKS OR DRAINAGE CHANNELS TRAVERSING ALONG OR ACROSS THE ADDITION WILL REMAIN AS OPEN CHANNELS AND WILL BE MAINTAINED BY THE INDIVIDUAL OWNERS OF THE LOT OR LOTS THAT ARE TRAVERSING BY OR ADJACENT TO THE DRAINAGE COURSES ALONG OR ACROSS SAID LOTS.

CLAY COUNTY WILL NOT BE RESPONSIBLE FOR THE MAINTENANCE AND OPERATION OF SAID DRAINAGE WAYS FOR OR THE CONTROL OF EROSION.

CLAY COUNTY WILL NOT BE RESPONSIBLE FOR ANY DAMAGE, PERSONAL INJURY OR LOSS OF LIFE OR PROPERTY OCCASIONED BY FLOODING OR FLOODING CONDITIONS.

WATER SUPPLIED BY:
 INDIVIDUAL GROUNDWATER WELLS.
 PROSPECTIVE PURCHASERS SHOULD INQUIRE AS TO THE AVAILABILITY OF WATER PRIOR TO PURCHASE.

SEWERAGE PROVIDED BY:
 INDIVIDUAL OSSF SYSTEMS

ELECTRICITY PROVIDED BY:
 ONCOR ELECTRIC CO.

THIS PROPERTY IS NOT LOCATED WITHIN THE MUNICIPAL LIMITS OR ETJ BOUNDARIES OF ANY COMMUNITY.

DRIVEWAY PERMITS WILL BE REQUIRED BY THE TEXAS DEPARTMENT OF TRANSPORTATION PRIOR TO INSTALLATION OF ANY CULVERTS/DRIVEWAYS

THE COMMISSIONERS COURT OF CLAY COUNTY, TEXAS, ON 5/17/2024 VOTED AFFIRMATIVELY TO ADOPT THIS PLAT AND APPROVE IT FOR FILING OF RECORD.

By: *[Signature]*
 CLAY COUNTY JUDGE

[Signature]
 COMMISSIONER, PRECINCT 1

[Signature]
 COMMISSIONER, PRECINCT 2

COMMISSIONER, PRECINCT 3

COMMISSIONER, PRECINCT 4

ATTEST: *[Signature]*
 COUNTY CLERK

