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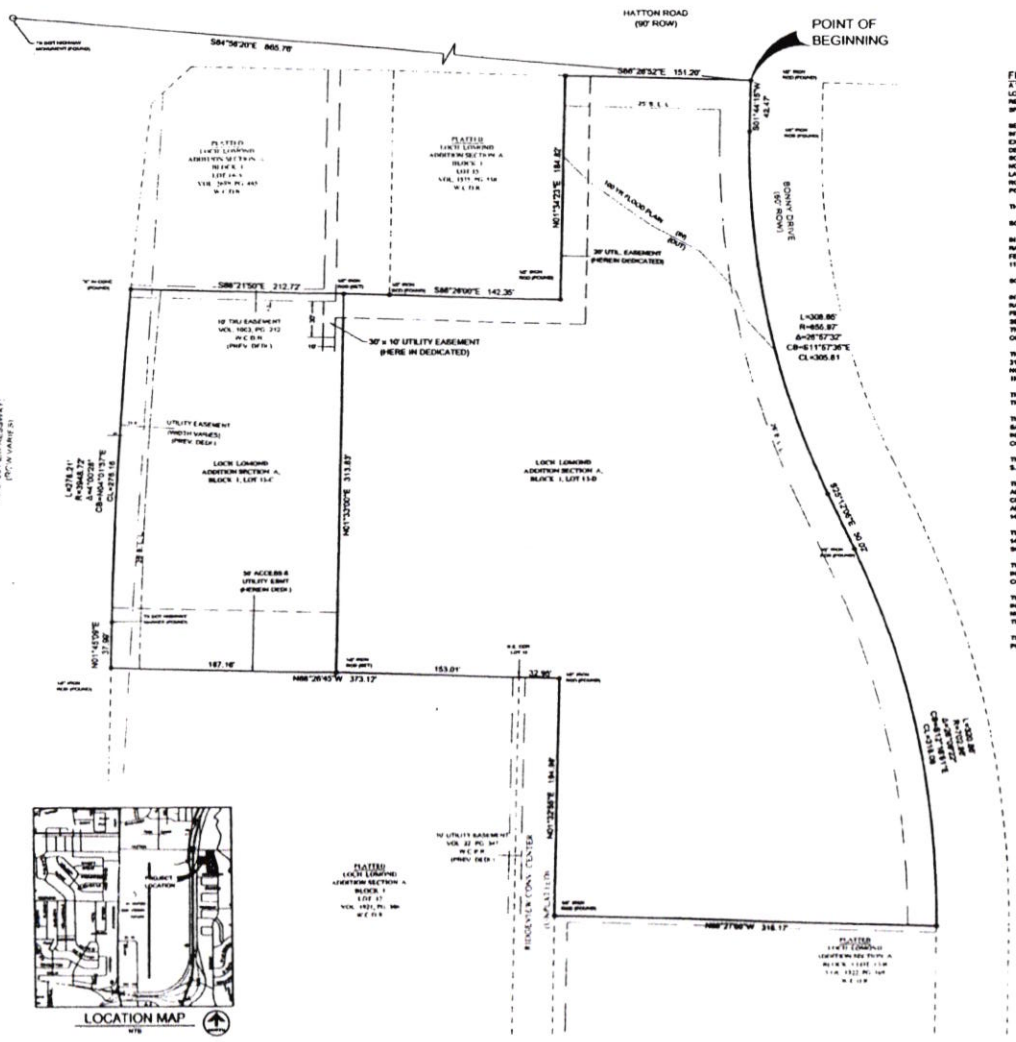
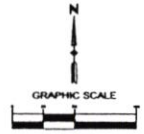
AMENDED FINAL PLAT

(REVISED LEGAL DESCRIPTION & CORRECTED SURVEYOR'S SEAL)

LOCH LOMOND ADDITION, SECTION A
BLOCK 1, LOT 13-C & 13-D

(A REPLAT OF A PART OF LOT 13, BLOCK 1)





FIELD NOTES

A TRACT OF LAND BEING MORE COMMONLY KNOWN AS A PORTION OF LOT 13, BLOCK 1, LOCH LOMOND ADDITION, SECTION A, AN ADDITION TO THE CITY OF WICHITA FALLS, TEXAS, AS RECORDED IN VOLUME 22, PAGE 347, WICHITA COUNTY PLAT RECORDS, AND BEING MORE SPECIFICALLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT A TEXAS HIGHWAY DEPARTMENT MONUMENT WHICH LIES AT THE POINT OF INTERSECTION OF THE EAST RIGHT-OF-WAY LINE OF THE HENRY S. GRACE FREEWAY (U.S. EXPRESSWAY NO. 281), AND THE SOUTH RIGHT-OF-WAY LINE OF EAST HATTON ROAD, A DEDICATED STREET, ALSO BEING THE NORTHWEST CORNER OF BLOCK 7, CHEROKEE COUNTY SCHOOL LANDS, SAID MONUMENT BEARS SOUTH 84°56'20" EAST 865.78' FEET FROM THE NORTHWEST CORNER OF THE ABOVE MENTIONED BLOCK 7, CHEROKEE COUNTY SCHOOL LANDS, TO A 1/2 INCH IRON ROD FOUND IN THE SOUTH RIGHT OF WAY LINE OF SAID HATTON ROAD, SAID IRON ROD BEING THE NORTHEAST CORNER OF SAID LOT 13, BLOCK 1, AND POINTOF BEGINNING OF THIS TRACT;

THENCE ALONG SAID WEST RIGHT-OF-WAY LINE OF BONNY DRIVE AS FOLLOWS:

SOUTH 01°44'18" WEST 43.47 FEET TO A 1/2 INCH IRON ROD FOR A POINT OF CURVATURE;

IN A SOUTHEASTERLY DIRECTION ALONG A 8.734 DEGREE CURVE TO THE LEFT, HAVING A RADIUS OF 664.97 FEET AND A CENTRAL ANGLE OF 26°57'32", AN ARC DISTANCE OF 308.86 FEET TO A 1/2 INCH IRON ROD FOR A POINT OF TANGENCY, THE LONG CHORD BEARS SOUTH 11°57'36" EAST A DISTANCE OF 305.81 FEET;

SOUTH 26°13'56" EAST 85.82 FEET TO A 1/2 INCH IRON ROD FOR A POINT OF CURVATURE;

IN A SOUTHEASTERLY DIRECTION ALONG A 8.152 DEGREE CURVE TO THE RIGHT, HAVING A RADIUS OF 262.66 FEET AND A CENTRAL ANGLE OF 26°39'27", AN ARC DISTANCE OF 330.66 FEET, THE LONG CHORD BEARS SOUTH 12°54'04" EAST 318.89 FEET, TO A 1/2 INCH IRON ROD SET FOR THE NORTHEAST CORNER OF LOT 13-B, SAID BLOCK 1, SECTION A, AN ADDITION TO THE CITY OF WICHITA FALLS, TEXAS, AS RECORDED IN VOLUME 2, PAGE 382, WICHITA COUNTY DEED RECORDS, FOR THE SOUTHEAST CORNER OF THIS TRACT;

THENCE LEAVING SAID WEST RIGHT-OF-WAY LINE OF BONNY DRIVE, NORTH 88°27'56" WEST 316.17 FEET ALONG THE NORTH LINE OF SAID LOT 13-B TO A 1/2 INCH IRON ROD FOR THE NORTHWEST CORNER OF SAID LOT 13-B AND THE MOST SOUTHERLY SOUTHWEST CORNER OF THIS TRACT;

THENCE NORTH 01°35'56" EAST 184.86 TO A 1/2 INCH IRON ROD FOR AN INTERIOR CORNER OF THIS TRACT;

THENCE NORTH 88°28'45" WEST, AT 32.95 FEET PASS THE NORTHEAST CORNER OF LOT 12, SAID BLOCK 1, SECTION A, IN ALL A DISTANCE OF 373.12 FEET TO A 1/2 INCH IRON ROD FOUND IN THE EAST RIGHT-OF-WAY LINE OF HENRY S. GRACE FREEWAY FOR THE NORTHWEST CORNER OF SAID LOT 12 AND THE MOST WESTERLY SOUTHWEST CORNER OF THIS TRACT;

THENCE NORTH 01°45'09" EAST 37.66 FEET ALONG SAID EAST RIGHT-OF-WAY LINE OF HENRY S. GRACE FREEWAY TO A TXDOT HIGHWAY MONUMENT FOR A POINT OF CURVATURE;

THENCE CONTINUING ALONG SAID EAST RIGHT-OF-WAY LINE, IN A NORTHERLY DIRECTION ALONG A 1.491 DEGREE CURVE TO THE RIGHT HAVING A RADIUS OF 3848.72 FEET, THE LONG CHORD BEARS NORTH 84°19'19" EAST 278.16 FEET AND A CENTRAL ANGLE OF 04°08'28", AN ARC LENGTH OF 278.21 FEET, TO AN "X" IN CONCRETE FOR THE SOUTHWEST CORNER OF LOT 14-A, SAID BLOCK 1, AND THE MOST WESTERLY NORTHWEST CORNER OF THIS TRACT;

THENCE LEAVING SAID EAST RIGHT-OF-WAY LINE AND ALONG THE SOUTH LINE OF SAID LOT 14-A, SOUTH 89°21'59" EAST 212.72 FEET TO A 1/2 INCH IRON ROD FOUND FOR THE SOUTHWEST CORNER OF LOT 15, SAID BLOCK 1, FOR AN ANGLE POINT OF THIS TRACT;

THENCE SOUTH 86°28'00" EAST 142.35 FEET ALONG THE SOUTH LINE OF SAID LOT 16 TO A 1/2 INCH IRON ROD FOUND FOR THE SOUTHEAST CORNER OF SAID LOT 16 AND A INTERIOR CORNER OF THIS TRACT;

THENCE NORTH 01°34'23" EAST 184.82 FEET ALONG THE EAST LINE OF SAID LOT 16 TO A 1/2 INCH IRON ROD IN SAID SOUTH RIGHT-OF-WAY LINE OF EAST HATTON ROAD FOR THE NORTHEAST CORNER OF SAID LOT 16 AND THE MOST NORTHERLY NORTHWEST CORNER OF THIS TRACT;

THENCE SOUTH 86°28'52" EAST 151.20 FEET ALONG SAID SOUTH RIGHT-OF-WAY LINE TO THE POINT OF BEGINNING AND CONTAINING 6.26 ACRES, MORE OR LESS.

FLOODPLAIN INFORMATION

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

THIS PROPERTY DESCRIBED HEREON DOES LIE WITHIN THE SPECIAL FLOOD HAZARD AREA INUNDATED BY 100 YEAR FLOOD AS DELINEATED ON THAT FLOOD INSURANCE RATE MAP FOR WICHITA FALLS, TEXAS, COMMUNITY PANEL NUMBER 480662 0001 F AS PUBLISHED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY AND DATED JANUARY, 16 2008 ZONE AE

BASIS OF BEARINGS
SOUTH 86°28'52" EAST FOR THE SOUTH RIGHT OF WAY LINE HATTON ROAD

Owner/Developer:
G.B.N. Inc.
P.O. Box 1889
Wichita Falls, Texas 76307
Ph. 940-716-9447

Engineer:
Biggs & Mathews, Inc.
2500 Brook Ave.
Wichita Falls, Texas 76301
Ph. 940-766-0156

NOVEMBER, 2008
Scale: 1"=50'

"STATE OF TEXAS
COUNTY OF WICHITA

THE OWNER OF THE LAND SHOWN ON THIS PLAT AND WHOSE NAME IS SUBSCRIBED HERE TO, IN PERSON OR THROUGH A DULY AUTHORIZED AGENT, HEREBY DEDICATE(S) TO THE USES OF THE PUBLIC FOREVER ALL STREETS, ALLEYS, PARKS, WATER COURSES, DRAINS, EASEMENTS, AND PUBLIC PLACES HEREON SHOWN FOR THE PURPOSE AND CONSIDERATION THEREIN EXPRESSED AND FUTHER WARRANTS THAT SHE HAS LAWFUL AUTHORITY TO MAKE SUCH DEDICATIONS.

BY: _____
GBN, INC. GARY HORRIS, OWNER

STATE OF TEXAS
COUNTY OF WICHITA

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED GARY HORRIS, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT SHE 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 17TH DAY OF NOVEMBER 2008.

BY: _____
NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

"THIS PLAT, "LOCH LOMOND ADDITION, SECTION A, LOT 13, BLOCK 1, HAS BEEN SUBMITTED TO AND CONSIDERED BY THE CITY OF WICHITA FALLS TEXAS, UNDER THE TERMS AND CONDITIONS OF A MINOR PLAT AND IS HEREBY APPROVED.

DATED THIS 17 DAY OF NOV. 2008

BY: _____
DIRECTOR OF COMMUNITY DEVELOPMENT

"THE DIRECTOR OF PUBLIC WORKS OF THE CITY OF WICHITA FALLS, TEXAS, HEREBY CERTIFIES THAT THIS SUBDIVISION PLAT CONFORMS TO ALL REQUIREMENTS OF THE SUBDIVISION REGULATIONS AS TO WHICH HIS APPROVAL IS REQUIRED.

BY: _____ 11-17-08
DIRECTOR OF PUBLIC WORKS

THIS IS TO CERTIFY THAT ALL TAXES DUE AND COLLECTED BY THE WICHITA COUNTY TAX ACCESSOR/COLLECTOR ON THE ABOVE DESCRIBED PROPERTY HAVE BEEN PAID UP TO AND INCLUDING 2007 2008 D.L.E.

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 Lou Murdock
BY DEPUTY Pam Hobbs
DATE 12-1-08

"I HEREBY CERTIFY THAT THIS PLAT HAS BEEN PREPARED FROM AN ACTUAL AND ACCURATE FIELD SURVEY OF THE LAND UNDER MY PERSONAL SUPERVISION IN MAY, 2008, 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 THE CITY OF WICHITA FALLS, TEXAS.

_____
KEITH D. MARCHEY, REGISTERED PROFESSIONAL LAND SURVEYOR NO. 2666