201712836 82 Total Pages: 2 Vol 28 Pg 1154

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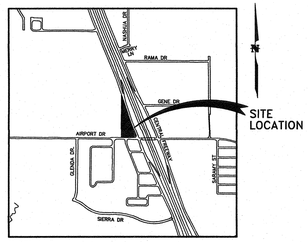
FINAL PLAT
LOTS 1A & 2A, BLOCK 1
SHELL ADDITION

A REPLAT OF LOTS 1 AND 2 AND 0.156 ACRE TRACT OUT OF THE
R. BROWN SURVEY, A-309 WICHITA FALLS, WICHITA COUNTY, TEXAS
APRIL, 2017
SCALE: 1" = 40'



LOCATION MAP
NOT TO SCALE

STATE OF TEXAS
COUNTY OF WICHITA

WHEREAS Vertical Exploration, LP and Pat Canan are the owners of a 2.52 acre tract of land being a portion of Lot 1 and all of Lot 2, Shell Addition to Wichita Falls as recorded in Volume 19, Page 61 of the Wichita County Plat Records, and a 0.156 acre tract out of the R. Brown Survey, A-309, as conveyed to 1st International Bank by substitute trustee's deed recorded in Volume 2995, Page 51 of the Official Public Records of Wichita County, all in Wichita County, Texas, and more particularly described by metes and bounds as follows:

BEGINNING at a found iron rod at the intersection of the North line of Airport Drive with the West line of Lot 1, Shell Addition, said monument being the Northwest corner of a 0.246 acre tract conveyed to the State of Texas for Airport Drive right of way and recorded in Volume 3049, Page 467 of the Official Public records of Wichita County for the Southwest corner of this tract;

THENCE N 00° 02' 44" W, with the West line of Lots 1 and 2, Shell Addition, and the West line of said 0.156 acre tract, at 591.65 feet pass an iron rod found at the Northwest corner of said Lot 2, and continuing on the same course, in all a distance of 802.70 feet to an iron rod found at the North corner of said 0.156 acre tract, said rod being in the West right of way line of IH 44/U.S. Expressway 277/281, for the North corner of this tract;

THENCE S 18° 48' 59" E with said West right of way line, a distance of 583.93 feet to a broken highway monument found for an angle corner of this tract;

THENCE S 22° 17' 00" E with said West right of way line, a distance of 233.71 feet to a mag nail set for a corner of said 0.246 acre tract conveyed for right-of-way, for the most Northerly Southeast corner of this tract;

THENCE S 33° 15' 32" W with the North line of said 0.246 acre right of way tract, a distance of 42.72 feet to an iron rod set in the North line of Airport Drive, for the most Southerly Southeast corner of this tract;

THENCE N 89° 32' 50" W with the North line of Airport Drive, a distance of 252.90 feet to the PLACE of BEGINNING and containing 2.52 acres of land.

THEREFORE, the owner of the land shown on this plat and whose names are subscribed hereto and in person or through a duly authorized agent, hereby dedicates to the use of the public forever all streets, alleys, parks, water courses, drains, easements and public places thereon shown for the purpose and consideration therein expressed and further warrants that they have lawful authority to make such dedications.

Dan Mowrey, President
Vertical Exploration, LP

Patrick Canan, Owner

STATE OF TEXAS
COUNTY OF WICHITA

Before me, the undersigned authority, on this day personally appeared Dan Mowrey President, Vertical Exploration, LP, 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 the 18th day of August, 2017

Notary Public, Wichita County, Texas

MINDY NICHOLE SANDS
Notary Public, State of Texas
Notary ID #13082038-9
My Commission Expires
September 14, 2020

STATE OF TEXAS
COUNTY OF WICHITA

Before me, the undersigned authority, on this day personally appeared Patrick Canan, 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 the 18th day of August, 2017.

Notary Public, Wichita County, Texas

TERESA STAFFORD
Notary Public, State of Texas
Comm. Expires 05-19-2021
Notary ID 5098832

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.

Director of Public Works

This Plat of a 2.52 acre tract being Lot 1A and 2A, Block 1, Shell Addition, and 0.156 acre tract out of the R. Brown Survey, A-309 Wichita Falls, Texas, 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 the 17th day of AUGUST, 2017

Director of Community Development

I hereby certify that this plat has been prepared from an actual and accurate field survey of the land made under my personal supervision and direction in April, 2017, 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.

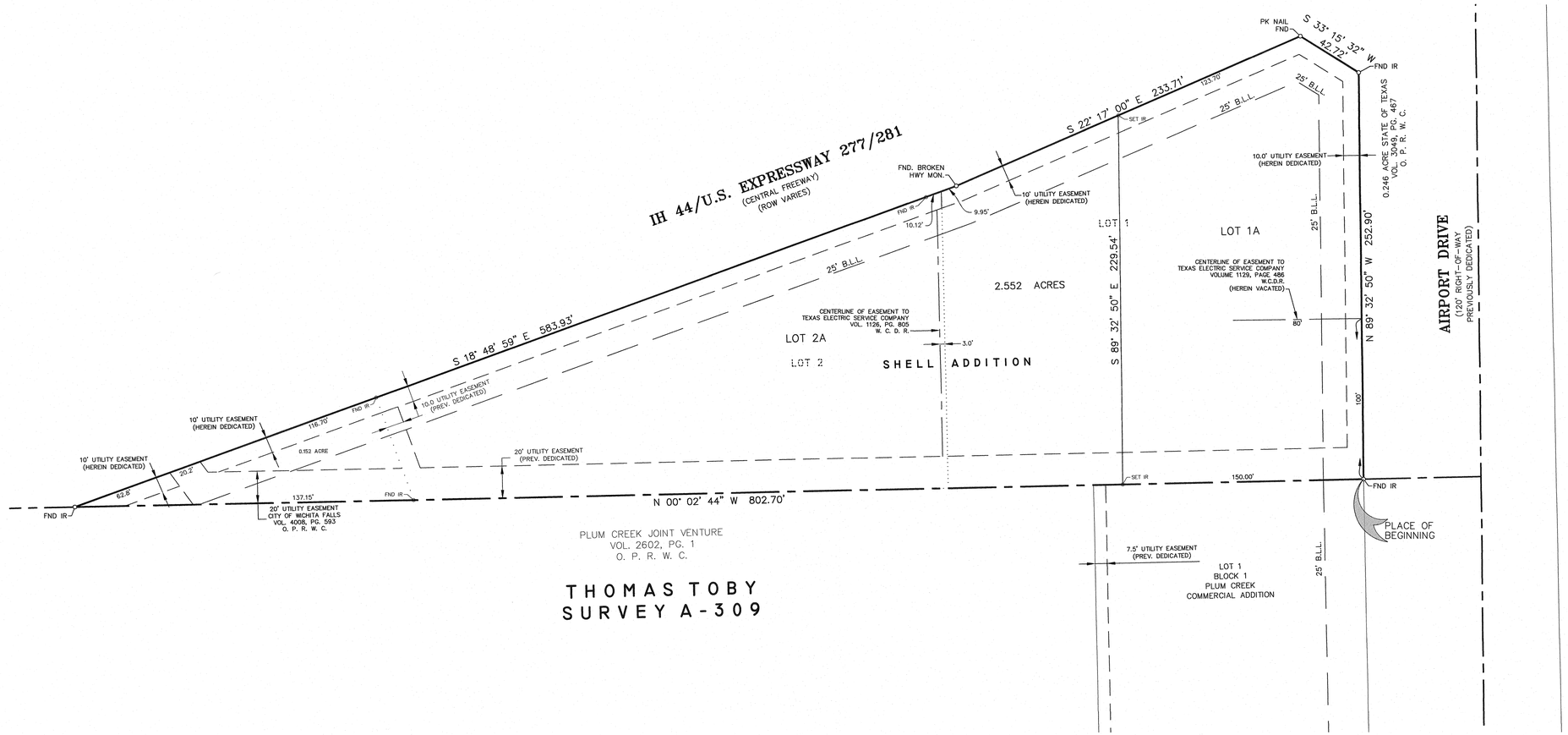
DEVIN G. SMITH
REGISTERED PROFESSIONAL LAND SURVEYOR NO. 5849

STATE OF TEXAS
REGISTERED
DEVIN G. SMITH
5849
PROFESSIONAL
LAND SURVEYOR

This is to certify that all taxes due and collected by Wichita County, the City of Wichita Falls and Wichita Falls Independent School District on the above described property have been paid up to and including 2016 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: Tommy Smyth
by Deputy:
Date: 8/17, 2017



BASIS OF BEARING: THE WEST LINE OF SHELL ADDITION BEING N 00° 02' 30" W

The herein described property does not lie within the Special Flood Hazard Areas inundated by 100 Year Flood as delineated on the Flood Insurance Rate Map for the City of Wichita Falls, Wichita County, Texas,

Panel Number: 48485C0310G,

Dated: February 03, 2010,

as published by the U.S. Department of Homeland Security, Federal Emergency Management Agency.

Flood Zone designation is Zone X.

NOTE: COMPLIANCE WITH THE CURRENT STORMWATER DETENTION ORDINANCE WILL BE REQUIRED ON THIS PROPERTY BEFORE BUILDING PERMITS WILL BE ISSUED.

OWNERS:
VERTICAL EXPLORATION, LP
PO BOX 4887
WICHITA FALLS, TEXAS 76308
PHONE: (940) 687-2214

OWNERS:
PATRICK CANAN
PO BOX 4887
WICHITA FALLS, TEXAS 76308
PHONE: (940) 687-2214

PREPARED BY:
CORLETT, PROBST & BOYD, P.L.L.C.
ENGINEERS & SURVEYORS
4605 OLD JACKSBORO HIGHWAY
WICHITA FALLS, TEXAS 76302
PHONE: (940) 723-1455
TBPLS 100541-00

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