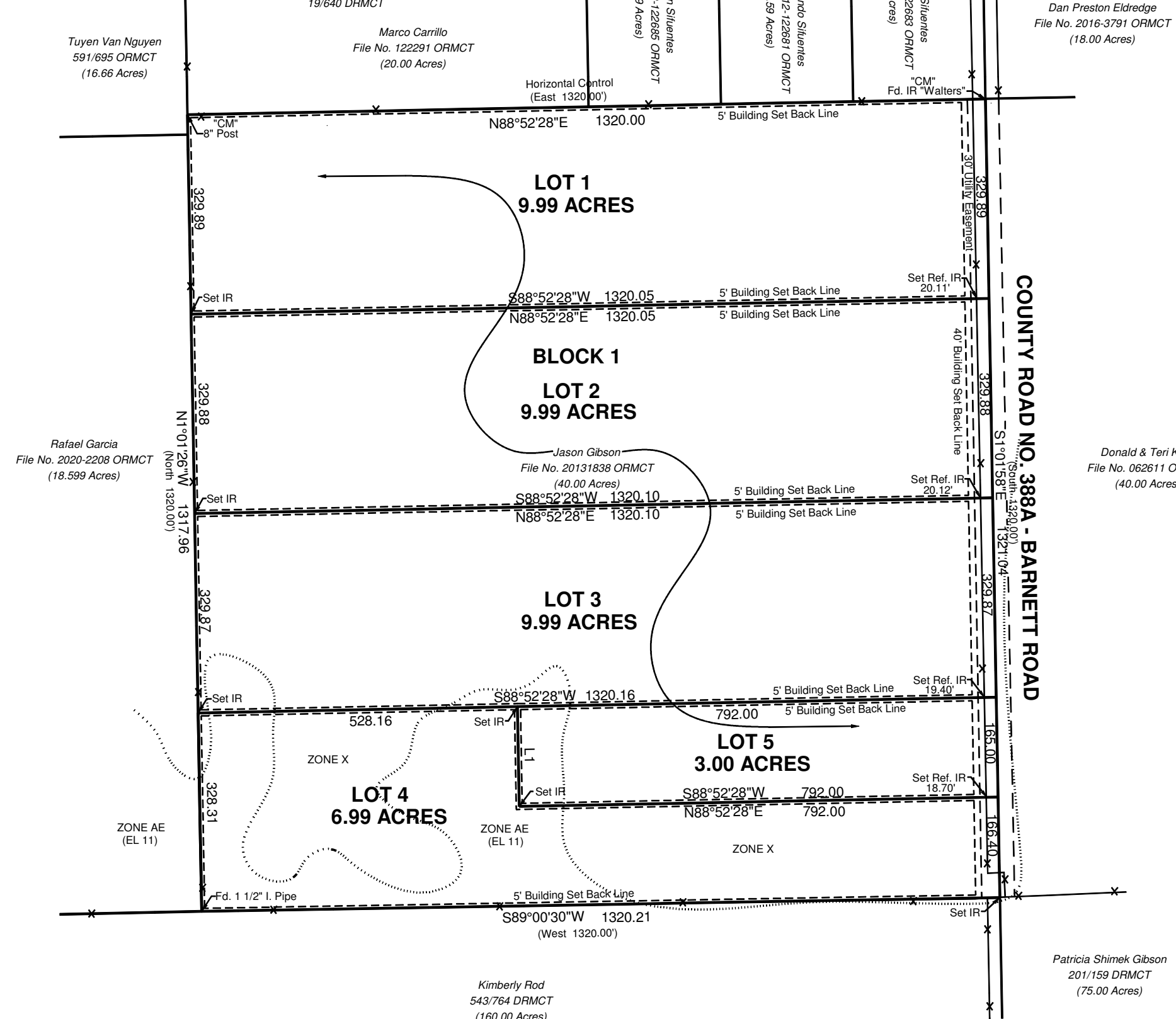


**JOHN DUNCAN SURVEY A-140  
THEO KOCH SUBDIVISION  
SECTION 13**



THE STATE OF TEXAS }  
} HEALTH DEPARTMENT APPROVAL AND  
COUNTY OF MATAGORDA } FLOODPLAIN ADMINISTRATION

No building constructed in this subdivision shall be occupied until such building is connected to a permitted functional on-site sewage facility (OSSF). Approved by the Texas Commission on Environmental Quality or it's authorized agent

Lisa Krobot

OWNER/DEVELOPER: Jason Gibson  
11 CR 373  
Palacios, Texas 77465  
(979)240-9512

Electric Provided by: Jackson Electric  
Water Supplied by: On Site System  
Septic Supplied by: On Site System

According to the Flood Hazard Boundary Map No. 48321C0550F provided by the Federal Emergency Management Agency this area lies in Zone X  
"0.2% annual chance flood hazard; areas of 1% annual chance flood with average depth less than 1 foot or with drainage areas of less than one square mile and in Zone AE "Base Flood Elevation 11.00 feet"

LI NE	DI STANCE	BEARI NG
L1	165.00	N1°01'58"W

( ) = Record Call  
"CM" = Control Monument  
Bearings based on "WGS84 datum" established by GPS  
Set IR = Set 5/8" Iron Rod with cap marked "Walters Surveying"

THE STATE OF TEXAS }  
} CERTIFICATE OF COMMISSIONERS' COURT  
COUNTY OF MATAGORDA }

I, Stephanie Wurtz, Clerk of the County Court of Matagorda County, Texas, do hereby certify that the foregoing Plat was approved by the Commissioners Court of said County on the \_\_\_\_ day of \_\_\_\_\_, 2022, as recorded in the Minutes of said Court.

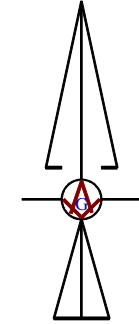
GIVEN UNDER MY HAND AND SEAL the \_\_\_\_ day of \_\_\_\_\_, 2022.

Stephanie Wurtz  
County Clerk

THE STATE OF TEXAS }  
} CERTIFICATE OF COUNTY CLERK  
COUNTY OF MATAGORDA }

I, Stephanie Wurtz, Clerk of the County of Matagorda County, Texas, do hereby certify that the foregoing Plat was filed in my office on the \_\_\_\_ day of \_\_\_\_\_, 2022, at \_\_\_\_ o'clock a/m/p/m, in Plat File Number \_\_\_\_ of the Plat Records, of Matagorda County, Texas.

Stephanie Wurtz  
County Clerk



THE STATE OF TEXAS }  
} OWNERS ACKNOWLEDGEMENT  
COUNTY OF MATAGORDA } AND DEDICATION

I, Jason Gibson, owner, acting herein individually, do hereby adopt the foregoing plat as a correct subdivision of 39.96 acres of land out of the John Duncan Survey A-140, in Matagorda County, Texas and will cause the lots herein shown to be sold and conveyed by lots as shown on this plat, and I hereby dedicate to the use of the public forever all streets, easements and public places shown for the purpose an consideration herein.

BEGINNING at an iron rod found marked "Walters" in County Road No. 388A - Barnett Road for the southeast corner of a tract of land described in deed to Jose Luis Sifuentes recorded in File No. 2012-122683, Official Records, Matagorda County, Texas and for the northwest corner of a tract of land described in deed to Donald and Teri Kelly recorded in File No. 062611, Official Records, Matagorda County, Texas and for the northeast corner of said Gibson tract;

THENCE South 01°01'58" East 1321.04 feet to an iron rod set for the northeast corner of a tract of land described in deed to Kimberly Rod recorded in Volume 543, Page 764, Deed Records, Matagorda County, Texas and for the southwest corner of said Kelly tract and for the southeast corner of said Gibson tract;

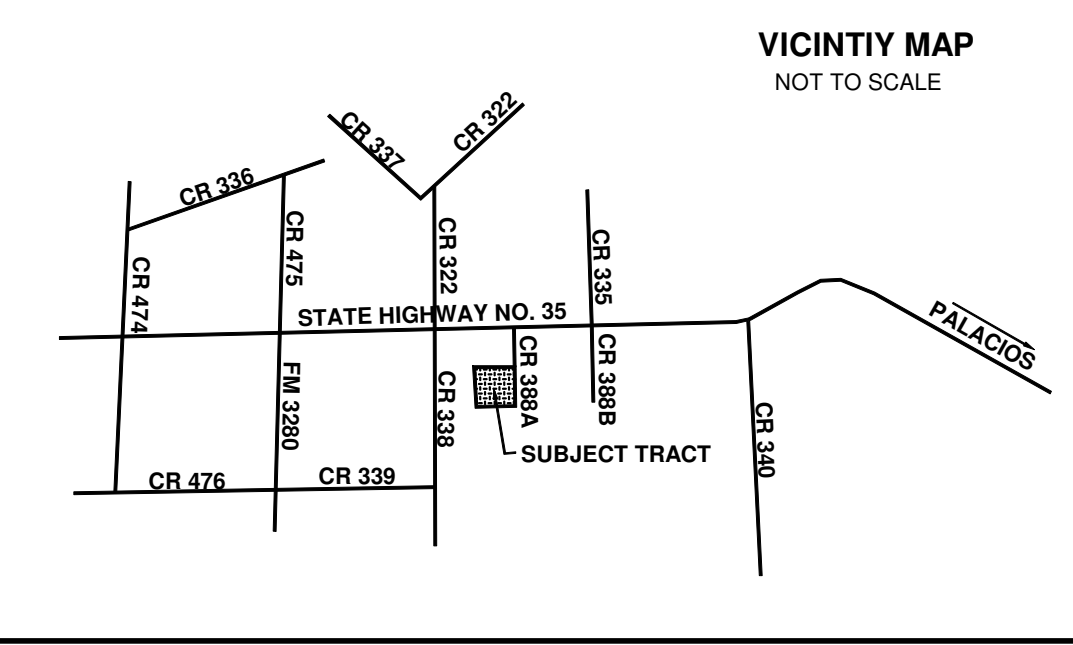
THENCE South 89°00'30" West with the north line of said Rod tract 1320.21 feet to a 1/2 inch iron pipe found for the southeast corner of a tract of land described in deed to Rafael Garcia recorded in File No. 2020-2208, Official Records, Matagorda County, Texas and for the south-west corner of said Gibson tract;

THENCE North 01°01'26" West 1317.96 feet to an eight inch post for the southwest corner of a tract of land described in deed to Marco Carrillo recorded in File No. 122291, Official Records, Matagorda County, Texas and for the northwest corner of said Gibson tract;

THENCE North 88°52'28" East 1320.00 feet to the POINT OF BEGINNING.

WITNESS MY HAND this \_\_\_\_ day of \_\_\_\_\_, 2022.

Jason Gibson



THE STATE OF TEXAS }  
} CERTIFICATE OF NOTARY  
COUNTY OF MATAGORDA }

BEFORE ME, the undersigned authority, on this day personally appeared Jason Gibson, 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 consideration therein expressed.

GIVEN UNDER MY HAND AND SEAL OF OFFICE on this \_\_\_\_ day of \_\_\_\_\_, 2022.

Notary Public  
State of Texas

THE STATE OF TEXAS }  
} CERTIFICATE OF SURVEYOR  
COUNTY OF MATAGORDA }

I, the undersigned, a Registered Professional Land Surveyor in the State of Texas hereby certify that this plat is true and correct and was prepared from an actual survey of the property made under my supervision on the ground.

Patrick L. Walters  
Registered Professional Land Surveyor No. 4614  
Date: September 1, 2022

**"FINAL PLAT"**

**LOT 1 THRU LOT 5 - BLOCK 1  
GIBSON PLACE**

**BEING 39.96 ACRES IN THE  
JOHN DUNCAN SURVEY A-140**

SCALE 1" = 200'	WALTERS LAND SURVEYING COMPANY, LLC	DRAWN BY C. L. W.
PLAT NO. 09-05-2022	REGISTERED PROFESSIONAL LAND SURVEYORS 101 JOHNSON RANCH LANE - SUITE A - BOWIE, TEXAS	JOB NO. 1092-4278

**MATAGORDA COUNTY - TEXAS**

REVISED 09-01-2022	FIRM NO. 101906-00
SURVEY DATE 10-26-2021 FB 67	OFFICE PHONE (940) 872-4718

