GENERAL NOTES:
1. ALL ROADWAY EASEMENTS ARE 50.00 FEET WIDE; 25.00 FEET ON EACH SIDE OF AND PARALLEL TO PROPERTY LINES.
2. ALL CULDESAC RADII ARE 50.00 FEET FROM CENTER.
3. ALL RADII RETURNS ARE 25.00 FEET.
4. THERE IS A 33.00 FEET WIDE STATUTORY ROADWAY EASEMENT RESERVED, 16.50 FEET ON EACH SIDE OF AND PARALLEL TO ALL SECTION LINES.

LEGEND:
I.R. – IRON ROD
FND. – FOUND
M.C.O.P.R.R.P. – MCCURTAIN COUNTY OFFICIAL PUBLIC RECORDS OF REAL PROPERTY

LINE TABLE

NO.	BEARING	DIST.
L1	S 47°32'41" E	17.06'
L2	S 41°11'48" E	40.40'
L3	N 19°38'58" W	36.36'
L4	S 05°03'06" E	94.73'
L5	N 75°34'47" E	70.31'
L6	N 41°42'26" W	35.46'
L7	N 41°42'26" W	206.67'
L8	S 12°01'23" W	9.64'
L9	N 41°42'26" W	75.84'
L10	S 41°42'26" E	154.56'
L11	N 41°42'26" W	11.73'
L12	N 78°23'03" W	18.73'

LINE TABLE

NO.	BEARING	DIST.
L13	N 78°23'03" W	152.46'
L14	S 89°01'48" W	11.72'
L15	S 89°01'48" W	121.42'
L16	S 83°11'01" W	44.88'
L17	S 89°01'48" W	133.14'
L18	N 78°23'03" W	171.19'
L19	S 13°13'05" E	33.99'
L20	N 54°42'56" E	84.78'
L21	S 47°33'04" E	87.17'
L22	N 35°17'04" W	113.93'
L23	N 25°33'29" W	75.95'
L24	N 59°43'55" E	68.29'

LINE TABLE

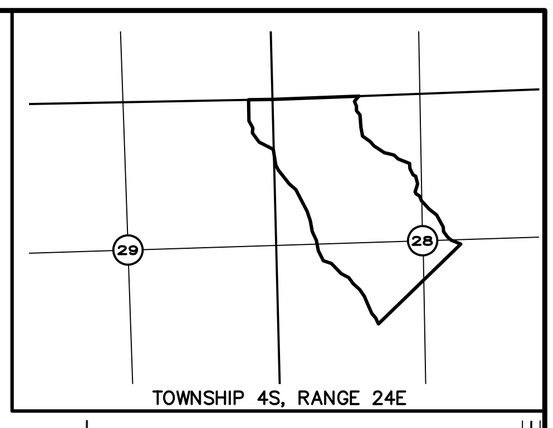
NO.	BEARING	DIST.
L25	S 34°34'13" E	156.93'
L26	N 34°34'13" W	57.40'
L27	N 27°25'34" W	81.05'
L28	N 27°25'34" W	80.54'
L29	S 48°06'03" E	113.88'
L30	N 27°25'34" W	122.48'
L31	N 27°25'34" W	39.11'
L32	S 22°04'27" W	90.06'
L33	N 71°08'33" W	20.00'
L34	N 78°08'43" W	166.05'
L35	S 71°08'33" E	71.19'
L36	N 66°13'34" W	29.85'

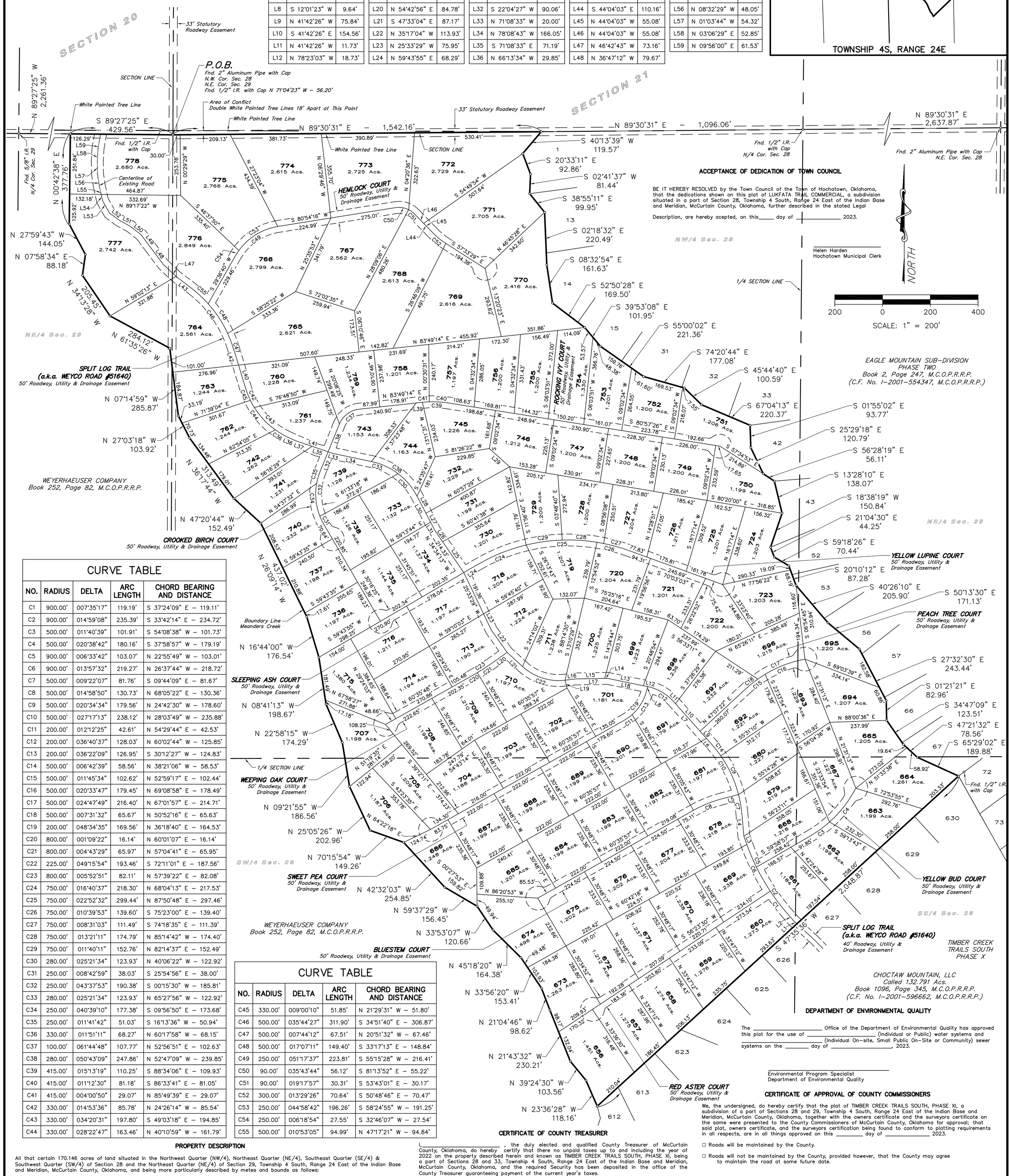
LINE TABLE

NO.	BEARING	DIST.
L37	N 71°08'33" W	71.19'
L38	N 22°04'27" E	125.83'
L39	N 83°49'14" E	26.00'
L40	N 16°59'26" W	104.15'
L41	S 71°08'33" E	142.38'
L42	S 16°59'26" E	72.85'
L43	S 52°43'53" E	82.05'
L44	S 44°04'03" E	110.16'
L45	N 44°04'03" W	55.08'
L46	N 44°04'03" W	55.08'
L47	N 46°42'43" W	73.16'
L48	N 36°47'12" W	79.67'

LINE TABLE

NO.	BEARING	DIST.
L49	N 36°45'52" W	74.19'
L50	N 51°40'40" W	57.28'
L51	N 61°15'51" W	53.24'
L52	N 53°38'01" W	51.17'
L53	N 29°26'33" W	59.49'
L54	N 12°20'19" W	27.04'
L55	N 12°20'19" W	37.92'
L56	N 08°32'29" W	48.05'
L57	N 01°03'44" W	54.32'
L58	N 03°06'29" E	52.85'
L59	N 09°56'00" E	61.53'





ACCEPTANCE OF DEDICATION OF TOWN COUNCIL

BE IT HEREBY RESOLVED by the Town Council of the Town of Hochatown, Oklahoma, that the dedications shown on this plat of LUKFATA TRAIL COMMERCIAL, a subdivision situated in a part of Section 28, Township 4 South, Range 24 East of the Indian Base and Meridian, McCurtain County, Oklahoma, further described in the stated Legal

Description, are hereby acepted, on this_____ day of _____ 2023.

_____
Helen Harden
Hochatown Municipal Clerk

CURVE TABLE

NO.	RADIUS	DELTA	ARC LENGTH	CHORD BEARING AND DISTANCE
C1	900.00'	007°35'17"	119.19'	S 37°24'09" E – 119.11'
C2	900.00'	014°59'08"	235.39'	S 33°42'14" E – 234.72'
C3	500.00'	011°40'39"	101.91'	S 54°08'38" W – 101.73'
C4	500.00'	020°38'42"	180.16'	S 37°58'57" W – 179.19'
C5	900.00'	006°33'42"	103.07'	N 22°55'49" W – 103.01'
C6	900.00'	013°57'32"	219.27'	N 26°37'44" W – 218.72'
C7	500.00'	009°22'07"	81.76'	S 09°44'09" E – 81.67'
C8	500.00'	014°58'50"	130.73'	N 68°05'22" E – 130.36'
C9	500.00'	020°34'34"	179.56'	N 24°42'30" W – 178.60'
C10	500.00'	027°17'13"	238.12'	N 28°03'49" W – 235.88'
C11	200.00'	012°12'25"	42.61'	N 54°29'44" E – 42.53'
C12	200.00'	036°40'37"	128.03'	N 60°02'44" W – 125.85'
C13	200.00'	036°22'09"	126.95'	S 30°12'27" W – 124.83'
C14	500.00'	006°42'39"	58.56'	N 38°21'06" W – 58.53'
C15	500.00'	011°45'34"	102.62'	N 52°59'17" E – 102.44'
C16	500.00'	020°33'47"	179.45'	N 69°08'58" E – 178.49'
C17	500.00'	024°47'49"	216.40'	N 67°01'57" E – 214.71'
C18	500.00'	007°31'32"	65.67'	N 50°52'16" E – 65.63'
C19	200.00'	048°34'35"	169.56'	N 36°18'40" E – 164.53'
C20	800.00'	001°09'22"	16.14'	N 60°01'07" E – 16.14'
C21	800.00'	004°43'29"	65.97'	N 57°04'41" E – 65.95'
C22	225.00'	049°15'54"	193.46'	S 72°11'01" E – 187.56'
C23	800.00'	005°52'51"	82.11'	N 57°39'22" E – 82.08'
C24	750.00'	016°40'37"	218.30'	N 68°04'13" E – 217.53'
C25	750.00'	022°52'32"	299.44'	N 87°50'48" E – 297.46'
C26	750.00'	010°39'53"	139.60'	S 75°23'00" E – 139.40'
C27	750.00'	008°31'03"	111.49'	S 74°18'35" E – 111.39'
C28	750.00'	013°21'11"	174.79'	N 85°14'42" W – 174.40'
C29	750.00'	011°40'11"	152.76'	N 82°14'37" E – 152.49'
C30	280.00'	025°21'34"	123.93'	N 40°06'22" W – 122.92'
C31	250.00'	008°42'59"	38.03'	S 25°54'56" E – 38.00'
C32	250.00'	043°37'53"	190.38'	S 00°15'30" W – 185.81'
C33	280.00'	025°21'34"	123.93'	N 65°27'56" W – 122.92'
C34	250.00'	040°39'10"	177.38'	S 09°56'50" E – 173.68'
C35	250.00'	011°41'42"	51.03'	S 16°13'36" W – 50.94'
C36	330.00'	011°51'11"	68.27'	N 60°17'58" W – 68.15'
C37	100.00'	061°44'48"	107.77'	N 52°56'51" E – 102.63'
C38	280.00'	050°43'09"	247.86'	N 52°47'09" W – 239.85'
C39	415.00'	015°13'19"	110.25'	S 88°34'06" E – 109.93'
C40	415.00'	011°12'30"	81.18'	S 86°33'41" E – 81.05'
C41	415.00'	004°00'50"	29.07'	N 85°49'39" E – 29.07'
C42	330.00'	014°53'36"	85.78'	N 24°26'14" W – 85.54'
C43	330.00'	034°20'31"	197.80'	S 49°03'18" E – 194.85'
C44	330.00'	028°22'47"	163.46'	N 40°10'59" W – 161.79'

CURVE TABLE

NO.	RADIUS	DELTA	ARC LENGTH	CHORD BEARING AND DISTANCE
C45	330.00'	009°00'10"	51.85'	N 21°29'31" W – 51.80'
C46	500.00'	035°44'27"	311.90'	S 34°51'40" E – 306.87'
C47	500.00'	007°44'12"	67.51'	N 20°51'32" W – 67.46'
C48	500.00'	017°07'11"	149.40'	S 33°17'13" E – 148.84'
C49	250.00'	051°17'37"	223.81'	S 55°15'28" W – 216.41'
C50	90.00'	035°43'44"	56.12'	S 81°13'52" E – 55.22'
C51	90.00'	019°17'57"	30.31'	S 53°43'01" E – 30.17'
C52	300.00'	013°29'26"	70.64'	S 50°48'46" E – 70.47'
C53	250.00'	044°58'42"	196.26'	S 58°24'55" W – 191.25'
C54	250.00'	006°18'54"	27.55'	S 32°46'07" W – 27.54'
C55	500.00'	010°53'05"	94.99'	N 47°17'21" W – 94.84'

DEPARTMENT OF ENVIRONMENTAL QUALITY

The _____ Office of the Department of Environmental Quality has approved this plat for the use of _____ (Individual or Public) water systems and _____ (Individual On–site, Small Public On–Site or Community) sewer systems on the _____ day of _____, 2023.

_____
Environmental Program Specialist
Department of Environmental Quality

CERTIFICATE OF APPROVAL OF COUNTY COMMISSIONERS

We, the undersigned, do hereby certify that the plat of TIMBER CREEK TRAILS SOUTH, PHASE XI, a subdivision of a part of Sections 28 and 29, Township 4 South, Range 24 East of the Indian Base and Meridian, McCurtain County, Oklahoma, together with the owners certificate and the surveyors certificate on the same were presented to the County Commissioners of McCurtain County, Oklahoma for approval; that said plat, owners certificate, and the surveyors certification being found to conform to platting requirements in all respects, are in all things approved on this _____ day of _____ 2023.

☐ Roads will be maintained by the County.

☐ Roads will not be maintained by the County, provided however, that the County may agree to maintain the road at some future date.

John Williams	Ray Bamburg	Robert Beck
Commissioner, District No. 1	Commissioner, District No. 2	Commissioner, District No. 3

Given under my hand and seal of office, the day and year last above written.

MY COMMISSION EXPIRES: _____

_____
Trish Ricketts, Notary Public

PROPERTY DESCRIPTION

All that certain 170.146 acres of land situated in the Northwest Quarter (NW/4), Northeast Quarter (NE/4), Southeast Quarter (SE/4) & Southwest Quarter (SW/4) of Section 28 and the Northeast Quarter (NE/4) of Section 29, Township 4 South, Range 24 East of the Indian Base and Meridian, McCurtain County, Oklahoma, and being more particularly described by metes and bounds as follows:

BEGINNING at a 2" aluminum pipe with cap found at the recognized northwest corner of said Section 28 and the recognized northeast corner of said Section 29, from which a 1/2 inch iron rod with cap found in an east/west white painted tree line bears witness North 71°04'23" West, a distance of 56.20 feet; THENCE North 89°30'31" East, along the recognized north line of Section 28, with another white painted tree line, a distance of 1,542.16 feet to a point at the northeast corner of the herein described tract of land; THENCE along and with the west/southwest line of Eagle Mountain Sub–division, Phase Two, according to the map or plat thereof recorded in Book 2, Page 247 (Instrument No. I–2001–554347) of the McCurtain County Official Public Records of Real Property (M.C.O.P.R.R.P.), the following courses and distances:

South 40°13'39" West, 119.57 feet to a point; South 20°33'11" East, 92.86 feet to a point; South 02°41'37" West, 81.44 feet to a point; South 38°55'11" East, 99.95 feet to a point; South 02°18'32" East, 220.49 feet to a point; South 08°32'54" East, 161.63 feet to a point; South 52°50'28" East, 169.50 feet to a point; South 39°53'08" East, 101.95 feet to a point; South 55°00'02" East, 221.36 feet to a point; South 74°20'44" East, 177.08 feet to a point; South 45°44'40" East, 100.59 feet to a point; South 67°04'13" East, 220.37 feet to a point; South 01°55'02" East, 93.77 feet to a point; South 25°29'18" East, 120.79 feet to a point; South 56°28'19" East, 56.11 feet to a point; South 13°28'10" East, 138.07 feet to a point; South 18°38'19" West, 150.84 feet to a point; South 21°04'30" East, 44.25 feet to a point; South 59°18'26" East, 70.44 feet to a point; South 20°10'12" East, 87.28 feet to a point; South 50°13'30" East, 171.13 feet to a point; South 27°32'30" East, 243.44 feet to a point; South 01°21'21" East, 82.96 feet to a point; South 34°47'09" East, 123.51 feet to a point; South 47°21'32" East, 78.56 feet to a point; South 65°29'02" East, 189.88 feet to a point at the southeast corner of the herein described tract of land, same being the northeast corner of a called 132.791 acres of land conveyed to Choctaw Mountain, LLC, as described in the deed recorded in Book 1096, Page 345 (Instrument No. I–2001–596662) of the M.C.O.P.R.R.P.; THENCE South 47°35'36" West, along and with the northwest line of said 132.791 acres, a distance of 2,048.87 feet to a point in a natural draw at the southwest corner of the herein described tract of land, same being the northwest corner of the 132.791 acres; THENCE along and with said natural draw, the following courses and distances:

North 23°36'28" West, 118.16 feet to a point; North 39°24'30" West, 103.56 feet to a point; North 21°43'32" West, 230.21 feet to a point; North 33°56'20" West, 153.41 feet to a point; North 45°18'20" West, 164.38 feet to a point; North 33°53'07" West, 120.66 feet to a point; North 59°37'29" West, 156.45 feet to a point; North 42°32'03" West, 254.85 feet to a point; North 70°15'54" West, 149.26 feet to a point; North 25°05'26" West, 202.96 feet to a point; North 09°21'55" West, 186.56 feet to a point; North 22°58'15" West, 174.29 feet to a point; North 08°41'13" West, 198.67 feet to a point; North 16°44'00" West, 176.54 feet to a point; North 27°59'43" West, 144.05 feet to a point; North 07°58'34" East, 88.18 feet to a point; North 27°59'43" West, 144.05 feet to a point; North 00°42'38" East, 377.76 feet to a point in the recognized north line of Section 29 at the northwest corner of the herein described tract of land, from which the east/west painted tree line bears North, a distance of 17 feet; THENCE South 89°27'25" East, along and with said recognized north line of Section 29, a distance of 429.56 feet to the POINT OF BEGINNING and containing within these metes and bounds 170.146 acres of land.

There are 162.852 acres in Section 28 and 7.294 acres in Section 29.

Unless otherwise noted, all boundary corners are, or will be, marked with a nail and disc stamped "PINNELL 1567" or an iron rod with plastic cap stamped "PINNELL 1567".

This tract of land was surveyed on the ground during the months of December 2021 and February 2022 and based on the Boundary Survey prepared by The Pinnell Group, LLC; filed in job number 21–108D. Bearings based on the monumented boundary lines of TIMBER CREEK TRAILS SOUTH PHASE VIII as recorded in Book 2, Page 279 (Instrument No. I–2001–588033) and TIMBER CREEK TRAILS SOUTH PHASE IX as recorded in Book 2, Page 299 (Instrument No. I–2001–594108) of the M.C.O.P.R.R.P.

CERTIFICATE OF COUNTY TREASURER

I,_____, the duly elected and qualified County Treasurer of McCurtain County, Oklahoma, do hereby certify that there no unpaid taxes up to and including the year of 2022 on the property described herein and known as TIMBER CREEK TRAILS SOUTH, PHASE XI, being a part of Sections 28 and 33, Township 4 South, Range 24 East of the Indian Base and Meridian, McCurtain County, Oklahoma, and the required Security has been deposited in the office of the County Treasurer guaranteeing payment of the current year's taxes.

Witness my hand this _____ day of_____ 2023.

_____
COUNTY TREASURER

OWNERS CERTIFICATE AND DEDICATION

The undersigned, Charles R. Wilson, Member of CHOCTAW MOUNTAIN, LLC, does hereby certify: that they are the owners of the legal title and the only persons, firm, or corporation having any right, title or interest in and to the land shown on the annexed map or plat of TIMBER CREEK TRAILS SOUTH, PHASE XI.

We further certify: That as owners of the title to said land which is shown on the annexed plat or map of TIMBER CREEK TRAILS SOUTH, PHASE XI, do hereby reserve the areas indicated as ROADWAY, DRAINAGE & UTILITY EASEMENT, for the purpose of locating, constructing, erecting, maintaining, conducting and performing any public or quasi–public roadway and utility, or roadway and utility functions or service above or beneath the surface of the ground with rights of ingress and egress at any time for the purpose of installation, repair, maintenance, operation, and removal of any public or quasi–public roadway or utility, and that said property covered by said plat or map and dedication is subject to certain restrictions, reservations and covenants contained in a separate instrument, which will be filed for record in the office of the County Clerk of McCurtain County, Oklahoma subsequent to the filing of this plat.

_____
Charles R. Wilson, Member

STATE OF OKLAHOMA
COUNTY OF MCCURTAIN

Before me, the undersigned Notary Public in and for said County and State on this _____ day of _____, 2023, personally appeared Charles R. Wilson, Member of CHOCTAW MOUNTAIN LLC, to me known to be the identical person who executed the within and foregoing instrument and acknowledged to me that he executed the same as his free and voluntary act and deed for the uses and purposes therein set forth.

Given under my hand and seal of office, the day and year last above written.

MY COMMISSION EXPIRES: _____

_____
NOTARY PUBLIC

SURVEYOR CERTIFICATE

I, Daniel N. Pinnell, Licensed Professional Land Surveyor, hereby certifies this plat was completed under my direct and responsible charge from an actual survey made under my supervision and meets the Oklahoma Minimum Standards for the practice of Land Surveying as adopted by the Oklahoma Board of Registration for Professional Engineers and Land Surveyors.

DATE OF LAST VISIT	DATE OF SIGNATURE	Daniel N. Pinnell, R.P.L.S 1567 25207 Oakhurst Drive, Spring, Texas 77386 281–363–8700 Firm Reg. #CA8639

TIMBER CREEK TRAILS SOUTH PHASE XI

A SUBDIVISION OF 170.146 ACRES OF LAND OUT OF THE NORTHWEST QUARTER (NW/4), NORTHEAST QUARTER (NE/4), SOUTHEAST QUARTER (SE/4) AND SOUTHWEST QUARTER (SW/4) OF SECTION 28 AND OUT OF THE NORTHEAST QUARTER (NE/4) OF SECTION 29, TOWNSHIP 4 SOUTH, RANGE 24 EAST OF THE INDIAN BASE AND MERIDIAN, MCCURTAIN COUNTY, OKLAHOMA

DATE: MAY 2022 *SCALE: 1" = 200'* *PROJECT NO. 21–108*