

CLARK ACRES ADDITION

in
The Northeast Quarter of the Northwest Quarter of Section 19,
Township 4 South, Range 11 East of the Indian Base and
Meridian, Atoka County, Oklahoma.

CERTIFICATE AND DEDICATION

We the undersigned, **Texoma Building Services LLC** and **Anthony Dillard**, here by certify that we are the owner of and only person having any right, title, or interest in the land shown on this plat the **CLARK ACRES ADDITION** ("the property"), and that this plat represents a correct survey of the herein described property made with our consent. **Texoma Building Services LLC** and **Anthony Dillard** hereby dedicates the streets, alleys, and easements set forth hereon to the use of the public forever. **Texoma Building Services LLC** and **Anthony Dillard** hereby sets forth the following covenants which will be the only covenants in effect on the property from this day forward:

- All lots within this subdivision shall be used for single family residential purposes only and no lot shall contain more than one (1) residential structure. No business, commercial or manufacturing enterprise shall be conducted on the property.
- Storage buildings and or shop building are permitted.
- No lot shall be used or maintained as a dumping ground or rubbish. Trash, garbage, or other waste shall not be kept in sanitary containers which shall be disposed of promptly. All equipment for the storage or disposal of such materials shall be kept in a clean and sanitary condition.
- The outside finishing of all buildings must be completed within one (1) year after construction begins and no asphalt shingles, imitation brick building paper, insulation board or sheathing, or similar non-exterior material shall be used for the exterior finish of any such building. The exterior finish of the building shall be of wood, exterior siding, logs, brick, stone, or concrete.
- No old houses may be moved in or used as residential structure.
- No flat roof houses shall be constructed except as a part of a mansard roof design.
- All structures shall have modern sanitary facilities and there will be no outside toilet facilities. All sewage disposal systems and sanitary facilities shall comply with the public health regulations, the County of Atoka, and the State of Oklahoma.
- All requirements for setback, side yard, and lot minimum square footage will be the same as provided for in the ordinances the County of Atoka. For purposes of this covenant, eaves, steps, and open porches shall not be porches shall not be constructed to permit any portion of the building to encroach an adjoining property.
- The streets, alleys, and easements shown on plat are created for the installation and maintenance of roads and public utilities.
- All drives located on the property shall be constructed of concrete.
- These covenants shall remain in effect for a period of twenty-five (25) years from the date set forth below, and may be renewed for successive ten (10) year periods by the vote of a majority of the property owners.
- No commercial marijuana grow operations or marijuana storage facilities shall be permitted.

Signed this _____ Day, of _____ 20____.

Manager
ANTHONY DILLARD
Owner

CERTIFICATE OF APPROVAL OF COUNTY COMMISSIONERS

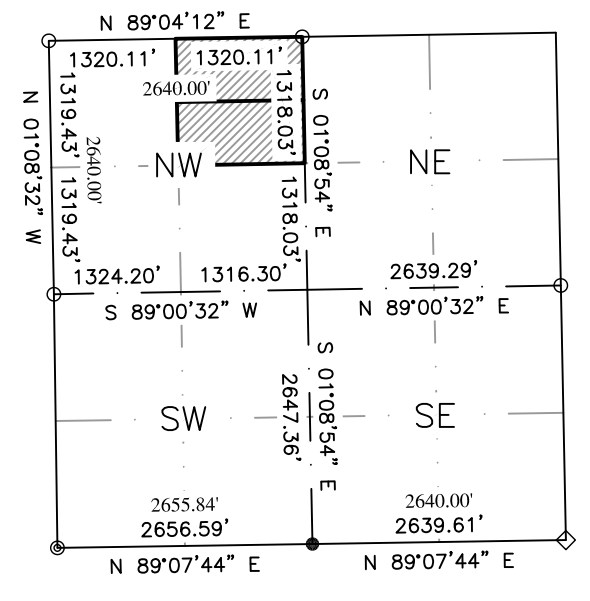
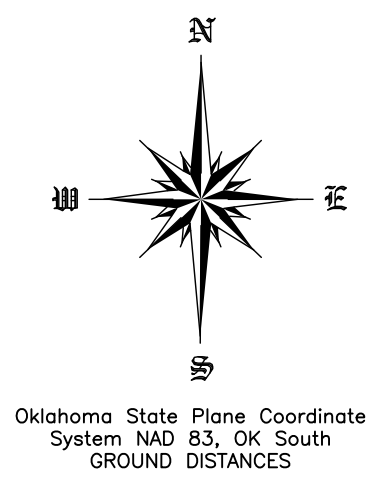
We, the undersigned do hereby certify that the plat of **CLARK ACRES ADDITION** in Section 19, Township 4 South, Range 11 East, of the Indian Base and Meridian, Atoka County, Oklahoma, together with the owners certificate and the surveyors certificate on the same were presented to the County Commissioners of Atoka County for approval; that said plat, owners certificate, and surveyors certificate being found to conform to the platting requirements in all respects, and are in all things approved on this _____ day of _____ 2024.

There are no platted roads to be maintained by the county.
 Existing county roads along the exterior lines will be maintained by the county.

COMMISSIONER, DIST. NO. 1
COMMISSIONER, DIST. NO. 2
COMMISSIONER, DIST. NO. 3

SURVEYOR CERTIFICATE

I, **Chad Fox**, a duly registered Professional L Surveyor in the State of OKLAHOMA, do hereby certify specifically only to
TEXOMA BUILDING SERVICES LLC AND ANTHONY DILLARD
that the boundary survey shown hereon was completed and represents a good and accurate survey made upon the ground by me or under my direct supervision and checking and that this survey is in accordance with applicable MINIMUM STANDARDS OF PRACTICE FOR LAND SURVEYING. I further certify that the notes shown hereon are made a part of this certification and that all monuments exist as shown.



COUNTY TREASURER'S CERTIFICATE

I, _____, do hereby certify that I am duly elected, qualified and acting Treasurer of Atoka County, State of Oklahoma. That the tax records of said County show all taxes are paid for the year 2024 and prior years on the property shown on plat of **CLARK ACRES ADDITION** in Atoka County, Oklahoma.

IN WITNESS WHEREOF, said County Treasurer has caused this instrument to be executed at Atoka, Oklahoma on this _____ day of _____.

County Treasurer

NOTARY PUBLIC

STATE OF OKLAHOMA)
COUNTY OF _____)

Before me, the undersigned, a Notary Public in and for said County and State on this _____ day of _____ 2024, personally appeared the identical person(s) who subscribed the name of the maker to the within and foregoing instrument as owner(s), and acknowledged to me that they executed the same as their free and voluntary act and deed and the free and voluntary act for the uses and purposes therein set forth.

GIVEN under my hand and seal the day and year last above written.

NOTARY PUBLIC
My Commission Expires: _____

DEPARTMENT OF ENVIRONMENTAL QUALITY

The _____ Office of the Department of Environmental Quality has approved this plat for the use of Public Water systems and Individual On-Site sewer systems on the _____ day of _____, 2024.

Environmental Program Specialist
Department of Environmental Quality

NOTARY PUBLIC

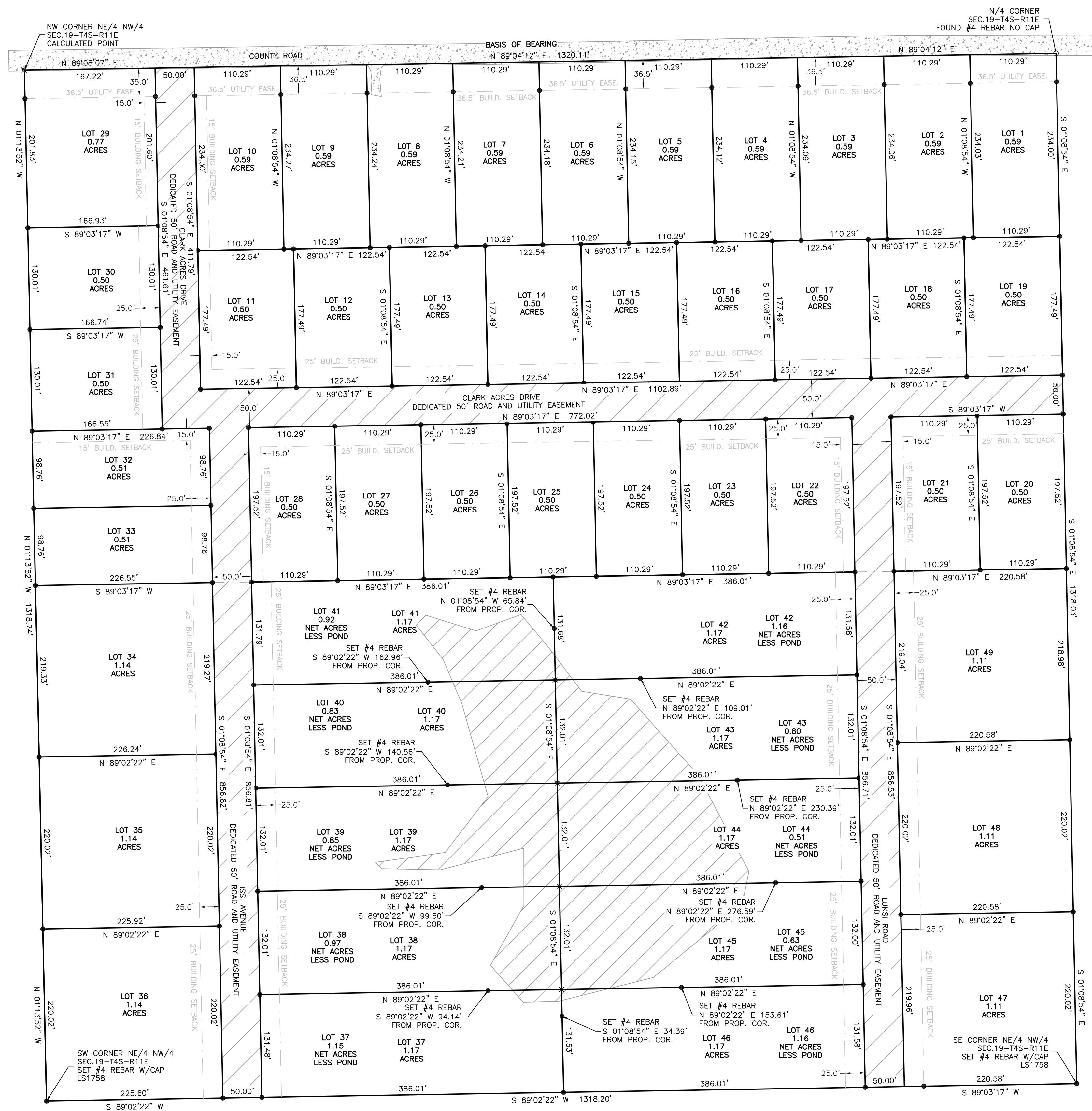
STATE OF OKLAHOMA)
COUNTY OF FLEFORE)

Before me, the undersigned, a Notary Public in and for said county and state on the _____ day of _____ 2024, personally appeared **Chad D. Fox** to me known to be the identical person who the name of the maker thereof to the foregoing instrument and duly 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 the day and year last written above.

Notary Public
My Commission Expires: _____



CHAD FOX
LICENSED PROFESSIONAL
LAND SURVEYOR STATE OF
OK. NO. 1758
CERTIFICATE OF AUTHORIZATION
NO. 6186



Legend

- FOUND REBAR
- FOUND MAG. NAIL
- ⊗ CALCULATED POINT
- ⊙ MAG. NAIL LS 1758
- ⊙ REBAR & CAP LS 1758
- X — EXISTING FENCE
- — — PROPERTY LINE
- — — EXISTING ROAD
- — — STATUTORY R.O.W
- — — ROAD DEDICATION
- — — UTILITY EASEMENT
- — — BUILDING SETBACK

DENOTES MEASURED DIMENSIONS
DENOTES RECORDED DIMENSIONS

PROPERTY DESCRIPTION

Northeast Quarter of the Northwest Quarter of Section 19, Township 4 South, Range 11 East of the Indian Base and Meridian, Atoka County, Oklahoma.

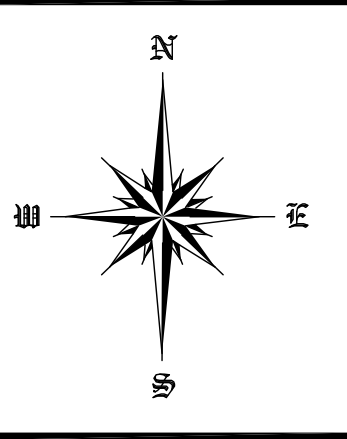
REFERENCE MATERIAL

- REFERENCE 1—ORIGINAL SURVEY PLAT OF Township 4 South, Range 11 East of the Indian Base and Meridian, Atoka County, Oklahoma.
- REFERENCE 2—Book 0965, Page 272, as recorded in Atoka county records.
- REFERENCE 3—Easement—Book 113, Page 345, as recorded in Atoka county records.
- REFERENCE 4—Easement—Book 307, Page 377, as recorded in Atoka county records.
- REFERENCE 5—Easement—Book 468, Page 397, as recorded in Atoka county records.

NOTES

- This survey was performed without the benefit of a current title policy. The record information which is referenced hereon is the result of research performed by this surveyor and is not necessarily complete or conclusive.
- This survey does not constitute a Title Search by this surveyor of the property shown and described hereon to determine:
 - Ownership of the tract of land.
 - Compatibility of this description with those of adjoining.
 - Rights of way, easements and encumbrances of record affecting this tract of land.
- BEARINGS are based on the Oklahoma State Plane Coordinate System NAD 83, OK South Zone and are designated on a line as shown on this drawing as the **North line of the Northwest Quarter of Section 19, Township 4 South, Range 11 East, Atoka County, Oklahoma** which is considered to bear **N 89°04'12" E**.
- The word "certify" or "certification" as used herein is understood to be an expression of professional opinion by the surveyor, based upon his best knowledge, information, and belief. As such, it does not constitute a guarantee, nor a warranty, expressed or implied.
- Property surveyed is not in published flood zone(s) at date of survey per flood map No.4005080275B of the Federal Emergency Management Agency, National Flood Insurance Program.

CDF ASSOCIATES, LLC.
Phone: (918) 649-3303
Cell: (918) 721-1262
208 Dewey Ave
Poteau, Oklahoma 74953



PREPARED FOR
TEXOMA BUILDING SERVICES LLC AND ANTHONY DILLARD

CLARK ACRES ADDITION
in
The Northeast Quarter of the Northwest Quarter of Section 19,
Township 4 South, Range 11 East of the Indian Base and
Meridian, Atoka County, Oklahoma.

DATE	BY	REVISIONS
Date:	18JAN24	
Job No:	2023/9-10/1059	
Drawn:	T. GRADY	
Checked:	C. FOX	
Scale:	1"=80 US Survey FT	

Sheet: **1**
Of: **1**