

- LEGEND:
- AC.....Air Conditioning Unit
CIRF.....Capped Iron Rod Found
CO.....Cleanout
EM.....Electric Meter
FH.....Fire Hydrant
GM.....Gas Meter
GMK.....Gas Marker
GY.....Guy Wire
IRF.....Iron Rod Found
IRS.....5/8" Capped Iron Rod Set Marked "NATIVE CO., LLC"
LT.....Light Pole
OE.....Overhead Electric
PP.....Power Pole
SMH.....Sewer Manhole
WM.....Water Meter
WV.....Water Valve
D.R.E.C.T.....Deed Records, Erath County, Texas
P.R.E.C.T.....Plat Records, Erath County, Texas
Chainlink Fence.....X

- NOTES:
1. Basis of bearing being U.S. State Plane Grid - Texas North Central Zone (4202) NAD83 as established using the AllTerra RTKNet Cooperative Network. Reference frame is NAD83(2011) Epoch 2010.0000. Distances shown are U.S. Survey feet displayed in surface values.
 2. According to the scaled location of FEMA Firm Map No. 48143C0300D, effective date November 16, 2011, the subject property lies within Zone X - Areas determined to be outside the 0.2% chance annual flood.
 3. This survey was prepared without the benefit of a current commitment for title insurance. Additional easements and/or restrictions may affect the surveyed property.
 4. All property corners are 5/8 inch capped iron rods set marked "NATIVE CO., LLC" unless specified otherwise.

LINE DATA TABLE		
NO.	BEARING	DIST
L1	S30°23'56"E	28.00'
L2	S59°36'04"W	25.00'
L3	S30°23'56"E	50.00'

OWNER:

Washington Street Baptist Church
719 W. Washington,
Stephenville, Tx 76401



OWNERS CERTIFICATION:

§ STATE OF TEXAS
§ COUNTY OF ERATH

WHEREAS Washington Street Baptist Church is the owner of Lots 1, 3, & 4, Block 108, Lots 1, 3, & 3-A, Block 125, and Lots 4 & 6, Block 126 of City Addition, an addition to the City of Stephenville, Erath County, Texas, as shown per King's 1956 Map of the City of Stephenville, as recorded in Volume 381, Page 105, Deed Records, Erath County, Texas, and being more particularly described as follows:

BEING all of Lots 1, 3, & 4, Block 108, Lots 1, 3, & 3-A, Block 125, and Lots 4 & 6, Block 126, of City Addition, an addition to the City of Stephenville, Erath County, Texas, as shown per King's 1956 Map of the City of Stephenville, as recorded in Volume 381, Page 105, Deed Records, Erath County, Texas.

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

THAT WASHINGTON STREET BAPTIST CHURCH, does hereby adopt this plat designating the herein above described real property as **LOTS 1R & 2R, BLOCKS 108, 125, & 126, CITY ADDITION**, an addition to the City of Stephenville, Texas, Erath County, Texas. The easements shown thereon are hereby reserved for the purposes as indicated. No buildings, fences, trees, shrubs, or other improvements or growths shall be constructed, reconstructed, or placed upon, over or across the easements shown. Said easements being hereby reserved for the mutual use and accommodation of all public utilities using or desiring to use the same. Any, and all public utility shall have the right to remove and keep removed all or part of any buildings, fences, trees, or other improvements or growths which in any way endanger or interfere with the construction, maintenance, or efficiency of its respective system on the easements and all public utilities shall at all times have full right of ingress and egress to or from and upon reconstructing, inspecting, patrolling, maintaining, respective systems without the necessity at any time of procuring the permission of anyone.

Any public utility shall have the right of ingress and egress to private property for the purpose of reading meters and/or for any maintenance and service required or ordinarily performed by that utility. The easements dedicated are for the specific use of installing and maintaining water, sewer, electrical, natural gas, telephone, fiber or cable vision lines, and are not intended to be used for garbage dumpsters, the collection of garbage, or for the use of garbage vehicles in any manner.

This plat does not alter or remove existing deed restrictions or covenants, if any, on this property.

Authorized Agent

§ STATE OF TEXAS
§ COUNTY OF ERATH

BEFORE ME, the undersigned authority, on this day personally appeared, _____, 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, in the capacity therein stated, and as the act and deed of said partnership.

GIVEN UNDER MY HAND AND SEAL OF OFFICE on the _____ day of _____, 2022.

Notary Public in and for the State of Texas My commission expires

§ STATE OF TEXAS
§ COUNTY OF ERATH

BEFORE ME, the undersigned authority, on this day personally appeared, _____, 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, in the capacity therein stated, and as the act and deed of said partnership.

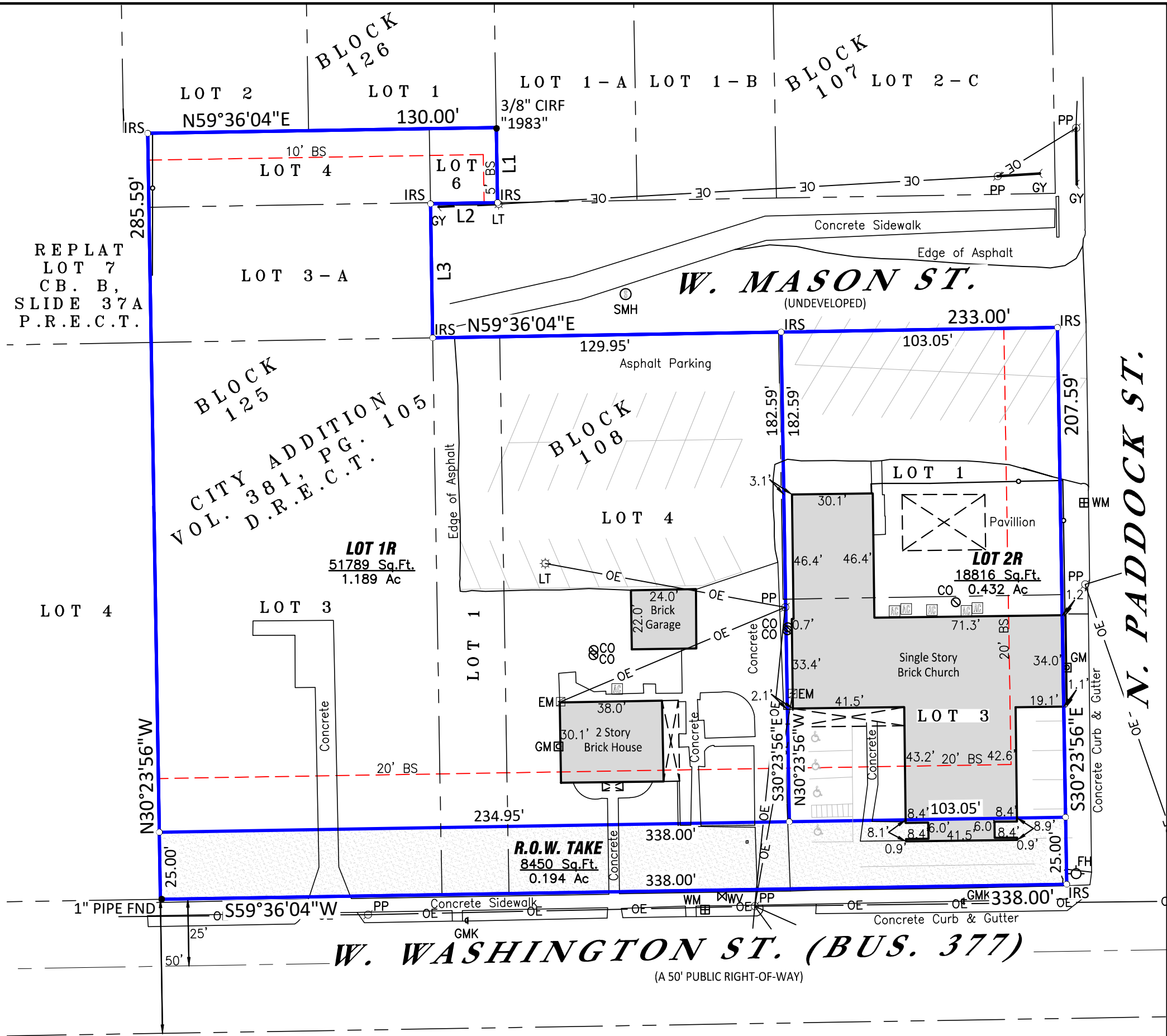
GIVEN UNDER MY HAND AND SEAL OF OFFICE on the _____ day of _____, 2022.

Notary Public in and for the State of Texas My commission expires

SURVEYOR'S CERTIFICATION:

I, N. Zane Griffin, do hereby certify that I prepared this plat from an actual on the ground survey of the land, and that the corner monuments shown hereon were properly placed under my personal supervision in accordance with the platting rules and regulations of the City of Stephenville, Erath County, Texas.

N. Zane Griffin, RPLS No. 6810
Date: June 9, 2022



ACCEPTED AND APPROVED:

DIRECTOR OF PLANNING AND DEVELOPMENT

CITY SECRETARY

DATE

CABINET

SLIDE

REPLAT
LOTS 1R & 2R, BLOCKS 108, 125 & 126
CITY ADDITION
AN ADDITION TO THE CITY OF STEPHENVILLE, ERATH COUNTY, TEXAS
BEING A REPLAT OF LOTS 1, 3, & 4, BLOCK 108, LOTS 1, 3, & 3-A, BLOCK 125, AND LOTS 4 & 6, BLOCK 126, CITY ADDITION, AS SHOWN ON KING'S 1956 MAP OF STEPHENVILLE, ADOPTION AND DEDICATION THEREOF, RECORDED IN VOLUME 381, PAGE 105, DEED RECORDS, ERATH COUNTY, TEXAS