

Job No. 202003007
Plot Date: 03/27/2020 11:45 am



Scale: 1" = 30'



A SURVEY OF
125 RETA AVENUE, STEPHENVILLE, TEXAS

0.299 ACRES OF LAND BEING LOT 18 AND THE SOUTHERLY 11 FEET OF BLOCK 148 TO THE CITY OF STEPHENVILLE, ERATH COUNTY, TEXAS MAP OF STEPHENVILLE, ADOPTION THEREOF RECORDED IN VOLUME RECORDS, ERATH COUNTY, TEXAS. ALSO BEING ALL OF A TRACT OF 1274, PAGE 755, OF THE DEED RECORDS, ERATH COUNTY, TEXAS. BEING DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT A 1/2 INCH IRON ROD FOUND, SAID POINT ALSO BEING AVENUE, AND BEING THE NORTHEAST CORNER OF A CALLED TRACT PAGE 14 RECORDED IN SAID OFFICIAL PUBLIC RECORDS;

THENCE ALONG THE COMMON LINE OF SAID CALLED TRACT DESCRIBED AND THE TRACT DESCRIBED HEREIN, S 59°49'54" W - 149.69 FEET TO A SAID POINT ALSO BEING IN THE EAST LINE OF A CALLED 3.66 ACRES TRACT 917, PAGE 546 RECORDED IN THE DEED RECORDS OF ERATH COUNTY

THENCE ALONG THE COMMON LINE OF SAID CALLED 3.66 ACRES TRACT DESCRIBED HEREIN,
N 30°18'59" W - 87.80 FEET TO A WOOD FENCE CORNER POST FOUND, S
SOUTHWEST CORNER OF A CALLED 0.339 ACRES TRACT DESCRIBED IN
RECORDED IN SAID OFFICIAL PUBLIC RECORDS;

THENCE ALONG THE COMMON LINE OF SAID CALLED 0.339 ACRES TRACT DESCRIBED HEREIN,
N 60°13'36" E - 148.58 FEET TO A NAIL FOUND, SAID POINT ALSO BEING AVENUE;

THENCE ALONG THE WEST LINE OF RETA AVENUE, S 31°03'12" E - 86.78 FEET TO A POINT OF BEGINNING, SAID POINT ALSO BEING

FIELD NOTE DESCRIPTION TO ACCOMPANY PLAT

I HEREBY CERTIFY THAT ALL DIMENSIONS, CALLS, SIZE, LOCATION AND TYPE OF IMPROVEMENTS ARE TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF. THAT THE PROTRUSIONS OR VISIBLE / APPARENT EASEMENTS, EXCEPT AS SHOWN ON THE PLAT HEREON IS BASED ON FIELD DATA COLLECTED ON THE GROUND MARCH 25, 2020. A SIGNED IN BLUE INK AND BE STAMPED WITH MY SEAL. IF THIS PLAT DOES NOT HAVE A ROLLER IT IS A COPY AND MAY HAVE BEEN ALTERED. I ASSUME NO RESPONSIBILITY OTHER THAN THE COPIES BEARING MY ORIGINAL SEAL AND SIGNATURE.

***SURVEYORS NOTES:**

- 1) UNDERGROUND UTILITIES HAVE NOT BEEN LOCATED, CALL 811 BEFORE EXCAVATION
- 2) BEARINGS ARE BASED ON NAD 83, STATE PLANE COORDINATE SYSTEM, TEXAS NORTH CENTRAL ZONE, US SURVEY FEET
- 3) SURVEYOR'S SIGNATURE WILL APPEAR IN BLUE INK ON ORIGINAL COPIES
- 4) COMPLAINTS IN REGARD TO VIOLATIONS OF GENERAL RULES OF SURVEYING PROCEDURES AND PRACTICES SHOULD BE DIRECTED TO:
Texas Board of Professional Engineers and Land Surveyors
1917 S. Interstate 35 Austin, Texas 78741
Website: <http://peks.texas.gov>
Email: info@peks.texas.gov
Phone: 512.440.7773

***FLOODPLAIN NOTE:**

SUBJECT TRACT IS SHOWN IN ZONE X, AREA OF MINIMAL FLOOD HAZARD, AS SHOWN ON FEMA FIRM No. 48143C0430D, EFFECTIVE 11/16/2011. INHERENT INACCURACIES OF FEMA OR FLOOD INSURANCE RATE MAPS PRECLUDE A SURVEYOR FROM CERTIFYING TO THE ACCURACIES OF LOCATIONS BASED ON SUCH MAPS. FLOODPLAIN INFORMATION HAS BEEN LISTED ON THIS SURVEY.

***TITLE COMMITMENT NOTE:**

THERE HAS BEEN NO ATTEMPT TO INTERPRET DEED RESTRICTIONS OR ZONING REGARDING THIS PROPERTY. ONLY VISIBLE UTILITIES AND EASEMENTS HAS BEEN SHOWN ON THIS SURVEY AS LOCATED IN THE FIELD.

Justin Rene Parenteau
20200327



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PLAT TO ACCOMPANY FIELD NOTE DESCRIPTION EVENLY DA