

 $\Delta = 10^{\circ}10'17''$ Arc Length = 81.66' Chord = N09'52'30"W

LOT 20R

BLOCK 32

0.775 ACRE

BEGINNING

BLOCK 32

SOUTH SIDE ADDTION

Cab A, Slide 346A

Lot 25 BLOCK 32

SOUTH SIDE ADDITION

## BASIS OF BEARINGS: BEARINGS, DISTANCES AND COOF

BEARINGS, DISTANCES AND COORDINATES SHOWN HEREON ARE BASED ON GRID NORTH REFERENCING THE TEXAS STATE PLANE COORDINATE SYSTEM, NORTH CENTRAL ZONE, AND NAD 83 AS DETERMINED FROM GPS SURVEY DATA. DISTANCES CAN BE CONVERTED TO SURFACE BY MULTIPLYING EACH BY THE COMBINED SCALE FACTOR OF 1.00007765.

## LAT NOTES:

1. AREA OF SUBDIVISION = 0.881 ACRE, AREA OF ALL PUBLIC R.O.W. DEDICATION IS 0.106 ACRE. 2. NO PORTION OF THIS SUBDIVISION LIES WITHIN THE 100-YEAR FLOODPLAIN ACCORDING TO ERATH COUNTY FEMA FIRM MAP NO. 48143-C-043-0-D EFFECTIVE NOVEMBER 11, 2011. 3. NO LAND WITHIN THIS SUBDIVISION WILL BE DEDICATED FOR PARKS, OR OPEN SPACE. 4. THIS SUBDIVISION IS LOCATED ENTIRELY WITHIN THE CITY LIMITS OF THE CITY OF STEPHENVILLE, TEXAS. 5. BUILDING SETBACK LINES SHALL COMPLY WITH CURRENT CITY OF STEPHENVILLE ZONING REGULATIONS. 6. UPON COMPLETION OF THE SUBDIVISION STREETS, BURIED UTILITIES, AND FINAL GRADING, MONUMENTATION WILL BE SET AS FOLLOWS: CENTERLINE MARKERS ARE MAG-NAILS WITH WASHERS; LOT CORNERS ARE 1/2" REBAR RODS WITH PLASTIC CAPS MARKED "J&M BOUNDARY" 7. IF OBSTACLES (FENCES, TRANSFORMERS, OPEN TRENCHES, ETC.) ARE ENCOUNTERED DURING THE COURSE OF SETTING MONUMENTATION, THOSE AFFECTED LOT CORNERS WILL BE SET AT AN OFFSET ALONG THEIR RESPECTIVE LOT LINES AT A WHOLE FOOT INTERVAL BETWEEN 1 AND 6 FEET. SURVEYOR WILL SET SAID OFFSET AS CLOSE AS PRACTICAL TO ACTUAL LOT CORNER AND WILL KEEP RECORD OF THE FINAL STAKED LOCATION. 8. THE STREETS AND EASEMENTS SHOWN HEREON ARE HEREBY DEDICATED FOR STREET PURPOSES. THE EASEMENTS, AS SHOWN,, ARE DEDICATED FOR THE PUBLIC USE FOREVER, FOR THE PURPOSES INDICATED ON THIS PLAT. 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 UTILITIES SHALL HAVE THE RIGHT REMOVE AND KEEP REMOVED ALL OR PART OF ANY BUILDINGS, FENCES. TREE, 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. 9. 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 DEDICATE ARE FOR THE SPECIFIC USE OF INSTALLING AND MAINTAINING WATER, SEWER, ELECTRICAL, NATURAL GAS, TELEPHONE, FIBER OF CABLEVISION

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.

## METES AND BOUNDS OF SUBDIVISION

**BEING** 0.881 acre of land in the City of Stephenville, Erath County, Texas and being, all of Lot 20, and a portion of Lot 21, Block 32, SOUTH SIDE ADDITION to the City of Stephenville, Erath County, Texas according to the replat containing said lots recorded in Cabinet A, Slide 260A, Plat Records, Erath County Texas, and all of Lot 30 of said Block 32, SOUTH SIDE ADDITION, according to the replat containing said Lot 30 recorded in Cabinet B, Slide 65A, Plat Records, Erath County, Texas, and said 0.881 acre tract is more particularly described in metes and bounds as follows:

**BEGINNING** at a 3/8 inch rebar rod (N=6,757,186.92', E=2,056,733.12) found in the easterly right-of-way line of South Harbin Drive, in the westerly line of said Lot 21, Block 32, and said point of beginning being the northwesterly corner of Lot 27 of said Block 32, SOUTH SIDE ADDITION as shown on the replat containing said Lot 27 recorded in Cabinet A, Slide 346A, Plat Records, Erath County, Texas, and from said point of beginning a found 1/2 inch rebar rod for the former southwest corner of said Lot 27 bears South 30°09'35" East 300.48 feet;

**THENCE** North 30°09'35" West along said easterly right-of-way line of South Harbin Drive and said westerly line of said Lot 21, at a called distance of 74.17 feet pass the northwest corner of said Lot 21, same being a westerly corner of said Lot 20, and continuing along the westerly line of said Lot 20, **a total distance of 208.80 feet** to a point for a northwesterly corner of said Lot 20 and an interior corner of said South Harbin Drive;

**THENCE** North 58°04'12" East 18.30 feet along said easterly right-of-way line and said westerly line of said Lot 20 to a point for corner;

**THENCE** North 17°42'47" East 3.77 feet along said easterly right-of-way line and said westerly line of said Lot 20 to a point for the northwest corner of said Lot 20 and the south corner of said Lot 30, Block 32 and being the beginning of a non-tangent curve to the right having an arc length of 81.66 feet, a radius of 460.00 feet, a delta angle of 10°10'16", a tangent length of 40.94 feet and subtended by a chord having a

bearing and distance of North 09°52'30" West 81.55 feet;

**THENCE** North-northwesterly along the westerly line of said Lot 30, said easterly right-of-way line of South Harbin Drive and said curve to the right a distance of 81.66 feet (said arc length) to a point whence a found 1/2 inch rebar rod bears North 70°06'05" East 4.39 feet:

THENCE North 52°26'14" East along said easterly right-of-way line and said westerly line of said Lot 20, at 11.95 feet pass a set 1/2 inch rebar rod with cap marked J&M BOUNDARY for the northwesterly corner of the 0.775 acre lot depicted hereon, and continuing a total distance of 27.87 feet a set 1/2 inch rebar rod with cap marked J&M BOUNDARY in the southwesterly right-of-way line of Highway 67/377 for the north corner of said Lot 30, whence a found brass disk monument in concrete (TxDOT) bears North 72°04'59" West 280.60 feet, and a found 1/2 inch rebar rod bears South 14°39'24" West 3.23 feet;

**THENCE** South 72°04'59" East along said southwesterly right-of-way line and the northeasterly line of said Lot 30, at 21.89 feet pass the northeasterly corner of said Lot 30 and the north corner of said Lot 20 whence a found 1/2 inch rebar rod bears N17°55'01"E 1.00 foot, and continuing **a total distance of 69.57 feet** to a found brass disk monument in concrete (TxDOT) for the beginning of a curve to the left with an arc length of 127.04 feet, a radius of 1969.86 feet, a delta angle of 03°41'43", a tangent length of 63.54 feet, and subtended by a chord with bearing and distance of South 74°05'59" East 127.02 feet;

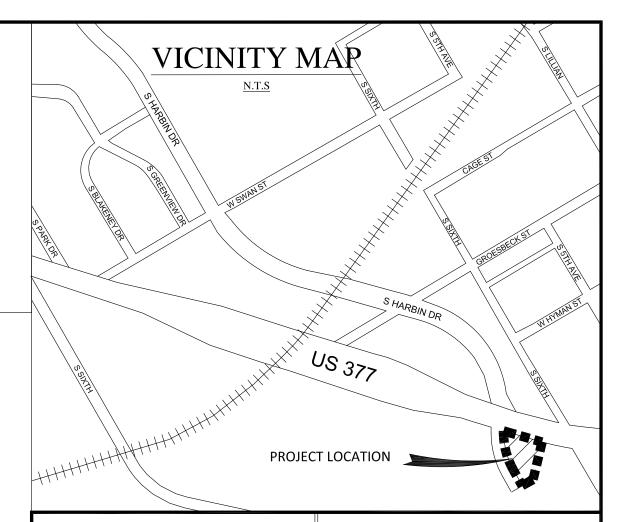
**THENCE** along said southwesterly right-of-way line, said northerly line of Lot 20, and said curve 127.04 feet (said arc length) to a found 3/8 inch rebar rod for the common north corner of said Lot 20 and said Lot 27 whence a found 3/8 inch rebar rod for the northeast corner of said Lot 27 bears South 76°56'40" East 75.93 feet (chord), and a found brass disk monument in concrete (TxDOT) in said southwesterly right-of-way line bears South 78°25'21" East 165.07 feet (chord);

**THENCE** South 13°47'58" West 206.68 feet along the common line between said Lot 20 and said Lot 27, to a found 3/8 inch rebar rod for the south corner of said Lot 20, an interior corner of said Lot 21 and an interior corner of said Lot 27;

**THENCE** South 59°51'31" West 68.16 feet over and across said Lot 21, same being the most westerly north line of said Lot 27 to the PLACE OF BEGINNING and containing 0.881 acre of land.

## LOT 20R, BLOCK 32, SOUTH SIDE ADDITION

BEING A REPLAT OF ALL OF LOT 20 AND A PORTION OF LOT 21, BLOCK 32, SOUTH SIDE ADDITION TO SAID CITY OF STEPHENVILLE ACCORDING TO THE REPLAT CONTAINING SAID LOTS RECORDED IN CABINET A, SLIDE 260A, PLAT RECORDS, ERATH COUNTY, TEXAS, AND ALL OF LOT 30, BLOCK 32, SOUTH SIDE ADDITION, CITY OF STEPHENVILLE, ERATH COUNTY, TEXAS ACCORDING TO THE REPLAT CONTAINING SAID LOT RECORDED IN CABINET B, SLIDE 65A, PLAT RECORDS, ERATH COUNTY, TEXAS



COUNTY CLERK

I CERTIFY THAT THE SUBDIVISION PLAT DESCRIBED HEREIN WAS FILED FOR RECORD ON

APPROVED AND ACCEPTED

FILE NUMBER DIRECTOR OF DEVELOPMENT SERVICES

COUNTY CLERK COUNTY TEXAS

ATTEST: CITY SECRETARY

DATE

OWNER'S CERTIFICATE AND DEDICATION

THE UNDERSIGNED MANAGING MEMBER OF THE HEREINAFTER DESCRIBED REAL PROPERTY HAS CAUSED SUCH PROPERTY TO BE SURVEYED AND PLATTED AND TO BE SUBDIVIDED INTO BLOCKS, LOTS, STREETS AND ALLEYS UNDER THE NAME OF

LOT 20R, BLOCK 32,
SOUTH SIDE ADDITION

CONTAINING 0.881 ACRE OF LAND AND BEING A REPLAT OF ALL OF
LOT 20 AND A PORTION OF LOT 21, BLOCK 32, SOUTH SIDE ADDITION
TO SAID CITY OF STEPHENVILLE ACCORDING TO THE REPLAT CONTAINING
SAID LOTS RECORDED IN CABINET A, SLIDE 260A, PLAT RECORDS,
ERATH COUNTY, TEXAS, AND ALL OF LOT 30, BLOCK 32, SOUTH SIDE
ADDITION, CITY OF STEPHENVILLE, ERATH COUNTY, TEXAS ACCORDING TO
THE REPLAT CONTAINING SAID LOT RECORDED IN CABINET B, SLIDE 65A,
PLAT RECORDS, ERATH COUNTY, TEXAS

AS SHOWN HEREON AND DO HEREBY DEDICATE TO THE PUBLIC FOREVER FOR ALL PUBLIC PURPOSES THE STREETS, ALLEYS, LANES, EASEMENTS, PARKS AND OTHER PUBLIC LANDS SHOWN THEREON THE LANDS INCLUDED WITHIN SUCH PLAT OR SUBDIVISION ARE DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

SEE METES & BOUNDS DESCRIPTION SHOWN HEREON

CHRIS ORR

ACKNOWLEDGEMENT

THE STATE OF TEXAS:

EXECUTED THIS \_\_\_\_\_\_ DAY OF \_\_\_\_\_

COUNTY OF ERATH:

BEFORE ME, THE UNDERSIGNED AUTHORITY IN AND FOR SAID COUNTY AND STATE ON THIS DAY PERSONALLY APPEARED

CHRIS ORR

KNOWN TO ME TO BE THE PERSON AND MANAGING MEMBER WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT AND ACKNOWLEDGED TO ME THAT THE SAME WAS THE ACT OF THE SAID

TEA AMIGOS, LLC

TEA AMIGOS, LLC.

A LIMITED LIABILITY CORPORATION, AND THAT HE EXECUTED THE SAME AS THE ACT OF SUCH CORPORATION FOR THE PURPOSES AND CONSIDERATION THEREIN EXPRESSED AND IN THE CAPACITY THEREIN STATES.

GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS THE \_\_\_\_\_\_

DAY OF\_\_\_\_\_ A.D. 2

SURVEYOR CERTIFICATE AND PLAT DESCRIPTION

I HEREBY CERTIFY THAT THE PLAT SUBMITTED HEREWITH REPRESENTS A TRUE SURVEY MADE BY THE UNDERSIGNED OR UNDER MY SUPERVISION ON THE GROUND AND THAT PERMANENT MARKERS AND MONUMENTS HAVE BEEN SET AS INDICATED ON THE PLAT AND IN ACCORDANCE WITH THE "SUBDIVISION REGULATIONS" OF THE CITY OF STEPHENVILLE.

PLAT DESCRIPTION:

CERTIFICATION

LOT 20R, BLOCK 32,

SOUTH SIDE ADDITION

CONTAINING 0.881 ACRE OF LAND AND BEING A REPLAT OF ALL OF
LOT 20 AND A PORTION OF LOT 21, BLOCK 32, SOUTH SIDE ADDITION
TO SAID CITY OF STEPHENVILLE ACCORDING TO THE REPLAT CONTAINING
SAID LOTS RECORDED IN CABINET A, SLIDE 260A, PLAT RECORDS,
ERATH COUNTY, TEXAS, AND ALL OF LOT 30, BLOCK 32, SOUTH SIDE
ADDITION, CITY OF STEPHENVILLE, ERATH COUNTY, TEXAS ACCORDING TO
THE REPLAT CONTAINING SAID LOT RECORDED IN CABINET B, SLIDE 65A,

PLAT RECORDS, ERATH COUNTY, TEXAS



SIGNATURE

MARK T. BROWN
(PRINT)

REGISTERED PROFESSIONAL LAND SURVEYOR

SEPTEMBER 22, 2022

817-594-9880



TBPLS FIRM # 10194493 | |

3465 CURRY LANE ABILENE, TX 79606 325-695-1070 1508 SANTA FE DR, STE 204 WEATHERFORD, TX 76086

4920 S. LOOP 289, STE 104 LUBBOCK, TX 79414 806-368-6375

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BLOCK 32

SOUTH SIDE ADDITION

Cab B, Slide 65A

LINE TABLE

LINE NO. LENGTH BEARING

L1 18.30' N58\*04'12"E

L2 3.77' N17\*42'47"E

L3 27.87' N52\*26'14"E

CURVE TABLE

CURVE ARC RADIUS ANGLE TANGENT CHORD CHORD BEARING LENGTH

C1 81.66' 460.00' 10'10'16" 40.94' N9'52'30"W 81.55'
C2 127.04' 1969.86' 3'41'43" 63.54' \$74'05'59"E 127.02'

LEGEND

———— FORMER LOT LINE

----- - EXIST. STREET CENTERLINE

— — — — — — — PROP. UTILITY EASEMENTS

— — — — — — — EXIST. UTILITY EASEMENTS

----- ADJACENT PROPERTY

SET 1/2 INCH REBAR ROD WITH

O PLASTIC CAP MARKED "J&M

FOUND BRASS DISK R.O.W.

BCM = BOUNDARY CONTOL MONUMENT S.L.E. = STREET LIGHT EASEMENT

D.R. = DEED RECORDS, ERATH CO., TX.

P.R. = PLAT RECORDS, ERATH CO., TX.

O.P.R. = OFFICIAL PUBLIC RECORDS,

D.E. = DRAINAGE EASEMENT

U.E. = UTILITY EASEMENT

FOUND 3/8 INCH REBAR ROD

(UNLESS OTHERWISE NOTED)

------ PROPOSED LOT LINES