



- SURVEYOR'S 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) STOCK TANKS ARE DEPICTED AND ARE PROVIDED FOR INFORMATIONAL PURPOSES ONLY. SURVEYOR MAKES NO CERTIFICATION AS TO EXACT SIZE.
 - 5) THE SURVEYOR HAS MADE NO INVESTIGATION OR INDEPENDENT SEARCH FOR EMBLEMETS OF RECORD, ENCUMBRANCES, RESTRICTIVE COVENANTS, EASEMENTS, OR ANY OTHER FACTS THAT A CURRENT TITLE SEARCH MAY DISCLOSE.
 - 6) 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://pels.texas.gov>
 Email: info@pels.texas.gov
 Phone: 512-440-0773

1275 IVY STREET, STEPHENVILLE, TEXAS 76400
 Tract One: All that certain lot, tract, or parcel of land being the West 70 and 2 in Block No. 8 of the Cage Addition to the City of Stephenville, Erath County, Texas, according to King's 1956 Map of said city adopted by ordinance recorded in Volume 381, Page 105, Deed Records of Erath County, Texas.

370 EAST ELM STREET, STEPHENVILLE, TEXAS
 Tract Two: All that certain lot, tract, or parcel of land being the East 70 and 2 in Block No. 8 of the Cage Addition to the City of Stephenville, Erath County, Texas, according to King's 1956 Map of said city adopted by ordinance recorded in Volume 381, Page 105, Deed Records of Erath County, Texas.

KING TITLE - GF No. 2136240

10. The following matters and all terms of the documents creating or offering evidence (we must insert matters or delete this exception):

a. Terms, conditions and provisions of that certain non-exclusive easement pursuant to the Deed of Easement, Volume 592, Page 450, Deed Records of Erath County, Texas, recorded in Volume 592, Page 450, Deed Records of Erath County (AS SHOWN)

"FLOODPLAIN NOTE"

SUBJECT TRACT IS SHOWN IN ZONE X AS SHOWN ON FEMA FIRM No. 48143040D, EFFECTIVE 11/16/2011, INHERENT INACCURACIES OF FEMA OR FLOOD INSURANCE RATE MAPS FROM CARRYING TO THE ACCURACIES OF LOCATIONS BASED ON SUCH FLOODPLAIN INFORMATION HAS BEEN LISTED ON THIS SURVEY.

"TITLE COMMITMENT NOTE"

THERE HAS BEEN NO ATTEMPT TO INTERNET DEED RESTRICTIONS OR EASEMENTS ON THIS PROPERTY. ONLY VISIBLE UTILITIES AND EASEMENTS HAVE BEEN AS LOCATED IN THE FIELD.

I HEREBY CERTIFY THAT ALL DIMENSIONS, CALLS, SIZE, LOCATION, BEARINGS ARE TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE, BELIEF AND FAITH, AND THAT I AM NOT PROVIDING ANY INFORMATION, ENCUMBRANCES, PROVISIONS OR VISIBLE / APPARENT EASEMENTS, ALL INFORMATION SHOWN HEREON IS BASED ON FIELD DATA COLLECTED ON 12/14 AND 17, 2022. ALL ORIGINAL COPIES WILL BE SIGNED IN BLUE INK. IF THIS PLAT DOES NOT HAVE THESE TWO CONDITIONS FULFILLED, I ASSUME NO RESPONSIBILITY FOR COPIES OF THE PLAT OR ORIGINAL SEAL AND SIGNATURE.

Justin Rene Parenteau
 JUSTIN RENE PARENTEAU
 REGISTERED PROFESSIONAL LAND SURVEYOR
 STATE OF TEXAS LICENSE NO. 5959
 140 HACKBERRY POINTE DRIVE
 WEATHERFORD, TEXAS 76087
 PHONE NO. 561-813-1888
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