

## WEST TRACT SURVEY DESCRIPTION

COUNTY OF ERATH

On 0.01% early (4250 Sq. ft.) tract of land whey all of Lof 7, fact 6, fact 7, SQUTH SQE ADDTENI City of Supplements (Enth. Teas. exceeding to 16 skill pril 556 Almeads when exceeded in Values 31 App 105, Dead Records, Enth County, Teas: being all of Tract 1 was a conveyed to Brown Pace Development Company, LLC in Clerk Teas. 6, 2020/5545. Ortical Public Records, Enth County, Teass: Senty luttled described by makes and bounds as follows:

BECOMMER at a set pix call it asphall at the southeast corner of salf Block. 7 at the intersection of the west dight of way here of S. Sin Avenue with the north right of way line of W. Swen Street for the southeast corner of this tract.

THENCE S SPITIS' W 20.802 feet along the north right of way fine of stabl W. Swon Street to a found i' kon pipe, at the southeast corner of Parce 2 as conveyed to J. Bachus Family Trust in Volume 1293, Page 332. O.P.R.E.C.T., for the southwest corner of this tract.

THEINCE N 30°2120" W 20133 feet with the occupied west line of seld Lot 7, to a found 316" fear rod at the southerly common corner of that certain tract of land conveyed to L. & D. Külminam in Volume 1906, bage 656, D.P.B.E.C.T. & that Leided O.170° acres fact of land conveyed to J. Bachus Family Trust in Clerk File No. 2013-0148, D.P.B.E.C.T., for the northwest corner of this tract.

THEINCE N.59'55'247'E 204.47' feet along the occupied & apparent north line of salt Lot 7 & salt Lot 8 to a set 1/2" bron 1 on to with real plastic cap stamped "TEXAS SURVETING INC." In the west hight of way line of sald S.5th Avenue, for the nothest conner of this tract, WHEINCE a found?" From pipe at the northeast conner of sald Block 7 beats N.31'20'47' IV 206.07 feet.

THENCE S  $31^{\circ}20^{\circ}47^{\circ}$ E 204.87 feet along the west right of way line of said S. 5th Avenue to the POINT OF BEGINNING.

Bearings. Distances, and/or Areas derived from GNSS observations performed by Texas Surveying. Inc. and reflects N.A.D. 1983, Texas State Plane Coordinate System, North Central Zone 4202 (Grb).

## SURVEYOR CERTIFICATION

That I Mich Hamilton, a Registered Professional Land Surveyor of the State of Texas. Registration No. 5865, do hereby certify that the plat hereon was prepared from an actual on the ground survey of the regally described property snown hereon.

## Preliminary - Not to be Recorded

Micah Hamilton, Registered Professional Land Surveyor No. 5865 M20159 - June 2021

# KNOW ALL MEN BY THESE PRESENTS

### OWNER

Agent and/or Representative

### STATE OF TEXAS

Notary Public in and for the State of Texas

## EAST TRACT SURVEY DESCRIPTION

Page 2 of 2

STATE OF TEXAS

COUNTY OF ERATH

On a 217 races (103.545 Sq. Ft.) text of lead being all of Lot Sq. Fq. Fa. B Bock 8, that portion of W. Swan Street highly between Bock 6.8 Bock 4, and and of Lot S, Bock 4, SOITH SQE ADDRIVEN, City of Stephendrie, Eduh, Tosus, according to the Winty 1958 Revised Map recorded in Volume 381, Repla (DS, Deed Records, Eduh Coste), Texts stelly all of Lot Cort in 8. That I These as conveyed to Soum Face Development, Company, Litt. In Cork, the No. 2020/9543, Orbital Plank Records, Edah County, Texas: being further described by metics and bounds as follows:

BEGINNING at a found 3/8" fron rod in a 1/2" fron pipe at the northwest comer of said Lot 5, Block 8, in the east right of way line of 5. 5th Avenue, for the northwest and beginning corner of this tract.

TREACE, 18.9 (2017)\* E 4.9.5 (He place à loud (2° brond which place ou plus place) and place place place por training of the centre in cert of the conveyed to a Consequent S. (Loude case The A. (2016) CO. 2016 CE. 18.0 (1) (2016) CO. 2016 CE. 18.0 (1) (2016) CO. 2016 CE. 18.0 (1) (2016) CE. 2016 CE.

THERCE S 34-4249° IZOA6 leet along the west right of way lips of sald S. Lijans Street to a found IZ° bott at the northeast corns of the CEY of Stephantial LIMEY, Sie OF Seleng LOBA, Buck A. as shown on the map recorded in Volume 412, Page 5717. D.R.E.C. T. for the easterly southeast corner of this tract.

THENCE along the north & west lines of said Lot 8A. Block 8 as follows:

S 35°33'48" W 104.89 feet to a found 3/8" iron rod:

S 33°13°18" E 54,04 feet to a found 3/8" iron rod. in the north line of the G.C. & S.F. Railroad, for the souther/southeast corner of this tract.

HEMCE S 36/T35" W 34734 feet along the north line of said G.C. & S.F. Ratinoid to a set I/2" from od with red plastik: cap stamped "TEXAS SURVETWIG INC", at he southerly corner of said Lot 5. Block I4, for the southwest corner of this tract.

THENCE N  $3^{\circ}20'47''$  W 348.51 feet along the east right of way line of sald 5. 5th Avenue to the PQINT OF BEGINNING.

Bearings. Distances, and/or Areas derived from GNSS observations performed by Texas Surveying, Inc. and reflects N.A.D. 1983. Texas State Plane Coordinate System. North Central Zone 4202 (Grid).

### APPROVAL STATEMENT

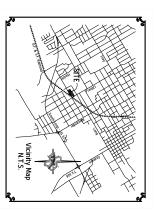
Approved by the Director of Building Services of the City of Stephenville, Erath County, Texas

Approved:

2021

Erath County, Texas City of Stephenville

By: \_\_\_\_\_\_ Directory of Building Services



Lots 1X, 2-10, 11X, 12-14, 15X, 16X, 17X, 18-20 21X, Block 7 and Lots 1X, 2-8, 9X, 10-13, 14X, 15-21, 22X, 23X, 24-29, 30X, 31-35, 36X, 37X, 38-42, 43X, Block 8 SOUTH SIDE ADDITION

A replat of Lots 7 & 8. Block 7, Lots 5, 6, 7, & 8. Block 8, Portion of W. Swan Street, & Lot 5. Block 14, SOUTH SIDE ADDITION, City of Stephenville, according to the King's 1956 Revised Map recorded in Volume 381, Page 105, Deed Records, Erath County, Texas.

June 2021

MINERAL WELLS BRANCH · 940-325-2155

TEXAS



