

RIDHA BERRICHE & NEZIHA BERRICHE  
11.87 ACRES  
DOCUMENT NO. 2013-04401

CITY OF STEPHENVILLE  
ERATH COUNTY, TEXAS

**LAND DESCRIPTION**

Of a 1.269 acres tract of land out of Lot 1 and Lot 2 in Block 85 of the City of Stephenville, Erath County, Texas, according to King's 1956 Map of Stephenville, adoption and dedication thereof recorded in Volume 381, Page 105 of the Deed Records of Erath County, Texas; being all of a certain 1.27 acres tract deeded to Kenneth W. Hayes and Lora A. Hayes in Volume 1317, Page 1135 of the Official Public Records of Erath County, Texas; and being further described by metes and bounds as follows:

Beginning at a found 1/2" iron pipe in the west line of Clark Lane, at the northeast corner of said Lot 1 and at the southeast corner of said Lot 2, for the beginning corner of this tract.  
Thence along the west line of said Clark Lane, S. 20 deg. 37 min. 42 sec. E. 355.02 feet to a set 1/2" iron rod with cap (PRICE SURVEYING) in the northwest right of way line of East Washington Street and at the southeast corner of said Lot 1, for the southeast corner of this tract.  
Thence with the northwest right of way line of said East Washington Street, S. 50 deg. 04 min. 49 sec. W. 150.00 feet to a found 3/8" iron rod in the south line of said Lot 1 and at the southerly southeast corner of a certain 11.87 acres tract deeded to Ridha Berriche and Neziha Berriche in Document No. 2013-04401 of said Official Public Records, for the southwest corner of this tract.  
Thence leaving said East Washington Street, N. 19 deg. 32 min. 13 sec. W. 437.73 feet to a found 3/8" iron rod in the north line of said Lot 1, in the south line of said Lot 2 and at an inner corner of said 11.87 acres tract, for the northwest corner of this tract.  
Thence with the common line of said Lot 1 and said Lot 2, N. 83 deg. 17 min. 29 sec. E. 42.41 feet to a found 1/2" iron rod with cap (ALS), for a corner of this and said 11.87 acres tract.  
Thence N. 72 deg. 46 min. 11 sec. E. 99.61 feet to a found 3/8" iron rod in the east line of said Lot 2, in the west line of said Clark Lane and at the easterly southeast corner of said 11.87 acres tract, for the northeast corner of this tract.  
Thence along the west line of said Clark Lane, S. 02 deg. 48 min. 50 sec. W. 18.50 feet to the place of beginning.

\_\_\_\_\_, Director of Development Services  
\_\_\_\_\_, Date of Approval  
\_\_\_\_\_, City Secretary  
\_\_\_\_\_, Date

**SURVEYOR'S CERTIFICATE**

THIS is to certify that I, MATTHEW K. PRICE, A Registered Professional Land Surveyor of the State of Texas, have platted the above property from an actual survey on the ground and that all lot corners, angle points, and points of curve will be properly marked on the ground, and that this plat correctly represents that survey made by me or under my direct supervision during SEPTEMBER 2021.

Matthew K. Price, R.P.L.S. No. 6284  
JN211654 15708.CRD

PROPERTY DEED  
BOSQUE CLARK, LLC  
1.27 ACRES  
DOCUMENT NO. 2022-00881

LINE	BEARING	DISTANCE
L1	S 02°48'50" W	18.50'
L2	S 02°48'50" W	18.03'
L3	S 20°37'42" E	341.69'
L4	S 14°43'34" W	24.47'

**OWNER'S CERTIFICATE**

Now therefore know all men by these presents:

That, Bosque Clark, LLC, owner, does hereby adopt this replat designating the herein described property as Lots 4 thru 18 in Block 85 of the City of Stephenville, Erath County, Texas, and do hereby dedicate to the Public use forever, the streets and easements shown thereon. The streets are dedicated for street purposes. The easements, as shown, are dedicated for the public use forever, for the purposes indicated on this plat. In addition, utility easements may also be used for the mutual use and accommodation of all public utilities desiring to use or using the same unless the easement limits the use to particular utilities, said use by public utilities being subordinate to the Public's and City's use thereof. Any public utility, including the City, shall have the right to move and keep moved all or part of any building, fences, trees, shrubs, other growths on any of the easements or Right-of-Way shown on the Plat (or filed by separate instrument that is associated with said property); and any public utility, including the City, shall have the right at all times of ingress and egress to and from and upon said easements for the purpose of construction, reconstruction, inspection, patrolling, maintaining and adding to or removing all or part of its respective systems without the necessity at any time of procuring the permission of anyone. Easements shall be maintained by property owners. The City can move trees or any other improvements and does not have the responsibility to replace them.

This plat approved, subject to all platting ordinances, rules, regulations and resolutions of The City of Stephenville, Erath County, Texas.

Witness my hand, This the \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_

STATE OF TEXAS

COUNTY OF \_\_\_\_\_

BEFORE ME, the undersigned, a Notary Public in and for said County and State, on this day personally appeared \_\_\_\_\_, known to me to be the person(s) whose name(s) is(are) subscribed to the foregoing instrument, and acknowledged to me that he (she) (they) executed the same for the purposes and consideration therein expressed and in the capacity stated.

GIVEN under my hand and seal of office this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_

Signature \_\_\_\_\_

My Commission Expires On \_\_\_\_\_

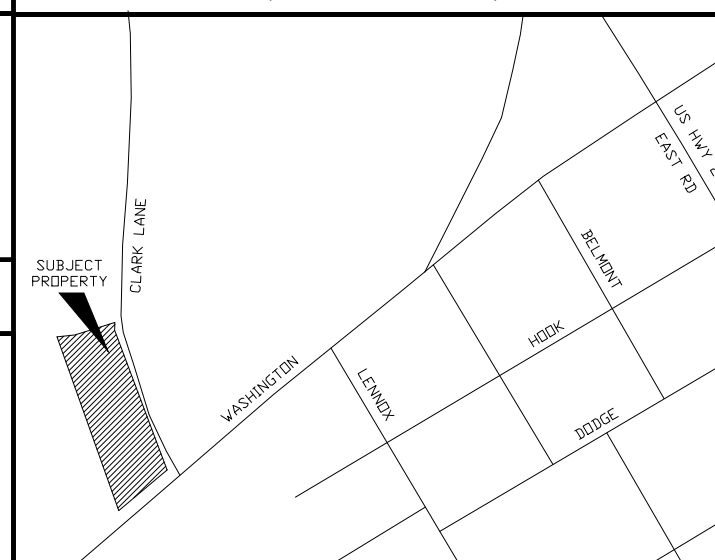
**OWNER**

Bosque Clark, LLC  
159 S. Graham  
Stephenville, Tx 76401

**SURVEYOR**

Matthew K. Price  
Price Surveying, LP  
FIRM# 10194051  
1100 E Washington Street  
Stephenville, TX 76401  
254-965-5489

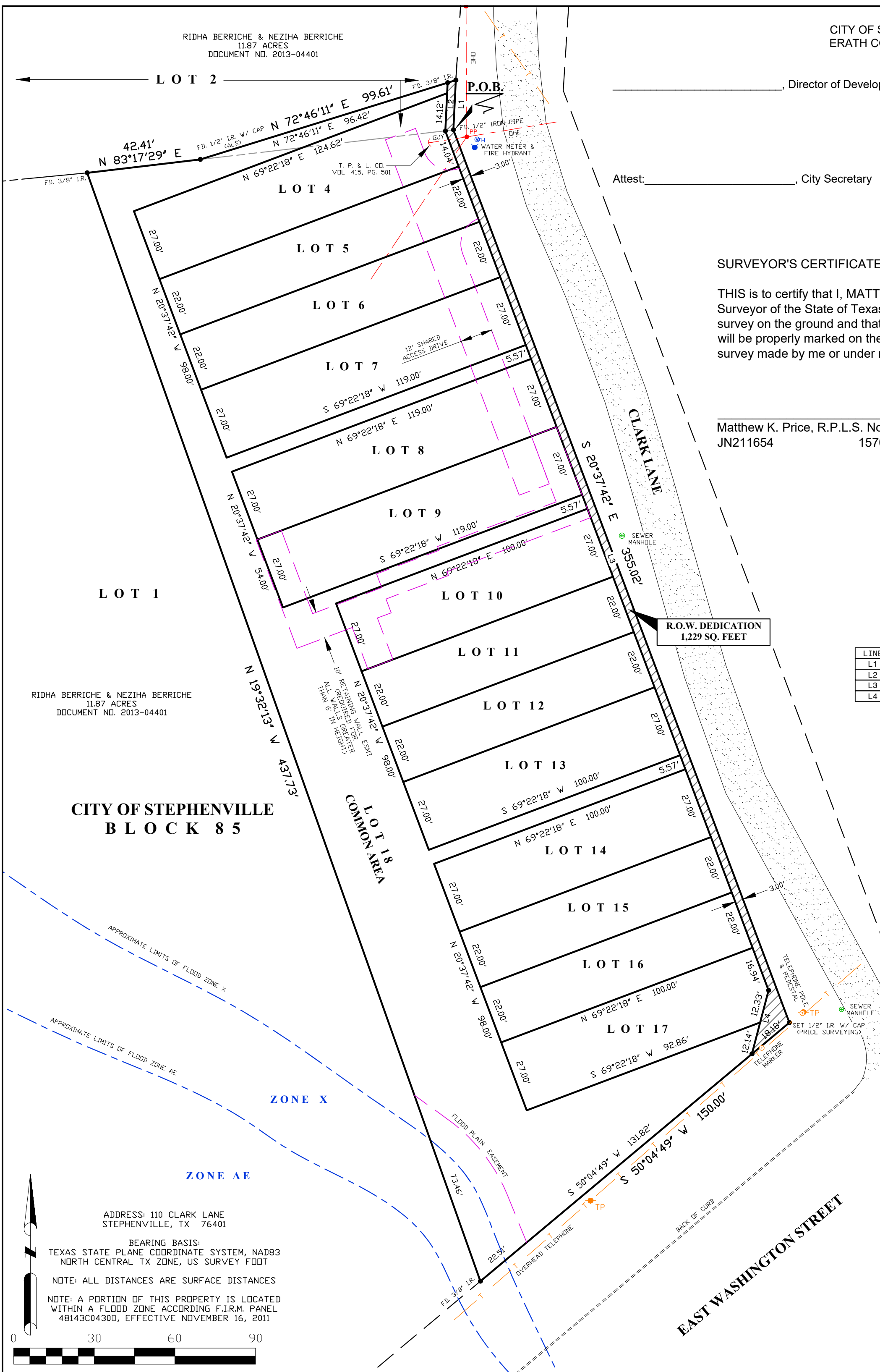
**VICINITY MAP  
(NOT TO SCALE)**



**FINAL PLAT**

**LOTS 4 THRU 18, BLOCK 85  
CITY OF STEPHENVILLE**

OF A 1.269 ACRES TRACT OF LAND OUT OF LOT 1 AND LOT 2 IN BLOCK 85 OF THE CITY OF STEPHENVILLE, ERATH COUNTY, TEXAS, ACCORDING TO KING'S 1956 MAP OF STEPHENVILLE, ADOPTION AND DEDICATION THEREOF RECORDED IN VOLUME 381, PAGE 105 OF THE DEED RECORDS OF ERATH COUNTY, TEXAS



RIDHA BERRICHE & NEZIHA BERRICHE  
11.87 ACRES  
DOCUMENT NO. 2013-04401

**CITY OF STEPHENVILLE  
BLOCK 85**

ZONE X

ZONE AE

ADDRESS: 110 CLARK LANE  
STEPHENVILLE, TX 76401

BEARING BASIS:  
TEXAS STATE PLANE COORDINATE SYSTEM, NAD83  
NORTH CENTRAL TX ZONE, US SURVEY FOOT

NOTE: ALL DISTANCES ARE SURFACE DISTANCES

NOTE: A PORTION OF THIS PROPERTY IS LOCATED WITHIN A FLOOD ZONE ACCORDING F.I.R.M. PANEL 48143C0430D, EFFECTIVE NOVEMBER 16, 2011

