



OWNER'S CERTIFICATE

Now therefore know all men by these presents:
 That, James Trinkle and Kimberly Trinkle, owners of Lot 2, Block 7, Crow Styles Addition to the City of Stephenville, Erath County, Texas, do hereby adopt this plat designating the herein described property as Lot 3, & Lot 4, Block 7, Crow Styles Addition to the City of Stephenville, Erath County, Texas. The easements shown thereon are hereby reserved for the purposes as indicated. 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 utility shall have the right to remove and keep removed all or part of any buildings, fences, trees, or other improvements or growths which in any way endanger or interfere with the construction, maintenance, of 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.

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 ordinarily performed by that utility. The easements dedicated are for the specific use of installing and maintaining water, sewer, electrical, natural gas, telephone, fiber or 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.

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____

Owner _____ Owner _____

- PLAT NOTES**
- CURRENT ZONING: R-3 MULTIPLE FAMILY
 - EXISTING STRUCTURES ENCR OACH SETBACKS & FUTURE BUILDINGS WILL BE REQUIRED TO MEET SETBACK REQUIREMENTS

ADDRESS: 811 WEST OAK STREET
STEPHENVILLE, TX 76401

NOTE: THIS PROPERTY IS LOCATED WITHIN ZONE "X" (AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN) ACCORDING TO F.I.R.M. PANEL 48143C0430D, EFFECTIVE NOVEMBER 16, 2011

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

NOTE: ALL DISTANCES ARE SURFACE DISTANCES

NOTE: ALL CORNERS ARE SET 1/2" IRON RODS WITH CAP (PRICE SURVEYING) UNLESS OTHERWISE NOTED

LAND DESCRIPTION

Of a 0.497 acres tract of land, being all of Lot 2 in Block 7 of Crow Styles Addition to 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 the same tract deeded to Jim & Kim Personal Business in Document No. 2024-03382 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 rod with cap (PRICE SURVEYING) at the intersection of the north line of West Oak Street (paved) and the east line of North McCart Avenue (paved) and at the southwest corner of said Lot 2, for the southwest and beginning corner of this tract.
 Thence with the east line of said North McCart Avenue, N. 30 deg. 34 min. 43 sec. W. 104.00 feet to a found 3/8" iron rod at the southwest corner of Lot 1, for the northwest corner of this and said Lot 2.
 Thence leaving said North McCart Avenue, N. 59 deg. 25 min. 17 sec. E. 208.00 feet to a found 1/2" iron rod with cap (PRICE SURVEYING) in the west right of way line of North Carey Avenue (not open) and at the southeast corner of said Lot 1, for the northeast corner of this and said Lot 2.
 Thence with the west line of said North Carey Avenue, S. 30 deg. 34 min. 43 sec. E. 104.00 feet to a found 1/2" iron rod with cap (PRICE SURVEYING) in the north line of said West Oak Street, for the southeast corner of this and said Lot 2.
 Thence with the north line of said West Oak Street, S. 59 deg. 25 min. 17 sec. W. 208.00 feet to the place of beginning.

STATE OF TEXAS §
 COUNTY OF ERATH §
 KNOW ALL MEN BY THESE PRESENTS

I, Gwinda Jones, Clerk of the County Court of Erath County, do hereby certify that the foregoing instrument in writing, with its certificate of authentication was filed for record and duly recorded in my office this the _____ day of _____, 20____, at _____ o'clock, _____ M., in the Official Public Records of Erath County in Document No. _____ Cabinet _____ Slide _____

TO CERTIFY WHICH, WITNESS my hand and seal at the County Court of Erath County, at my office in Erath, Texas, the date last shown above written.

BY: _____
 GWINDA JONES
 Clerk of County Court of Erath County, Texas

BY: _____
 Deputy

CITY OF STEPHENVILLE
 ERATH COUNTY, TEXAS

_____, Director of Development Services _____ Date of Approval

Attest: _____, City Secretary _____ Date

SURVEYOR'S CERTIFICATE

THIS is to certify that I, CODY HAHN, 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 JULY 2024.

Cody Hahn, R.P.L.S. No. 7030
 JN24648 20143.CRD FN240751



SURVEYOR	OWNER
Cody Hahn Price Surveying, LP FIRM# 10194051 1100 E Washington Street Stephenville, TX 76401 254-965-5489	JAMES TRINKLE KIMBERLY TRINKLE

REPLAT

**LOT 3 & LOT 4, BLOCK 7
 CROW STYLES ADDITION
 CITY OF STEPHENVILLE**

Being all of Lot 2 in Block 7 of Crow Styles Addition to the City of Stephenville, Erath County, Texas, as shown on King's 1956 Map of Stephenville, adoption and dedication thereof recorded in Volume 381, Page 105 of the Deed Records of Erath County, Texas

STATE OF _____
 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 _____

STATE OF _____
 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 _____