

**PLAT NOTES**

- CURRENT ZONING: R-2.5 INTEGRATED HOUSING DISTRICT
- EXISTING STRUCTURES ENCRoACH SETBACKS & FUTURE BUILDINGS WILL BE REQUIRED TO MEET SETBACK REQUIREMENTS

ADDRESS: 185 WEST PARK STREET  
STEPHENVILLE, TX 76401

ADDRESS: 1500 NORTH GRAHAM 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

**CITY OF STEPHENVILLE  
ERATH COUNTY, TEXAS**

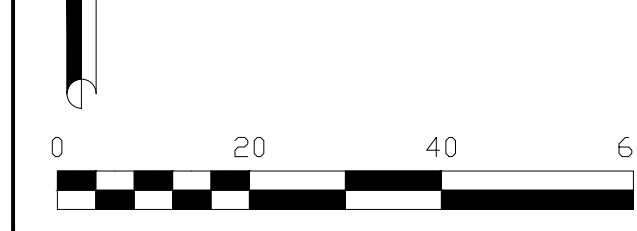
\_\_\_\_\_, Director of  
Development Services \_\_\_\_\_  
Date of Approval \_\_\_\_\_

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 SEPTEMBER 2024.

Cody Hahn, R.P.L.S. No. 7030  
JN24649 24649A.dwg  
20143.CRD FN240968



**LAND DESCRIPTION**

Of a 0.440 acre tract of land, being all of Lots 5, 6, 7 and 8 in Block 35 of Frey First 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; and being further described by metes and bounds as follows:

Beginning at a set 1/2" iron rod with cap (PRICE SURVEYING) at the intersection of the north line of West Park Street and the east line of North Belknap Avenue, at the southwest corner of said Lot 8 and Block 35, for the southwest and beginning corner of this tract.

Thence with the east line of said Belknap Avenue and the west line of said Block 35, N. 30 Deg. 23 min. 46 sec. W. 99.85 feet to a set 1/2" iron rod with cap (PRICE SURVEYING), for the northwest corner of this tract and said Lot 7, from which a found 3/8" iron rod at the northwest corner of Block 36 and at the intersection of the east line of said Belknap Avenue and the south line of Lingleville Highway (Farm Road No. 8) bears N. 30 deg. 23 min. 46 sec. W. 327.85 feet and a found iron bar bears S. 60 deg. 39 min. 47 sec. W. 6.44 feet.

Thence leaving said Belknap Avenue, N. 60 deg. 39 min. 47 sec. E. 191.91 feet to a found 3/8" iron rod in the west line of North Graham Avenue (State Highway No. 108) and the east line of said Block 35, for the northeast corner of this tract and said Lot 6.

Thence with the west line of said North Graham Avenue, S. 30 deg. 27 min. 19 sec. E. 99.79 feet to a set 1/2" iron rod with cap (PRICE SURVEYING) in the north line of said West Park Street, for the southeast corner of this tract, said Lot 5 and said Block 35.

Thence with the north line of said West Park Street, S. 60 deg. 38 min. 42 sec. W. 192.01 feet to the place of beginning.

**OWNER'S CERTIFICATE**

Now therefore know all men by these presents:

That, Zane Cole, owner of Lots 7 & 8, do hereby adopt this plat designating the herein described property as Lot 10 & 11, Block 35, Frey First 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

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 \_\_\_\_\_

**OWNER'S CERTIFICATE**

Now therefore know all men by these presents:

That, AKB Prime Investments, LLC, owner of Lots 5 & 6, do hereby adopt this plat designating the herein described property as Lot 10 & 11, Block 35, Frey First 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.

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Owner

STATE OF \_\_\_\_\_

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

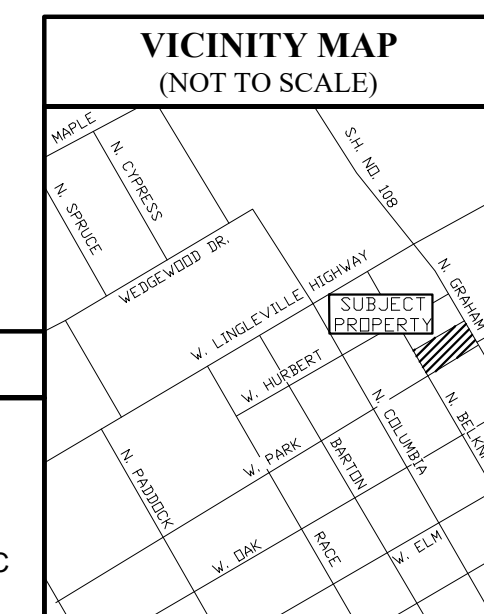
BEFORE ME, the undersigned, a Notary Public in and for said County and State, on this day personally appeared \_\_\_\_\_, known to me to be the person(s) whose name(s) is(are) \_\_\_\_\_, subscribed to the foregoing instrument, and acknowledged to me that he (she) (they) executed the same for the purposes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

SURVEYOR	OWNER
Cody Hahn Price Surveying, LP FIRM# 10194051 1100 E Washington Street Stephenville, TX 76401 254-965-5489	ZANE COLE  AKB PRIME INVESTMENTS, LLC



**REPLAT**  
**LOT 10, LOT 11 & LOT 12, BLOCK 35**  
**FREY FIRST ADDITION**  
**CITY OF STEPHENVILLE**

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