

OWNERS CERTIFICATE

Now therefore know all men by these presents:

That, Kimberly Hammon, owner, does hereby adopt this plat designating the herein described property as LOT 23, BLOCK 63 of the City of Stephenville, Erath County, Texas. The easements shown thereon are hereby reserved for the purposes as indicated. No buildings, trees, shrubs, or other improvements or growths shall be constructed, reconstructed, or placed upon, on, or across the easements shown. Said easements being hereby reserved for the mutual use and enjoyment of all public utilities using or desiring to use the same. Any, and all public utility shall have the right to remove or keep removed all or part of any buildings, fences, trees, or other improvements or growths which in any way encumber or interfere with the construction, maintenance, 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, repairing, 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 any and all gas, electric, telephone, 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 14th day of November 2023

Kimberly Hammon  
Authorized Signature of Owner

STATE OF TEXAS  
COUNTY OF Erath

BEFORE ME, the undersigned, a Notary Public in and for said County and State, on this day personally appeared Kimberly Hammon, 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 14th day of November 2023.



Kelsey Goates  
Signature  
2/13/2024  
My Commission Expires On

STATE OF TEXAS \$ KNOW ALL MEN BY THESE PRESENTS:  
COUNTY OF ERATH \$

I, Gwinda Jones, Clerk of the County 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 14th day of November 2023 at 9:15 o'clock A.M., in the Official Public Records of Erath County in Document No. 2023-6533 Cabinet B Slide 353A

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

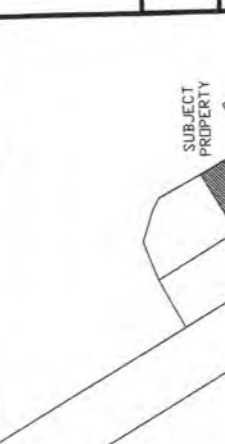


ADDRESS: 404 NORTH FLORAL AVENUE & 210 TARLETON STREET STEPHENVILLE, TX 76401  
BY: Gwinda Jones  
GWINDA JONES  
Clerk of County Court of Erath County, Texas

By: Charlotte White  
Deputy

BEARING BASIS:  
TEXAS STATE PLANE COORDINATE SYSTEM, NAD83  
NORTH CENTRAL TX ZONE, US SURVEY FOOT  
NOTE: ALL DISTANCES ARE SURFACE DISTANCES  
NOTE: FUTURE NEW CONSTRUCTION MAY BE IN COMPLIANCE WITH RIGHT-OF-WAY DEDICATION AND SETBACK REQUIREMENTS  
CURRENT ZONING: B-1 - NEIGHBORHOOD BUSINESS DISTRICT

VICINITY MAP  
(NOT TO SCALE)



SURVEYOR'S CERTIFICATE  
THIS is to certify that I, MATTHEW K. PRICE, A Registered Professional Land Surveyor of the State of Texas, have plotted 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 on NOVEMBER 2, 2023.

Matthew K. Price  
Matthew K. Price, R.P.L.S. No. 6284  
16510.CRD  
JN231186

OWNER/DEVELOPER

Kimberly B. Hammon  
P.O. Box 1132  
Stephenville, TX 76401

SURVEYOR

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



EAST TARLETON STREET (PAVED) (50' R.O.W.)

CITY OF STEPHENVILLE  
ERATH COUNTY, TEXAS

11/16/2023  
Date of Approval

Director of Development Services

John Hill



11/16/2023  
Date

Attest: Gwinda Jones  
Clerk

OWNER/DEVELOPER

Kimberly B. Hammon  
P.O. Box 1132  
Stephenville, TX 76401

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Price Surveying, LP  
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Director of Development Services

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Clerk

BLOCK 55

REPLAT

LOT 23  
0.715 ACRE  
31,135 SQ. FEET

LOT 6-A  
LEE D SHIPP  
LOT 6-A, BLOCK 63  
DOCUMENT NO. 2023-60994

LOT 6-B  
PATRICIA JAY MCGRAW  
LOT 6-B, BLOCK 63  
DOCUMENT NO. 2020-0296

OLD LOT 7  
KIMBERLY HAMMON  
DOCUMENT NO. 2014-86325

OLD LOT 21  
KIMBERLY B. HAMMON  
DOCUMENT NO. 2011-00115

LOT 22

LOT 14  
2,260 SQUARE FOOT  
R.O.W. DEDICATION

LOT 8

LOT 14

LOT 21

LOT 22

LOT 23

LOT 6-A

LOT 6-B

LOT 8

LOT 14

LOT 21

LOT 22

LOT 23

LOT 6-A

LOT 6-B

LOT 8