

LEGEND:

- AC.....Air Conditioning Unit
- CO.....Cleanout
- GM.....Gas Meter
- IRF.....Iron Rod Found
- MB.....Mailbox
- OE.....Overhead Electric
- PP.....Power Pole
- WM.....Water Meter
- D.R.E.C.T.....Deed Records, Erath County, Texas
- P.R.E.C.T.....Plat Records, Erath County, Texas
- Chainlink Fence.....
- Wooden Fence.....

NOTES:

1. Basis of bearing being U.S. State Plane Grid - Texas North Central Zone (4202) NAD83 as established using the AllTerra RTKNet Cooperative Network. Reference frame is NAD83(2011) Epoch 2010.0000. Distances shown are U.S. Survey feet displayed in surface values.
2. According to scaled location of FEMA Firm Map No. 48035C0430D, effective date January 6, 2011, the subject property lies within Zone X - Areas determined to be outside the 0.2% annual change flood.
3. Unless otherwise noted, all property corners are 5/8 inch capped iron rods set marked "NATIVE CO., LLC".
4. The purpose of this Replat is to divide Lot 3, Block 144, City Addition into two new lots to be known as Lots 3A & 3B, Block 144, City Addition.
5. Lots will require sidewalk, curb, and gutter upon development.

OWNER:

Moumin Quazi
940 Harbin Ave.,
Stephenville, Tx 76401

SURVEYOR:



P.O. Box 2465 Stephenville, Tx 76401
zane@nativeandsurveying.com ~ 254-434-6695
TBPELS Firm No. 10194572

OWNERS CERTIFICATION:

§ STATE OF TEXAS
§ COUNTY OF ERATH

WHEREAS Moumin Quazi is the owner of Lot 3, Block 144 of City Addition, an addition to the City of Stephenville, Erath County, Texas, as shown per King's 1956 Map of the City of Stephenville, as recorded in Volume 381, Page 105, Deed Records, Erath County, Texas, and being more particularly described as follows:

BEING all of Lot 3, Block 144 of City Addition, an addition to the City of Stephenville, Erath County, Texas, as shown per King's 1956 Map of the City of Stephenville, as recorded in Volume 381, Page 105, Deed Records, Erath County, Texas.

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

THAT **Moumin Quazi**, does hereby adopt this plat designating the herein above described real property as **LOTS 3A, 3B, & 3C, BLOCK 144, CITY ADDITION**, an addition to the City of Stephenville, Texas, 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, or 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 cable vision 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 does not alter or remove existing deed restrictions or covenants, if any, on this property.

Moumin Quazi

§ STATE OF TEXAS
§ COUNTY OF ERATH

BEFORE ME, the undersigned authority, on this day personally appeared, _____, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same for the purposes and consideration therein expressed, in the capacity therein stated, and as the act and deed of said partnership.

GIVEN UNDER MY HAND AND SEAL OF OFFICE on the _____ day of _____, 2021.

Notary Public in and for the State of Texas My commission expires _____

§ STATE OF TEXAS
§ COUNTY OF ERATH

BEFORE ME, the undersigned authority, on this day personally appeared, _____, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same for the purposes and consideration therein expressed, in the capacity therein stated, and as the act and deed of said partnership.

GIVEN UNDER MY HAND AND SEAL OF OFFICE on the _____ day of _____, 2021.

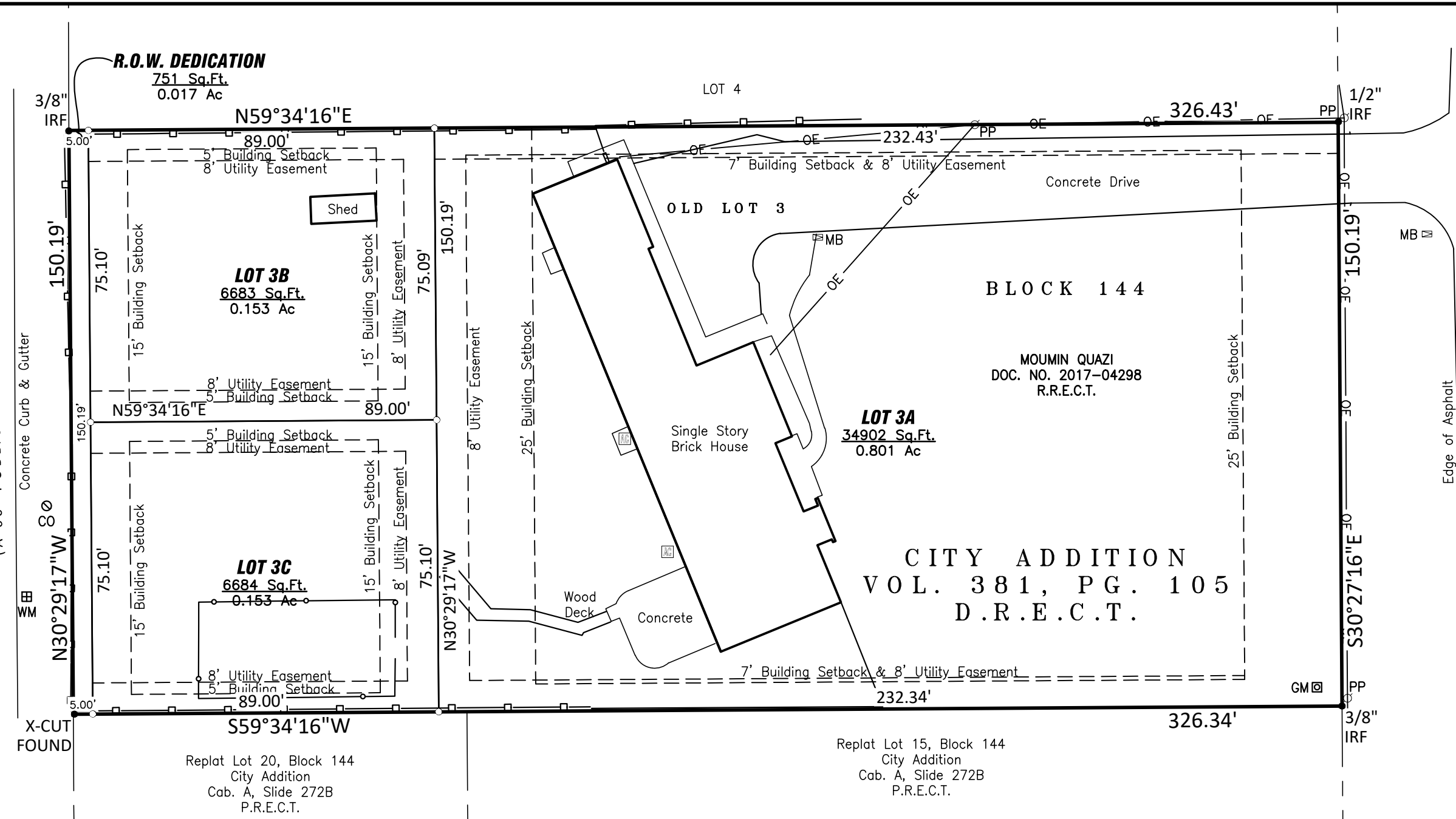
Notary Public in and for the State of Texas My commission expires _____

SURVEYOR'S CERTIFICATION:

I, N. Zane Griffin, do hereby certify that I prepared this plat from an actual on the ground survey of the land, and that the corner monuments shown hereon were properly placed under my personal supervision in accordance with the platting rules and regulations of the City of Stephenville, Erath County, Texas.

PRELIMINARY, THIS DOCUMENT SHALL NOT BE RECORDED FOR ANY PURPOSE
Purpose of Document: Review
Surveyor: N. Zane Griffin
Registered Professional Land Surveyor No. 6810
Reliance Date: 12-15-2021
N. Zane Griffin, RPLS No. 6810
Date: December 15, 2021

LYDIA AVE.
(A 60' PUBLIC RIGHT-OF-WAY)

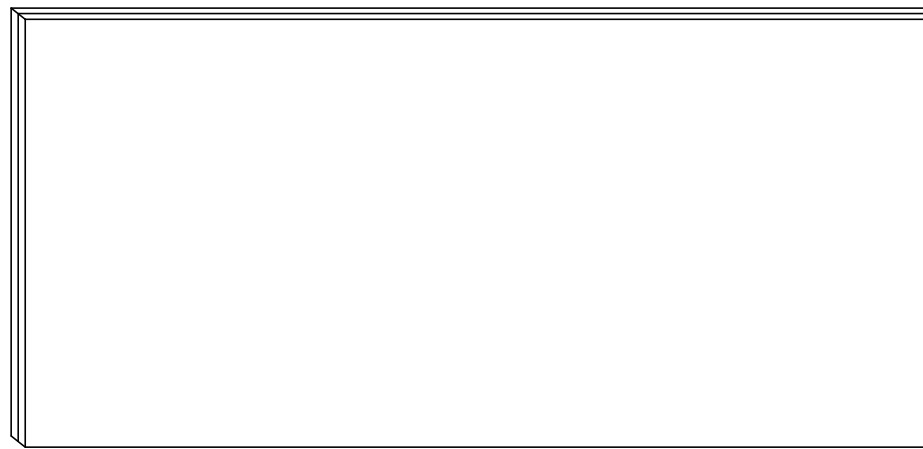


ACCEPTED AND APPROVED:

DIRECTOR OF PLANNING AND DEVELOPMENT

CITY SECRETARY

DATE



CABINET _____ SLIDE _____

REPLAT
LOTS 3A, 3B & 3C, BLOCK 144
CITY ADDITION

AN ADDITION TO THE CITY OF STEPHENVILLE, ERATH COUNTY, TEXAS
BEING A REPLAT OF LOT 3, BLOCK 144, CITY ADDITION, AS SHOWN ON KING'S 1956
MAP OF STEPHENVILLE, ADOPTION AND DEDICATION THEREOF, RECORDED IN
VOLUME 381, PAGE 105,
DEED RECORDS, ERATH COUNTY, TEXAS