



Job No. 202201007 - 1275 North Ivy Ave & 378 East Elm Street

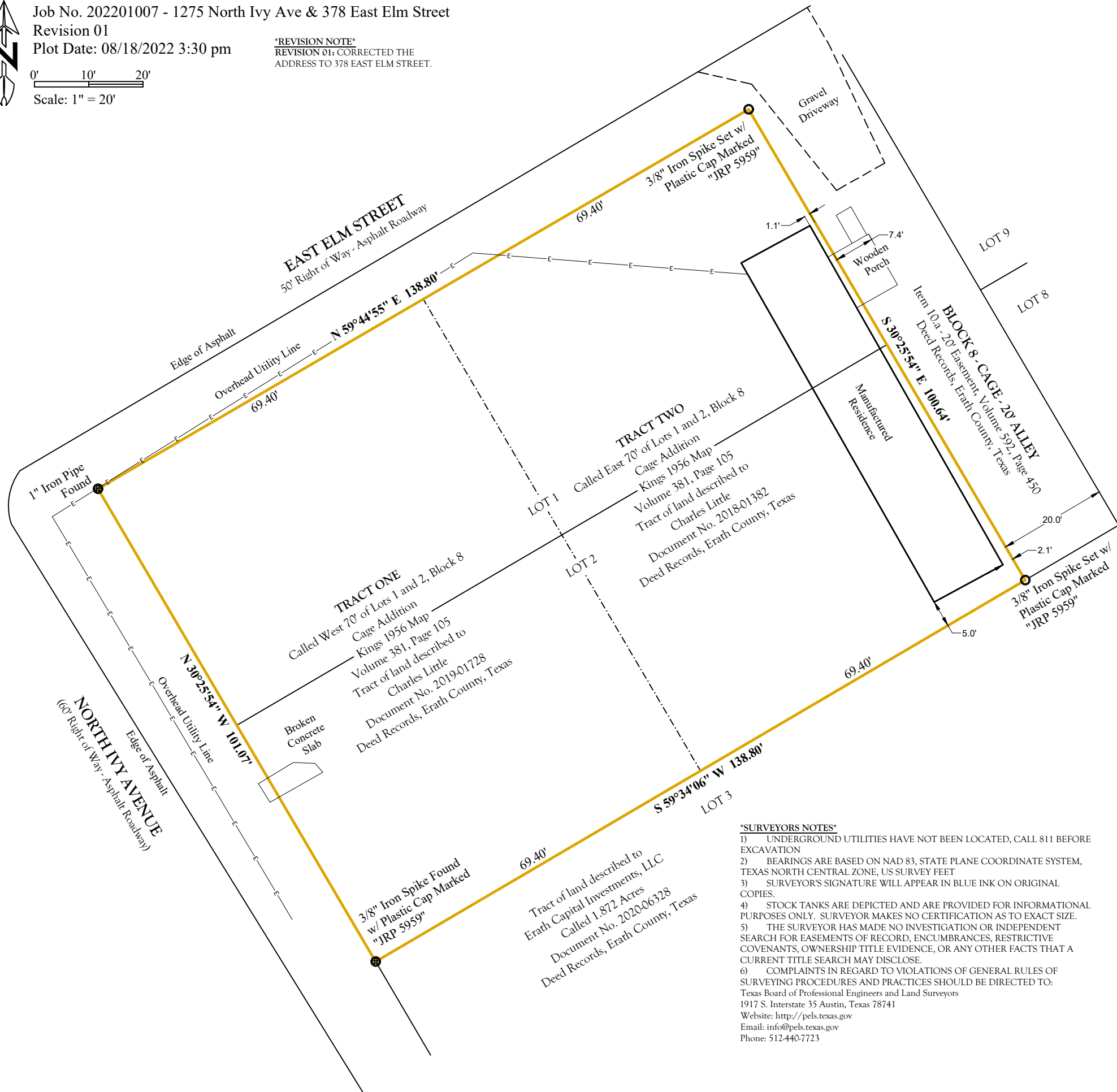
Revision 01

Plot Date: 08/18/2022 3:30 pm

\*REVISION NOTE\*  
REVISION 01: CORRECTED THE  
ADDRESS TO 378 EAST ELM STREET.

0' 10' 20'

Scale: 1" = 20'



A SURVEY OF

1275 IVY STREET, STEPHENVILLE, TEXAS 76401

**Tract One:** All that certain lot, tract, or parcel of land being the West 70 feet of Lots 1 and 2 in Block No. 8 of the Cage Addition to the City of Stephenville, Erath County, Texas, according to King's 1956 Map of said city adopted by ordinance recorded in Volume 381, Page 105, Deed Records of Erath County, Texas.

378 EAST ELM STREET, STEPHENVILLE, TEXAS

**Tract Two:** All that certain lot, tract, or parcel of land being the East 70 feet of Lots 1 and 2 in Block No. 8 of the Cage Addition to the City of Stephenville, Erath County, Texas, according to King's 1956 Map of said city adopted by ordinance recorded in Volume 381, Page 105, Deed Records of Erath County, Texas.

**KING TITLE - GF No. 21-36240**

10. The following matters and all terms of the documents creating or offering evidence of the matters (We must insert matters or delete this exception.):

- a. Terms, conditions and provisions of that certain non-exclusive easement pursuant to Deed executed by Glenda Thompson to A.E. Fulks and Nellie Fulks and Windle Graham and Carol Ann Graham, dated April 3, 1981, recorded in Volume 592, Page 450, Deed Records of Erath County, Texas. (AS SHOWN)

\*FLOODPLAIN NOTE\*  
SUBJECT TRACT IS SHOWN IN ZONE X, AS SHOWN ON FEMA FIRM No. 48143C0430D, EFFECTIVE 11/16/2011. INHERENT INACCURACIES OF FEMA OR FLOOD INSURANCE RATE MAPS PRECLUDE A SURVEYOR FROM CERTIFYING TO THE ACCURACIES OF LOCATIONS BASED ON SUCH MAPS. FLOODPLAIN INFORMATION HAS BEEN LISTED ON THIS SURVEY.

\*TITLE COMMITMENT NOTE\*  
THERE HAS BEEN NO ATTEMPT TO INTERPRET DEED RESTRICTIONS OR ZONING REGARDING THIS PROPERTY. ONLY VISIBLE UTILITIES AND EASEMENTS HAVE BEEN SHOWN ON THIS SURVEY AS LOCATED IN THE FIELD.

**\*SURVEYORS NOTES\***

- 1) UNDERGROUND UTILITIES HAVE NOT BEEN LOCATED, CALL 811 BEFORE EXCAVATION
- 2) BEARINGS ARE BASED ON NAD 83, STATE PLANE COORDINATE SYSTEM, TEXAS NORTH CENTRAL ZONE, US SURVEY FEET
- 3) SURVEYOR'S SIGNATURE WILL APPEAR IN BLUE INK ON ORIGINAL COPIES.
- 4) STOCK TANKS ARE DEPICTED AND ARE PROVIDED FOR INFORMATIONAL PURPOSES ONLY. SURVEYOR MAKES NO CERTIFICATION AS TO EXACT SIZE.
- 5) THE SURVEYOR HAS MADE NO INVESTIGATION OR INDEPENDENT SEARCH FOR EASEMENTS OF RECORD, ENCUMBRANCES, RESTRICTIVE COVENANTS, OWNERSHIP TITLE EVIDENCE, OR ANY OTHER FACTS THAT A CURRENT TITLE SEARCH MAY DISCLOSE.
- 6) COMPLAINTS IN REGARD TO VIOLATIONS OF GENERAL RULES OF SURVEYING PROCEDURES AND PRACTICES SHOULD BE DIRECTED TO: Texas Board of Professional Engineers and Land Surveyors 1917 S. Interstate 35 Austin, Texas 78741 Website: <http://pels.texas.gov> Email: [info@pels.texas.gov](mailto:info@pels.texas.gov) Phone: 512-440-7723

I HEREBY CERTIFY THAT ALL DIMENSIONS, CALLS, SIZE, LOCATION AND TYPE OF IMPROVEMENTS SHOWN HEREON ARE TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF. THAT THERE ARE NO ENCROACHMENTS, PROTRUSIONS OR VISIBLE / APPARENT EASEMENTS, EXCEPT AS SHOWN ON THE PLAT. ALL INFORMATION SHOWN HEREON IS BASED ON FIELD DATA COLLECTED ON THE GROUND JANUARY 12, 14 AND 17, 2022. ALL ORIGINAL COPIES WILL BE SIGNED IN BLUE INK AND BE STAMPED WITH MY SEAL. IF THIS PLAT DOES NOT HAVE THESE TWO CONDITIONS FULFILLED IT IS A COPY AND MAY HAVE BEEN ALTERED. I ASSUME NO RESPONSIBILITY FOR COPIES OF THE PLAT OTHER THAN THE COPIES BEARING MY ORIGINAL SEAL AND SIGNATURE.

*Justin Parenteau*

JUSTIN RENE PARENTEAU  
REGISTERED PROFESSIONAL LAND SURVEYOR  
STATE OF TEXAS LICENSE No. 5959  
140 HACKBERRY POINTE DRIVE  
WEATHERFORD, TEXAS 76087  
PHONE No. 361-813-1888  
JUSTIN@NOCTUAMAPS.COM



PLAT TO ACCOMPANY FIELD NOTE DESCRIPTION EVENLY DATED