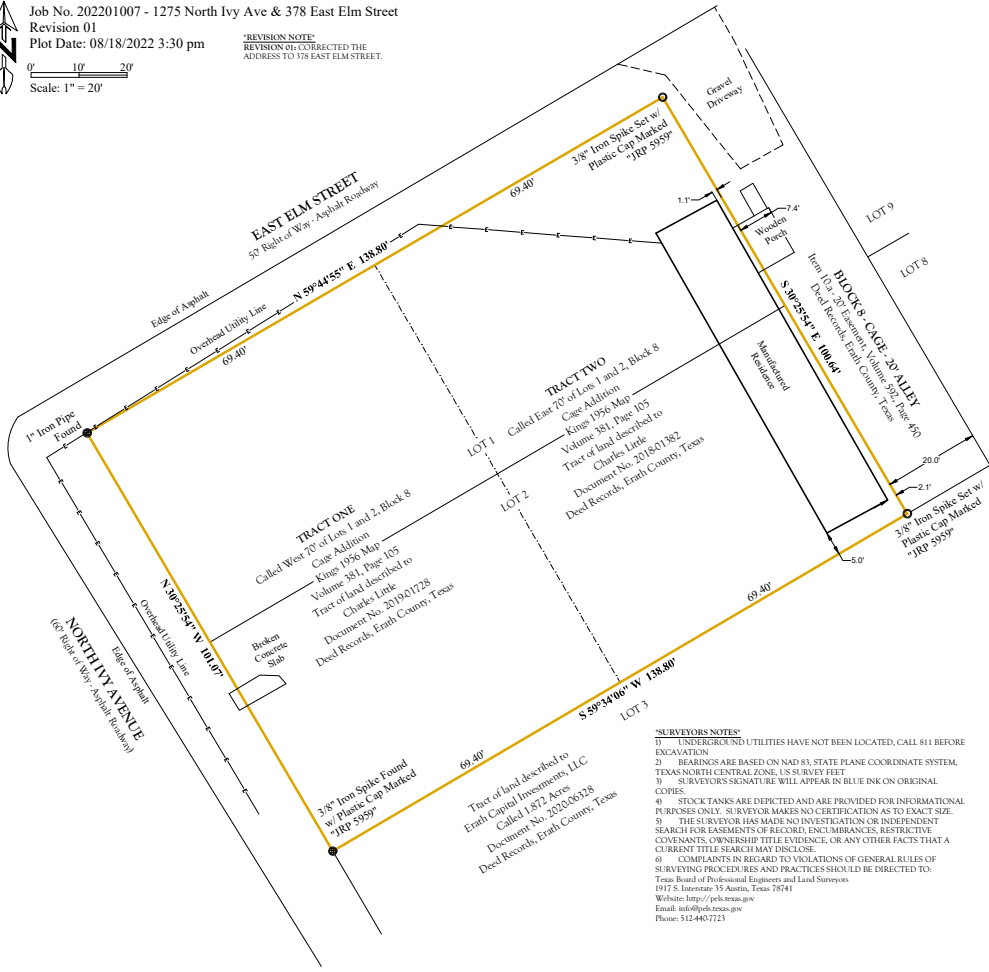




Job No. 202201007 - 1275 North Ivy Ave & 378 East Elm Street
 Revision 01
 Plot Date: 08/18/2022 3:30 pm

Scale: 1" = 20'

REVISION NOTE:
 REVISION OF CORRECTED THE ADDRESS TO 1/8 EAST ELM STREET.



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 Cleida Thompson to A.E. Fuls and Nelle Fuls and Winnie 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. 4943C04ND, EFFECTIVE 11/16/2011. INHERENT INACCURACIES OF FEMA OR FLOOD INSURANCE RATE MAPS PRECLUDE A SURVEYOR FROM CERTIFYING TO THE ACCURACY 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, U.S. SURVEY FEET
 3) SURVEYORS 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 Phone: 512-4657723

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 15, 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 Rene Parenteau
 JUSTIN RENE PARENTEAU
 REGISTERED PROFESSIONAL LAND SURVEYOR
 STATE OF TEXAS LICENSE No. 5959
 145 HACKBERRY POINTE DRIVE
 WEATHERFORD, TEXAS 76087
 PHONE No. 817-413-1888
 JUSTIN@NCTUAMAPS.COM



PLAT TO ACCOMPANY FIELD NOTE DESCRIPTION EVENLY DATED