

A SURVEY OF

1.872 ACRES OF LAND LOCATED IN THE CAGE ADDITION, CITY OF STEPHENVILLE, ERATH COUNTY, TEXAS. BEING ALL OF A TRACT OF LAND DESCRIBED IN DOCUMENT No. 2017-26836 OF THE OPPICIAL PUBLIC RECORDS, EACHT COUNTY, TEXAS. BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT A 3/8 INCH IRON ROD FOUND IN THE NORTH OF THE FORT WORTH & WESTERN RALLROAD, SAID POINT BEING THE SOUTHWEST CORNER OF A CALLED 8.612 ACRES DESCRIBED IN VOLUME 1138, PAGE 1646, OPPICAL PUBLIC RECORDS, SAID POINT ALSO BEING THE SOUTHEAST CORNER OF THE TRACT DESCRIBED HEREIN;

THENCE N 00°00'00" W - 40.46 FEET TO A 5/8 INCH IRON ROD SET WITH PLASTIC CAP MARKED "JRP 5959", SAID POINT BEING THE SOUTHEAST CORNER OF NORTH IVY AVENUE(60 FOOT WIDE

THENCE WITH THE COMMON LINE OF THE TRACT DESCRIBED HEREIN AND SUID NORTH MY ANGHOLE, IN 39°2554° W. -151.55 HERT TO A 5/8 INCHEMENT SOUND SET WITH IN ASTIC CAP MARKED 'FIRE 75599', SALID POINT EINENG THE WEST COMMON GONERIO GYSAUD CALLED LIATA.CRESS AND LOTZ OF SALID POINT ALSO BEING THE NORTHWEST CORNER OF THE TRACT

THENCE N 59°340° E-29'460 EET! TO A 5'8 NOCH RON KOD SET WITH BY CASTIC CAP MAKKED "JRP 1999", SAID PONT IEBUN (THE MEST COAMON CORNERS OF THE TRACT) DESCRIBED HEREIN AND LOT! 1998", SAID PONT AUSO BEING IN THE WYST LIVE OF THE BEAMODER OF NORTH MAY ANDER OF NORTH MAY AND HEREIN AND FROM THE OF NORTH MAY DE AVENUE OF KINGS MAY 1954, APPEARING OF RECORD IN VOLLME 381, PAGE 105, DEED RECORDS, ERATH COUNTY, TEXAS, ALSO BENG I'LE NONTHEAST CORNER OF THE TRACT!

THENCE S 297254F E . 151.55 HEFT TO A, 1/8 INCH IRON ROD FOLIND, SAID FOINT BEING A COMMON CONNER, OF THE TRACT DESCRIBED HEREIN AND SAID CALLED 8.612 ACRES, ALSO BEING AN INTERIOR CORNER, OF THE TRACT DESCRIBED HEREIN;

THENCE WITH THE COMMON LINE OF THE TRACT DESCRIBED HEREIN AND SAID CALLED 8.612

N 19974WE F. 61.00 HEET TO, A.78 INCH 18CH 18CD 18CD TOUND, SAID FOINT BEING A COMMON CORNER OF THE TRACT DESCRIBED HEREIN AND SAID CALLED 8.612 ACRES, ALSO BEING AN EXTERIOR CONNER OF THE TRACT DESCRIBED HEREIN;

S 30°27'43" E - 151.80 FEET TO THE POINT OF BEGINNING AND CONTAINING 1.872 ACRES OF LAND.

HEREBY CRETEY THAY ALL DIMENSIONS, CALLS REE, LOCATION AND TYPE OF MAPSOMEDISTS RESPONSE TREBON ARE TRUE. AND CORRECT TO THE BEST OF MY ROOWLESDED REMOTE SHOWN OF THE BELAL. ALL PROBAMATION SHOWN HEREON RECONSISIONS ON VISIBLE / APPRAISM I CASSABENTS, SECUET AS SHOWN ON THE BLAL. ALL PROBAMATION SHOWN HEREON IS BREED WHEN DAYLS COLLECTED ON THE GROUND SETTRABERS OF, 2020 THEOUGH OCTOBERS OF, 2020 THEOUGH CHOICE WITH AN OF THE GROUND SETTRABERS OF, 2020 THEOUGH CONTROL OF THE DAYL TO SHOW THE DAYL TO SHOWN THE DAYL TO SHOW THE DAY TO SHOW THE DAY TO SHOW THE DAY SHOWN THE DAY TO SHOW THE DAY THE DAY TO SHOW THE DAY TO SHOW THE DAY THE DAY THE DAY THE DAY THE DAY TO SHOW THE DAY THE DAY



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1275 IVY STREET, STEPHENVILLE, TEXAS 7640

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

370 EAST ELM STREET, STEPHENVILLE, TEXA

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

KING TITLE - GF No. 21-36240

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

(AS SHOWN) April 3, 1981, recorded in Volume 592, Page 450, Deed Records of Erath County Glenda Thompson to A.E. Fulks and Nellie Fulks and Windle Graham and Caro Terms, conditions and provisions of that certain non-exclusive easement pursua

"FLOODE/LAIN NOTIE"
"FLOODE/LAIN NOTIE"
"SUBJECT TRACTI SI SHOWN IN ZONE X,
AS SHOWN ON FEMA REAM No. 481/400/40D, EFFECTIVE 11/16/2011.
MERENT INACCURACES OF FEMA OR FLOOD INSURANCE RATE MASS
FROM CERTIFING TO THE ACCURACES OF FLOOTONS ASSED ON SUC
FLOODPLAIN INFORMATION HAS BEEN LISTED ON THIS SURVEY.

TITLE COMMITMENT NOTE:

THERE HAS BEEN NO ATTEMPT TO INTERPRET DEED RESTRICTIONS OF THES REOPERTY. ONLY VISIBLE UTILITIES AND EASEMENTS HAVE BEEN AS LOCATED IN THE FIELD.

ALL INCORMATION SHOWN HEREON IS ASSED ON RELD DATA COL I.2. 14-AND 17, 2022. ALL DRIGNAL COPIES WILL BE GROWED IN BLE IF THIS PLAI DOES NOT HAVE THESE TWO CONDITIONS PULFILLED ALTERED. L'ASSUME NO SESPONSIBILITE.

MY ORGINAL SEAL AND SIGNALTIEL

MY ORGINAL SEAL AND SIGNALTIEL I HEREBY CERTIFY THAT ALL DIMENSIONS, CALLS, SIZE, LOCATION, HEREON ARE TRUE AND CORRECT TO THE BEST OF MY KNOWLEDC ENCROACHMENTS, PROTRUSIONS OR VISIBLE / APPARENT EASEME

WEATHERFORD, TEXAS 76087 PHONE No. 361-813-1888 STATE OF TEXAS LICENSE No. 5959 140 HACKBERRY POINTE DRIVE SIONAL LAND SURVEYOR Justin Re

PLAT TO ACCOMPANY FIELD NOTE DESCRIPTION