Job No. 202411005
Ivy & Elm Platting
Plot Date: 11/15/2024 3:30 pm

0' 10' 20'
Scale: 1" = 20'

LOT 1, BLOCK 1
ELM AND IVY ADDITION

BEING A REPLAT OF LOTS 1 - 8, BLOCK 8, CAGE ADDITION AND LOT 3, BLOCK 92, CITY ADDITION
ADDITIONS TO THE CITY OF STEPHENVILLE
ERATH COUNTY, TEXAS

2.205 ACRES OF LAND LOCATED IN THE CITY OF STEPHENVILLE, ERATH COUNTY, TEXAS. BEING ALL OF LOTS 1 - 8, BLOCK 8, CAGE ADDITION, CITY OF STEPHENVILLE, ERATH COUNTY, TEXAS AND BEING A PORTION OF LOT 3, BLOCK 92, CITY ADDITION IN THE CITY OF STEPHENVILLE, ERATH COUNTY, TEXAS, ACCORDING TO KING'S MAP APPEARING OF RECORD IN VOLUME 381, PAGE 105, DEED RECORDS, ERATH COUNTY, TEXAS. ALSO BEING ALL OF THOSE TRACTS OF LAND DESCRIBED IN DOCUMENT NOs. 2020-06328, 2022-00566, & 2023-01467 OF THE REAL RECORDS, ERATH 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 RAILROAD, SAID POINT BEING THE SOUTHWEST CORNER OF A CALLED 8.612 ACRES DESCRIBED IN VOLUME 1138, PAGE 1046, OFFICIAL PUBLIC RECORDS, SAID POINT ALSO BEING THE SOUTHEAST CORNER OF THE TRACT DESCRIBED HEREIN;

THENCE WITH THE COMMON LINE OF THE TRACT DESCRIBED HEREIN AND SAID FORT WORTH & WESTERN RAILROAD, S 76°44'50" W - 395.84 FEET TO A 5/8 INCH IRON ROD SET WITH PLASTIC CAP MARKED "JRP 5959", SAID POINT BEING THE SOUTHWEST 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 RIGHT-OF-WAY), SAID POINT ALSO BEING IN THE WEST LINE OF THE TRACT DESCRIBED HEREIN ;

THENCE WITH THE COMMON LINE OF THE TRACT DESCRIBED HEREIN AND SAID NORTH IVY AVENUE, N 30°25'54" W - 252.62 FEET TO A 1 INCH IRON PIPE FOUND AT THE INTERSECTION OF THE EAST LINE OF SAID NORTH IVY AVENUE AND THE SOUTH LINE OF EAST ELM STREET (50 FOOT WIDE RIGHT-OF-WAY), SAID POINT ALSO BEING THE NORTHWEST CORNER OF THE TRACT DESCRIBED HEREIN;

THENCE N 59°44'55" E - 158.80 FEET TO A 3/8 INCH IRON SPIKE SET WITH PLASTIC CAP MARKED "JRP 5959", SAID POINT BEING THE NORTHEAST COMMON CORNER OF THE TRACT DESCRIBED HEREIN AND THE NORTHEAST CORNER OF A CALLED 0.115 ACRES TRACT OF LAND DESCRIBED IN DOCUMENT NO. 2023-01467, REAL RECORDS, ERATH COUNTY, TEXAS;

THENCE S 30°25'54" E - 100.57 FEET 3/8 INCH IRON SPIKE SET WITH PLASTIC CAP MARKED "JRP 5959" FOR A CORNER OF THE HEREIN DESCRIBED TRACT OF LAND;

THENCE N 59°34'06" E - 138.80 FEET TO A 5/8 INCH IRON ROD SET WITH PLASTIC CAP MARKED "JRP 5959", SAID POINT BEING IN THE WEST LINE OF THE REMAINDER OF NORTH BATES AVENUE OF KING'S MAP 1956, APPEARING OF RECORD IN VOLUME 381, PAGE 105, DEED RECORDS, ERATH COUNTY, TEXAS FOR A CORNER OF THE HEREIN DESCRIBED TRACT OF LAND;

THENCE S 30°25'54" E - 151.55 FEET TO A 3/8 INCH IRON ROD FOUND, SAID POINT BEING A COMMON CORNER 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 ACRES, N 59°34'06" E - 60.04 FEET TO A 3/8 INCH IRON ROD FOUND, SAID POINT BEING A COMMON CORNER OF THE TRACT DESCRIBED HEREIN AND SAID CALLED 8.612 ACRES, ALSO BEING AN EXTERIOR CORNER OF THE TRACT DESCRIBED HEREIN;

THENCE WITH THE COMMON LINE OF THE TRACT DESCRIBED HEREIN AND SAID CALLED 8.612 ACRES, S 30°27'47" E - 151.80 FEET TO THE **POINT OF BEGINNING** AND CONTAINING **2.205 ACRES** OF LAND.

THE STATE OF TEXAS {}
COUNTY OF ERATH {}

THE OWNER OF THE LAND SHOWN ON THIS PLAT AND WHOSE NAME IS SUBSCRIBED HERETO, AND IN PERSON OR THROUGH A DULY AUTHORIZED AGENT, DEDICATES TO THE USE OF THE PUBLIC FOREVER ALL STREETS, ALLEYS, PARKS, WATERCOURSES, DRAINS, EASEMENTS AND PUBLIC PLACES THEREON SHOWN FOR THE PURPOSE AND CONSIDERATION THEREIN EXPRESSED.

_____
OWNER - SIGNATURE

_____
OWNER - PRINTED

THE STATE OF TEXAS {}
COUNTY OF _____ {}

BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED _____, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUSCRIBED TO THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT HE/SHE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATION THEREIN EXPRESSED AND IN THE CAPACITY THEREIN STATED.
GIVEN UNDER MY HAND AND SEAL ON THIS THE ___ DAY OF _____, 20__

_____
NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

APPROVED BY THE CITY OF STEPHENVILLE, TEXAS ON THIS _____ DAY OF _____, 202__

_____ _____
CITY ADMINISTRATOR DATE

_____ _____
CITY SECRETARY DATE

"LEGEND"

O - 5/8" INCH IRON ROD SET WITH ALUMINUM CAP MARKED "JRP 5959"

"FLOODPLAIN NOTE"
SUBJECT TRACT IS SHOWN IN ZONE X, AS SHOWN ON FEMA FIRM No. 48143C0345D, 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.

"SPECIAL NOTE"
TEXAS STATUTES LOCAL GOVERNMENT CODE, TITLE 7. REGULATION OF LAND USE, STRUCTURES, BUSINESSES, AND RELATED ACTIVITIES, SUBTITLE B. COUNTY REGULATORY AUTHORITY, CHAPTER 232. COUNTY REGULATION OF SUBDIVISIONS, SUBCHAPTER A. SUBDIVISION PLATTING REQUIREMENTS IN GENERAL.
PLEASE CONSULT ALL APPLICABLE GOVERNING ENTITIES REGARDING RULES AND REGULATIONS THAT MAY AFFECT THIS PROPERTY.

"SURVEYORS NOTES"
1) UNDERGROUND UTILITIES HAVE NOT BEEN LOCATED, CALL 811 BEFORE EXCAVATION
2) ALL BEARINGS AND DISTANCES ARE BASED ON NAD 83(2011) EPOCH 2010.00, STATE PLANE COORDINATE SYSTEM, TEXAS NORTH CENTRAL ZONE, US SURVEY FEET (GRID)
3) ANY STOCK TANKS ARE DEPICTED AND ARE PROVIDED FOR INFORMATIONAL PURPOSES ONLY. SURVEYOR MAKES NO CERTIFICATION AS TO EXACT SIZE.
4) 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.
5) 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: 512-440-7723

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 PUBLIC RECORD RESEARCH AND BASED ON FIELD DATA COLLECTED ON THE GROUND NOVEMBER 15, 2024. 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. THIS SURVEY DOES NOT PRESUME OWNERSHIP OR TITLE INTEREST REGARDING ANY OF THE LAND SHOWN HEREON, THIS IS A REFLECTION OF PUBLIC RECORDS FOUND AT THE TIME OF THIS SURVEY.

PRELIMINARY, THIS DOCUMENT SHALL NOT BE RECORDED FOR ANY PURPOSE AND SHALL NOT BE USED OR VIEWED OR RELIED UPON AS A FINAL SURVEY DOCUMENT

_____
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

OWNER/DEVELOPER(S)
Erath Capital Investments LLC
2699 CR 223
Stephenville, Texas 76401

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