Utility Easements

The streets and easements shown thereon are hereby dedicated to the Public use forever. The streets are dedicated for street purposes. The easements, as shown, are dedicated for the public use forever, for the purposes indicated on this plat. 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, of 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, electical, natural gas, telephone, fiber or cablevision 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.

Construction Over Easements

No permanent buildings or structures shall be constructed over any existing or platted water, sanitary sewer, gas, electric, cable or other utility easement of any type.

Underground Utilities

Underground utilities were not located during this survey. Call 811 and/or Utility Providers before excavation or construction.

Flood Hazard Note

This tract appears to be located within Other Areas, Zone "X" - areas determined to be located outside of the 0.2% Annual Chance Flood Plain, according to the F.I.R.M. Community Panel 48143C0430D, dated November 16, 2011.

Special Notice

Selling a portion of this addition by metes and bounds is a violation of City Ordinance and State Law and is subject to fines, withholding of utilities, and/or building permits.

Additional Notes

No abstract of title or title commitment was provided to this surveyor. Record research performed by this surveyor was made only for the purpose of determining the boundary of this property and of the adjoining parcels. Record documents other than those shown on this survey may exist and encumber this property.

Please consult all applicable governing entities regarding rules & regulations, that may affect construction on this property.

All corners are set 1/2" iron rods with red plastic caps stamped "TEXAS SURVEYING INC", set p.k. nail, or cut "X" in concrete, unless otherwise noted. Corners will be set upon completion of development and/or construction activities.

Lot X Note

All lots denoted with the suffix of "X" are common areas and/or green spaces, except Lot 25X & Lot 28X are private access, utility, & private drainage easements and Lot 26X is a 40' shared access & utility easement.

The City of Stephenville will never accept or maintain the roads and/or common areas shown hereon. Additionally, the City will not be responsible for providing enforcement of traffic control within this subdivision.

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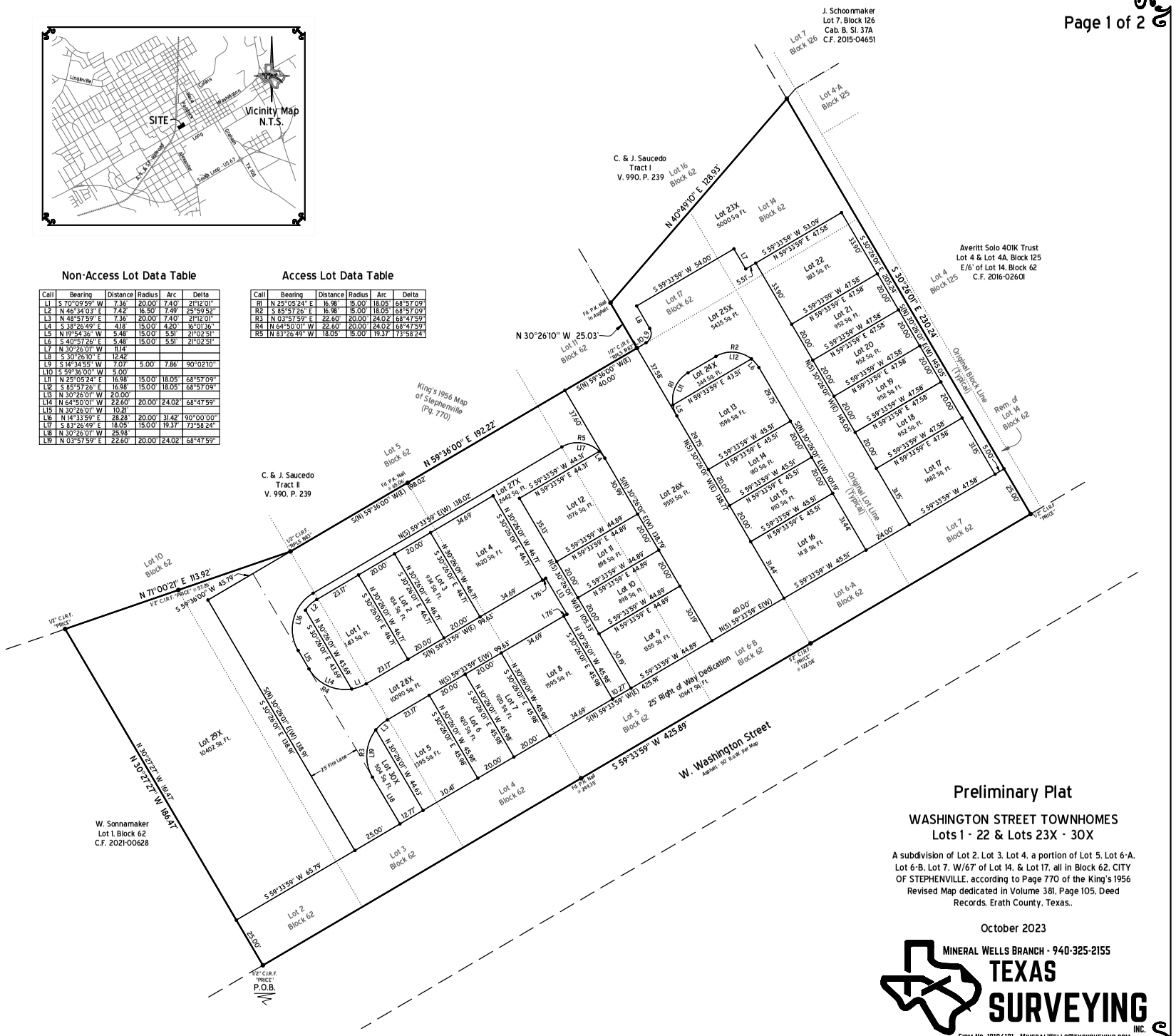
Non-Access Lot Data Table

Call	Bearing	Distance	Radius	Arc	Delta
L1	S 70°09'59" W	7.36'	20.00'	7.40'	21°12'01"
L2	N 46°34'03" E	7.42'	16.50'	7.49'	25°59'52"
L3	N 48°57'59" E	7.36'	20.00'	7.40'	21°12'01"
L4	S 38°26'49" E	4.18'	15.00'	4.20'	16°01'36"
L5	N 19°54'36" W	5.48'	15.00'	5.51'	21°02'51"
L6	S 40°57'26" E	5.48'	15.00'	5.51'	21°02'51"
L7	N 30°26'01" W	11.14'			
L8	S 30°26'10" E	12.42'			
L9	S 14°34'55" W	7.07'	5.00'	7.86'	90°02'10"
L10	S 59°36'00" W	5.00'			
L11	N 25°05'24" E	16.98'	15.00'	18.05'	68°57'09"
L12	S 85°57'26" E	16.98'	15.00'	18.05'	68°57'09"
L13	N 30°26'01" W	20.00'			
L14	N 64°50'01" W	22.60'	20.00'	24.02'	68°47'59"
L15	N 30°26'01" W	10.21'			
L16	N 14°33'59" E	28.28'	20.00'	31.42'	90°00'00"
L17	S 83°26'49" E	18.05'	15.00'	19.37'	73°58'24"
L18	N 30°26'01" W	25.98'			
L19	N 03°57'59" E	22.60'	20.00'	24.02'	68°47'59"

Access Lot Data Table

Call	Bearing	Distance	Radius	Arc	Delta
R1	N 25°05'24" E	16.98'	15.00'	18.05'	68°57'09"
R2	S 85°57'26" E	16.98'	15.00'	18.05'	68°57'09"
R3	N 03°57'59" E	22.60'	20.00'	24.02'	68°47'59"
R4	N 64°50'01" W	22.60'	20.00'	24.02'	68°47'59"
R5	N 83°26'49" W	18.05'	15.00'	19.37'	73°58'24"



Surveyor:
Texas Surveying, Inc.
Mineral Wells Branch
112 S.E. 1st Street
Mineral Wells, TX 76067
940-325-2155
Firm No. 10194121

Owner:
Cowtown Properties, LLC
3745 S. Bellaire Drive S.
Fort Worth, TX 76109

Owner:
598 Westwood, LLC
P.O. Box 1573
Stephenville, TX 76401

0 30 60 90

Preliminary Plat

WASHINGTON STREET TOWNHOMES
Lots 1 - 22 & Lots 23X - 30X

A subdivision of Lot 2, Lot 3, Lot 4, a portion of Lot 5, Lot 6-A, Lot 6-B, Lot 7, W/67' of Lot 14, & Lot 17, all in Block 62, CITY OF STEPHENVILLE, according to Page 770 of the King's 1956 Revised Map dedicated in Volume 381, Page 105, Deed Records, Erath County, Texas..

October 2023

MINERAL WELLS BRANCH - 940-325-2155
TEXAS SURVEYING INC.
FIRM NO. 10194121 - MINERALWELLS@TXSURVEYING.COM

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Additional Notes

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Subdivision Description

STATE OF TEXAS

COUNTY OF ERATH

Of a 17.59 acres tract of land out of Block 62, CITY OF STEPHENVILLE, Erath County, Texas: being Lot 2, Lot 3, Lot 4, a portion of Lot 5, Lot 6-A, Lot 6-B, Lot 7, the west sixty-seven feet (W/67') of Lot 14, and Lot 17, all in Block 62, CITY OF STEPHENVILLE, as dedicated in Volume 381, Page 105, Deed Records, Erath County, Texas, and as shown on Page 770 of the King's 1956 Map of Stephenville, Erath County, Texas; being all of those certain tracts of land conveyed to 598 Westwood, LLC in Clerk File No. 2021-03875, 2021-03876, & 2021-03877, and that certain tract of land conveyed to Cowtown Properties, LLC in Clerk File No. 2022-05535, Official Public Records, Erath County, Texas; being further described by metes and bounds as follows:

Bearings, Distances, and/or Areas derived from GNSS observations performed by Texas Surveying, Inc. and reflect Surface Adjusted, N.A.D. 1983, Texas State Plane Coordinate System, North Central Zone 4202, using Texas Department of Transportation Surface Adjustment Factor of 1.00012.

BEGINNING at a found 1/2" iron rod with plastic cap stamped "PRICE", in the north right of way line of W. Washington Street, at the southerly common corner of Lot 1 & said Lot 2, Block 62, for the southwest and beginning corner of this tract.

THENCE N 30°27'27" W 186.47 feet along the common line of said Lot 1 & said Lot 2, to a found 1/2" iron rod with plastic cap stamped "PRICE", in the south line of Lot 10, same being the south line of Tract I & Tract II as conveyed to C. & J. Saucedo in Volume 990, Page 239, O.P.R.E.C.T., for the northwest corner of this tract.

THENCE N 71°00'21" E at 57.26 feet pass a found 1/2" iron rod with plastic cap stamped "PRICE", at the northerly common corner of said Lot 2 & said Lot 3, for a total distance of 113.92 feet, to a found 1/2" iron with plastic cap stamped "RPLS 1983", at the northerly common corner of said Lot 3 & said Lot 4, for a corner of this tract.

THENCE along the common line of said 598 Westwood tracts & said Saucedo tracts as follows:

N 59°36'00" E at 65.06 feet pass a found p.k. nail at an ell corner of said Lot 5, for a total distance of 192.22 feet to a found 1/2" iron rod with plastic cap stamped "RPLS 1983", at the northerly common corner of said Lot 6-A & said Lot 6-B, same being the southeast corner of Lot 11, Block 62, for an ell corner of this tract.

N 30°26'10" W 25.03 feet to a found p.k. nail, at the called northwest corner of said Lot 17, for a corner of this tract.

N 40°49'10" E 128.93 feet to a set 1/2" iron rod with red plastic cap stamped "TEXAS SURVEYING INC", at the northwest corner of the east six feet (E.6') of Lot 14 as conveyed to Averitt Solo 401K Trust in Clerk File No. 2016-06201, O.P.R.E.C.T., for the northeast corner of this tract.

THENCE S 30°26'01" E 230.24 feet along the common line of said Averitt tract & said 598 Westwood tracts to a found 1/2" iron rod with plastic cap stamped "PRICE", in the north right of way line of said W. Washington Street, for the southeast corner of this tract.

THENCE S 59°33'59" W along the north right of way line of said W. Washington Street at 122.08 feet pass a found 1/2" iron rod with plastic cap stamped "PRICE" at the southerly common corner of said Lot 6-A & said Lot 6-B, at 249.35 feet pass a found p.k. nail at the southerly common corner of said Lot 4 & said Lot 5, continuing for a total distance of 425.89 feet to the POINT OF BEGINNING.

Surveyors Certification

That I, Micah Hamilton, a Registered Professional Land Surveyor of the State of Texas, Registration No. 5865, do hereby certify that the plat hereon was prepared from an actual on the ground survey of the legally described property shown hereon.

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.

_____
Micah Hamilton, Registered Professional Land Surveyor No. 5865
M21344-P - October 2023

Known All Men By These Presents

That, Cowtown Properties, LLC & 598 Westwood, LLC, being the sole owners, do hereby adopt this plat designating the herein described real property as

WASHINGTON STREET TOWNHOMES
Lots 1 - 22 & Lots 23X - 30X

City of Stephenville, Erath County, Texas, and I do hereby dedicate to the public's use forever the easements and rights-of-way shown hereon, witness my hand, this the _____ day of_____, 2023.

Owner

598 Westwood, LLC (Lot 4, Pt. of Lot 5, Lots 6-A, 6-B, 7, W/67' of Lot 14, & Lot 17, Block 62)

_____
Agent and/or Representative

_____
Title

State of Texas

Before me, the undersigned, a Notary Public in and for the State of Texas 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 purpose and consideration therein expressed.
Given under my hand and seal of office, this _____ day of _____, 2023.

_____
Notary Public in and for the State of Texas

Owner

Cowtown Properties, LLC (Lot 2, Block 62)

_____
Agent and/or Representative

_____
Title

State of Texas

Before me, the undersigned, a Notary Public in and for the State of Texas 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 purpose and consideration therein expressed.
Given under my hand and seal of office, this _____ day of _____, 2023.

_____
Notary Public in and for the State of Texas

Approval Statement

Approved by the Director of Development Services of the City of Stephenville, Erath County, Texas.

Approved: _____, 2023

City of Stephenville

Erath County, Texas

By: _____
Director of Development Services

Attest: _____
City Secretary

County Clerk Statement

Clerk's Notice: Any provisions herein which restrict the sale, rental or use of the described real property because of color or race, is invalid and unenforceable under federal law.

I, Gwinda Jones, Clerk of the County Court of Erath County, do hereby certify that the foregoing instrument in writing, with this certificate of authentication was filed for record and duly recorded at my office this _____, day of _____, 2023, at _____ o'clock, ____, in the Official Public Records of Erath County, Texas, in Document No. _____, Cabinet ___, Slide _____.

_____
Gwinda Jones, Clerk of County Court of Erath County, Texas

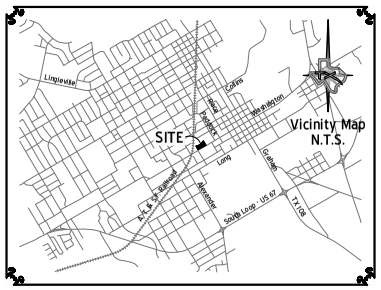
_____
Deputy

Surveyor:
Texas Surveying, Inc.
Mineral Wells Branch
112 S.E. 1st Street
Mineral Wells, TX 76067
940-325-2155
Firm No. 10194121

Owner:
Cowtown Properties, LLC
3745 S. Bellaire Drive S.
Fort Worth, TX 76109

Owner:
598 Westwood, LLC
P.O. Box 1573
Stephenville, TX 76401

0 30 60 90



Preliminary Plat

WASHINGTON STREET TOWNHOMES
Lots 1 - 22 & Lots 23X - 30X

A subdivision of Lot 2, Lot 3, Lot 4, a portion of Lot 5, Lot 6-A, Lot 6-B, Lot 7, W/67' of Lot 14, & Lot 17, all in Block 62, CITY OF STEPHENVILLE, according to Page 770 of the King's 1956 Revised Map dedicated in Volume 381, Page 105, Deed Records, Erath County, Texas..

October 2023

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