

**OWNERS CERTIFICATION:**

§ STATE OF TEXAS

§ COUNTY OF ERATH

WHEREAS Oak Dale United Methodist Church, is the owner of a tract of land within the William Motley Survey, Abstract No. 515, City of Stephenville, Erath County, Texas, and being a portion of that tract of land described as Tract No. Two in the deed to Oak Dale United Methodist Church, as recorded in Volume 1012, Page 149, Deed Records, Erath County, Texas, being further described by metes and bounds as follows:

BEING a tract of land within the William Motley Survey, Abstract No. 515, City of Stephenville, Erath County, Texas, and being a portion of that tract of land described as Tract No. 2 in the deed to Oak Dale United Methodist Church, as recorded in Volume 1012, Page 149, Deed Records, Erath County, Texas (DRECT), and being more particularly described by metes and bounds as follows: (Basis of bearing being U.S. State Plane Grid - Texas North Central Zone (4202) NAD83 as established using the AllTerra RTKNet Cooperative Network. Reference frame is NAD83(2011) Epoch 2010.0000. Distances shown are U.S. Survey feet displayed in surface values).

BEGINNING at a 5/8 inch capped iron rod set marked "NATIVE CO., LLC" in the north right-of-way line of Overhill Dr. ( an 80 feet wide public right-of-way) and the south line of said Oak Dale tract, from which a 3/8 inch iron rod found for the northeast corner of Lot 2, Block 1 and the northwest corner of Lot 3, Block 1, New Life Subdivision, an addition to the City of Stephenville, Erath County, Texas, as shown by plat recorded in Cabinet A, Slide 261, Plat Records, Erath County, Texas, bears North 30°19'59" West, a distance of 184.15 feet, and North 39°27'30" East, a distance of 681.31 feet;

THENCE South 59°40'01" West, with the north right-of-way line of said Overhill Dr., a distance of 380.04 feet to a 1/2 inch iron rod found for the southwest corner of the herein described tract and the southeast corner of a tract of land described in the deed to Stephenville Independent School District, as recorded in Volume 1355, Page 846, DRECT, from which a 1/2 inch capped iron rod found marked "RPLS 1983" for the southwest corner of said Stephenville Independent School District bears South 59°40'01" West, a distance of 125.00 feet;

THENCE North 40°06'09" West, with the east line of said Stephenville Independent School District, a distance of 42.24 feet to a 1/2 inch capped iron rod found marked "RPLS 1983" in the southern right-of-way line of F.M. 988, also know as the Northwest Loop (a 120 feet wide public right-of-way) for the northwest corner of the herein described tract and being the beginning of a non-tangent curve to the left, with a radius of 6,040.56 feet and a chord which bears North 39°31'01" East, a distance of 4.84 feet;

THENCE with the common line of said Oak Dale tract and said southern right-of-way line of F.M. 988 the following courses and distances:

- With said non-tangent curve to the left, through a central angle of 00°02'45", an arc distance of 4.84 feet to a spike set;
- North 39°27'30" East, a distance of 407.76 feet to a 5/8 inch capped iron rod set marked "NATIVE CO., LLC" for the northeast corner of the herein described tract;

THENCE South 30°19'59" East, over and across said Oak Dale tract, a distance of 184.15 feet to the POINT OF BEGINNING and containing 43,560 Square Feet or 1.000 Acre of Land.

**NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:**

THAT, OAKDALE UNITED METHODIST, acting by and through the undersigned, their duly authorized agent, do hereby adopt this plat designating the herein above described real property as **LOT 1, BLOCK 1, OAK DALE ADDITION**, an addition to the City of Stephenville, Texas. The easements shown thereon are hereby reserved for the purposes as indicated. 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, or 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, electrical, 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.

This plat does not alter or remove existing deed restrictions or covenants, if any, on this property.

Owner or Representative \_\_\_\_\_

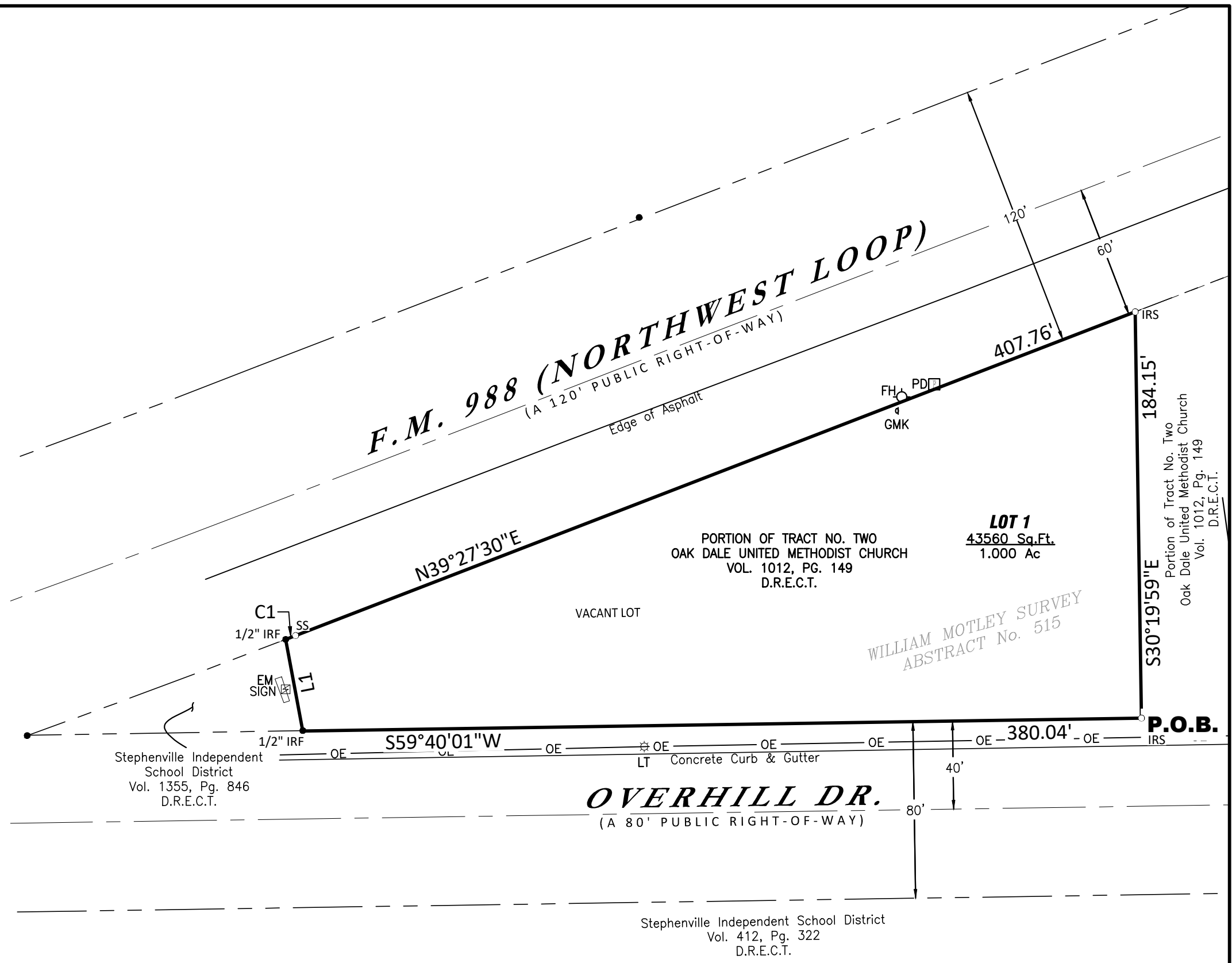
§ STATE OF TEXAS

§ COUNTY OF ERATH

BEFORE ME, the undersigned authority, 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 purposes and consideration therein expressed, in the capacity therein stated, and as the act and deed of said partnership.

GIVEN UNDER MY HAND AND SEAL OF OFFICE on the \_\_\_\_\_ day of \_\_\_\_\_, 2021.

Notary Public in and for the State of Texas \_\_\_\_\_ My commission expires \_\_\_\_\_



- LEGEND:**
- CIRF.....Capped Iron Rod Found
  - EM.....Electric Meter
  - FH.....Fire Hydrant
  - GMK.....Gas Marker
  - IRF.....Iron Rod Found
  - IRS.....5/8" Capped Iron Rod Set Marked "NATIVE CO, LLC"
  - LT.....Light Pole
  - OE.....Overhead Electric
  - PD.....Phone Pedestal
  - SS.....Spike Set
  - D.R.E.C.T.....Deed Records, Erath County, Texas

- NOTES:**
- Basis of bearing being U.S. State Plane Grid - Texas North Central Zone (4202) NAD83 as established using the AllTerra RTKNet Cooperative Network. Reference frame is NAD83(2011) Epoch 2010.0000. Distances shown are U.S. Survey feet displayed in surface values.
  - According to scaled location of FEMA Firm Map No. 48035C0430D, effective date November 16, 2011, the subject property lies within Zone X - Areas determined to be outside the 0.2% annual change flood.
  - Unless otherwise noted, all property corners are 5/8 inch capped iron rods set marked "NATIVE CO., LLC".

LINE DATA TABLE		
NO.	BEARING	DIST
L1	N40°06'09"W	42.24'

CURVE DATA TABLE					
NO.	DELTA	RADIUS	ARC DIST	CHORD BEARING	CHORD DIST
C1	0°02'45"	6040.56'	4.84'	N39°31'01"E	4.84'

**OWNER:**  
Oak Dale United Methodist Church  
2675 Overhill Dr., Stephenville, Tx 76401



P.O. Box 2465 Stephenville, Tx 76401  
zane@nativeandsurveying.com ~ 254-434-6695  
TBPELS Firm No. 10194572

ACCEPTED AND APPROVED:

\_\_\_\_\_  
DIRECTOR OF PLANNING AND DEVELOPMENT

\_\_\_\_\_  
CITY SECRETARY

\_\_\_\_\_  
DATE

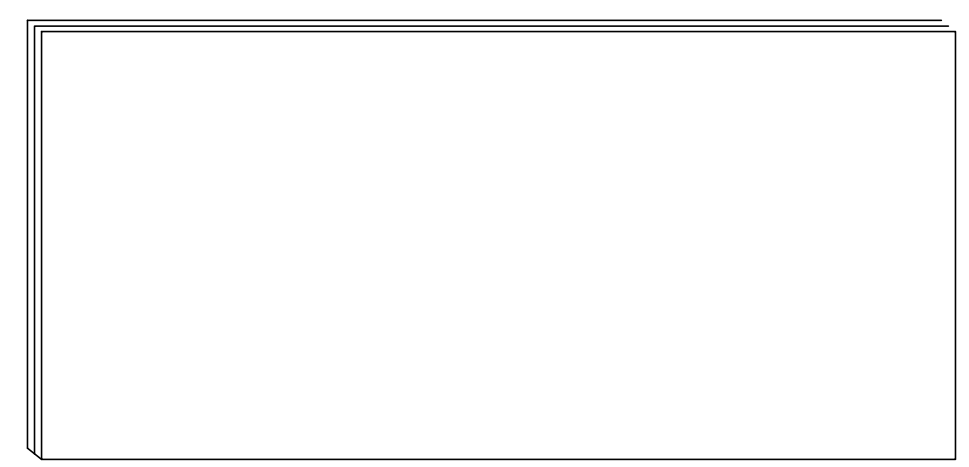
**SURVEYOR'S CERTIFICATION:**

I, N. Zane Griffin, do hereby certify that I prepared this plat from an actual on the ground survey of the land, and that the corner monuments shown hereon were properly placed under my personal supervision in accordance with the platting rules and regulations of the City of Stephenville, Erath County, Texas.

N. Zane Griffin, RPLS No. 6810  
Date: May 19, 2021

**PRELIMINARY, THIS DOCUMENT SHALL NOT BE RECORDED FOR ANY PURPOSE**

Purpose of Document: Review  
Surveyor: N. Zane Griffin  
Registered Professional Land Surveyor No. 6810  
Release Date: 05-19-2021



CABINET \_\_\_\_\_ SLIDE \_\_\_\_\_

**FINAL PLAT**  
**LOT 1, BLOCK 1**  
**OAK DALE ADDITION**

AN ADDITION TO THE CITY OF STEPHENVILLE, ERATH COUNTY, TEXAS  
BEING A PLAT OF A 1.000 ACRE TRACT OF LAND, BEING A PORTION OF A TRACT OF LAND DESCRIBED AS TRACT NO. 2 IN THE DEED TO OAK DALE UNITED METHODIST CHURCH, AS RECORDED IN VOLUME 1012, PAGE 149  
DEED RECORDS, ERATH COUNTY, TEXAS