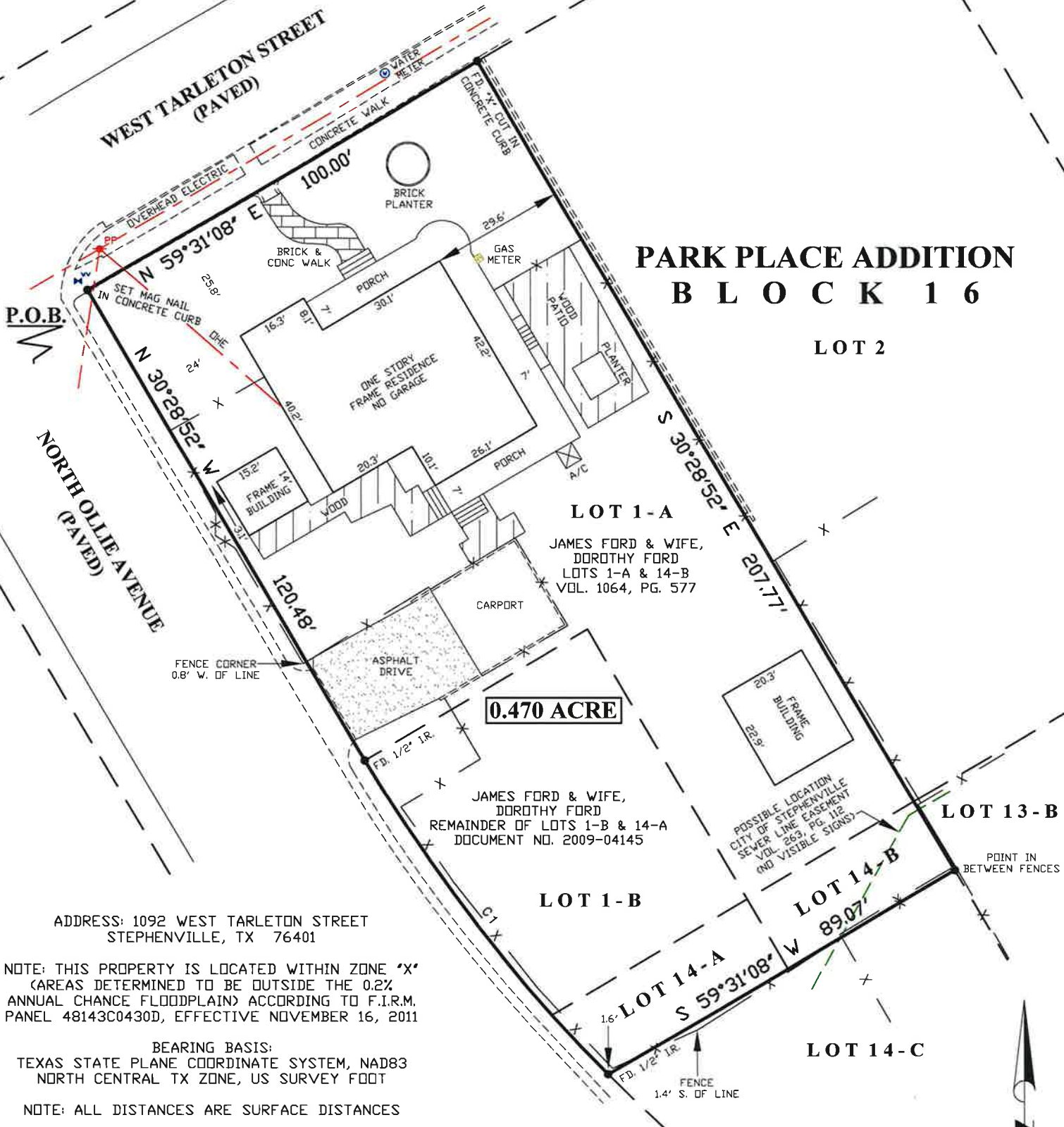


Curve	Radius	Tangent	Length	Delta	Degree	Chord	Chord Bear.
C1	373.58'	44.29'	88.18'	13°31'24"	15°20'13"	87.97'	N 37°37'14" W



**PARK PLACE ADDITION  
BLOCK 16**

**LOT 2**

**LOT 1-A**

JAMES FORD & WIFE,  
DOROTHY FORD  
LOTS 1-A & 14-B  
VOL. 1064, PG. 577

**0.470 ACRE**

JAMES FORD & WIFE,  
DOROTHY FORD  
REMAINDER OF LOTS 1-B & 14-A  
DOCUMENT NO. 2009-04145

**LOT 1-B**

**LOT 13-B**

**LOT 14-B**

**LOT 14-C**

ADDRESS: 1092 WEST TARLETON STREET  
STEPHENVILLE, TX 76401

NOTE: THIS PROPERTY IS LOCATED WITHIN ZONE "X"  
(AREAS DETERMINED TO BE OUTSIDE THE 0.2%  
ANNUAL CHANCE FLOODPLAIN) ACCORDING TO F.I.R.M.  
PANEL 48143C0430D, EFFECTIVE NOVEMBER 16, 2011

BEARING BASIS:  
TEXAS STATE PLANE COORDINATE SYSTEM, NAD83  
NORTH CENTRAL TX ZONE, US SURVEY FOOT

NOTE: ALL DISTANCES ARE SURFACE DISTANCES

**PLAT OF SURVEY, IMPROVEMENTS & LEGAL DESCRIPTION**

Of a 0.470 acre tract of land, being all of Lot 1-A and Lot 14-B and a portion of Lot 1-B and Lot 14-A in Block 16 of Park Place Addition to the City of Stephenville, Erath County, Texas, according to King's 1956 Map of Stephenville, adoption and dedication thereof, recorded in Volume 381, Page 105 of the Deed Records of Erath County, Texas; being all of the property deeded to James Ford and wife, Dorothy Ford in Volume 1064, Page 577 and Document No. 2009-04145 of the Official Public Records of Erath County, Texas; and being further described by metes and bounds as follows:

Beginning at a set MAG Nail in a concrete curb at the intersection of the east line of North Ollie Avenue and the south line of West Tarleton Street, same being the northwest corner of said Lot 1-A, for the northwest and beginning corner of this tract.

Thence with the south line of said West Tarleton Street, N. 59 deg. 31 min. 08 sec. E. 100.00 feet to a found "X" cut in a concrete curb at the northwest corner of Lot 2, for the northeast corner of this tract and said Lot 1-A.

Thence leaving said West Tarleton Street, S. 30 deg. 28 min. 52 sec. E. 207.77 feet to a point in the west line of Lot 13-B and at the northeast corner of Lot 14-C, for the southeast corner of this tract and said Lot 14-B.

Thence with the north line of said Lot 14-C, S. 59 deg. 31 min. 08 sec. W. 89.07 feet to a found 1/2" iron rod in the east line of said North Ollie Avenue, for the southwest corner of this tract.

Thence along said North Ollie Avenue, northwesterly 88.18 feet around the arc of a curve to the right with a radius of 373.58 feet and a long chord of N. 37 deg. 37 min. 14 sec. W. 87.97 feet to a found 1/2" iron rod and N. 30 deg. 28 min. 52 sec. W. 120.48 feet to the place of beginning.

SURVEYED ON THE GROUND: APRIL 3, 2017

*Matthew K Price*

MATTHEW K. PRICE, REGISTERED PROFESSIONAL LAND SURVEYOR NO. 6284  
PRICE SURVEYING, LP, FIRM # 10194051, 1100 E. WASHINGTON, STEPHENVILLE, TX 76401  
254-965-5489 JN17293 FN170410



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