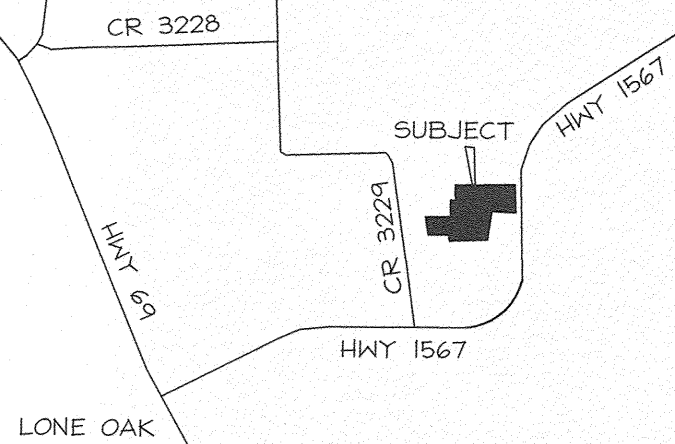


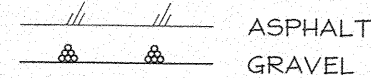
VICINITY MAP

NOT TO SCALE



LEGEND

- CM Controlling Monument
O.P.R.H.C.T. OFFICIAL PUBLIC RECORDS,
HUNT COUNTY, TEXAS
R.P.R.H.C.T. REAL PROPERTY RECORDS,
HUNT COUNTY, TEXAS
B.L. BUILDING LINE (BY THIS PLAT)
D.U.E. DRAINAGE & UTILITY EASEMENT
(BY THIS PLAT)
○ 1/2" STEEL ROD FOUND
○ POINT FOR CORNER
⊗ 1/2" STEEL ROD SET (BY-LINE)
○ 1/2" STEEL ROD FOUND (STOVALL)

ASPHALT
GRAVEL

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

I, Bobby W. Stovall, County Judge of Hunt County, Texas, do hereby certify that this final plat, with field notes hereon, having been fully presented to the Commissioner Court of Hunt County, Texas, and by the said Court duly considered, was on this day approved and the plat is authorized to be registered and recorded in the proper records of the County Clerk of Hunt County, Texas.

County Judge

Date: 4/25/2023

APPROVED this the 25 day of April, 2023, by the Commissioners Court of Hunt County, Texas.

Commissioner

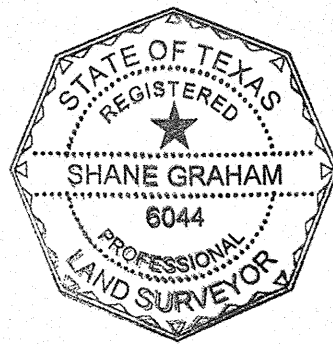
Absent
Commissioner

Commissioner

Commissioner

Health Inspector

I, Shane Graham, a Registered Professional Land Surveyor in the State of Texas, do hereby certify that I prepared this plat from an actual on the ground survey and that the monuments shown thereon were found and/or placed under my personal supervision in accordance with the Platting Rules and Regulations of Hunt County, Texas.



Shane Graham
SHANE GRAHAM
REGISTERED PROFESSIONAL LAND SURVEYOR
STATE OF TEXAS NO. 6044

CERTIFICATE OF COMPLIANCE

The undersigned, the County Clerk of Hunt County, Texas, does hereby certify that on the 25 day of April, 2023, the Hunt County Commissioners Court, by appropriate minute order, did find that this final plat is in compliance with applicable State and County subdivision regulations, and did approve the same for filing in the plat records of Hunt County, Texas.

CERTIFIED this 27 day of April, 2023

Becky Landrum
County Clerk
Hunt County, Texas

CERTIFICATE OF ACCEPTANCE OF DEDICATION

The undersigned, the County Clerk of Hunt County, Texas, does hereby certify that on the 18 day of April, 2023, all the owners of real property described hereon did execute and deliver unto the Hunt County Commissioners Court, their dedication of all streets, alleys, parks, easements, and other public areas to the public, a copy of which is affixed to the face of this plat; and the Hunt County Commissioners Court did by appropriate minute order, accept the dedication of all streets, alleys, parks, easements, and other public areas on behalf of the public.

CERTIFIED this 27 day of April, 2023

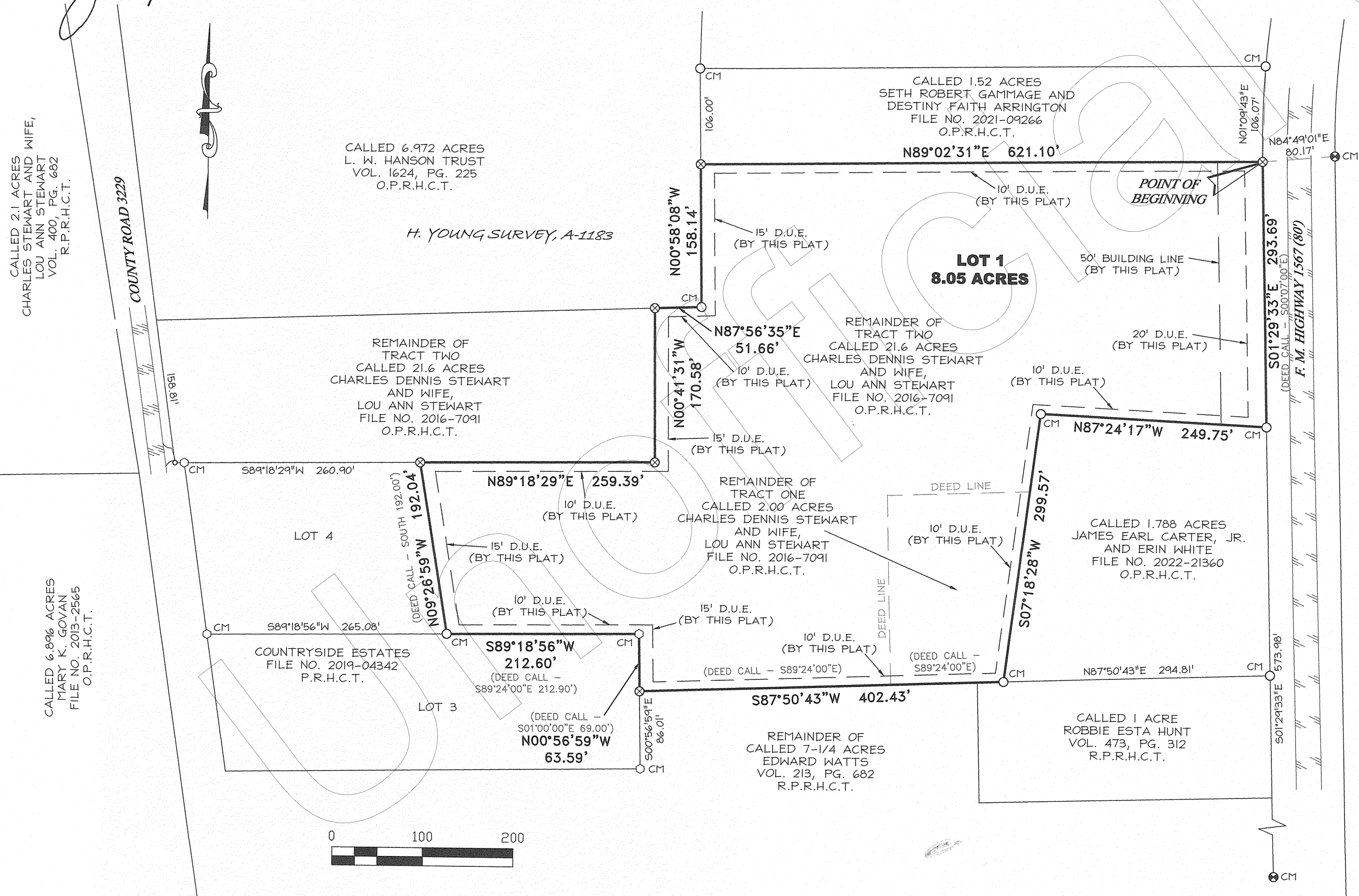
Becky Landrum
County Clerk
Hunt County, Texas

NOTES:

2023-07646

PLAT Total Pages: 1

- 1) THE PROPERTY IS SHOWN AS BEING LOCATED IN ZONE X BY FLOOD INSURANCE RATE MAP NO. 48231C04256, DATED JANUARY 6, 2012. IT IS NOT SHOWN AS BEING LOCATED IN A SPECIAL FLOOD HAZARD AREA INUNDAED BY 100-YEAR FLOOD.
- 2) BEARINGS ARE BASED ON NAD 83 (2011), TEXAS NORTH CENTRAL 4202, AS OBSERVED BY GPS. AREA AND DISTANCES SHOWN HEREON ARE AT GRID.
- 3) ALL LOT CORNERS HAVE A SET 1/2 INCH IRON ROD WITH A YELLOW CAP STAMPED "BY-LINE".
- 4) SEPTIC SYSTEMS-INDIVIDUAL FACILITIES LICENSED BY HUNT COUNTY AND INSTALLED PRIOR TO OCCUPANCY.
- 5) DEVELOPMENT AND SEPTIC TANK PERMITS (IF NECESSARY) ARE REQUIRED PRIOR TO CONSTRUCTION OF ANY IMPROVEMENTS ON THE PROPERTY.
- 6) NO MORE THAN ONE SINGLE FAMILY DETACHED DWELLING SHALL BE LOCATED ON ANY LOT.
- 7) BLOCKING THE FLOW OF WATER OR CONSTRUCTION OF IMPROVEMENTS IN DRAINAGE EASEMENTS, AND FILLING OR OBSTRUCTION OF THE FLOODWAYS IS PROHIBITED: AND, THE EXISTING CREEKS OR DRAINAGE CHANNELS TRAVERSING ALONG OR ACROSS THE SUBDIVIDED TRACTS WILL REMAIN AS OPEN CHANNELS, AND WILL BE MAINTAINED BY THE INDIVIDUAL OWNERS OF THE LOT OR LOTS THAT ARE TRAVERSED BY OR ADJACENT TO THE CREEKS OR DRAINAGE CHANNELS; AND, HUNT COUNTY WILL NOT BE RESPONSIBLE FOR ANY PROPERTY DAMAGE, PROPERTY LOSS, PERSONAL INJURY, OR LOSS OF LIFE BY FLOODING OR FLOODING CONDITIONS, AND HUNT COUNTY WILL NOT BE RESPONSIBLE FOR THE MAINTENANCE AND OPERATION OF DRAINAGE WAYS FOR THE CONTROL OF EROSION LOCATED ON PRIVATE PROPERTY.
- 8) CONSTRUCTION NOT COMPLETED WITHIN TWO (2) YEARS OF THE RECORDING DATE SHALL BE SUBJECT TO THE THEN CURRENT COUNTY STANDARDS AND REGULATIONS. THE COUNTY MAY REQUIRE THE SUBDIVISION TO BE RE-PLATTED.
- 9) THERE SHALL BE A 20' DRAINAGE & UTILITY EASEMENT ALONG THE ROAD FRONTAGE OF ALL LOTS. A 15' DRAINAGE & UTILITY EASEMENT ALONG THE REAR OF ALL LOTS, AND A 10' DRAINAGE & UTILITY EASEMENT ALONG SIDE LINES OF ALL LOTS.
- 10) NO CONCRETE DRIVEWAYS SHALL BE PERMITTED WITHIN ANY COUNTY RIGHT-OF-WAY DEDICATION.
- 11) ON-SITE SEWAGE FACILITY ZONE (OSSFZ) - ZONE IDENTIFIED AS OSSF SYSTEM. THIS AREA IS TO MEET TCEQ OSSF TAC CHAPTER 287, TABLE 10 SEPARATION DISTANCES. SHALL NOT CONTAIN FLOODPLAIN, STRUCTURES ON ANY OTHER BARRIERS THAT WOULD HINDER OR PROHIBIT PROPER FUNCTION OF THE SYSTEM. (THIS ZONE SHALL BE IDENTIFIED AT THE TIME OF THE ON-SITE SEWAGE PERMIT)
- 12) NO EASEMENT RECORD SEARCH WAS MADE BY THIS OFFICE OR THIS FIRM CONCERNING THIS PROPERTY.
- 13) AN ADEQUATE POTABLE WATER SUPPLY (CASH WATER) WILL BE IMMEDIATELY AVAILABLE TO EACH TRACT IN SUBDIVISION.
- 14) WATER SERVICE PROVIDER: CASH WATER
ELECTRIC SERVICE PROVIDER: FEC
- 15) THE PROPERTY SHOWN HEREON WAS SURVEYED BASED ON DEEDS AND/OR LEGAL DESCRIPTIONS OBTAINED THROUGH NORMAL RESEARCH PROCEDURES. THERE MAY BE OTHER DOCUMENTS RECORDED/UNRECORDED THAT MAY AFFECT THE SUBJECT, AND THIS SURVEY IN NO WAY IMPARTS OWNERSHIP OF ALL OR ANY PART OF THE SUBJECT AS SHOWN HEREON.
- 16) SUBJECT TRACT SUBJECT TO BLANKET EASEMENTS TO CASH WATER SUPPLY CORP. RECORDED IN VOL. 684, PG. 389 D.R.H.C.T. & BLANKET EASEMENT TO CASH SUD RECORDED IN FILE NO. 2013-15116 O.P.R.H.C.T.



OWNER'S CERTIFICATE

WHEREAS, Charles Dennis Stewart and Lou Ann Stewart, are the owners of a tract of land situated in Hunt County, Texas, and being more particularly described as follows:

BEING all of that tract of land in Hunt County, Texas, out of the H. Young Survey, Abstract No. 1183, and being part of that called 2.00 acres of land described as Tract One and part of that called 21.6 acres of land described as Tract Two in a deed to Charles Dennis Stewart and wife, Lou Ann Stewart as recorded in File No. 2016-7091 of the Official Public Records of Hunt County, Texas (Bearings are based on NAD 83 (2011), Texas North Central 4202, as observed by GPS. Area and distances shown hereon are at grid), and being further described as follows:

BEGINNING at a 1/2 steel rod set capped "By-Line Surveying" in the West line of F. M. Highway 1567, in the East line of said 21.6 acres and at the Southeast corner of that called 1.52 acres of land described in a deed to Selt Robert Gammage and Destiny Faith Arrington as recorded in File No. 2021-09266 of the Official Public Records of Hunt County, Texas, from which a concrete monument found bears North 84 degrees 49 minutes 01 seconds East, 80.17 feet for witness and from which a 1/2 inch steel rod found bears North 01 degrees 09 minutes 43 seconds East, 106.07 feet for witness;

THENCE South 01 degrees 29 minutes 33 seconds East, 293.69 feet along the West line of F. M. Highway 1567 and the East line of said 21.6 acres to a 1/2 inch steel rod found at the Northeast corner that called 1.788 acres of land described in a deed to James Earl Carter, Jr. and Erin White as recorded in File No. 2022-21360 of the Official Public Records of Hunt County, Texas, from which a concrete monument found bears South 01 degrees 29 minutes 33 seconds East, 106.07 feet for witness;

THENCE North 87 degrees 24 minutes 17 seconds West, 249.75 feet along the North line of said 1.788 acres to a 1/2 inch steel rod found at the Northwest corner of said 1.788 acres;

THENCE South 07 degrees 18 minutes 28 seconds West, 299.57 feet along the West line of said 1.788 acres to a 1/2 inch steel rod found in the South line of said 2.00 acres, at the Southwest corner of said 1.788 acres and in the North line of that called 1 acre of land described in a deed to Robbie Esta Hunt as recorded in Volume 473, Page 312 of the Real Property Records of Hunt County, Texas, from which a 1/2 inch steel rod found bears North 87 degrees 50 minutes 43 seconds East, 294.81 feet for witness;

THENCE South 87 degrees 50 minutes 43 seconds West, 402.43 feet along the South line of said 2.00 acres, a South line of said 21.6 acres, the North line of said 1 acre and the North line of that called 1/4 acres of land described in a deed to Edward Watts as recorded in Volume 213, Page 682 of the Real Property Records of Hunt County, Texas to a 1/2 inch steel rod set capped "By-Line Surveying" at a Southwest corner of said 21.6 acres, all the Northwest corner of said 7-1/4 acres and in the East line of Lot 3 of the Countryside Estates as recorded in File No. 2019-04342 of the Plat Records of Hunt County, Texas, from which a 1/2 inch steel rod found capped "Stovall" bears South 00 degrees 56 minutes 59 seconds East, 86.01 feet for witness;

THENCE North 00 degrees 56 minutes 59 seconds West, 63.59 feet along a West line of said 21.6 acres and the East line of said Lot 3 to a 1/2 inch steel rod found capped "Stovall" at an ell corner of said 21.6 acres and at the Northeast corner of said Lot 3;

THENCE South 89 degrees 18 minutes 56 seconds West, 212.60 feet along a South line of said 21.6 acres and the North line of said Lot 3 to a 1/2 inch steel rod found at a Southwest corner of said 21.6 acres and at the Southeast corner of Lot 4 of said Countryside Estates, from which a 1/2 inch steel rod found capped "Stovall" bears South 89 degrees 18 minutes 56 seconds West, 265.08 feet for witness;

THENCE North 09 degrees 26 minutes 59 seconds West, 192.04 feet along a West line of said 21.6 acres and the East line of said Lot 4 to a 1/2 inch steel rod set capped "By-Line Surveying" at an ell corner of said 21.6 acres and at the Northeast corner of said Lot 4, from which a 1/2 inch steel rod found capped "Stovall" bears South 89 degrees 18 minutes 29 seconds West, 260.90 feet for witness;

THENCE North 89 degrees 18 minutes 29 seconds East, 259.39 feet through the interior of said 21.6 acres to a 1/2 inch steel rod set capped "By-Line Surveying" for corner;

THENCE North 00 degrees 41 minutes 31 seconds West, 170.58 feet through the interior of said 21.6 acres to a 1/2 inch steel rod set capped "By-Line Surveying" in the South line of that called 6.972 acres of land described in a deed to L. W. Hanson Trust as recorded in Volume 1624, Page 225 of the Official Public Records of Hunt County, Texas;

THENCE North 87 degrees 56 minutes 35 seconds East, 51.66 feet along the South line of said 6.972 acres to a 1/2 inch steel rod found at the Southeast corner of said 6.972 acres;

THENCE North 00 degrees 58 minutes 08 seconds West, 158.14 feet along the East line of said 6.972 acres to a 1/2 inch steel rod set capped "By-Line Surveying" at the Southwest corner of said 1.52 acres, from which a 1/2 inch steel rod found bears North 00 degrees 58 minutes 08 seconds West, 106.00 feet for witness;

THENCE North 89 degrees 02 minutes 31 seconds East, 621.10 feet along the South line of said 1.52 acres to the POINT OF BEGINNING, containing 8.05 acres of land.

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

THAT, Charles Dennis Stewart, do hereby adopt this plat designation the herein above described property as STEWART ADDITION, an addition to Hunt County, Texas, and dedicates to the public use forever the streets, roads, and easements shown hereon, for the use and accommodation of any public utility desiring use, or using same for the purpose of constructing, maintaining, adding or removing any or all of their respective systems located therein.

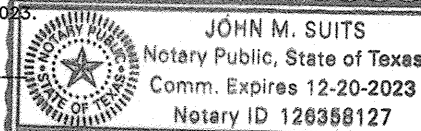
Witness, my hand, this the 18th day of April, 2023.

By: Charles Dennis Stewart
Charles Dennis Stewart

SUBSCRIBED TO AND SWORN BEFORE ME, a Notary Public in and for the State of

Texas, this the 18th day of April, 2023.

Notary Public



NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

THAT, Lou Ann Stewart, do hereby adopt this plat designation the herein above described property as STEWART ADDITION, an addition to Hunt County, Texas, and dedicates to the public use forever the streets, roads, and easements shown hereon, for the use and accommodation of any public utility desiring use, or using same for the purpose of constructing, maintaining, adding or removing any or all of their respective systems located therein.

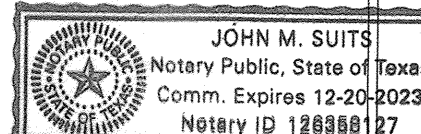
Witness, my hand, this the 18th day of April, 2023.

By: Lou Ann Stewart
Lou Ann Stewart

SUBSCRIBED TO AND SWORN BEFORE ME, a Notary Public in and for the State of

Texas, this the 18th day of April, 2023.

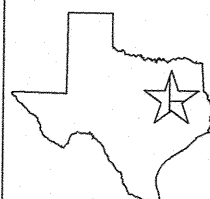
Notary Public



FINAL PLAT
STEWART ADDITION
AN ADDITION TO HUNT COUNTY, TEXAS
8.05 ACRES

F.M. HIGHWAY 1567
LONE OAK, TEXAS

DATE:	04/17/2023
SCALE:	1" = 100'
JOB NO.:	2023-183
CLIENT:	JOHN SMITH
TECHNICIAN:	SG



BY-LINE
SURVEYING LLC
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Emory, Tx 75440
Ph: (903) 473-5150
Firm No: 10194233
www.bylinesurveying.com

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OWNER/APPLICANT

JOHN SMITH

LONE OAK, TX
phone: (903) 450-7544
contact: JOHN SMITH