

REPLAT OF

A TRACT OF LAND IN
BLOCK 1
AND A PORTION OF
HARTWELL AVENUE (VACATED)
GARDNER ADDITION
TOWN OF BOVINA
PARMER COUNTY TEXAS

SAID TRACT BEING DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF LOT 9, BLOCK 1,
GARDNER ADDITION,
THENCE N47°37'51"W, ALONG THE EAST RIGHT-OF-WAY LINE OF
BESTER STREET, A DISTANCE OF 193.07 FEET TO A FOUND REBAR
FOR THE NORTHWEST CORNER OF THIS TRACT,
THENCE N51°18'38"E, ALONG THE CENTERLINE OF HAMILIN AVENUE,
A DISTANCE OF 727.71 FEET TO A FOUND REBAR FOR THE
NORTHEAST CORNER OF THIS TRACT,
THENCE S00°38'09"W, ALONG THE WEST RIGHT-OF-WAY LINE OF
FARM TO MARKET ROAD 1731, A DISTANCE OF 197.33 FEET TO A
FOUND REBAR FOR THE SOUTHEAST CORNER OF THIS TRACT,
THENCE S66°17'18"W, A DISTANCE OF 114.39 FEET TO A FOUND
REBAR FOR A TRACT CORNER,
THENCE S54°35'50"W, A DISTANCE OF 52.73 FEET TO A FOUND
REBAR FOR A TRACT CORNER,
THENCE S34°18'48"W, A DISTANCE OF 101.81 FEET TO A FOUND
REBAR FOR A TRACT CORNER,
THENCE S37°31'16"E, A DISTANCE OF 40.03 FEET TO A FOUND
REBAR FOR A TRACT CORNER,
THENCE S51°11'12"W, A DISTANCE OF 310.28 FEET TO THE POINT
AND PLACE OF BEGINNING.
SAID TRACT CONTAINS 2.443 ACRES OF LAND MORE OR LESS.

APPROVED THIS DAY OF , 2024,
BY THE TOWN COUNCIL OF THE TOWN OF BOVINA, TEXAS.

MAYOR, TOWN OF BOVINA, TEXAS

GENERAL SURVEY NOTES:
THE SURVEYED TRACT IS LOCATED IN BLOCK 1 AND A PORTION OF HARTWELL AVENUE (VACATED)
GARDNER ADDITION
BASIS OF BEARINGS: GPS (SPC 83 TEXAS NORTH CENTRAL)

DOCUMENTS USED IN THIS SURVEY		
DESCRIPTION	RECORDED DATE	RECORDED DATA
LYDICK ENGINEERS SURVEY PLAT	JULY, 2024	PLAT NO. 28358
LYDICK ENGINEERS PRELIMINARY PLAT	OCTOBER, 2024	PLAT NO. 23468 B

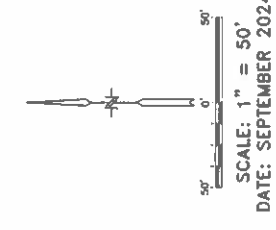
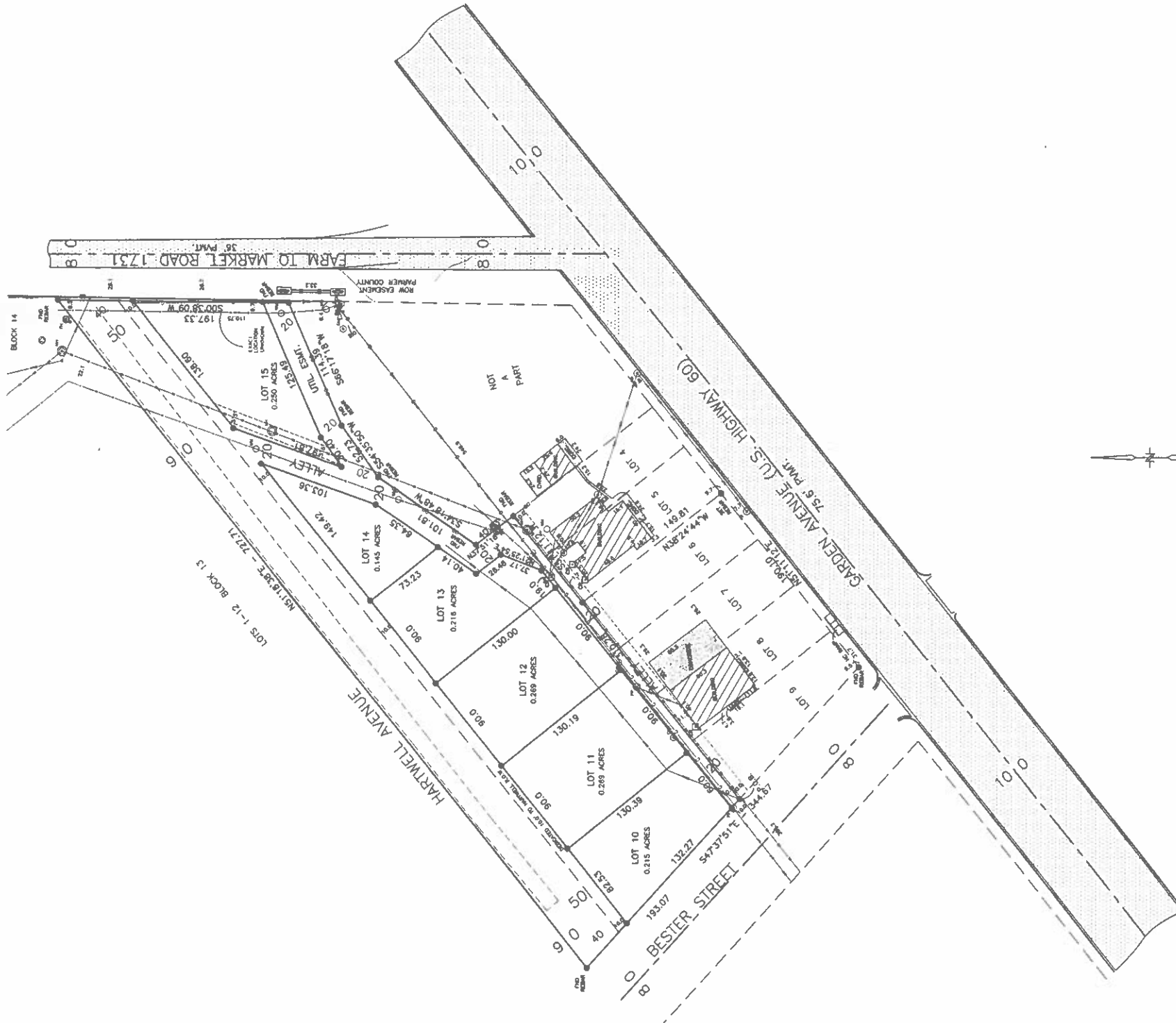
INDEXING INFORMATION FOR COUNTY CLERK
THE NAME OF THE OWNERS OF THE SURVEYED TRACT AS INDICATED BY THE LAST RECORDED DEED: JEFF STEELMAN

SURVEYORS CERTIFICATE

KNOW ALL MEN BY THESE PRESENTS:
THAT I, ROBERT LYDICK, DO HEREBY CERTIFY THAT I PREPARED THIS
PLAT FROM AN ACTUAL AND ACCURATE SURVEY OF THE LAND AND
THAT THE CORNER MONUMENTS SHOWN THEREON WERE PROPERLY
PLACED UNDER MY PERSONAL SUPERVISION, IN ACCORDANCE WITH
THE ARTICLE 9.03 "SUBDIVISIONS" OF THE BOVINA CITY CODE OF THE
CITY OF BOVINA, TEXAS.



Robert Lydick
R. P. S. NO. 3118



SCALE: 1" = 50'
DATE: SEPTEMBER 2024

LEGEND:

---	OVERHEAD POWERLINE
—○—	WELL TENCE
—○—	SEWER LINE
—○—	STORM DRAIN
—○—	WATER LINE
—○—	COMMUNICATION LINE
—○—	GAS LINE
—○—	POWER POLE
—○—	SERVICE POLE
—○—	FIRE HYDRANT
—○—	MANHOLE
—○—	CONCRETE RISER
—○—	WATER VALVE
—○—	GAS METER
—○—	WATER METER
—○—	OUT WIRE
—○—	10' WIDTH SANITARY
—○—	SEWER EAST

PREPARED BY
LYDICK
ENGINEERS & SURVEYORS
205 EAST SECOND STREET
CLARK, NEW MEXICO 88101
(575) 762-3771

PROPERTY CORNER
SHOWN ARE 1/4" (4" ACT. DIST.)
REAR - 25'
MINIMUM LOT AREA = 6000 FT²
LOT 7/500

ZONING/SITE RESTRICTIONS:
F-1 COMMERCIAL - DWELLINGS
IN (NONIMPACTED FOREST ZONE)

OWNER(S)
JES STORAGE, INC.
205 EAST SECOND STREET
BOVINA, TEXAS 79009
806-225-7265