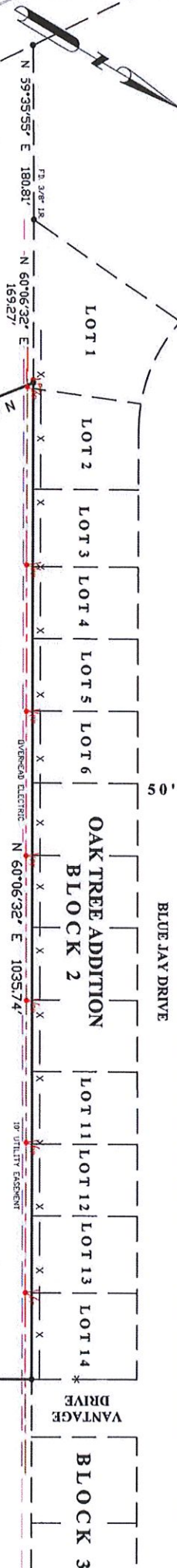




BLOCK 1



2,119 ACRES
92,283 SQ. FEET

7,664 ACRES
333,838 SQ. FEET

**OAK TREE ADDITION
BLOCK 8
PHASE V**

LOT 6
FRONTIER EXCHANGE LANDLORD GROUP LLC
DOCUMENT NO. 2021-05162

**JARRETT WENEFEE SURVEY
ABSTRACT NO. 520**

LINE	BEARING	DISTANCE
LT 1	N 55°58'36" W	60.14

NOTE: THIS PROPERTY IS LOCATED WITHIN ZONE 7X. AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN ACCORDING TO F.L.P.M. PANEL 4814300430D, 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
NOTE: ALL CORNERS ARE SET 1/2" IRON RODS WITH CAP
PRICE SURVEYING UNLESS OTHERWISE NOTED



OF A 7,664 ACRES TRACT OF LAND OUT OF THE JARRETT WENEFEE SURVEY,
ABSTRACT NO. 520, ERATH COUNTY

PLAT OF SURVEY
SURVEYED ON THE GROUND: FEBRUARY 17, 2022

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 JN22083 FN220252

NOTE: FACETS ADDRESS ARE THE Y
THOSE LISTED IN OF NO. 21-36156 FROM
KING TITLE COMPANY WITH AN ISSUED
DATE OF JANUARY 20, 2022

SUBJECT TO

BRANZIS RIVER TRANSMISSION CO-OP
VOL. 680, PG. 531 (SHOWN ON PLAN)

DO NOT AFFECT

CITY OF STEPHENVILLE
VOL. 520, PG. 527
VOL. 672, PG. 477

TEXAS POWER & LIGHT CO.
VOL. 655, PG. 444

TEXAS AFFORDABLE HOUSING FUND, II, L.P.
VOL. 925, PG. 205
VOL. 927, PG. 980

SUMMIT NATIONAL BANK
VOL. 987, PG. 589

LEGAL DESCRIPTION

Of a 7.664 acres tract of land out of the Jarrett Menefee Survey, Abstract No. 520, Erath County, Texas; being part of a certain 37.34 acres tract decided to Covenant Legacy, LP in Document No. 2009-04635 of the Official Public Records of Erath County, Texas; and being further described by metes and bounds as follows:

Beginning at a found 3/8" iron rod in the east right of way line of Lingleville Highway (F. M. Highway No. 8) and at the northwest corner of Lot 6 in Block 8 of Oak Tree Addition, Phase V, an Addition to the City of Stephenville, Erath County, Texas, according to the final plat thereof recorded in Cabinet A, Slide 258 of the Plat Records of Erath County, Texas, for the westerly southwest and beginning corner of this tract.

Thence with the east right of way line of said Highway, N. 55 deg. 58 min. 36 sec. W. 60.14 feet to a set 1/2" iron rod with cap (PRICE SURVEYING), for the westerly northwest corner of this tract, from which the northwest corner of said 37.34 acres bears N. 55 deg. 58 min. 36 sec. W. 363.86 feet. Thence leaving said Highway, N. 37 deg. 54 min. 02 sec. E. 300.00 feet to a set 1/2" iron rod with cap (PRICE SURVEYING), for an ell corner of this tract.

Thence N. 52 deg. 05 min. 58 sec. W. 232.24 feet to a set 1/2" iron rod with cap (PRICE SURVEYING) in the north line of said 37.34 acres tract and in the south line of Lot 1 in Block 2 of Oak Tree Addition, according to the plat thereof recorded in Volume 2, Page 71 of said Plat Records, for the northerly northwest corner of this tract, from which a found 3/8" iron rod at the southwest corner of said Lot 1 bears S. 60 deg. 06 min. 32 sec. W. 169.27 feet.

Thence with the north line of said 37.34 acres tract, N. 60 deg. 06 min. 32 sec. E. 1035.74 feet to a set 1/2" iron rod with cap (PRICE SURVEYING) at the southeast corner of Lot 14 of said Block 2 and at the southwest corner of Vantage Drive, for the northeast corner of this tract. Thence S. 29 deg. 53 min. 28 sec. E. 355.07 feet to a set 1/2" iron rod with cap (PRICE SURVEYING), for the southeast corner of this tract.

Thence S. 37 deg. 16 min. 40 sec. W. 432.35 feet to a set 1/2" iron rod with cap (PRICE SURVEYING), for a corner of this tract. Thence N. 52 deg. 05 min. 58 sec. W. 392.16 feet to a found 3/8" iron rod at the northeast corner of said Lot 6, for a corner of this tract. Thence S. 60 deg. 05 min. 56 sec. W. 107.22 feet to a found 3/8" iron rod, for a corner of this tract and said Lot 6.

Thence S. 37 deg. 54 min. 02 sec. W. 589.03 feet to the place of beginning.

(Bearing Basis: Texas State Plane Coordinate System, NAD83, North Central Texas Zone)

SURVEYED ON THE GROUND: FEBRUARY 17, 2022

Matthew K Price

MATTHEW K. PRICE, REGISTERED PROFESSIONAL LAND SURVEYOR NO. 6284

PRICE SURVEYING, LP, FIRM # 10194051, 1100 E. WASHINGTON, STEPHENVILLE, TX 76401

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