

**VICINITY MAP  
NOT TO SCALE**

STATE OF TEXAS §  
COUNTY OF ERATH §

WHEREAS, Allen Real Properties, LTD. & Kam Woon IP are the Owners of the following tracts of land situated in the Jarrett Menefee Survey, Abstract No. 520, Erath County, Texas, herein described tract of land being a portion of a 11.918 acre tract conveyed to Kam Woon IP and a portion of a 10.925 acre tract conveyed to Allen Real Properties, LTD. and being more particularly described as follows:

**Metes & Bounds Description**

BEING a 10.01 acre tract of land situated in the Jarrett Menefee Survey, Abstract No. 520, City of Stephenville, Erath County, Texas, and being a portion of a called 11.918 acre tract of land described in deed to Kam Woon IP, as recorded in Volume 618, Page 572, Deed Records of Erath County, Texas (D.R.E.C.T.) and being a portion of a called 10.925 acre tract of land described as "Tract Thirteen" in deed to Allen Real Properties, Ltd., as recorded in Document No. 2013-05023, Official Public Records of Erath County, Texas (O.P.R.E.C.T.), said 10.01 acre tract of land being more particularly described by metes and bounds as follows:

BEGINNING at a set 5/8-inch iron rod with yellow cap stamped "DUNAWAY ASSOC" (hereinafter referred to as 5/8-inch YCIR) for the northeast corner of said Woon tract, said corner being the southeast corner of a called 4.13 acre tract of land described in deed to Store Master Funding X, LLC, as recorded in Document No. 2021-03896 and a point on southwest right-of-way line of Farm to Market Road No. 8 (FM Road No. 8) (a 120' wide right-of-way), as recorded in Volume 262, Page 339, Volume 260, Page 425 and Volume 259, Page 496, D.R.E.C.T., from which a found 3/8-inch iron rod with yellow cap (Higbie) bears North 58 degrees 15 minutes 28 seconds West, a distance of 0.36 feet, said POINT OF BEGINNING being locatable by NAD83 Grid Coordinate N: 6,766,763.28, E: 2,048,542.87;

THENCE South 55 degrees 55 minutes 46 seconds East, along the northeast line of said Woon tract and the southwest right-of-way of said FM Road No. 8, a distance of 362.20 feet to a found 5/8-inch iron rod with blue cap stamped "NATIVE C.O. LLC" (hereinafter referred to as 5/8-inch BCIR) for corner;

THENCE South 48 degrees 00 minutes 32 seconds West, departing the southwest right-of-way of said FM Road No. 8, across said Woon tract, a distance of 406.52 feet to a found 5/8-inch BCIR for corner;

THENCE South 37 degrees 40 minutes 43 seconds East, continuing across said Woon tract, a distance of 260.25 feet to a set 5/8-inch YCIR for corner in said Allen Tract Thirteen;

THENCE South 24 degrees 21 minutes 01 second West, continuing across said Allen Tract Thirteen, a distance of 499.94 feet to set 5/8-inch YCIR for corner, said corner on the northeast line of Block 1, Green Acres Addition, an addition to the City of Stephenville, as recorded in Volume 414, Page 165, Plat Records of Erath County, Texas (P.R.E.C.T.), from which a found 5/8-inch BCIR bears North 24 degrees 21 minutes 01 second East, a distance of 0.46 feet;

THENCE North 30 degrees 40 minutes 29 seconds East, along the common southwest line of said Allen Tract Thirteen, the southwest line of said Woon tract, and the northeast line of said Block 1, Green Acres Addition, a distance of 954.02 feet to a set 5/8-inch YCIR for the northwest corner of said Woon tract and the southwest corner of said Store Master Funding tract;

THENCE North 59 degrees 29 minutes 23 seconds East, departing the northeast line of said Block 1, Green Acres Addition, along the northwest line of said Woon tract and the southeast line of said Store Master Funding tract, a distance of 622.01 feet to the POINT OF BEGINNING and containing 10.01 acres (or 436,084 square feet) of land, more or less.

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

That Kam Woon IP & J. Brad Allen (of Allen Real Properties, LTD.) acting herein by and through its duly authorized officers, do hereby adopt this plat designating the herein above described property as LOT 1, BLOCK A, ONCOR STEPHENVILLE, an addition to the City of Stephenville, Texas, and does hereby dedicate, in fee simple, to the public use forever, the streets and alleys shown thereon. The streets and alleys are dedicated for street purposes. The Easements and public use areas, as shown, are dedicated, for the public use forever, for the purposes indicated on this plat. No buildings, fences, trees, shrubs or other improvements or growths shall be constructed or placed upon, over or across the Easements as shown, except that landscape improvements may be placed in Landscape Easements, if approved by the City of Stephenville. In addition, Utility Easements may also be used for the mutual use and accommodation of all public utilities desiring to use or using the same unless the easement limits the use to particular utilities, said use by public utilities being subordinate to the Public's and City of Stephenville's use thereof. The City of Stephenville and public utility entities shall have the right to remove and keep removed all or parts of any buildings, fences, trees, shrubs or other improvements or growths which may in any way endanger or interfere with the construction, maintenance, or efficiency of their respective systems in said Easements. The City of Stephenville and public utility entities shall at all times have the full right of Ingress and Egress to or from their respective easements for the purpose of constructing, reconstructing, inspecting, patrolling, maintaining, reading meters, and adding to or removing all or parts of their respective systems without the necessity at any time procuring permission from anyone.

This plat approved subject to all platting ordinances, rules, regulations and resolutions of the City of Stephenville, Texas

WITNESS UNDER MY HAND this \_\_\_\_\_ day of \_\_\_\_\_, 2023.

By: \_\_\_\_\_  
Kam Woon IP  
Owner

STATE OF TEXAS §  
COUNTY OF ERATH §

Before me, the undersigned authority, a Notary Public in and for the State of Texas, on this day personally appeared Kam Woon IP, Owner, 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 purpose and considerations therein expressed.

Given under my hand and seal of office, this \_\_\_\_\_ day of \_\_\_\_\_, 2023.

Notary Public in and for the State of Texas

My Commission Expires On: \_\_\_\_\_

WITNESS UNDER MY HAND this \_\_\_\_\_ day of \_\_\_\_\_, 2023.

By: \_\_\_\_\_  
J. Brad Allen  
Owner

STATE OF TEXAS §  
COUNTY OF ERATH §

Before me, the undersigned authority, a Notary Public in and for the State of Texas, on this day personally appeared J. Brad Allen (of Allen Real Properties, LTD.), Owner, 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 purpose and considerations therein expressed.

Given under my hand and seal of office, this \_\_\_\_\_ day of \_\_\_\_\_, 2023.

Notary Public in and for the State of Texas

My Commission Expires On: \_\_\_\_\_

**KNOW ALL MEN BY THESE PRESENTS:**

That I, Hal Mollenkopf, do hereby certify that I prepared this plat from an actual and accurate survey of the land and that the corner monuments shown thereon as set were properly placed under my personal supervision in accordance with the Subdivision Ordinance of the City of Stephenville.

Hal Mollenkopf  
Registered Professional Land Surveyor  
Texas Registration No. 5439

Preliminary, this document shall not be recorded for any purpose and shall not be used or viewed or relied upon as a final survey document.

**LEGEND**

----- = EASEMENT  
----- = PROPERTY LINE OR RIGHT-OF-WAY  
----- = SUBJECT TRACT

D.R.E.C.T. = DEED RECORDS OF ERATH COUNTY, TEXAS  
O.P.R.E.C.T. = OFFICIAL PUBLIC RECORDS OF ERATH COUNTY, TEXAS  
P.R.E.C.T. = PLAT RECORDS OF ERATH COUNTY, TEXAS  
● = 5/8-INCH IRON ROD WITH YELLOW CAP STAMPED "DUNAWAY ASSOC" SET UNLESS OTHERWISE NOTED

**NOTES:**

- The basis of bearings for this survey is the Texas State Coordinate System, North Central Zone, based upon GPS measurements. Distances and areas hereon are surface values. A combined scale factor of 0.99991535 was used for this project.
- Building lines will be per the City of Stephenville Zoning Ordinances.
- This plat does not alter or remove deed restrictions or covenants, if any on this property.
- No existing gas, petroleum, or common carrier easements or pipelines are located within the property.
- Minimum finished floor elevations for Lot 1, Block A required.
- The minimum finish floor elevations shall be provided when a building permit application is submitted. The minimum finished floor elevations shall be based on the current FEMA data. The minimum finished floor elevations shall be stated as mean sea level.

550 Bailey Avenue • Suite 400 • Fort Worth, Texas 76107  
Tel: 817.335.1121  
TEXAS REGISTERED SURVEYING FIRM NO. 10098100

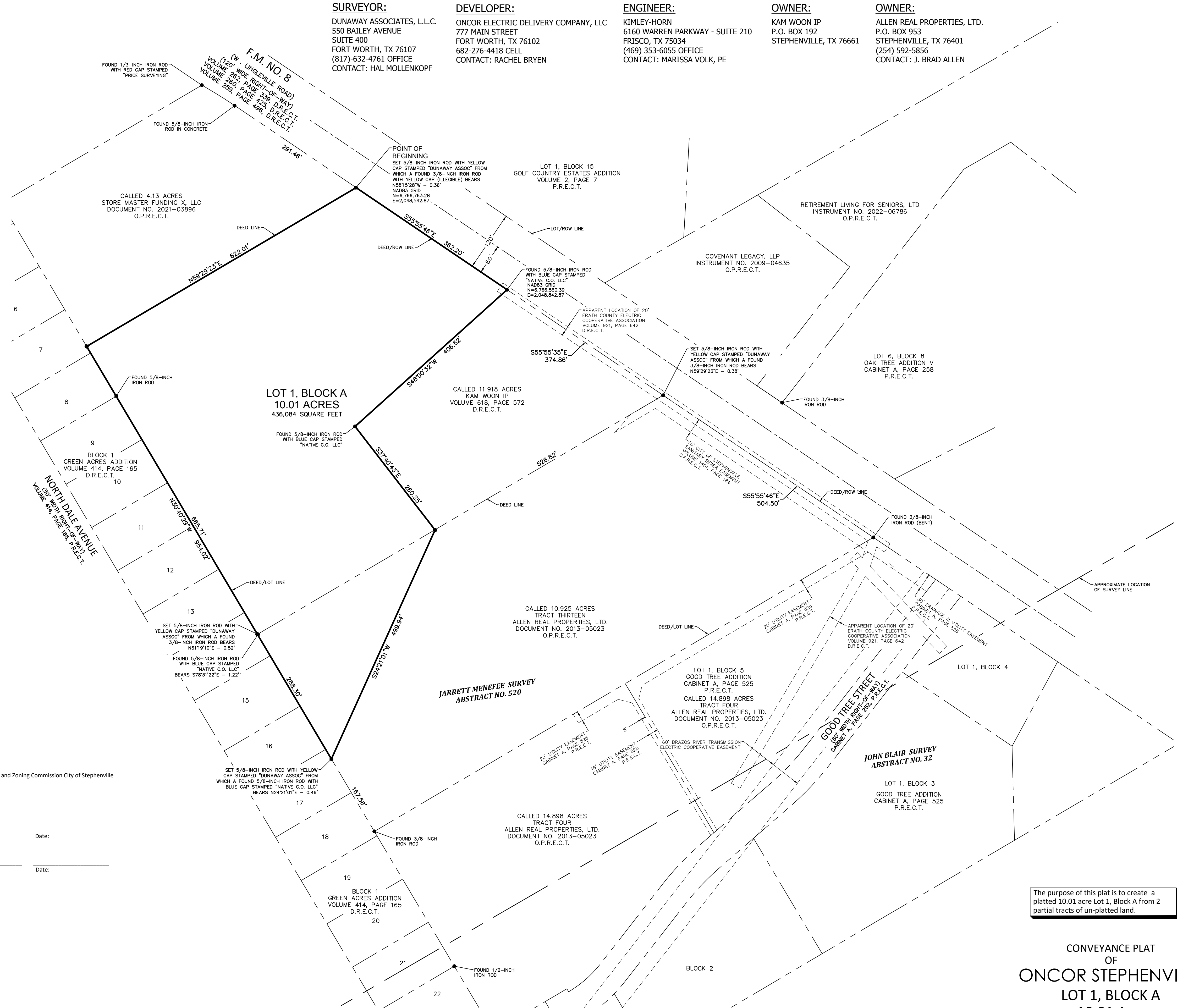
**SURVEYOR:**  
DUNAWAY ASSOCIATES, L.L.C.  
550 BAILEY AVENUE  
SUITE 400  
FORT WORTH, TX 76107  
(817)-632-4761 OFFICE  
CONTACT: HAL MOLLENKOPF

**DEVELOPER:**  
ONCOR ELECTRIC DELIVERY COMPANY, LLC  
777 MAIN STREET  
FORT WORTH, TX 76102  
682-276-4418 CELL  
CONTACT: RACHEL BRYEN

**ENGINEER:**  
KIMLEY-HORN  
6160 WARREN PARKWAY - SUITE 210  
FRISCO, TX 75034  
(469) 353-6055 OFFICE  
CONTACT: MARISSA VOLK, PE

**OWNER:**  
KAM WOON IP  
P.O. BOX 192  
STEPHENVILLE, TX 76661

**OWNER:**  
ALLEN REAL PROPERTIES, LTD.  
P.O. BOX 953  
STEPHENVILLE, TX 76401  
(254) 592-5856  
CONTACT: J. BRAD ALLEN



The purpose of this plat is to create a partial 10.01 acre Lot 1, Block A from 2 platred tracts of un-platted land.

CONVEYANCE PLAT  
OF  
**ONCOR STEPHENVILLE**  
LOT 1, BLOCK A  
10.01 Acres

Oncor Electric Delivery Company LLC  
777 Main Street, Fort Worth, Texas 76102  
(682) 276-4418  
Situated in the  
Jarrett Menefee Survey, Abstract No. 520,  
City of Stephenville, Erath County, Texas

This plat was prepared in November 2023

PLOTTED BY: Tom Roper ON: Tuesday, November 28, 2023 AT: 8:47 AM FILEPATH: G:\Production\0001\0001\0001\11\002\1\Ingleville\_Ret\_Survey\Drawings\0001\11\002\1\Ingleville\_Ret\_Survey\DWG\DWG.dwg