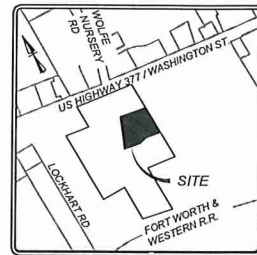


NOTES

1. BEARINGS ARE BASED ON THE STATE PLANE COORDINATE SYSTEM ESTABLISHED FOR THE TEXAS NORTH CENTRAL ZONE 4202, NORTH AMERICAN DATUM (NAD) OF 1983.

2. THE TRACT SHOWN HEREON IS SUBJECT TO ALL CITY OF STEPHENVILLE AND ERATH COUNTY ORDINANCES AND RESTRICTIONS.

3. A METES AND BOUNDS DESCRIPTION WAS PREPARED FOR USING RECORD DOCUMENTATION FOR THE PURPOSE OF VACATING AN EXISTING EASEMENT CROSSING LOT 2 & 3.

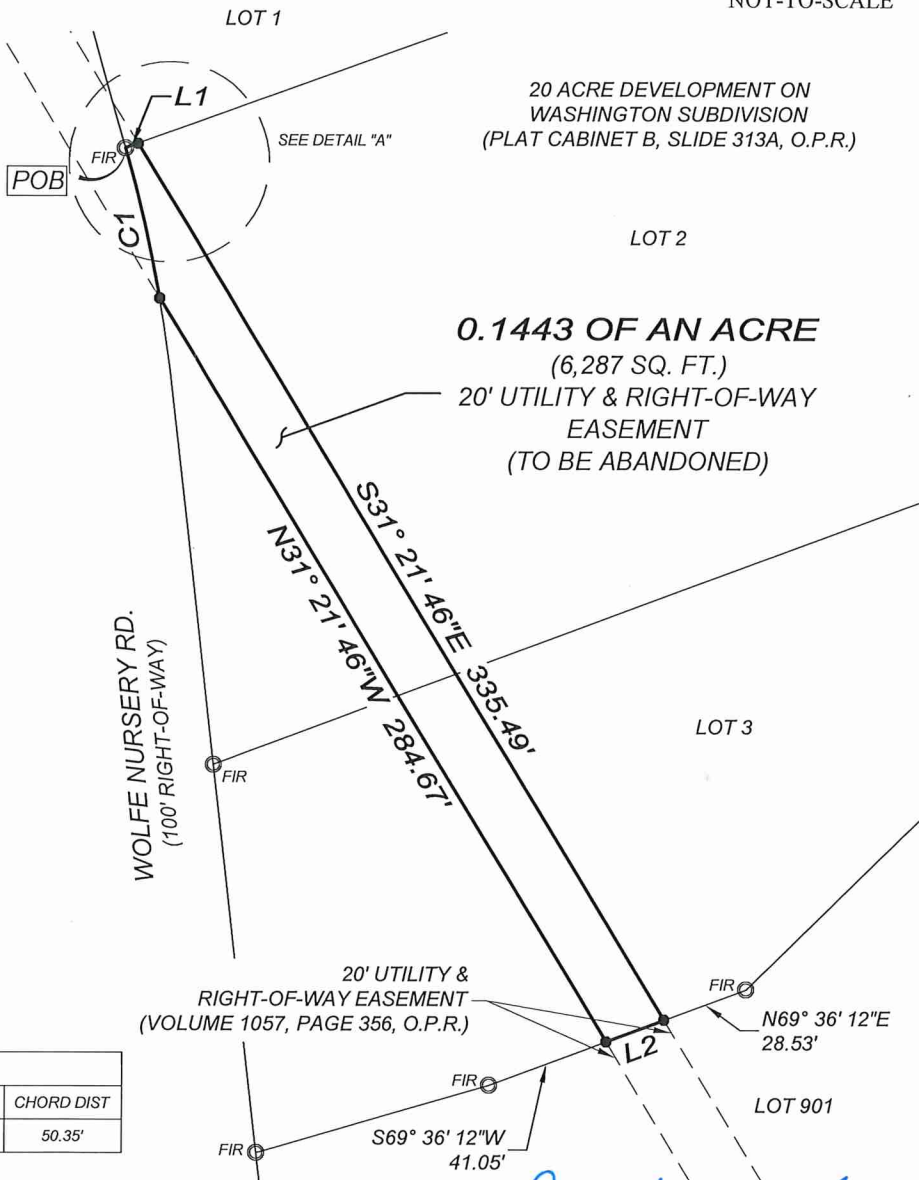


SCALE: 1"=60'



SYMBOL LEGEND

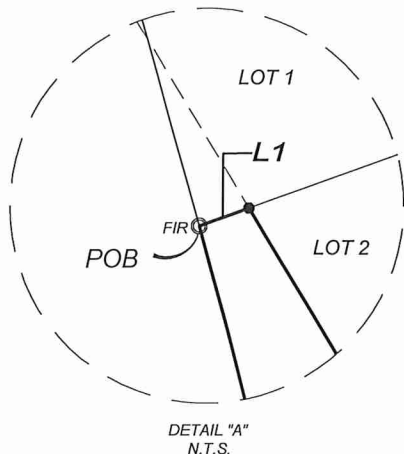
- ⊙ FIR FOUND 1/2" IRON ROD OR AS NOTED
- CALC CALCULATED POINT
- O.P.R. OFFICIAL PUBLIC RECORDS OF REAL PROPERTY OF ERATH COUNTY, TEXAS
- P.O.B. POINT OF BEGINNING



20 ACRE DEVELOPMENT ON WASHINGTON SUBDIVISION (PLAT CABINET B, SLIDE 313A, O.P.R.)

LOT 2

0.1443 OF AN ACRE
(6,287 SQ. FT.)
20' UTILITY & RIGHT-OF-WAY EASEMENT
(TO BE ABANDONED)

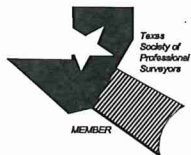


Line Table

LINE #	LENGTH	DIRECTION
L1	4.28'	N70°13'26"E
L2	20.37'	S69°36'12"W

Curve Table

Curve #	LENGTH	RADIUS	DELTA	CHORD BRG	CHORD DIST
C1	50.38'	480.78'	006°00'13"	N13°03'40"W	50.35'



ANY COMPLAINTS REGARDING THE SERVICES YOU HAVE RECEIVED CAN BE DIRECTED TO:
THE TEXAS BOARD OF PROFESSIONAL LAND SURVEYING
12100 PARK 35 CIRCLE BLDG. A, SUITE 156 MC-230 AUSTIN, TX 78753
PHONE: 512-239-5263; FAX: 512-239-5253



TERESA A. SEIDEL
REGISTERED PROFESSIONAL LAND SURVEYOR NO. 5672
EMAIL: TERESA.SEIDEL@COLLIERSENG.COM
DATE OF SURVEY: 05/02/2024
PROJECT NO.: 19-041

Date: May 03, 2024, 10:48am; User: D: Daniel MacDonald; File: S:\Users\2013\19-041_37.dwg; Stephenville; ESM\TS.dwg



EXHIBIT OF

**20' UTILITY & RIGHT-OF-WAY EASEMENT
(TO BE VACATED)**

REVISIONS:	ISSUE DATE:
JOB NO. 19-041	DESIGNER:
DATE: 05/02/24	CHECKED: DJM
DRAWN: DJM	

SHEET: 1 OF 1

**DESCRIPTION FOR
A 0.1443 OF AN ACRE TRACT
20' UTILITY & RIGHT-OF-WAY EASEMENT
(TO BE VACATED)**

A **0.1443 of an acre** (6,287 square feet) tract of land situated in the Williams Motley Survey, Abstract 515, within the City of Stephenville, Erath County, Texas, and being a portion of a 20' Utility & Right-of-Way Easement as recorded in Volume 1057, Page 356 of the Official Public Records of Real Property of Erath County, Texas, (O.P.R.), and being over and across Lots 2 and 3 as shown on a subdivision plat of 20 ACRE DEVELOPMENT ON WASHINGTON recorded on Cabinet B, Slide 313A of the (O.P.R.). This portion of the easement is described crossing Lots 2 and 3 using record information and is being more particularly described by metes and bounds as follows:

BEGINNING at a ½" iron rod found on the easterly right-of-way line of Wolfe Nursery Road (100' wide right-of-way), for the southwest corner of Lot 1 of the subdivision plat of 20 ACRE DEVELOPMENT ON WASHINGTON, for the northwest corner of Lot 2 and the tract described herein;

THENCE: N 70°13'26" E, leaving the right-of-way of Wolfe Nursery Road, along and with the common line of Lot 1 and Lot 2, a distance of **4.28 feet** to a calculated point for the northeast corner of the tract described herein;

THENCE: S 31°21'46" E, over and across Lot 2 and Lot 3, a distance of **335.49 feet** to a calculated point on the northerly line of Lot 901 and the south line of Lot 3 of the subdivision plat of 20 ACRE DEVELOPMENT ON WASHINGTON for the southeast corner of the tract described herein, from which a ½" iron rod found on the northerly line of Lot 901 and the south line of Lot 3 bears N 69°36'12" E, a distance of 28.53 feet;

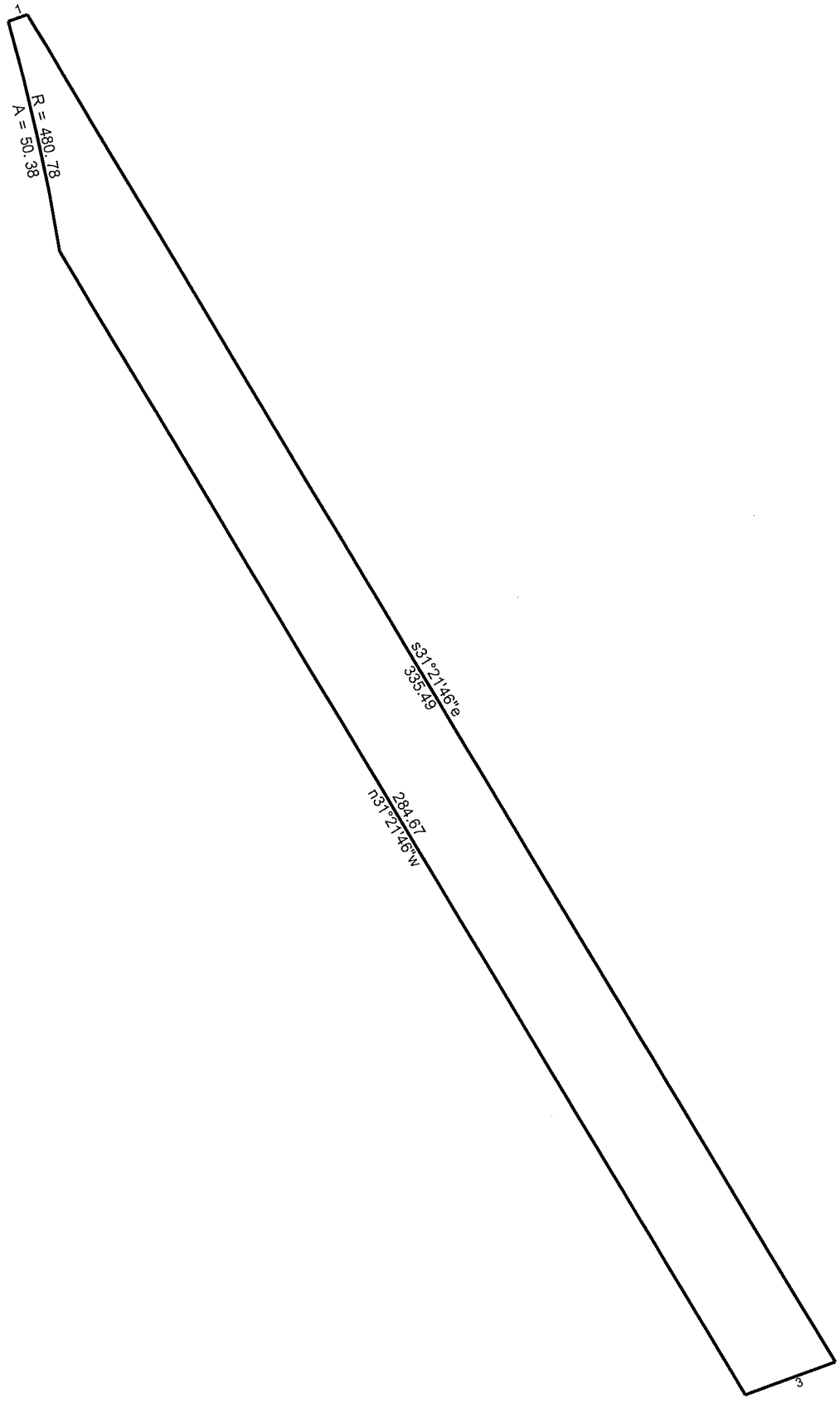
THENCE: S 69°36'12" W, with the common line of Lot 3 and Lot 901, a distance of **20.37 feet** to a calculated point for the southwest corner of the tract described herein, from which a ½" iron rod found on the northerly line of Lot 901 and the south line of Lot 3 bears S 69°36'12" W, a distance of 41.05 feet;

THENCE: N 31°21'46" W, over and across Lot 3 and Lot 2, a distance of **284.67 feet** to a calculated point on the easterly right-of-way line of Wolfe Nursery Road and the westerly line of Lot 2, for a westerly corner of the tract described herein;

THENCE: along and with the easterly right-of-way line of Wolfe Nursery Road, and with the arc of a non-tangent curve to the **left**, a length of **50.38 feet**, having a radius of **480.78 feet**, a delta angle of **06°00'13"**, and a chord which bears **N 13°03'40" W**, a chord distance of **50.38 feet** to the **POINT OF BEGINNING** and containing **0.1443 of an acre of land**, or 6,287 square feet, more or less, within the City of Stephenville, Erath County, Texas, and being described in accordance with an exhibit prepared by KFW Surveying, dated May 2, 2024. Bearings are based on NAD83 Texas Plane North Central Zone.

Job No.:	19-041
Prepared by:	KFW Surveying
Date:	May 2, 2024
File	S:\Draw 2019\19-041 37 acre Stephenville\DOCS\19-041 0.1443 AC UT ESMT VACATED 050224.docx





5/2/2024

Scale: 1 inch= 34 feet

File:

Tract 1: 0.1443 Acres (6287 Sq. Feet), Closure: s38.1120w 0.01 ft. (1/92509), Perimeter=695 ft.

- 01 n70.1326e 4.28
- 02 s31.2146e 335.49
- 03 s69.3612w 20.37
- 04 n31.2146w 284.67
- 05 Lt, r=480.78, delta=006.0013, arc=50.38, chord=n13.0340w 50.35