

UTILITY EASEMENTS

The easements shown thereon are hereby reserved for the purposes as indicated. No buildings, fences, trees, shrubs, or other improvements or growths shall be constructed, reconstructed, or placed upon, over or across the easements shown. Said easements being hereby reserved for the mutual use and accommodation of all public utilities using or desiring to use the same. Any and all public utility shall have the right to remove and keep removed all or part of any buildings, fences, trees, or other improvements or growths which in any way endanger or interfere with the construction, maintenance, or efficiency of its respective system on the easements and all public utilities shall at all times have full right of ingress and egress to or from and upon reconstructing, inspecting, patrolling, maintaining, respective systems without the necessity at any time of procuring the permission of anyone.

Any public utility shall have the right of ingress and egress to private property for the purpose of reading meters and/or for any maintenance and service required or ordinarily performed by that utility. The easements dedicated are for the specific use of installing and maintaining water, sewer, electrical, natural gas, telephone, fiber or cablevision lines, and are not intended to be used for garbage dumpsters, the collection of garbage, or for the use of garbage vehicles in any manner.

W.L.E. - Water Line Easement & S.S.E. - Sanitary Sewer Easement (See Page 2)

CONSTRUCTION OVER EASEMENTS

No permanent buildings or structures shall be constructed over any existing or platted water, sanitary sewer, gas, electric, cable or other utility easement of any type.

UNDERGROUND UTILITIES

Underground utilities were not located during this survey. Call 811 and/or Utility Providers before excavation or construction.

FLOOD HAZARD NOTE

This tract appears to be located within Other Areas, Zone "X" - areas determined to be located outside of the 0.2% Annual Chance Flood Plain, according to the F.I.R.M. Community Panel 48143C0430D, dated November 16, 2011.

SPECIAL NOTICE

Selling a portion of this addition by metes and bounds is a violation of City Ordinance and State Law and is subject to fines, withholding of utilities, and/or building permits.

ADDITIONAL NOTES

No abstract of title or title commitment was provided to this surveyor. Record research performed by this surveyor was made only for the purpose of determining the boundary of this property and of the adjoining parcels. Record documents other than those shown on this survey may exist and encumber this property.

Please consult all applicable governing entities regarding rules & regulations, that may affect construction on this property.

All corners are set 1/2" iron rods with red plastic caps stamped "TEXAS SURVEYING INC.", set p.k. nail, or cut "X" in concrete, unless otherwise noted. Corners will be set upon completion of development and/or construction activities.

Lot X Note

Lot 34X, Lot 35X, Lot 36X, Lot 37X & Lot 38X are Common Areas, Utility Easements & Drainage Easements.

Lot 39X is a twenty five foot (25') Utility, Drainage, Private Access Easement & Fire Lane.

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Lots 1 - 33

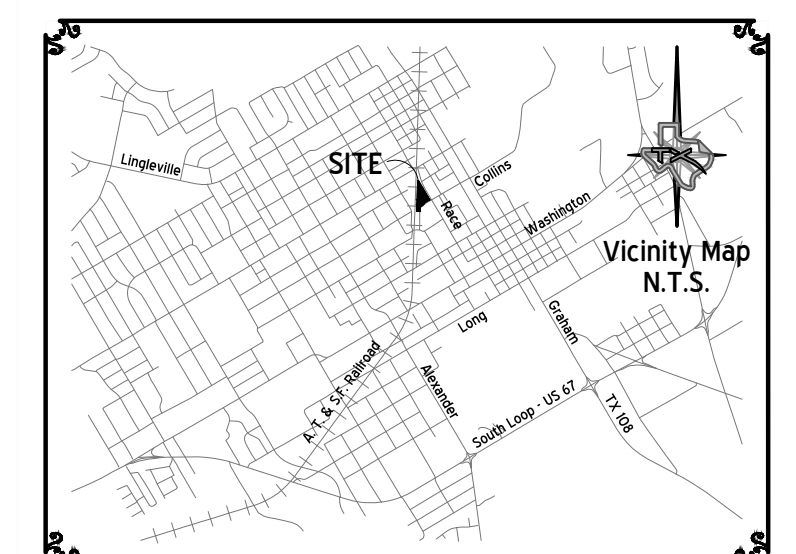
Call	Bearing	Distance	Radius	Arc	Delta
L1	N 46°59'31" E	4.24'	3.00'	4.71'	90°00'00"
L2	N 42°16'39" E	5.95'	10.00'	6.04'	34°36'25"
L3	S 74°46'15" W	5.24'	10.00'	5.30'	30°22'47"
L4	N 44°25'26" E	5.23'	10.00'	5.29'	30°18'51"
L5	S 74°46'06" W	5.24'	10.00'	5.30'	30°22'29"
L6	N 74°46'15" E	5.24'	10.00'	5.30'	30°22'47"
L7	N 39°37'29" E	10.24'	15.00'	10.45'	39°54'44"
L8	N 01°59'31" E	5.93'			
L9	S 44°22'26" W	5.25'	10.00'	5.31'	30°24'51"
L10	N 74°48'25" E	5.25'	10.00'	5.31'	30°27'07"
L11	S 04°36'28" E	8.71'	10.00'	9.01'	51°38'05"
L12	N 01°59'31" E	3.10'			
L13	S 75°25'30" E	4.24'	3.00'	4.71'	89°59'58"

Lots 34X - 38X

Call	Bearing	Distance	Radius	Arc	Delta
CA1	N 60°14'05" W	9.94'	10.00'	10.41'	59°37'09"
CA2	N 00°34'45" W	9.95'	10.00'	10.42'	59°41'31"
CA3	N 60°13'56" W	9.94'	10.00'	10.40'	59°36'51"
CA4	N 05°11'28" E	6.77'	10.00'	6.91'	39°33'57"
CA5	S 60°13'56" E	9.94'	10.00'	10.40'	59°36'51"
CA6	N 10°49'49" E	4.61'	15.00'	4.63'	17°40'36"
CA7	S 40°23'43" W	6.57'	10.00'	6.70'	38°22'17"
CA8	S 60°11'46" E	9.93'	10.00'	10.39'	59°32'31"
CA9	S 00°37'45" E	9.94'	10.00'	10.40'	59°35'31"

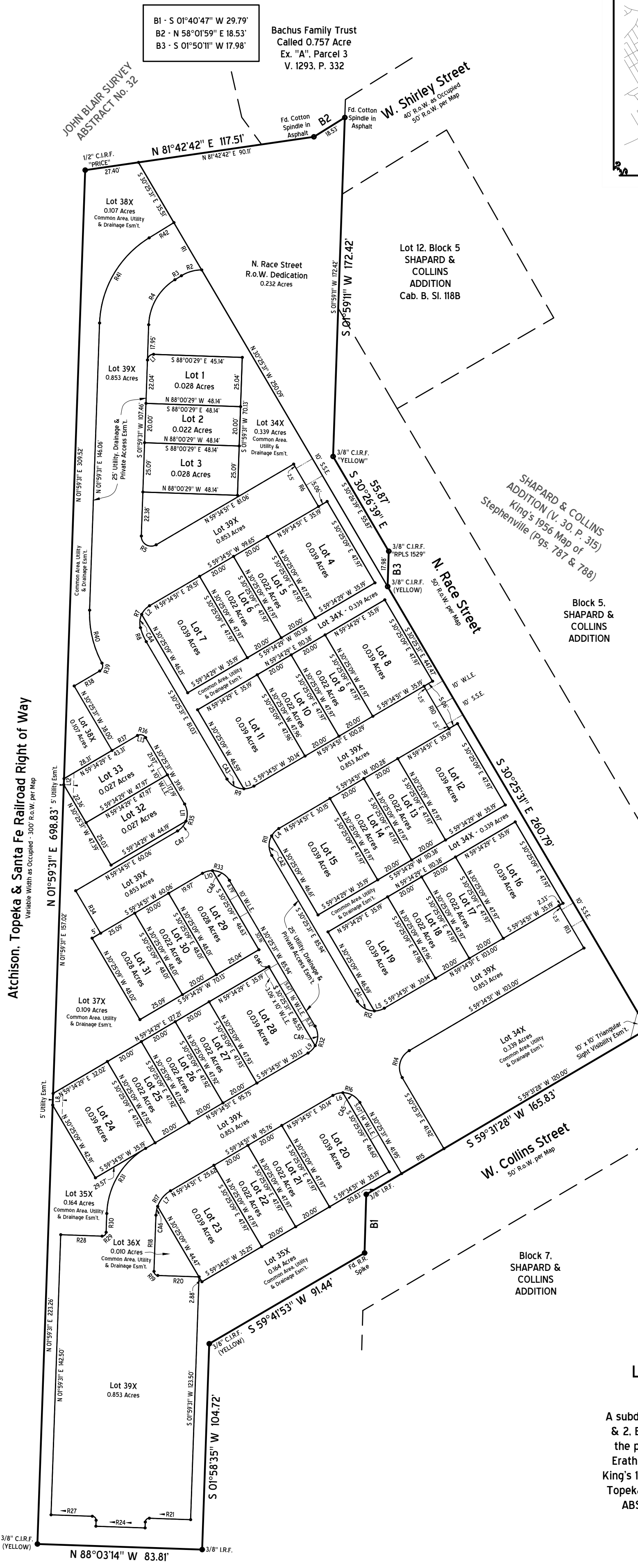
B1 - S 01°40'47" W 29.79'
 B2 - N 58°01'59" E 18.53'
 B3 - S 01°50'11" W 17.98'

Bachus Family Trust
 Called 0.757 Acre
 Ex. "A", Parcel 3
 V. 1293, P. 332



Lot 39X

Call	Bearing	Distance	Radius	Arc	Delta
R1	S 30°25'31" E	27.89'			
R2	S 73°59'19" W	10.75'	20.00'	10.88'	31°10'20"
R3	S 58°24'09" W	3.87'			
R4	S 30°11'50" W	26.47'	28.00'	27.57'	56°24'38"
R5	S 59°12'49" E	8.76'	5.00'	10.68'	122°24'40"
R6	S 30°25'09" E	25.00'			
R7	S 22°29'40" W	12.06'	10.00'	12.95'	74°10'22"
R8	S 22°30'31" E	7.71'	28.00'	7.74'	15°50'00"
R9	S 75°25'20" E	14.14'	10.00'	15.71'	89°59'38"
R10	S 30°25'09" E	25.00'			
R11	S 14°34'40" W	14.14'	10.00'	15.71'	90°00'22"
R12	S 75°25'20" E	14.14'	10.00'	15.71'	89°59'38"
R13	S 30°25'09" E	25.00'			
R14	S 14°34'40" W	14.14'	10.00'	15.71'	90°00'22"
R15	S 59°31'28" W	25.00'			
R16	N 75°25'20" W	14.14'	10.00'	15.71'	89°59'38"
R17	S 30°47'11" W	14.45'	15.00'	15.08'	57°35'20"
R18	S 01°59'31" W	28.56'			
R19	S 43°00'29" E	2.83'	2.00'	3.14'	90°00'00"
R20	S 88°00'29" E	21.00'			
R21	N 88°00'29" W	21.00'			
R22	S 46°59'31" W	2.83'	2.00'	3.14'	90°00'00"
R23	S 01°59'31" W	3.00'			
R24	N 88°00'29" W	25.00'			
R25	N 01°59'31" E	3.00'			
R26	N 43°00'29" W	2.83'	2.00'	3.14'	90°00'00"
R27	N 88°00'29" W	21.00'			
R28	S 88°00'29" E	21.00'			
R29	N 46°59'31" E	2.83'	2.00'	3.14'	90°00'00"
R30	N 01°59'31" E	9.56'			
R31	N 30°47'11" E	38.53'	40.00'	40.20'	57°35'20"
R32	N 14°34'40" E	14.14'	10.00'	15.71'	90°00'22"
R33	N 75°25'20" W	14.14'	10.00'	15.71'	89°59'38"
R34	N 30°25'09" W	25.00'			
R35	N 14°34'40" E	14.14'	10.00'	15.71'	90°00'22"
R36	N 30°25'31" W	39.16'			
R37	N 75°25'30" W	4.24'	3.00'	4.71'	89°59'58"
R38	S 59°34'31" W	15.00'			
R39	N 15°40'08" E	4.16'	3.00'	4.60'	87°48'43"
R40	N 13°07'22" W	27.64'	53.00'	27.96'	30°13'45"
R41	N 30°11'50" E	50.10'	53.00'	52.18'	56°24'38"
R42	N 58°24'09" E	14.79'			



Final Plat

Lots 1 - 33, Lots 34X - 39X, Block 6 SHAPARD & COLLINS ADDITION

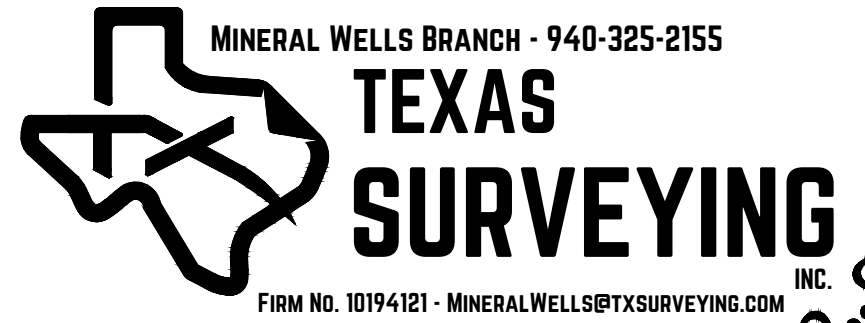
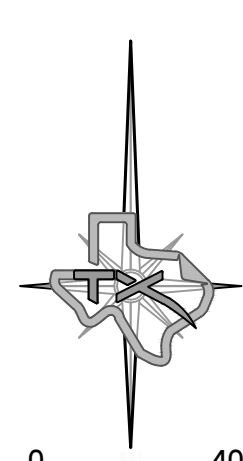
A subdivision of a 2.774 acres tract of land being all of Lots 1 & 2, Block 6, SHAPARD & COLLINS ADDITION, according to the plat as recorded Volume 30, Page 315, Deed Records, Erath County, Texas, as shown on pages 787 & 788 of the King's 1956 Map of Stephenville, and a portion of the Atchison, Topeka & Santa Fe Railroad out of the JOHN BLAIR SURVEY, ABSTRACT No. 32, all in the City of Stephenville, Erath County, Texas.

Page 1 of 2
 July 2024

Surveyor:
 Texas Surveying, Inc.
 Mineral Wells Branch
 112 S.E. 1st Street
 Mineral Wells, TX 76067
 940-325-2155
 Firm No. 10194121

Owner:
 Ironfund, LLC
 P.O. Box 12324
 Fort Worth, TX 76110

Engineer:
 Flanagan Land Solutions
 Dallas, TX
 www.flanagan-ls.com
 Firm No. F-22910



SURVEY DESCRIPTION

STATE OF TEXAS
 COUNTY OF ERATH

Of a 2.774 acres tract of land out of the JOHN BLAIR SURVEY, ABSTRACT No. 32, and the SHAPARD & COLLINS ADDITION, City of Stephenville, Erath County, Texas; being all of Lots 1 & 2, Block 6, SHAPARD & COLLINS ADDITION, according to the plat as recorded Volume 30, Page 315, Deed Records, Erath County, Texas, as shown on pages 787 & 788 of the King's 1956 Map of Stephenville, and a portion of the Atchison, Topeka & Santa Fe Railroad, same being all of Tract One, Tract Two & Tract Three as conveyed to Ironfund, LLC in Clerk File No. 2023-05030, Official Public Records, Erath County, Texas; being further described by metes and bounds as follows:

The following Bearings, Distances, and/or Areas derived from GNSS observations performed by Texas Surveying, Inc. and reflect Surface Adjusted, N.A.D. 1983, Texas State Plane Coordinate System, North Central Zone 4202, using Texas Department of Transportation Surface Adjustment Factor of 1.00012.

BEGINNING at a found 1/2" Iron rod with red plastic cap stamped "PRICE", at the southeast corner of said Lot 2, Block 6, same being the intersection of the north right of way line of W. Collins Street with the west right of way line of N. Race Street, for the easterly southeast and beginning corner of this tract.

THENCE S 59°31'28" W 165.83 feet along the north line of said W. Collins Street to a found 3/8" iron rod, in the east line of said Atchison, Topeka & Santa Fe Railroad, at the southwest corner of said Lot 2, Block 6, for a corner of this tract.

THENCE along the east & south lines of said Tract Three as follows:
 S 01°40'47" W 29.79 feet to a found railroad spike, for a southeast corner of this tract.
 S 59°41'53" W 91.44 feet to a found 3/8" iron rod with yellow plastic cap;
 S 01°58'35" W 104.72 feet to a found 3/8" iron rod, for the southeast corner of this tract.
 N 88°03'14" W 83.81 feet to a found 3/8" iron rod with yellow plastic cap, for the southwest corner of this tract.

THENCE N 01°59'31" E 698.83 feet thirty-nine feet east of (39' E.) & parallel to (//) the railroad main line to a found 1/2" iron rod with red plastic cap stamped "PRICE", for the northwest corner of this tract.

THENCE N 81°42'42" E 117.51 feet to a found cotton spindle within the pavement of W. Shirley Street, at a corner of that called 0.757 acre tract of land described in Exhibit "A", Parcel 3 in Volume 1293, Page 332, O.P.R.E.C.T., for a corner of this tract.

THENCE N 58°01'59" E 18.53 feet within the pavement of said W. Shirley Street along the south line of said 0.757 acre tract to a found cotton spindle, for the northeast corner of this tract.

THENCE along the east line of said Tract Three as follows:
 S 01°59'11" W 172.42 feet to a found 3/8" iron rod with yellow plastic cap;
 S 30°26'39" E 55.87 feet to a found 3/8" iron rod with plastic cap stamped "RPLS 1529";
 S 01°50'11" W 17.98 feet to a found 3/8" iron rod with yellow plastic cap, at the northerly corner of said Lot 1, Block 6, for a corner of this tract.

THENCE S 30°25'31" E 260.79 feet along the west right of way line of said N. Race Street to the POINT OF BEGINNING.

SURVEYOR CERTIFICATION

That I, Micah Hamilton, a Registered Professional Land Surveyor of the State of Texas, Registration No. 5865, do hereby certify that the plat hereon was prepared from an actual on the ground survey of the legally described property shown hereon.

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.

Micah Hamilton, Registered Professional Land Surveyor No. 5865
 M21345-PLAT-R7 - July 2024

KNOW ALL MEN BY THESE PRESENTS

That, Cowtown Properties, LLC, being the sole owner, do hereby adopt this plat designating the herein described real property as Lots 1 - 33 & Lots 34X - 39X, Block 6, SHAPARD & COLLINS ADDITION, City of Stephenville, Erath County, Texas, and I do hereby dedicate to the public's use forever the easements and rights-of-way shown hereon, witness my hand, this _____ day of _____, 2024.

OWNER

Agent and/or Representative

Title

STATE OF TEXAS

Before me, the undersigned, a Notary Public in and for the State of Texas on this day personally appeared _____, 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 consideration therein expressed.
 Given under my hand and seal of office, this _____ day of _____, 2024.

APPROVAL STATEMENT

Approved by the Director of Building Services of the City of Stephenville, Erath County, Texas.

Approved: _____ 2024

City of Stephenville

Erath County, Texas

By: _____
 Directory of Building Services

Attest: _____
 City Secretary

County Clerk Statement

I, Gwinda Jones, Clerk of the County Court of Erath County, do hereby certify that the foregoing instrument in writing, with this certificate of authentication was filed for record and duly recorded at my office this _____ day of _____, 2024, at _____ o'clock, _____, in the Official Public Records of Erath County, Texas, in Document No. _____ Cabinet _____ Slide _____.

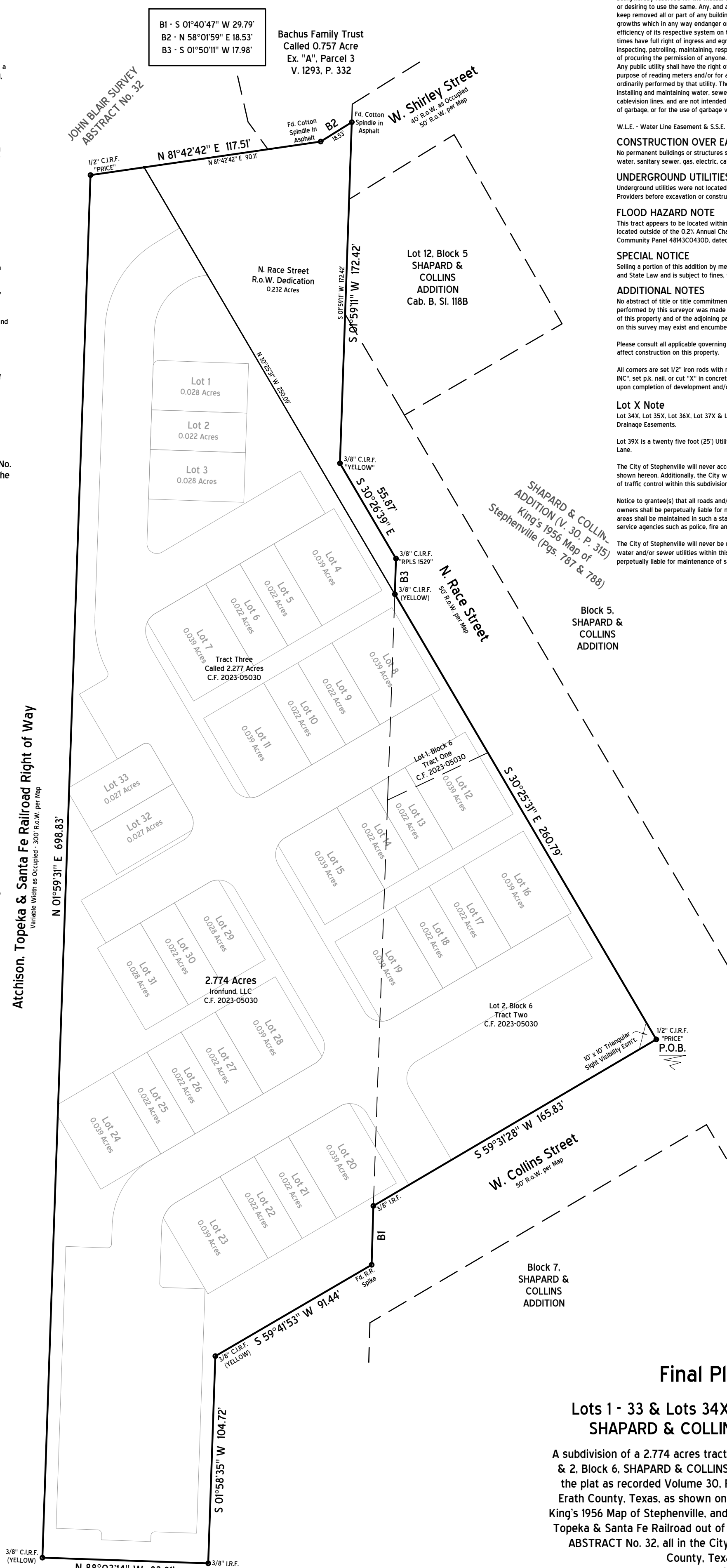
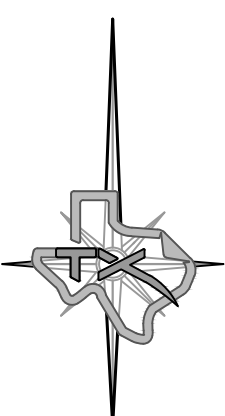
Gwinda Jones, Clerk of County Court of Erath County, Texas

Deputy

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