

VICINITY MAP NOT TO SCALE

STATE OF TEXAS §
COUNTY OF ERATH §

WHEREAS, Oncor Electric Delivery Company LLC 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 all of a 8.653 acre tract conveyed to Oncor Electric Delivery Company LLC and all a 1.358 acre tract conveyed to Oncor Electric Delivery Company LLC 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 all of a called 8.653 acre tract of land described as "Tract 1" in deed to Oncor Electric Delivery Company LLC, as recorded in Document No. 2023-06925, Official Public Records of Erath County, Texas (O.P.R.E.C.T.) and being all of a called 1.358 acre tract of land described as "Tract 2" in deed to Oncor Electric Delivery Company LLC, as recorded in Document No. 2023-06925, 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 found 5/8-inch iron rod with yellow cap stamped "DUNAWAY ASSOC" (hereinafter referred to as 5/8-inch YGR) for the northeast corner of said Tract 1, 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, O.P.R.E.C.T. 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, Deed Records of Erath County, Texas (D.R.E.C.T.), from which a found 3/8-inch iron rod with yellow cap (llegible) 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 Tract 1 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 BCR) for the most easterly northeast corner of said Tract 1, said corner being on the northeast line of a called 11.918-acre tract of land described in deed to Kam Woon IP, as recorded in Volume 618, Page 572, D.R.E.C.T.;

THENCE South 48 degrees 00 minutes 32 seconds West, departing the southwest right-of-way of said FM Road No. 8, along the southeast line of said Tract 1 and across said Woon tract, a distance of 406.52 feet to a found 5/8-inch BCR for an ell corner of said Tract 1;

THENCE South 37 degrees 40 minutes 43 seconds East, continuing along the southeast line of said Tract 1 and across said Woon tract, a distance of 260.25 feet to a found 5/8-inch YGR for the southeast corner of said Tract 1, said corner being the northeast corner of said Tract 2, said corner being on the southeast line of said Woon tract, said corner being on the northwest line 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, O.P.R.E.C.T.;

THENCE South 24 degrees 21 minutes 01 second West, departing the southeast line of said Woon tract and the northwest line of said Allen Tract Thirteen, along the southeast line of said Tract 2 and across said Allen Tract Thirteen, a distance of 499.94 feet to a found 5/8-inch YGR for the south corner of said Tract 2, said corner being 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 BCR bears North 24 degrees 21 minutes 01 second East, a distance of 0.46 feet;

THENCE North 30 degrees 40 minutes 29 seconds West, along the common southwest line of Tract 1, Tract 2 and the northeast line of said Block 1, Green Acres Addition, a distance of 954.02 feet to a found 5/8-inch YGR for the northwest corner of said Tract 1 and the southwest corner of a said Store Master Funding X 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 Tract 1 and the southeast line of said Store Master Funding X 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 Oncor Electric Delivery Company LLC 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 easements shown thereon are hereby dedicated to the Public use forever. The streets are dedicated for street purposes. The easements, 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, 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.

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 _____, 2024.

By: _____
Printed Name
Title

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 _____ 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 _____, 2024.

Notary Public in and for the State of Texas

My Commission Expires On: _____

STATE OF TEXAS §
COUNTY OF ERATH §

KNOW ALL MEN BY THESE PRESENTS:

I, Gwinda Jones, Clerk of the County Court of Erath County, do hereby certify that the foregoing instrument in writing, with its certificate of authentication was filed for record and duly recorded in my office this _____ day of _____, 20____, at _____ o'clock _____ M., in the Official Public Records of Erath County in Document No. _____ Cabinet _____ Slide _____ TO CERTIFY WHICH, WITNESS my hand and seal at the County Court of Erath County, at my office in Erath, Texas, the date last shown above written.

BY: _____
GWINDA JONES Clerk of County Court of Erath County, Texas

BY: _____
Deputy

CITY OF STEPHENVILLE
ERATH COUNTY, TEXAS

Director of Development Services _____ Date of Approval _____

Attest: _____ City Secretary _____ Date _____

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/FOUND UNLESS OTHERWISE NOTED

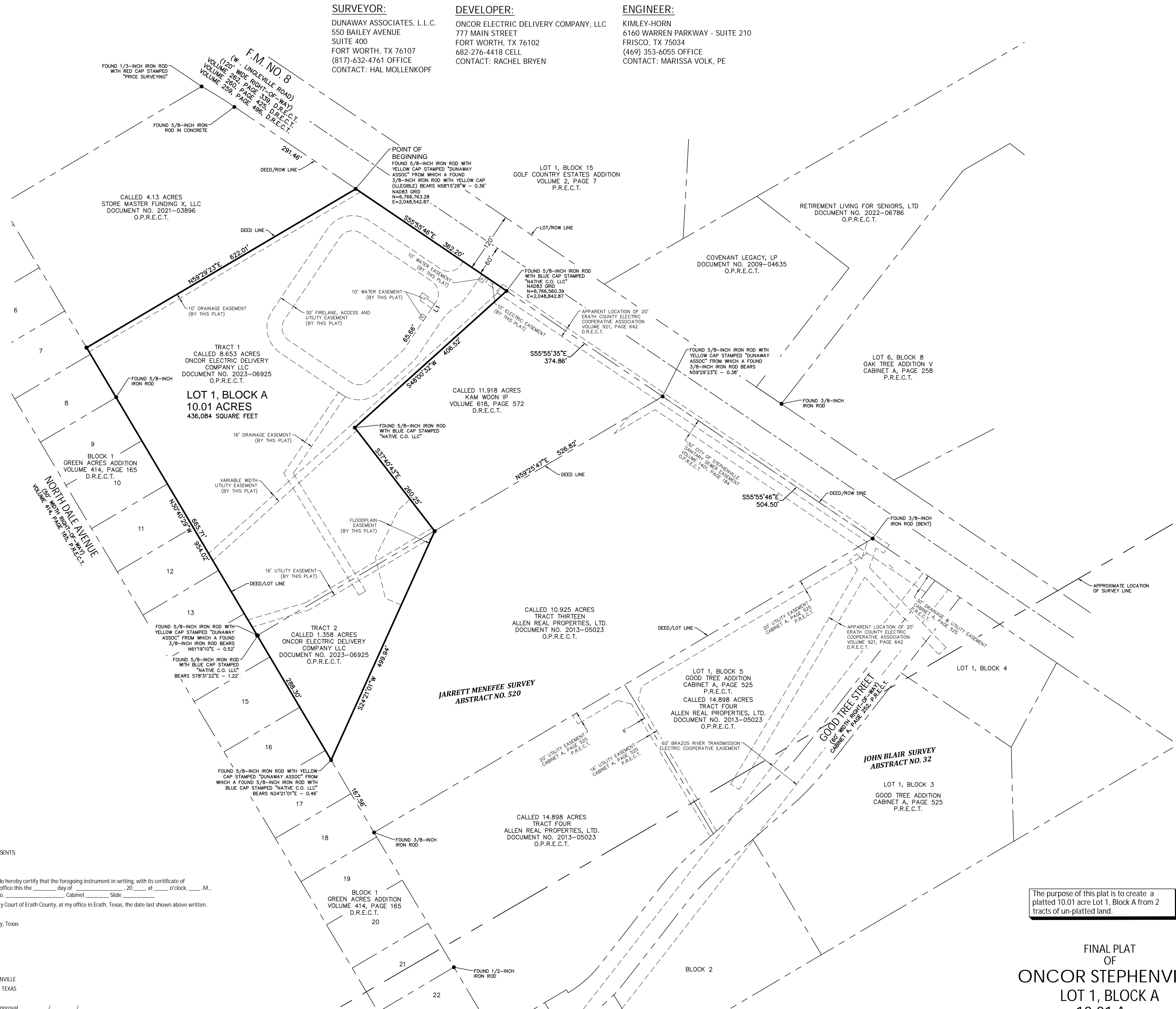
NOTES:

- 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.

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



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

FINAL 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
Sited in the
Jarrett Menefee Survey, Abstract No. 520,
City of Stephenville, Erath County, Texas

This plat was prepared in June 2024

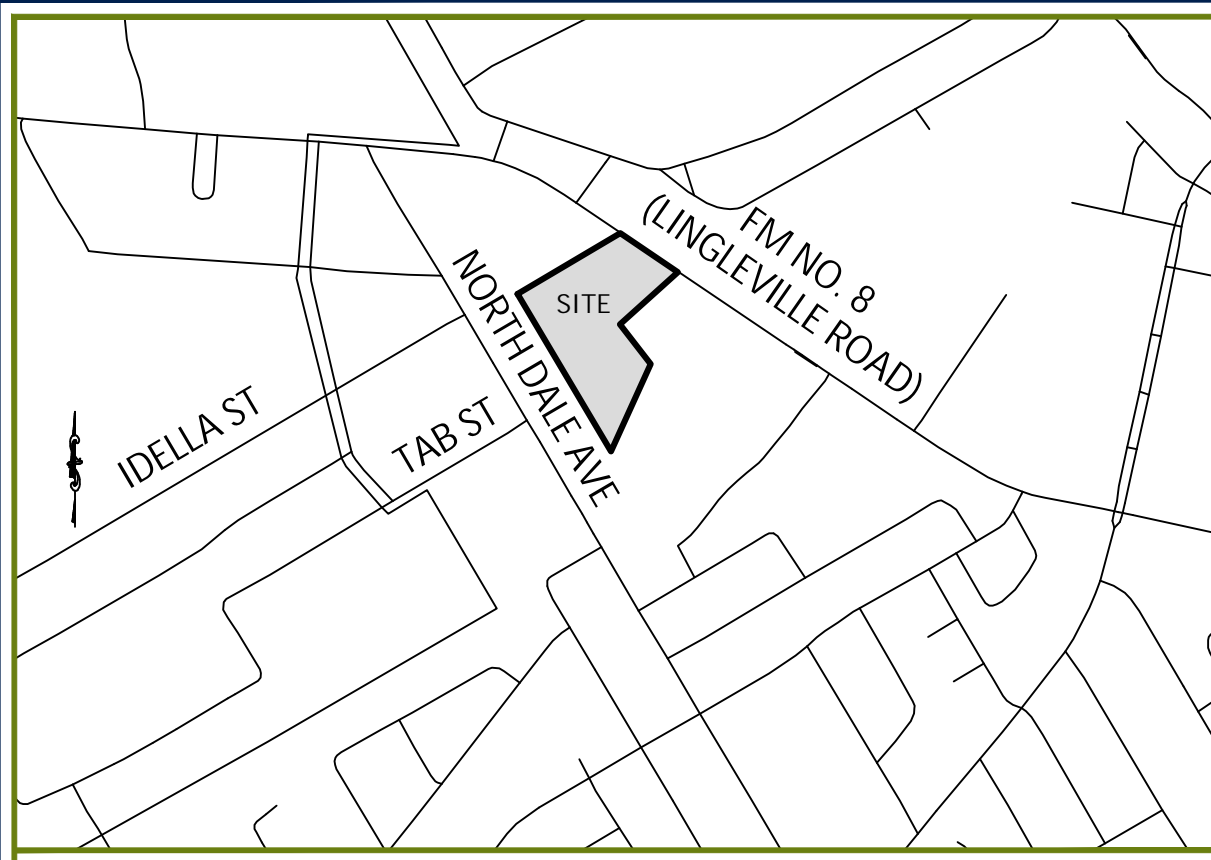


550 Bailey Avenue • Suite 400 • Fort Worth, Texas 76107
Tel: 817.335.1121
TEXAS REGISTERED SURVEYING FIRM NO. 10098100

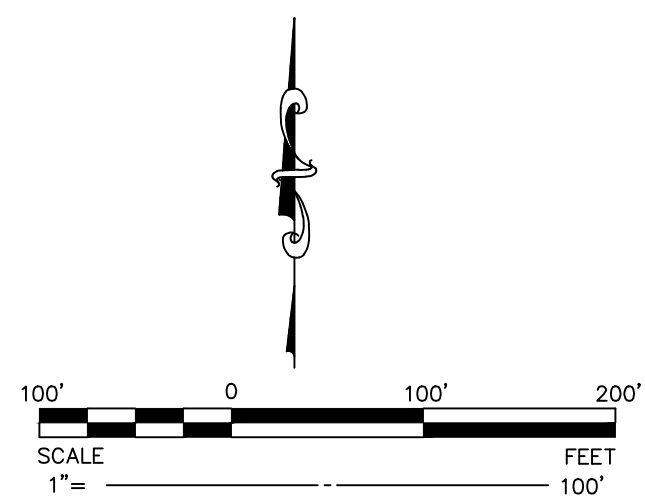
B003115.032 - LINGLEVILLE RD

SHEET 1 OF 2

PLOTTED BY: James Cavazos ON: Friday, June 14, 2024 9:41 AM FILEPATH: P:\003115\032\Jung\erath\B003115.032 Lingleville Rd Final Plat SURFACE TMC.dwg



VICINITY MAP
NOT TO SCALE



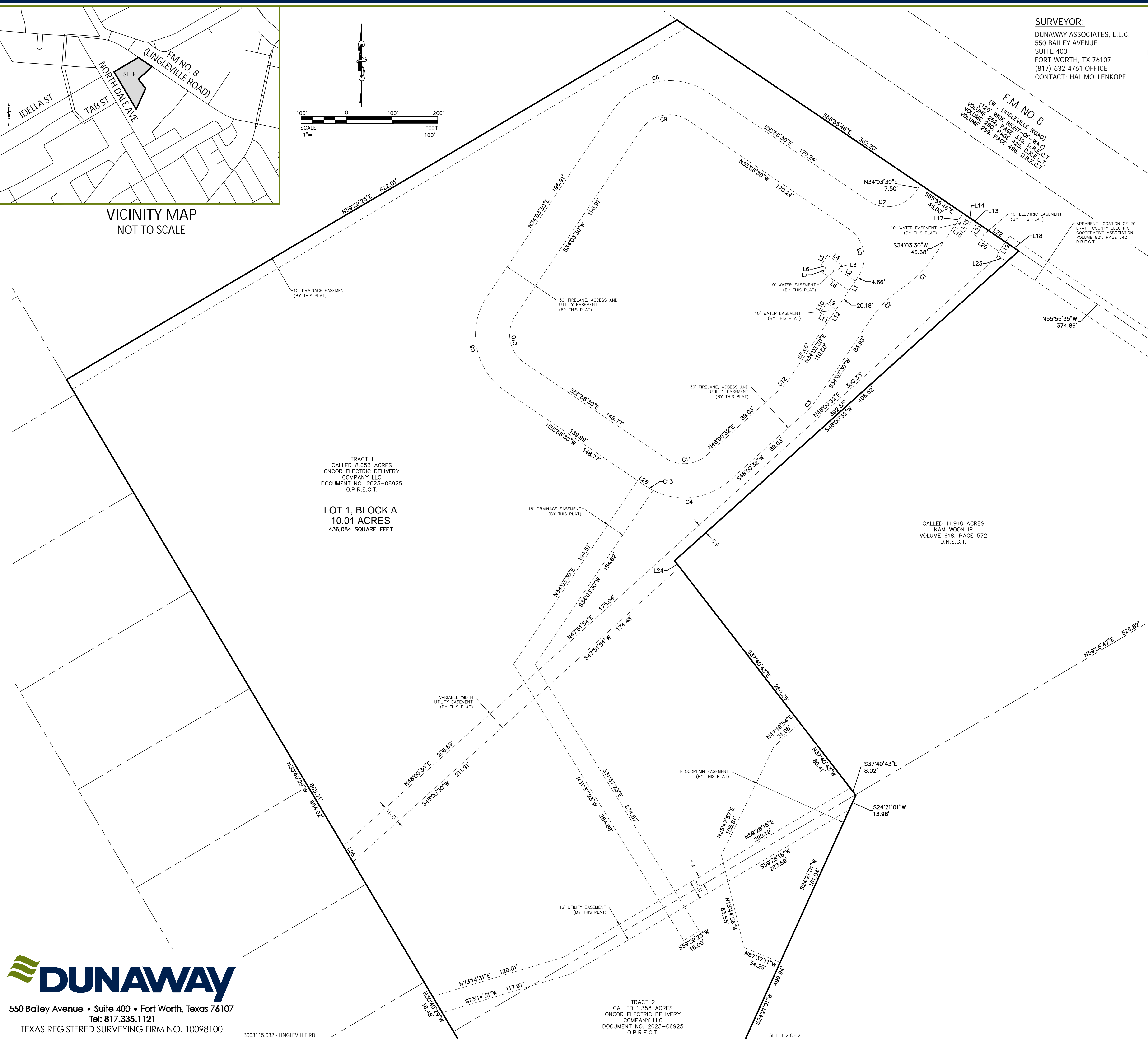
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CONTACT: RACHEL BRYEN

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

LEGEND

- EASEMENT
 - - - PROPERTY LINE OR RIGHT-OF-WAY
 - SUBJECT TRACT
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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/FOUND UNLESS OTHERWISE NOTED



TRACT 1
CALLED 8.653 ACRES
ONCOR ELECTRIC DELIVERY
COMPANY LLC
DOCUMENT NO. 2023-06925
O.P.R.E.C.T.

LOT 1, BLOCK A
10.01 ACRES
436,084 SQUARE FEET

CALLED 11.918 ACRES
KAM WOON IP
VOLUME 618, PAGE 572
D.R.E.C.T.

Curve Table				
Curve Number	Central Angle	Radius	Arc Length	Chord Bearing and Distance
C1	022°13'10"	97.00	37.62	S45°10'05"W 37.38'
C2	022°13'10"	105.00	40.72	S45°10'05"W 40.46'
C3	013°57'02"	60.00	14.61	S41°02'01"W 14.57'
C4	076°02'58"	60.00	79.64	S86°02'01"W 73.92'
C5	090°00'00"	60.00	94.25	N10°56'30"W 84.85'
C6	090°00'00"	60.00	94.25	N79°03'30"E 84.85'
C7	090°00'00"	30.00	47.12	N79°03'30"E 42.43'
C8	090°00'00"	30.00	47.12	N10°56'30"E 42.43'
C9	090°00'00"	30.00	47.12	S79°03'30"W 42.43'
C10	090°00'00"	30.00	47.12	S10°56'30"E 42.43'
C11	076°02'58"	30.00	39.82	N86°02'01"E 36.96'
C12	013°57'02"	30.00	7.30	N41°02'01"E 7.29'
C13	006°54'11"	60.00	7.23	S59°23'36"E 7.22'

Water Easement Line Table		
Line Number	Bearing	Distance
L1	S34°03'30"W	10.00'
L2	S55°56'30"E	17.82'
L3	S34°03'30"W	5.00'
L4	S55°56'30"E	15.00'
L5	N34°03'30"E	10.00'
L6	N55°56'30"W	5.00'
L7	N34°03'30"E	5.00'
L8	N55°56'30"W	27.82'
L9	S55°56'30"E	10.00'
L10	N34°03'30"E	10.00'
L11	N55°56'30"W	10.00'
L12	S34°03'30"W	10.00'
L13	S55°55'46"E	5.17'
L14	S55°55'46"E	10.00'
L15	S34°03'30"W	13.99'
L16	N55°56'30"W	10.00'
L17	N34°03'30"E	13.99'

Electric Easement Line Table		
Line Number	Bearing	Distance
L18	S55°55'46"E	14.07'
L19	S33°57'42"W	10.02'
L20	N55°55'46"W	29.88'
L21	N34°03'30"E	10.00'
L22	S55°58'02"E	29.86'

Utility Easement Line Table		
Line Number	Bearing	Distance
L23	S56°02'18"E	9.17'
L24	S37°40'43"E	7.13'
L25	N30°40'29"W	16.32'

Drainage Easement Line Table		
Line Number	Bearing	Distance
L26	S55°56'30"E	8.79'

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

FINAL 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
Sited in the
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City of Stephenville, Erath County, Texas

This plat was prepared in June 2024



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

TRACT 2
CALLED 1.358 ACRES
ONCOR ELECTRIC DELIVERY
COMPANY LLC
DOCUMENT NO. 2023-06925
O.P.R.E.C.T.

PLOTTED BY: JAMES GARDNER ON: Friday, June 14, 2024 AT: 9:41 AM FILEPATH: P:\0031115\032\engine\801\Survey\Drawings\B003115.032 Lingleville Rd Final Plat Surface TMC.dwg