

**VICINITY MAP**  
N.T.S.

LEGEND	
R.O.W.	RIGHT OF WAY
O.P.R.E.C.T.	OFFICIAL PUBLIC RECORDS, ERATH COUNTY, TEXAS
R.F.	REBAR FOUND
R.C.F.	REBAR WITH CAP FOUND

**OWNER'S CERTIFICATE**

STATE OF TEXAS;  
COUNTY OF ERATH;  
WHEREAS SID Partners, LLC is the owner of a tract of land situated in the M.R. Williams Survey, Abstract No. 804, City of Stephenville, Erath County, Texas, being a portion of that tract of land as described in deed to SID Partners, LLC, recorded in 2022-00233, Official Public Records, Erath County, Texas (OPRECT), and being more particularly described as follows:

BEGINNING at a 1/2" rebar capped PRICE SURVEYING found in the east line of U.S. Highway No. 281 (called 100' R.O.W.) and the west line of said SID Partners tract, being the most westerly northwest corner of the final plat of Tractor Supply Stephenville Addition, an addition to the City of Stephenville, Erath County, Texas as recorded in 2022-05648, OPRECT;

THENCE North 01 degrees 41 minutes 30 seconds East, along the east line of said U.S. Highway No. 281 and the west line of said SID Partners tract, a distance of 444.68 feet to a 1/2" rebar capped PRICE SURVEYING found at the southwest corner of the final plat of Atwoods Addition, an addition to the City of Stephenville, Erath County, Texas as recorded in 2023-06195, OPRECT;

THENCE South 88 degrees 18 minutes 38 seconds East, departing the east line of said U.S. Highway No. 281, along the south line of said Atwoods Addition, at a distance of 10.0 feet passing a 1/2" rebar capped PRICE SURVEYING found at the southwest corner of Lot 1, Block 1 of said Atwoods Addition, continuing a total distance of 788.87 feet (plat 788.80 feet) to a 1/2" rebar capped PRICE SURVEYING found in the west line of the G.C. & S.F. Railroad Right of Way and the east line of said SID Partners tract, being the southeast corner of said Atwood Addition;

THENCE South 15 degrees 02 minutes 08 seconds West, along the west line of said G.C. & S.F. Railroad Right of Way and the east line of said SID Partners tract, a distance of 526.67 feet to a 1/2" rebar found at the northeast corner of said Tractor Supply Stephenville Addition, as follows:

THENCE departing the west line of said G.C. & S.F. Railroad Right of Way, along the north line of said Tractor Supply Stephenville Addition, as follows:

North 88 degrees 20 minutes 36 seconds West, a distance of 199.93 feet (plat 200.00 feet) to a 1/2" rebar found, from which a 1/2" rebar capped PRICE SURVEYING found bears South 86 degrees 06 minutes East, 4.95 feet;

South 01 degrees 38 minutes 34 seconds West, a distance of 132.13 feet (plat 132.00 feet) to a 1/2" rebar capped PEISER & MANKIN SURV found;

North 88 degrees 18 minutes 33 seconds West, at a distance of 467.50 feet passing a 1/2" rebar capped PEISER & MANKIN SURV found at the most westerly northwest corner of Lot 1, Block 1 of said Tractor Supply Stephenville Addition, continuing a total distance of 467.50 feet (plat 467.37 feet) to the POINT OF BEGINNING and containing 434,938 square feet or 9.985 acres of land.

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

That, SID Partners, LLC, owner, does hereby adopt this plat designating the herein described property as LOT 1, BLOCK 1, PROJECT TUCKER, an addition to the City of Stephenville, Erath County, Texas, and does hereby dedicate to the Public use forever, the streets and easements shown thereon. The streets are dedicated for street purposes. 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 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 of 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 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, Erath County, Texas.

Witness my hand, This the \_\_\_\_ day of \_\_\_\_\_, 2024

SID Partners, LLC

BY: \_\_\_\_\_

**SURVEYOR'S CERTIFICATE**

This is to certify that I, Joel S. Barton, a Registered Professional Land Surveyor of the State of Texas, have plotted the above subdivision from an actual on the ground survey, and that all lot corners, angle points and points of the curve shall be properly marked on the ground and that this plat correctly represents that survey made by me or under my direction and supervision.

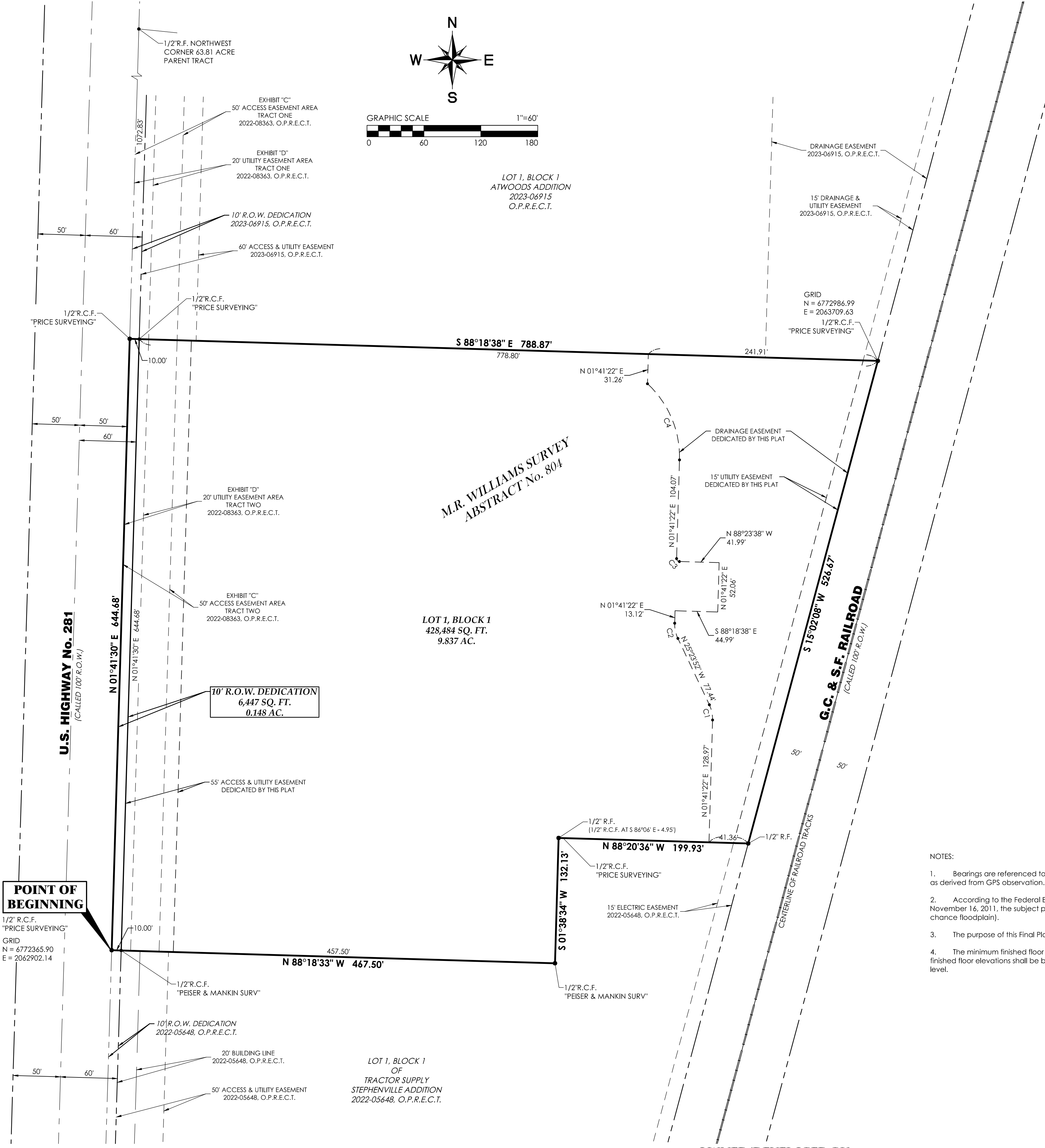
Joel S. Barton  
Registered Professional Land Surveyor No. 4914  
GMCivil  
2559 SW Grapevine Pkwy  
Grapevine, Texas 76051  
817-329-4373

CITY OF STEPHENVILLE ERATH COUNTY, TEXAS	
Director of Development Services	Date of Approval
ATTEST: _____ City Secretary	_____ Date

**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.  
Issued for review 6/10/2024 4:35 PM

**PRELIMINARY PLAT**  
OF  
**LOT 1, BLOCK 1**  
**PROJECT TUCKER**

BEING  
9.985 ACRES  
SITUATED IN THE  
M.R. WILLIAMS SURVEY, ABSTRACT No. 804  
CITY OF STEPHENVILLE, ERATH COUNTY, TEXAS  
1 NON-RESIDENTIAL LOT  
Date: June 2024



**NOTES:**

- Bearings are referenced to Texas State Plane Coordinate System, North Central Zone (4202), North American Datum of 1983 as derived from GPS observation.
- According to the Federal Emergency Management Agency Flood Insurance Rate Map No. 48143C0430D, effective date November 16, 2011, the subject property appears to lie in ZONE X-NON-SHADED (Areas determined to be outside the 0.2% annual chance floodplain).
- The purpose of this Final Plat is to create 1 platted lot out of a tract of land.
- The minimum finished 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.

OWNED/DEVELOPED BY:

**SEEFRIED**  
INDUSTRIAL PROPERTIES  
3030 LBJ FREEWAY, SUITE 1650  
DALLAS, TX 75234  
817-304-5837  
CONTACT: KEITH KEMPER

PREPARED BY:  
**GMcivil**  
Engineering & Surveying  
2559 SW Grapevine Pkwy, Grapevine, Texas 76051  
817-329-4373  
TxEng Firm # F-2944 | TxSurv Firm # 10021700

CURVE TABLE					
CURVE #	RADIUS	ARC LENGTH	DELTA ANGLE	CHORD BEARING	CHORD LENGTH
C1	35.00'	16.55'	27°05'13"	N11°51'15"W	16.39'
C2	35.00'	16.55'	27°05'13"	N11°51'15"W	16.39'
C3	3.00'	4.71'	90°10'00"	N43°18'38"W	4.24'
C4	105.00'	89.79'	48°59'45"	N22°48'31"W	87.08'