OWNERS CERTIFICATION: LEGEND: § STATE OF TEXAS ..Building Setback ...Capped Iron Rod Found § COUNTY OF ERATH LINE DATA TABLE IPF.. ..Iron Pipe Found ..Landscape Buffer DIST BEING all of Lot 1A-S, Blocks 140 and 145, City Addition, an addition to the City of Stephenville, Erath County, Texas, as shown per replat recorded in Cabinet B, Slide 242B, BEARING MNF.. ...Magnail Found Plat Records, Erath County, Texas, same being that tract of land described in the deed to Bexar Triple Jeopardy, LLC,, as recorded in Document No. 2022-04022, Real ...Sight Visibility Easement SVE.... L1 N30°22'19"W 17.20' Records, Erath County, Texas (RRECT), and being a portion of Lot 1A, Block 140, of said City Addition, as described in the deed to Bexar Triple Jeopardy, LLC, as recorded in TXDOT.Brass Capped Texas Department 5/8" CIRF of Transportation Monument Document No. 2022-04090, RRECT, and being more particularly described by metes and bounds as follows: (Basis of bearing being U.S. State Plane Grid - Texas North L2 S59°56'58"W 5.98' "NATIVE CO., LLC" Central Zone (4202) NAD83 as established using the AllTerra RTKNet Cooperative Network. Reference frame is NAD83(2011) Epoch 2010.0000. Distances shown are U.S. ..Utility Easement L3 D.R.E.C.T.....Deed Records, Erath County, Texas N59°56'58"E 4.74' Survey feet displayed in surface values). P.R.E.C.T......Plat Records, Erath County, Texas N30°22'19"W 10.75' L4 R.R.E.C.T......Real Records, Erath County, Texas BEGINNING at a 1/2 inch capped iron rod found marked "PRICE SURVEYING" in the north right-of-way line of W. South Loop (U.S. Highway 377) for the southeast corner of Kelly Smith Doggett and Tawnya LaJean Doggett said Lot 1A-S and the southwest corner of a tract of land described as Tract Five in the deed to Rock House Residential Properties, LTD, as recorded in Document No. Vol. 1089, Pg. 591 **THENCE** said right-of-way line the following courses and distances: D.R.E.C. South 89°21'30" West, a distance of 100.84 feet to a brass capped TXDOT monument found; North 61°54'47" West, a distance of 94.81 feet to a brass capped TXDOT monument found; North 30°22'19" West, a distance of 17.20 feet to a brass capped TXDOT monument found in a concrete driveway; South 59°56'58" West, a distance of 5.98 feet to a magnail found at the intersection of the cutback in the north right-of-way line of W. South Loop and the east TXDOT BEARS right-of-way line of N. Dale Avenue: S 59°56'58" V -10.00 THENCE North 30°03'02" West, with the east line of said N. Dale Avenue, passing a magnail found for the northwest corner of said Lot 1A-S and the southwest corner of said Bexar tract (2022-04090), at a distance of 112.06 feet, continuing for a total distance of 221.26 feet to a 1/2 inch pipe found for the intersection of the east right-of-way line and a cutback in the south right-of-way line of W. Washington St. (Business 377); **THENCE** with said cutback the following courses and distances: LOT 1 A North 59°56'58" East, a distance of 4.74 feet to a 1/2 inch pipe found; BEXAR TRIPLE JEOPARDY, LLC DOC. NO. 2022-04090 R.R.E.C.T. North 30°22'19" West, a distance of 10.75 feet to a point in the south right-of-way line of said W. Washington St. for the northwest corner of said Bexar tract (2022-04090), from which a brass capped TXDOT monument found bears South 59°56'58" West, a distance of 0.40 feet; THENCE North 59°56'58" East, with the south right-of-way line of said W. Washington St., a distance of 132.82 feet to a 5/8 inch capped iron rod found marked "NATIVE CO., LLC" for the northeast corner of said Bexar tract (2022-04090) and the northwest corner of a tract of land described in the deed to Kelly Smith Doggett and Tawnya LaJean Doggett, as recorded in Volume 1089, Page 591, DRECT; THENCE South 31°01'16" East, passing a 2.5 inch galvanized fence corner post for the southeast corner of said Bexar tract (2022-04090) and the northeast corner of said Tract Three Lot 1A-S, at a distance of 120.03 feet, continuing for a total distance of 379.31 feet to the POINT OF BEGINNING and containing 45,767 Square Feet or 1.051 Acres of Land. Rock House Residential Properties, LTD Doc. No. 2013-02905 R.R.E.C.T. NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS: BLOCK 140 THAT, Bexar Triple Jeopardy, LLC, acting by and through the undersigned, their duly authorized agent, does hereby adopt this plat designating the herein above described real property as LOT 1R, BLOCKS 140 AND 145, CITY ADDITION, an addition to the City of Stephenville, Texas. The streets and easements shown thereon are hereby R.O.W. TAKE -1186 Sq.Ft. 0.027 Ac 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 J. Larry Fugate Doc. No. 2010-03238 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 R.R.E.C.T. 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. LOT 1R D 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 Cheryl Smith 6), V 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. Doc. No. 2010-04729 19 R.R.E.C.T. This plat does not alter or remove existing deed restrictions or covenants, if any, on this property. LOT 1A-SBEXAR TRIPLE JEOPARDY, LLC DOC. NO. 2022-04022 Bexar Triple Jeopardy, LLC - Owner/Reprentative BLOCK 145 § STATE OF TEXAS § COUNTY OF ERATH , known to me to be the person whose name is subscribed to the BEFORE ME, the undersigned authority, on this day personally appeared, foregoing instrument and acknowledged to me that he executed the same for the purposes and consideration therein expressed, in the capacity therein stated, and as the act and deed of said partnership. Tract Five GIVEN UNDER MY HAND AND SEAL OF OFFICE on the day of Peacock Investments, LLC Rock House Residential Doc. No. 2018-02089 Properties, LTD R.R.E.C.T. Doc. No. 2011-06617 R.R.E.C.T. Notary Public in and for My commission expires the State of Texas 100.84 P.O.B. S89°21'30"W TXDOT NOTES: "PRICE SURVEYING" 1. Basis of bearing being U.S. State Plane Grid - Texas North Central Zone (4202) NAD83 as established using the AllTerra RTKNet Cooperative Network. Reference frame is NAD83(2011) Epoch 2010.0000. Distances shown are U.S. Survey feet displayed in surface values. W. SOUTH LOOP (U.S. 377) 2. By scaled location of FEMA FIRM Map No. 48143C0430D, effective date November 16, 2011, the subject property lies within Zone X (unshaded) - Areas determined to be outside the 0.2% annual chance floodplain. 3. This Survey Reflects the above ground indications of utilities. The surveyor makes no guarantee that the utilities shown comprise all such utilities in the area, either in service, or abandoned. 4. This replat was prepared without the benefit of a current commitment for title insurance. Additional easements and/or restrictions may affect the surveyed property. 5. All corners are 5/8" Capped Iron Rods Set Marked "NATIVE CO., LLC" unless otherwise noted **REPLAT** ACCEPTED AND APPROVED: SURVEYOR'S CERTIFICATION: LOT 1R, BLOCKS 140 & 145 I, N. Zane Griffin, do hereby certify that I prepared this plat from an actual on the **CITY ADDITION** ground survey of the land, and that the corner monuments shown hereon were NATIVE CO properly placed under my personal supervision in accordance with the platting rules DIRECTOR OF PLANNING AND DEVELOPMENT AN ADDITION TO THE CITY OF STEPHENVILLE, ERATH COUNTY, TEXAS and regulations of the City of Stephenville, Erath County, Texas. BEING A REPLAT OF A LOT 1A-S, BLOCKS 140 AND 145, CITY ADDITION, LAND SURVEYING AN ADDITION TO THE CITY OF STEPHENVILLE, ERATH COUNTY, TEXAS, **CITY SECRETARY** AS SHOWN PER PLAT RECORDED IN CABINET B, SLIDE 242B, PLAT RECORDS, ERATH COUNTY, TEXAS, N. Zane Griffin, RPLS No. 6810 AND A PORTION OF LOT 1A, BLOCK 140, CITY ADDITION, Date: July 18, 2022 AN ADDITION TO THE CITY OF STEPHENVILLE, ERATH COUNTY, TEXAS P.O. Box 2465 Stephenville, Tx 76401 AS SHOWN PER KING'S 1956 MAP OF THE CITY OF STEPHENVILLE, AS zane@nativelandsurveying.com ~ 254-434-6695 SLIDE CABINET TBPELS Firm No. 10194572 RECORDED IN VOLUME 381, PAGE 105, DEED RECORDS, ERATH COUNTY, TEXAS. Drawing: C:\Jobs\2022\2022.084 2220 W. Washington and 2223 S. Loop, Stephenville, Tx - Bexar Capital\DWG\REPLAT.dwg