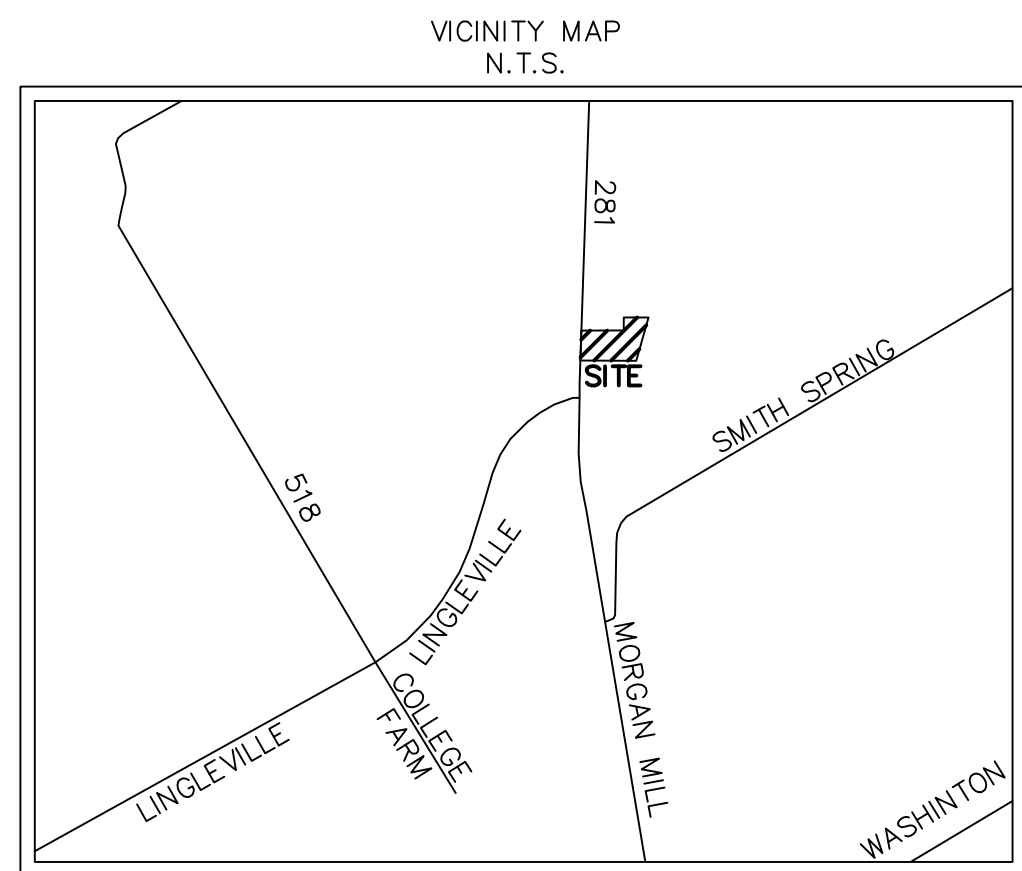


NOTES:

1. IRF - Iron Rod Found
2. RCIRF - Iron Rod Found with red cap stamped "PRICE SURVEYING"
3. Basis of Bearing - Bearings of lines shown hereon refer to Grid North of the Texas Coordinate System of 1983 (North Central Zone 4202; NAD83 (2011) Epoch 2010) as derived locally from Allterra Central's Continuously Operating Reference Stations (CORS) via Real Time Kinematic (RTK) Methods. An average Combination Factor of 1.00008772 was used to scale grid coordinates and distances to surface.
4. Purpose of this Final Plat is to create 1 platted lot out of a tract of land.
5. 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.



KNOW ALL MEN BY THE PRESENTS:

That I, Timothy R. Mankin, do hereby certify that I prepared this plat from an actual and accurate survey of the land and that the corner monuments shown thereon were properly placed under my personal supervision, in accordance with the Subdivision Regulations of the City of Stephenville, Texas.

Timothy R. Mankin
Registered Professional Land Surveyor
Texas Registration No. 6122

Date _____

WHEREAS Stephenville WF, LLC, a Texas limited liability company, is the sole owner of that certain 5.339 acre tract of land situated in the M. R. Williams Survey, Abstract Number 804, Erath County, Texas, and being all that certain tract of land to Stephenville WF, LLC by Special Warranty Deed recorded in Document Number 2021-08811, Official Public Records, Erath County, Texas, and being more particularly described as follows:

BEGINNING at a 1/2 inch iron rod with red "Price Surveying" cap found for the southwest corner of said Stephenville WF tract, same being the northwest corner of a 10 foot right-of-way dedication per plat recorded in Cabinet B, Slide 236A, said Official Public Records, same being in the east right-of-way line of U.S. Highway No. 281 (a 100 foot right-of-way);

THENCE North 01 deg. 41 min. 05 sec. East, along the common line of said Stephenville WF tract and said U.S. Highway No. 281, a distance of 350.15 feet to a 1/2 inch iron rod with red "Price Surveying" cap found for the most westerly northwest corner of said Stephenville WF tract, same being the southwest corner of the remainder of that certain tract of land conveyed as "Tract Two" to SID Partners, LLC, an undivided 55% interest and HIFAM Investments, LLC, an undivided 45% interest, by deed recorded in Document Number 2015-02492, Official Public Records;

THENCE along the common line of said Stephenville WF tract and the remainder of said Tract Two as follows:
South 88 deg. 19 min. 05 sec. East, a distance of 467.37 feet to a 1/2 inch iron rod with red "Peiser & Mankin SURV" cap set (hereinafter referred to as 1/2 inch iron rod set) for corner;
North 01 deg. 40 min. 55 sec. East, a distance of 132.00 feet to a 1/2 inch iron rod set for the most northerly northwest corner of the herein described tract;
South 88 deg. 19 min. 05 sec. East, a distance of 200.00 feet to a 1/2 inch iron rod with red "Price Surveying" cap found for the northeast corner of said Stephenville WF tract, same being the southeast corner of the remainder of said Tract Two, same being in the west right-of-way line of G.C. & S.F. Railroad (a 100 foot right-of-way);

THENCE South 15 deg. 00 min. 28 sec. West, along the common line of said Stephenville WF tract and said G.C. & S.F. Railroad, a distance of 495.50 feet to a 1/2 inch iron rod with red "Price Surveying" cap found for the southeast corner of Stephenville WF tract, same being the northeast corner of Rocky Creek, LTD., an addition to Erath County, Texas, according to the plat thereof recorded in Cabinet B, Slide 236A, aforesaid Official Public Records;

THENCE North 88 deg. 19 min. 05 sec. West, along the common line of said Stephenville WF tract and said Rocky Creek, LTD., passing the northwest corner of said Rocky Creek, LTD., same being the northeast corner of aforesaid 10 foot right-of-way dedication, same being in the east line of aforesaid U.S. Highway No. 281, and continuing along the common line of said Stephenville WF tract and said U.S. Highway No. 281, a total distance of 553.17 feet to the POINT OF BEGINNING and containing 232,549 square feet or 5.339 acres of computed land, more or less.

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

THAT, STEPHENVILLE WF, LLC, being the sole owner, does hereby adopt this plat designating the herein described real property as TRACTOR SUPPLY STEPHENVILLE ADDITION to the City of Stephenville, Erath County, Texas. 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, of efficiency of its respective system on the easements and all public utilities shall at all times have full right of ingress and egress to and 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, resolutions of the City of Stephenville, Erath County, Texas.

Witness, my hand, at _____ County, Texas

this the _____ day of _____, 2022

Stephenville WF, LLC
a Texas limited liability company

By: HBC Interests, LLC,
a Texas limited liability company,
its Manager

By: _____
Houston B. Clark, Sole Member

BEFORE ME, the undersigned authority, on this day personally appeared HOUSTON B. CLARK, known to me to be the person whose name is subscribed to the above and foregoing instrument, and acknowledged to me that he executed the same for the purpose and consideration expressed and in the capacity therein stated.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this the ____ day of _____, 2022

Notary Public, _____ County

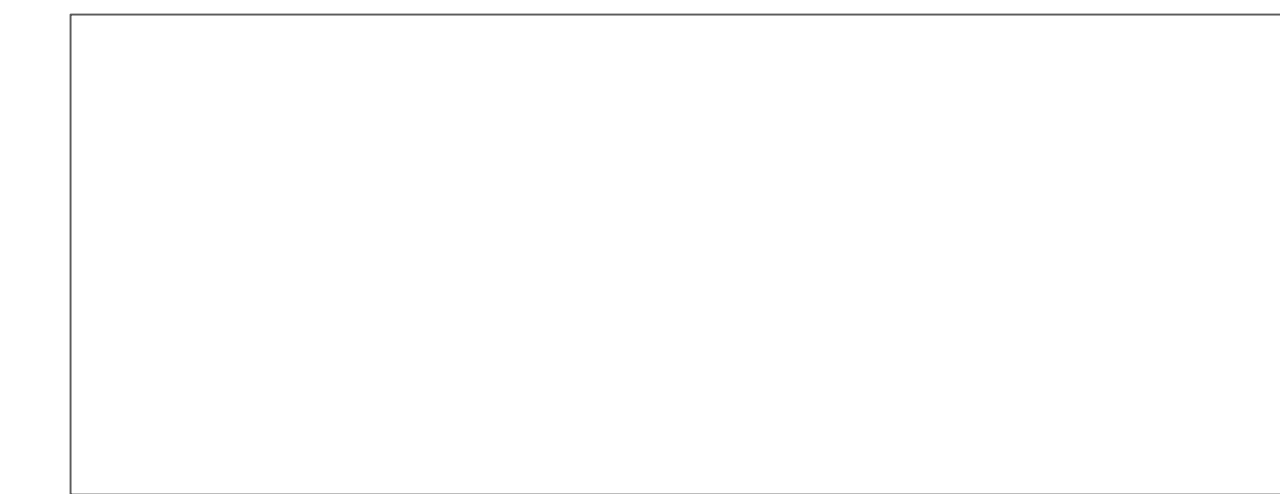
CITY OF STEPHENVILLE
ERATH COUNTY, TEXAS

Director of Development Services

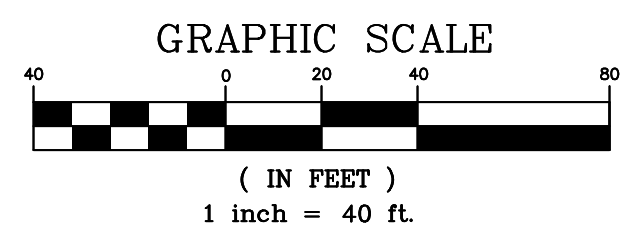
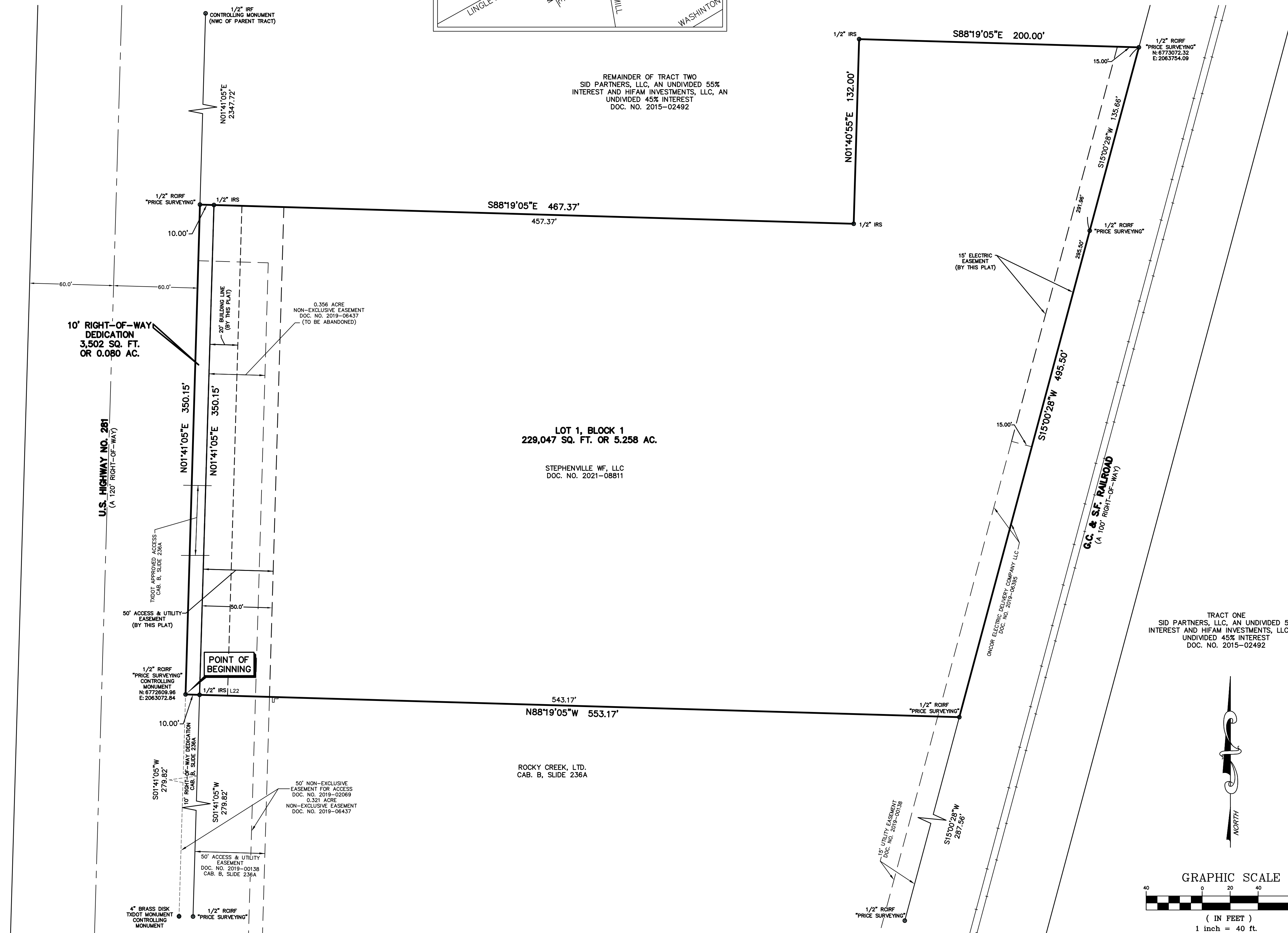
Date of Approval _____

ATTEST: _____
City Secretary

Date _____



A FINAL PLAT OF
LOT 1, BLOCK 1
TRACTOR SUPPLY STEPHENVILLE ADDITION
BEING A FINAL PLAT OF A 5.339 ACRE TRACT OF LAND, BEING THE
TRACT OF LAND DESCRIBED IN DEED TO STEPHENVILLE WF, LLC,
RECORDED IN DOCUMENT NUMBER 2021-08811, OFFICIAL PUBLIC
RECORDS, ERATH COUNTY, TEXAS,
CITY OF STEPHENVILLE, SITUATED IN AND BEING PART OF THE M. R.
WILLIAMS SURVEY, ABSTRACT NUMBER 804, ERATH COUNTY, TEXAS



FLOOD CERTIFICATE
As determined by the FLOOD INSURANCE RATE MAPS for Erath County, the subject property Does Not appear to lie within a Special Flood Hazard Area (100 Year Flood), Map date 11/16/2011 Community Panel No. 48143C0430D subject lot is located in Zone 'X'.
If this site is not within an identified flood hazard area, this Flood Statement does not imply that the property and/or structures thereon will be free from flooding or flood damage. On rare occasions, greater floods can and will occur and flood heights may be increased by man-made or natural causes. This Flood Statement shall not create liability on the part of the Surveyor.

ENGINEER
VASQUEZ ENGINEERING, L.L.C.
JUAN J. VASQUEZ
1919 S. SHILOH ROAD, SUITE 440
GARLAND, TX 75042
972-278-2948

OWNERS
STEPHENVILLE WF, LLC
2611 HARRISON STREET, SUITE 700
WICHITA FALLS, TX 76708
940-767-0050

JOB NO.: 21-0315	PEISER & MANKIN SURVEYING, LLC www.peisersurveying.com	SHEET
DATE: 4/13/2021		1
FIELD DATE: 4/9/2021		OF
SCALE: 1" = 40'		1
FIELD: J.D.H.	1604 HART STREET SOUTHLAKE, TEXAS 76092 817-481-1806 (O)	
DRAWN: J.B.W.		
CHECKED: T.R.M.		
	COMMERCIAL RESIDENTIAL BOUNDARIES TOPOGRAPHY MORTGAGE	
	FIRM No. 100999-00 Member Since 1977	