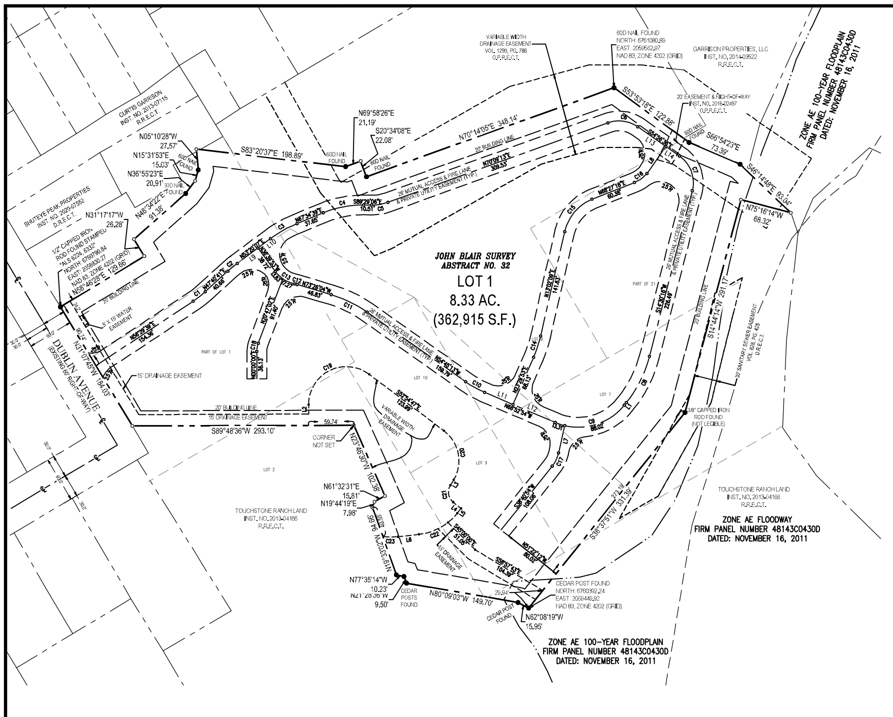


STATE OF TEXAS }
COUNTY OF ERATH }

WHEREAS, 555 Dublin Avenue, LLC, are the Owners of the herein described property to wit:

8.331 acres, being all that certain lot, tract or parcel of land lying and being part of Lot 1, 2 and Lot 9 of Block 73, and all of lots 6, 9, and 10, Block 72 and parts of Lots 4, 5 and 7 and the remainder of Lot 8, Block 72, City Addition, an addition to the City of Stephenville, Erath County, Texas, according to the King's Map of Stephenville, adoption and dedication thereof recorded in Volume 381, Page 105, Deed Records, Erath County Texas and out of and part of Lot 21, Block 72, Original City of Stephenville, Erath County, Texas, according to the plat or map thereof recorded in Cabinet A, Slide 270A, Plat Records, Erath County, Texas, being all of that certain tract of land described in deed to Touchstone Ranch Land, LLC, recorded in Instrument Number 2019-04210, Real Records, Erath County, Texas, being more particularly described, as follows:

BEGINNING at a 1/2" capped iron rod found stamped "ALS 6224, 6223" in the northeasterly line of Dublin Avenue, being the most west corner of said Touchstone Ranch Land, LLC, tract, said BEGINNING point having a NAD 83, Zone 4202 (Grid) coordinate value of NORTH: 6760790.836 and EAST: 2058830.267, for reference;

THENCE along the northwest and north line of said Touchstone Ranch Land, LLC, tract, as follows:

N 58°46'28" E, a distance of 129.66 feet to a 1/2" capped iron rod set stamped "C.F. Stark RPLS 5084";
N 31°17'17" W, a distance of 26.28 feet to a 1/2" capped iron rod set stamped "C.F. Stark RPLS 5084";
N 48°34'22" E, a distance of 91.38 feet to a 60D nail found;
N 36°55'23" E, a distance of 20.91 feet to a 1/2" capped iron rod set stamped "C.F. Stark RPLS 5084";
N 15°31'53" E, a distance of 15.03 feet to a 60D nail found;
N 05°10'28" W, a distance of 27.57 feet to a 1/2" capped iron rod set stamped "C.F. Stark RPLS 5084";
S 83°20'37" E, a distance of 198.89 feet to a 60D nail found;
N 69°58'26" E, a distance of 21.19 feet to a 1/2" capped iron rod set stamped "C.F. Stark RPLS 5084";
S 20°34'08" E, a distance of 22.08 feet to a 60D nail found;
N 70°14'05" E, a distance of 348.14 feet to a 60D nail found at the northeast corner of said Touchstone Ranch Land, LLC, tract;

THENCE along the northeasterly line of said Touchstone Ranch Land, LLC, tract, as follows:

S 53°53'18" E, a distance of 122.88 feet to a 60D nail found;
S 66°54'23" E, a distance of 73.39 feet to a chain link fence post found;
S 46°14'48" E, a distance of 93.04 feet to a 1 2" capped iron rod set stamped "C.F. Stark RPLS 5084" at the easterly northeast corner of said Touchstone Ranch Land, LLC, tract;

THENCE N 75°16'14" W, a distance of 68.32 feet to a 1/2" capped iron rod set stamped "C.F. Stark RPLS 5084" at an inner re-entrant corner of said Touchstone Ranch Land, LLC, tract;

THENCE S 14°44'14" W, along the southeasterly line of said Touchstone Ranch Land, LLC, tract and along a wooden fence, a distance of 291.17 feet to a 3/8" capped iron rod found (not legible);

THENCE S 38°37'51" W, continuing along the southeasterly line of said Touchstone Ranch Land, LLC, tract, a distance of 331.39 feet to a cedar post found at the most south corner of said Touchstone Ranch Land, LLC, tract;

THENCE along the southwesterly line of said Touchstone Ranch Land, LLC, tract, continuing along a wooden fence, as follows:

N 62°08'19" W, a distance of 15.95 feet to a cedar post found;
N 80°09'03" W, a distance of 149.70 feet to a cedar post found;
N 21°28'36" W, a distance of 9.50 feet to a cedar post found;
N 77°35'14" W, a distance of 10.23 feet to a cedar post found;
N 19°33'02" W, a distance of 94.66 feet to a point in a pond;

THENCE continuing along the southwesterly line of said Touchstone Ranch Land, LLC, tract, through said pond, as follows:

N 19°44'19" E, a distance of 7.98 feet to a point;
N 61°32'31" E, a distance of 15.81 feet to a point;
N 23°46'30" W, a distance of 102.38 feet to a point;

THENCE S 89°48'36" W, continuing along the southwesterly line of said Touchstone Ranch Land, LLC, tract, leaving said pond, a distance of 293.10 feet to a 1/2" capped iron rod set stamped "C.F. Stark RPLS 5084" in the northeasterly line of said Dublin Avenue, being the westerly southwest corner of said Touchstone Ranch Land, LLC, tract;

THENCE N 31°07'45" W, along the northeasterly line of said Dublin Avenue, a distance of 184.03 feet to the POINT OF BEGINNING and containing 8.331 acres (362,915 square feet) of land, more or less.

Does hereby dedicate the same to be known as Lots 1, STEPHENVILLE MULTIFAMILY ADDITION, an addition to Erath County, Texas and whose name is subscribed hereto, hereby dedicate to the use of the public forever all Rights-of-Way and utility easements.

Witness Our Hands This The ______ Day of ______________, 20___.

555 Dublin Avenue, LLC

_________________________, Date: ________, 2021

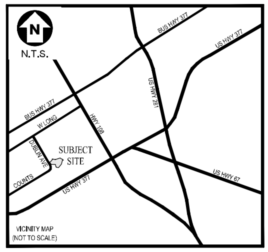
Managing Member

STATE OF TEXAS }
COUNTY OF ERATH }

BEFORE ME, the undersigned authority, 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 the same was the act of 555 Dublin Avenue, LLC and that he executed the same as the act of said 555 Dublin Avenue, LLC for the purposes and considerations therein stated.

Given under my hand and seal of office this the ____ day of ____________, 2021

____
Notary Public, Erath County, Texas



LINE TABLE

LINE No.	LENGTH	BEARING
L1	4.26	S38°40'54"W
L2	12.60	N00°07'20"W
L3	8.52	S32°12'30"W
L4	13.34	S51°19'06"E
L5	8.28	S38°40'54"W
L6	27.84	S83°42'04"W
L7	36.95	S12°41'28"W
L8	43.66	N35°03'24"E

CURVE TABLE

CURVE No.	LENGTH	RADIUS	DELTA	CHORD DIRECTION	CHORD LENGTH
C1	20.26	137.47	8°26'41"	N51° 54' 27"E	20.24
C2	16.09	163.00	5°39'28"	N50° 30' 24"E	16.09
C3	40.52	163.00	14°14'32"	N60° 27' 23"E	40.41
C4	54.85	137.00	22°56'15"	N79° 02' 46"E	54.48
C5	22.03	63.00	20°02'03"	N80° 29' 52"E	21.92
C6	41.38	43.00	55°08'13"	S82° 30' 42"E	39.80
C7	51.97	43.00	69°14'46"	S20° 19' 13"E	48.86
C8	68.88	163.00	24°12'46"	S26° 34' 31"W	68.37
C9	101.33	78.00	74°26'12"	S75° 54' 00"W	94.36
C10	28.85	137.00	12°03'55"	N60° 44' 33"W	28.80
C11	52.96	163.00	18°36'56"	N64° 07' 37"W	52.73
C12	3.50	43.00	4°39'50"	N75° 45' 59"W	3.50
C13	31.10	43.00	41°26'02"	N57° 22' 54"W	30.42
C14	29.76	163.00	10°27'45"	N18° 16' 01"E	29.72
C15	58.13	62.10	53°37'49"	N39° 52' 49"E	56.03
C16	20.61	43.00	27°27'50"	N54° 43' 44"E	20.41
C17	19.67	43.00	26°12'19"	S25° 34' 44"W	19.50
C18	10.88	30.00	20°47'02"	N10° 23' 31"E	10.82
C19	111.07	50.00	127°16'37"	N63° 26' 55"E	89.60
C20	72.38	50.00	82°56'16"	S11° 26' 39"E	66.22
C21	24.78	17.00	83°31'38"	S9° 33' 18"E	22.65
C22	59.32	75.50	45°01'11"	S61° 11' 29"W	57.81
C23	20.34	76.23	15°17'15"	N88° 31' 09"W	20.28

NOTES:

1.) BEARINGS & COORDINATES SHOWN HEREON ARE REFERENCED TO THE TEXAS STATE PLANE COORDINATE SYSTEM, N.A.D. 83 DATUM (TEXAS NORTH CENTRAL ZONE 4202) DERIVED FROM RESOLVED OPUS SOLUTIONS.

2.) ANY REFERENCE TO THE 100 YEAR FLOOD PLAIN OR FLOOD HAZARD ZONES ARE AN ESTIMATE BASED ON THE DATA SHOWN ON THE FLOOD INSURANCE RATE MAP PROVIDED BY FEMA AND SHOULD NOT BE INTERPRETED AS A STUDY OR DETERMINATION OF THE FLOODING PROPENSITIES OF THIS PROPERTY. ACCORDING TO THE FLOOD INSURANCE RATE MAP FOR ERATH COUNTY, TEXAS, DATED NOVEMBER 16, 2011 MAP NO. 48143C0430D, THE PROPERTY DESCRIBED HEREIN DOES APPEAR TO LIE WITHIN A SPECIAL FLOOD HAZARD AREA.

LEGEND NOTE:

○ OPEN CIRCLE INDICATES 1/2" CAPPED IRON ROD SET / FOUND STAMPED C.F. STARK, RPLS 5084

● SOLID CIRCLE INDICATES CONTROL MONUMENT FOUND AS LABELED

GRAPHIC SCALE 1"=60'

60 0 60 120

CITY NOTES:

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, 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 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.

DEVELOPMENT SERVICES SIGNATURE BLOCK:

DIRECTOR OF DEVELOPMENT SERVICES

_________________________, DATE, _______, 2021

STEVE KILLEN

_________________________, DATE, _______, 2021

CITY SECRETARY

STATE OF TEXAS REGISTERED CHARLES F. STARK 5084 PROFESSIONAL LAND SURVEYOR

USE OF THIS ELECTRONIC SEAL/SIGNATURE AUTHORIZED BY CHARLES F. STARK, R.P.L.S. TEXAS REGISTRATION NO. 5084

I hereby Certify that this Plat is true and correct and was prepared from an actual survey of the property made under my supervision on the ground.

____
Charles F. Stark
Texas Registration No. 5084

PRELIMINARY
NOT TO BE RECORDED
FOR ANY PURPOSES

Re Plat
Lot 1
STEPHENVILLE MULTIFAMILY ADDITION
an Addition to the City of Stephenville
Erath County, Texas

Being a Re Plat of
Part of Lots 1, 2 and 9 of Block 73, and all of Lots 6, 9, and 10
Block 72 and Parts of Lots 4, 5 and 7 and the reaminder of Lot 8, Block 72
CITY ADDITION
an Addition to the City of Stephenville, Erath County, Texas,
according to the
KING'S MAP OF STEPHENVILLE
Adopted and Dedication thereof recorded in
Volume 381, Page 105, Deed Records, Erath County, Texas
and part of Lot 21, Block 72
ORIGINAL CITY OF STEPHENVILLE
according to the Plat recorded in Cabinet A, Slide 270A
Plat Records, Erath County, Texas

And Being Situated in the
JOHN BLAIR SURVEY, ABSTRACT NO. 32
City of Stephen, Erath County, Texas

Barron•Stark Engineers
6221 Southwest Boulevard, Suite 100
Fort Worth, Texas 76132
(O) 817.231.8100 (F) 817.231.8144
Texas Registered Engineering Firm F-10998
Texas Registered Survey Firm F-10158800
www.barronstark.com

OWNER:
555 DUBLIN AVENUE LLC
200 COCHRAN ROAD
WEATHERFORD, TX 76085

FILED FOR RECORD
ERATH COUNTY, TEXAS PLAT RECORD
CABINET ____________, SLIDE ____________
DATE ________________________