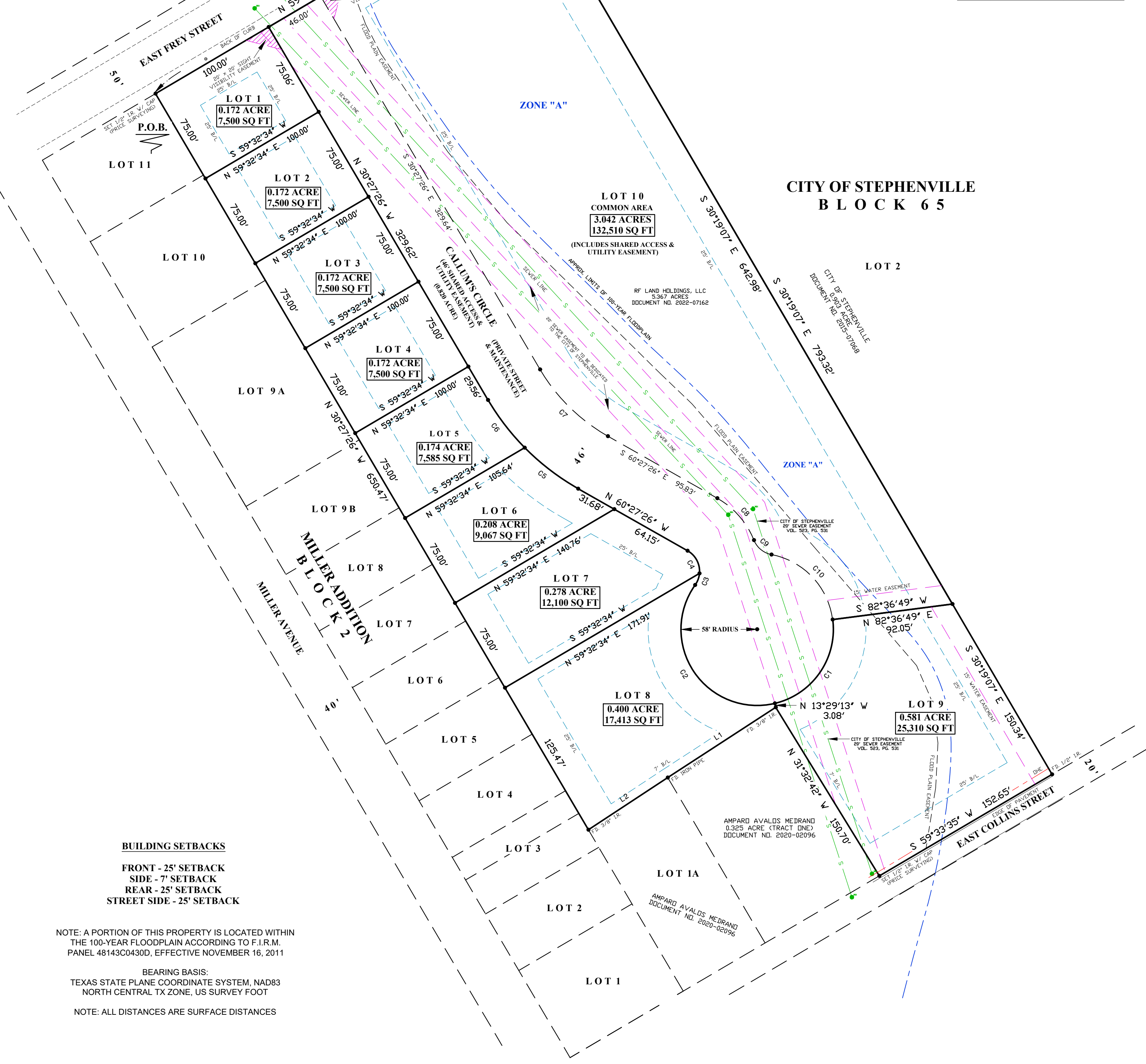


CURVE	RADIUS	ARC LENGTH	DELTA ANGLE	CHORD BEARING	CHORD LENGTH
C1	58.00'	84.93'	83°53'58"	S 34°33'48" W	77.54'
C2	58.00'	140.75'	139°02'38"	N 33°57'54" W	108.67'
C3	18.00'	9.59'	30°32'25"	N 20°17'13" E	9.48'
C4	18.00'	20.57'	65°28'27"	N 27°43'13" W	19.47'
C5	186.00'	51.49'	15°51'35"	N 52°31'39" W	51.32'
C6	186.00'	46.90'	14°08'25"	N 37°31'39" W	45.79'
C7	140.00'	73.30'	30°00'00"	S 45°27'26" E	72.47'
C8	64.00'	43.19'	38°59'44"	S 41°07'35" E	42.37'
C9	18.00'	18.02'	87°21'08"	S 50°28'17" E	17.27'
C10	58.00'	72.64'	71°45'40"	S 43°16'01" E	67.99'

LINE	BEARING	DISTANCE
L1	S 56°58'39" W	98.14'
L2	S 56°38'11" W	72.37'



**CITY OF STEPHENVILLE
BLOCK 65**

Easements:
Any public utility, including the City, shall have the right to move and keep moved all or part of any building, fences, trees, shrubs, other growths on any of the easements or Right-of-Way shown on the Plat (or filed by separate instrument that is associated with said property), and any public utility, including the City, shall have the right at all times of ingress and egress to and from and upon said easements for the purpose of construction, reconstruction, inspection, patrolling, maintaining and adding to or removing all or part of its respective systems without the necessity at any time of procuring the permission of anyone. Easements shall be maintained by property owners. The City can move trees or any other improvements and does not have the responsibility to replace them.

Floodplain Easement Restriction:
Construction within the floodplain may only occur with the written approval of the City. A request for construction within the floodplain easement must be accompanied with detailed engineering plans and studies indicating that no flooding will result, that no obstruction to the natural flow of water will result; and subject to all owners or the property affected by such construction becoming a party to the request. Where construction is permitted, all finished floor elevations shall be a minimum of one (1) foot above the 100-year flood elevation as determined by analyzing the ultimate build-out conditions of the entire drainage basin.

- Existing creeks, lakes, reservoirs, or drainage channels traversing along or across portions of this addition, will remain as an open channel at all times and will be maintained by the individual owners of the lot or lots that are traversed by the drainage courses along or across said lots. The City will not be responsible for the maintenance and operation of said drainage ways or for the control of erosion. Each property owner shall keep the natural drainage channels traversing his/her property clean and free of debris, silt, or any substance, which would result in unsanitary conditions. The City shall have the right of ingress and egress for the purpose of inspection and supervision of maintenance work by the property owner to alleviate any undesirable conditions, which may occur.
- The natural drainage channel, as in the case of all natural drainage channels, are subject to storm water overflow and natural bank erosion. The City shall not be liable for damages of any nature resulting from the occurrence of these natural phenomena, nor resulting from a failure of any structure(s) within the natural drainage channels. The natural drainage channel crossing each lot is shown by the Floodway easement line as shown on the plat. If a Subdivision alters the horizontal or vertical floodplain, a FEMA Floodway map revision may be required.

LAND DESCRIPTION

Of a 5.37 acres tract of land, being part of Lot 1 in Block 65 of the City of Stephenville, Erath County, Texas, as shown on King's 1956 Map of Stephenville, adoption and dedication thereof recorded in Volume 381, Page 105 of the Deed Records of Erath County, Texas; being all of a certain 5.367 acres tract deeded to RF Land Holdings, LLC in Document No. 2022-07162 of the Official Public Records of Erath County, Texas; and being further described by metes and bounds as follows:
Beginning at a set 1/2" iron rod with cap (PRICE SURVEYING) in the south line of East Frey Street and at the northeast corner of Lot 11 in Block 2 of Miller Addition to the City of Stephenville, for the northwest and beginning corner of this tract.
Thence with the south line of said East Frey Street, N. 59 deg. 30 min. 35 sec. E. 327.74 feet to a found 3/8" iron rod at the northwest corner of a certain 0.903 acre tract deeded to the City of Stephenville in Document No. 2015-07068 of said Official Public Records, for the northeast corner of this tract and said Lot 1.
Thence S. 50 deg. 19 min. 07 sec. E. 793.32 feet to a found 1/2" iron rod in the north line of East Collins Street and at the southwest corner of said 0.903 acre tract, for the southeast corner of this tract.
Thence with the north line of said East Collins Street, S. 59 deg. 33 min. 35 sec. W. 152.65 feet to a set 1/2" iron rod with cap (PRICE SURVEYING) at the southeast corner of a certain 0.325 acre tract (Tract One) deeded to Amparo Avalos Medrano in Document No. 2020-02093 of said Official Public Records, for the southerly southwest corner of this tract.
Thence leaving said East Collins Street, N. 31 deg. 32 min. 42 sec. W. 150.70 feet to a found 3/8" iron rod at the northeast corner of said 0.325 acre tract, for an ell corner of this tract.
Thence S. 56 deg. 58 min. 39 sec. W. 98.14 feet to a found iron pipe at the northwest corner of said 0.325 acre tract and at the northeast corner of Lot 1A in said Block 65, for a corner of this tract.
Thence S. 56 deg. 38 min. 11 sec. W. 72.37 feet to a found 3/8" iron rod at the northwest corner of said Lot 1A and in the east line of Lot 3 in Block 2 of said Miller Addition, for the westerly southwest corner of this tract.
Thence with the east line of Block 2 of said Miller Addition, N. 30 deg. 27 min. 26 sec. W. 650.47 feet to the place of beginning.

OWNER'S CERTIFICATE

Now therefore know all men by these presents:
That, RF Land Holdings, LLC, owner, does hereby adopt this plat designating the herein described property as Lots 1 thru 10, Block 1, Calder's Corner Addition to the City of Stephenville, Erath County, Texas, and does hereby dedicate to the Public use forever, the easements shown thereon. 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, 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, Erath County, Texas.

Witness my hand, This the _____ day of _____, 20____

RF Land Holdings, LLC - Casey Raitz

STATE OF TEXAS

COUNTY OF _____

BEFORE ME, the undersigned, a Notary Public in and for said County and State, on this day personally appeared _____, known to me to be the person(s) whose name(s) is(are) subscribed to the foregoing instrument, and acknowledged to me that he (she) (they) executed the same for the purposes and consideration therein expressed and in the capacity stated.

GIVEN under my hand and seal of office this _____ day of _____, 20____

Signature _____

My Commission Expires On _____

BUILDING SETBACKS
FRONT - 25' SETBACK
SIDE - 7' SETBACK
REAR - 25' SETBACK
STREET SIDE - 25' SETBACK

NOTE: A PORTION OF THIS PROPERTY IS LOCATED WITHIN THE 100-YEAR FLOODPLAIN ACCORDING TO F.I.R.M. PANEL 48143C0430D, EFFECTIVE NOVEMBER 16, 2011

BEARING BASIS:
TEXAS STATE PLANE COORDINATE SYSTEM, NAD83
NORTH CENTRAL TX ZONE, US SURVEY FOOT
NOTE: ALL DISTANCES ARE SURFACE DISTANCES

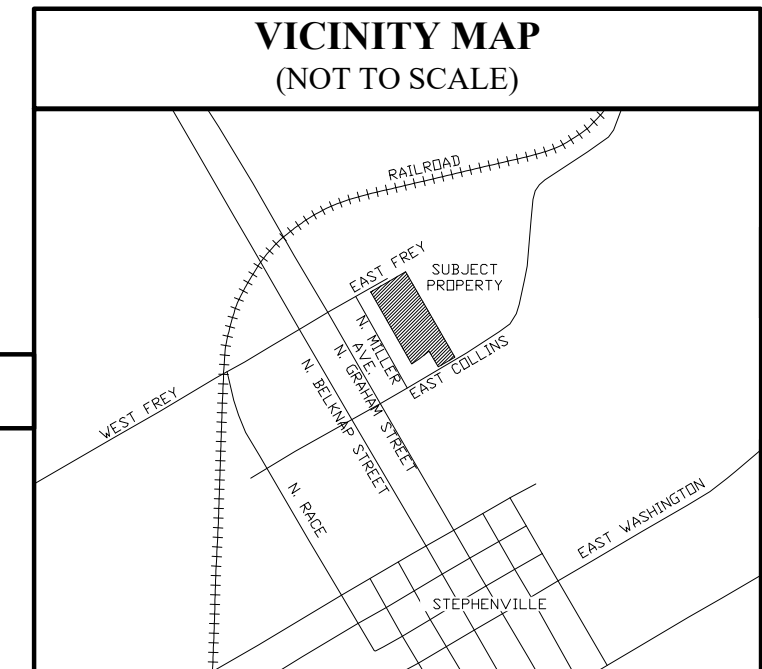
CITY OF STEPHENVILLE
ERATH COUNTY, TEXAS

_____, Director of Development Services _____
_____, Date of Approval _____

Attest: _____, City Secretary _____
_____, Date _____

SURVEYOR'S CERTIFICATE
THIS is to certify that I, MATTHEW K. PRICE, A Registered Professional Land Surveyor of the State of Texas, have platted the above property from an actual survey on the ground and that all lot corners, angle points, and points of curve will be properly marked on the ground, and that this plat correctly represents that survey made by me or under my direct supervision on September 14, 2022.

Matthew K. Price, R.P.L.S. No. 6284
JN221438 221185.CRD FN221147



PRELIMINARY PLAT
LOTS 1 THRU 10, BLOCK 1
CALDER'S CORNER

OF A 5.37 ACRES TRACT OF LAND OUT OF LOT 1 IN BLOCK 65 OF THE CITY OF STEPHENVILLE, ERATH COUNTY, TEXAS, ACCORDING TO KING'S 1956 MAP OF STEPHENVILLE, ADOPTION AND DEDICATION THEREOF RECORDED IN VOLUME 381, PAGE 105 OF THE DEED RECORDS OF ERATH COUNTY, TEXAS

OWNER	SURVEYOR
RF Land Holdings, LLC	Matthew K. Price Price Surveying, LP FIRM# 10194051 1100 E Washington Street Stephenville, TX 76401 254-965-5489