

UTILITY EASEMENTS

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.

CONSTRUCTION OVER EASEMENTS

No permanent buildings or structures shall be constructed over any existing or platted water, sanitary sewer, gas, electric, cable or other utility easement of any type.

UNDERGROUND UTILITIES

Underground utilities were not located during this survey. Call 811 and/or Utility Providers before excavation or construction.

FLOOD HAZARD NOTE

This tract appears to be located within Other Areas, Zone "X" - areas determined to be located outside of the OZ: Annual Chance Flood Plain, according to the F.I.R.M. Community Panel 48143CD0430D, dated November 16, 2011.

SPECIAL NOTICE

Selling a portion of this addition by metes and bounds is a violation of City Ordinance and State Law and is subject to fines, withholding of utilities, and/or building permits.

ADDITIONAL NOTES

No abstract of title or title commitment was provided to this surveyor. Record research performed by this surveyor was made only for the purpose of determining the boundary of this property and of the adjoining parcels. Record documents other than those shown on this survey may exist and encumber this property.

Please consult all applicable governing entities regarding rules & regulations, that may affect construction on this property.

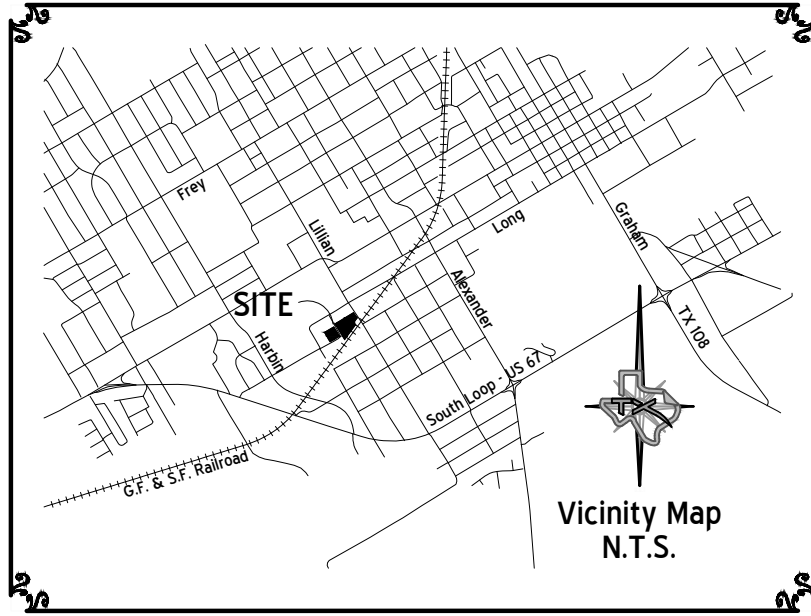
All corners are set 1/2" Iron rods with red plastic caps stamped "TEXAS SURVEYING INC", set p.k. nail, or cut "X" in concrete, unless otherwise noted. Corners will be set upon completion of development and/or construction activities.

Block 7 Area Table

1X - 2440 Sq. Ft. (0.056 Acre)
2 - 1958 Sq. Ft. (0.045 Acre)
3 - 1533 Sq. Ft. (0.035 Acre)
4 - 1533 Sq. Ft. (0.035 Acre)
5 - 1534 Sq. Ft. (0.035 Acre)
6 - 1534 Sq. Ft. (0.035 Acre)
7 - 1534 Sq. Ft. (0.035 Acre)
8 - 1535 Sq. Ft. (0.035 Acre)
9 - 1535 Sq. Ft. (0.035 Acre)
10 - 1578 Sq. Ft. (0.036 Acre)
11X - 1954 Sq. Ft. (0.045 Acre)
12 - 2010 Sq. Ft. (0.046 Acre)
13 - 1537 Sq. Ft. (0.035 Acre)
14 - 1962 Sq. Ft. (0.045 Acre)
15X - 1735 Sq. Ft. (0.040 Acre)
16X - 7212 Sq. Ft. (0.166 Acre)
17X - 1946 Sq. Ft. (0.045 Acre)
18 - 2207 Sq. Ft. (0.051 Acre)
19 - 1729 Sq. Ft. (0.040 Acre)
20 - 2260 Sq. Ft. (0.052 Acre)
21X - 1237 Sq. Ft. (0.028 Acre)

Block 8 Area Table

1X - 1700 Sq. Ft. (0.039 Acre)
2 - 2005 Sq. Ft. (0.046 Acre)
3 - 1536 Sq. Ft. (0.035 Acre)
4 - 1536 Sq. Ft. (0.035 Acre)
5 - 1536 Sq. Ft. (0.035 Acre)
6 - 1536 Sq. Ft. (0.035 Acre)
7 - 1536 Sq. Ft. (0.035 Acre)
8 - 1963 Sq. Ft. (0.045 Acre)
9X - 620 Sq. Ft. (0.014 Acre)
10 - 2005 Sq. Ft. (0.046 Acre)
11 - 1536 Sq. Ft. (0.035 Acre)
12 - 1536 Sq. Ft. (0.035 Acre)
13 - 1963 Sq. Ft. (0.045 Acre)
14X - 620 Sq. Ft. (0.014 Acre)
15 - 2005 Sq. Ft. (0.046 Acre)
16 - 1536 Sq. Ft. (0.035 Acre)
17 - 1536 Sq. Ft. (0.035 Acre)
18 - 1536 Sq. Ft. (0.035 Acre)
19 - 1536 Sq. Ft. (0.035 Acre)
20 - 1536 Sq. Ft. (0.035 Acre)
21 - 1963 Sq. Ft. (0.045 Acre)
22X - 1319 Sq. Ft. (0.030 Acre)
23X - 1839 Sq. Ft. (0.046 Acre)
24 - 1963 Sq. Ft. (0.045 Acre)
25 - 1536 Sq. Ft. (0.035 Acre)
26 - 1536 Sq. Ft. (0.035 Acre)
27 - 1536 Sq. Ft. (0.035 Acre)
28 - 1536 Sq. Ft. (0.035 Acre)
29 - 2005 Sq. Ft. (0.046 Acre)
30X - 1965 Sq. Ft. (0.045 Acre)
31 - 1965 Sq. Ft. (0.045 Acre)
32 - 1537 Sq. Ft. (0.035 Acre)
33 - 1538 Sq. Ft. (0.035 Acre)
34 - 1538 Sq. Ft. (0.035 Acre)
35 - 1967 Sq. Ft. (0.045 Acre)
36X - 1670 Sq. Ft. (0.037 Acre)
37X - 2187 Sq. Ft. (0.050 Acre)
38 - 2074 Sq. Ft. (0.048 Acre)
39 - 1624 Sq. Ft. (0.037 Acre)
40 - 1624 Sq. Ft. (0.037 Acre)
41 - 1625 Sq. Ft. (0.037 Acre)
42 - 2077 Sq. Ft. (0.048 Acre)
43X - 2084 Sq. Ft. (0.048 Acre)



SOUTH SIDE ADDITION
KING'S 1956 Map
of Stephenville
V. 381, P. 105

9K Properties, LLC
Lot 3, Block 8
C.F. 2019-00475

WCA Properties, LLC
Lot 2, Block 8
C.F. 2021-00230

B. Bledsoe
& M. Lowe
S/60' of Lot 1-A
All of Lot 1-B
C.F. 2018-06310

E. Tract
P.O.B.

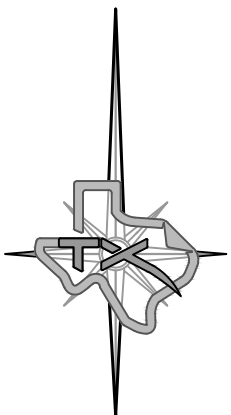
J. Bachus Family Trust
Pt. of Lot 3, Block 7
Pt. of Lot 4, Block 7
Called 0.707 Acre
C.F. 2013-01148

L. & D. Kuhlmann
S/65' of Lot 1 &
Lot 2, Block 7
V. 1306, P. 865

J. Bachus Family Trust
Parcel 2
Lot 5 & Lot 6, Block 7
V. 1293, P. 332

Surveyor:
Texas Surveying, Inc.
Mineral Wells Branch
112 S.E. 1st Street
Mineral Wells, TX 76067
940-325-2155
Firm No. 10194121

Owner:
Brown Pace Development Co., LLC
819 Old Annetta Road
Aledo, TX 76008



Curve Data Table

B1 - Curve (Left)
Radius - 20.00' Arc - 10.50'
Ch. - N 15°14'18" W 10.38'
B2 - Curve (Left)
Radius - 10.00' Arc - 15.74'
Ch. - N 75°22'39" W 14.17'
B3 - Curve (Left)
Radius - 20.00' Arc - 10.43'
Ch. - N 44°35'24" E 10.31'
B4 - Curve (Left)
Radius - 20.00' Arc - 10.52'
Ch. - S 74°35'43" W 10.40'
B5 - Curve (Left)
Radius - 10.00' Arc - 15.67'
Ch. - N 14°37'21" E 14.12'
B6 - Curve (Left)
Radius - 20.00' Arc - 10.44'
Ch. - S 45°14'24" E 10.33'
B7 - Curve (Left)
Radius - 20.00' Arc - 9.66'
Ch. - N 72°29'29" E 9.57'
B8 - Curve (Left)
Radius - 25.00' Arc - 14.25'
Ch. - S 42°19'16" W 14.06'
B9 - Curve (Left)
Radius - 25.00' Arc - 13.06'
Ch. - N 73°36'54" E 12.91'
B10 - Curve (Right)
Radius - 28.00' Arc - 40.98'
Ch. - N 16°43'44" E 37.42'
B11 - Curve (Right)
Radius - 28.00' Arc - 2.95'
Ch. - N 28°12'33" W 2.94'
B12 - Curve (Left)
Radius - 52.00' Arc - 1.15'
Ch. - N 30°35'29" W 1.15'
B13 - Curve (Right)
Radius - 52.00' Arc - 81.79'
Ch. - N 15°06'04" E 73.62'
B14 - (Left)
Radius - 20.00' Arc - 9.14'
Ch. - N 73°14'30" E 9.06'
B15 - Curve (Right)
Radius - 28.00' Arc - 43.46'
Ch. - S 15°41'18" W 39.23'
B16 - Curve (Right)
Radius - 28.00' Arc - 1.20'
Ch. - S 29°59'49" E 1.20'
B17 - Curve (Right)
Radius - 28.00' Arc - 3.07'
Ch. - S 34°21'36" E 3.06'
B18 - Curve (Right)
Radius - 28.00' Arc - 40.98'
Ch. - S 79°25'18" E 37.42'
B19 - Curve (Left)
Radius - 20.00' Arc - 9.66'
Ch. - S 44°48'57" W 9.57'

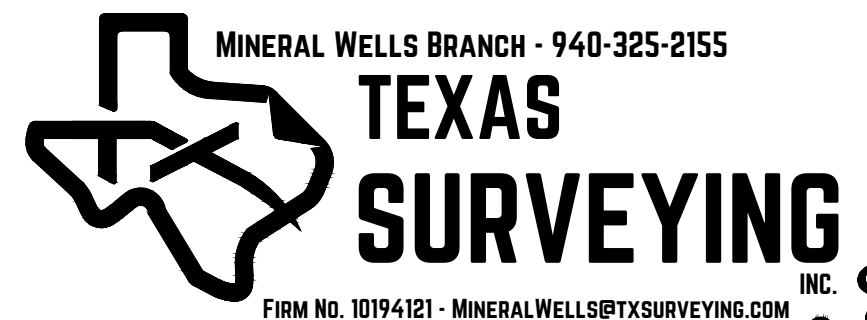
E1 - N 58°39'13" E 10.00'
E2 - S 31°20'47" E 49.33'
E3 - N 58°39'13" E 1.00'
E4 - S 31°20'47" E 13.27'
E5 - S 58°39'13" W 1.00'
E6 - S 31°20'47" E 38.47'
E7 - S 13°39'13" W 6.88'
E8 - N 59°32'58" E 64.66'
E9 - S 36°11'56" W 25.23'
E10 - S 59°32'58" W 118.82'
E11 - S 31°20'47" W 10.01'
E12 - N 61°02'08" E 44.69'
E13 - S 36°11'56" W 23.81'
E14 - S 61°02'08" W 140.10'
E15 - N 31°20'47" W 10.01'
E16 - N 61°02'08" E 102.42'
E17 - N 31°20'47" W 30.26'
E18 - S 59°32'58" W 27.50'
E19 - S 31°03'18" E 9.66'
E20 - Curve (Right)
Radius - 28.00' Arc - 10.49'
Ch. - S 42°31'43" W 10.42'
E21 - N 31°03'18" W 12.71'
E22 - S 59°32'58" W 52.02'
E23 - S 31°20'47" E 12.37'
E24 - S 60°09'10" W 4.06'
E25 - Curve (Right)
Radius - 20.00' Arc - 6.06'
Ch. - S 68°49'41" W 6.03'
E26 - N 31°20'47" W 11.35'
E27 - S 59°32'58" W 2.83'
E28 - N 31°20'47" W 13.89'
E29 - N 58°39'13" E 187.60'
E30 - N 13°39'13" E 2.93'
E31 - N 31°20'47" W 96.93'

REPLAT

Lots 1X, 2-10, 11X, 12-14, 15X, 16X, 17X, 18-20,
21X, Block 7 and Lots 1X, 2-8, 9X, 10-13,
14X, 15-21, 22X, 23X, 24-29, 30X, 31-35,
36X, 37X, 38-42, 43X, Block 8
SOUTH SIDE ADDITION

A replat of Lots 7 & 8, Block 7, Lots 5, 6, 7, & 8, Block 8,
Portion of W. Swan Street, & Lot 5, Block 14, SOUTH SIDE
ADDITION, City of Stephenville, according to the King's 1956
Revised Map recorded in Volume 381, Page 105, Deed
Records, Erath County, Texas.

June 2021



WV Rental Properties, LLC
Called 1.56 Acres
Block 13
C.F. 2017-06043

Surveyor:
Texas Surveying, Inc.
Mineral Wells Branch
112 S.E. 1st Street
Mineral Wells, TX 76067
940-325-2155
Firm No. 10194121

Owner:
Brown Pace Development Co., LLC
819 Old Annetta Road
Aledo, TX 76008

WEST TRACT SURVEY DESCRIPTION

STATE OF TEXAS

COUNTY OF ERATH

Of a 0.976 acre (42,503 Sq. Ft.) tract of land being all of Lot 7 & Lot 8, Block 7, SOUTH SIDE ADDITION, City of Stephenville, Erath, Texas, according to the King's 1956 Revised Map recorded in Volume 381, Page 105, Deed Records, Erath County, Texas: being all of Tract Two as conveyed to Brown Pace Development Company, LLC in Clerk File No. 2020-05483, Official Public Records, Erath County, Texas: being further described by metes and bounds as follows:

BEGINNING at a set p.k. nail in asphalt at the southeast corner of said Block 7 at the intersection of the west right of way line of S. 5th Avenue with the north right of way line of W. Swan Street, for the southeast corner of this tract.

THENCE S 59°11'16" W 208.02 feet along the north right of way line of said W. Swan Street to a found 1" iron pipe, at the southeast corner of Parcel 2 as conveyed to J. Bachus Family Trust in Volume 1293, Page 332, O.P.R.E.C.T., for the southwest corner of this tract.

THENCE N 30°21'20" W 207.33 feet with the occupied west line of said Lot 7, to a found 3/8" iron rod at the southerly common corner of that certain tract of land conveyed to L. & D. Kuhlmann in Volume 1306, Page 865, O.P.R.E.C.T. & that called 0.707 acres tract of land conveyed to J. Bachus Family Trust in Clerk File No. 2013-01148, O.P.R.E.C.T., for the northwest corner of this tract.

THENCE N 59°52'42" E 204.47 feet along the occupied & apparent north line of said Lot 7 & said Lot 8 to a set 1/2" iron rod with red plastic cap stamped "TEXAS SURVEYING INC", in the west right of way line of said S. 5th Avenue, for the northeast corner of this tract. WHENCE a found 1" iron pipe at the northeast corner of said Block 7 bears N 31°20'47" W 208.07 feet.

THENCE S 31°20'47" E 204.87 feet along the west right of way line of said S. 5th Avenue to the POINT OF BEGINNING.

Bearings, Distances, and/or Areas derived from GNSS observations performed by Texas Surveying, Inc. and reflects N.A.D. 1983, Texas State Plane Coordinate System, North Central Zone 4202 (Grid).

SURVEYOR CERTIFICATION

That I, Micah Hamilton, a Registered Professional Land Surveyor of the State of Texas, Registration No. 5865, do hereby certify that the plat hereon was prepared from an actual on the ground survey of the legally described property shown hereon.

Preliminary - Not to be Recorded

Micah Hamilton, Registered Professional Land Surveyor No. 5865
M20159-PLAT-R1 - June 2021

KNOW ALL MEN BY THESE PRESENTS

That, Brown Pace Development Company, LLC, being the sole owner, do hereby adopt this plat designating the herein described real property as Lots 1X, 2-10, 11X, 12-14, 15X, 16X, 17X, 18-20, 21X, Block 7 and Lots 1X, 2-8, 9X, 10-13, 14X, 15-21, 22X, 23X, 24-29, 30X, 31-35, 36X, 37X, 38-42, 43X, Block 8, SOUTH SIDE ADDITION, City of Stephenville, Erath County, Texas, and I do hereby dedicate to the public's use forever the easements and rights-of-way shown hereon, witness my hand, this the _____ day of _____, 2021.

OWNER

Agent and/or Representative

Title

STATE OF TEXAS

Before me, the undersigned, a Notary Public in and for the State of Texas 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 he executed the same for the purpose and consideration therein expressed. Given under my hand and seal of office, this _____ day of _____, 2021.

Notary Public in and for the State of Texas

EAST TRACT SURVEY DESCRIPTION

STATE OF TEXAS

COUNTY OF ERATH

Of a 2.377 acres (103,548 Sq. Ft.) tract of land being all of Lots 5, 6, 7, & 8, Block 8, that portion of W. Swan Street lying between Block 8 & Block 14, and all of Lot 5, Block 14, SOUTH SIDE ADDITION, City of Stephenville, Erath, Texas, according to the King's 1956 Revised Map recorded in Volume 381, Page 105, Deed Records, Erath County, Texas: being all of Tract One & Tract Three as conveyed to Brown Pace Development Company, LLC in Clerk File No. 2020-05483, Official Public Records, Erath County, Texas: being further described by metes and bounds as follows:

BEGINNING at a found 3/8" iron rod in a 1/2" iron pipe at the northwest corner of said Lot 5, Block 8, in the east right of way line of S. 5th Avenue, for the northwest and beginning corner of this tract.

THENCE N 58°39'13" E at 98.9 feet pass a found 1/2" iron rod with plastic cap at the southerly common corner of that certain tract of land conveyed to B. Bledsoe & M. Lowe in Clerk File No. 2018-06310, O.P.R.E.C.T. & Lot 2, Block 8 as conveyed to WCA Properties in Clerk File No. 2021-00230, O.P.R.E.C.T., continuing at 188.8 feet pass a found 1/2" iron rod with plastic cap at the southerly common corner of said Lot 2 & Lot 3, Block 8 as conveyed to 9K Properties, LLC in Clerk File No. 2019-00475, O.P.R.E.C.T., for a total distance of 409.19 feet to a set 1/2" iron rod with red plastic cap stamped "TEXAS SURVEYING INC" at the apparent southeast corner of that certain tract of land conveyed to Texas Communications of Brownwood, LP in Clerk File No. 2010-04079, O.P.R.P.C.T., in the west right of way line of S. Lillian Street, for the northeast corner of this tract. WHENCE a found 1/2" iron rod at the intersection of the west right of way line of said S. Lillian Street with the south right of way line of W. Long Street bears N 34°42'49" W 170.0 feet.

THENCE S 34°42'49" E 120.68 feet along the west right of way line of said S. Lillian Street to a found 1/2" bolt at the northeast corner of the City of Stephenville Utility Site G-5 being Lot 8A, Block 8, as shown on the map recorded in Volume 412, Page 577, D.R.E.C.T., for the easterly southeast corner of this tract.

THENCE along the north & west lines of said Lot 8A, Block 8 as follows:

S 35°33'48" W 104.89 feet to a found 3/8" iron rod:

S 33°13'18" E 54.04 feet to a found 3/8" iron rod, in the north line of the G.C. & S.F. Railroad, for the southerly southeast corner of this tract.

THENCE S 36°11'56" W 347.94 feet along the north line of said G.C. & S.F. Railroad to a set 1/2" iron rod with red plastic cap stamped "TEXAS SURVEYING INC", at he southerly corner of said Lot 5, Block 14, for the southwest corner of this tract.

THENCE N 31°20'47" W 348.51 feet along the east right of way line of said S. 5th Avenue to the POINT OF BEGINNING.

Bearings, Distances, and/or Areas derived from GNSS observations performed by Texas Surveying, Inc. and reflects N.A.D. 1983, Texas State Plane Coordinate System, North Central Zone 4202 (Grid).

APPROVAL STATEMENT

Approved by the Director of Building Services of the City of Stephenville, Erath County, Texas.

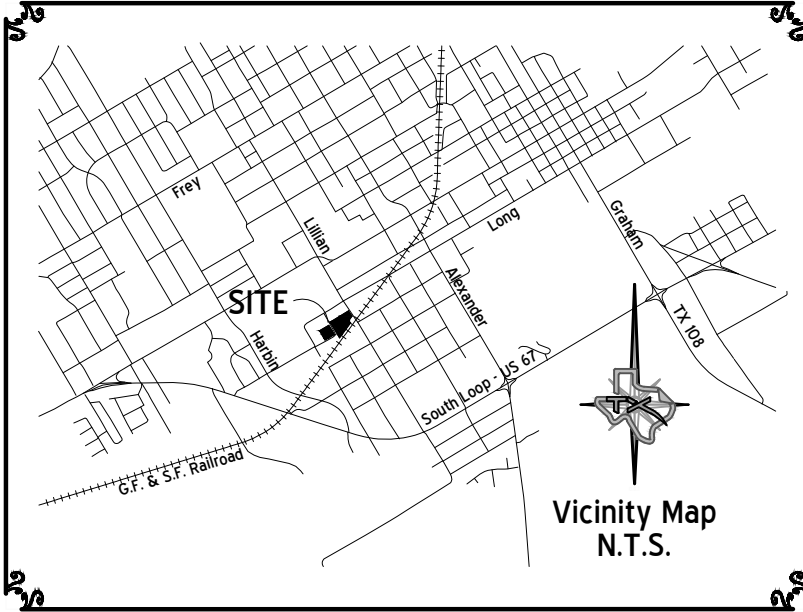
Approved: _____, 2021

City of Stephenville

Erath County, Texas

By: _____
Directory of Building Services

Attest: _____
City Secretary



REPLAT

Lots 1X, 2-10, 11X, 12-14, 15X, 16X, 17X, 18-20, 21X, Block 7 and Lots 1X, 2-8, 9X, 10-13, 14X, 15-21, 22X, 23X, 24-29, 30X, 31-35, 36X, 37X, 38-42, 43X, Block 8
SOUTH SIDE ADDITION

A replat of Lots 7 & 8, Block 7, Lots 5, 6, 7, & 8, Block 8, Portion of W. Swan Street, & Lot 5, Block 14, SOUTH SIDE ADDITION, City of Stephenville, according to the King's 1956 Revised Map recorded in Volume 381, Page 105, Deed Records, Erath County, Texas.

June 2021

