

LEGAL DESCRIPTION:

BEING all of Block 5, Kight Second Addition, an addition to the City of Stephenville, Erath County, Texas, as shown per King's 1956 Map of the City of Stephenville, as recorded in Volume 381, Page 105, Deed Records, Erath County, Texas, and being more particularly described by metes and bounds as follows: (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).

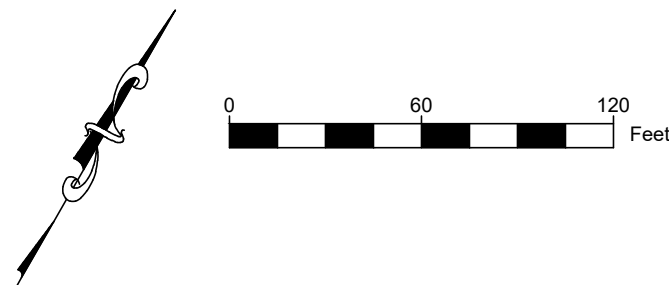
BEGINNING at a 5/8 inch iron rod found at the intersection of the west right-of-way line of N. Kight Ave. and the north right-of-way line of W. Frey St. for the southeast corner of said Block 5;

THENCE South 59°28'59" West, with the north line of said W. Frey St. and the south line of said Block 5, a distance of 408.79 feet to a 5/8 inch capped iron rod set marked "NATIVE CO., LLC" (IRS) at the intersection of the north right-of-way line of W. Frey St. and the east right-of-way line of N. Ollie Ave. for the southwest corner of said Block 5;

THENCE North 30°17'29" West, with the east right-of-way line of N. Ollie Ave. and the west line of said Block 5, a distance of 467.54 feet to an IRS at the intersection of the east right-of-way line of N. Ollie Ave. and the south right-of-way line of W. Pecan St. for the northwest corner of said Block 5;

THENCE North 59°45'34" East, with the south right-of-way line of W. Pecan St. and the north line of said Block 5, a distance of 406.86 feet to an IRS at the intersection of the south right-of-way line of W. Pecan St. and the west right-of-way line of N. Kight Ave. for the northeast corner of said Block 5;

THENCE South 30°31'41" East, with the west right-of-way line of N. Kight Ave. and the east line of said Block 5, a distance of 465.57 feet to the **POINT OF BEGINNING** and containing 190,273 Square Feet or 4.368 Acres of Land.



LEGEND:

- CO.....Cleanout
- IRF.....Iron Rod Found
- IRS.....5/8" Capped Iron Rod Set Marked "NATIVE CO, LLC"
- WM.....Water Meter
- WV.....Water Valve
- D.R.E.C.T.....Deed Records, Erath County, Texas
- R.R.E.C.T.....Real Records, Erath County, Texas
- Chainlink Fence.....

NOTES:

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.
2. According to scaled location of FEMA Firm Map No. 48035C0430D, effective date January 6, 2011, the subject property lies within Zone X - Areas determined to be outside the 0.2% annual change flood.

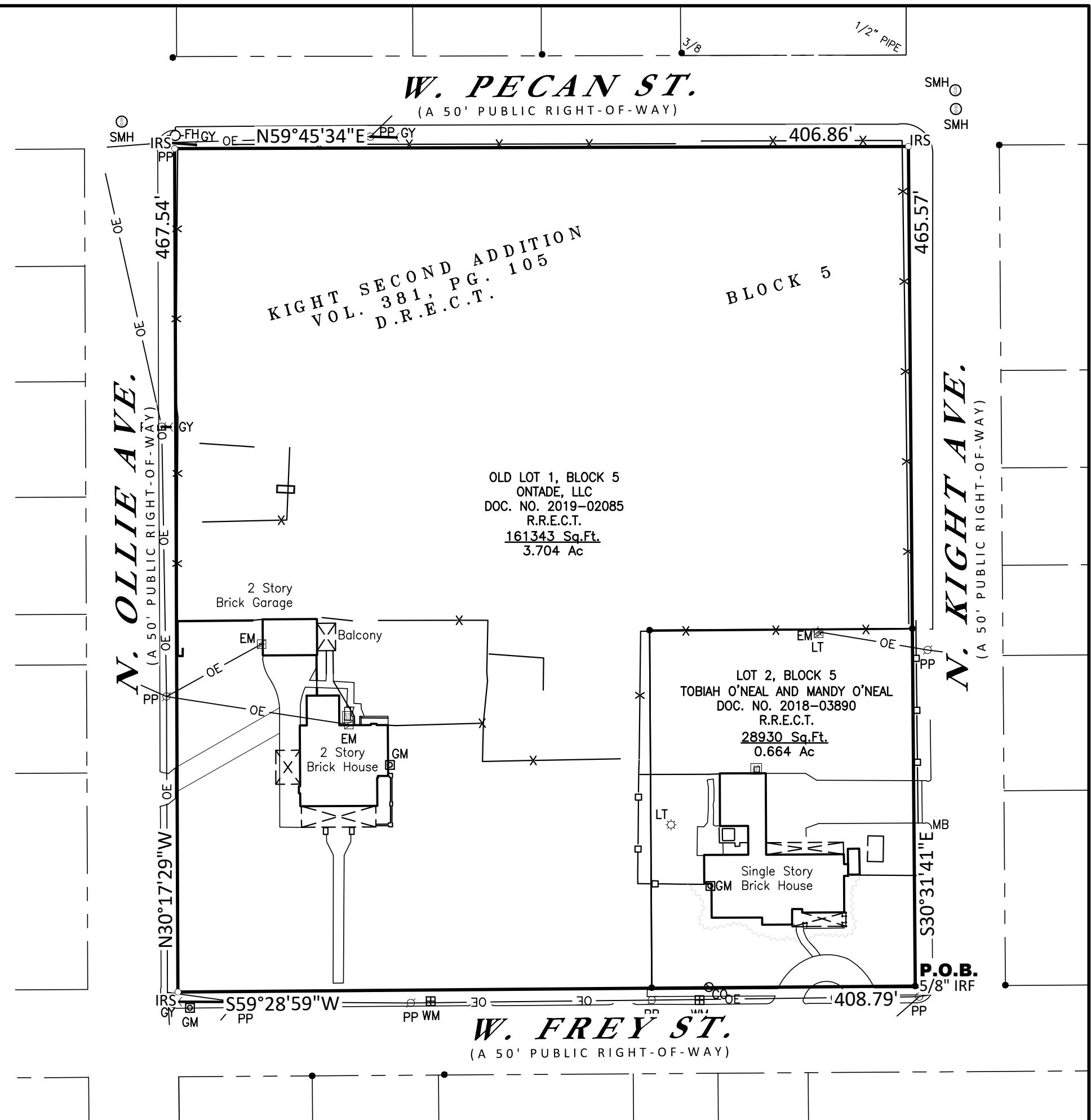
OWNER:

ONTADE, LLC
115 Graham St., Suite 202,
Stephenville, Tx 76401

SURVEYOR:



P.O. Box 2465 Stephenville, Tx 76401
zane@nativeandsurveying.com ~ 254-434-6695
TBPELS Firm No. 10194572



SURVEYOR'S CERTIFICATION:

I, N. Zane Griffin, do hereby certify that I prepared this plat from an actual on the ground survey of the land, and that the corner monuments shown hereon were properly placed under my personal supervision in accordance with the platting rules and regulations of the City of Stephenville, Erath County, Texas.
PRELIMINARY, THIS DOCUMENT SHALL NOT BE RECORDED FOR ANY PURPOSE
Purpose of Document: Review
Surveyor: N. Zane Griffin
Registered Professional Land Surveyor No. 6810
Release Date: 09-22-2021
N. Zane Griffin, RPLS No. 6810
Date: September 22, 2021

**LOTS 1 & 2, BLOCK 5
KIGHT SECOND ADDITION**

AN ADDITION TO THE CITY OF STEPHENVILLE, ERATH COUNTY, TEXAS
BEING A 4.368 ACRE TRACT OF LAND, BEING ALL OF BLOCK 5, KIGHT SECOND ADDITION, AS SHOWN ON KING'S 1956 MAP OF STEPHENVILLE, ADOPTION AND DEDICATION THEREOF, RECORDED IN VOLUME 381, PAGE 105, DEED RECORDS, ERATH COUNTY, TEXAS