

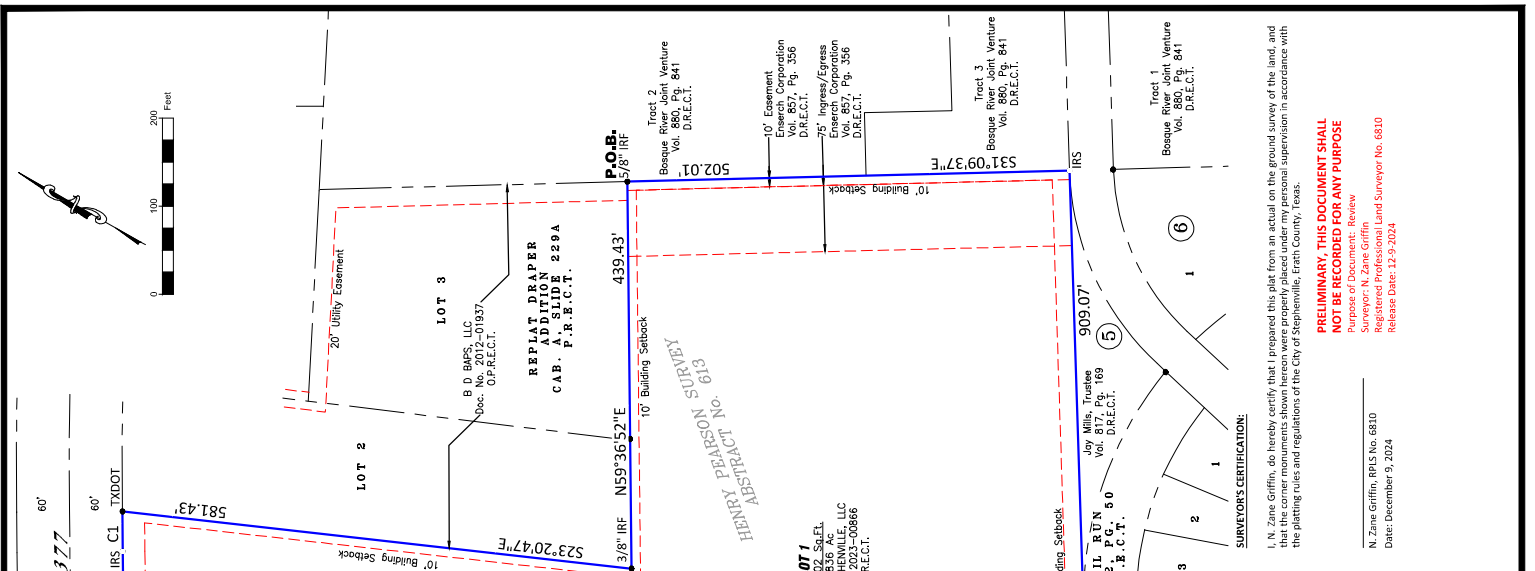
PRELIMINARY PLAT
ALPS-STEPHENVILLE
 A SUBDIVISION OF A 1.836 ACRE TRACT IN THE
 HENRY PEARSON SURVEY, ABSTRACT NO. 613
 CITY OF STEPHENVILLE, ERATH COUNTY, TEXAS

ACCEPTED AND APPROVED: _____
 DIRECTOR OF PLANNING AND DEVELOPMENT

CITY SECRETARY _____
 DATE _____

COUNTY CLERK'S CERTIFICATION
 COUNTY OF ERATH, TEXAS
 I, _____, County Clerk of Erath County, do hereby certify that the foregoing instrument in writing with its exhibits and attachments was filed for record and any recorded in the Public Records of Erath County, Texas, on this _____ day of _____, 2024, at _____ o'clock _____ P.M. in the Office of Public Records of Erath County, Texas, and that I have duly taken and sworn to the same.
 Notary Public in and for the State of Texas
 My commission expires _____

County Clerk's Office
 1097 Wilson Hwy 377 Stephenville, TX 76786
 P.O. Box 2465 Stephenville, TX 76786
 zane@nativeco.com ~ 254-434-6695
 TBEELS.htm No. 10194572



CURVE DATA TABLE

NO.	DELTA	RADIUS	ARC DIST	CHORD BEARING	CHORD DIST
CL	0°72'28"	5679.58'	45.38'	N59°52'04"E	45.38'
1	112°	1.1	1.0	0°	7
2	112°	1.1	1.0	0°	9
3	112°	1.1	1.0	0°	7
4	112°	1.1	1.0	0°	9
5	112°	1.1	1.0	0°	7
6	112°	1.1	1.0	0°	9
7	112°	1.1	1.0	0°	7
8	112°	1.1	1.0	0°	9
9	112°	1.1	1.0	0°	7
10	112°	1.1	1.0	0°	9

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 planning rules and regulations of the City of Stephenville, Erath County, Texas.

N. Zane Griffin, RPLS No. 6810
 Registered Professional Land Surveyor No. 6810
 Release Date: 11-9-2024

LEGEND:
 IRF.....Iron Rod Found
 PS.....5/8" Capped Iron Rod Set Marked "NATIVE CO., LLC"
 TMD.....Tie to Monument
 P.A.E.C.T.....Plat Records, Erath County, Texas
 O.P.R.E.C.T.....Official Public Records, Erath County, Texas

NOTES:

- Base of bearing being U.S. State Plane Grid - Texas North Central Cooperative Network. Reference frame is NAD83(2011) Epoch 2010.0000. Distances shown are U.S. Survey feet displayed in 2010.0000. Distances shown are U.S. Survey feet displayed in 2010.0000. Distances shown are U.S. Survey feet displayed in 2010.0000. Distances shown are U.S. Survey feet displayed in 2010.0000.
- Surface values of FEMA FIRMA Map No. 48142604000 and subject property lies within Zone X (unshaded). Areas determined to be outside the 0.2% annual chance floodplain. This survey was prepared without the benefit of a current, or restrictions may affect this property.
- All corners are 5/8 inch capped iron rods set marked "NATIVE CO., LLC" unless otherwise specified.

OWNERS CERTIFICATION:
 § STATE OF TEXAS
 § COUNTY OF ERATH

BEING a tract of land within the Henry Pearson Survey, Abstract No. 613, City of Stephenville, Erath County, Texas, and being all of that tract of land described in the deed to Alps-Stephenville, LLC, as recorded in Document No. 2023-0886, Official Public Records, Erath County, Texas (OPRECT), 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 AITerra ATNet Cooperative Network. Reference frame is NAD83(2011) Epoch 2010.0000. Distances shown are U.S. Survey feet displayed in 2010.0000.)

BEGINNING at a 5/8 inch iron rod found for the eastern/northeast corner of said Alps-Stephenville, LLC tract and the southeast corner of Lot 3 of Draper PRECT, also known as the City of Stephenville, Erath County, Texas, as shown per plat recorded in Cabinet A, Slide 229A, in the Erath County Public Records, Erath County, Texas (OPRECT); also beginning at the southwest corner of said Alps-Stephenville, LLC tract and the northeast corner of Lot 2 of said Draper Addition, Erath County, Texas (OPRECT);

THENCE South 31°09'37" East, with the common line of said Alps-Stephenville tract and said Boque River Joint Venture tract, a distance of 502.01 feet to a 5/8 inch capped iron rod set marked "NATIVE CO., LLC" (IRF) for the southeast corner of said Alps-Stephenville tract and being in the north line of Quail Run, an addition to the City of Stephenville, Erath County, Texas, as shown per plat recorded in Volume 2, Page 50, PRECT;

THENCE South 58°24'34" West, with the common line of said Alps-Stephenville tract and said Quail Run, a distance of 900.07 feet to a 3/8 inch iron rod found for the southwest corner of said Alps-Stephenville tract and the northwest corner of said Quail Run;

THENCE departing said common line and with the western lines of said Alps-Stephenville tract, the following courses and distances:
 North 20°59'35" West, a distance of 323.81 feet to an IRF;
 North 58°24'34" East, a distance of 141.44 feet to an IRF;
 North 22°20'47" West, a distance of 777.47 feet to an IRF in the south, right-of-way line of U.S. Highway 377 for the northwest corner of said Alps-Stephenville tract; from which an 8 1/2 inch capped iron rod found marked "BOQUES BAPTIST CHURCH" bears South 59°37'44" West, a distance of 603.12 feet;
 North 59°37'44" East, a distance of 249.62 feet to an IRF, with the south right-of-way line of U.S. Highway 377 for the following courses and distances:
 South 59°37'44" East, a distance of 45.38 feet;
 With said curve to the right, through a central angle of 0°07'28", an arc distance of 45.38 feet to a concrete TMDOT monument found for the northeast corner of said Alps-Stephenville tract and the northwest corner of Lot 2 of said Draper Addition;
 North 22°20'47" East, a distance of 581.43 feet to a 3/8 inch iron rod found;
 North 59°36'52" East, passing a 3/8 inch capped iron rod found marked "RPLS 1529" at a distance of 147.24 feet, continuing for a total distance of 439.43 feet to the POINT OF BEGINNING and containing 602,702 square feet or 13.836 Acres of Land.

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

THAT, Alps-Stephenville, LLC, acting by and through the undersigned, their duly authorized agent, does hereby adopt this plat designating the herein above described tract of land within the Henry Pearson Survey, Abstract No. 613, City of Stephenville, Erath County, Texas, as being dedicated for public use, to be known as the Public Use Parcel. The area of said parcel is approximately 286,000 square feet. The easements, as shown on this plat, are to be used 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 safe and proper use of any public utility. Any person who shall remove, destroy, or otherwise damage any public utility easement shown on 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 does not alter or remove existing deed restrictions or covenants, if any, on this property.

Owner/Representative _____
 § 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 he executed the same for the purposes and consideration therein expressed, in the capacity therein stated, and as the act and deed of said partnership.

GIVEN UNDER MY HAND AND SEAL OF OFFICE on the _____ day of _____, 2024.

Notary Public in and for the State of Texas
 My commission expires _____