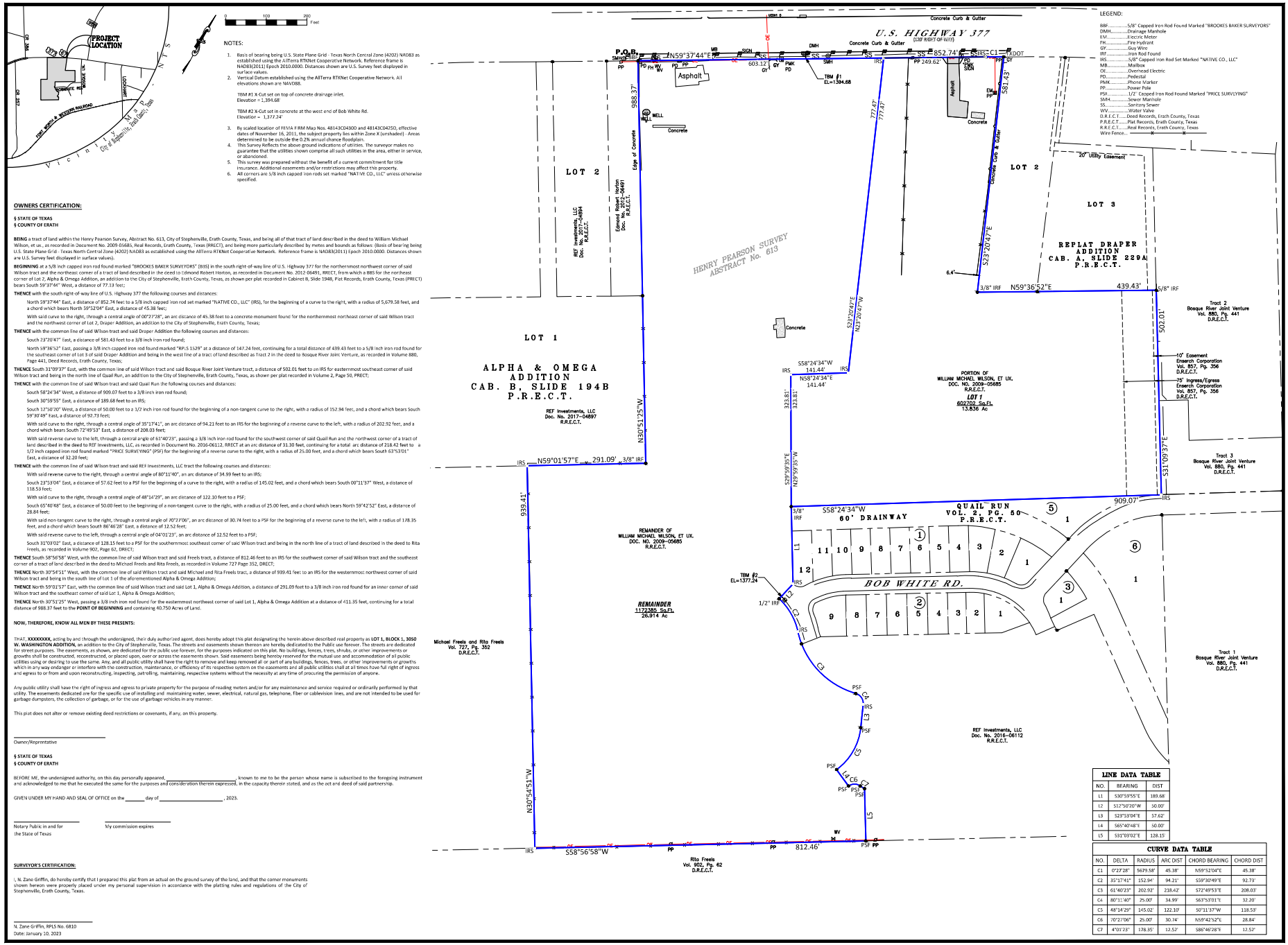

NOTES:

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. Vertical Datum established using the AllTerra RTKNet Cooperative Network. All elevations shown are NAVD88.

   TBM #1 X-Cut set on top of concrete drainage inlet.
   Elevation = 1,394.68

   TBM #2 X-Cut set in concrete at the west end of Bob White Rd.
   Elevation = 1,377.24'
3. By scaled location of FEMA FIRM Map Nos. 48143C0430D and 48143C0425D, effective dates of November 16, 2011, the subject property lies within Zone X (unshaded) - Areas determined to be outside the 0.2% annual chance floodplain.
4. This Survey Reflects the above ground indications of utilities. The surveyor makes no guarantee that the utilities shown comprise all such utilities in the area, either in service, or abandoned.
5. This survey was prepared without the benefit of a current commitment for title insurance. Additional easements and/or restrictions may affect this property.
6. 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 William Michael Wilson, et ux., as recorded in Document No. 2009-05685, Real Records, Erath County, Texas (RRECT), 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 capped iron rod found marked "BROOKES BAKER SURVEYORS" (BBS) in the south right-of-way line of U.S. Highway 377 for the northernmost northwest corner of said Wilson tract and the northeast corner of a tract of land described in the deed to Edmond Robert Horton, as recorded in Document No. 2012-06491, RRECT, from which a BBS for the northeast corner of Lot 2, Alpha & Omega Addition, an addition to the City of Stephenville, Erath County, Texas, as shown per plat recorded in Cabinet B, Slide 194B, Plat Records, Erath County, Texas (PRECT) bears South 59°37'44" West, a distance of 77.13 feet;

THENCE with the south right-of-way line of U.S. Highway 377 the following courses and distances:

North 59°37'44" East, a distance of 852.74 feet to a 5/8 inch capped iron rod set marked "NATIVE CO., LLC" (IRS), for the beginning of a curve to the right, with a radius of 5,679.58 feet, and a chord which bears North 59°52'04" East, a distance of 45.38 feet;

With said curve to the right, through a central angle of 00°27'28", an arc distance of 45.38 feet to a concrete monument found for the northernmost northeast corner of said Wilson tract and the northwest corner of Lot 2, Draper Addition, an addition to the City of Stephenville, Erath County, Texas;

THENCE with the common line of said Wilson tract and said Draper Addition the following courses and distances:

South 23°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 a 5/8 inch iron rod found for the southeast corner of Lot 3 of said Draper Addition and being in the west line of a tract of land described as Tract 2 in the deed to Bosque River Joint Venture, as recorded in Volume 880, Page 441, Deed Records, Erath County, Texas;

THENCE South 31°09'37" East, with the common line of said Wilson tract and said Bosque River Joint Venture tract, a distance of 502.01 feet to an IRS for easternmost southeast corner of said Wilson 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 with the common line of said Wilson tract and said Quail Run the following courses and distances:

South 58°24'34" West, a distance of 909.07 feet to a 3/8 inch iron rod found;

South 30°59'55" East, a distance of 189.68 feet to an IRS;

South 12°50'20" West, a distance of 50.00 feet to a 1/2 inch iron rod found for the beginning of a non-tangent curve to the right, with a radius of 152.94 feet, and a chord which bears South 59°30'49" East, a distance of 92.73 feet;

With said curve to the right, through a central angle of 35°17'41", an arc distance of 94.21 feet to an IRS for the beginning of a reverse curve to the left, with a radius of 202.92 feet, and a chord which bears South 72°49'53" East, a distance of 208.03 feet;

With said reverse curve to the left, through a central angle of 61°40'23", passing a 3/8 inch iron rod found for the southwest corner of said Quail Run and the northwest corner of a tract of land described in the deed to REF Investments, LLC, as recorded in Document No. 2016-06112, RRECT at an arc distance of 31.30 feet, continuing for a total arc distance of 218.42 feet to a 1/2 inch capped iron rod found marked "PRICE SURVEYING" (PSF) for the beginning of a reverse curve to the right, with a radius of 25.00 feet, and a chord which bears South 63°53'01" East, a distance of 32.20 feet;

THENCE with the common line of said Wilson tract and said REF Investments, LLC tract the following courses and distances:

With said reverse curve to the right, through a central angle of 80°11'40", an arc distance of 34.99 feet to an IRS;

South 23°53'04" East, a distance of 57.62 feet to a PSF for the beginning of a curve to the right, with a radius of 145.02 feet, and a chord which bears South 00°11'37" West, a distance of 118.53 feet;

With said curve to the right, through a central angle of 48°14'29", an arc distance of 122.10 feet to a PSF;

South 65°40'48" East, a distance of 50.00 feet to the beginning of a non-tangent curve to the right, with a radius of 25.00 feet, and a chord which bears North 59°42'52" East, a distance of 28.84 feet;

With said non-tangent curve to the right, through a central angle of 70°27'06", an arc distance of 30.74 feet to a PSF for the beginning of a reverse curve to the left, with a radius of 178.35 feet, and a chord which bears South 86°46'28" East, a distance of 12.52 feet;

With said reverse curve to the left, through a central angle of 04°01'23", an arc distance of 12.52 feet to a PSF;

South 31°09'02" East, a distance of 128.15 feet to a PSF for the southernmost southeast corner of said Wilson tract and being in the north line of a tract of land described in the deed to Rita Freels, as recorded in Volume 902, Page 62, DRECT;

THENCE South 58°56'58" West, with the common line of said Wilson tract and said Freels tract, a distance of 812.46 feet to an IRS for the southwest corner of said Wilson tract and the southeast corner of a tract of land described in the deed to Michael Freels and Rita Freels, as recorded in Volume 727 Page 352, DRECT;

THENCE North 30°54'51" West, with the common line of said Wilson tract and said Michael and Rita Freels tract, a distance of 939.41 feet to an IRS for the westernmost northwest corner of said Wilson tract and being in the south line of Lot 1 of the aforementioned Alpha & Omega Addition;

THENCE North 59°01'57" East, with the common line of said Wilson tract and said Lot 1, Alpha & Omega Addition, a distance of 291.09 feet to a 3/8 inch iron rod found for an inner corner of said Wilson tract and the southeast corner of said Lot 1, Alpha & Omega Addition;

THENCE North 30°51'25" West, passing a 3/8 inch iron rod found for the easternmost northeast corner of said Lot 1, Alpha & Omega Addition at a distance of 411.35 feet, continuing for a total distance of 988.37 feet to the **POINT OF BEGINNING** and containing 40.750 Acres of Land.

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

THAT, **XXXXXXXX,** acting by and through the undersigned, their duly authorized agent, does hereby adopt this plat designating the herein above described real property as **LOT 1, BLOCK 1, 3050 W. WASHINGTON ADDITION,** an addition to the City of Stephenville, Texas. The streets and easements shown thereon are hereby dedicated to the Public use forever. The streets are dedicated for street purposes. The easements, as shown, are dedicated for the public use forever, 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 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 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 _____, 2023.

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

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.

_____
N. Zane Griffin, RPLS No. 6810
Date: January 10, 2023

LINE DATA TABLE		
NO.	BEARING	DIST
L1	S30°59'55"E	189.68'
L2	S12°50'20"W	50.00'
L3	S23°53'04"E	57.62'
L4	S65°40'48"E	50.00'
L5	S31°09'02"E	128.15'

CURVE DATA TABLE					
NO.	DELTA	RADIUS	ARC DIST	CHORD BEARING	CHORD DIST
C1	0°27'28"	5679.58'	45.38'	N59°52'04"E	45.38'
C2	35°17'41"	152.94'	94.21'	S59°30'49"E	92.73'
C3	61°40'23"	202.92'	218.42'	S72°49'53"E	208.03'
C4	80°11'40"	25.00'	34.99'	S63°53'01"E	32.20'
C5	48°14'29"	145.02'	122.10'	S0°11'37"W	118.53'
C6	70°27'06"	25.00'	30.74'	N59°42'52"E	28.84'
C7	4°01'23"	178.35'	12.52'	S86°46'28"E	12.52'

CONVEYANCE PLAT

(NOT INTENDED FOR CONSTRUCTION)

3050 W. WASHINGTON ADDITION

A SUBDIVISION OF A 40.750 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

SLIDE

CABINET

NATIVE CO. LAND SURVEYING
P.O. Box 2465 Stephenville, Tx. 76401
texas@nativesurveying.com ~ 254-434-6695
TBPELS Firm No. 10194572

1.10.2023 3:25PM D:\Jobs\2021\2021.187 Wilson Hwy 377 Commercial, Erath Co - Pearson\4-19\DWG\Conveyance Plat.dwg Layout1