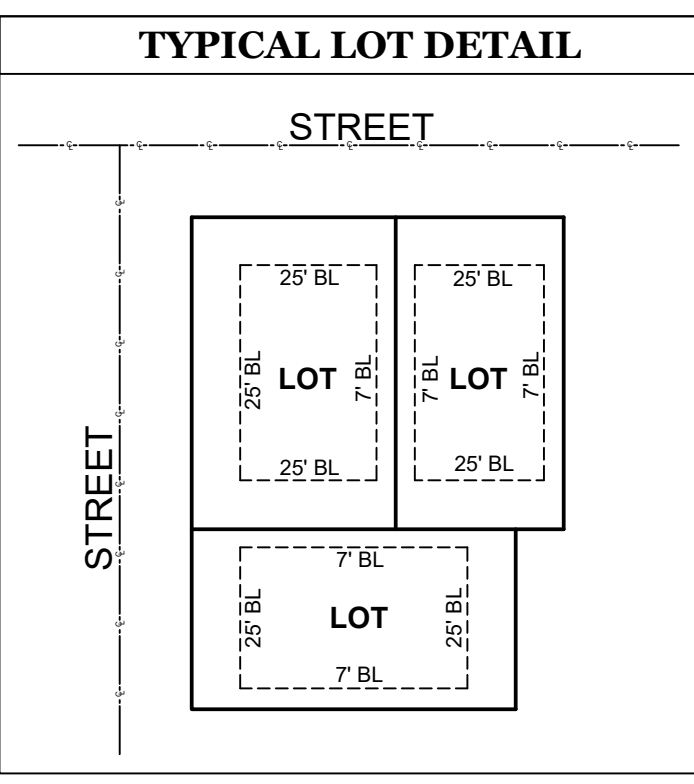


CURVE	ARC LENGTH	RADIUS	DELTA ANGLE	TANGENT	CHORD BEARING	CHORD LENGTH
C1	261.80'	50.00'	299°59'47"	28.87'	N 60°09'40" E	50.00'
C2	261.80'	50.00'	300°00'00"	28.87'	S 59°33'10" W	50.00'

LINE	BEARING	DISTANCE
L1	S 59°33'28" W	5.22'

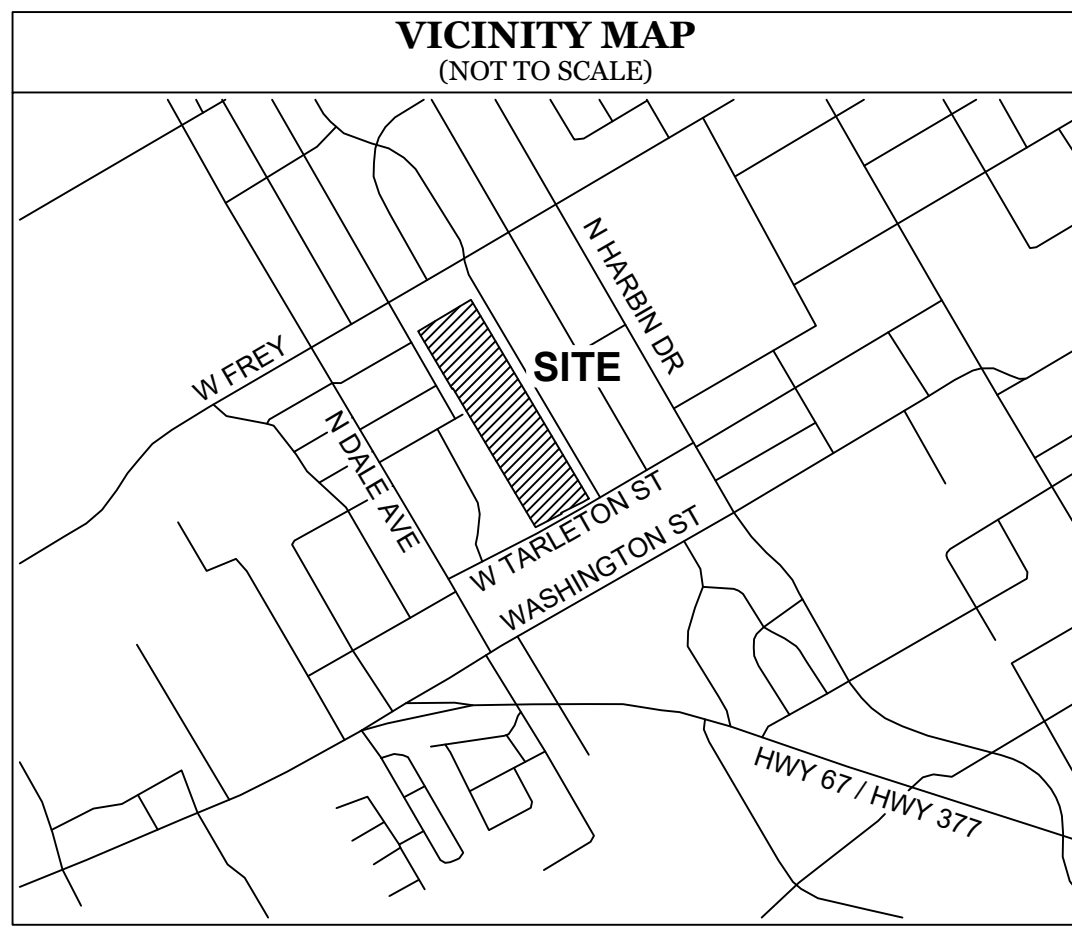
LEGEND

- PG = PAGE
- VOL = VOLUME
- CAB = CABINET
- POB = POINT OF BEGINNING
- IRF = IRON ROD FOUND
- CIRS = CAPPED IRON ROD SET
- DOC. NO. = DOCUMENT NUMBER
- D.R.E.C.T. = DEED RECORDS, ERATH COUNTY, TEXAS
- P.R.D.C.T. = PLAT RECORDS, ERATH COUNTY, TEXAS
- O.R.D.C.T. = OFFICIAL RECORDS, ERATH COUNTY, TEXAS



Project	2005.008-10	EAGLE SURVEYING, LLC 210 S. Elm Street, Suite: 104 Denton, TX 76201 (940) 222-3009 TX Firm #10194177
Date	11/01/2021	
Drafter	TAR/CHM	

FINAL PLAT
THE KAYLIE SUBDIVISION
 LOT 1-14, BLOCK A
 BEING 8.92 ACRES OF LAND SITUATED IN THE
 JOHN BLAIR SURVEY, ABSTRACT NUMBER 32
 IN THE CITY OF STEPHENVILLE
 ERATH COUNTY, TEXAS



CERTIFICATE OF SURVEYOR

STATE OF TEXAS §
 COUNTY OF DENTON §

THIS is to certify that I, **MATTHEW RAABE**, a Registered Professional Land Surveyor of the State of Texas, have platted the above subdivision from an actual survey on the ground; and that all lot corners, angle points, and points of curve shall be properly marked on the ground, and that this plat correctly represents that survey made by me.

PRELIMINARY
 this document shall not be recorded for any purpose and shall not be used or viewed or relied upon as a final survey document
 Matthew Raabe, R.P.L.S. #6402 _____ Date _____

STATE OF TEXAS §
 COUNTY OF DENTON §

Before me, the undersigned authority, a Notary Public in and for the State of Texas, on this day personally appeared **MATTHEW RAABE**, 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 considerations therein expressed.

Given under my hand and seal of office, this _____ day of _____, 2021.

 Notary Public in and for the State of Texas

My commission expires on _____.

CERTIFICATE OF APPROVAL

APPROVED this the _____ day of _____, 2021.

CITY OF STEPHENVILLE
 ERATH COUNTY, TEXAS

BY: _____
 Director of Development Services

ATTEST: _____
 City Secretary

OWNER'S CERTIFICATE & DEDICATION

STATE OF TEXAS §
 COUNTY OF ERATH §

WHEREAS, **SPECTRA TSU STEPHENVILLE, LLC**, is the owner of an 8.92 acre tract of land out of the John Blair Survey, Abstract Number 32, situated in the City of Stephenville, Erath County, Texas, being all of Lots 1 and 2, Block 3 of The Kaylie Subdivision, of record in Cabinet B, Slide 126A of the Plat Records of Erath County, Texas as conveyed to Spectra TSU Stephenville, LLC, by Special Warranty Deed of record in Document Number 2020-06665 of the Official Records of Erath County, Texas, also being all of Lot 8-E of the subdivision of the Sarah K. Schuler Estate, of record in Volume 458, Page 548 of the Deed Records of Erath County, Texas, as conveyed to Spectra TSU Stephenville, LLC, by Special Warranty Deed of record in Document Number 2020-06664 of said Official Records, and being more particularly described by metes and bounds as follows:

BEGINNING, at a 5/8 inch iron rod found at an angle point in the North right-of-way line of West Tarleton Street (right-of-way varies), being the Southeast corner of said Lot 2, Block 3 of The Kaylie Subdivision and hereof;

THENCE, along the North right-of-way line of West Tarleton Street, being in part, the common South line of said Lots 1 and 2, Block 3 of The Kaylie Subdivision and in part, the common South line of said Lot 8-E, the following four (4) courses and distances:

1. S59°52'22"W, a distance of 36.82 feet to an "X" cut found;
2. S63°52'18"W, a distance of 127.86 feet to a 3/8 inch iron rod found in the East line of said Lot 8-E, being the Southwest corner of Lot 1, Block 3 of The Kaylie Subdivision;
3. S30°28'52"E, a distance of 6.25 feet to a Mag nail set at the Southeast corner of said Lot 8-E;
4. S63°06'56"W, a distance of 154.71 feet to a Mag nail set for the Southwest corner of said Lot 8-E and hereof;

THENCE, along the West lines of said Lot 8-E and said Lot 1, being in part, the common North right-of-way line of West Tarleton Street, in part the common East line of a called 4.0485 acre tract conveyed to MIMG LXI Stephenville West Sub, LLC by deed of record in Document Number 2014-03583 of said Official Records and in part, the common East and North line of Lot 21, Block 139 of Lots 20 and 21, Block 139, City of Stephenville, Erath County, Texas, a subdivision of record in Cabinet A, Slide 238B of said Plat Records, the following two courses and distances:

1. N30°29'58"W, a distance of 851.02 feet to a 1/2 inch iron rod with green plastic cap stamped "EAGLE SURVEYING" set at the Northeast corner of said Lot 21;
2. S59°33'28"W, a distance of 5.22 feet to a 3/8 inch iron rod found at the southwest corner of South Tanglewood Addition, a subdivision of record in Volume 450, Page 124 of said Deed Records;

THENCE, N30°19'52"W, leaving the North line of said Lot 21, along the West line of said Lot 1 and the common East line of said South Tanglewood Addition, a distance of 353.24 feet to a 1/2 inch iron rod found at the common South corner of Lot 8 and Lot 9, Block 2 of The Kaylie Subdivision, of record in Cabinet B, Slide 126A of said Plat Records, also being the Northwest corner of said Lot 1 and hereof;

THENCE, N59°25'55"E, along the North line of said Lot 1, being in part, the common South line of said Lot 9, Block 2 and in part, the common South line of Lot 9, Block 1 of said Kaylie Subdivision of record Cabinet B, Slide 126A, a distance of 324.01 feet to a 1/2 inch iron rod with green plastic cap stamped "EAGLE SURVEYING" set in the West line of Lot 50, Block 4 of L.H. Groesbeek Addition, a subdivision of record in Volume 393, Page 564 of said Deed Records, being the common Southeast corner of said Lot 9, Block 1 and Lot 8 of said Block 1, also being the Northeast corner of said Lot 1 and hereof;

THENCE, S30°26'50"E, along the East lines of said Lots 1 and 2, being the common West line of said L.H. Groesbeek Addition, a distance of 1218.14 feet to the **POINT OF BEGINNING** and containing an area of 8.92 Acres, or (388,526 Square Feet) of land, more or less.

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

THAT, **SPECTRA TSU STEPHENVILLE, LLC**, being the sole owner, does hereby adopt this plat designating the herein above described real property as **THE KAYLIE SUBDIVISION**, an addition to the City of Stephenville, Erath County, Texas, and we do hereby dedicate to the public's use forever the streets, alleys, parks and easements shown thereon. The easements shown thereon are hereby reserved for the purposes as indicated. No buildings, fences, trees, shrubs 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 at any maintenance and service required or ordinarily performed by that utility. The easements dedicated are for the specific use of installing water, sewer, electrical, telephone, natural gas, or cablevision lines, and are not intended to be used for the collection of garbage or for the use of garbage vehicles in any manner. This plat approved subject to all platting ordinances, rules, regulations, resolutions of the City of Stephenville, Texas.

WITNESS my hand at _____, _____ County, Texas this the _____ day of _____, 2021.

OWNER: **SPECTRA TSU STEPHENVILLE, LLC**
 an Indiana limited liability company

BY: _____
 Justin Farris, its President _____ Date _____

STATE OF _____ §
 COUNTY OF _____ §

Before me, the undersigned authority, a Notary Public in and for the State of _____, on this day personally appeared **Justin Farris**, 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 considerations therein expressed.

Given under my hand and seal of office, this _____ day of _____, 2021.

 Notary Public in and for the State of _____

My commission expires on _____.

**FINAL PLAT
 THE KAYLIE SUBDIVISION
 LOT 1-14, BLOCK A**

BEING 8.92 ACRES OF LAND SITUATED IN THE
 JOHN BLAIR SURVEY, ABSTRACT NUMBER 32
 IN THE CITY OF STEPHENVILLE
 ERATH COUNTY, TEXAS

Project	2005.008-10		EAGLE SURVEYING, LLC 210 S. Elm Street, Suite: 104 Denton, TX 76201 (940) 222-3009 TX Firm #10194177
Date	11/01/2021		
Drafter	TAR/CHM		

SURVEYOR
 Eagle Surveying, LLC
 210 S. Elm Street, Suite: 104
 Denton, TX 76201
 (940) 222-3009

ENGINEER
 Whitworth Engineering
 5700 Lionfish Way
 Fort Worth, TX 76131
 (817) 236-6106

OWNER
 Spectra TSU Stephenville, LLC
 135 North Pennsylvania Street, Suite: 2501
 Indianapolis, Indiana 46204