

- LEGEND:**
- BS.....Building Setback
 - CIRF.....1/2" Capped Iron Rod Found Marked "PRICE SURVEYING"
 - CIRS.....5/8 Inch Capped Iron Rod Found Marked "NATIVE CO., LLC"
 - FCP.....Fence Corner Post
 - IRF.....Iron Rod Found
 - IRF.....Iron Rod Found
 - MNF.....Magnall Found
 - PFC.....Point for Corner
 - P.O.B.....Point of Beginning
 - P.O.C.....Point of Commencement
 - SAE.....Shared Access Easement
 - D.R.E.C.T.....Deed Records, Erath County, Texas
 - P.R.E.C.T.....Plat Records, Erath County, Texas
- NOTES:**
- 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.
 - By scaled location of FEMA FIRMS Map No. 481430430D, effective date November 16, 2011, the subject property lies within Zone X (unshaded) - Areas determined to be outside the 0.2% annual chance floodplain.
 - 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.
 - This plat was prepared without the benefit of a current commitment for title insurance. Additional easements and/or restrictions may affect this property.
 - All corners are 5/8 inch capped iron rods marked "NATIVE CO., LLC" unless otherwise specified.

OWNERS CERTIFICATION:

§ STATE OF TEXAS
 § COUNTY OF ERATH

BEING all of Lots 1, 5, 18, 28, 30-A, 31, and 32, Block 134, City 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 (DRECT) and being all of Lot 40, Block 134, City Addition, as shown per replat recorded in Cabinet A, Slide 279A, Plat Records, Erath County, Texas, same being all of that tract of land described in the deed to TSU Catholic, LLC, as recorded in Document No. 2022-02799, Real Records, Erath County, Texas (RRECT), all of that tract of land described in the deed to TSU Catholic, LLC, as recorded in Document No. 2022-05473, RRECT, and all of that tract of land described in the deed to Barefoot Equity Partners, LLC, as recorded in Document No. 2022-08301, 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 iron rod found in the south right-of-way line of W. Washington St. for the northeast corner of Lot 18 and the northwest corner of Lot 33, being the northeast corner of the herein described tract;

THENCE South 30°03'54" East, with the common line of said Lots 18 and 33, a distance of 233.33 feet to a 1/2 inch capped iron rod found marked "PRICE SURVEYING" for the southeast corner of Lot 18 and the southwest corner of Lot 33, also being the northeast corner of Lot 32, being an inner corner of the herein described tract;

THENCE North 59°18'33" East, with the common line of Lots 32 and 33, a distance of 59.75 feet to a point for the northeast corner of Lot 32 being in the west line of Lot 38, from which a 3/4 inch iron rod found bears South 66°46'13" East, a distance of 1.18 feet;

THENCE South 30°03'54" East, with the common line of Lots 32 and 38, a distance of 233.10 feet to a 3/8 inch iron rod found in the north right-of-way line of W. McNeil St. for the southeast corner of Lot 32 and the southeast corner of the herein described tract;

THENCE South 59°16'28" West, with the north right-of-way line of W. McNeil St., a distance of 190.11 feet to a 1/2 inch pipe found for the southwest corner of Lot 30-A and the southeast corner of Lot 29;

THENCE North 30°03'54" West, with the common line of Lots 29 and 30-A, a distance of 150.01 feet to an IRS for the northwest corner of Lot 30-A and being the northeast corner of a remainder of Lot 29, also being in the south line of Lot 40;

THENCE South 59°16'28" West, with the south line of Lot 40, a distance of 49.92 feet to a railroad spike found for the northwest corner of the remainder of Lot 29 and being in the east line of Lot 28 for an inner corner of the herein described tract;

THENCE South 30°03'54" East, with the common line of Lots 28 and 29, a distance of 150.01 feet to a 3/8 inch iron rod found in the north right-of-way line of W. McNeil St. for the southeast corner of Lot 28;

THENCE South 59°16'28" West, with the north right-of-way line of W. McNeil St., a distance of 52.13 feet to a 1/2 inch capped iron rod found marked "PRICE SURVEYING" for the southwest corner of Lot 28 and the southeast corner of Lot 27, being southernmost southwest corner of the herein described tract;

THENCE North 30°03'54" East, with the common line of Lots 27 and 28, a distance of 234.96 feet to a 2.5 inch pipe fence corner post for the northwest corner of Lot 28 and being in the south line of Lot 1;

THENCE South 59°16'28" West, with the north right-of-way line of W. McNeil St., a distance of 101.54 feet to a magnall found for the southwest corner of Lot 5 and the southeast corner of Lot 6, being the westernmost southwest corner of the herein described tract;

THENCE North 30°05'56" West, with the common line of Lots 5 and 6, a distance of 230.67 feet to a 3/8 inch iron rod found in the south right-of-way line of W. Washington St. for the northwest corner of Lot 5;

THENCE North 59°18'33" East, with the south right-of-way line of W. Washington St., a distance of 334.09 feet to the **POINT OF BEGINNING** and containing 3.176 Acres of Land.

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

THAT, BAREFOOT EQUITY PARTNERS, LLC AND TSU CATHOLIC, LLC, acting by and through the undersigned, their duly authorized agents, does hereby adopt this plat designating the herein above described real property as **LOTS 40R & 41R, BLOCK 134, CITY 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 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 are granted 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.

Barefoot Equity Partners, LLC - 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 _____

TSU Catholic, LLC - 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 _____

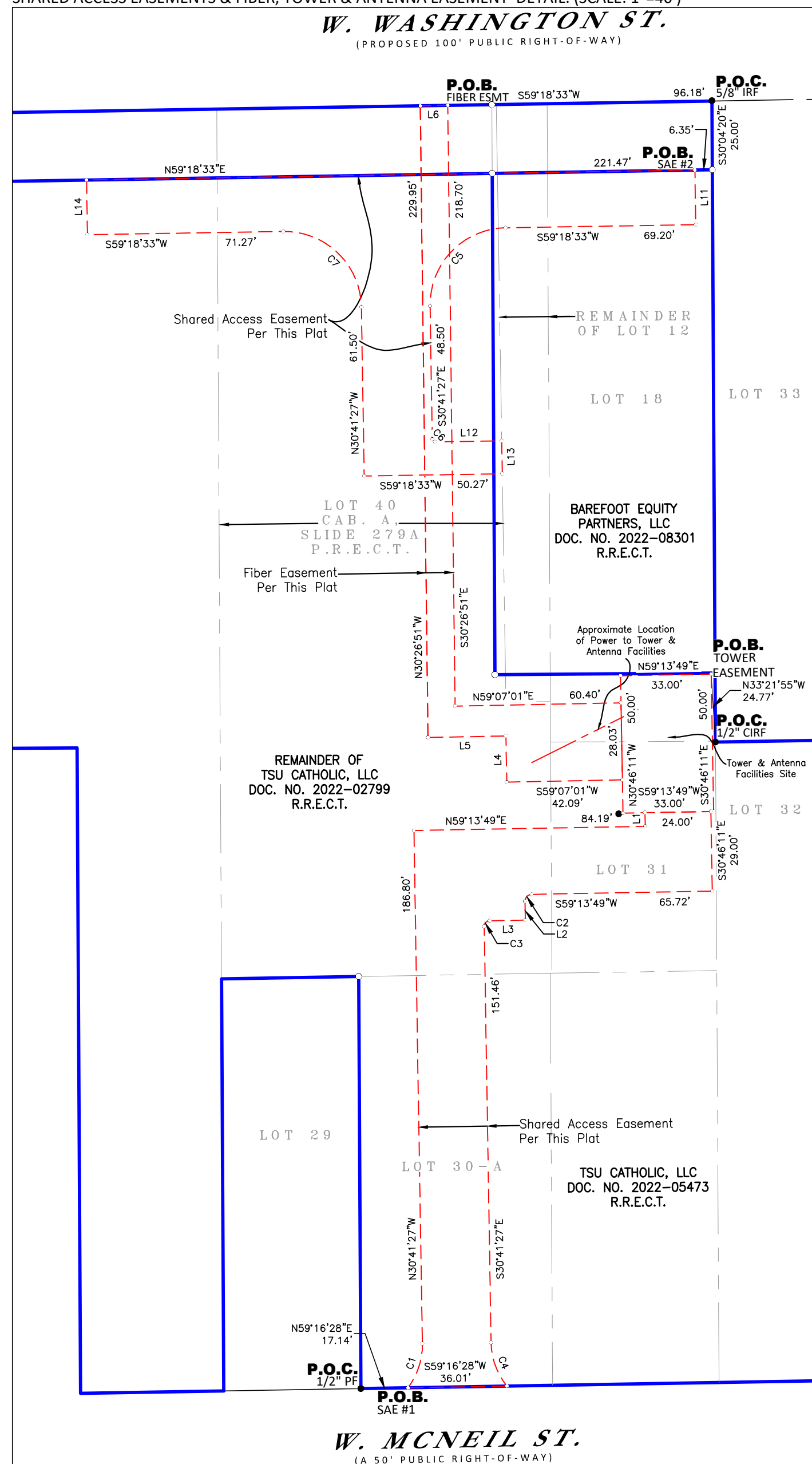
SURVEYOR'S CERTIFICATION:

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 plotting 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: 12-13-2023

N. Zane Griffin, RP.L.S. No. 6810
 Date: December 13, 2023

SHARED ACCESS EASEMENTS & FIBER, TOWER & ANTENNA EASEMENT DETAIL: (SCALE: 1"=40')



SHARED ACCESS #1 EASEMENT DESCRIPTION:

BEING a tract of land in Lots 12, 18, 30-A and 31, Block 134 City Addition, 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 (DRECT) and a portion of Lot 40 of said Block 134 of said City Addition, as shown per the replat recorded in Cabinet A, Slide 279A, Plat Records, Erath County, Texas, same being a portion of that tract of land described in the deed to TSU Catholic, LLC, as recorded in Document No. 2022-027499, 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).

COMMENCING at a 1/2 pipe found in the north line of W. McNeil St. for southwest corner of Lot 30-A and the southeast corner of Lot 29;

THENCE North 59°16'28" East, a distance of 17.14 feet to a point for the **POINT OF BEGINNING** and the southeast corner of this tract;

THENCE departing the north line of W. McNeil St. and over and across said TSU Catholic tract, the following courses and distances:

With a curve to the left, with a radius of 26.00 feet and a chord which bears North 11°43'06" West, a distance of 16.91 feet; through a central angle of 37°56'43", an arc distance of 17.22 feet to a point;

North 30°41'27" West, a distance of 186.80 feet to a point for corner;

North 59°13'49" East, a distance of 84.19 feet to a point for corner;

North 30°46'11" West, a distance of 5.00 feet to a point for corner;

North 59°13'49" East, a distance of 24.00 feet to a point for corner;

South 30°46'11" East, a distance of 29.00 feet to a point for corner;

South 59°13'49" West, a distance of 65.72 feet to a point for the beginning of a curve to the left, with a radius of 2.50 feet, and a chord which bears South 14°18'11" West, a distance of 3.53 feet;

With said curve to the left, through a central angle of 89°55'16", an arc distance of 3.92 feet to a point;

South 30°41'27" East, a distance of 6.85 feet to a point;

South 59°18'33" West, a distance of 13.00 feet to a point for the beginning of a curve to the left, with a radius of 2.00 feet, and a chord which bears South 14°18'33" West, a distance of 2.83 feet;

With said curve to the left, with a central angle of 90°00'00", an arc distance of 3.14 feet to a point;

South 30°41'27" East, a distance of 151.46 feet to a point for the beginning of a curve to the left, with a radius of 26.00 feet, and a chord which bears South 49°41'53" East, a distance of 16.94 feet;

With said curve to the left, through a central angle of 38°00'52", an arc distance of 17.25 feet to a point in the north line of W. McNeil St. for the southeast corner of this tract;

THENCE South 59°16'28" West, a distance of 36.01 feet to the **POINT OF BEGINNING** and containing 7.385 Square Feet or 0.170 of an Acre of Land.

COMMENCING at a 5/8 inch iron rod found in the south line of W. Washington St. for the northeast corner of Lot 18 and the northwest corner of Lot 33, also being the northeast corner of said TSU Catholic tract and the northeast corner of said Barefoot Equity tract;

THENCE South 30°03'54" East, with the east line of said Barefoot Equity tract, a distance of 25.00 feet to a 5/8 inch capped iron rod set marked "NATIVE CO., LLC" (IRF) for the southeast corner of a 25 feet wide right-of-way tract as shown per this plat;

THENCE South 59°18'33" West, over and across said Barefoot Equity tract and with the south line of the new right of way line, a distance of 6.35 feet to a point for the **POINT OF BEGINNING** and the northeast corner of this tract;

THENCE South 30°41'27" East, over and across said Barefoot Equity tract, a distance of 19.91 feet to a point for corner;

THENCE South 59°18'33" West, continuing over and across said Barefoot Equity tract, a distance of 69.20 feet to a point for the beginning of a curve to the left, with a radius of 28.00 feet, and a chord which bears South 14°18'33" East, a distance of 39.60 feet;

With said curve to the left, over and across said Barefoot Equity tract and Tarleton Catholic, LLC tract, through a central angle of 90°00'00", an arc distance of 43.98 feet to a point for corner;

THENCE South 30°41'27" East, continuing over and across said Tarleton Catholic, LLC tract, a distance of 48.50 feet to a point for the beginning of a curve to the left, with a radius of 1.00 feet, and a chord which bears South 75°41'27" East, a distance of 1.41 feet;

With said curve to the left, through a central angle of 90°00'00", an arc distance of 1.57 feet to a point for corner;

THENCE North 59°18'33" East, passing the west line of said Barefoot Equity tract at a distance of 21.36 feet, continuing over and across said Barefoot Equity tract for a total distance of 24.27 feet to a point for corner;

THENCE South 30°41'27" East, continuing over and across said Barefoot Equity tract, a distance of 12.00 feet to a point for the southeast corner of this tract;

THENCE South 59°18'33" West, passing the west line of said Barefoot Equity tract at a distance of 3.04 feet, continuing over and across said Tarleton Catholic, LLC tract for a total distance of 50.27 feet to a point for the southwest corner of this tract;

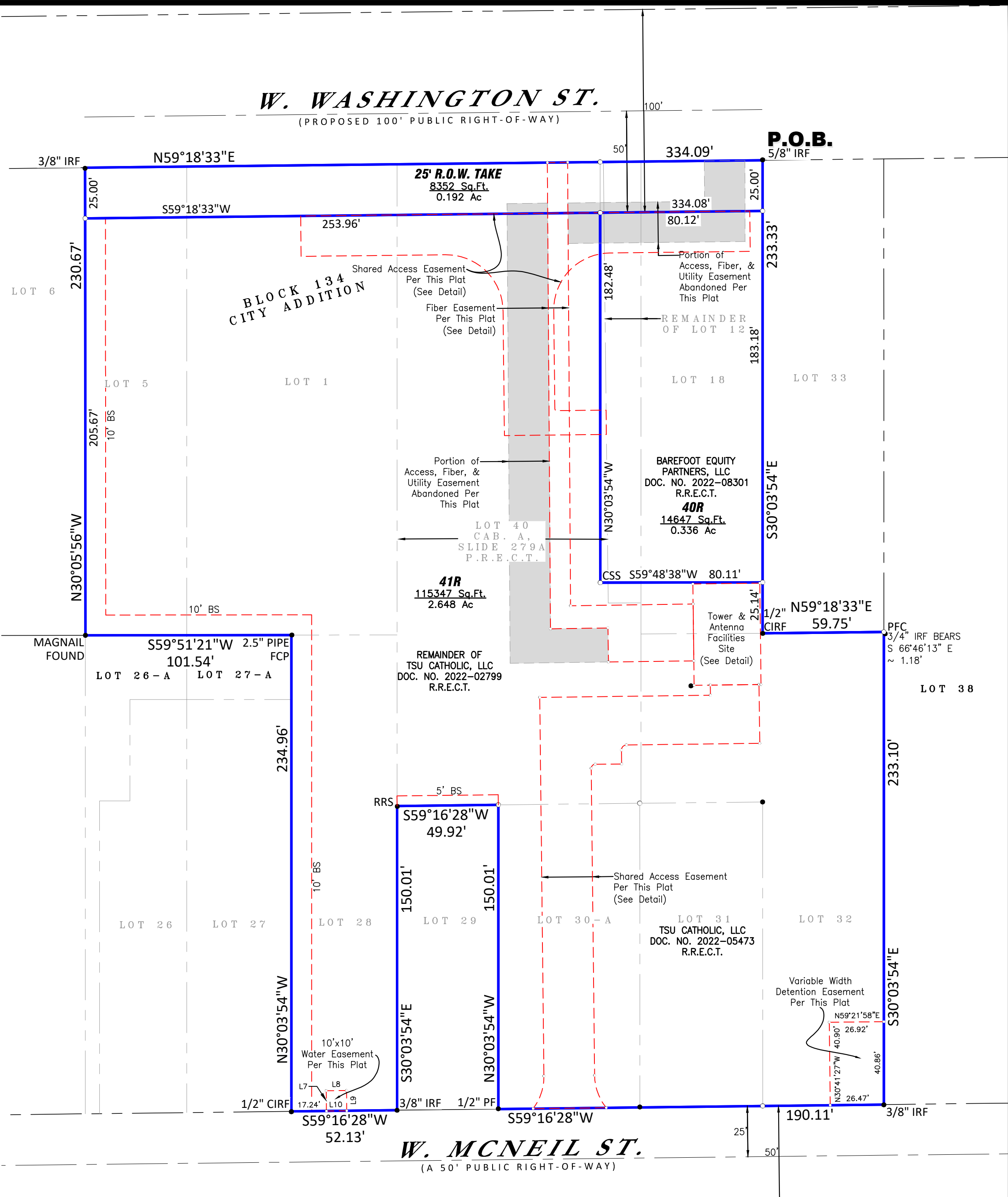
THENCE continuing over and across said Tarleton Catholic, LLC tract, the following courses and distances:

North 30°41'27" West, a distance of 61.50 feet to a point for the beginning of a curve to the left, with a radius of 28.00 feet, and a chord which bears North 75°41'27" West, a distance of 39.60 feet;

With said curve to the left, through a central angle of 90°00'00", an arc distance of 43.98 feet to a point for corner;

North 30°41'27" East, a distance of 12.00 feet to a point in the aforementioned new south right of way line of W. Washington St. for the northwest corner of this tract;

THENCE North 59°18'33" East, with said new south right of way line, a distance of 221.47 feet to the **POINT OF BEGINNING** and containing 7.286 Square Feet or 0.167 of an Acre of Land.



TOWER & ANTENNA SITE FACILITIES SITE DESCRIPTION:

BEING a tract of land in Lots 18 and 31, Block 134 City Addition, 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 (DRECT), same being a portion of that tract of land described in the deed to TSU Catholic, LLC, as recorded in Document No. 2022-027499, 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).

COMMENCING at a 1/2 inch iron rod found for the southeast corner of Lot 18 and the northeast corner of Lot 31;

THENCE North 33°21'55" West, a distance of 24.77 feet to the **POINT OF BEGINNING** and being the northeast corner of this tract;

THENCE South 30°46'11" East, a distance of 50.00 feet to a point for corner;

THENCE South 59°13'49" West, a distance of 33.00 feet to a point for corner;

THENCE North 30°46'11" West, a distance of 50.00 feet to a point for corner;

THENCE North 59°13'49" East, a distance of 33.00 feet to the **POINT OF BEGINNING** and containing 1,650 Square Feet or 0.038 of an Acre of Land.

FIBER EASEMENT DESCRIPTION:

BEING a tract of land in Lots 12 and 18, Block 134 City Addition, 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 (DRECT) and a portion of Lot 40 of said Block 134 of said City Addition, as shown per the replat recorded in Cabinet A, Slide 279A, Plat Records, Erath County, Texas, same being a portion of that tract of land described in the deed to TSU Catholic, LLC, as recorded in Document No. 2022-027499, 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).

COMMENCING at a 5/8 inch iron rod found in the south line of W. Washington St. for the northeast corner of Lot 18 and the northwest corner of Lot 33, also being the northeast corner of said TSU Catholic tract;

THENCE South 59°18'33" West, with the south line of W. Washington St., a distance of 96.18 feet to a point for northeast corner of this tract and the **POINT OF BEGINNING**;

THENCE departing the south line of W. Washington St. over and across said TSU Catholic tract, the following courses and distances:

South 30°26'51" East, a distance of 218.70 feet to a point for corner;

North 59°07'01" East, a distance of 60.40 feet to a point for corner;

South 30°46'11" East, a distance of 28.03 feet to a point for corner;

South 59°07'01" West, a distance of 42.09 feet to a point for corner;

North 30°26'51" East, a distance of 16.81 feet to a point for corner;

South 59°07'01" West, a distance of 28.36 feet to a point for corner;

North 30°26'51" West, a distance of 229.95 feet to a point in the south line of W. Washington St. for the northwest corner of this tract;

THENCE North 59°18'33" East, a distance of 10.00 feet to the **POINT OF BEGINNING** and containing 3,684 Square Feet or 0.085 of an Acre of Land.

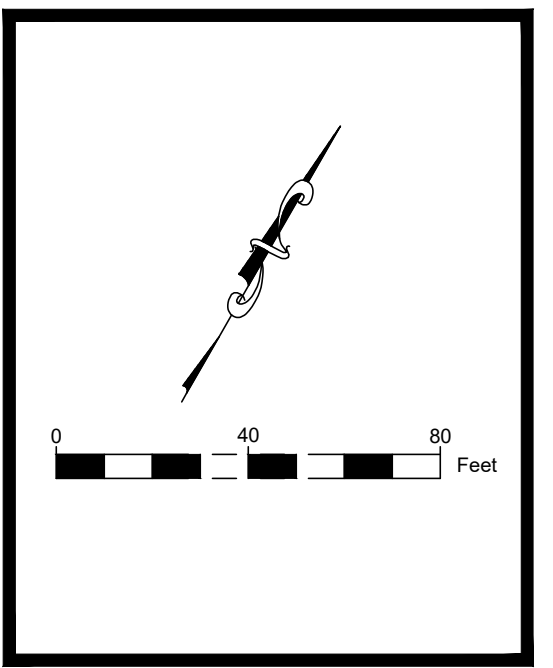
LINE DATA TABLE					
NO.	BEARING	DIST			
L1	N30°46'11"W	5.00'			
L2	S30°41'27"E	6.85'			
L3	S59°18'33"W	13.00'			
L4	N30°52'59"W	16.81'			
L5	S59°07'01"W	28.36'			
L6	N59°18'33"E	10.00'			
L7	N30°26'29"W	10.02'			
L8	N59°33'31"E	10.00'			
L9	S30°26'29"E	9.98'			
L10	S59°16'28"W	10.00'			
L11	S30°41'27"E	19.91'			
L12	N59°18'33"E	24.27'			
L13	S30°41'27"E	12.00'			
L14	N30°41'27"W	19.91'			

CURVE DATA TABLE					
NO.	DELTA	RADIUS	ARC DIST	CHORD BEARING	CHORD DIST
C1	37°56'43"	26.00'	17.22'	N11°43'06"W	16.91'
C2	89°55'16"	2.50'	3.92'	S14°16'11"W	3.53'
C3	90°00'00"	2.00'	3.14'	S14°18'33"W	2.83'
C4	38°00'52"	26.00'	17.25'	S49°41'53"E	16.94'
C5	90°00'00"	28.00'	43.98'	S14°18'33"W	39.60'
C6	90°00'00"	1.00'	1.57'	S75°41'27"E	1.41'
C7	90°00'00"	28.00'	43.98'	N75°41'27"W	39.60'

FINAL PLAT
LOTS 40R & 41R, BLOCK 134
CITY 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

I, Gwinda Jones, Clerk of the County Court of Erath County, Texas, do hereby certify that the foregoing instrument in writing, with its certificate of authentication was filed for record and duly recorded in my office this _____ day of _____, 2023.
 Texas in _____, in the Official Public Records of Erath County.
 Document No. _____, Slide _____
 TO CERTIFY WHICH, WITNESS my hand and seal at the County Court of Erath County, at my office in Erath County, Texas, this date last shown above written.
 Gwinda Jones, Clerk County Court of Erath County, Texas
 Deputy

ACCEPTED AND APPROVED:
 DIRECTOR OF PLANNING AND DEVELOPMENT
 CITY SECRETARY
 DATE



NATIVE CO., LLC
 LAND SURVEYING
 P.O. Box 2406 Stephenville, TX 76401
 zane@nativesurveying.com - 254-834-6695
 TBPLR FIRM No. 10194572