

LEGEND:

..Iron Rod Found ..5/8" Capped Iron Rod Set Marked "NATIVE CO., LLC" D.R.E.C.T......Deed Records, Erath County, Texas O.P.R.E.C.T....Official Public Records, Erath County, Texas

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.
- By scaled location of FEMA FIRM Map No. 48143C0430D, 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 replat was prepared without the benefit of a current commitment for title insurance. Additional easements and/or restrictions may affect the surveyed property.
- All corners are 5/8" Capped Iron Rods Set Marked "NATIVE CO., LLC" unless otherwise noted.

D:\Native Co. Logo\Native Co 1\Native Co\transparent version\Asset 1.png

P.O. Box 2465 Stephenville, Tx 76401

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OWNERS CERTIFICATION:

§ STATE OF TEXAS § COUNTY OF ERATH

BEING all of a tract of land described in the deed to Amistad DQ Company, LTD, as recorded in Document No. 2021-05987, Official Public Records, Erath County, Texas (OPRECT) and intending to be all of Lot 1-B, Block 75, 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, 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

BEGINNING at a 3/8 inch iron rod found in the north right-of-way line of U.S. Highway 377 (S. Loop) for the southeast corner of said Amistad tract and the southwest corner of a tract of land described in the deed to Jai Jalaram Investments, LLC, as recorded in Doc. No. 2012-03761, RRECT, from which a brass disk in concrete marked Texas Department of Transportation bears North 61°18'37" East, a distance of 51.28 feet;

THENCE South 61°18'37" West, with said right-of-way line, a distance of 190.18 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 U.S. Highway 377 and the east right-of-way line of S. Drew Street for the southwest corner of said Amistad tract, from which a railroad spike found in the centerline of said S. Drew St. bears South 61°18'37" West, a distance of 12.50 feet;

THENCE North 31°31′54″ West, with the east right-of-way line of S. Drew St., a distance of 224.26 feet to a damaged 60D nail found and replaced with an IRS for the northwest corner of said Amistad tract and the southwest corner of a tract of land described in the deed to Austin Harris Investments, LLC, as recorded in Document No. 2018-00757, RRECT;

THENCE North 56°24'50" East, with the common line of said Amistad tract and said Austin Harris Investments tract, a distance of 193.51 feet to a laid over 3/8 inch iron rod found replaced with an IRS for the northeast corner of said Amistad tract and being in the west line of the aforementioned Jai

THENCE South 30°42'53" East, with the common line of said Amistad tract and said Jai Jalaram tract and along the west side of a concrete retaining wall, a distance of 240.65 feet to the POINT OF BEGINNING and containing 44,554 Square Feet or 1.023 Acres of Land.

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

THAT, Amistad DQ Company, LTD, acting by and through the undersigned, their duly authorized agent, do hereby adopt this plat designating the herein above described real property as LOT R1-B, BLOCK 75, 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 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.

Amistad DQ Company, LTD - Owner/Reprentative

§ STATE OF TEXAS § COUNTY OF ERATH

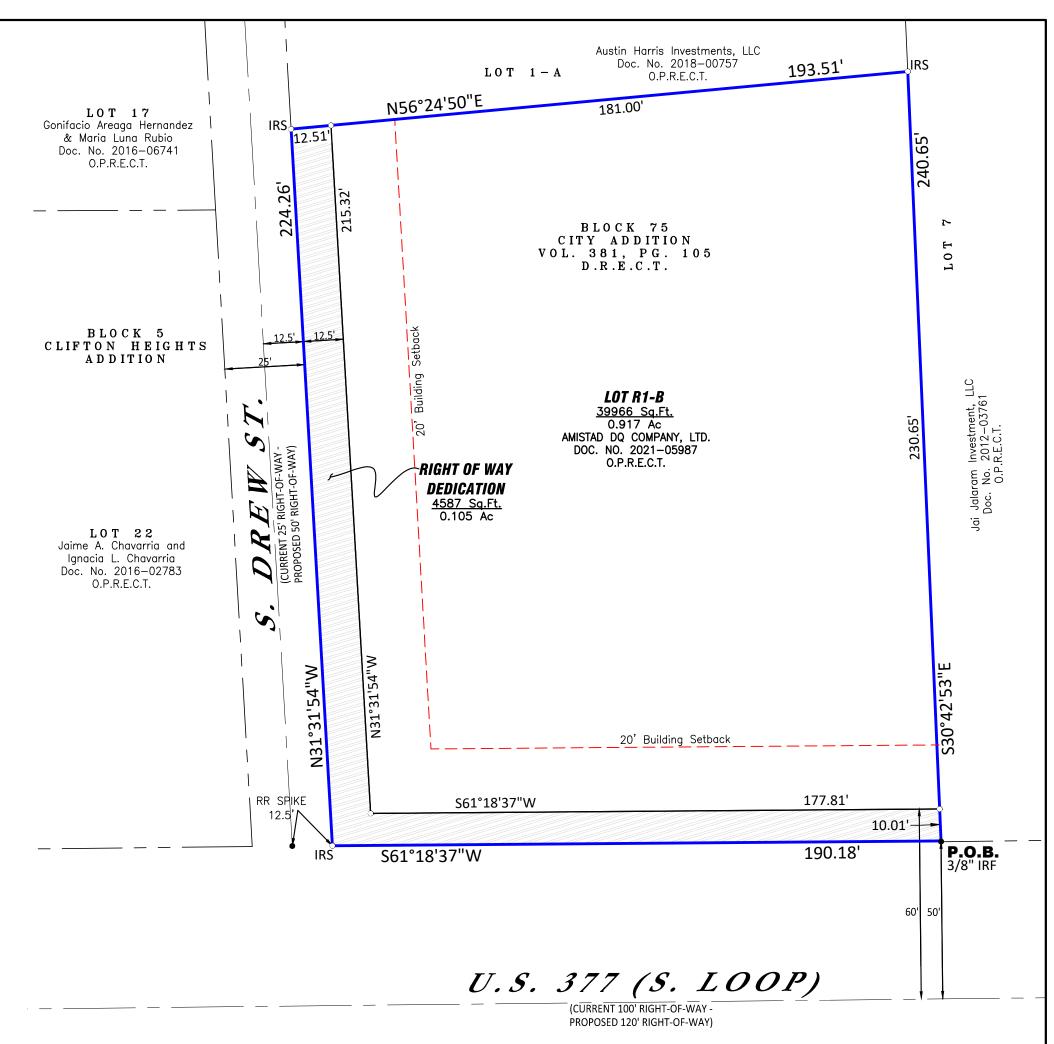
BEFORE ME, the undersigned authority, on this day personally appeared, , known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same for the purposes and consideration therein expressed, in the capacity therein stated, and as the act and deed of said partnership.

GIVEN UNDER MY HAND AND SEAL OF OFFICE on the

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: October 22, 2024

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: 10-22-2024

I, Gwinda Jones, Clerk of the County Court of Erath County, do hereby certify that the foregoing instrument in writing, with its certificate of authentication was filed for record and duly recorded ___day of _______, 2024, at ______, in the Official Public Records of Erath County, Texas in Document No. <u>,</u> Cabinet ____ <u>,</u> Slide ____

TO CERTIFY WHICH, WITNESS my hand and seal at the County Court of Erath County, at my office in Erath County, Texas, the date last shown above written.

Deputy

Gwinda Jones, Clerk County Court of Erath County, Texas

DIRECTOR OF PLANNING AND DEVELOPMENT **CITY SECRETARY**

ACCEPTED AND APPROVED:

REPLAT LOT R1-B, BLOCK 75

CITY ADDITION

AN ADDITION TO THE CITY OF STEPHENVILLE, ERATH COUNTY, TEXAS BEING A REPLAT OF A LOT 1-B, BLOCK 75, 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