

LAND DESCRIPTION

Of an 11.961 acres tract of land out of the M. R. Williams Survey, Abstract No. 804, Erath County, Texas; being part of a certain 63.81 acres tract deeded to SID Partners, LLC in Document No. 2022-00233 of the Official Public Records of Erath County, Texas; being the same 11.961 acres tract deeded to Atwood Distributing L.P. in Document No. 2022-08362 of said Official Public Records; and being further described by metes and bounds as follows:
 Beginning at a set 1/2" iron rod with cap (PRICE SURVEYING) in the east right of way line of U. S. Highway No. 281 and in the west line of said 63.81 acres tract, for the northwest and beginning corner of this tract, from which a found 1/2" iron rod with cap (HUDDLESTON 6334) at the northwest corner of said 63.81 acres tract bears N. 01 deg. 41 min. 13 sec. E. 1097.40 feet.
 Thence leaving said Highway, S. 88 deg. 18 min. 47 sec. E. 932.22 feet to a set 1/2" iron rod with cap (PRICE SURVEYING) in the west right of way line of the G. C. & S. F. Railroad and in the east line of said 63.81 acres tract, for the northeast corner of this tract.
 Thence with the west right of way line of said Railroad and the east line of said 63.81 acres tract, S. 15 deg. 00 min. 46 sec. W. 622.25 feet to a set 1/2" iron rod with cap (PRICE SURVEYING), for the southeast corner of this tract.
 Thence leaving said Railroad, N. 88 deg. 18 min. 47 sec. W. 788.80 feet to a set 1/2" iron rod with cap (PRICE SURVEYING) in the east right of way line of said U. S. Highway No. 281 and in the west line of said 63.81 acres tract, for the southwest corner of this tract.
 Thence with the east right of way line of said Highway, N. 01 deg. 41 min. 13 sec. E. 605.50 feet to the place of beginning.

OWNER'S CERTIFICATE

Now therefore know all men by these presents:

That, Atwood Distributing L.P., owner, does hereby adopt this plat designating the herein described property as Lot 1, Block 1, ATWOODS ADDITION to the City of Stephenville, Erath County, Texas, and does hereby dedicate to the Public use forever, the streets and easements shown thereon. The streets are dedicated for street purposes. The easements shown thereon are hereby reserved for the purposes as indicated. 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 approved, subject to all platting ordinances, rules, regulations and resolutions of The City of Stephenville, Erath County, Texas.

Witness my hand, This the _____ day of _____, 2023

Authorized Signature of Owner / Atwood Distributing L.P.

STATE OF _____

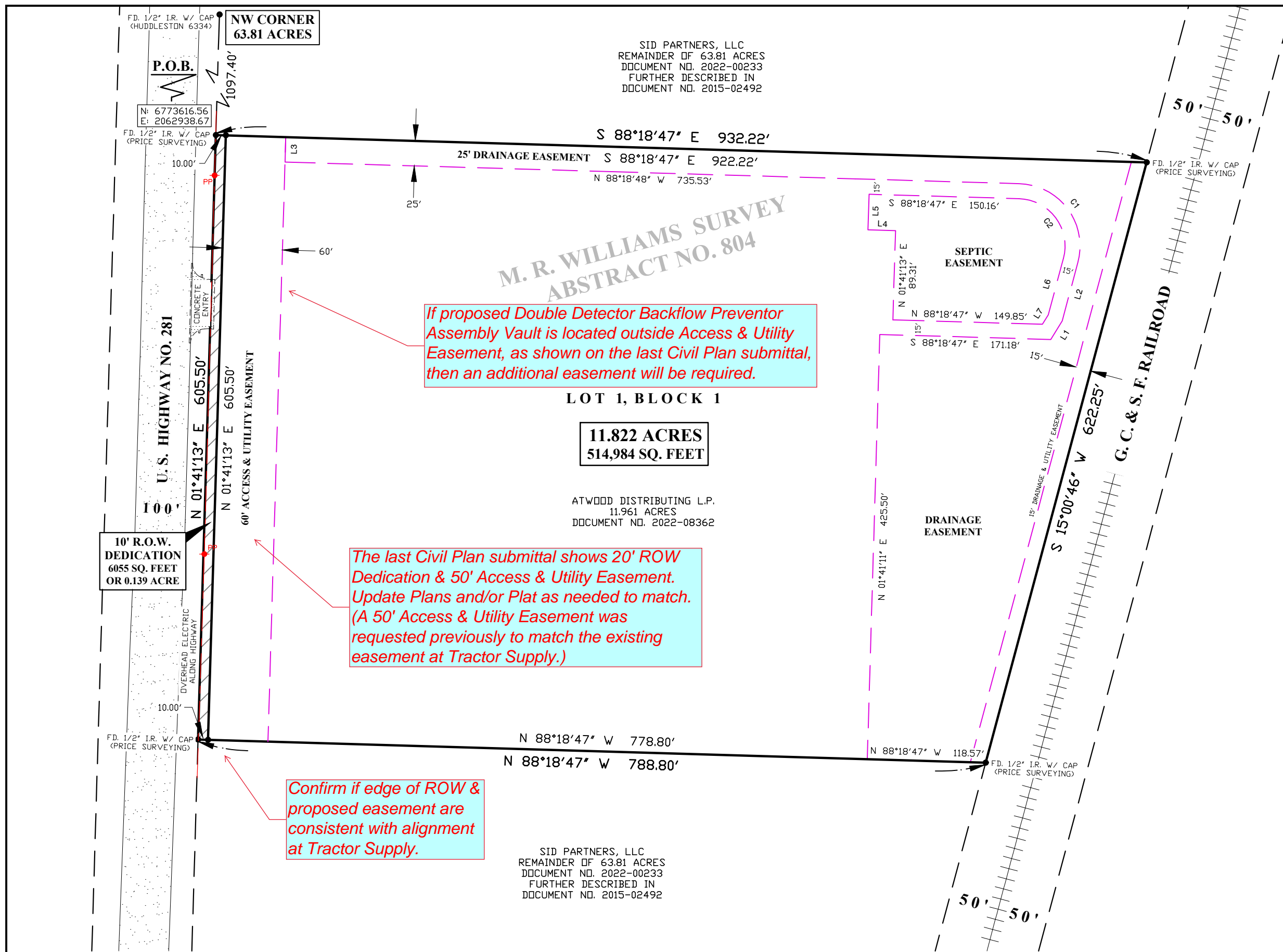
COUNTY OF _____

BEFORE ME, the undersigned, a Notary Public in and for said County and State, on this day personally appeared _____, known to me to be the person(s) whose name(s) is(are) subscribed to the foregoing instrument, and acknowledged to me that he (she) (they) executed the same for the purposes and consideration therein expressed and in the capacity stated.

GIVEN under my hand and seal of office this _____ day of _____, 2023

Signature

My Commission Expires On _____



M. R. WILLIAMS SURVEY
 ABSTRACT NO. 804

If proposed Double Detector Backflow Preventor Assembly Vault is located outside Access & Utility Easement, as shown on the last Civil Plan submittal, then an additional easement will be required.

The last Civil Plan submittal shows 20' ROW Dedication & 50' Access & Utility Easement. Update Plans and/or Plat as needed to match. (A 50' Access & Utility Easement was requested previously to match the existing easement at Tractor Supply.)

Confirm if edge of ROW & proposed easement are consistent with alignment at Tractor Supply.

LINE	BEARING	DISTANCE
L1	N 31°41'15" E	21.86'
L2	N 15°00'46" E	60.80'
L3	N 01°41'13" E	25.00'
L4	N 88°18'47" W	27.52'
L5	N 01°41'13" E	35.69'
L6	S 15°00'46" W	58.61'
L7	S 31°41'15" W	11.00'

CURVE	RADIUS	ARC LENGTH	DELTA ANGLE	CHORD BEARING	CHORD LENGTH
C1	62.50'	112.71'	103°19'33"	N 36°39'01" W	98.05'
C2	47.50'	85.66'	103°19'33"	N 36°39'01" W	74.52'

CITY OF STEPHENVILLE
 ERATH COUNTY, TEXAS

Director of Development Services

Date of Approval

Attest: _____, City Secretary

Date

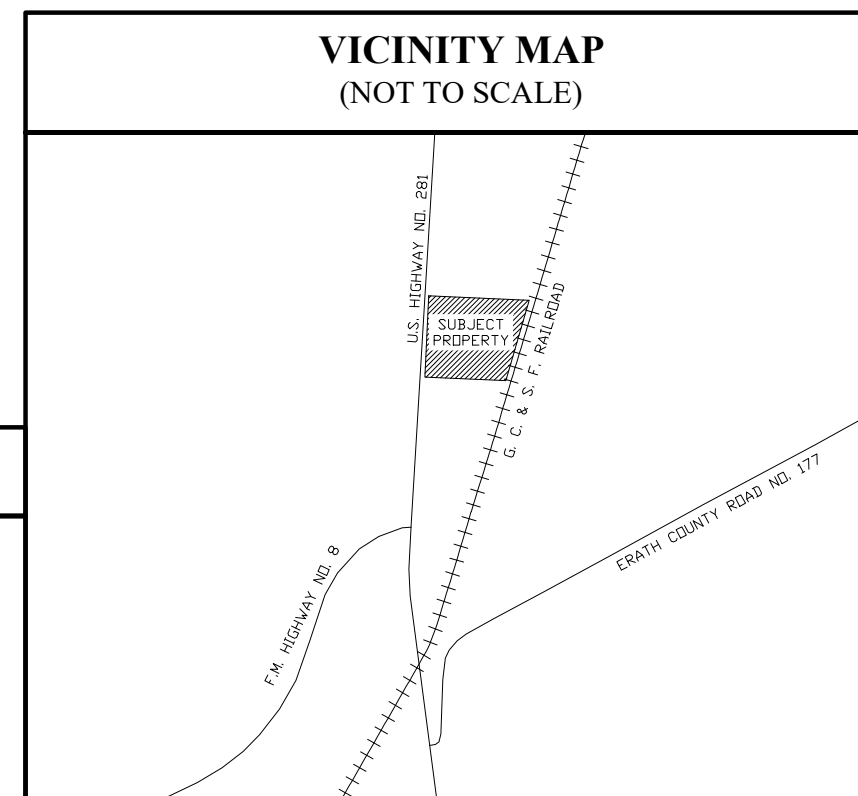
SURVEYOR'S CERTIFICATE

THIS is to certify that I, MATTHEW K. PRICE, A Registered Professional Land Surveyor of the State of Texas, have plotted the above property from an actual survey on the ground and that all lot corners, angle points, and points of curve will be properly marked on the ground, and that this plat correctly represents that survey made by me or under my direct supervision during MAY & DECEMBER 2022.

Matthew K. Price
 Matthew K. Price, R.P.L.S. No. 6284
 JN23132 18009.CRD FN220681



**VICINITY MAP
 (NOT TO SCALE)**



PRELIMINARY PLAT

**LOT 1, BLOCK 1
 ATWOODS ADDITION**

OF AN 11.961 ACRES TRACT OF LAND OUT OF
 THE M. R. WILLIAMS SURVEY,
 ABSTRACT NO. 804, ERATH COUNTY, TEXAS

OWNER	SURVEYOR
Atwood Distributing L.P. 500 S. Garland Road Enid, OK 73703	Matthew K. Price Price Surveying, LP FIRM# 10194051 1100 E Washington Street Stephenville, TX 76401 254-965-5489

NOTE: THIS PROPERTY IS LOCATED WITHIN ZONE "X" (AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN) ACCORDING TO F.I.R.M. PANEL 48143C0430D, EFFECTIVE NOVEMBER 16, 2011

BEARING BASIS:
 TEXAS STATE PLANE COORDINATE SYSTEM, NAD83
 NORTH CENTRAL TX ZONE, US SURVEY FOOT

NOTE: ALL DISTANCES ARE SURFACE DISTANCES

NOTE: ALL CORNERS ARE SET 1/2" IRON RODS WITH CAP (PRICE SURVEYING) UNLESS OTHERWISE NOTED

