

**Final Plat**  
of a **Reglat of**  
Lot 17 of Block 75  
to  
**Lot 18 & Lot 19 of Block 75**  
in the City of **Stephenville, Erath County, Texas**

State of Texas,  
County of Erath.

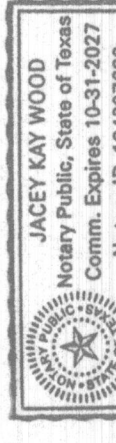
All that certain 5.39 acre tract of land, being all of Lot 17 of Block 75 of the City of Stephenville, Texas, as shown on a plat of Lot 17 recorded in Cabinet B, Slide 77B and recorded in document number 2024-00048 of the official public records of Erath County, Texas, and described as follows:

Beginning at a concrete monument in the west-right of way of U.S. Highway No. 281, at the northeast corner of Lot 17, for the northeast corner of this tract:  
Thence along the east line of Lot 17 and the west-right of way of U.S. Highway No. 281 and a cutback intersection of U.S. Highway No. 281 and U.S. Highway No. 377 as shown on a plat of Lot 17 recorded in Cabinet B, Slide 77B and recorded in document number 2024-00048 of the official public records of Erath County, Texas, and described as follows:  
S 20°18'46" E, 103.17' to a concrete monument;  
S 12°18'47" E, 233.48' to a brass capped concrete monument;  
S 23°17'17" W, 121.20' to a brass capped concrete monument;  
S 49°47'17" W, 69.45' to a 3/8" iron rod found at the southwest corner of this tract;  
Thence along the south line of this tract:  
S 11°29'05" W, 143.29' to a 3/8" iron rod found at the southwest corner of this tract;  
Thence S 59°26'49" W, along the south line of this tract 4.282 acres tract 276.15' to a 1" iron rod found at a corner of Lot 17, the northeast corner of a tract described in deed from Sundarp Singh to Austin Harris Investments, dated February 13, 2018, and recorded in document number 2018-00757 of the official public records of Erath County, Texas, and described as follows:  
Thence S 69°41'26" W, along the south line of Lot 17, 200.25' to a capped 3/8" iron rod found in the east line of Drew Street, at the southwest corner of Lot 17, for the most westerly northwest corner of this tract;  
Thence S 69°41'26" W, along the south line of Lot 17, 200.25' to a capped 3/8" iron rod found at the northeast corner of Lot 17, for the most easterly northwest corner of this tract;  
Thence S 30°52'32" W, along the west line of Lot 17, 126.81' to a capped 3/8" iron rod found at the most northerly northwest corner of Lot 17, for the most northerly northwest corner of this tract;  
Thence N 77°41'39" E, along the north line of Lot 17, 604.83' to the point of beginning and containing 5.39 acres of land.

Now, therefore, know all men by these presents:  
That I, Greg Barron, 18 years of age, of the County of Erath, State of Texas, do hereby dedicate to the public use of the streets, alleys, parks, and the public places shown hereon. The easements shown hereon are hereby reserved for the purposes as indicated. No buildings, fences, or other improvements shall be erected or placed on the land shown hereon without the express written consent of the City of Stephenville, Texas. All public utility shall have the right to remove and keep removed all or part of any buildings, fences, trees, or other improvements or growth which in any way endanger or interfere with the right of ingress and egress to or from any premises shown hereon, and to install, maintain, and operate any public utility systems without the necessity of any permit or agreement to or from any person shown hereon, and to use any easements shown hereon for the purpose of installing and maintaining water, sewer, electrical, natural gas, or other public utility systems. This plat approved subject to all planning ordinances, rules, regulations, and resolutions of the City of Stephenville, Texas.

Witness my hand at Stephenville, Erath County, Texas, this 12th day of September, 2024.

Greg Barron  
Approved & Accepted  
City Secretary



The State of Texas,  
County of Erath.

I, Kenneth D. Lesterwood, a Notary Public in and for said County and State, on this day personally appeared Greg Barron known 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 considerations therein stated.

Given under my hand and seal of office, this 12th day of September, 2024.

Notary Public in and for Erath County, Texas.

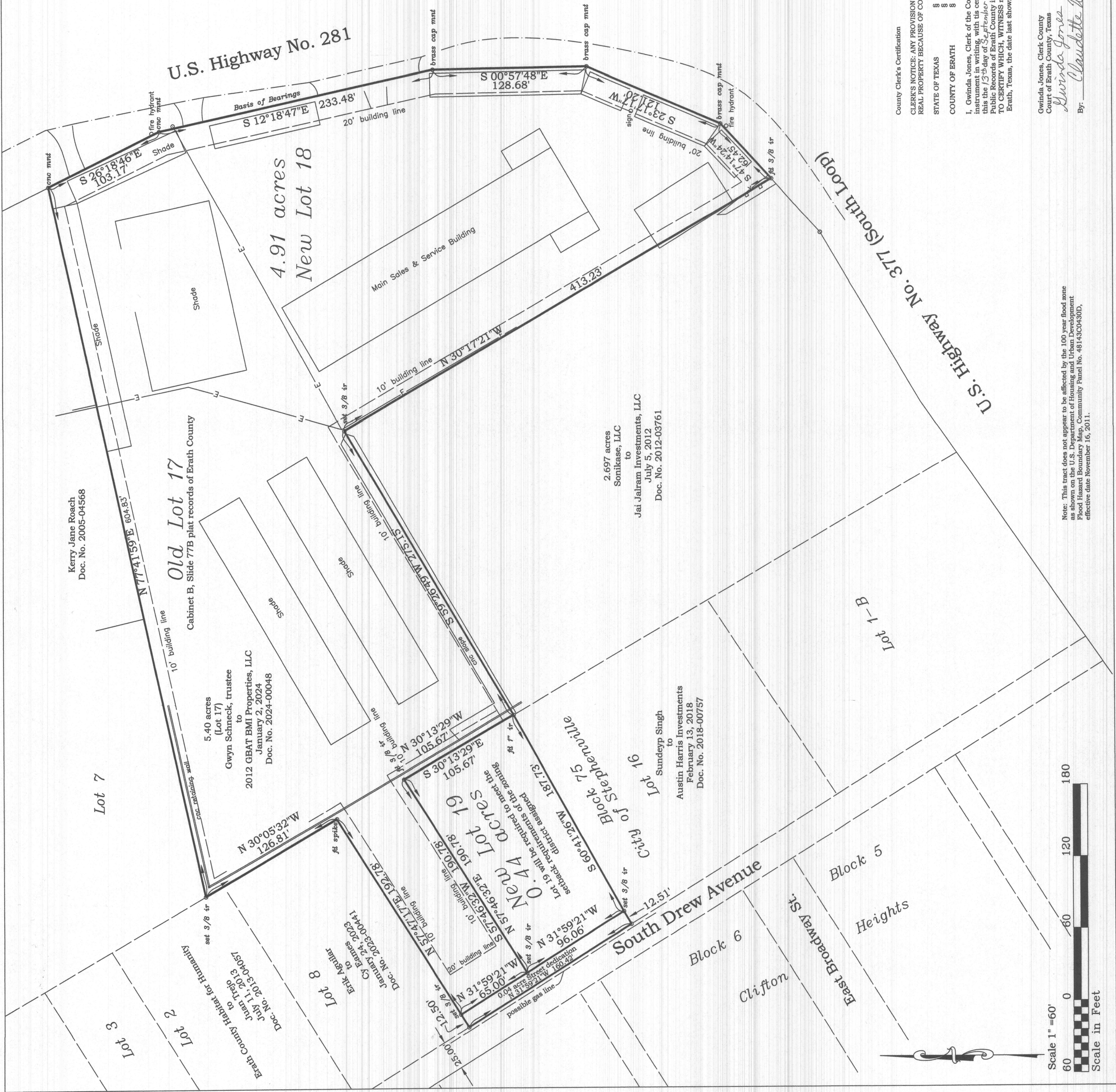
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Given under my hand and seal of office, this 12th day of September, 2024.



Kenneth D. Lesterwood  
Notary Public  
384 FR 829  
(254) 968-5539



County Clerk's Certification  
I, Gwendolyn Jones, Clerk of Erath County, Texas, do hereby certify that the foregoing instrument is a true and correct copy of the original instrument as recorded in my office.

TO CERTIFY WHICH, WITNESS my hand and seal at the County Court of Erath County, at my office in Erath, Texas, this 12th day of September, 2024.

Gwendolyn Jones, Clerk of Erath County

Gwendolyn Jones  
County Clerk

By: Claudette White, Deputy



Note: This tract does not appear to be affected by the 100-year flood zone as shown on the U.S. Department of Housing and Urban Development Community Flood Map No. 161659404B, effective date November 16, 2011.

