

DEVELOPER/SUBDIVIDER:  
KEEWAYDIN DEVELOPMENTS, LLC.  
159 S. GRAHAM ST.  
STEPHENVILLE, TEXAS 76401  
254-918-7500

**METES AND BOUNDS OF SUBDIVISION**

BEING 6.903 acres of land, all of Lot 15, Block 19, South Side Addition to the City of Stephenville, Erath County, Texas, according to the replat showing Lots 14 and 15 recorded in Cabinet B, Slide 71A, Plat Records, Erath County, Texas, which is a replat of a portion of Lot 1, Block 19, Southside Addition, an addition to the City of Stephenville, Erath County Texas, according to King's 1956 Map as adopted in Volume 381, Page 105, Deed Records, Erath County, Texas, and said 6.903 acre tract is more particularly described in metes and bounds as follows:

**BEGINNING** at a 5/8 inch smooth metal rod found at the southeasterly corner of this described tract, at the southerly end of a "clip corner" at the intersection of the northeasterly right-of-way line of South Harbin Drive and the southeasterly right-of-way line of West Swan Street;

**THENCE** North 12° 09' 36" East 62.46 feet along said "clip corner" of right-of-way and the westerly line of said Lot 15 to a set 1/2 inch rebar rod with cap marked "18M BOUNDARY" (henceforth referred to as a SET REBAR) for the northerly corner of said "clip corner" and a southeasterly corner of said Lot 15, and from which a found nail (boundary control point) bears North 12° 09' 36" East 5.03 feet;

**THENCE** North 60° 20' 31" East 638.61 feet along said southeasterly right-of-way line of West Swan Street and the northerly line of said Lot 15 to a SET REBAR for the most northerly corner of said Lot 15, same being the most westerly corner of a tract of land to James O. Bachus and wife, Kimberly G. Bachus, Trustees of the James O. Bachus Family Trust, described in a deed recorded in Volume 915, Page 760, Official Public Records, Erath County, Texas;

**THENCE** South 29° 41' 23" East 410.59 feet along the northerly line of said Lot 15 and the westerly line of said Bachus tract to a SET REBAR in the northerly right-of-way line of the Fort Worth and Western Railroad (100 feet wide right-of-way) as conveyed in Document No. 2015-00914, Official Public Records, Erath County, Texas, for the most easterly corner of said Lot 15 and the most southerly corner of said Bachus tract;

**THENCE** South 35° 10' 43" West 395.84 feet along the southeasterly line of said Lot 15, same being said northerly line of said railroad right-of-way to a found 5/8 inch smooth metal rod at the intersection of said railroad right-of-way and said northeasterly right-of-way line of South Harbin Drive;

**THENCE** along said northeasterly right-of-way line of South Harbin Drive the following calls:

- North 74° 38' 26" West 131.51 feet to a found 5/8 inch smooth metal rod;
- South 15° 35' 36" West 10.19 feet to a found 5/8 inch smooth metal rod, the beginning of a non-tangent curve to the right which has a radius of 786.91 feet, a curve length of 500.59 feet, a deflection angle of 37° 23' 37", and subtended by a chord with bearing and length of North 56° 07' 12" West 491.75 feet;
- Along said curve to the right 500.59 feet (said curve length) to the PLACE OF BEGINNING and containing 6.903 acres (300,714 square feet, more or less) of land.

**BLOCK A**

LOT NO.	AREA (SQ. FT.)	AREA (ACRES)	PERI-METER
1	4,716	0.108	282.64
2	1,585	0.036	220.08
3	1,585	0.036	220.08
4	1,585	0.036	220.08
5	1,585	0.036	220.08
6	2,908	0.067	248.54
7	3,631	0.083	267.81
8	1,631	0.037	227.96
9	1,644	0.038	226.72
10	1,644	0.038	226.72
11	1,615	0.037	223.54
12	2,933	0.067	253.45
13	3,091	0.071	244.98
14	2,959	0.068	250.94
15	1,619	0.037	224.20
16	1,619	0.037	224.20
17	3,096	0.071	258.94
18	3,091	0.071	258.48
19	1,608	0.037	223.09
20	1,588	0.036	220.68
21	1,588	0.036	220.68
22	1,608	0.037	223.09
23	5,000	0.115	292.55

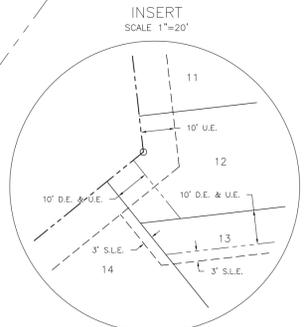
LINE NO.	LENGTH	DIRECTION
L1	14.20'	S74°26'48"E
L2	17.04'	S29°41'23"W
L3	17.04'	S29°41'23"W
L4	17.04'	S29°41'23"W
L5	17.04'	S29°41'23"W
L6	17.04'	S29°41'23"W
L7	17.04'	S29°41'23"W
L8	17.04'	S29°41'23"W
L9	17.04'	S29°41'23"W
L10	31.27'	S29°41'23"W
L11	31.27'	S29°41'23"W
L12	21.65'	S29°41'23"W
L13	19.66'	S29°41'23"W
L14	9.33'	S29°41'23"W
L15	8.46'	N06°31'25"W
L16	17.04'	N06°31'25"W
L17	17.04'	N06°31'25"W
L18	17.04'	N06°31'25"W
L19	10.60'	N06°31'25"W
L20	13.80'	N51°02'32"E
L21	17.04'	N51°02'32"E
L22	17.04'	N51°02'32"E
L23	40.04'	N51°02'32"E
L24	5.15'	N51°02'32"E
L25	37.56'	N29°00'50"E
L26	17.04'	N29°00'50"E
L27	17.04'	N29°00'50"E
L28	17.04'	N29°00'50"E
L29	17.04'	N29°00'50"E
L30	13.86'	S65°03'04"W
L31	14.17'	N15°10'42"E

LINE NO.	LENGTH	DIRECTION
L32	17.04'	S29°41'23"W
L33	17.04'	S29°41'23"W
L34	17.04'	S29°41'23"W
L35	17.04'	S29°41'23"W
L36	17.04'	S29°41'23"W
L37	17.04'	S29°41'23"W
L38	17.04'	S29°41'23"W
L39	17.04'	S29°41'23"W
L40	31.27'	S29°41'23"W
L41	31.27'	S29°41'23"W
L42	21.54'	S29°41'23"W
L43	31.27'	S29°41'23"W
L44	17.04'	S29°41'23"W
L45	17.04'	S29°41'23"W
L46	17.04'	S29°41'23"W
L47	17.04'	S29°41'23"W
L48	7.50'	S29°41'23"W
L49	12.73'	S36°10'43"W
L50	19.99'	S36°10'43"W
L51	17.04'	S36°10'43"W
L52	17.04'	S36°10'43"W
L53	17.04'	S36°10'43"W
L54	17.04'	S36°10'43"W
L55	17.04'	S36°10'43"W
L56	17.04'	S36°10'43"W
L57	22.43'	S36°10'43"W
L58	13.86'	N27°11'24"W
L59	10.19'	S19°35'36"W

**BLOCK B**

LOT NO.	AREA (SQ. FT.)	AREA (ACRES)	PERI-METER
1	7,282	0.167	382.67
2	2,437	0.056	320.08
3	2,437	0.056	320.08
4	2,437	0.056	320.08
5	2,437	0.056	320.08
6	4,472	0.103	348.54
7	4,472	0.103	348.76
8	2,451	0.056	321.95
9	2,485	0.057	326.21
10	2,543	0.058	335.26
11	2,625	0.060	343.26
12	7,827	0.180	430.51
13	8,115	0.186	479.15
14	3,591	0.082	453.72
15	3,435	0.079	440.58
16	9,871	0.227	478.48
17	10,013	0.230	441.23
18	2,455	0.056	322.50
19	2,439	0.056	320.49
20	4,505	0.103	351.57
21	4,663	0.107	362.41
22	2,650	0.061	345.71
23	2,718	0.062	353.14
24	2,758	0.063	357.65
25	2,773	0.064	359.33
26	8,334	0.191	435.78

CURVE NO.	ARC LENGTH	RADIUS	ANGLE	TANGENT	CHORD BEARING	CHORD LENGTH
C1	36.45'	175.00'	11°56'07"	18.29'	S23°43'20"E	36.39'
C2	17.23'	175.00'	5°38'33"	8.62'	S14°56'00"E	17.23'
C3	17.07'	175.00'	5°35'18"	8.54'	S9°19'04"E	17.06'
C4	17.07'	175.00'	5°35'18"	8.54'	S3°43'46"E	17.06'
C5	17.23'	175.00'	5°38'33"	8.62'	S1°53'09"W	17.23'
C6	32.67'	175.00'	10°41'52"	16.39'	S10°03'22"W	32.63'
C7	80.42'	175.00'	26°19'50"	40.93'	S28°34'13"W	79.72'
C8	31.40'	175.00'	10°16'45"	15.74'	S46°52'30"W	31.35'
C9	5.27'	175.00'	1°43'35"	2.64'	N52°52'40"E	5.27'
C10	11.78'	250.00'	2°41'56"	5.89'	N52°23'30"E	11.77'
C11	17.05'	250.00'	3°54'31"	8.53'	N49°05'16"E	17.05'
C12	23.96'	250.00'	5°29'28"	11.99'	S44°23'16"W	23.95'
C13	20.91'	250.00'	4°47'34"	10.46'	S39°14'45"W	20.91'
C14	17.13'	250.00'	3°55'37"	8.57'	N34°53'10"E	17.13'
C15	17.05'	250.00'	3°54'31"	8.53'	N30°58'05"E	17.05'
C16	17.05'	250.00'	3°54'31"	8.53'	N27°03'34"E	17.05'
C17	17.13'	250.00'	3°55'37"	8.57'	N23°08'30"E	17.13'
C18	9.81'	250.00'	2°14'51"	4.90'	S20°03'16"W	9.81'
C19	93.62'	766.91'	6°59'41"	46.87'	N64°57'25"W	93.57'
C20	9.73'	225.00'	2°28'44"	4.87'	S28°27'02"E	9.73'
C21	17.10'	225.00'	4°21'18"	8.56'	S25°02'01"E	17.10'
C22	17.26'	225.00'	4°23'43"	8.63'	S20°39'30"E	17.26'
C23	17.53'	225.00'	4°27'48"	8.77'	S16°15'45"E	17.52'
C24	17.92'	225.00'	4°33'49"	8.97'	S11°42'57"E	17.92'
C25	17.00'	225.00'	4°19'44"	8.50'	S7°16'10"E	17.00'
C26	21.30'	225.00'	5°25'25"	10.66'	S23°36'36"E	21.29'
C27	17.07'	225.00'	4°20'50"	8.54'	S22°32'37"W	17.07'
C28	17.05'	225.00'	4°20'27"	8.53'	S6°50'10"W	17.04'
C29	34.93'	225.00'	8°53'42"	17.50'	N13°27'14"E	34.90'
C30	41.92'	225.00'	10°40'31"	21.02'	S23°14'20"W	41.86'
C31	17.12'	225.00'	4°21'37"	8.57'	S30°45'24"W	17.12'
C32	17.05'	225.00'	4°20'29"	8.53'	S35°06'27"W	17.04'
C33	31.42'	225.00'	8°00'04"	15.74'	N41°16'44"E	31.40'
C34	32.15'	225.00'	8°11'09"	16.10'	N49°22'02"E	32.12'
C35	1.98'	225.00'	0°16'33"	0.54'	S53°36'11"W	1.98'
C36	16.59'	200.00'	4°45'12"	8.30'	S51°21'51"W	16.59'
C37	17.33'	200.00'	4°57'50"	8.67'	S46°30'20"W	17.32'
C38	17.12'	200.00'	4°54'19"	8.57'	S41°34'16"W	17.12'
C39	17.05'	200.00'	4°53'01"	8.53'	N36°40'35"E	17.04'
C40	53.42'	200.00'	10°18'14"	26.87'	N26°34'57"E	53.26'
C41	15.19'	766.91'	1°08'56"	7.60'	N74°15'08"W	15.19'
C42	136.70'	225.00'	34°48'37"	70.53'	S36°20'09"W	136.61'
C43	291.23'	200.00'	8°25'51"	178.29'	N12°01'32"E	286.17'
C44	70.01'	766.91'	5°13'48"	35.03'	S71°04'10"E	69.98'
C45	321.77'	766.91'	24°22'21"	163.29'	N49°28'24"W	319.41'
C46	500.59'	766.91'	37°23'57"	259.58'	S56°07'12"E	491.75'



**PLAT NOTES:**

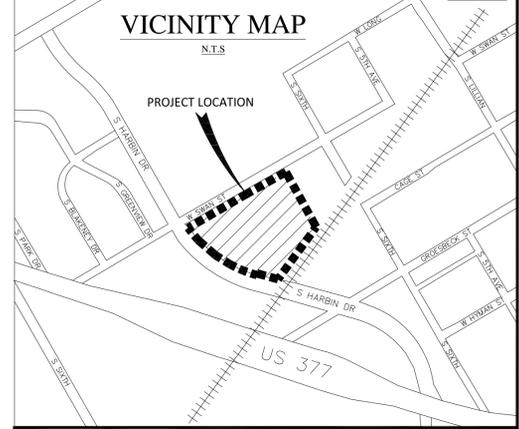
- AREA OF SUBDIVISION IS 6.903 ACRES (TARLETON CROSSING = 4.550 ACRES AND LOT 15R = 2.353 ACRES), AREA OF ALL PUBLIC R.O.W. DEDICATION IS 0.736 ACRES.
- NO PORTION OF THIS SUBDIVISION LIES WITHIN THE 100-YEAR FLOODPLAIN ACCORDING TO ERATH COUNTY FEMA FIRM MAP NO. 48143-C-043-0-D EFFECTIVE NOVEMBER 11, 2011.
- NO LAND WITHIN THIS SUBDIVISION WILL BE DEDICATED FOR PARKS, OR OPEN SPACE.
- THIS SUBDIVISION IS LOCATED ENTIRELY WITHIN THE CITY LIMITS OF THE CITY OF STEPHENVILLE, TEXAS.
- BUILDING SETBACK LINES SHALL COMPLY WITH CURRENT CITY OF STEPHENVILLE ZONING REGULATIONS.
- UPON COMPLETION OF THE SUBDIVISION STREETS, BURIED UTILITIES, AND FINAL GRADING, MONUMENTATION WILL BE SET AS FOLLOWS: CENTERLINE MARKERS ARE MAGNALS WITH WASHERS; LOT CORNERS ARE 1/2" REBAR RODS WITH PLASTIC CAPS MARKED "J&M BOUNDARY".
- IF OBSTACLES (FENCES, TRANSFORMERS, OPEN TRENCHES, ETC.) ARE ENCOUNTERED DURING THE COURSE OF SETTING MONUMENTATION, THOSE AFFECTED LOT CORNERS WILL BE SET AT AN OFFSET ALONG THEIR RESPECTIVE LOT LINES AT A WHOLE FOOT INTERVAL BETWEEN 1 AND 6 FEET. SURVEYOR WILL SET SAID OFFSET AS CLOSE AS PRACTICAL TO ACTUAL LOT CORNER AND KEEP RECORD OF THE FINAL STAKED LOCATION.
- ALL RETAINING WALL EASEMENTS ARE PRIVATE.
- NO EXISTING PIPELINES OR EASEMENTS FOR SUCH ARE LOCATED ON THIS PROPERTY.
- 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.

**LOT 15R & TARLETON CROSSING**  
A REPLAT OF LOT 15, BLOCK 19, SOUTHSIDE ADDITION, CITY OF STEPHENVILLE, ERATH COUNTY, TEXAS, PER CABINET B, SLIDE 71A, PLAT RECORDS, ERATH COUNTY, TEXAS, WHICH IS A REPLAT OF A PORTION OF LOT 1, BLOCK 19, SOUTHSIDE ADDITION, CITY OF STEPHENVILLE, ERATH COUNTY, TEXAS, ACCORDING TO KING'S 1956 MAP AS ADOPTED IN VOLUME 381, PAGE 105, DEED RECORDS, ERATH COUNTY, TEXAS

**BASIS OF BEARINGS:**  
BEARINGS, DISTANCES AND COORDINATES SHOWN HEREON ARE BASED ON GRID NORTH REFERENCING THE TEXAS STATE PLANE COORDINATE SYSTEM, NORTH CENTRAL ZONE, AND NAD 83 AS DETERMINED FROM GPS SURVEY DATA. DISTANCES CAN BE CONVERTED TO SURFACE BY MULTIPLYING EACH BY THE COMBINED SCALE FACTOR OF 1.00007836.

**LEGEND**

- SUBDIVISION BOUNDARY
- ADJACENT PROPERTY
- PROPOSED LOT LINES
- PROP. STREET R.O.W.
- EXIST. STREET R.O.W.
- PROP. UTILITY EASEMENTS
- EXIST. UTILITY EASEMENTS
- APPROX. SECTION LINE
- SET 1/2 INCH REBAR ROD WITH PLASTIC CAP MARKED "J&M BOUNDARY"
- SET MAGNAIL WITH METAL WASHER
- FOUND 5/8 INCH SMOOTH METAL ROD (UNLESS OTHERWISE NOTED)
- BCM = BOUNDARY CONTROL MONUMENT
- B.S.L. = BUILDING SETBACK LINES
- M.A.E. = MAINTENANCE ACCESS EASEMENT
- R.W.E. = RETAINING WALL EASEMENT
- S.L.E. = STREET LIGHT EASEMENT
- D.E. = DRAINAGE EASEMENT
- U.E. = UTILITY EASEMENT
- D.R. = DEED RECORDS, ERATH CO., TX.
- P.R. = PLAT RECORDS, ERATH CO., TX.
- O.P.R. = OFFICIAL PUBLIC RECORDS, ERATH CO., TEXAS



COUNTY CLERK  
I CERTIFY THAT THE SUBDIVISION PLAT DESCRIBED HEREIN WAS FILED FOR RECORD ON

APPROVED AND ACCEPTED  
DIRECTOR OF DEVELOPMENT SERVICES

DATE FILE NUMBER  
COUNTY CLERK COUNTY TEXAS ATTEST: CITY SECRETARY  
DEPUTY DATE

**OWNER'S CERTIFICATE AND DEDICATION**

THE UNDERSIGNED MANAGING MEMBER OF THE HEREINAFTER DESCRIBED REAL PROPERTY HAS CAUSED SUCH PROPERTY TO BE SURVEYED AND PLATTED AND TO BE SUBDIVIDED INTO BLOCKS, LOTS, STREETS AND ALLEYS UNDER THE NAME OF

**LOT 15R & TARLETON CROSSING**  
A REPLAT OF LOT 15, BLOCK 19, SOUTHSIDE ADDITION, CITY OF STEPHENVILLE, ERATH COUNTY, TEXAS, PER CABINET B, SLIDE 71A, PLAT RECORDS, ERATH COUNTY, TEXAS, WHICH IS A REPLAT OF A PORTION OF LOT 1, BLOCK 19, SOUTHSIDE ADDITION, CITY OF STEPHENVILLE, ERATH COUNTY, TEXAS, ACCORDING TO KING'S 1956 MAP AS ADOPTED IN VOLUME 381, PAGE 105, DEED RECORDS, ERATH COUNTY, TEXAS

AS SHOWN ON THE ATTACHED PLAT AND DO HEREBY DEDICATE TO THE PUBLIC FOREVER FOR ALL PUBLIC PURPOSES THE STREETS, ALLEYS, LANES, EASEMENTS, PARKS AND OTHER PUBLIC LANDS SHOWN THEREIN THE LANDS INCLUDED WITHIN SUCH PLAT OR SUBDIVISION ARE DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

SEE METES & BOUNDS DESCRIPTION SHOWN HEREON

EXECUTED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_ A.D. 2022

TAYLOR KANUTE  
KEEWAYDIN DEVELOPMENTS, LLC.

**ACKNOWLEDGEMENT**

THE STATE OF TEXAS:  
COUNTY OF ERATH:  
BEFORE ME, THE UNDERSIGNED AUTHORITY IN AND FOR SAID COUNTY AND STATE ON THIS DAY PERSONALLY APPEARED

TAYLOR KANUTE  
KNOWN TO ME TO BE THE PERSON AND MANAGING MEMBER WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT AND ACKNOWLEDGED TO ME THAT THE SAME WAS THE ACT OF THE SAID

KEEWAYDIN DEVELOPMENTS, LLC.  
A LIMITED LIABILITY CORPORATION, AND THAT HE EXECUTED THE SAME AS THE ACT OF SUCH CORPORATION FOR THE PURPOSES AND CONSIDERATION THEREIN EXPRESSED AND IN THE CAPACITY THEREIN STATED.