

RIDHA BERRICHE & NEZIHA BERRICHE  
11.87 ACRES  
DOCUMENT NO. 2013-04401

CITY OF STEPHENVILLE  
ERATH COUNTY, TEXAS

**LAND DESCRIPTION**

Of a 1.269 acres tract of land out of Lot 1 and Lot 2 in Block 85 of the City of Stephenville, Erath County, Texas, according to King's 1956 Map of Stephenville, adoption and dedication thereof recorded in Volume 381, Page 105 of the Deed Records of Erath County, Texas; being all of a certain 1.27 acres tract deeded to Kenneth W. Hayes and Lora A. Hayes in Volume 1317, Page 1135 of the Official Public Records of Erath County, Texas; and being further described by metes and bounds as follows:

Beginning at a found 1/2" iron pipe in the west line of Clark Lane, at the northeast corner of said Lot 1 and at the southeast corner of said Lot 2, for the beginning corner of this tract.

Thence along the west line of said Clark Lane, S. 20 deg. 37 min. 42 sec. E. 355.02 feet to a set 1/2" iron rod with cap (PRICE SURVEYING) in the northwest right of way line of East Washington Street and at the southeast corner of said Lot 1, for the southeast corner of this tract.

Thence with the northwest right of way line of said East Washington Street, S. 50 deg. 04 min. 49 sec. W. 150.00 feet to a found 3/8" iron rod in the south line of said Lot 1 and at the southerly southeast corner of a certain 11.87 acres tract deeded to Ridha Berriche and Neziha Berriche in Document No. 2013-04401 of said Official Public Records, for the southwest corner of this tract.

Thence leaving said East Washington Street, N. 19 deg. 32 min. 13 sec. W. 437.73 feet to a found 3/8" iron rod in the north line of said Lot 1, in the south line of said Lot 2 and at an inner corner of said 11.87 acres tract, for the northwest corner of this tract.

Thence with the common line of said Lot 1 and said Lot 2, N. 83 deg. 17 min. 29 sec. E. 42.41 feet to a found 1/2" iron rod with cap (ALS), for a corner of this and said 11.87 acres tract.

Thence N. 72 deg. 46 min. 11 sec. E. 99.61 feet to a found 3/8" iron rod in the east line of said Lot 2, in the west line of said Clark Lane and at the easterly southeast corner of said 11.87 acres tract, for the northeast corner of this tract.

Thence along the west line of said Clark Lane, S. 02 deg. 48 min. 50 sec. W. 18.50 feet to the place of beginning.

**OWNER'S CERTIFICATE**

Now therefore know all men by these presents:

That, Keewaydin Developments, LLC, owner, does hereby adopt this plat designating the herein described property as Lots 8 thru 18 in Block 85 of 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 \_\_\_\_\_, 20\_\_\_\_

Authorized Signature of Owner / Keewaydin Developments, LLC

STATE OF TEXAS

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 \_\_\_\_\_, 20\_\_\_\_

Signature \_\_\_\_\_

My Commission Expires On \_\_\_\_\_

\_\_\_\_\_, Director of Development Services  
\_\_\_\_\_, Date of Approval  
\_\_\_\_\_, 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 platted 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 SEPTEMBER 2021.

Matthew K. Price, R.P.L.S. No. 6284  
JN221312 Phase II 15708.CRD

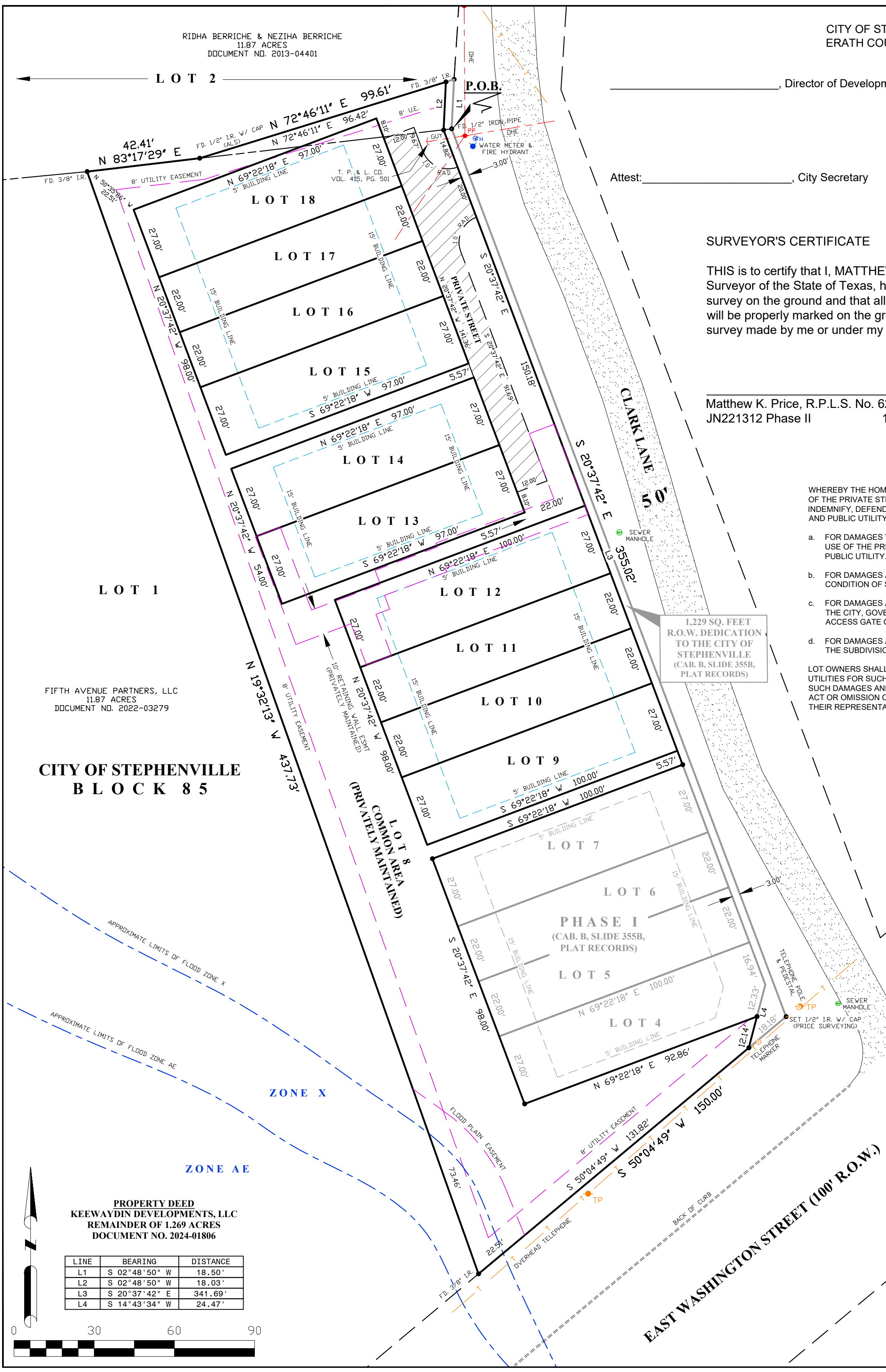
WHEREBY THE HOMEOWNERS' OR PROPERTY OWNERS' ASSOCIATION, AS OWNER OF THE PRIVATE STREETS AND APPURTENANCES, AGREES TO RELEASE, INDEMNIFY, DEFEND AND HOLD HARMLESS THE CITY, ANY GOVERNMENTAL ENTITY AND PUBLIC UTILITY:

- a. FOR DAMAGES TO THE PRIVATE STREET OCCASIONED BY THE REASONABLE USE OF THE PRIVATE STREET BY THE CITY, GOVERNMENTAL ENTITY OF PUBLIC UTILITY.
- b. FOR DAMAGES AND INJURY (INCLUDING DEATH) ARISING FROM THE CONDITION OF SAID PRIVATE STREET.
- c. FOR DAMAGES AND INJURY (INCLUDING DEATH) ARISING OUT OF THE USE BY THE CITY, GOVERNMENTAL ENTITY OR PUBLIC UTILITY OF ANY RESTRICTED ACCESS GATE OR ENTRANCE.
- d. FOR DAMAGES AND INJURY (INCLUDING DEATH) ARISING OUT OF ANY USE OF THE SUBDIVISION BY THE CITY, GOVERNMENTAL ENTITY OR PUBLIC UTILITY.

LOT OWNERS SHALL RELEASE THE CITY, GOVERNMENTAL ENTITIES AND PUBLIC UTILITIES FOR SUCH DAMAGES AND INJURIES, REGARDLESS OF WHETHER OR NOT SUCH DAMAGES AND INJURY (INCLUDING DEATH) ARE CAUSED BY THE NEGLIGENT ACT OR OMISSION OF THE CITY, GOVERNMENTAL ENTITY OR PUBLIC UTILITY, OR THEIR REPRESENTATIVE OFFICERS, EMPLOYEES OR AGENTS.

**PLAT NOTES**

- COMMON AREAS ARE PRIVATELY MAINTAINED
- PRIVATE STREETS ARE NOT PROVIDED CITY SERVICES, SPECIFICALLY, POLICE PATROLS OR ACCIDENT REPORTS, TRAFFIC OR PARKING ENFORCEMENT.
- BEARING BASIS: TEXAS STATE PLANE COORDINATE SYSTEM, NAD83 NORTH CENTRAL TX ZONE, US SURVEY FOOT
- NOTE: ALL DISTANCES ARE SURFACE DISTANCES
- NOTE: A PORTION OF THIS PROPERTY IS LOCATED WITHIN A FLOOD ZONE ACCORDING F.J.R.M. PANEL 48143C0430D, EFFECTIVE NOVEMBER 16, 2011



1,229 SQ. FEET  
R.O.W. DEDICATION  
TO THE CITY OF  
STEPHENVILLE  
(CAB. B. SLIDE 355B,  
PLAT RECORDS)

FIFTH AVENUE PARTNERS, LLC  
11.87 ACRES  
DOCUMENT NO. 2022-03279

**CITY OF STEPHENVILLE  
BLOCK 85**

PROPERTY DEED  
KEEWAYDIN DEVELOPMENTS, LLC  
REMAINDER OF 1.269 ACRES  
DOCUMENT NO. 2024-01806

LINE	BEARING	DISTANCE
L1	S 02°48'50" W	18.50'
L2	S 02°48'50" W	18.03'
L3	S 20°37'42" E	341.69'
L4	S 14°43'34" W	24.47'

<b>OWNER</b> LK Capital Investments, LLC 159 South Graham Stephenville, Tx 76401	<b>VICINITY MAP</b> (NOT TO SCALE) 
<b>SURVEYOR</b> Matthew K. Price Price Surveying, LP FIRM# 10194051 1100 E Washington Street Stephenville, TX 76401 254-965-5489	

**FINAL PLAT, PHASE II**

**CITY OF STEPHENVILLE**  
**LOTS 8 THRU 18, BLOCK 85**

OF A 1.269 ACRES TRACT OF LAND OUT OF LOT 1 AND LOT 2 IN  
BLOCK 85 OF THE CITY OF STEPHENVILLE, ERATH COUNTY,  
TEXAS, ACCORDING TO KING'S 1956 MAP OF STEPHENVILLE,  
ADOPTION AND DEDICATION THEREOF RECORDED IN VOLUME 381,  
PAGE 105 OF THE DEED RECORDS OF ERATH COUNTY, TEXAS