



SURVEYOR'S CERTIFICATE
 THIS IS TO CERTIFY THAT I, MERLE W. MILLER, A REGISTERED PROFESSIONAL LAND SURVEYOR OF THE STATE OF TEXAS, HAVE PLATTED THE ABOVE SUBDIVISION FROM AN ACTUAL ON THE GROUND SURVEY, AND THAT ALL LOT CORNERS, ANGLE POINTS, AND POINTS OF CURVE SHALL BE PROPERLY MARKED ON THE GROUND, AND THAT THIS PLAT CORRECTLY REPRESENTS THE PROPERTY AS DETERMINED BY A SURVEY MADE BY ME OR UNDER MY DIRECT SUPERVISION.

PRELIMINARY
 This document shall not be recorded for any purpose and shall not be used or viewed or relied upon as a final survey document

MERLE W. MILLER DATE: AUGUST 1, 2022
 REGISTERED PROFESSIONAL LAND SURVEYOR NO. 5438
 STATE OF TEXAS

STATE OF TEXAS)
 COUNTY OF ERATH)

BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED MERLE W. MILLER, 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 CONSIDERATIONS THEREIN EXPRESSED IN THE CAPACITY THEREIN STATED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE ON THIS ___ DAY OF AUGUST, 2022.

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

MY COMMISSION EXPIRES: _____

MWM PROJECT NO.: 2022-33-02 DATE: AUGUST 1, 2022
 REVISED DATE:
 REVISION NOTES:
 PAGE 2 OF 2

OWNER'S DEDICATION

NOW THEREFORE KNOW ALL MEN BY THESE PRESENTS:

THAT, KEEWAYDIN DEVELOPMENT, LLC, ACTING BY AND THROUGH ITS DULY AUTHORIZED AGENT, DOES HEREBY ADOPT THIS PLAT, DESIGNATING THE HEREIN DESCRIBED PROPERTY AS LOTS 20 THRU 24, BLOCK 56 OF THE CITY OF STEPHENVILLE, ERATH COUNTY TEXAS, AND DO HEREBY DEDICATE TO THE PUBLIC'S USE FOREVER THE STREETS AND EASEMENTS SHOWN HEREON.

THIS PLAT APPROVED SUBJECT TO ALL PLATTING ORDINANCES, RULES, REGULATIONS, AND RESOLUTIONS OF THE CITY OF STEPHENVILLE. 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, OF 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.

WITNESS, MY HAND AT STEPHENVILLE, TEXAS, THIS THE ___ DAY OF AUGUST, 2022.

KEEWAYDIN DEVELOPMENT, LLC

STATE OF TEXAS)
 COUNTY OF ERATH)

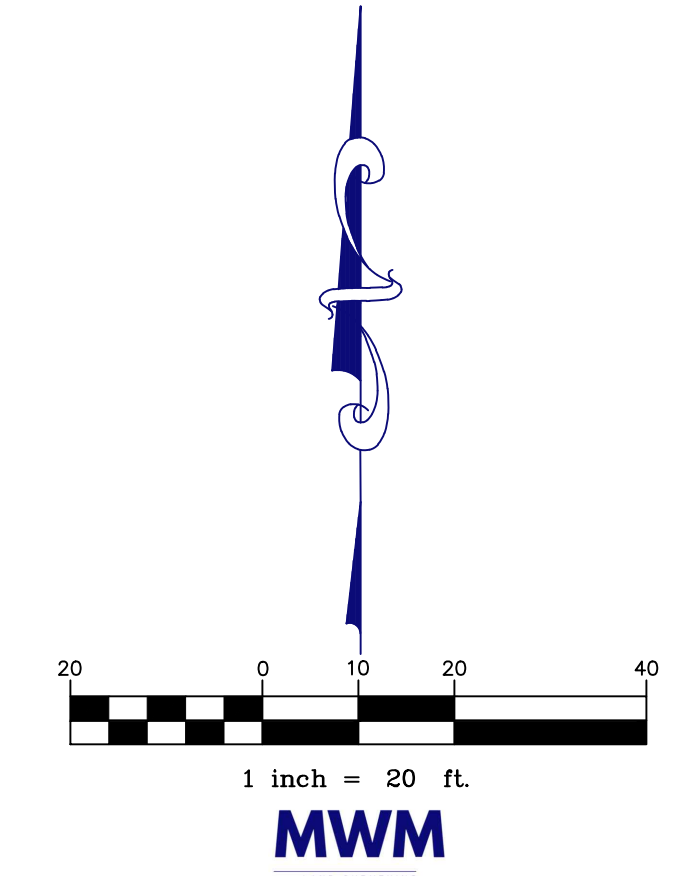
BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS, ON THIS DAY PERSONALLY APPEARED _____, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATIONS THEREIN EXPRESSED AND IN THE CAPACITY THEREIN STATED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS THE ___ DAY OF _____, 20__.

NOTARY PUBLIC, STATE OF TEXAS

GENERAL NOTES

1. BEARINGS & COORDINATE VALUES SHOWN HEREON ARE IN REFERENCE TO THE NAD83 - TEXAS COORDINATE SYSTEM - NORTH CENTRAL ZONE, 4202, BASED ON OBSERVATIONS UTILIZING THE LEICA GPS REFERENCED NETWORK.
2. THE COORDINATES SHOWN HEREON ARE TEXAS STATE PLANE COORDINATE SYSTEM, NORTH CENTRAL ZONE, NORTH AMERICAN DATUM OF 1983 AND ARE GRID VALUES, NO SCALE FACTOR HAS BEEN APPLIED.
3. ALL PROPERTY CORNERS CALLED SET ARE 5/8 INCH CAPPED IRON RODS STAMPED "MWM ENGINEERING."
4. THE SUBJECT PROPERTY IS LOCATED IN ZONE "X", AREAS OF 0.2% ANNUAL CHANCE FLOOD; AREAS OF 1% ANNUAL CHANCE FLOOD WITH AVERAGE DEPTHS OF LESS THAN 1 FOOT OR WITH DRAINAGE AREAS LESS THAN 1 SQUARE MILE; AND AREAS PROTECTED BY LEVEES FROM 1% ANNUAL CHANCE FLOOD; AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN, ACCORDING TO THE FLOOD INSURANCE RATE MAP (FIRM), MAP NUMBER 48143C0430D, EFFECTIVE 11/16/2011.
5. SELLING A PORTION OF THIS PROPERTY BY METES AND BOUNDS IS A VIOLATION OF CITY ORDINANCES AND STATE LAW AND IS SUBJECT TO PENALTIES IMPOSED BY LAW.
6. THE PURPOSE OF THIS PRELIMINARY PLAT IS TO CREATE 5 (FIVE) RESIDENTIAL LOTS FOR DEVELOPMENT, BEING LOTS 20 THRU 24 IN BLOCK 56 OF THE CITY OF STEPHENVILLE, ERATH COUNTY, TEXAS.



VICINITY MAP
 NTS

ABBREVIATIONS
 OPRECT = OFFICIAL PUBLIC RECORDS, ERATH COUNTY, TEXAS
 DRECT = DEED RECORDS, ERATH COUNTY, TEXAS
 PRECT = PLAT RECORDS, ERATH COUNTY, TEXAS
 CC# = COUNTY CLERK'S FILE NUMBER
 IRF = IRON ROD FOUND
 CIRS = 5/8" CAPPED IRON ROD SET STAMPED "MWM RPLS 5438"

APPLICATION FILE NUMBER:

PRELIMINARY PLAT
 LOTS 20 THRU 24
 BLOCK 56 - CITY OF STEPHENVILLE
 BEING AN REPLAT OF A PORTION OF LOTS 2 & 16 THRU 19 OF BLOCK 56, AN ADDITION TO THE CITY OF STEPHENVILLE, ERATH COUNTY, TEXAS ACCORDING TO KING'S 1956 MAP OF STEPHENVILLE, ADOPTION & DEDICATION THEREOF RECORDED IN VOLUME 381, PAGE 105 OF THE DEED RECORDS OF ERATH COUNTY, TEXAS

SURVEYOR:
MWM
 LAND SURVEYING

MERLE W. MILLER LAND SURVEYING
 1751 RIVER RUN, STE 200
 FORT WORTH, TX 76107
 PHONE: 817.228.7870
 TBPOLS FIRM #10194766
 MERLE@MWM-LANDSURVEYING.COM
 8 LOTS ~ 21.979 ACRES
 AUGUST ~ 2022

OWNER / DEVELOPER:
 KEEWAYDIN DEVELOPMENTS, LLC
 CONTACT: MALCOLM KANUTE
 PHONE: 630-327-7510
 159 S GRAHAM STREET
 STEPHENVILLE, TX 76401

ENGINEER:
 FLANAGAN LAND SOLUTIONS, LLC
 CONTACT: REECE FLANAGAN, PE, MBA
 PHONE: 940-327-7963
 4447 N CENTRAL EXPY, SUITE 110, PO BOX 123
 DALLAS, TX 75205