



BLOCK 32

BLOCK 56

CITY OF STEPHENVILLE  
BLOCK 56

LOT 19  
37056 Sq. Feet

LOT 18  
1906 Sq. Feet

LOT 17  
1906 Sq. Feet

LOT 16  
1928 Sq. Feet

LOT 4A

LOT 4B

NOTE: THIS PROPERTY IS LOCATED WITHIN ZONE TX1  
(AREAS DETERMINED TO BE OUTSIDE THE 60% ANNUAL  
CHANGE FLOODPLAIN ACCORDING TO FIRM PANEL  
4814304300, 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

SITE LOCATION  
(TO BE SUBDIVIDED INTO 5  
LOTS - SEE PRELIMINARY  
SITE PLAN)

17.25' ROW  
ABANDONMENT

17.25' ROW, INFRACTION  
0.843 ACRE

**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 JULY 2019

*Matthew K Price*  
Matthew K. Price, R.P.L.S. No. 6284  
JN19627 REPLAT



**OWNER'S CERTIFICATE**

Now therefore know all men by these presents:

That, Keewaydin Developments, LLC, owner, does hereby adopt this replat designating the herein described property as Lots 16 thru 19 in Block 56 of the City of Stephenville, Erath County, Texas, and do hereby dedicate to the Public use forever, the streets and easements shown thereon. 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. In addition, utility easements may also be used for the mutual use and accommodation of all public utilities desiring to use or using the same unless the easement limits the use to particular utilities, said use by public utilities being subordinate to the Public's and City's use thereof. Any public utility, including the City, shall have the right to move and keep moved all or part of any building, fences, trees, shrubs, other growths on any of the easements or Right-of-Way shown on the Plat (or filed by separate instrument that is associated with said property); and any public utility, including the City, shall have the right at all times of ingress and egress to and from and upon said easements for the purpose of construction, reconstruction, inspection, patrolling, maintaining and adding to or removing all or part of its respective systems without the necessity at any time of procuring the permission of anyone. Easements shall be maintained by property owners. The City can move trees or any other improvements and does not have the responsibility to replace them.

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 18 day of November, 2019

*mh*

STATE OF TEXAS

COUNTY OF Erath

BEFORE ME, the undersigned, a Notary Public in and for said County and State, on this day personally appeared Marcelino Kautz, 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 18th day of November, 2019

*Paula R. Burgess*  
Signature  
Paula R. Burgess  
My Commission Expires On



CITY OF STEPHENVILLE  
ERATH COUNTY, TEXAS

*Baron H. Johnson*

Director of Development Services

11/18/19  
Date of Approval

Attest: *Shelly*

City Secretary

11/10/19  
Date



(DRAFTS NOTICE: ANY INSTRUMENT HEREIN WHICH RESTRICTS THE SALE, RENTAL OR USE OF THE DESCRIBED REAL PROPERTY BECAUSE OF COLOR OR RACE, IS INVALID AND UNENFORCEABLE UNDER FEDERAL LAW.)

FILED  
AT 10:58 O'CLOCK A.M.  
ON THE 18th DAY OF Nov.  
A.D. 2019

STATE OF TEXAS File #  
COUNTY OF ERATH 2019-06698  
I hereby certify that this instrument was FILED on the date and at the time stamped hereon by me and was duly RECORDED in the Cabinet and Slide of the Official Public Records of Erath County, Texas.

*Quinda Jones*  
Quinda Jones  
County Clerk, Erath County, Texas  
Slide  
B 253B

*Claudette White*  
DEPUTY



OWNER	SURVEYOR
Keewaydin Developments, LLC 159 South Graham Avenue Stephenville, TX 76401	Matthew K. Price Price Surveying, LP FIRM# 10194051 1100 E Washington Street Stephenville, TX 76401 254-965-5489

**REPLAT**

**LOTS 16 THRU 19, BLOCK 56  
CITY OF STEPHENVILLE**

BEING ALL OF LOT 1 AND ALL OF LOT 3 IN BLOCK 56 OF 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