

OWNER'S CERTIFICATE:
 State of Texas §
 County of Erath §

WHEREAS, PEKD Real Estate Partners and PEKD are the owners of that certain 5.257 acres (228,974 square feet) of land in the John Blair Survey, Abstract Number 32, City of Stephenville, Erath County, Texas; said 5.257 acres (228,974 square feet) of land being all of that certain tract of land described as Lot 27, Block 35, South Side Addition (hereinafter referred to as Lot 27), an addition to the City of Stephenville, Erath County, Texas, according to the Plat thereof recorded in Cabinet A, Slide 251-B, Plat Records, Erath County, Texas (P.R.E.C.T.), and being all of that certain tract of land described as Lot 22, Block 35, South Side Addition (hereinafter referred to as Lot 22), an addition to the City of Stephenville, Erath County, Texas, according to the Plat thereof recorded in Cabinet A, Slide 233-A, P.R.E.C.T., and being all of that certain tract of land described as Lot 38, Block 35, South Side Addition (hereinafter referred to as Lot 38), an addition to the City of Stephenville, Erath County, Texas, according to the Plat thereof recorded in Cabinet B, Slide 131-A, P.R.E.C.T.; said 5.257 acres (228,974 square feet) of land being more particularly described, by metes and bounds, as follows:

BEGINNING at a one-half inch iron rod found for the Northeasterly corner of said Lot 27, same being the existing Southeasterly corner of said Lot 22, same also being the existing Southwesterly right-of-way line of South Alexander Road, previously known as South Mary Street (50' right-of-way);

THENCE South 30 degrees 31 minutes 41 seconds East with the common line between said Lot 27 and the existing Southwesterly right-of-way line of said South Alexander Road, a distance of 67.87 feet to the Easterly Southeast corner of said Lot 27, same being the intersection of the existing Southwesterly right-of-way line of said South Alexander Road with the existing Northwesterly right-of-way line of U.S. Highway 377, also known as South Loop (120' right-of-way), as recorded in Volume 378, Page 377, Deed Records, Erath County, Texas, from which a three-eighths inch iron rod found bears North 12 degrees 15 minutes 21 seconds West, a distance of 0.95 feet;

THENCE South 14 degrees 10 minutes 13 seconds West with the common line between said Lot 27 and the existing Northwesterly right-of-way line of U.S. Highway 377, a distance of 140.75 feet to the Westerly Southeast corner of said Lot 27, from which a one-half inch iron rod with plastic cap stamped "PRICE" found bears North 18 degrees 30 minutes 40 seconds West, a distance of 0.45 feet;

THENCE South 59 degrees 16 minutes 20 seconds West, continue with the common line between said Lot 27 and the existing Northwesterly right-of-way line of said U.S. Highway 377, a distance of 148.19 feet to the Southwesterly corner of said Lot 27, same being the Southeasterly corner of that certain tract of land described as Lot 26, Block 35, South Side Addition (hereinafter referred to as Lot 26), an addition to the City of Stephenville, Erath County, Texas, according to the Plat thereof recorded in Cabinet A, Slide 251-B, P.R.E.C.T.;

THENCE North 30 degrees 39 minutes 42 seconds West, departing the existing Northwesterly right-of-way line of said U.S. Highway 377, with the common line between said Lot 27 and said Lot 26, a distance of 183.59 feet to a three-eighths inch iron rod with plastic cap stamped "RPLS 1529" found for the Northwesterly corner of said Lot 27, same being the Northeasterly corner of said Lot 26, same also being the Southeasterly line of said Lot 22;

THENCE South 62 degrees 55 minutes 28 seconds West with the common line between said Lot 22 and said Lot 26, pass at a distance of 204.70 feet, the Northwesterly corner of said Lot 26, same being the Northeasterly corner of that certain tract of land described as Lot 20, Block 35, South Side Addition (hereinafter referred to as Lot 20), as recorded in Cabinet A, Slide 218, P.R.E.C.T. and continue with said course and the common line between said Lot 22 and said Lot 26 for a total distance of 251.87 feet to a three-eighths inch iron rod found for the Southwesterly corner of said Lot 22, same being an Easterly corner of that certain tract of land described as Lot 33, Block 35, The South Side Addition (hereinafter referred to as Lot 33), an addition to the City of Stephenville, Erath County, Texas, according to the Plat thereof recorded in Cabinet B, Slide 54-A, P.R.E.C.T.;

THENCE North 27 degrees 34 minutes 59 seconds West, departing the Northwesterly line of said Lot 20, with the common line between said Lot 22 and said Lot 33, pass at a distance of 50.00 feet, the Northerly corner of said Lot 33, same being the Southeasterly corner of that certain tract of land described as Lot 34, Block 35, The South Side Addition (hereinafter referred to as Lot 34), an addition to the City of Stephenville, Erath County, Texas, according to the Plat thereof recorded in Cabinet B, Slide 54-A, P.R.E.C.T., continue with said course pass at a distance of 158.66 feet, the Northwesterly corner of said Lot 22, same being the Southwesterly corner of said Lot 38 and continue with said course and with the common line between said Lot 38 and said Lot 34, pass at a distance of 222.40 feet, the Northeasterly corner of said Lot 34, same being the Southeasterly corner of that certain tract of land described as Lot 35, Block 35, The South Side Addition (hereinafter referred to as Lot 35), an addition to the City of Stephenville, Erath County, Texas, according to the Plat thereof recorded in Cabinet B, Slide 54-A, P.R.E.C.T., continue with said course and the common line between said Lot 38 and said Lot 35 for a total distance of 354.44 feet to a five-eighths inch iron rod with plastic cap stamped "RPLS 4838" set for the Northwesterly corner of said Lot 38, same being the Southwesterly corner of that certain tract of land described as Lot 37, Block 35, South Side Addition (hereinafter referred to as Lot 37), an addition to the City of Stephenville, Erath County, Texas, according to the Plat thereof recorded in Cabinet B, Slide 131-A, P.R.E.C.T.;

THENCE North 54 degrees 45 minutes 55 seconds East, departing the Northeasterly line of said Lot 35, with the common line between said Lot 38 and said Lot 37, a distance of 482.44 feet to the Northwesterly corner of said Lot 38, same being the Southeasterly corner of said Lot 37, same also being the existing Southwesterly right-of-way line of the aforesaid South Alexander Road, from which a five-eighths inch iron rod with plastic cap stamped "E.H.T." found bears South 48 degrees 56 minutes 16 seconds West, a distance of 0.59 feet;

THENCE South 30 degrees 31 minutes 41 seconds East with the common line between said Lot 38 and the existing Southwesterly right-of-way line of said South Alexander Road, pass at a distance of 273.10 feet, the Southeasterly corner of said Lot 38, same being the Northeasterly corner of said Lot 22, continue with said course and the common line between said Lot 22 and the existing Southwesterly right-of-way line of said South Alexander Road for a total distance of 423.87 feet to the **PLACE OF BEGINNING**, and containing a calculated area of 5.257 acres (228,974 square feet) of land.

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

THAT, I, **PEKD Real Estate Partners and PEKD**, owners, do hereby adopt this final plat designating the above described property as **LOT 39 AND LOT 40, BLOCK 35, SOUTH SIDE ADDITION**, an addition to the City of Stephenville, Erath County, Texas and do hereby dedicated to the public's use the easements and right-of-way as shown.

PEKD Real Estate Partners **PEKD**
 By: _____ By: _____
 State of Texas §
 County of Erath §

Before me, the undersigned, a Notary Public for the State of Texas, appeared _____ known to the persons whose names are subscribed hereto.

GIVEN UNDER MY HAND AND SEAL OF OFFICE this the ____ day of _____, 2020

Notary Public

SURVEYOR'S CERTIFICATE:

THAT I, Michael Dan Davis, a Registered Professional Land Surveyor, have platted the above subdivision from an actual survey on the ground, and that all lot corners, angle points, and points of curve have been properly marked on the ground, and that this plat correctly represents that survey made by me.

For: Bannister Engineering, LLC
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
 Michael Dan Davis
 Registered Professional Land Surveyor
 Texas Registration No. 4838



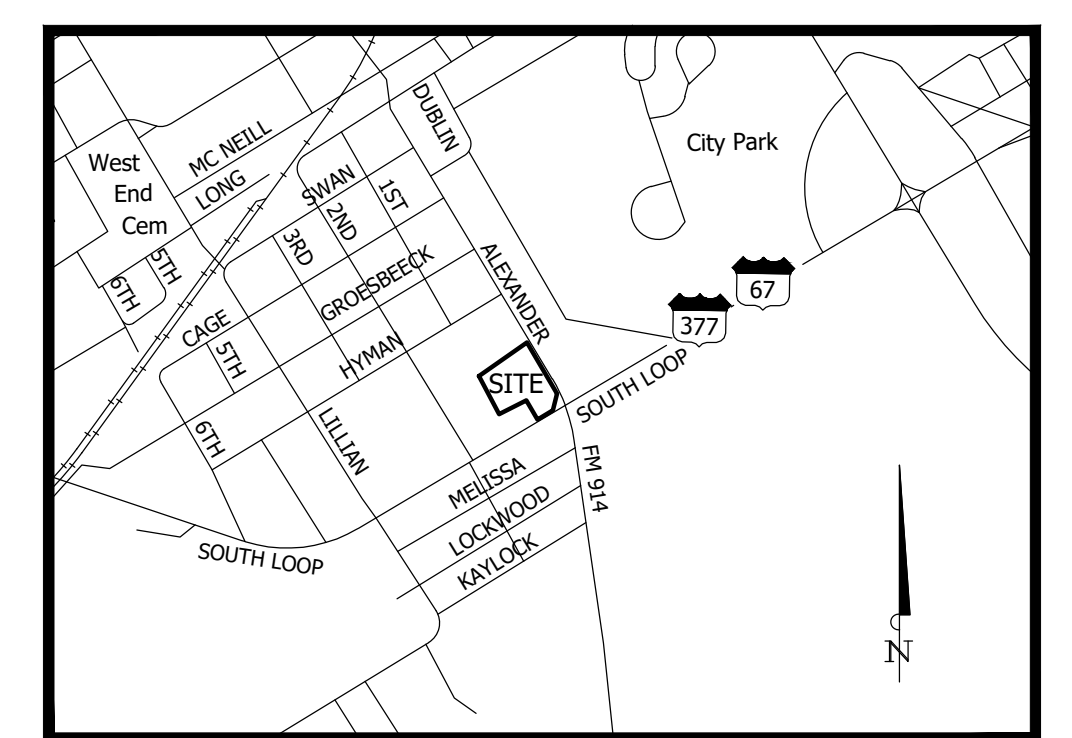
APPROVED AND ACCEPTED:

 DIRECTOR OF PLANNING AND BUILDING

 ATTEST, CITY SECRETARY

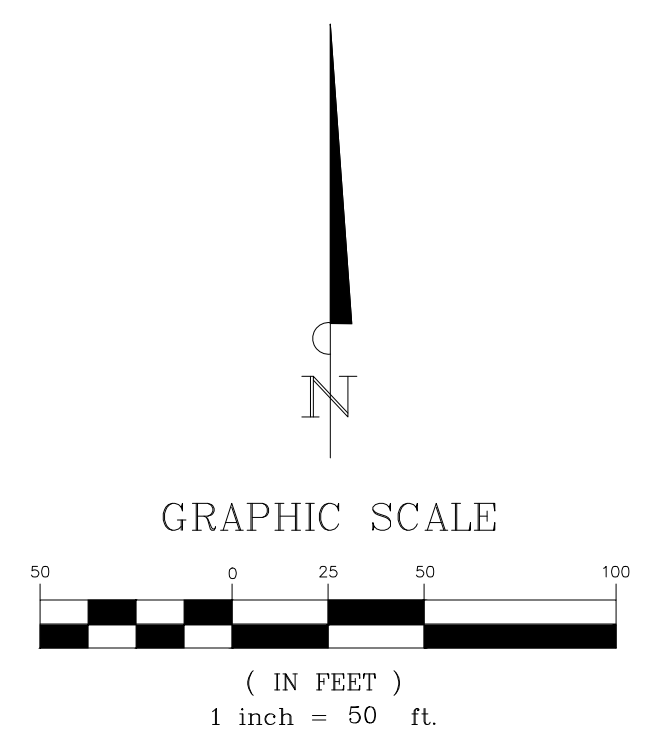
 DATE: _____

LEGEND
 N NORTH
 S SOUTH
 E EAST
 W WEST
 ° DEGREES
 ' MINUTES/FEET
 " SECONDS/INCHES
 D.R.E.C.T. DEED RECORDS
 ERATH COUNTY, TEXAS
 P.R.E.C.T. PLAT RECORDS
 ERATH COUNTY, TEXAS



VICINITY MAP
 NOT TO SCALE
 STEPHENVILLE, TEXAS

- GENERAL NOTES:**
- All bearings shown herein are Texas Coordinate System, NAD83 (CORS), Texas North Central Zone (4202). All distances shown herein are surface distances.
 - According to surveyor's interpretation of information shown on the National Flood Insurance Program (NFIP) "Flood Insurance Rate Map" (FIRM), Community Panel No. 48143C0430D, dated November 16, 2011. The property appears to lie within Zone "X" and the entire property lies within a "Areas determined to be outside the 0.2% annual chance floodplain" zone as defined by the U.S. Department of Housing and Urban Development, Federal Insurance Administration, or the Federal Emergency Management Agency.
 - The above referenced "FIRM" map is for use in administering the "NFIP"; it does not necessarily show all areas subject to flooding, particularly from local sources of small size, which could be flooded by severe, concentrated rainfall coupled with inadequate local drainage systems. There may be other streams, creeks, low areas, drainage systems or other surface or subsurface conditions existing on or near the subject property which are not studied or addressed as a part of the "NFIP".
 - All lot corners shall be iron rods set (IRS) are 5/8-inch with a red plastic cap stamped "RPLS 4838", unless otherwise noted.



REPLAT

**LOT 39 AND LOT 40, BLOCK 35
 SOUTH SIDE ADDITION**

BEING Lot 22, Block 35, South Side Addition, an addition to the City of Stephenville, Erath County, Texas, recorded in Cabinet A, Slide 233 A, Plat Records, Erath County, Texas, and Lot 27, Block 35, South Side Addition, an addition to the City of Stephenville, Erath County, Texas, recorded in Cabinet A, Slide 251 B, Plat Records, Erath County, Texas, and Lot 38, Block 35, South Side Addition, an addition to the City of Stephenville, Erath County, Texas, recorded in Cabinet A, Slide 131 A, recorded in Plat Records, Erath County, Texas

1 Lot
 Preparation Date: September 2020
 SHEET 1 OF 1

ENGINEER / SURVEYOR:
 BANNISTER ENGINEERING, LLC
 240 NORTH MITCHELL ROAD
 MANSFIELD, TEXAS 76063
 CONTACT: MICHAEL DAVIS, RPLS
 PHONE: 817-842-2094
 Mike@bannistereng.com

OWNERS / DEVELOPERS:
 PEKD REAL ESTATE PARTNERS
 &
 PEKD
 PO BOX 1294
 STEPHENVILLE, TEXAS 76401

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 TBPLS REGISTRATION NO. 10193823 PROJECT NO.: 9069-20-002

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