

**LEGEND:**

CIRF.....5/8" Capped Iron Rod Found Marked "NATIVE CO., LLC"  
 D.R.E.C.T.....Deed Records, Erath County, Texas  
 P.R.E.C.T.....Plat Records, Erath County, Texas  
 R.R.E.C.T.....Real Records, Erath County, Texas

**NOTES:**

- Basis of bearing being U.S. State Plane Grid - Texas North Central Zone (4202) NAD83 as established using the AllTerra RTKNet Cooperative Network. Reference frame is NAD83(2011) Epoch 2010.0000. Distances shown are U.S. Survey feet displayed in surface values.
- According to scaled location of FEMA Firm Map No. 48143C0430D, effective date November 16, 2011, the subject property lies within Zone X - Areas determined to be outside the 0.2% annual change flood.
- Unless otherwise noted, all property corners are 5/8 inch capped iron rods set marked "NATIVE CO., LLC".
- This replat was prepared without the benefit of a current commitment for title insurance. Additional easements and/or restrictions may affect the subject property.
- The purpose of this replat is to combine Lots 1-A, 1-B, & 2-B, Block 1, Millican & Ott Addition into a single lot named Lot 1R.



P.O. Box 2465 Stephenville, Tx 76401  
 zane@nativelandsurveying.com ~ 254-434-6695  
 TBPELS Firm No. 10194572

**OWNERS CERTIFICATION:**

§ STATE OF TEXAS

§ COUNTY OF ERATH

WHEREAS KELLIE WELCH (50%) AND CRAIG WELCH AND LISA WELCH (50%) are the owners of Lot 1-A, Block 1, Millican & Ott Addition, an addition to the City of Stephenville, Erath County, Texas, as shown per King's 1956 Map of the City of Stephenville, as recorded in Volume 381, Page 105, Deed Records, Erath County, Texas and CRAIG WELCH AND LISA WELCH are the owners of Lots 1-B and 2-B, Block 1 of said Millican & Ott Addition.

**NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:**

THAT, **KELLIE WELCH, CRAIG WELCH, AND LISA WELCH**, do hereby adopt this plat designating the herein above described real property as **LOT 1R, BLOCK 1, MILLICAN & OTT ADDITION**, an addition to the City of Stephenville, Texas. 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 does not alter or remove existing deed restrictions or covenants, if any, on this property.

\_\_\_\_\_  
KELLIE WELCH

\_\_\_\_\_  
CRAIG WELCH

\_\_\_\_\_  
LISA WELCH

§ STATE OF TEXAS  
 § COUNTY OF ERATH

BEFORE ME, the undersigned authority, 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 consideration therein expressed, in the capacity therein stated, and as the act and deed of said partnership.

GIVEN UNDER MY HAND AND SEAL OF OFFICE on the \_\_\_\_\_ day of \_\_\_\_\_, 2024.

\_\_\_\_\_  
Notary Public in and for the State of Texas  
 My commission expires \_\_\_\_\_

§ STATE OF TEXAS  
 § COUNTY OF ERATH

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GIVEN UNDER MY HAND AND SEAL OF OFFICE on the \_\_\_\_\_ day of \_\_\_\_\_, 2024.

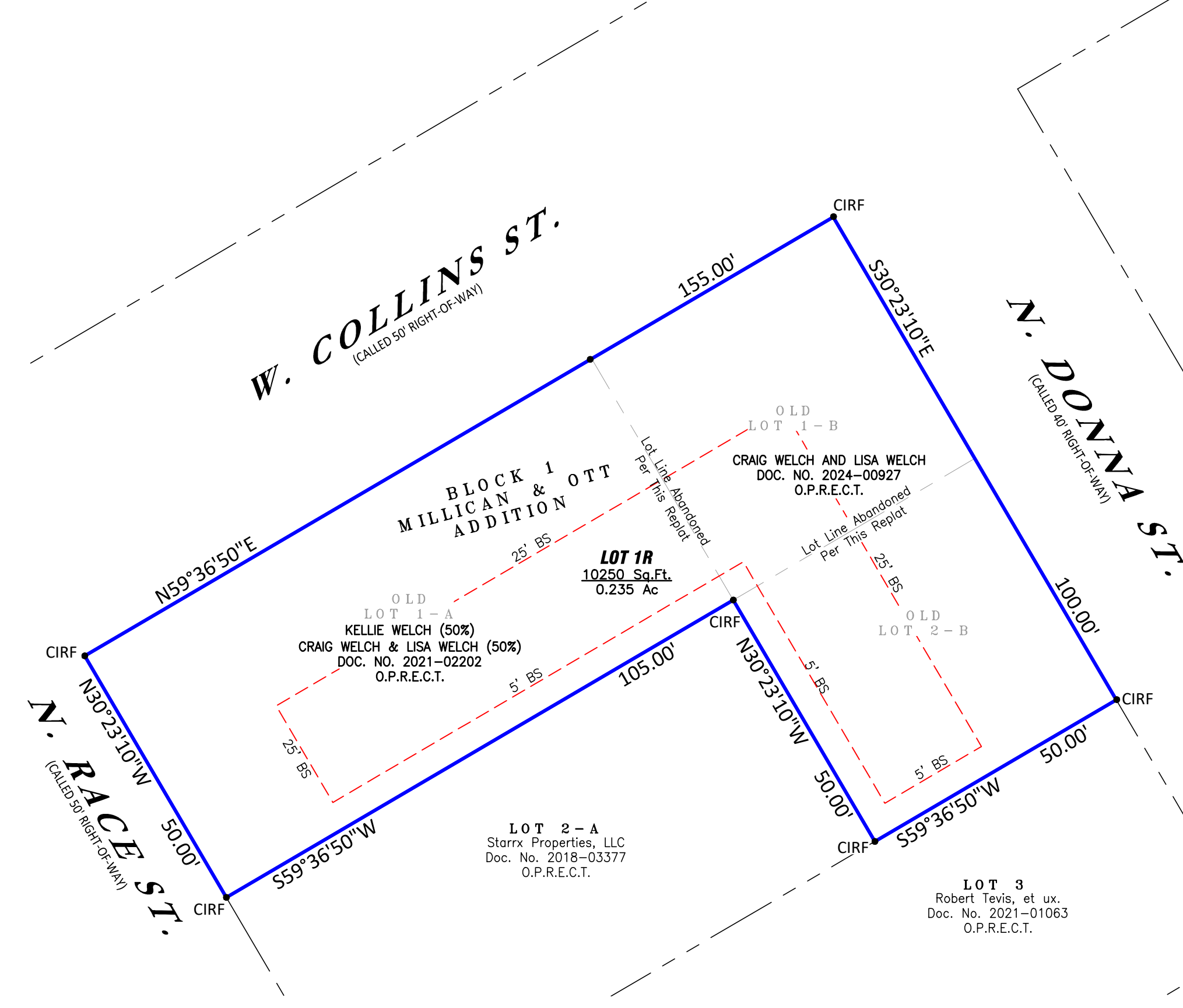
\_\_\_\_\_  
Notary Public in and for the State of Texas  
 My commission expires \_\_\_\_\_

§ STATE OF TEXAS  
 § COUNTY OF ERATH

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GIVEN UNDER MY HAND AND SEAL OF OFFICE on the \_\_\_\_\_ day of \_\_\_\_\_, 2024.

\_\_\_\_\_  
Notary Public in and for the State of Texas  
 My commission expires \_\_\_\_\_



**ACCEPTED AND APPROVED:**

\_\_\_\_\_  
DIRECTOR OF PLANNING AND DEVELOPMENT

\_\_\_\_\_  
CITY SECRETARY

\_\_\_\_\_  
DATE

I, Gwinda Jones, Clerk of the County Court of Erath County, do hereby certify that the foregoing instrument in writing, with its certificate of authentication was filed for record and duly recorded in my office this \_\_\_\_\_ day of \_\_\_\_\_, 2024, at \_\_\_\_\_ o'clock, \_\_\_\_\_, in the Official Public Records of Erath County, Texas in Document No. \_\_\_\_\_, Cabinet \_\_\_\_\_, Slide \_\_\_\_\_.

TO CERTIFY WHICH, WITNESS my hand and seal at the County Court of Erath County, at my office in Erath County, Texas, the date last shown above written.

\_\_\_\_\_  
Gwinda Jones, Clerk County Court of Erath County, Texas  
 \_\_\_\_\_ Deputy

**SURVEYOR'S CERTIFICATION:**

I, N. Zane Griffin, do hereby certify that I prepared this plat from an actual on the ground survey of the land, and that the corner monuments shown hereon were properly placed under my personal supervision in accordance with the platting rules and regulations of the City of Stephenville, Erath County, Texas.

N. Zane Griffin, RPLS No. 6810  
 Date: September 16, 2024

**PRELIMINARY, THIS DOCUMENT SHALL NOT BE RECORDED FOR ANY PURPOSE**  
 Purpose of Document: Review  
 Surveyor: N. Zane Griffin  
 Registered Professional Land Surveyor No. 6810  
 Release Date: 09-16-24

**REPLAT**  
**LOTS 1R, BLOCK 1,**  
**MILLICAN & OTT ADDITION**

**AN ADDITION TO THE CITY OF STEPHENVILLE, ERATH COUNTY, TEXAS**  
 BEING A REPLAT OF LOTS 1-A, 1-B, AND 2-B, BLOCK 1, MILLICAN & OTT ADDITION,  
 AS SHOWN PER KING'S 1956 MAP OF THE CITY OF STEPHENVILLE,  
 AS RECORDED IN VOLUME 381, PAGE 105,  
 DEED RECORDS, ERATH COUNTY, TEXAS