

OWNERS CERTIFICATION:

§ STATE OF TEXAS
 § COUNTY OF ERATH

WHEREAS ONTADE, LLC is the owner of Lot 1, Block 5, Kight Second 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 being more particularly described by metes and bounds as follows: (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).

BEING all of Block 5, Kight Second 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 being more particularly described by metes and bounds as follows: (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).

BEGINNING at a 5/8 inch iron rod found at the intersection of the west right-of-way line of N. Kight Ave. and the north right-of-way line of W. Frey St. for the southeast corner of said Block 5;

THENCE South 59°28'59" West, with the north line of said W. Frey St. and the south line of said Block 5, a distance of 408.79 feet to a 5/8 inch capped iron rod set marked "NATIVE CO., LLC" (IRS) at the intersection of the north right-of-way line of W. Frey St. and the east right-of-way line of N. Ollie Ave. for the southwest corner of said Block 5;

THENCE North 30°17'29" West, with the east right-of-way line of N. Ollie Ave. and the west line of said Block 5, a distance of 467.54 feet to an IRS at the intersection of the east right-of-way line of N. Ollie Ave. and the south right-of-way line of W. Pecan St. for the northwest corner of said Block 5;

THENCE North 59°45'34" East, with the south right-of-way line of W. Pecan St. and the north line of said Block 5, a distance of 406.86 feet to an IRS at the intersection of the south right-of-way line of W. Pecan St. and the west right-of-way line of N. Kight Ave. for the northeast corner of said Block 5;

THENCE South 30°31'41" East, with the west right-of-way line of N. Kight Ave. and the east line of said Block 5, a distance of 465.57 feet to the POINT OF BEGINNING and containing 190,273 Square Feet or 4.368 Acres of Land.

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

THAT, ONTADE, LLC and Tobiah O'Neal and Mandy O'Neal, acting by and through the undersigned, their duly authorized agents, do hereby adopt this plat designating the herein above described real property as **LOTS 1R THRU LOT 3R, BLOCK 5, Kight Second 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.

 ONTADE, LLC
 Owner or Representative

 Tobiah O'Neal

 Mandy O'Neal

§ 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 _____, 2021.

 Notary Public in and for
 the State of Texas

 My commission expires

§ 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 _____, 2021.

 Notary Public in and for
 the State of Texas

 My commission expires

§ 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 _____, 2021.

 Notary Public in and for
 the State of Texas

 My commission expires

LEGEND:

- CO.....Cleanout
- IRF.....Iron Rod Found
- IRS.....5/8" Capped Iron Rod Set Marked "NATIVE CO, LLC"
- WM.....Water Meter
- WV.....Water Valve
- D.R.E.C.T.....Deed Records, Erath County, Texas
- R.R.E.C.T.....Real Records, Erath County, Texas
- Chainlink Fence.....

NOTES:

1. 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.
2. According to scaled location of FEMA Firm Map No. 48035C0430D, effective date January 6, 2011, the subject property lies within Zone X - Areas determined to be outside the 0.2% annual change flood.
3. Unless otherwise noted, all property corners are 5/8 inch capped iron rods set marked "NATIVE CO., LLC".
4. The original common lot line of Lots 1 & 2, Block 5, Kight Second Addition is abandoned per this replat.

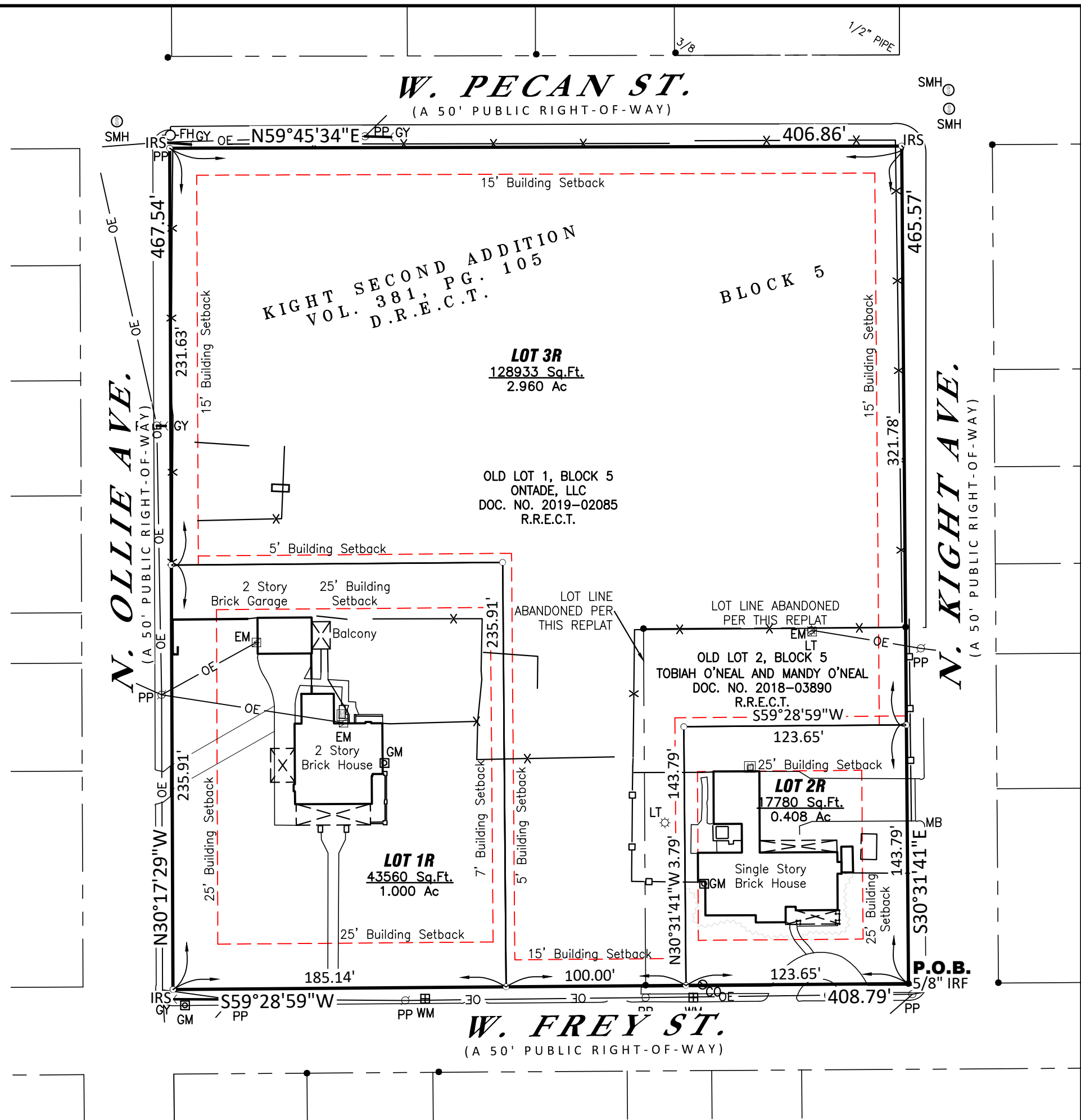
OWNER:

ONTADE, LLC
 115 Graham St., Suite 202,
 Stephenville, Tx 76401

SURVEYOR:



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



ACCEPTED AND APPROVED:

 DIRECTOR OF PLANNING AND DEVELOPMENT

 CITY SECRETARY

 DATE

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.
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: 09-22-2021
 N. Zane Griffin, RPLS No. 6810
 Date: September 22, 2021

REPLAT
LOTS 1R thru 3R, BLOCK 5
KIGHT SECOND ADDITION

AN ADDITION TO THE CITY OF STEPHENVILLE, ERATH COUNTY, TEXAS
 BEING A REPLAT OF A 4.368 ACRE TRACT OF LAND, BEING ALL OF BLOCK 5, KIGHT SECOND ADDITION, AS SHOWN ON KING'S 1956 MAP OF STEPHENVILLE, ADOPTION AND DEDICATION THEREOF, RECORDED IN VOLUME 381, PAGE 105, DEED RECORDS, ERATH COUNTY, TEXAS

CABINET _____ SLIDE _____