

SURVEYOR NOTES:

1.BEARINGS ARE BASED ON THE STATE PLANE COORDINATE SYSTEM ESTABLISHED FOR THE TEXAS NORTH CENTRAL ZONE 4202, NORTH AMERICAN DATUM (NAD) OF 1983.

<u>INSET A</u> SCALE: 1" = 30'

2. NO TITLE COMMITMENT PROVIDED AT TIME OF SURVEY . REFERENCED PROPERTY IS IN ZONE X, AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN AND ZONE A. AREAS DETERMINED TO BE IN THE 0.1% ANNUAL CHANCE FLOOD (100-YEAR FLOOD) NO BASE FLOOD ELEVATIONS DETERMINED, AS SCALED FROM FEMA FLOOD MAP 430 OF 725, COMMUNITY PANEL NO. 48143C00430D, DATED NOVEMBER 16,2011.

4. THE TRACT SHOWN HEREON IS SUBJECT TO ALL CITY OF STEPHENVILLE AND ERATH COUNTY ORDINANCES AND RESTRICTIONS.

5. NO METES AND BOUNDS WERE PREPARED FOR THIS SURVEY

6. SET IRON PINS ARE 1/2" DIAMETER REBAR WITH A BLUE CAP STAMPED "KFW SURVEYING".

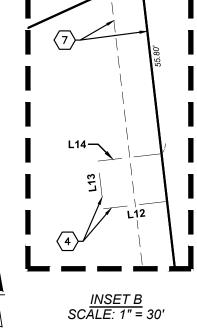
7. UNDERGROUND UTILITIES WERE SCALED FROM UTILITY MAPS AND PLACED USING PHYSICAL EVIDENCE VERIFIED IN THE FIELD

8. ADJOINERS SHOWN HEREON ARE PER CURRENT ERATH COUNTY APPRAISAL DISTRICT RECORDS AND OFFICIAL PUBLIC RECORDS OF ERATH COUNTY, TEXAS.

LEGEND

0	F.I.R.	=	FOUND 1/2" IRON ROD
0	F.I.P.	=	FOUND 1/2" IRON PIPE
	S.I.R.	=	SET 1/2" IRON ROD WITH BLUE CAP STAMPED "KFW
			SURVEYING"
	F.P.K.	=	FOUND PK NAIL
	R.O.W.	=	RIGHT-OF-WAY
	D.R.	=	DEED RECORDS OF ERATH COUNTY, TEXAS
	R.P.R.	=	REAL PROPERTY RECORDS OF ERATH COUNTY, TEXAS
	0.P.R.	=	OFFICIAL PUBLIC RECORDS OF REAL PROPERTY OF
			ERATH COUNTY, TEXAS
	E.C.P.R.	=	ERATH COUNTY PUBLIC RECORDS
-			
Ł	C.L.	=	CENTER LINE

= TEXAS DEPARTMENT OF TRANSPORTATION MONUMENT TYPE I OR TYPE II AS NOTED



PIPELINE NOTE:

NO EXISTING GAS, PETROLEUM, OR SIMILAR COMMON CARRIER PIPELINES OR EASEMENTS WERE LOCATED WITHIN OR ON THE BOUNDARY OF THIS DEVELOPMENT.

OPEN SPACE NOTES: LOTS 901 AND 902 TOTALING 7.49 ACRES ARE RESERVED TO BE USED AS OPEN SPACE FOR DRAINAGE PURPOSES.

FINISHED FLOOR NOTE: THE MINIMUM FINISHED FLOOR ELEVATIONS SHALL BE

PROVIDED WHEN A BUILDING PERMIT APPLICATION IS SUBMITTED. THE MINIMUM FINISHED FLOOR ELEVATIONS SHALL BE BASED ON THE CURRENT FEMA DATA. THE MINIMUM FINISHED FLOOR ELEVATIONS SHALL BE STATED AS MEAN SEA LEVEL.

PUBLIC ROADWAY NOTE:

THIS PLAT PROPOSES THE DEDICATION FOR THE EXTENSION OF WOLFE NURSERY ROAD RIGHT-OF-WAY IN ACCORDANCE WITH THE CITY OF STEPHENVILLE'S THOROUGHFARE PLAN, AS ADOPTED AT THE TIME OF PLAT SUBMITTAL. THIS PLAT DOES NOT REQUIRE THE FULL BUILD OUT OF WOLFE NURSERY ROAD THROUGH THE PLATTED PROPERTY RATHER IT SEEKS TO CONSTRUCT WOLFE NURSERY ROAD TO THE SOUTHERN BOUNDARY OF LOT 3 IN ACCORDANCE WITH THE TIA IN ORDER PROVIDE ACCESS TO ALL LOTS TO BE DEVELOPED (LOTS 1-7). PROVIDED, HOWEVER, THAT SUCH LIMITATION OF THE ROADWAY WOULD NOT APPLY IN THE EVENT LOTS 901 OR 902 WERE SUBJECT TO DEVELOPMENT (NOT INCLUDING

EASEMENT LEGEND

DEVELOPMENT FOR PARKS AND OPEN SPACE).

- 20' SANITARY SEWER EASEMENT (VOLUME 582, PAGE 699, O.P.R.)
- 20' SANITARY SEWER EASEMENT
- (VOLUME 582, PAGE 572, O.P.R.)
- 3 STATE OF TEXAS RIGHT-OF-WAY EASEMENT (VOLUME 367, PAGE 265, O.P.R.)
- TEXAS UTILITY ELECTRIC CO. EASEMENT VOLUME 935, PAGE 588, O.P.R.)
- 20' UTILITY & RIGHT-OF-WAY EASEMENT $\langle 5 \rangle$ (VOLUME 1057, PAGE 356, O.P.R.)
- 20' SANITARY SEWER EASEMENT
- (VOLUME 836, PAGE 102, O.P.R.)
- 20' SANITARY SEWER EASEMENT (VOLUME 582, PAGE 575, O.P.R.)
- 20' BUILDING SETBACK LINE (CABINET B, 8 SLIDE 38 E.C.P.R.)

IRVEYINC LOT 1 BLOCK 1 FAI ADDITION LOT 2 CABINET B, SLIDE | BLOCK 1 FAI ADDITION | 38 E.C.P.R.) (CABINET B, SLIDE 38 E.C.P.R.) S30° 57' 06"E 40.55'-LOT 3 BLOCK 1 FAI ADDITION (CABINET B, SLIDE 38 E.C.P.R.) OWNER: STEPHENVILLE LODGING LTD (VOLUME: 1364 PAGE 273 O.P.R.) LOT 4 BLOCK 1 FAI ADDITION (CABINET B, SLIDE 38 E.C.P.R.) OWNER: FAI STEPHENVILLE PARTNERS LTD (VOLUME 1232 PAGE 884 O.P.R.) N30° 57' 06"W 53.59'-

FIR "PRIC

CROSS ACCESS NOTE:

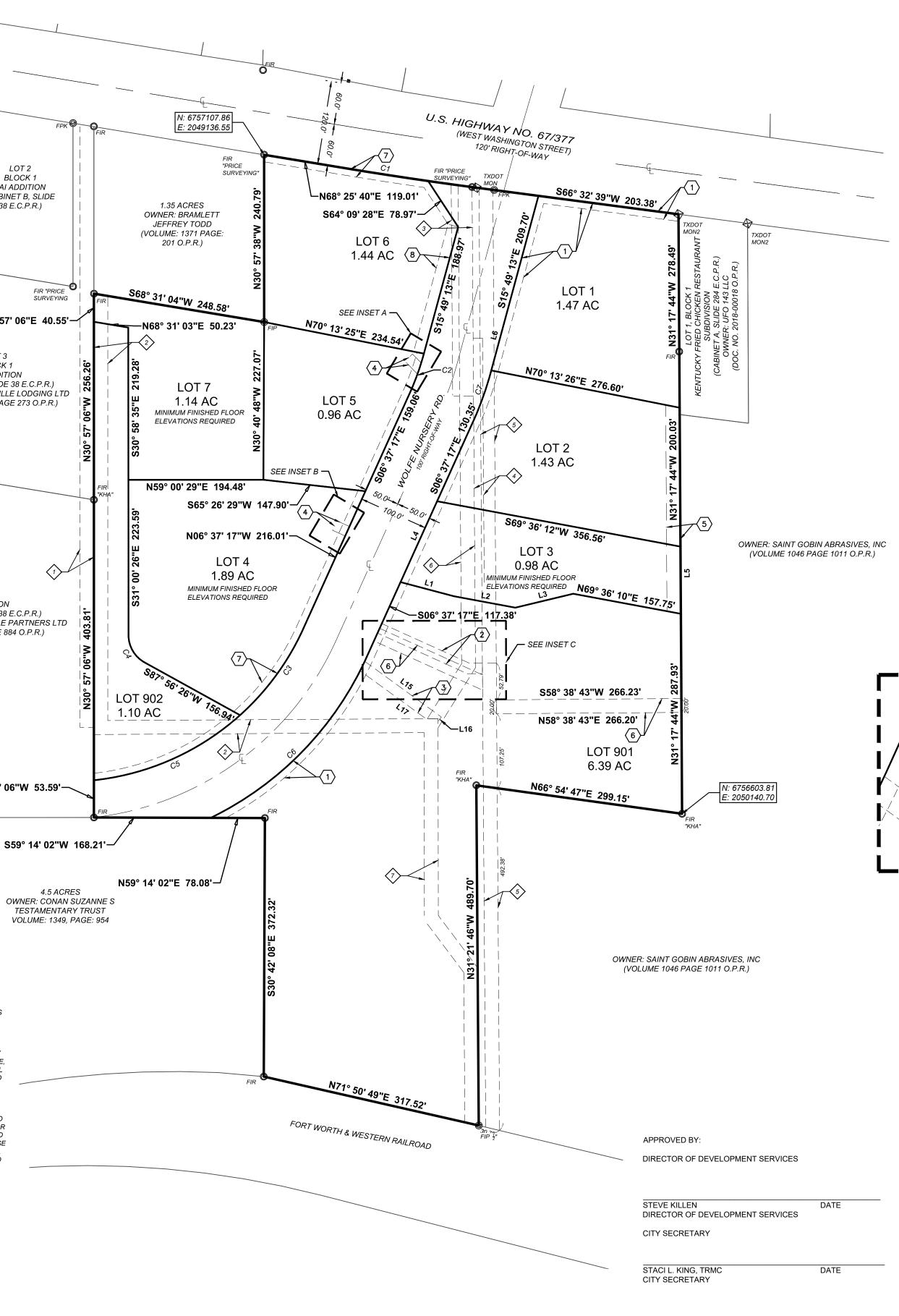
LOT OWNER(S) SHALL PROVIDE SHARED COMMON ACCESS FOR LOT(S) 1, 2, 3, 4, 5, 6, AND 7.

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 FASEMENTS 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 FEFICIENCY OF ITS RESPECTIVE SYSTEM ON THE FASEMENTS 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.

- (1) PROPOSED 10' UTILITY EASEMENT $\langle 2 \rangle$ proposed 15' water easement
- $\langle 3 \rangle$ PROPOSED 15' SEWER EASEMENT
- (4)
 PROPOSED 15' DRAINAGE EASEMENT
- 5 PROPOSED 20' DRAINAGE EASEMENT
- $\langle 6 \rangle$ PROPOSED 20' ELECTRIC EASEMENT
- (7) PROPOSED 10' ELECTRIC EASEMENT
- (8) PROPOSED 15' ELECTRIC EASEMENT



THIS SUBDIVISION PLAT OF 20 ACRE DEVELOPMENT ON WASHINGTON SEEKS TO SUBDIVIDE THE 19.34 ACRES OF LAND INTO 7 LOTS FOR COMMERCIAL USE, 2 LOTS FOR DRAINAGE PURPOSES, AND DEDICATE RIGHT-OF-WAY TO AN EXTENSION OF WOLFE NURSERY ROAD IN COMPLIANCE WITH THE CITY OF STEPHENVILLE MAJOR THOROUGHFARE PLAN.

OWNERS ACKNOWLEDGEMENT AND DEDICATION

STATE OF TEXAS COUNTY OF BEXAR

I (WE), THE UNDERSIGNED, OWNER(S) OF THE LAND SHOWN ON THIS PLAT WITHIN THE AREA DESCRIBED BY THE LEGAL DESCRIPTION ABOVE.

THIS SUBDIVISION PLAT OF <u>20 ACRE DEVELOPMENT ON WASHINGTON</u> SEEKS TO SUBDIVIDE THE 19.34 ACRES OF LAND DESCRIBED IN THE LEGAL DESCRIPTION INTO 7 LOTS FOR COMMERCIAL USE, 2 LOTS FOR DRAINAGE PURPOSES, AND DEDICATE RIGHT-OF-WAY TO AN EXTENSION OF WOLFE NURSERY ROAD IN COMPLIANCE WITH THE CITY OF STEPHENVILLE MAJOR THOROUGHFARE PLAN.

OWNER:

EG TEJAS, LLC VIDAL GARCIA, REAL ESTATE, ACQUISITIONS AND DEVELOPMENT 7113 SAN PEDRO AVENUE, SUITE 198 SAN ANTONIO, TX 78216

STATE OF TEXAS COUNTY OF BEXAR

I HEREBY CERTIFY THAT THE ABOVE PLAT CONFORMS TO THE MINIMUM STANDARDS SET FORTH BY THE TEXAS BOARD OF PROFESSIONAL LAND SURVEYING ACCORDING TO AN ACTUAL SURVEY MADE ON THE GROUND

> TERESA A. SEIDEL REGISTERED PROFESSIONAL LAND SURVEYOR NO. 5672 KFW SURVEYING, LLC 3421 PAESANOS PKWY, SUITE 101 SAN ANTONIO, TEXAS 78231 PHONE: 210-979-8444 FAX: 210-979-8441

STATE OF TEXAS COUNTY OF BEXAER

THE OWNER OF LAND SHOWN ON THIS PLAT, IN PERSON OR THROUGH A DULY AUTHORIZED AGENT, DEDICATES TO THE USE OF THE PUBLIC, EXCEPT AREAS IDENTIFIED AS PRIVATE OR PART OF AN ENCLAVE OR PLANNED UNIT DEVELOPMENT, FOREVER ALL STREETS, ALLEYS, PARKS, WATERCOURSES, DRAINS, EASEMENTS, AND PUBLIC PLACES THEREON SHOWN FOR THE PURPOSE AND CONSIDERATION THEREIN EXPRESSED.

OWNER / DEVELOPER: VIDAL GARCIA EG TEJAS, LLC 7113 SAN PEDRO AVENUE, SUITE 198 SAN ANTONIO, TEXAS 78216

STATE OF TEXAS COUNTY OF BEXAR BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED <u>VIDAL GARCIA</u>, 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.

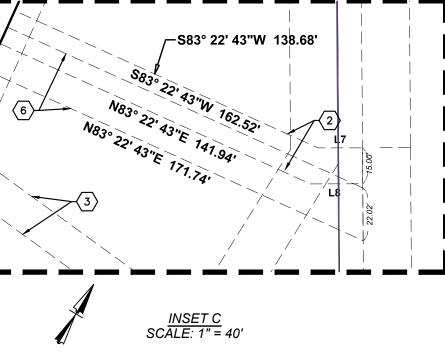
_____DAY OF _______A.D._____

THIS PLAT OF <u>20 ACRE DEVELOPMENT ON WASHINGTON</u> HAS BEEN SUBMITTED TO THE CITY OF STEPHENVILLE, TEXAS, AND HAVING BEEN REVIEWED BY THE DIRECTOR OF DEVELOPMENT

SERVICES. IS HEREBY APPROVED IN ACCORDANCE WITH STATE OR LOCAL LAWS AND REGULATIONS: AND/OR WHERE ADMINISTRATIVE EXCEPTION(S) HAVE BEEN GRANTED. DATED THIS _____ DAY OF _____ A.D. 20 ____.

DIRECTOR OF DEVELOPMENT SERVICES

NOTARY PUBLIC, BEXAR COUNTY, TEXAS



Line Table					
LINE #	LENGTH	DIRECTION			
L1	79.53'	N73°52'02"E			
L2	89.95'	N69°36'12"E			
L3	85.73'	N45°30'31"E			
L4	127.76'	S06°37'17"E			
L5	96.74'	N31°17'44"W			
L6	50.76'	S15°45'09"E			
L7	18.51'	S59°01′03''W			
L8	21.76'	N58°54'31"E			
L9	6.56'	S75°10'23"E			
L10	15.00'	N14°49'37"E			

	Line Table		
LINE #	LENGTH	DIRECTION	
L11	25.74'	N75°10'23"W	
L12	20.00'	S83°22'43"W	
L13	15.00'	N06°37'17"W	
L14	20.00'	N83°22'43"E	
L15	136.47'	S84°55'30"E	
L16	8.03'	S05°04'30"W	
L17	117.30'	N84°55'30"W	

SUBDIVISION PLAT OF

20 ACRE DEVELOPMENT ON WASHINGTON FORMERLY "PROJECT BLUE"

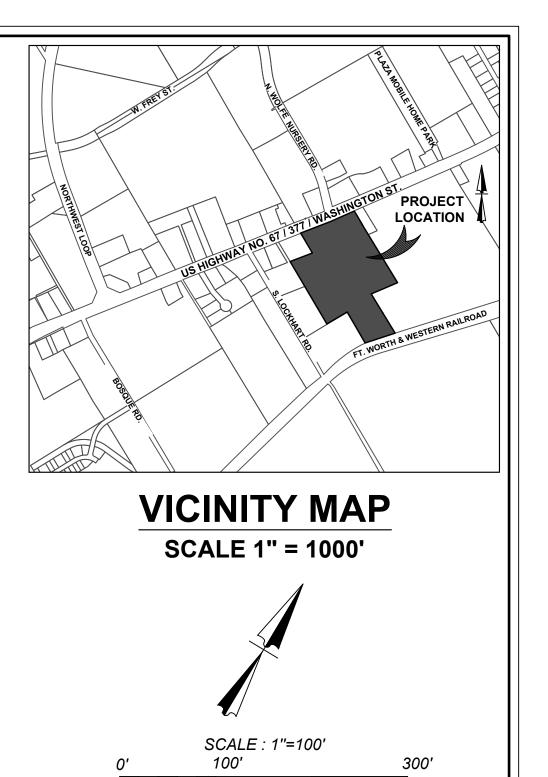
LEGAL DESCRIPTION:

BEING A 19.34 - ACRE TRACT OF LAND COMPRISED OF FOUR SEPARATE EXISTING LOTS OUT OF THE WILLIAM MOTLEY SURVEY, ABSTRACT 515, ERATH COUNTY, TEXAS: A 1.203-ACRE TRACT OF LAND OUT OF THE 1.267 ACRES TRACT (TRACT 1) DEEDED TO J.R. WALKER COMPANY IN VOLUME 749, PAGE 261 OF THE DEED RECORDS OF ERATH COUNTY, TEXAS; A CERTAIN 13.468 ACRE TRACT OF LAND BEING TRACTS 5 AND 7 CONVEYED TO J.R. WALKER COMPANY BY DEED RECORDED IN VOLUME 749, PAGE 261 OF THE DEED RECORDS OF ERATH COUNTY, TEXAS; A 2.000 ACRE TRACT OF LAND BEING A PORTION OF THE 41.61-ACRE TRACT OF LAND DESCRIBED IN INSTRUMENT TO NORTON COMPANY (NOW KNOWN AS SAINT-GOBAIN ABRAISIVES, INC.) IN VOLUME 532, PAGE 1004 OF THE DEED RECORDS OF ERATH COUNTY, TEXAS; AND A 2.672 ACRES TRACT OF LAND BEING THE REMAINDER OF A CERTAIN 2.676 ACRES TRACT DEEDED TO CIRCLE L ENTERPRISES, INC. IN VOLUME 842, PAGE 780 OF THE DEED RECORDS OF ERATH COUNTY, TEXAS.

OWNER/DEVELOPER: EG TEJAS, LLC ATTN: VIDAL GARCIA 7113 SAN PEDRO AVENUE, SUITE 198 SAN ANTONIO, TX 78216



DATE OF PREPARATION: 2/10/2021



Curve Table Curve # LENGTH RADIUS DELTA CHORD BRG CHORD DIST C1 | 120.20' | 5789.58' | 001°11'22" | N67°49'59"E | 120.20' C2 56.38' 380.01' 008°30'01" N11°36'12"W 56.33' C3 | 156.60' | 374.43' | 023°57'48" | N05°08'28"E | 155.46' C4 | 47.96' | 45.00' | 061°04'03" | S61°31'32"E | 45.72' C5 | 234.24' | 374.43' | 035°50'39" | N35°02'42"E | 230.44' C6 330.20' 474.43' 039°52'37" N13°07'21"E 323.57' C7 | 73.73' | 473.19' | 008°55'38" | N11°42'57"W | 73.65' C8 | 13.98' | 380.10' | 002°06'28" | S14°47'54"E | 13.98'