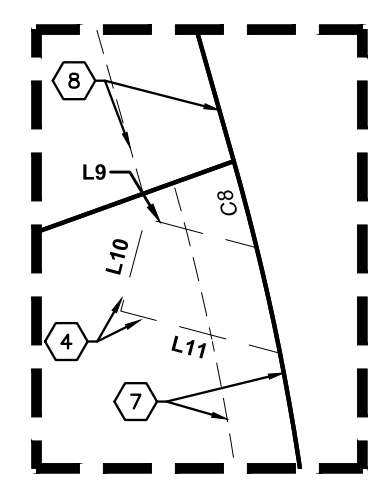
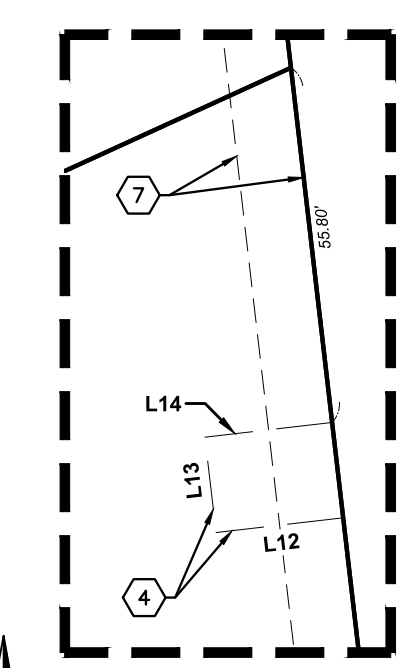


SCALE: 1" = 200'
AREA BEING PLATTED



INSET A
SCALE: 1" = 30'



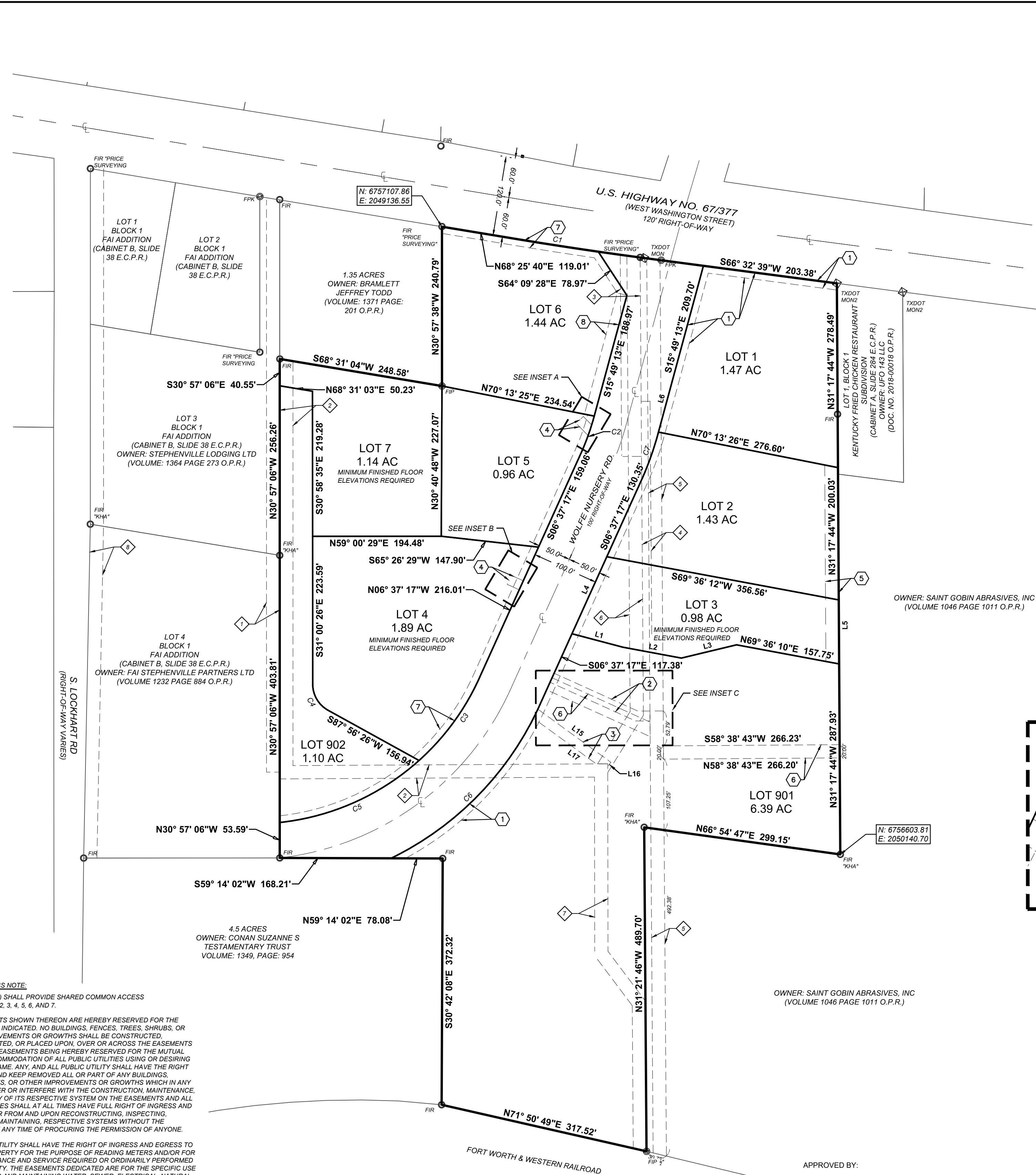
INSET B
SCALE: 1" = 30'

- SURVEYOR NOTES:**
- BEARINGS ARE BASED ON THE STATE PLANE COORDINATE SYSTEM ESTABLISHED FOR THE TEXAS NORTH CENTRAL ZONE 4202, NORTH AMERICAN DATUM (NAD) OF 1983.
 - 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.
 - THE TRACT SHOWN HEREON IS SUBJECT TO ALL CITY OF STEPHENVILLE AND ERATH COUNTY ORDINANCES AND RESTRICTIONS.
 - NO METES AND BOUNDS WERE PREPARED FOR THIS SURVEY.
 - SET IRON PINS ARE 1/2" DIAMETER REBAR WITH A BLUE CAP STAMPED "KFW SURVEYING".
 - UNDERGROUND UTILITIES WERE SCALED FROM UTILITY MAPS AND PLACED USING PHYSICAL EVIDENCE VERIFIED IN THE FIELD.
 - ADJOINERS SHOWN HEREON ARE PER CURRENT ERATH COUNTY APPRAISAL DISTRICT RECORDS AND OFFICIAL PUBLIC RECORDS OF ERATH COUNTY, TEXAS.

- EASEMENT LEGEND**
- ◇ 20' SANITARY SEWER EASEMENT (VOLUME 582, PAGE 699, O.P.R.)
 - ◇ 20' SANITARY SEWER EASEMENT (VOLUME 582, PAGE 572, O.P.R.)
 - ◇ 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 (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, SLIDE 38 E.C.P.R.)

- ① PROPOSED 10' UTILITY EASEMENT
- ② PROPOSED 15' WATER EASEMENT
- ③ PROPOSED 15' SEWER EASEMENT
- ④ PROPOSED 15' DRAINAGE EASEMENT
- ⑤ PROPOSED 20' DRAINAGE EASEMENT
- ⑥ PROPOSED 20' ELECTRIC EASEMENT
- ⑦ PROPOSED 10' ELECTRIC EASEMENT
- ⑧ PROPOSED 15' ELECTRIC EASEMENT

- LEGEND**
- F.I.R. = FOUND 1/2" IRON ROD
 - F.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
 - O.P.R. = OFFICIAL PUBLIC RECORDS OF REAL PROPERTY OF ERATH COUNTY, TEXAS
 - E.C.P.R. = ERATH COUNTY PUBLIC RECORDS
 - C.L. = CENTER LINE
 - TXDOT MON = TEXAS DEPARTMENT OF TRANSPORTATION MONUMENT TYPE I OR TYPE II AS NOTED



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 20 ACRES DEVELOPMENT ON WASHINGTON 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
DATE: _____

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 BY:

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

STATE OF TEXAS
COUNTY OF BEXAR

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 PURPOSES AND CONSIDERATIONS THEREIN EXPRESSED AND IN THE CAPACITY THEREIN STATED, GIVEN UNDER MY HAND AND SEAL OF OFFICE:

THIS _____ DAY OF _____, A.D. 20____

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 VIDAL GARCIA, 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:

THIS _____ DAY OF _____, A.D. 20____

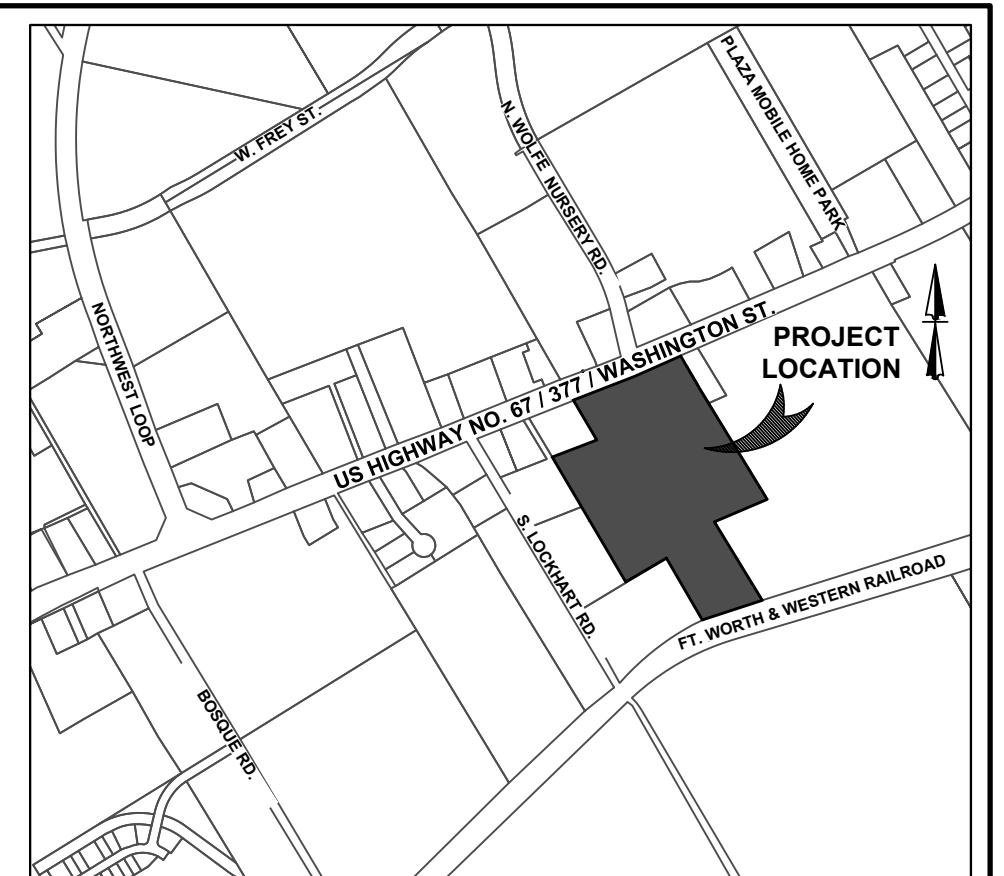
NOTARY PUBLIC, BEXAR COUNTY, TEXAS

THIS PLAT OF 20 ACRES DEVELOPMENT ON WASHINGTON 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 EXCEPTIONS HAVE BEEN GRANTED.

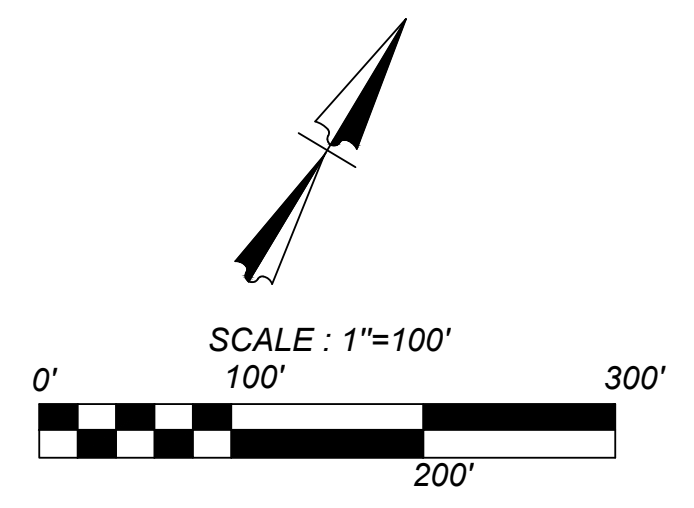
DATED THIS _____ DAY OF _____, A.D. 20____

BY: _____
DIRECTOR OF DEVELOPMENT SERVICES

OWNER: SAINT GOBIN ABRASIVES, INC.
(VOLUME 1046 PAGE 1011 O.P.R.)



VICINITY MAP
SCALE 1" = 1000'

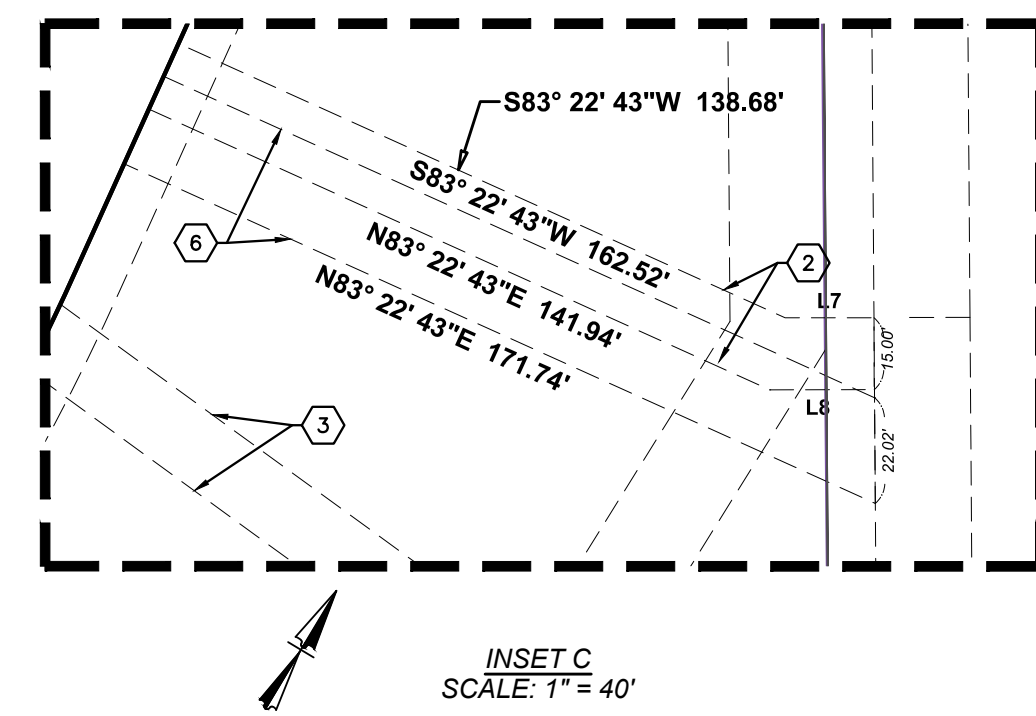


Curve Table

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'

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



INSET C
SCALE: 1" = 40'

**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 ABRASIVES, 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.

APPROVED BY:

DIRECTOR OF DEVELOPMENT SERVICES

STEVE KILLEN
DIRECTOR OF DEVELOPMENT SERVICES

CITY SECRETARY

STACI L. KING, TRMC
CITY SECRETARY

DATE

DATE

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.

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



3421 PASADENOS PKWY., Ste. 200, San Antonio, TX 78231
Phone #: (210) 979-8444 • Fax #: (210) 979-8441
TBPE Firm #: 9513 • TBPLS Firm #: 10122300