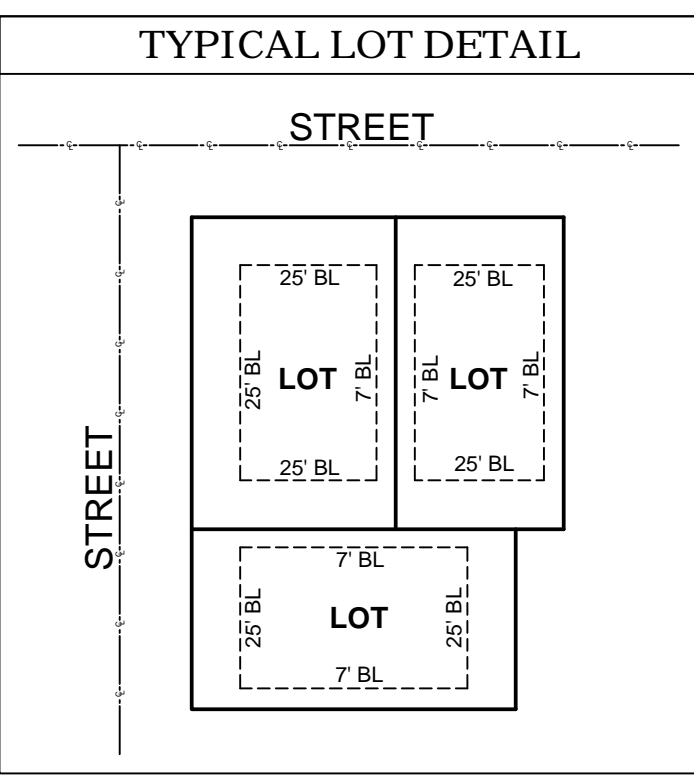


CURVE	ARC LENGTH	RADIUS	DELTA ANGLE	TANGENT	CHORD BEARING	CHORD LENGTH
C1	261.80'	50.00'	299°59'47"	28.87'	N 60°09'40" E	50.00'
C2	261.80'	50.00'	300°00'00"	28.87'	S 59°33'10" W	50.00'

LINE	BEARING	DISTANCE
L1	S 59°33'28" W	5.22'

LEGEND	
PG =	PAGE
VOL =	VOLUME
CAB =	CABINET
POB =	POINT OF BEGINNING
IRF =	IRON ROD FOUND
CIRS =	CAPPED IRON ROD SET
DOC. NO. =	DOCUMENT NUMBER
D.R.E.C.T. =	DEED RECORDS, ERATH COUNTY, TEXAS
P.R.D.C.T. =	PLAT RECORDS, ERATH COUNTY, TEXAS
O.R.D.C.T. =	OFFICIAL RECORDS, ERATH COUNTY, TEXAS



Project 2005.008-07	EAGLE SURVEYING, LLC 210 S. Elm Street, Suite: 104 Denton, TX 76201 (940) 222-3009 TX Firm #10194177
Date 09/16/2020	
Drafter TAR	

**PRELIMINARY PLAT
THE KAYLIE SUBDIVISION
LOT 1-14, BLOCK A**

BEING 8.92 ACRES OF LAND SITUATED IN THE JOHN BLAIR SURVEY, ABSTRACT NUMBER 32 IN THE TOWN OF STEPHENVILLE ERATH COUNTY, TEXAS

OWNER'S CERTIFICATE & DEDICATION

STATE OF TEXAS §
 COUNTY OF ERATH §

WHEREAS, **AIG RE ENTERPRISES, LLC** and **BTF PROPERTIES, LLC**, are the owners of a 8.92 acre tract of land out of the John Blair Survey, Abstract Number 32, situated in the Town of Stephenville, Erath County, Texas, being all of Lot 1 and all of Lot 2, Block 3 of The Kaylie Subdivision, a subdivision of record in Cabinet B, Slide 126A of the Plat Records of Erath County, Texas, as conveyed to BTF Properties, LLC by General Warranty Deed of record in Document Numbers 2019-07030 and 2019-07031 of the Official Records of Erath County, Texas, also being Lot 8-E as shown on the plat of record in Volume 458, Page 548 of the Deed Records of Erath County, Texas, as conveyed to AIG RE Enterprises, LLC by Warranty Deed with Vendor's Lien of record in Document Number 2020-00740 of said Official Records, and being more particularly described by metes and bounds as follows:

- BEGINNING**, at a 5/8" iron rod found at an angle point in the North Right-of-Way line of West Tarleton Street at the Southeast corner of Lot 2, Block 3 of The Kaylie Subdivision and the Southeast corner hereof;
- THENCE**, S59°52'22"W, along the North Right-of-Way line of West Tarleton Street being the South line of Lot 2, Block 3 of The Kaylie Subdivision, a distance of 36.82 feet to an "X" cut found;
- THENCE**, S63°52'18"W, along the North Right-of-Way line of West Tarleton Street, being the South line of Lot 2, Block 3 of The Kaylie Subdivision in part, and being the South line of Lot 1, Block 3 of The Kaylie Subdivision in part, a distance of 127.86 feet to a 3/8" iron rod found in the East line of Lot 8-E being a Southwest corner of Lot 1, Block 3 of The Kaylie Subdivision;
- THENCE**, S30°28'52"E, along the North Right-of-Way line of West Tarleton Street and the East line of said Lot 8-E, a distance of 6.25 feet to a Mag nail set at the Southeast corner of said Lot 8-E;
- THENCE**, S63°06'56"W, along the North Right-of-Way line of West Tarleton Street and the South line of said Lot 8-E, a distance of 154.71 feet to a Mag nail set at the Southwest corner of said Lot 8-E and the Southwest corner hereof;
- THENCE**, N30°29'58"W, along the West line of said Lot 8-E, passing the Southeast corner of a called 4.0485 acre tract conveyed to MIMG LXI Stephenville West Sub, LLC by deed of record in Document Number 2014-03583 of said Official Records and continuing on said course along the West line of said Lot 8-E, also being the East line of said 4.0485 acre tract, passing at a distance of 599.48 feet the common Northwest corner of said Lot 8-E, Northeast corner of said 4.0485 acre tract, a Southwest corner of said Lot 1, and Southeast corner of Lot 21, Block 139 of the City of Stephenville, Erath County, Texas, a subdivision of record in Cabinet A, Slide 238B of said Plat Records, and continuing on said course with the East line of said Lot 21 and the West line of Said Lot 1, a distance of 851.02 feet to a 1/2" iron rod with green plastic cap stamped "EAGLE SURVEYING" set at the Northeast corner of said Lot 21;
- THENCE**, S59°33'28"W, along the North line of said Lot 21, being the West line of said Lot 1, a distance of 5.22 feet to a 3/8" iron rod found at the southwest corner of an 8' Easement in Block 4 of South Tanglewood Addition, a subdivision of record in Volume 450, Page 124 of said Deed Records;
- THENCE**, N30°19'52"W, along the West line of said Lot 1, being the East line of the 8' Easement in Block 4 in part, also being the East Right-of-Way line of West Phelps Street in part, also being the East line of an 8' Easement in Block 2 of South Tanglewood Addition in part, a distance of 353.24 feet to a 1/2" iron rod found at the common South corner of Lot 8 and Southwest corner of Lot 9, Block 2 of The Kaylie Subdivision, a subdivision of record in Cabinet B, Slide 126A of said Plat Records, also being the Northwest corner of said Lot 1;
- THENCE**, N59°25'55"E, along the North line of said Lot 1, being the South line of said Lot 9, Block 2 in part, also being the South line of Lot 9, Block 1 of the Kaylie Subdivision, a subdivision of record in said Cabinet B, Slide 126A, a distance of 324.01 feet to a 1/2" iron rod with green plastic cap stamped "EAGLE SURVEYING" set in the West line of Block 4 of L.H. Groesbeck Addition, a subdivision of record in Volume 393, Page 564 of said Deed Records, being the common Southeast corner of said Lot 9, Block 1 and Southeast corner of Lot 8 of said Block 1, also being the Northeast corner of said Lot 1;
- THENCE**, S30°26'50"E, along the East line of said Lot 1 in part, being the West line of Block 4 of said L.H. Groesbeck Addition in part, also being the West Right-of-Way line of West Phelps Street in part, also being the West line of Block 3 of said L.H. Groesbeck Addition in part, also being the East line of said Lot 2 in part, a distance of 1218.14 feet to the POINT OF BEGINNING and containing an area of 8.92 Acres, or (388526 Square Feet) of land, more or less.

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

THAT, WE, **AIG RE ENTERPRISES, LLC** and **BTF PROPERTIES, LLC**, being the sole owners, do hereby adopt this plat designating the hereinabove described real property as **THEY KAYLIE SUBDIVISION**, an addition to the City of Stephenville, Erath County, Texas, and we do hereby dedicate to the public's use forever the streets, alleys, parks and easements shown thereon. The easements shown thereon are hereby reserved for the purposes as indicated. No buildings, fences, trees, shrubs 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 at any maintenance and service required or ordinarily performed by that utility. The easements dedicated are for the specific use of installing water, sewer, electrical, telephone, natural gas, or cablevision lines, and are not intended to be used for the collection of garbage or for the use of garbage vehicles in any manner. This plat approved subject to all platting ordinances, rules, regulations, resolutions of the City of Stephenville, Texas.

WITNESS my hand at _____, _____ County, Texas this the _____ day of _____, 2020.

OWNER: **AIG RE ENTERPRISES, LLC**

BY: _____ Date _____
 (Authorized Agent)

STATE OF TEXAS §
 COUNTY OF _____ §

Before me, the undersigned authority, a Notary Public in and for the State of Texas, 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 purpose and considerations therein expressed.

Given under my hand and seal of office, this _____ day of _____, 2020.

Notary Public in and for the State of Texas

My commission expires on _____.

OWNER: **BTF PROPERTIES, LLC**

BY: _____ Date _____
 (Authorized Agent)

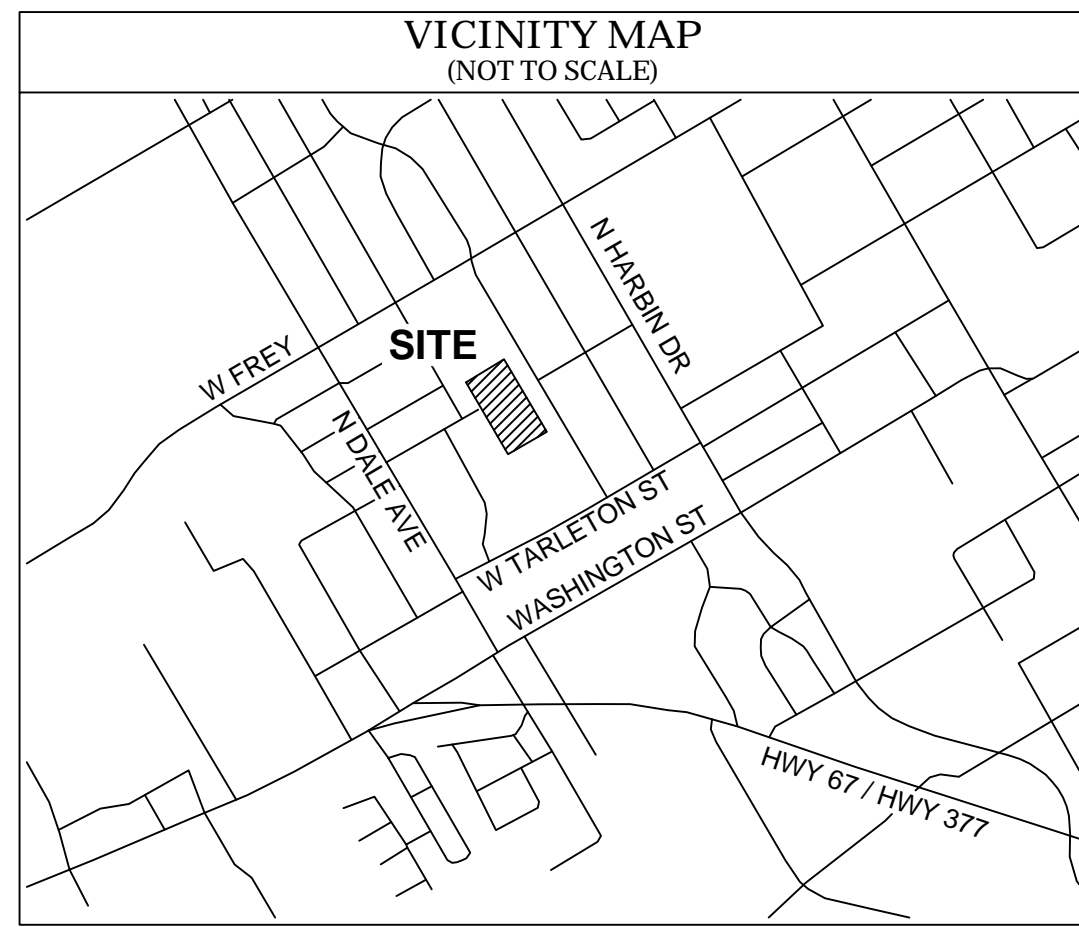
STATE OF TEXAS §
 COUNTY OF _____ §

Before me, the undersigned authority, a Notary Public in and for the State of Texas, 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 purpose and considerations therein expressed.

Given under my hand and seal of office, this _____ day of _____, 2020.

Notary Public in and for the State of Texas

My commission expires on _____.



CERTIFICATE OF SURVEYOR

STATE OF TEXAS §
 COUNTY OF DENTON §

THIS is to certify that I, **MATTHEW RAABE**, a Registered Professional Land Surveyor of the State of Texas, have platted the above subdivision from an actual survey on the ground; and that all lot corners, angle points, and points of curve shall be properly marked on the ground, and that this plat correctly represents that survey made by me.

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.
 Matthew Raabe, R.P.L.S. #6402 Date _____

STATE OF TEXAS §
 COUNTY OF DENTON §

Before me, the undersigned authority, a Notary Public in and for the State of Texas, on this day personally appeared **MATTHEW RAABE**, 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 purpose and considerations therein expressed.

Given under my hand and seal of office, this _____ day of _____, 2020.

Notary Public in and for the State of Texas

My commission expires on _____.

CERTIFICATE OF APPROVAL

APPROVED this the _____ day of _____, 2020.

CITY OF STEPHENVILLE
 ERATH COUNTY, TEXAS

BY: _____
 Director of Development Services

ATTEST: _____
 City Secretary

GENERAL NOTES

- 1.) The purpose of this plat is to create fourteen (14) lots, dedicate right-of-way and dedicate easements from three (3) existing lots of record.
- 2.) This property is located in "Non-shaded Zone X" according to the F.E.M.A. Flood Insurance Rate Map dated November 16, 2011 as shown on Map Number 480220.
- 3.) The grid coordinates shown on this plat are based on GPS observations utilizing the AllTerra RTK Network. North American Datum of 1983 (Adjustment Realization 2011).
- 4.) Selling a portion of this addition by metes and bounds is a violation of City Ordinance and State Law, and is subject to fines and/or withholding of utilities and building permits.
- 5.) All interior property corners are marked with a 1/2-inch iron rod with a green plastic cap stamped "EAGLE SURVEYING" unless noted otherwise.
- 6.) The bearings shown on this plat are based on GPS observations utilizing the AllTerra RTK Network. North American Datum of 1983 (Adjustment Realization 2011).
- 7.) Five foot (5') wide sidewalks to be installed along both sides of the right-of-ways and will be installed at time of construction. At a minimum, the portions of sidewalks crossing a flume or drainage channel and barrier free ramps will be required to be built with the other improvements to the subdivision (i.e. by developer when streets are built).
- 8.) This development is part of a Planned Development (PD).

**PRELIMINARY PLAT
 THE KAYLIE SUBDIVISION
 LOTS 1-14, BLOCK A**

**BEING 8.92 ACRES OF LAND SITUATED IN THE
 JOHN BLAIR SURVEY, ABSTRACT NUMBER 32
 IN THE CITY OF STEPHENVILLE
 ERATH COUNTY, TEXAS**

Project	2005.008-06	 EAGLE SURVEYING, LLC 210 S. Elm Street, Suite: 104 Denton, TX 76201 (940) 222-3009 TX Firm #10194177
Date	09/14/2020	
Drafter	TAR	

SURVEYOR
 Eagle Surveying, LLC
 210 S. Elm Street, Suite: 104
 Denton, TX 76201
 (940) 222-3009

ENGINEER
 Whitworth Engineering
 5700 Lionfish Way
 Fort Worth, TX 76131
 (817) 236-6106

OWNER
 BTF Properties, LLC
 PO Box 1827
 Stephenville, TX 76401

OWNER
 AIG RE Enterprises, LLC
 3053 Crestwater Ridge
 Keller, TX 76248