



OWNERS ACKNOWLEDGMENT 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 ACRE 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:
THE STABLE DEVELOPMENT, LLC
200 CONCORD PLAZA DR, SUITE 240, 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 PAESANOS 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, DECIDES TO 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. _____

NOTARY PUBLIC, BEXAR COUNTY, TEXAS

STATE OF TEXAS
COUNTY OF BEXAR

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

THIS _____ DAY OF _____, A.D. _____

BY: _____
DIRECTOR OF DEVELOPMENT SERVICES

THIS PLAT OF 20 ACRE 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. _____

APPROVED BY: _____
DIRECTOR OF DEVELOPMENT SERVICES

STEVE KILLEN
DIRECTOR OF DEVELOPMENT SERVICES
CITY SECRETARY

STACI L. KING, TRMC
CITY SECRETARY

DATE: _____

DATE: _____

LEGEND

- F.I.R. = FOUND 1/2" IRON ROD
- 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
- 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
- 1 = PROPOSED 10' UTILITY EASEMENT
- 2 = PROPOSED 15' WATER EASEMENT
- 3 = PROPOSED 15' SEWER EASEMENT
- 4 = PROPOSED 15' DRAINAGE EASEMENT
- 5 = PROPOSED VARIABLE WIDTH DRAINAGE EASEMENT
- 6 = PROPOSED 20' ELECTRIC & TELECOMMUNICATIONS EASEMENT
- 7 = PROPOSED VARIABLE WIDTH ACCESS AND UTILITY EASEMENT
- 8 = PROPOSED 10' PRIVATE SEWER EASEMENT
- 9 = PROPOSED 10' PRIVATE WATER EASEMENT
- 10 = PROPOSED 10' ELECTRIC & TELECOMMUNICATIONS EASEMENT

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 573, O.P.R.)
- 20' BUILDING SETBACK LINE (CABINET B, SLIDE 38 E.C.P.R.)

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

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.

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 NOTE:
LOTS 901 AND 902 TOTALING 7.49 ACRES ARE RESERVED TO BE USED AS OPEN SPACE FOR DRAINAGE PURPOSES. THESE LOTS WILL BE PRIVATELY OWNED AND MAINTAINED IN COMPLIANCE WITH APPLICABLE LOCAL ORDINANCES.

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 1 IN ACCORDANCE WITH THE TR IN ORDER TO 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 DEVELOPMENT FOR PARKS AND OPEN SPACE).

WOLFE NURSERY ROAD DESIGN SPEED IS 35 M.P.H.

4.5 ACRES
OWNER: CONAN SUZANNE S TESTAMENTARY TRUST
VOLUME: 1349, PAGE: 954

THE EASEMENTS SHOWN THEREON ARE HEREBY RESERVED FOR THE PURPOSES AS INDICATED. NO BUILDINGS, STRUCTURES, 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 UTILITIES 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 ENHANCE 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.

LINE TABLE

Curve #	LENGTH	RADIUS	DELTA	CHORD BRG	CHORD DIST
C1	190.36'	5789.58'	001°53'02"	N67°29'09"E	190.35'
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'	483.28'	008°44'29"	N11°40'10"W	73.66'
C8	8.20'	4557.82'	000°06'11"	S15°47'40"E	8.20'
C9	25.12'	380.03'	003°47'15"	S13°57'24"E	25.12'
C10	13.32'	5789.58'	000°07'54"	N67°10'21"E	13.32'
C11	120.20'	5789.58'	001°11'22"	N67°49'59"E	120.20'

LINE TABLE

LINE #	LENGTH	DIRECTION
L1	85.73'	S45°30'31"W
L2	89.95'	S69°38'12"W
L3	79.53'	S73°52'02"W
L4	127.76'	N06°37'17"W
L5	53.46'	S14°31'07"W
L6	8.03'	S05°04'30"W
L7	17.46'	S58°43'08"W
L8	15.23'	N04°57'23"W
L9	17.03'	S75°28'52"W
L10	15.00'	S14°31'08"E
L11	17.37'	N75°28'52"E
L12	24.77'	N83°21'18"E
L13	15.00'	N06°38'42"W
L14	24.76'	S83°22'43"W
L15	28.80'	N02°03'34"W
L16	15.00'	S87°56'26"W
L17	34.00'	S02°03'34"E
L18	150.21'	N85°43'25"E
L19	129.93'	N85°43'25"E
L20	20.00'	N83°22'43"E
L21	15.00'	S06°37'17"E
L22	20.00'	S83°22'43"W
L23	10.00'	N83°22'43"E
L24	15.00'	S06°37'17"E
L25	10.00'	S83°22'43"W
L26	10.00'	N83°22'43"E
L27	15.00'	S06°37'17"E
L28	10.00'	S83°22'43"W
L29	61.28'	N64°09'28"W
L30	13.39'	N15°49'13"W
L31	78.97'	S64°09'28"E
L32	15.19'	N15°49'13"W
L33	67.74'	N25°21'43"E
L34	15.19'	S66°32'39"W
L35	90.60'	N25°21'43"E
L36	49.63'	N59°00'29"E
L37	49.64'	N59°00'29"E
L38	20.00'	N83°22'43"W
L39	20.00'	S83°22'43"W
L40	20.00'	S83°22'43"W
L41	15.00'	S06°37'17"E
L42	20.00'	N83°22'43"E
L43	20.00'	S83°22'43"W
L44	15.00'	S06°37'17"E
L45	20.00'	N83°22'43"E
L46	20.00'	N74°10'47"E
L47	15.00'	N15°49'13"W
L48	20.00'	N74°10'47"E

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.

OWNER/DEVELOPER:
THE STABLE DEVELOPMENT, LLC
ATTN: VIDAL GARCIA
200 CONCORD PLAZA DRIVE, SUITE 240
SAN ANTONIO, TX 78216

KFW ENGINEERS + SURVEYING
3421 Paesanos Pkwy., Ste. 200, San Antonio, TX 78231
Phone #: (210) 979-8444 • Fax #: (210) 979-8441
TBE Firm #: 9513 • TBPLS Firm #: 10122300

DATE OF PREPARATION: 8/20/2021

DRAWN BY: AD

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.