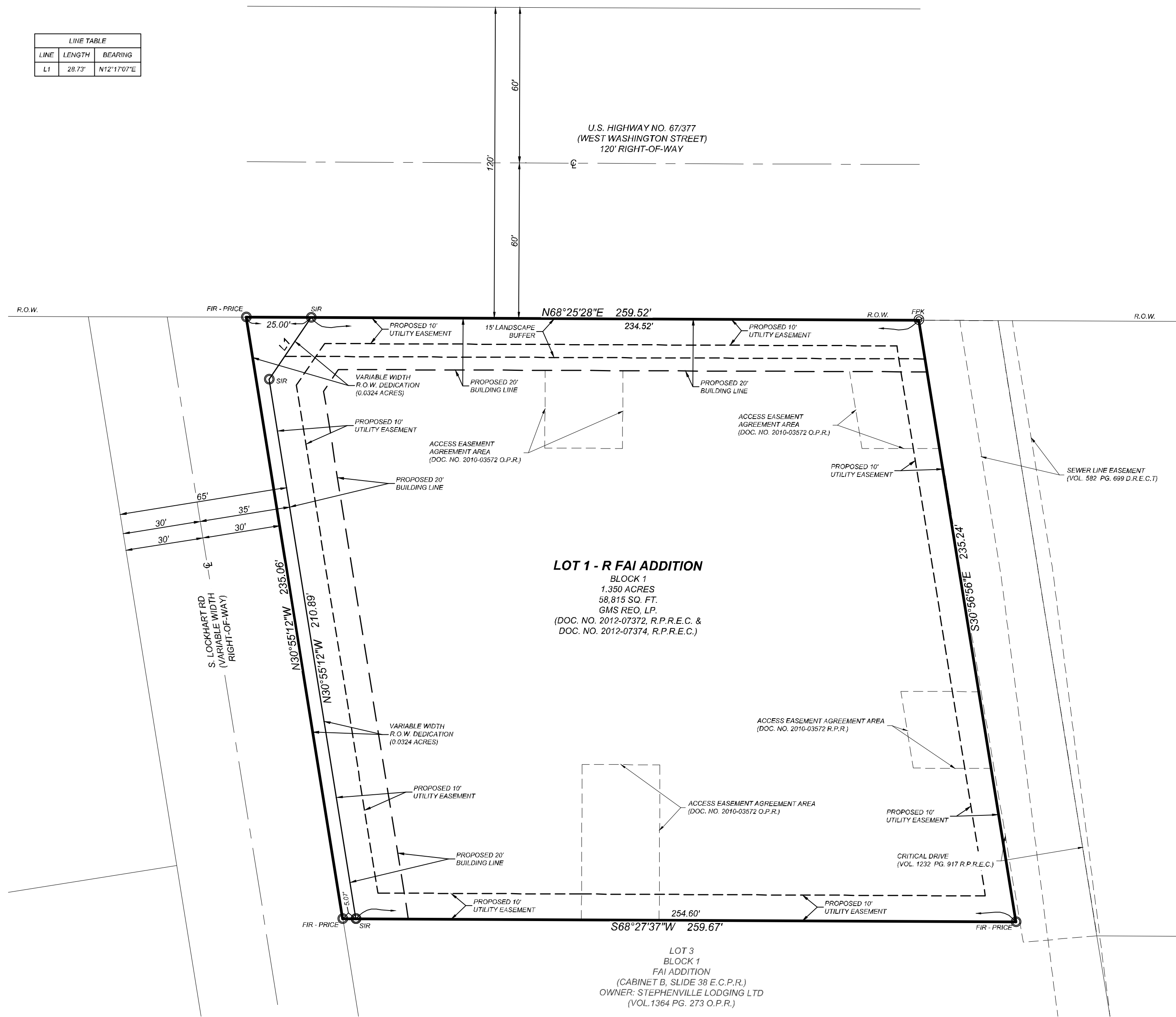
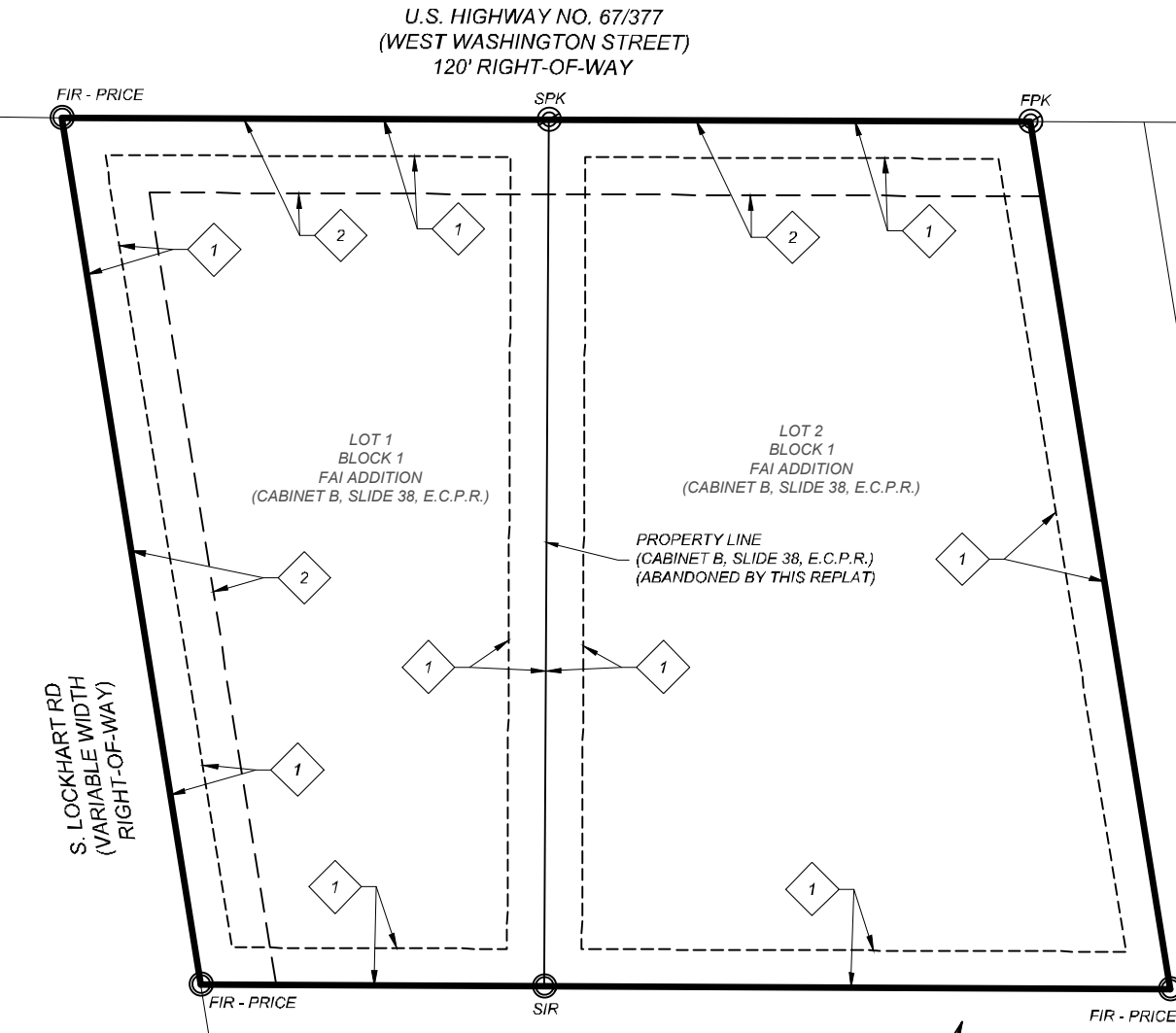


- LEGEND**
- FIR = FOUND 1/2" IRON ROD
 - ⊙ FPK = FOUND PK NAIL
 - ⊙ SPK = SET PK NAIL
 - ⊙ SIR = SET 1/2" IRON ROD WITH A BLUE CAP STAMPED "KFW SURVEYING"
 - R.O.W. = RIGHT-OF-WAY
 - E.C.P.R. = PLAT RECORDS OF ERATH COUNTY, TEXAS
 - O.P.R. = OFFICIAL PUBLIC RECORDS OF ERATH COUNTY, TEXAS
 - D.R.E.C.T. = DEED RECORDS OF ERATH COUNTY, TEXAS
 - R.P.R.E.C. = REAL PROPERTY RECORDS OF ERATH COUNTY, TEXAS
 - ⊕ = CENTERLINE

LINE	LENGTH	BEARING
L1	28.73	N12°17'07"E

KEY NOTES

- 1 10' UTILITY EASEMENT (VOL. 1231, PG. 917, O.P.R.) (ABANDONED BY THIS REPLAT)
- 2 20' BUILDING LINE (CABINET B, SLIDE 38, E.C.P.R.) (ABANDONED BY THIS REPLAT)



PLAT NOTES:

- BEARINGS ARE BASED ON THE STATE PLANE COORDINATE SYSTEM ESTABLISHED FOR THE TEXAS NORTH CENTRAL ZONE 4202, NORTH AMERICAN DATUM (NAD) OF 1983.
- ALL DISTANCES SHOWN ARE MEASURED TO SURFACE.
- SET IRON PINS ARE 1/2" DIAMETER REBAR WITH A BLUE CAP STAMPED "KFW SURVEYING".
- ADJOINERS SHOWN HEREON ARE PER CURRENT ERATH COUNTY APPRAISAL DISTRICT RECORDS AND OFFICIAL PUBLIC RECORDS OF ERATH COUNTY, TEXAS.
- THE PROPERTY AS PLATTED IS SUBJECT TO ANY DOCUMENT PERTAINING TO OIL, GAS, AND MINERAL LEASES THAT AFFECTS SAID PROPERTY AS RECORDED IN THE ERATH COUNTY CLERK'S OFFICE.
- THE PROPERTY AS PLATTED IS SUBJECT TO ANY DOCUMENT PERTAINING TO UTILITY EASEMENTS FOR ELECTRIC, TELEPHONE OR OTHER UTILITIES THAT AFFECTS SAID PROPERTY AS RECORDED IN THE ERATH COUNTY CLERK'S OFFICE.
- NO LOT OR PARCEL SHOWN ON THIS PLAT MAY BE SOLD BY METES AND BOUNDS (OR CONVEYED BY OTHER MEANS) PRIOR TO THE FILING OF THIS PLAT AT ERATH COUNTY. SUCH SALE / CONVEYANCE OF LOTS OR PARCELS MAY BE SUBJECT TO FINES AND WITHHOLDING OF UTILITIES AND / OR BUILDING PERMITS.
- ALL LOT LINES, DRAINAGE EASEMENTS, PUBLIC UTILITY EASEMENTS, AND BUILDING SETBACKS RECORDED IN CABINET B, SLIDE 38, PLAT RECORDS, ERATH COUNTY, TEXAS ARE ABANDONED AND VACATED BY THIS REPLAT AS SHOWN.
- EXCEPT AS SET FORTH IN NOTE 8, THE ABOVE REPLAT DOES NOT CHANGE, ALTER, MODIFY, ETC. ANY RESTRICTIONS, RULES, OR REGULATIONS THAT APPLY TO THE ABOVE PROPERTY PER PREVIOUSLY RECORDED INSTRUMENTS.
- THE LOCATION OF APPLICABLE EASEMENTS GRANTED BY SEPARATE INSTRUMENT ARE APPROXIMATE AND SUCH EASEMENTS AND THEIR LOCATION ARE GOVERNED BY THE TERMS, PROVISIONS, AND CONDITIONS OF SUCH SEPARATE INSTRUMENTS.

FLOODPLAIN STATEMENT:
 REFERENCED PROPERTY IS IN ZONE X, AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN, AS SCALED FROM COMMUNITY PANEL NO. 48143C0430D, DATED SEPTEMBER 16, 2011.

OWNERS DEDICATION
 STATE OF TEXAS §
 COUNTY OF WISE §

KNOW ALL PERSONS BY THESE PRESENTS: THAT, GMS REO, LP, A TEXAS LIMITED PARTNERSHIP, BEING THE OWNER OF THE HEREIN DESCRIBED PROPERTY AS RECORDED IN DOCUMENT NUMBER 2012-07372, REAL RECORDS, ERATH COUNTY, TEXAS TO WIT:

BEING ALL OF LOTS 1 AND 2 BLOCK 1, FAI ADDITION, AN ADDITION TO THE CITY OF STEPHENVILLE, ERATH COUNTY, TEXAS, ACCORDING TO THE PLAT THEREOF RECORDED IN CABINET B, SLIDE 38, PLAT RECORDS OF ERATH COUNTY, TEXAS.

NOW THEREFORE KNOW ALL PERSONS BY THESE PRESENTS §

THAT, GMS REO, LP., A TEXAS LIMITED PARTNERSHIP, DOES HEREBY ADOPT THIS REPLAT AS LOT 1 - R FAI ADDITION, AN ADDITION TO THE CITY OF STEPHENVILLE, ERATH COUNTY, TEXAS, AND DOES HEREBY DEDICATE TO THE PUBLIC'S USE EXCEPT AREAS IDENTIFIED AS PRIVATE OR CREATED PURSUANT TO SEPARATE INSTRUMENT. FOREVER 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, 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 REPLAT APPROVED SUBJECT TO ALL PLATTING ORDINANCES, RULES, REGULATIONS AND RESOLUTIONS OF ERATH COUNTY, TEXAS.

EXECUTED THIS _____ DAY OF _____, 2020.

GMS REO, LP., A TEXAS LIMITED PARTNERSHIP

ATTN: J. GARY SHELTON
 GENERAL PARTNER
 500 W. MAIN
 DECATUR, TX 76234

STATE OF TEXAS §
COUNTY OF WISE §

BEFORE ME, THE UNDERSIGNED AUTHORITY, A NOTARY PUBLIC, IN AND FOR SAID COUNTY AND STATE, ON THIS DAY PERSONALLY APPEARED J. GARY SHELTON, KNOWN TO ME TO BE THE SAME PERSONS WHOSE NAMES ARE SUBSCRIBED TO THE FOREGOING INSTRUMENT AND ACKNOWLEDGE TO ME THAT THEY EXECUTED THE SAME FOR THE PURPOSE AND CONSIDERATION THEREIN EXPRESSED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, THIS THE _____ DAY OF _____, 2020.

NOTARY PUBLIC

MY COMMISSION EXPIRES _____

I, DOUGLAS A. KRAMER, A STATE OF TEXAS REGISTERED PROFESSIONAL LAND SURVEYOR, DO HEREBY CERTIFY THAT I PREPARED THIS PLAT AND THE FIELD NOTES MADE A PART THEREOF FROM AN ACTUAL AND ACCURATE SURVEY OF THE LAND AND THAT THE CORNER MONUMENTS SHOWN THEREON WERE PROPERLY PLACED UNDER MY PERSONAL SUPERVISION, IN ACCORDANCE WITH THE SUBDIVISION REGULATIONS OF ERATH COUNTY, TEXAS.

DOUGLAS A. KRAMER
 REGISTERED PROFESSIONAL LAND SURVEYOR NO. 6632
 DATED: August 19, 2020

STATE OF TEXAS §
COUNTY OF BEXAR §

BEFORE ME, THE UNDERSIGNED AUTHORITY, A NOTARY PUBLIC, IN AND FOR SAID COUNTY AND STATE, ON THIS DAY PERSONALLY APPEARED DOUGLAS A. KRAMER, KNOWN TO ME TO BE THE SAME PERSONS WHOSE NAMES ARE SUBSCRIBED TO THE FOREGOING INSTRUMENT AND ACKNOWLEDGE TO ME THAT THEY EXECUTED THE SAME FOR THE PURPOSE AND CONSIDERATION THEREIN EXPRESSED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, THIS THE _____ DAY OF _____, 2020.

NOTARY PUBLIC

MY COMMISSION EXPIRES _____

PURPOSE STATEMENT:
 THE SOLE PURPOSE OF THIS REPLAT IS TO REPLAT LOT 1 AND 2 INTO ONE LOT.

ERATH COUNTY FILING BOX



REPLAT
LOT 1 - R FAI ADDITION
 BEING A TOTAL OF 1.383 ACRES, BEING A REPLAT OF LOTS 1 & 2 FAI ADDITION, AN ADDITION TO THE CITY OF STEPHENVILLE, ERATH COUNTY, TEXAS AS RECORDED IN CABINET B, SLIDE 38, PLAT RECORDS, ERATH COUNTY, TEXAS
 August 19, 2020

APPROVED BY:
 DIRECTOR OF DEVELOPMENT SERVICES

STEVE KILLEN DATE
 DIRECTOR OF DEVELOPMENT SERVICES

CITY SECRETARY

STACI L. KING, TRMC DATE
 CITY SECRETARY

OWNER:
 (LOT 1 AND 2)
 GMS REO, LP.
 301 S. ACORN DR.
 DECATUR, TEXAS 76234

