

LEGEND

- FR FOUNDATION ROAD
- PK PROPOSED KURD
- SR SETBACK
- SRP SETBACK PERMITS
- SRW SETBACK RIGHT-OF-WAY
- R.O.W. RIGHT-OF-WAY
- CPA OFFICIAL PUBLIC RECORDS OF ERATH COUNTY, TEXAS
- D.P.A. DEED RECORDS OF ERATH COUNTY, TEXAS
- A.P.E.C. REAL PROPERTY RECORDS OF ERATH COUNTY, TEXAS
- ± CENTERLINE



OWNERS DEDICATION

KNOW ALL PERSONS BY THESE PRESENTS, THAT GMS REG. LP, A TEXAS LIMITED PARTNERSHIP, BEING THE OWNER OF CERTAIN DESCRIBED PROPERTY AS RECORDED IN DOCUMENT NUMBER 2012-07372, REAL RECORDS, ERATH COUNTY, TEXAS, ACCORDING TO THE PLAT THEREOF RECORDED IN CABINET B, SLIDE 38, PLAT RECORDS OF ERATH COUNTY, TEXAS, 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 REG. LP, A TEXAS LIMITED PARTNERSHIP DOES HEREBY ADOPT THIS REPLAT AS LOT 1, REIN ADDITION, AN ADDITION TO THE CITY OF STEPHENVILLE, ERATH COUNTY, TEXAS, AND DOES HEREBY DEDICATE TO THE PUBLICS 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, OR OTHER STRUCTURES SHALL BE CONSTRUCTED OR PLACED ON THE LANDS SHOWN HEREON RESERVED FOR THE PUBLICS USE UPON 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 STRUCTURES, OR ANY OTHER WAY EXCEPT AS HEREIN PROVIDED, AND TO TAKE SUCH ACTION AS MAY BE NECESSARY TO MAINTAIN THE EFFICIENCY OF ITS RESPECTIVE SYSTEMS, AND TO TAKE SUCH ACTION AS MAY BE NECESSARY TO MAINTAIN THE 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, GAS, AND TELEPHONE LINES, AND FOR 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 1st DAY OF October 2020

GMS REG. LP, A TEXAS LIMITED PARTNERSHIP
 ATTN: J. GARY SHELTON
 GENERAL PARTNER
 500 W. MAIN
 DECATUR, TX 76234
 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 1st DAY OF October 2020.
 NOTARY PUBLIC
 MY COMMISSION EXPIRES 1-25-2022



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.



STATE OF TEXAS §
 COUNTY OF BEWAR §
 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.

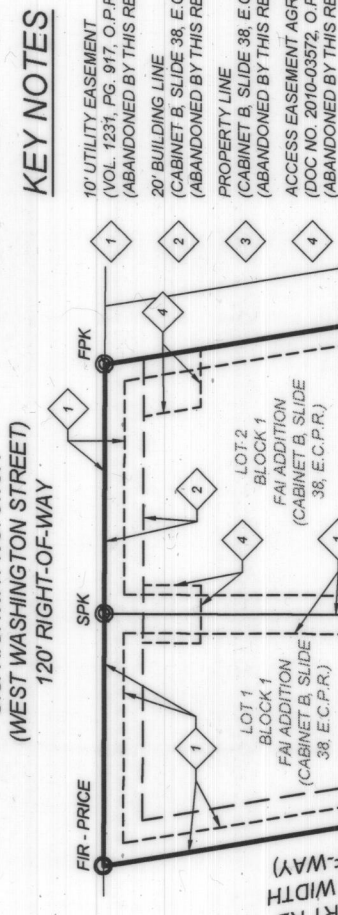
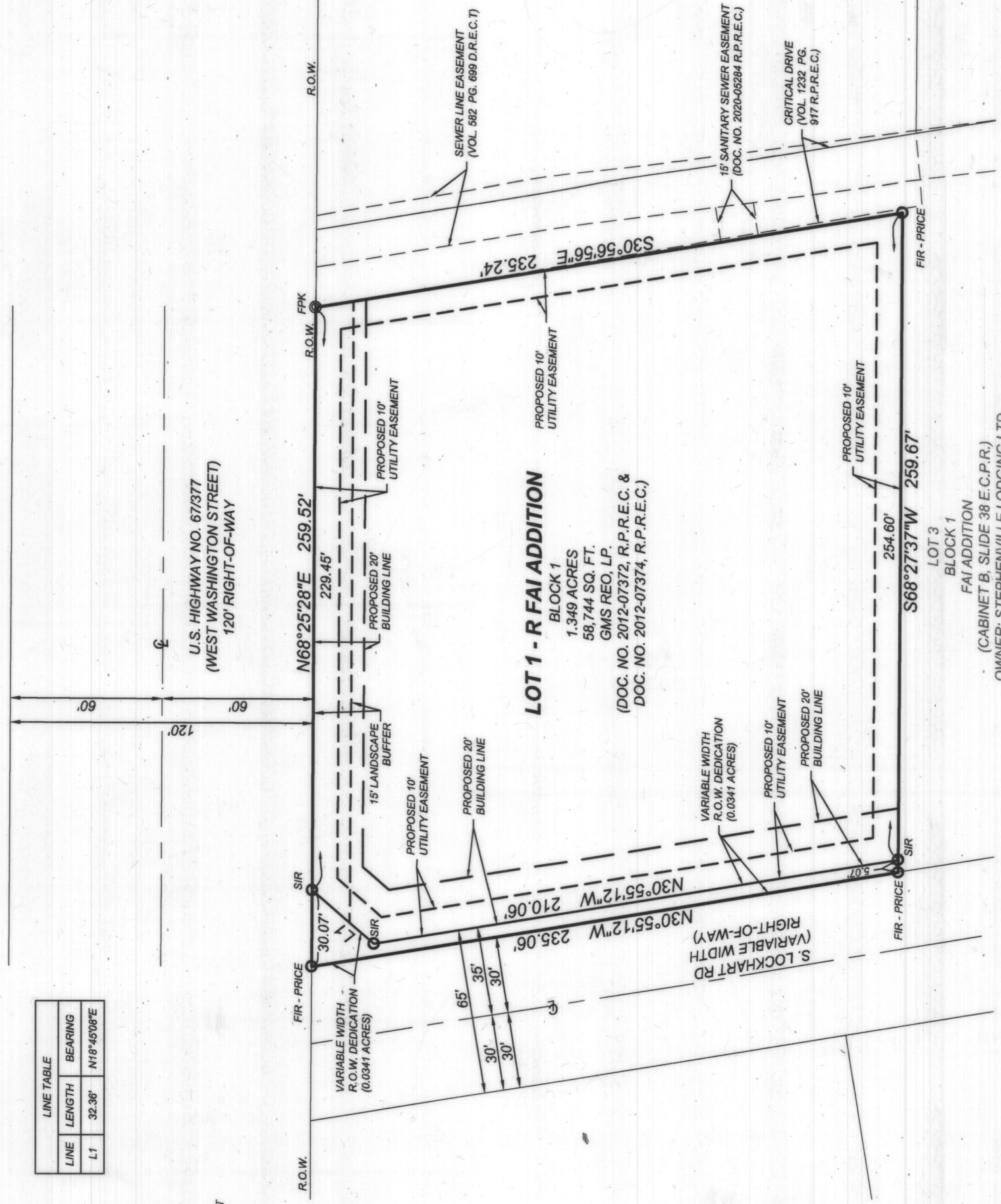
GIVEN UNDER MY HAND AND SEAL OF OFFICE, THIS THE 30th DAY OF September 2020.

NOTARY PUBLIC
 MY COMMISSION EXPIRES 4-1-2022



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

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
 September 30, 2020



KEY NOTES:
 1. UTILITY EASEMENT (VOL. 587 PG. 688 D.A.E.C.)
 2. BUILDING LINE (CABINET B, SLIDE 38, E.C.P.A.)
 3. PROPOSED UTILITY EASEMENT (THIS REPLAT)
 4. PROPOSED UTILITY EASEMENT (THIS REPLAT)
 5. ACCESS EASEMENT AGREEMENT (DOC. NO. 2010-0327, O.P.A.R.)
 6. ACCESS EASEMENT AGREEMENT (DOC. NO. 2010-0327, O.P.A.R.) (ABANDONED BY THIS REPLAT)

PLAT NOTES:
 1. BEARINGS ARE BASED ON THE STATE PLANE COORDINATE SYSTEM ESTABLISHED FOR THE TEXAS NORTH CENTRAL ZONE 4902, NORTH AMERICAN DATUM (NAD) OF 1983.
 2. ALL DISTANCES SHOWN ARE MEASURED TO SURFACE.
 3. SETBACKS ARE 12' DIAMETER REBAR WITH A BLUE CAP STAMPED "KFW SURVEYING".
 4. ADDICTIONS SHOWN HEREON ARE PER CURRENT ERATH COUNTY, APPRAISAL DISTRICT RECORDS AND OFFICIAL PUBLIC RECORDS OF ERATH COUNTY, TEXAS.
 5. 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.
 6. 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.
 7. 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, TEXAS, UNLESS THE METES AND BOUNDS ARE IDENTICAL TO THE METES AND BOUNDS SHOWN ON THIS PLAT.
 8. ALL LOT LINES, DRAINAGE EASEMENTS, PUBLIC UTILITY EASEMENTS, AND BUILDING SETBACKS RECORDED IN CABINET B, SLIDE 38, PLAT RECORDS, ERATH COUNTY, TEXAS, SHALL REMAIN IN FULL FORCE AND EFFECT UNLESS THEY ARE ABANDONED AND VACATED BY THIS REPLAT AS SHOWN.
 9. EXCEPT AS SET FORTH IN NOTES 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.
 10. THE LOCATION OF ANY APPLICABLE EASEMENTS GRANTED BY SEPARATE INSTRUMENT TO THE PROPERTY AS PLATTED AND SUCH EASEMENTS TO REMAIN IN FULL FORCE AND EFFECT UNLESS THEY ARE ABANDONED AND VACATED BY SEPARATE INSTRUMENTS.

FLOODPLAIN STATEMENT:
 THIS PLAT IS IN ZONE X. AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN, AS SCALED FROM COMMUNITY PANEL NO. 4814304300, DATED SEPTEMBER 18, 2011.

ERATH COUNTY FILING BOX

CLERK'S NOTICE: ANY PROVISION HEREIN WHICH IS IN VIOLATION OF THE STATE AND FEDERAL ELECTION LAWS SHALL BE VOID AND THE REMAINDER SHALL REMAIN IN FULL FORCE AND EFFECT.

STATE OF TEXAS File #
 COUNTY OF ERATH 2020-07403
 AT 2:49 O'CLOCK P.M. COUNTY OF ERATH
 ON THE 30th DAY OF Nov. A.D. 2020
 I, *Justin Warren*, County Clerk, Erath County, Texas
 BY *Justin Warren*, County Clerk, Erath County, Texas
 CABINET B, SLIDE 38, 215B

APPROVED BY: *Justin Warren* 10.12.2020 DATE
 DIRECTOR OF DEVELOPMENT SERVICES

APPROVED BY: *Justin Warren* 10.12.2020 DATE
 CITY SECRETARY

KFW SURVEYING
 3421 Pleasanton Pkwy, Suite 101, San Antonio, TX 78231
 Phone # (210) 975-8444 • Fax # (210) 979-8441
 TBRLS Firm #: 1012280