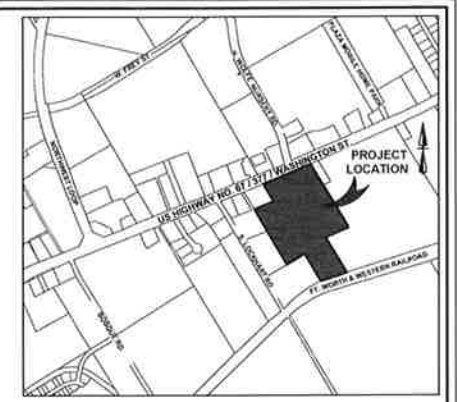


OWNERS ACKNOWLEDGEMENT AND DEDICATION
 STATE OF TEXAS
 COUNTY OF BEXAR
 I (WE) THE UNDERSIGNED OWNER(S) OF THE LAND SHOWN ON THIS PLAT WITHIN THE AREA DESCRIBED BY THE LEGAL DESCRIPTION ABOVE
 THIS SUBDIVISION PLAT OF 20 ACRES DEVELOPMENT ON WASHINGTON SEEKS TO SUBDIVIDE THE 19.34 ACRES OF LAND DESCRIBED 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
 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 _____



VICINITY MAP
 SCALE 1" = 1000'

TERESA A. SEIDL
 REGISTERED PROFESSIONAL LAND SURVEYOR NO. 5672
 KFW SURVEYING, LLC
 3421 PIEDRAS PLAY, SUITE 101
 SAN ANTONIO, TEXAS 78231
 PHONE 210-979-8444
 FAX 210-979-8441

STATE OF TEXAS
 COUNTY OF BEXAR
 I, _____, COUNTY CLERK, DO HEREBY CERTIFY THAT THIS PLAT IS CORRECTLY FILED FOR RECORD IN THE PUBLIC RECORDS OF THIS COUNTY, TEXAS, THIS _____ DAY OF _____, 2020.
 NOTARY PUBLIC, BEXAR COUNTY, TEXAS

THIS PLAT OF 20 ACRES DEVELOPMENT ON WASHINGTON, HAS BEEN SUBMITTED TO THE CITY OF STEPHENVILLE, TEXAS AND HAS BEEN REVIEWED BY THE DIRECTOR OF DEVELOPMENT SERVICES. IF REVIEWED AND APPROVED BY THE CITY OF STEPHENVILLE, TEXAS, THE CITY ENGINEER HAS REVIEWED THE PLAT FOR THE PURPOSES AND CONSIDERATIONS THEREIN EXPRESSED AND IN THE CAPACITY THEREIN STATED. SUCH REVIEW IS LIMITED TO THE INFORMATION PROVIDED AND DOES NOT CONSTITUTE A GUARANTEE OF THE ACCURACY OF THE INFORMATION PROVIDED.

DATE: _____ BY: _____

Curve #	LENGTH	RADIUS	DELTA	CHORD BRG	CHORD DIST
C1	190.38	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	158.60	374.43	023°57'48"	N05°08'28"E	155.46'
C4	47.86	45.00	061°04'03"	S61°31'32"E	45.73'
C5	234.24	374.43	035°50'39"	N35°02'42"E	230.44'
C6	330.20	474.43	038°52'21"	N13°02'21"E	323.51'
C7	73.73	463.28	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"	S15°52'24"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 #	LENGTH	DIRECTION	Line #	LENGTH	DIRECTION
L1	85.73	S45°30'31"W	L24	15.00	S06°37'17"E
L2	89.95	S55°36'12"W	L25	10.00	S83°22'43"W
L3	79.53	S73°52'02"W	L26	10.00	N83°22'43"E
L4	127.76	N06°37'17"W	L27	15.00	S06°37'17"E
L5	53.46	S14°31'10"W	L28	10.00	S83°22'43"W
L6	8.03	S05°04'30"W	L29	61.28	N64°09'28"W
L7	17.46	S58°45'08"W	L30	13.33	N15°49'13"W
L8	15.23	N64°57'23"W	L31	78.97	S54°09'28"E
L9	17.03	S75°28'52"W	L32	15.19	N15°49'13"W
L10	15.00	S14°31'08"E	L33	61.74	N05°21'43"E
L11	17.37	N75°28'52"E	L34	15.18	S66°32'39"W
L12	24.77	N83°21'18"E	L35	90.50	N05°21'43"E
L13	15.00	N06°38'42"W	L36	49.63	N59°00'29"E
L14	24.76	S83°22'43"W	L37	49.84	N59°00'29"E
L15	28.80	N02°03'14"W	L38	20.00	S83°22'43"W
L16	15.00	S87°56'26"W	L41	15.00	S06°37'17"E
L17	34.00	S02°03'34"E	L42	20.00	N83°22'43"E
L18	150.21	N85°43'25"E	L43	20.00	S83°22'43"W
L19	129.93	N85°43'25"E	L44	15.00	S06°37'17"E
L20	20.00	N83°22'43"E	L45	20.00	N83°22'43"E
L21	15.00	S06°37'17"E	L46	20.00	N74°10'47"E
L22	20.00	S83°22'43"W	L47	15.00	N15°49'13"W
L23	10.00	N83°22'43"E	L48	20.00	N74°10'47"E

STATE OF TEXAS
 COUNTY OF BEXAR
 I, _____, COUNTY CLERK, DO HEREBY CERTIFY THAT THIS PLAT IS CORRECTLY FILED FOR RECORD IN THE PUBLIC RECORDS OF THIS COUNTY, TEXAS, THIS _____ DAY OF _____, 2020.
 NOTARY PUBLIC, BEXAR COUNTY, TEXAS



**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 516, 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 2.890-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 2.872-ACRE TRACT OF LAND BEING THE REMAINDER OF A CERTAIN 2.876-ACRE TRACT DEEDED TO CIRCLE 1 ENTERPRISES, INC. IN VOLUME 842, PAGE 780 OF THE DEED RECORDS OF ERATH COUNTY, TEXAS

SURVEYOR NOTES:
 1. BEARINGS ARE BASED ON THE STATE PLANE COORDINATE SYSTEM ESTABLISHED FOR THE TEXAS NORTH CENTRAL ZONE 4202, NORTH AMERICAN DATUM (NAD) OF 1983
 2. NO TITLE COMMITMENT PROVIDED AT TIME OF SURVEY
 3. 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 130 OF 725, COMMUNITY PANEL NO. 48143C04000, DATED NOVEMBER 16, 2011.
 4. THE TRACT HEREON IS SUBJECT TO ALL CITY OF STEPHENVILLE AND ERATH COUNTY ORDINANCES AND RESTRICTIONS
 5. NO METES AND BOUNDS WERE PREPARED FOR THIS SURVEY
 6. SET IRON PINS ARE 1/2" DIAMETER REBAR WITH A BLUE CAP STAMPED "KFW SURVEYING"
 7. UNDERGROUND UTILITIES WERE SCALED FROM UTILITY MAPS AND PLACED USING PHYSICAL EVIDENCE VERIFIED IN THE FIELD
 8. ADJUNCTIONS SHOWN HEREON ARE PER CURRENT ERATH COUNTY APPRAISAL DISTRICT RECORDS AND OFFICIAL PUBLIC RECORDS OF ERATH COUNTY, TEXAS.

DEED REFERENCE:
 LOT 1, 1.44 AC (CABINET B, SLIDE 38 E.C.P.R.)
 LOT 2, 1.43 AC (CABINET B, SLIDE 38 E.C.P.R.)
 LOT 3, 1.43 AC (CABINET B, SLIDE 38 E.C.P.R.)
 LOT 4, 1.89 AC (CABINET B, SLIDE 38 E.C.P.R.)
 LOT 5, 0.96 AC (CABINET B, SLIDE 38 E.C.P.R.)
 LOT 6, 1.44 AC (CABINET B, SLIDE 38 E.C.P.R.)
 LOT 7, 1.10 AC (CABINET B, SLIDE 38 E.C.P.R.)
 LOT 902, 1.10 AC (CABINET B, SLIDE 38 E.C.P.R.)
 LOT 901, 6.39 AC (CABINET B, SLIDE 38 E.C.P.R.)

ADJUNCTIONS:
 LOT 1 BLOCK 1 FAI ADDITION (CABINET B, SLIDE 38 E.C.P.R.)
 LOT 2 BLOCK 1 FAI ADDITION (CABINET B, SLIDE 38 E.C.P.R.)
 LOT 3 BLOCK 1 FAI ADDITION (CABINET B, SLIDE 38 E.C.P.R.)
 LOT 4 BLOCK 1 FAI ADDITION (CABINET B, SLIDE 38 E.C.P.R.)
 LOT 5 BLOCK 1 FAI ADDITION (CABINET B, SLIDE 38 E.C.P.R.)
 LOT 6 BLOCK 1 FAI ADDITION (CABINET B, SLIDE 38 E.C.P.R.)
 LOT 7 BLOCK 1 FAI ADDITION (CABINET B, SLIDE 38 E.C.P.R.)
 LOT 902 BLOCK 1 FAI ADDITION (CABINET B, SLIDE 38 E.C.P.R.)
 LOT 901 BLOCK 1 FAI ADDITION (CABINET B, SLIDE 38 E.C.P.R.)

ADJUNCTIONS:
 LOT 1 BLOCK 1 FAI ADDITION (CABINET B, SLIDE 38 E.C.P.R.)
 LOT 2 BLOCK 1 FAI ADDITION (CABINET B, SLIDE 38 E.C.P.R.)
 LOT 3 BLOCK 1 FAI ADDITION (CABINET B, SLIDE 38 E.C.P.R.)
 LOT 4 BLOCK 1 FAI ADDITION (CABINET B, SLIDE 38 E.C.P.R.)
 LOT 5 BLOCK 1 FAI ADDITION (CABINET B, SLIDE 38 E.C.P.R.)
 LOT 6 BLOCK 1 FAI ADDITION (CABINET B, SLIDE 38 E.C.P.R.)
 LOT 7 BLOCK 1 FAI ADDITION (CABINET B, SLIDE 38 E.C.P.R.)
 LOT 902 BLOCK 1 FAI ADDITION (CABINET B, SLIDE 38 E.C.P.R.)
 LOT 901 BLOCK 1 FAI ADDITION (CABINET B, SLIDE 38 E.C.P.R.)

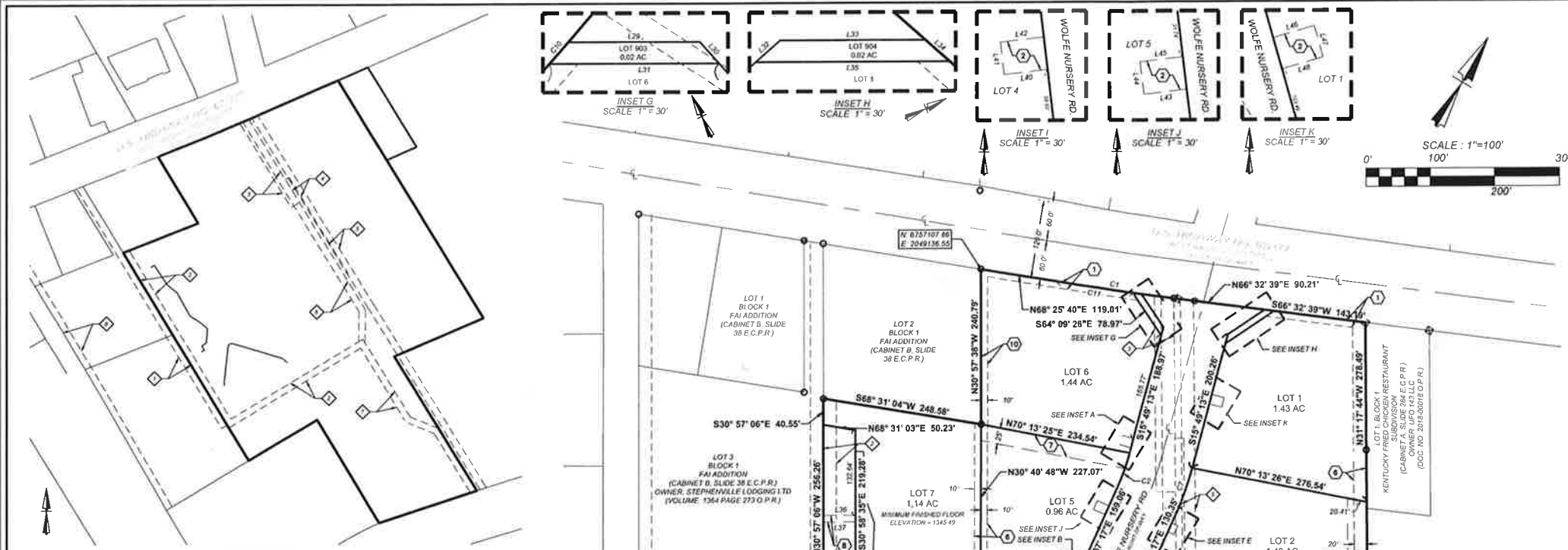
EASEMENT LEGEND

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, & GAS 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

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.

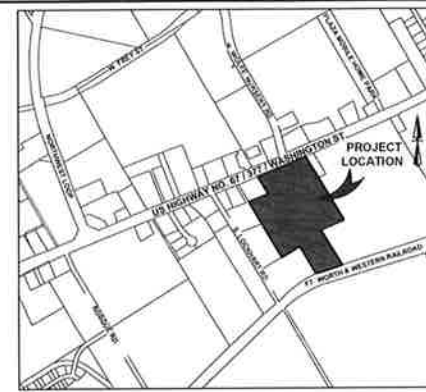
LEGEND

○ F IR	FOUND 12" IRON ROD
○ F IP	FOUND 12" IRON PIPE
S IR	SET 12" IRON ROD WITH BLUE CAP STAMPED "KFW SURVEYING"
F PK	FOUND PK NAIL
R OW	RIGHT-OF-WAY
D R	DEED RECORDS OF ERATH COUNTY, TEXAS
R PR	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
CL	CENTERLINE
TDOT MON	TEXAS DEPARTMENT OF TRANSPORTATION MONUMENT TYPE 1 OR TYPE B AS NOTED
---	ULTIMATE FLOODPLAIN LIMITS



OWNER ACKNOWLEDGEMENT AND DEDICATION
 STATE OF TEXAS
 COUNTY OF BEKAR
 I, (WE) THE UNDERSIGNED OWNER(S) OF THE LAND SHOWN ON THIS PLAT WITHIN THE AREA DESCRIBED BY THE LEGAL DESCRIPTION ABOVE
 THIS SURVIVOR'S PLAT OF 20 ACRES OF DEVELOPMENT ON WASHINGTON SEEKS TO SUBDIVIDE THE 19.34 ACRES OF LAND DESCRIBED BY 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 BEKAR
 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
 KFM SURVEYING, L.L.C.
 3421 PASADENA PKWY., SUITE 101
 SAN ANTONIO, TEXAS 78231
 PHONE: 210-979-8441
 FAX: 210-979-8441



VICINITY MAP
 SCALE 1" = 1000'

STATE OF TEXAS
 COUNTY OF BEKAR
 THE OWNER OF LAND SHOWN ON THIS PLAT, IN PERSON OR THROUGH A duly authorized agent, dedicated to the use of the public, except areas identified as private or part of an enclave or planned unit development, forever all streets, alleys, paths, watercourses, drainage easements, and public places thereon shown for the purposes and consideration herein expressed.

GRANTOR/DEVELOPER
 VIVAL GARCIA
 THE STABLE DEVELOPMENT, LLC
 200 CONCORD PLAZA DRIVE, SUITE 240
 SAN ANTONIO, TEXAS 78216

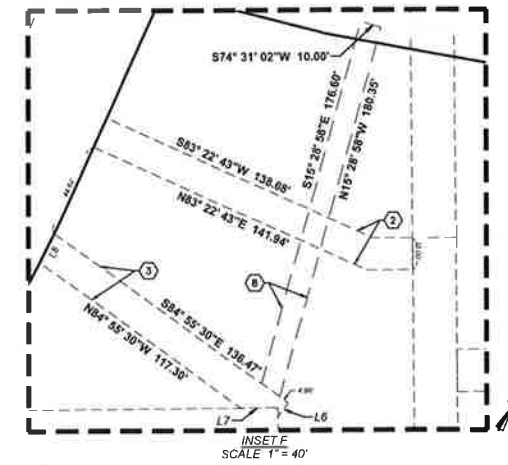
STATE OF TEXAS
 COUNTY OF BEKAR
 BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED VIVAL GARCIA, known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed the same for the purposes and considerations therein expressed and in the capacity herein stated. GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS _____ DAY OF _____ A.D. 2024.

NOTARY PUBLIC, BEKAR COUNTY, TEXAS

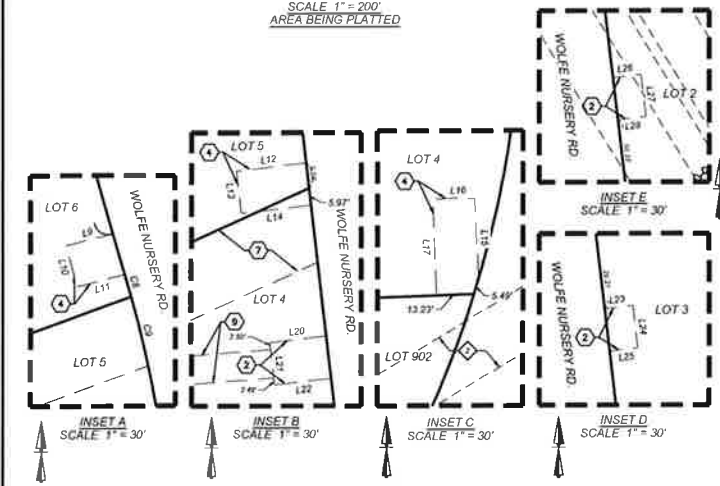
THIS PLAT OF 20 ACRES OF DEVELOPMENT ON WASHINGTON HAS BEEN SUBMITTED TO THE CITY OF STEPHENVILLE, TEXAS, AND HAS BEEN REVIEWED BY THE DIRECTOR OF DEVELOPMENT SERVICES. I HEREBY APPROVE IN ACCORDANCE WITH STATE OR LOCAL LAWS AND REGULATIONS, AND/OR WHEN ADMINISTRATIVE EXCEPTIONS HAVE BEEN GRANTED, DATED THIS _____ DAY OF _____ A.D. 2024.

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'	009°13'00"	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°04'00"	S81°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°52'27"	N15°07'21"E	323.97'
C7	73.72'	483.28'	008°44'29"	N11°40'10"W	73.68'
C8	8.20'	437.82'	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°49'39"E	120.20'

LINE #	LENGTH	DIRECTION
L1	65.73'	S45°30'31"W
L2	89.95'	S69°36'12"W
L3	79.53'	S73°52'02"W
L4	127.78'	N06°31'17"W
L5	53.48'	S14°31'10"W
L6	8.03'	S05°04'30"W
L7	17.48'	S58°43'09"W
L8	16.23'	N04°57'23"W
L9	17.83'	S75°28'32"W
L10	15.00'	S14°31'08"E
L11	17.37'	N78°28'52"E
L12	24.71'	N82°21'18"E
L13	15.00'	N06°38'42"W
L14	24.78'	S83°22'43"W
L15	28.80'	N02°03'34"W
L16	15.00'	S87°56'28"W
L17	34.00'	S02°03'34"E
L18	150.21'	N85°43'28"E
L19	129.93'	N85°43'29"E
L20	20.00'	N83°22'43"E
L21	15.00'	S08°37'17"E
L22	20.00'	S83°22'43"W
L23	10.00'	N83°22'43"E



SUBDIVISION PLAT OF
20 ACRE DEVELOPMENT ON WASHINGTON
FORMERLY "PROJECT BLUE"



SURVEYOR NOTES
 1 BEARINGS ARE BASED ON THE STATE PLANE COORDINATE SYSTEM ESTABLISHED FOR THE TEXAS NORTH CENTRAL ZONE 4202, NORTH AMERICAN DATUM (NAD) OF 1983
 2 NO TITLE COMMITMENT PROVIDED AT TIME OF SURVEY
 3 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. 48143C00430, DATED NOVEMBER 16, 2011
 4 THE TRACT SHOWN HEREON IS SUBJECT TO ALL CITY OF STEPHENVILLE AND ERATH COUNTY ORDINANCES AND RESTRICTIONS
 5 NO METES AND BOUNDS WERE PREPARED FOR THIS SURVEY
 6 SET IRON PINS ARE 1/2" DIAMETER REBAR WITH A BLUE CAP STAMPED "KFM SURVEYING"
 7 UNDERGROUND UTILITIES WERE SCALED FROM UTILITY MAPS AND PLACED USING PHYSICAL EVIDENCE VERIFIED IN THE FIELD
 8 ADDITIONS SHOWN HEREON ARE PER CURRENT ERATH COUNTY APPRAISAL DISTRICT RECORDS AND OFFICIAL PUBLIC RECORDS OF ERATH COUNTY, TEXAS

PRELIMINARY NOTE
 NO EXISTING GAS, PETROLEUM, OR SIMILAR COMMON CARRIER PIPELINES OR EASEMENTS WERE LOCATED WITHIN OR ON THE BOUNDARY OF THIS DEVELOPMENT
OPEN SPACE NOTES
 LOT OWNERS SHALL PROVIDE SHARED COMMON ACCESS FOR LOTS 1, 2, 3, 4, 5, 6 AND 7
 THE EASEMENTS SHOWN THEREON ARE HEREBY RESERVED FOR THE PURPOSES AS INDICATED. NO BUILDINGS, FENCES, TREES, SHRUBS OR OTHER VERTICAL IMPROVEMENTS OR GROUNTS SHALL BE CONSTRUCTED, BROUGHT INTO PLACE, OR MAINTAINED 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 VERTICAL IMPROVEMENTS OR GROUNTS WHICH IN ANY WAY ENDANGER 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 CABLE TELEVISION 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
MINIMUM FINISHED FLOOR ELEVATIONS
 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

EASEMENT LEGEND
 (Symbol) 20' SANITARY SEWER EASEMENT (VOLUME 582, PAGE 699, O.P.R.)
 (Symbol) 20' SANITARY SEWER EASEMENT (VOLUME 592, PAGE 572, O.P.R.)
 (Symbol) 20' UTILITY & RIGHT-OF-WAY EASEMENT (VOLUME 1051, PAGE 356, O.P.R.)
 (Symbol) 20' UTILITY & RIGHT-OF-WAY EASEMENT (VOLUME 836, PAGE 102, O.P.R.)
 (Symbol) 20' SANITARY SEWER EASEMENT (VOLUME 582, PAGE 575, O.P.R.)
 (Symbol) 20' BUILDING SETBACK LINE (CABINET B, SLIDE 38 E.C.P.R.)
 (Symbol) PROPOSED 10' UTILITY EASEMENT
 (Symbol) PROPOSED 15' WATER EASEMENT
 (Symbol) PROPOSED 15' SEWER EASEMENT
 (Symbol) PROPOSED 15' DRAINAGE EASEMENT
 (Symbol) PROPOSED VARIABLE WIDTH DRAINAGE EASEMENT
 (Symbol) PROPOSED 20' ELECTRIC, TELECOMMUNICATIONS, & GAS EASEMENT
 (Symbol) PROPOSED VARIABLE WIDTH ACCESS AND UTILITY EASEMENT
 (Symbol) PROPOSED 10' PRIVATE SEWER EASEMENT
 (Symbol) PROPOSED 10' PRIVATE WATER EASEMENT
 (Symbol) PROPOSED 10' ELECTRIC & TELECOMMUNICATIONS EASEMENT

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 1.267-ACRE TRACT OF LAND OUT OF THE 1.267-ACRE 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-ACRE TRACT OF LAND BEING THE REMAINDER OF A CERTAIN 2.676-ACRE TRACT DEEDED TO CIRCLE L ENTERPRISES, INC. IN VOLUME 842, PAGE 780 OF THE DEED RECORDS OF ERATH COUNTY, TEXAS.

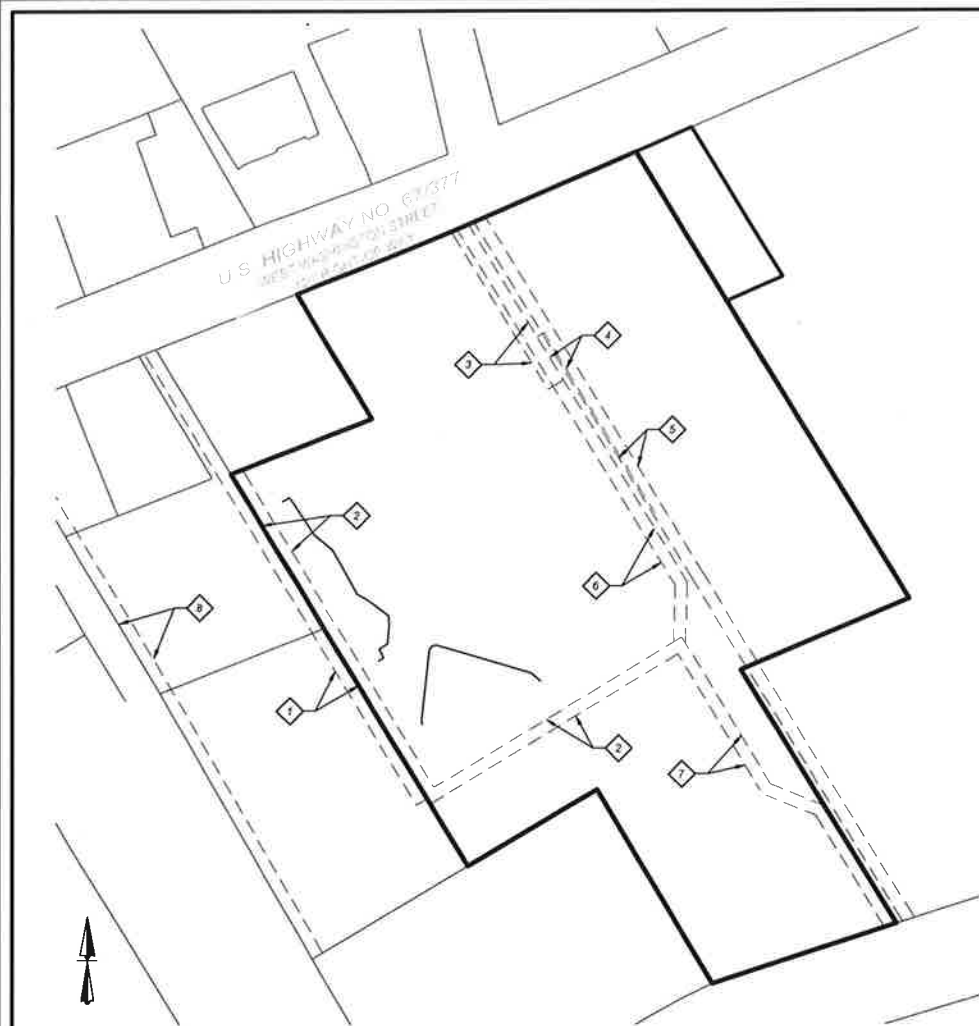
LEGEND
 (Symbol) FIR - FOUND 1/2" IRON ROD
 (Symbol) FIP - FOUND 1/2" IRON PIPE
 (Symbol) SIR - SET 1/2" IRON ROD WITH BLUE CAP STAMPED "KFM SURVEYING"
 (Symbol) FPK - FOUND PPK NAIL
 (Symbol) ROW - RIGHT-OF-WAY
 (Symbol) DR - DEED RECORDS OF ERATH COUNTY, TEXAS
 (Symbol) RFR - REAL PROPERTY RECORDS OF ERATH COUNTY, TEXAS
 (Symbol) OPR - OFFICIAL PUBLIC RECORDS OF REAL PROPERTY OF ERATH COUNTY, TEXAS
 (Symbol) ECPR - ERATH COUNTY PUBLIC RECORDS
 (Symbol) CL - CENTER LINE
 (Symbol) TADOT MON - TEXAS DEPARTMENT OF TRANSPORTATION MONUMENT TYPE I OR TYPE II AS NOTED
 (Symbol) - ULTIMATE FLOODPLAIN LIMITS

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.

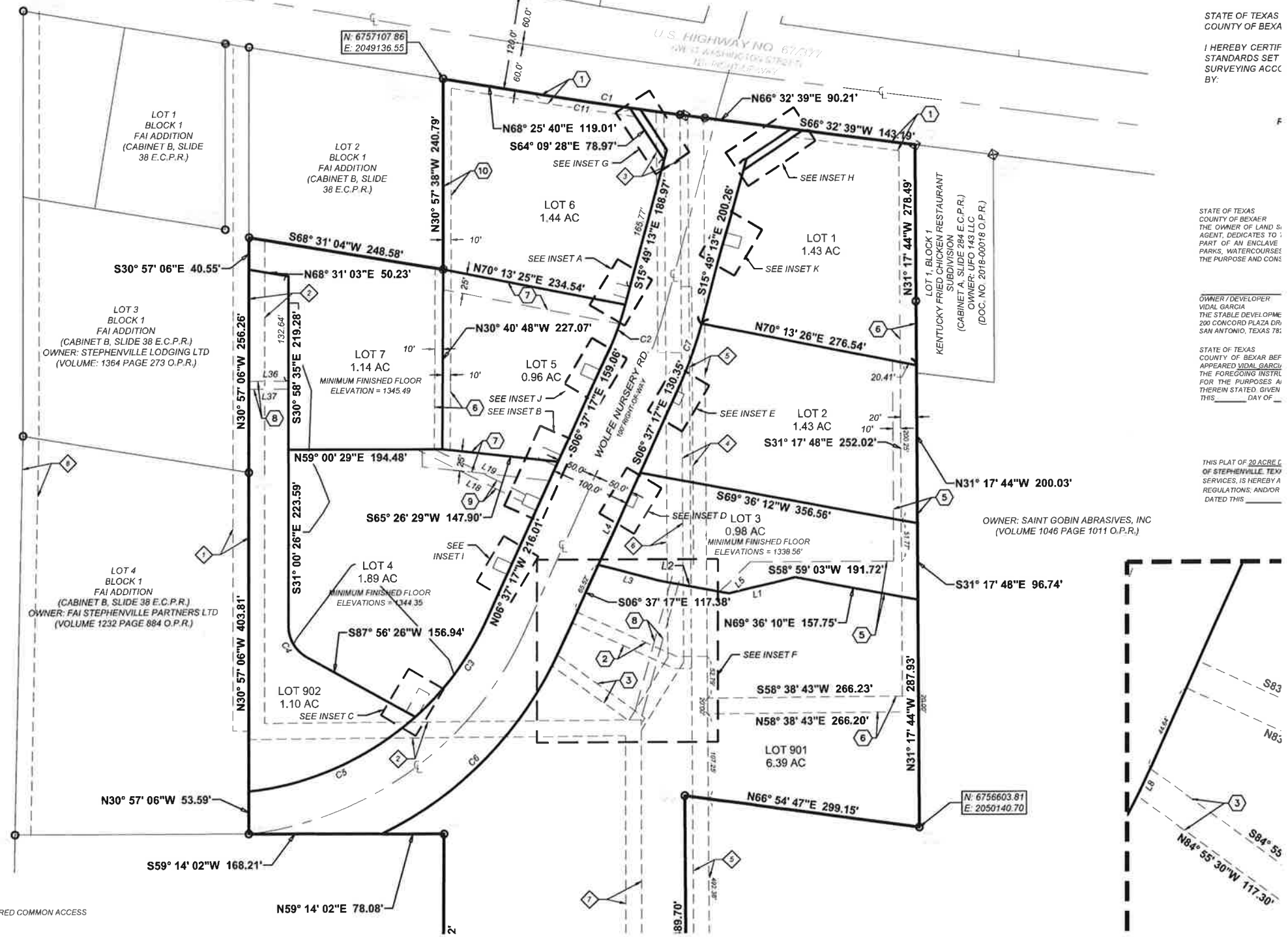
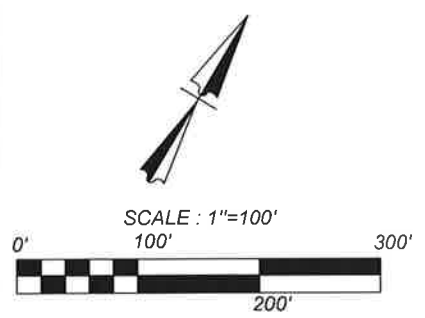
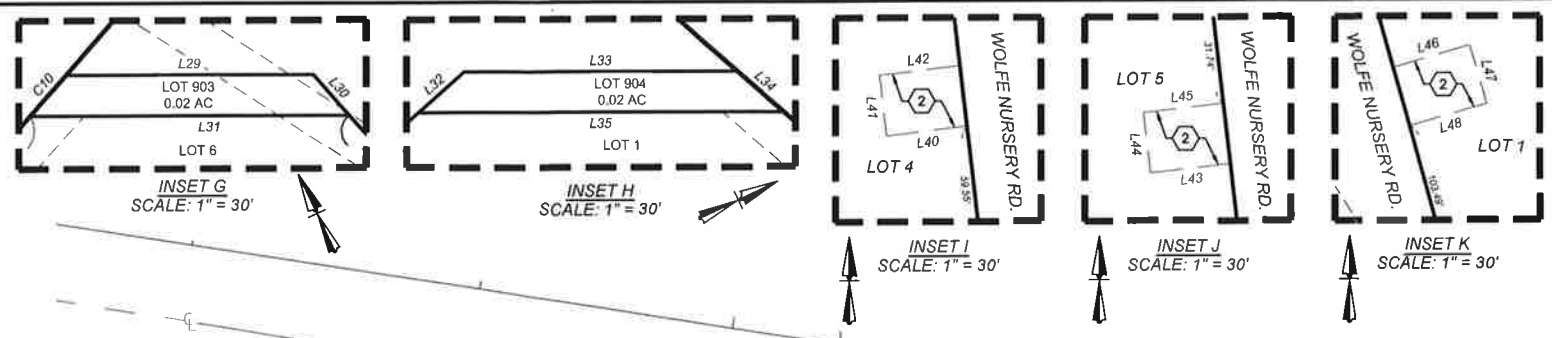
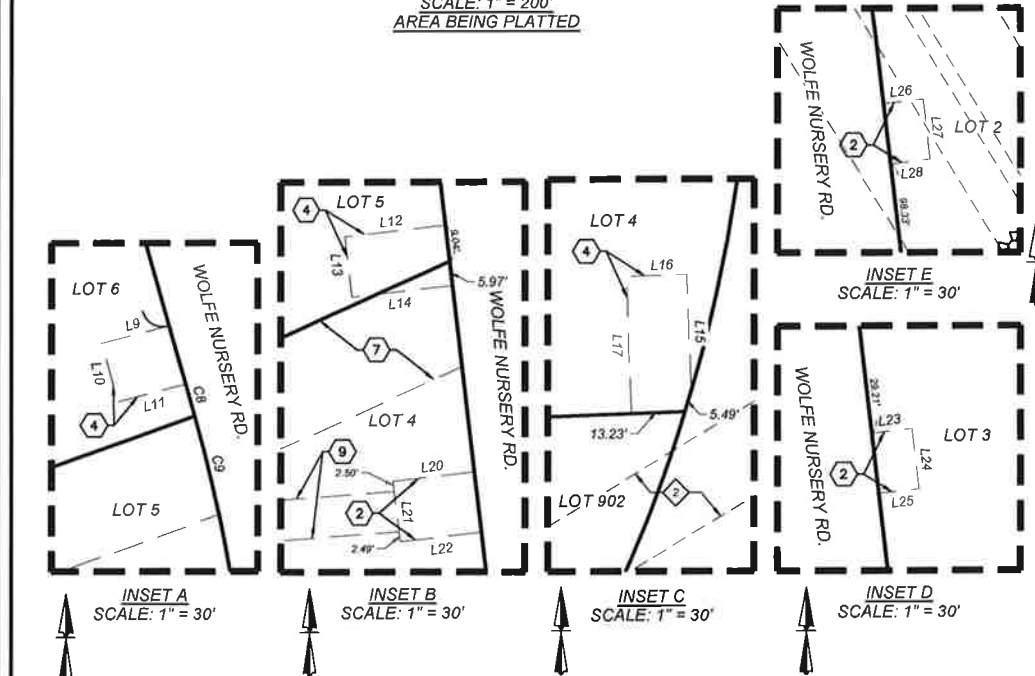
APPROVED BY:
 DIRECTOR OF DEVELOPMENT SERVICES
 STEVE KILLEN
 DIRECTOR OF DEVELOPMENT SERVICES
 CITY SECRETARY
 STACI L. KING, TRMC
 CITY SECRETARY

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





SCALE: 1" = 200'
 AREA BEING PLATTED



SURVEYOR NOTES:
 1 BEARINGS ARE BASED ON THE STATE PLANE COORDINATE SYSTEM ESTABLISHED FOR THE TEXAS NORTH CENTRAL ZONE 4202, NORTH AMERICAN DATUM (NAD) OF 1983.

PIPELINE NOTE:
 NO EXISTING GAS, PETROLEUM, OR SIMILAR COMMON CARRIER PIPELINES OR EASEMENTS WERE LOCATED WITHIN OR ON THE BOUNDARY OF THIS DEVELOPMENT.

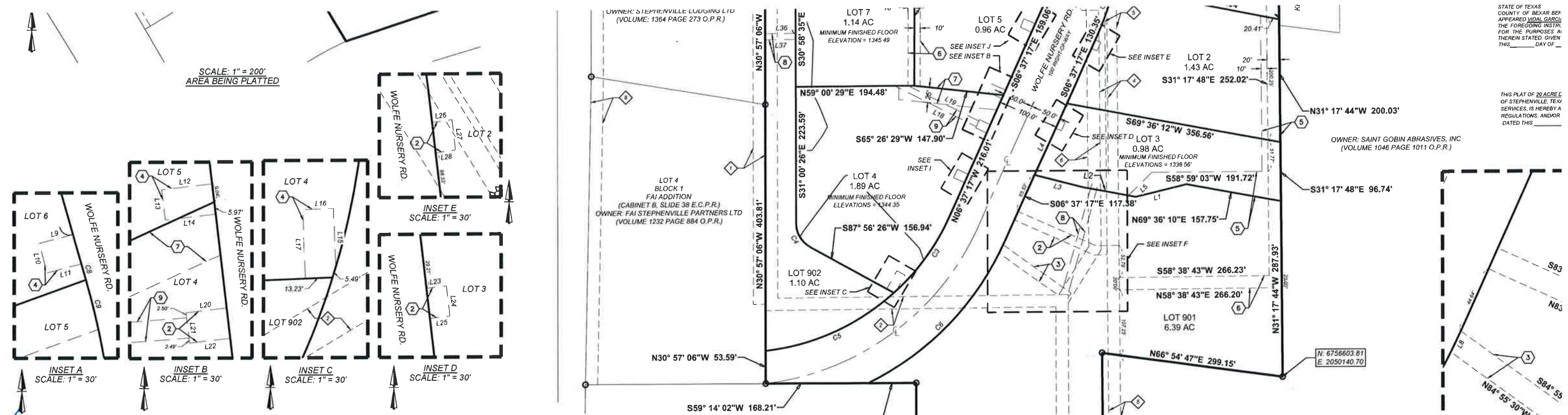
CROSS ACCESS NOTE:
 LOT OWNER(S) SHALL PROVIDE SHARED COMMON ACCESS FOR LOT(S) 1, 2, 3, 4, 5, 6, AND 7.

OWNERS ACKNOWLEDGE:
 STATE OF TEXAS
 COUNTY OF BEXAR
 I (WE), THE UNDERSIGNED, AREA DESCRIBED BY THIS SUBDIVISION PLAT SUBDIVIDE THE 19.3+ LOTS FOR COMMERCIAL PURPOSES TO A RIGHT-OF-WAY TO A CITY OF STEPHENVILLE.
 OWNER: THE STABLE DEVELOPMENT, 200 CONCORD PLAZA, DATE:

STATE OF TEXAS
 COUNTY OF BEXAR
 I HEREBY CERTIFY THAT I AM A LICENSED SURVEYOR AND I HAVE SURVEYED AND ACCURATELY PLATTED THE FOREGOING.

STATE OF TEXAS
 COUNTY OF BEXAR
 THE OWNER OF LAND IS AGENT, DEDICATES TO A PART OF AN ENCLAVE PARKS, WATERCOURSES THE PURPOSE AND COMPLETION OF THIS DEVELOPMENT.
 OWNER/DEVELOPER: VIDAL GARCIA, THE STABLE DEVELOPMENT, 200 CONCORD PLAZA DR., SAN ANTONIO, TEXAS 78248.
 STATE OF TEXAS
 COUNTY OF BEXAR
 BEF APPEARED VIDAL GARCIA FOR THE FOREGOING INSTRUMENT FOR THE PURPOSES AS THEREIN STATED, GIVEN THIS DAY OF

THIS PLAT OF 20 ACRES OF STEPHENVILLE, TEXAS, IS HEREBY A REGULATIONS, AND/OR DATED THIS



- 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. 48143C004300, 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.

- 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 NOTES**
 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.
 LOTS 903 AND 904 TOTALING 0.04 ACRES ARE RESERVED TO BE USED FOR LANDSCAPING AND SIGNAGE 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 3 IN ACCORDANCE WITH THE TIA 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 SUBMITTED TO DEVELOPMENT (NOT INCLUDING DEVELOPMENT FOR PARKS AND OPEN SPACE).
- WOLFE NURSERY ROAD DESIGN SPEED IS 35 M.P.H.

- CROSS ACCESS NOTE**
 LOT OWNER(S) SHALL PROVIDE SHARED COMMON ACCESS FOR LOT(S) 1, 2, 3, 4, 5, 6, AND 7
- THE EASEMENTS SHOWN THEREON ARE HEREBY RESERVED FOR THE PURPOSES AS INDICATED. NO BUILDINGS, FENCES, TREES, SHRUBS, OR OTHER VERTICAL 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 VERTICAL IMPROVEMENTS OR GROWTHS WHICH IN ANY WAY ENDANGER 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.
- 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.

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

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

APPROVED BY:
 DIRECTOR OF DEVELOPMENT SERVICES
 _____ DATE
 STEVE KILLEN
 DIRECTOR OF DEVELOPMENT SERVICES
 _____ DATE
 CITY SECRETARY
 _____ DATE
 STACI L. KING, TRMC
 CITY SECRETARY

EASEMENT LEGEND

- 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
 - ULTIMATE FLOODPLAIN LIMITS

- 1 20' SANITARY SEWER EASEMENT (VOLUME 582, PAGE 699, O.P.R.)
- 2 20' SANITARY SEWER EASEMENT (VOLUME 582, PAGE 572, O.P.R.)
- 3 STATE OF TEXAS RIGHT-OF-WAY EASEMENT (VOLUME 367, PAGE 265, O.P.R.)
- 4 TEXAS UTILITY ELECTRIC CO. EASEMENT VOLUME 935, PAGE 588, O.P.R.)
- 5 20' UTILITY & RIGHT-OF-WAY EASEMENT (VOLUME 1057, PAGE 356, O.P.R.)
- 6 20' SANITARY SEWER EASEMENT (VOLUME 636, PAGE 102, O.P.R.)
- 7 20' SANITARY SEWER EASEMENT (VOLUME 582, PAGE 575, O.P.R.)
- 8 20' BUILDING SETBACK LINE (CABINET B, SLIDE 38 E.C.P.R.)
- 9 PROPOSED 10' UTILITY EASEMENT
- 10 PROPOSED 15' WATER EASEMENT
- 11 PROPOSED 15' SEWER EASEMENT
- 12 PROPOSED 15' DRAINAGE EASEMENT
- 13 PROPOSED VARIABLE WIDTH DRAINAGE EASEMENT
- 14 PROPOSED 20' ELECTRIC, TELECOMMUNICATIONS, & GAS EASEMENT
- 15 PROPOSED VARIABLE WIDTH ACCESS AND UTILITY EASEMENT
- 16 PROPOSED 10' PRIVATE SEWER EASEMENT
- 17 PROPOSED 10' PRIVATE WATER EASEMENT
- 18 PROPOSED 10' ELECTRIC & TELECOMMUNICATIONS EASEMENT

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.

FAHIS