



STATE OF TEXAS §
 COUNTY OF ERATH §
 CITY OF STEPHENVILLE §

PRELIMINARY
 THIS DOCUMENT SHALL NOT BE RECORDED FOR ANY PURPOSE AND SHALL NOT BE VIEWED OR RELIED UPON AS A FINAL SURVEY DOCUMENT DATED 12/06/2024

PROPERTY DESCRIPTION:
 BEING ALL OF THAT SAME TRACT OF LAND SITUATED IN THE J. BLAIR SURVEY, ABSTRACT NO. 32, IN THE CITY OF STEPHENVILLE, ERATH COUNTY, TEXAS, AND BEING ALL OF THAT SAME TRACT OF LAND DESCRIBED TO ERATH COUNTY HABITAT FOR HUMANITY IN DEED RECORDED IN DOCUMENT NUMBER (DOC. NO.) 2024-05055, OFFICIAL PUBLIC RECORDS, ERATH COUNTY, TEXAS (O.P.R.E.C.T.), AND BEING PART OF THAT SAME TRACT OF LAND DESCRIBED TO 2012 GBAT BMI PROPERTIES, LLC IN DEED RECORDED IN DOC. NO. 2024-00048, (O.P.R.E.C.T.), AND BEING ALL OF LOT 18 AND LOT 19, BLOCK 75, CITY OF STEPHENVILLE, TEXAS, AN ADDITION TO THE CITY OF STEPHENVILLE, ERATH COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN DOCUMENT NUMBER 2024-05055, O.P.R.E.C.T., AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT A 3/8-INCH IRON ROD FOUND FOR THE SOUTHERNMOST CORNER OF SAID LOT 18, SAID POINT LYING ON THE NORTHWEST RIGHT-OF-WAY LINE OF U.S. HIGHWAY NO. 377 (A VARIABLE WIDTH RIGHT-OF-WAY);
 THENCE NORTH 30 DEGREES 26 MINUTES 57 SECONDS, DEPARTING THE NORTHWEST RIGHT-OF-WAY LINE OF SAID U.S. HIGHWAY NO. 377, A DISTANCE OF 413.23 FEET TO A 5/8-INCH IRON ROD WITH CAP STAMPED "FLANAGAN" SET FOR AN INTERIOR "ELL" CORNER OF SAID LOT 18;
 THENCE SOUTH 59 DEGREES 17 MINUTES 13 SECONDS WEST, WITH A SOUTHEAST LINE OF SAID LOT 18, A DISTANCE OF 275.16 FEET TO AN "X" CUT IN CONCRETE FOUND FOR THE EAST CORNER OF SAID LOT 19;
 THENCE SOUTH 60 DEGREES 31 MINUTES 50 SECONDS WEST, WITH THE SOUTHEAST LINE OF SAID LOT 19, A DISTANCE OF 187.75 FEET TO A 5/8-INCH IRON ROD WITH CAP STAMPED "FLANAGAN" SET FOR THE SOUTH CORNER OF SAID LOT 19, SAID POINT LYING ON THE NORTHEAST RIGHT-OF-WAY LINE OF SOUTH DREW AVENUE (A VARIABLE WIDTH RIGHT-OF-WAY);
 THENCE NORTH 32 DEGREES 06 MINUTES 22 SECONDS WEST, WITH THE SOUTHWEST LINE OF SAID LOT 18 AND SAID LOT 19, AND WITH THE NORTHEAST RIGHT-OF-WAY LINE OF SAID SOUTH DREW AVENUE, A DISTANCE OF 161.05 FEET TO A 5/8-INCH IRON ROD WITH CAP STAMPED "FLANAGAN" SET FOR THE WESTERMOST CORNER OF SAID LOT 18;
 THENCE NORTH 57 DEGREES 37 MINUTES 42 SECONDS EAST, DEPARTING THE NORTHEAST RIGHT-OF-WAY LINE OF SAID SOUTH DREW AVENUE, AND WITH THE WESTERMOST NORTHWEST LINE OF SAID LOT 18, A DISTANCE OF 192.36 FEET TO A 1/2-INCH IRON ROD FOUND FOR AN INTERIOR "ELL" CORNER OF SAID LOT 18;
 THENCE NORTH 30 DEGREES 06 MINUTES 40 SECONDS WEST, WITH A SOUTHWEST LINE OF SAID LOT 18, A DISTANCE OF 126.81 FEET TO A 5/8-INCH IRON ROD WITH CAP STAMPED "FLANAGAN" SET FOR THE NORTHERNMOST NORTHWEST CORNER OF SAID LOT 18;
 THENCE NORTH 77 DEGREES 32 MINUTES 18 SECONDS EAST, WITH THE NORTHERNMOST NORTHWEST LINE OF SAID LOT 18, A DISTANCE OF 40.83 FEET TO A CONCRETE MONUMENT FOUND FOR THE NORTHERNMOST CORNER OF SAID LOT 18, SAID POINT LYING ON THE SOUTHWEST RIGHT-OF-WAY LINE OF U.S. HIGHWAY NO. 281 (A VARIABLE WIDTH RIGHT-OF-WAY);
 THENCE WITH THE SOUTHWEST RIGHT-OF-WAY LINE OF SAID U.S. HIGHWAY NO. 281 THE FOLLOWING COURSES AND DISTANCES:

SOUTH 26 DEGREES 28 MINUTES 22 SECONDS EAST, 103.17 FEET TO A CONCRETE MONUMENT FOUND FOR CORNER;
 SOUTH 12 DEGREES 28 MINUTES 23 SECONDS EAST, 233.48 FEET TO A BRASS "X" CUT MONUMENT FOUND FOR CORNER;
 SOUTH 01 DEGREES 07 MINUTES 24 SECONDS EAST, 128.68 FEET TO A 5/8-INCH IRON ROD WITH CAP STAMPED "FLANAGAN" SET FOR CORNER;
 SOUTH 23 DEGREES 07 MINUTES 41 SECONDS WEST, 121.20 FEET TO A 5/8-INCH IRON ROD WITH CAP STAMPED "FLANAGAN" SET FOR CORNER;
 SOUTH 47 DEGREES 04 MINUTES 48 SECONDS WEST, 62.45 FEET TO THE POINT OF BEGINNING AND CONTAINING 233.015 SQUARE FEET OR 5.349 ACRES OF LAND, MORE OR LESS.

SUBVENEOR'S CERTIFICATE:
 THE UNDERSIGNED DOES HEREBY CERTIFY THAT THIS SURVEY WAS THIS DAY MADE ON THE GROUND OF THE PROPERTY LEGALLY DESCRIBED HEREON AND IS CORRECT, AND TO THE BEST OF MY KNOWLEDGE, THERE ARE NO VISIBLE DISCREPANCIES, CONFLICTS, OR "SHORTLINES" IN AREA, BOUNDARY LINE, CONFLICT, ENCROACHMENTS, OVERLAPPING OF IMPROVEMENTS, EASEMENTS OR RIGHTS OF WAY THAT I HAVE BEEN ADVISED OF EXCEPT AS SHOWN HEREON.
 DATE OF PLAT OR MAP: _____

MARK N. PEEPLES
 REGISTERED PROFESSIONAL LAND SURVEYOR NO. 6443
 STATE OF TEXAS

STATE OF TEXAS §
 COUNTY OF _____ §
 CITY OF _____ §

THE UNDERSIGNED, BEING THE OWNER OF THE RIGHT TO EXPLORE FOR, DEVELOP, AND PRODUCE OIL AND GAS (MINERAL RIGHTS OR LEASEHOLD) FROM THE LANDS ADJOINING THAT PORTION OF THE PROPERTY SITUATED IN ERATH COUNTY, TEXAS, AS SHOWN ON THIS PLAT, DOES HEREBY WAIVE ANY PREFERENTIAL RIGHT TO LEASE SAID PORTION OF THE STATE RIGHT-OF-WAY OR COUNTY ROAD FOR OIL AND GAS PURSUANT TO CHAPTER 32 OF THE TEXAS NATURAL RESOURCES CODE.

EXECUTED THIS _____ DAY OF _____, 20____

BY: _____

STATE OF TEXAS §
 COUNTY OF _____ §
 CITY OF _____ §

BEFORE ME, NOTARY IN AND FOR THE STATE OF TEXAS, ON THIS DAY PERSONALLY APPEARED STACY MORRISON, 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 CONSIDERATION THEREIN EXPRESSED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, THIS _____ DAY OF _____, 2024.

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

COMMISSION EXPIRATION: _____



PRELIMINARY PLAT
 LOT 18R, 20R, 21R, 22R, 23R, 24R, & 25R, BLOCK 75
 HABITAT FOR HUMANITY - STEPHENVILLE
 BEING A REPLAT OF LOT 18 & LOT 19, BLOCK 75
 CITY OF STEPHENVILLE ADDITION,
 AS RECORDED IN DOC. NO. 2024-05055, P.R.E.C.T.

SITUATED IN THE
 J. BLAIR SURVEY
 ABSTRACT NO. 32
 ERATH COUNTY, TEXAS

FILED BY: CREW 1 CHECKED BY: MNP JOB NO. 6017
 DRAWN BY: MNP DATE: 12/06/2024 SHEET NO. 1 OF 1

LOT 2, BLOCK 75
 KINGS 1956 MAP
 VOL. 381, PG. 105
 D.R.E.C.T.
 JUAN TREJO AND WIFE, ALICIA TREJO
 DOC. NO. 2013-04057
 O.P.R.E.C.T.

LOT 8, BLOCK 75
 KINGS 1956 MAP
 VOL. 381, PG. 105
 D.R.E.C.T.
 CY EAMES AND KATELYN EAMES
 DOC. NO. 2023-00441
 O.P.R.E.C.T.

REMAINDER
 LOT 7, BLOCK 75
 KINGS 1956 MAP
 VOL. 381, PG. 105
 D.R.E.C.T.
 KERRY JANE ROACH
 DOC. NO. 2005-04568

LOT 18R, BLOCK 75

LOT 18, BLOCK 75
 CITY OF STEPHENVILLE
 DOC. NO. 2024-05055
 O.P.R.E.C.T.

2012 GBAT BMI PROPERTIES, LLC
 DOC. NO. 2024-00048
 O.P.R.E.C.T.

REMAINDER
 LOT 7, BLOCK 75
 KINGS 1956 MAP
 VOL. 381, PG. 105
 D.R.E.C.T.
 JAI JALARAM INVESTMENT, LLC
 DOC. NO. 2012-03761

STATE OF TEXAS §
 COUNTY OF ERATH §
 CITY OF STEPHENVILLE §

OWNER'S DEDICATION:

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS: THAT I, GREG BRUNER, PRESIDENT OF 2012 GBAT BMI PROPERTIES, LLC, SOLE OWNER OF LOT 18 BLOCK 75, AND THAT I, STACY MORRISON, REPRESENTATIVE OF ERATH COUNTY HABITAT FOR HUMANITY, SOLE OWNER OF LOT 19, BLOCK 75, DO HEREBY ADOPT THIS PLAT DESIGNATING THE HEREINABOVE DESCRIBED REAL PROPERTY AS LOTS 18R, 20R, 21R, 22R, 23R, 24R & 25R, BLOCK 75, HABITAT FOR HUMANITY - STEPHENVILLE, AND I DO HEREBY DEDICATE TO THE PUBLIC USE FOREVER THE STREETS, ALLEYS, PARKS, AND THE PUBLIC PLACES SHOWN HEREON. 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, 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 OR PROCURING THE PERMISSION OF ANYONE.
 ANY PUBLIC UTILITY SHALL HAVE THE RIGHT OF INGRESS AND EGRESS TO PRIVATE PROPERTY FOR THE USE OF READING METERS AND/OR FOR ANY MAINTENANCE AND SERVICE REQUIRED OR ORDINARILY PERFORMED BY THAT UTILITY. THE EASEMENTS DEDICATED ARE FOR 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 PLAT APPROVED SUBJECT TO ALL PLATTING ORDINANCES, RULES, REGULATIONS, AND RESOLUTIONS OF THE CITY OF STEPHENVILLE, TEXAS.

GREG BRUNER, PRESIDENT, 2012 GBAT BMI PROPERTIES, LLC

STACY MORRISON, REPRESENTATIVE, ERATH COUNTY HABITAT FOR HUMANITY

APPROVED AND ACCEPTED:

DIRECTOR OF DEVELOPMENT SERVICES

CITY SECRETARY, CITY OF STEPHENVILLE, TEXAS

- LEGEND OF ABBREVIATIONS
- D.R.E.C.T. DEED RECORDS, ERATH COUNTY, TEXAS
 - O.P.R.E.C.T. OFFICIAL PUBLIC RECORDS, ERATH COUNTY, TEXAS
 - P.R.E.C.T. PLAT RECORDS, ERATH COUNTY, TEXAS
 - ROW RIGHT OF WAY
 - IRF IRON ROD FOUND
 - IRS 5/8 INCH CAPPED IRON ROD STAMPED "FLANAGAN" SET
 - C.M. CONTROLLING MONUMENT

SURVEYOR'S NOTES:

- BEARINGS AND DISTANCES ARE BASED ON THE STATE PLANE COORDINATE SYSTEM, TEXAS NORTH CENTRAL ZONE (4202) NORTH AMERICAN DATUM OF 1983 (NAD 83)(US FOOT) WITH A COMBINED SCALE FACTOR OF 1.000120
- MONUMENTS ARE FOUND UNLESS SPECIFICALLY DESIGNATED AS SET.
- SUBJECT PROPERTY IS SHOWN ON THE NATIONAL FLOOD INSURANCE PROGRAM FLOOD INSURANCE RATE MAP FOR ERATH COUNTY, TEXAS AND INCORPORATED AREAS. MAP NO. 48143C04300, COMMUNITY-PANEL NO. 48022004300, EFFECTIVE DATE: NOVEMBER 16, 2011. ALL OF THE SUBJECT PROPERTY IS SHOWN TO BE LOCATED IN ZONE X ON SAID MAP. THE LOCATION OF THE SAID FLOODZONES IS BASED ON SAID MAP, IS APPROXIMATE AND IS NOT LOCATED ON THE GROUND. RELEVANT ZONES ARE DEFINED ON SAID MAP AS FOLLOWS:

ZONE "X" - OTHER AREAS: AREAS DETERMINED TO BE OUTSIDE 500-YEAR FLOODPLAIN.

STATE OF TEXAS §
 COUNTY OF _____ §
 CITY OF _____ §

I, GWINDA JONES, CLERK OF THE COUNTY COURT OF ERATH COUNTY, DO HEREBY CERTIFY THAT THE FOREGOING INSTRUMENT IN WRITING, WITH ITS CERTIFICATE OF AUTHENTICATION WAS FILED FOR RECORD AND DULY RECORDED IN MY OFFICE THIS _____ DAY OF _____, 20____ AT _____ O'CLOCK, P.M., IN THE OFFICIAL PUBLIC RECORDS OF ERATH COUNTY IN DOCUMENT NO. _____ IN CABINET _____ SLIDE _____

TO CERTIFY WHICH, WITNESS MY HAND AND SEAL AT THE COUNTY COURT OF ERATH COUNTY, AT MY OFFICE IN ERATH, TEXAS, THE DATE LAST SHOWN ABOVE WRITTEN.

BY: GWINDA JONES
 CLERK OF COUNTY COURT OF ERATH COUNTY, TEXAS

STATE OF TEXAS §
 COUNTY OF _____ §
 CITY OF _____ §

BEFORE ME, NOTARY IN AND FOR THE STATE OF TEXAS, ON THIS DAY PERSONALLY APPEARED STACY MORRISON, 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 CONSIDERATION THEREIN EXPRESSED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, THIS _____ DAY OF _____, 2024.

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

COMMISSION EXPIRATION: _____

LOT SIZE TABLE

LOT	BLOCK	ACRES	SQ. FT.
18R	75	4.624	201,435.71
20R	75	0.106	4,597
21R	75	0.085	3,706
22R	75	0.089	3,887
23R	75	0.085	3,716
24R	75	0.080	3,490
25R	75	0.104	4,509

STATE OF TEXAS §
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BEFORE ME, NOTARY IN AND FOR THE STATE OF TEXAS, ON THIS DAY PERSONALLY APPEARED GREG BRUNER, 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 CONSIDERATION THEREIN EXPRESSED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, THIS _____ DAY OF _____, 2024.

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

COMMISSION EXPIRATION: _____