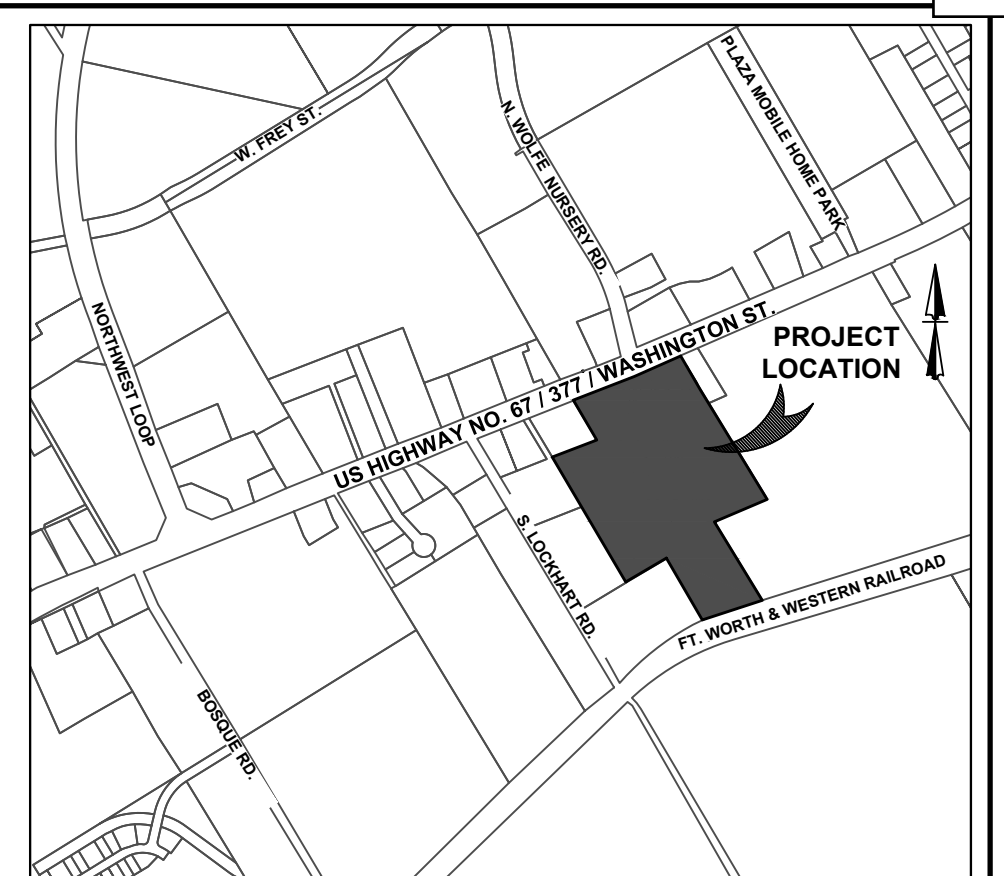
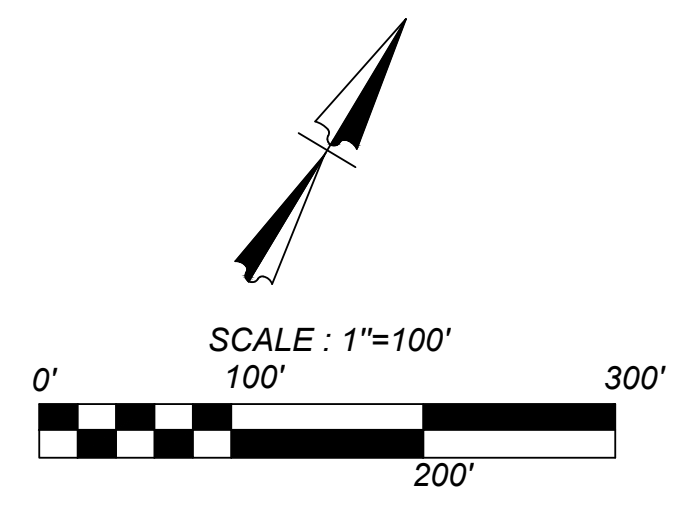


OWNERS ACKNOWLEDGEMENT AND DEDICATION
 STATE OF TEXAS
 COUNTY OF BEXAR
 I (WE), THE UNDERSIGNED, OWNER(S) OF THE LAND SHOWN ON THIS PLAT WITHIN THE AREA DESCRIBED BY THE LEGAL DESCRIPTION ABOVE:
 THIS SUBDIVISION PLAT OF 20 ACRES DEVELOPMENT ON WASHINGTON SEEKS TO SUBDIVIDE THE 19.34 ACRES OF LAND DESCRIBED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



VICINITY MAP
 SCALE 1" = 1000'



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, DEDICATES TO THE 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. 2021

OWNER/DEVELOPER:
 VIDAL GARCIA
 EG TEJAS, LLC
 7113 SAN PEDRO AVENUE, SUITE 198
 SAN ANTONIO, TEXAS 78216

STATE OF TEXAS
 COUNTY OF BEXAR
 BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED VIDAL 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 THEREIN STATED, GIVEN UNDER MY HAND AND SEAL OF OFFICE.
 THIS _____ DAY OF _____, A.D. 2021

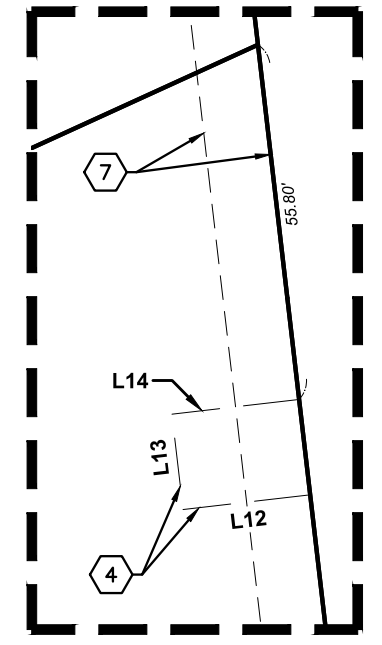
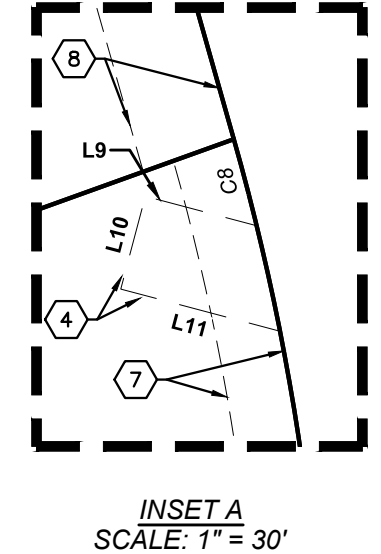
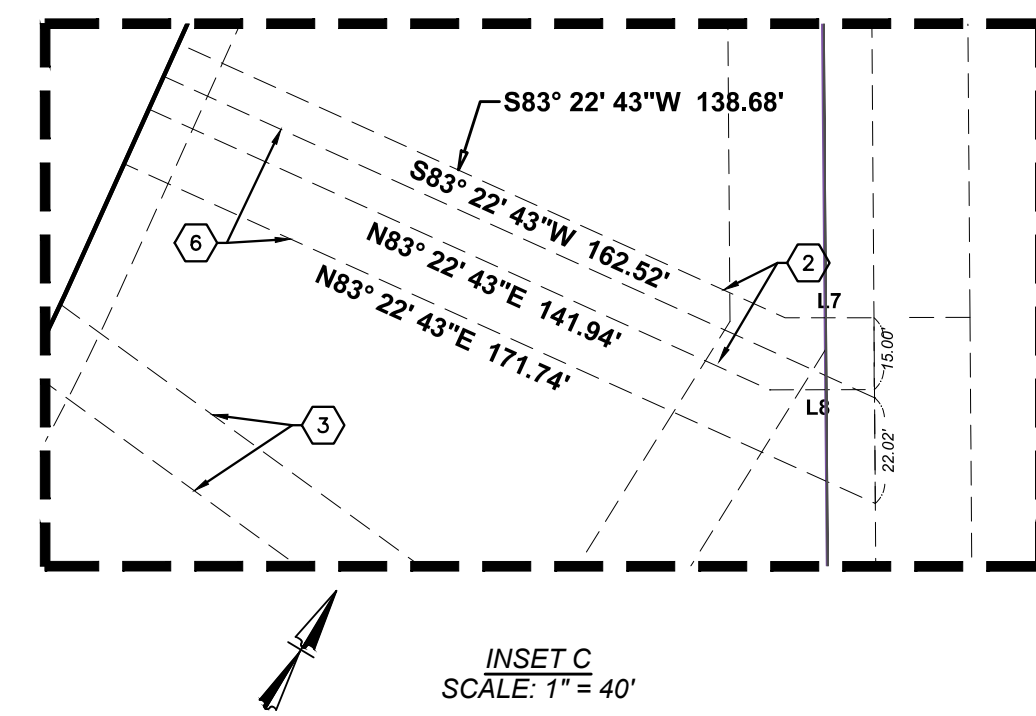
NOTARY PUBLIC, BEXAR COUNTY, TEXAS

THIS PLAT OF 20 ACRES 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. 2021

BY: _____
 DIRECTOR OF DEVELOPMENT SERVICES

Curve #	LENGTH	RADIUS	DELTA	CHORD BRG	CHORD DIST
C1	120.20'	5789.58'	001°11'22"	N67°49'59"W	120.20'
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'	473.19'	008°55'38"	N11°42'57"W	73.65'
C8	13.98'	380.10'	002°06'28"	S14°47'54"E	13.98'

LINE #	LENGTH	DIRECTION
L1	79.53'	N73°52'02"E
L2	89.95'	N69°36'12"E
L3	85.73'	N45°30'31"E
L4	127.76'	S06°37'17"E
L5	96.74'	N31°17'44"W
L6	50.76'	S15°45'09"E
L7	18.51'	S59°01'03"W
L8	21.76'	N58°54'31"E
L9	6.56'	S75°10'23"E
L10	15.00'	N14°49'37"E



- 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. 4813C00430D, 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.
- 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.
- 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 T&M 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).

- 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 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 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.**

EASEMENT LEGEND

- F.I.R. = FOUND 1/2" IRON ROD
- F.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 20' DRAINAGE EASEMENT
- 6 PROPOSED 20' ELECTRIC EASEMENT
- 7 PROPOSED 10' ELECTRIC EASEMENT
- 8 PROPOSED 15' ELECTRIC 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.

APPROVED BY: _____
 DIRECTOR OF DEVELOPMENT SERVICES

STEVE KILLEN
 DIRECTOR OF DEVELOPMENT SERVICES

CITY SECRETARY

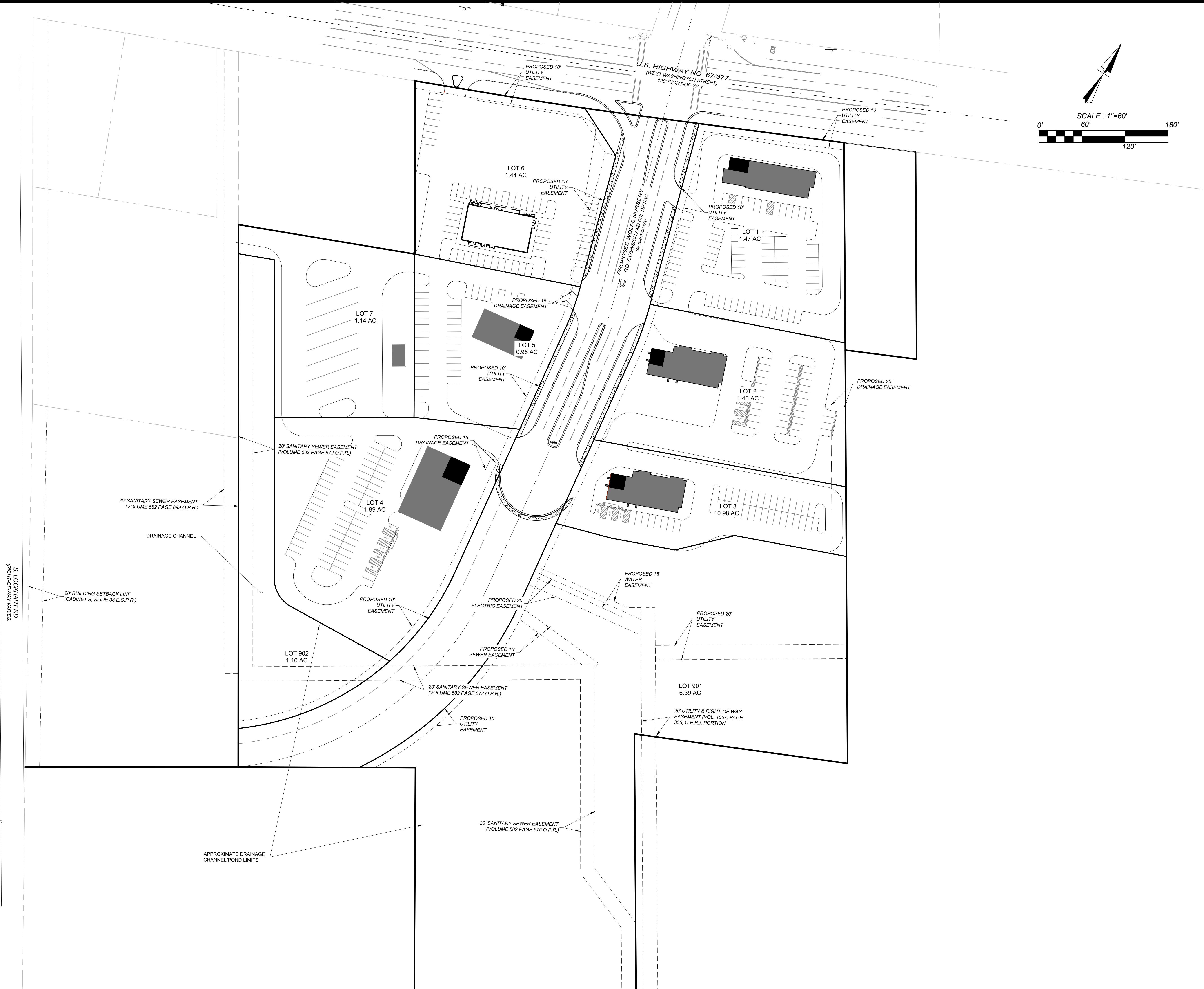
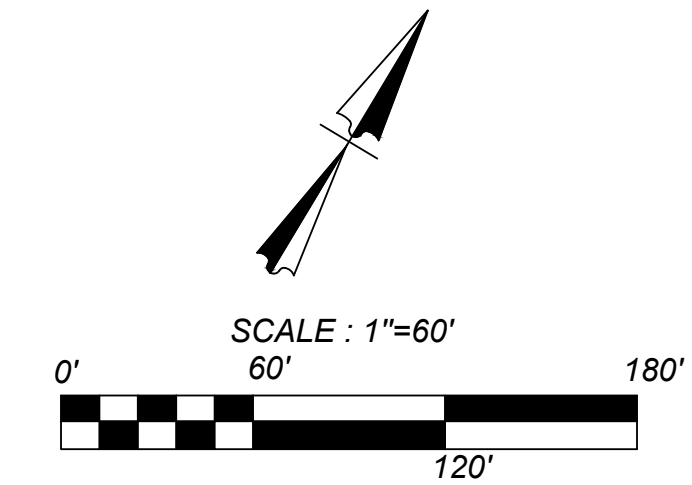
STACI L. KING, TRMC
 CITY SECRETARY

**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 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 CIRGLE L ENTERPRISES, INC. IN VOLUME 842, PAGE 780 OF THE DEED RECORDS OF ERATH COUNTY, TEXAS.

OWNER/DEVELOPER:
 EG TEJAS, LLC
 ATTN: VIDAL GARCIA
 7113 SAN PEDRO AVENUE, SUITE 198
 SAN ANTONIO, TX 78216





**20 ACRE DEVELOPMENT ON WASHINGTON
 (FORMERLY PROJECT BLUE)
 STEPHENSVILLE, TEXAS
 SITE PLAN**

PLAT NO.	-
JOB NO.	-
DATE:	-
DRAWN: - CHECKED: -	
SHEET NUMBER:	EX-B2

Date: May 17, 2021, 10:4 am User ID: odowson
 File: L:\255\01\01\Design\Exhibits\CD\210517 - Site Plan.dwg