



PLANNING AND ZONING COMMISSION MEETING

City Hall Council Chambers, 298 W. Washington
Wednesday, May 04, 2022 at 5:30 PM

AGENDA

CALL TO ORDER

PUBLIC HEARING

- [1.](#) Case No.: FP2022-002

Applicant Vidal Garcia, representing the Stables Development and EG Tejas LLC, is requesting approval of a final plat of the property located at 2798 W Washington, Parcel R22338, of A0515 MOTLEY WILLIAM & CITY ADDITION, Block 157, Lot 10 & 12 (PT Of 12) of the City of Stephenville, Erath County, Texas.

ADJOURN

In accordance with the Americans with Disabilities Act, persons who need accommodation to attend or participate in this meeting should contact City Hall at 254-918-1287 within 48 hours prior to the meeting to request such assistance.



STAFF REPORT

SUBJECT:

Case No.: FP2022-002

Applicant Vidal Garcia, representing the Stables Development and EG Tejas LLC, is requesting approval of a final plat of the property located at 2798 W Washington, Parcel R22338, of A0515 MOTLEY WILLIAM & CITY ADDITION, Block 157, Lot 10 & 12 (PT Of 12) of the City of Stephenville, Erath County, Texas.

DEPARTMENT: Development Services

STAFF CONTACT: Steve Killen

RECOMMENDATION:

The applicant has submitted a Final Plat which, outside minor revisions, conforms with the Preliminary Plat approved by the Commission in May, 2021. The Plat has been reviewed by staff and the following comments have been provided to the applicant:

1. All public improvements must be completed and accepted through the submission of an Engineers' Letter of Certification of Completed Record Drawings – 155.5.06.D
 - a. Test reports must be submitted including water line, sewer line – mandrel CTY scan and water flow.
 - b. Street lights must be installed per plans.
 - c. Storm Water Facility Maintenance Agreement must be approved.
2. A two-year maintenance bond for public improvements must be provided.
3. All review and development fees due to the city must be paid in full.
4. Tax Certificates must be obtained for Recordation with the County. 115.04.06.H.4.e
5. Provide the City's required plat language.
6. Add "All public improvements shall be approved and accepted by the City of Stephenville prior to the issuance of Certificates of Occupancy."
7. Verify accuracy of State of Texas Right of Way, Diamond Shaped #3 note in Easement Legend.
8. Add a plat note that each lot will have shared access points to adjacent lots.

Staff is requesting the Planning and Zoning Commission grant Conditional Approval of the Final Plat pending completion of aforementioned items. Upon completion, the Final Plat will be submitted for recordation purposes.

BACKGROUND:

The Developer has been working on this project in some capacity since October, 2019. Civil Plan reviews and construction of improvements are underway. Due to a very compressed development schedule, the City and Developer, pursuant to the Developer's agreement, request a conditional approval of the Final Plat. The improvements are anticipated to be completed within the next 30 days, barring unforeseen delays.

Sec. 155.4.06. Final plat.

A. *Purpose.* The purpose of a Final Plat is to ensure:

1. That the proposed Subdivision and development of the land is consistent with all standards of this Subdivision Ordinance pertaining to the adequacy of public facilities,
 2. That Public Improvements to serve the Subdivision or development have been installed and accepted by the City, or that provision for such installation has been made, and
 3. That all other City requirements and conditions have been satisfied or provided for to allow the Final Plat to be recorded.
- B. *Applicability.* No subdivision of land shall be allowed without proper submittal, approval, and adoption of a Final Plat.
- C. *Exceptions.* A Final Plat is not required when a Minor Plat is submitted (See Section 4.07).
- D. *Ownership.*
1. The Applicant shall furnish with the Application to the City a current title commitment issued by a title insurance company authorized to do business in Texas, a title opinion letter from an attorney licensed to practice in Texas, or some other acceptable proof of ownership, identifying all persons having an ownership interest in the property subject to the Final Plat.
 2. The Final Plat shall be signed by each owner, or by the representative of the owners authorized to sign legal documents for the owners and lienholder, effectively denoting that they are consenting to the platting of the property and to the dedications and covenants that may be contained in the Final Plat.
- E. *Accompanying Applications.*
1. An Application for a Final Plat may be accompanied by Construction Plans if also accompanied by a Development Agreement and appropriate surety in accordance with Section 5.05.
 2. Approval of each shall be separate and in accordance with Section 5.05.
- F. *Prior Approved Preliminary Plat.* The Final Plat and all accompanying data shall conform to the approved Preliminary Plat, or as the Preliminary Plat may have been amended subsequently, incorporating all conditions imposed or required, if applicable.
- G. *Review by City Administrator.* The City Administrator shall:
1. Initiate review of the plat and materials submitted,
 2. Make available Plats and reports to the Commission for review, and
 3. Upon determination that the Application is ready to be acted upon, schedule the Final Plat for consideration on the agenda of the next available meeting of the Commission.
- H. *Action by Planning and Zoning Commission.* The Commission shall:
1. Review the Final Plat Application, the findings of the City Administrator, and any other information available.
 - a. From all such information, the Commission shall determine whether the Final Plat conforms to the applicable regulations of this Subdivision Ordinance.
 - b. All Public Improvements have been installed (For exception, See Section 5.05)
 2. Act within thirty (30) calendar days following the Official Submission Date, unless the Applicant submits a Waiver of Right to 30-Day Action.
 - a. If no decision is rendered by the Commission within the thirty (30) day period described above or such longer period as may have been agreed upon, the Final Plat, as submitted, shall be deemed to be approved by the Commission.

3. Take one of the following actions:
 - a. Approve the Final Plat;
 - b. Approve the Final Plat with conditions, which shall mean that the Final Plat shall be considered to have been approved once such conditions are fulfilled, and until the conditions are satisfied, it is considered denied; or
 - c. Deny the Final Plat.
4. A motion to approve a Final Plat shall be subject to the following conditions, whether or not stated in the motion to approve:
 - a. All required fees shall be paid.
 - b. All conditions required by ordinances have been reviewed and approved by the City.
 - c. On-site easements and rights-of-way have been dedicated and filed of record and properly described and noted on the proposed plat.
 - d. All required abandonments of public rights-of-way or easements that must be approved by the City Council and the abandonment ordinance numbers are shown on the plat.
 - e. Original tax certificates have been presented from each taxing unit with jurisdiction of the real property showing the current taxes are paid.
- I. *Final Plat Criteria for Approval.* The following criteria shall be used by the Commission to determine whether the Application for a Final Plat shall be approved, approved with conditions, or denied.
 1. *With Prior Approved Preliminary Plat.*
 - a. The Final Plat conforms to the approved Preliminary Plat except for minor amendments that are authorized under Section 4.05.K.1 and that may be approved without the necessity of revising the approved Preliminary Plat;
 - b. All conditions imposed at the time of approval of the Preliminary Plat, as applicable, have been satisfied;
 - c. The Construction Plans conform to the requirements of Section 5 and have been approved by the City Administrator.
 - d. Where Public Improvements have been installed, the improvements conform to the approved Construction Plans and have been approved for acceptance by the City Administrator;
 - e. Where the City Administrator has authorized Public Improvements to be deferred, a Development Agreement has been executed and submitted by the property owner in conformity with Section 5.05;
 - f. The final layout of the Subdivision or development meets all standards for adequacy of public facilities contained in this Subdivision Ordinance;
 - g. The Plat conforms to design requirements and construction standards as set forth in the Engineering Standards Manual; and
 - h. A plat prepared by a registered public surveyor conforms to the City Administrator's subdivision Application checklists and Subdivision Ordinance regulations.
- J. *Procedures for Final Plat Recordation upon Approval.* The Applicant shall supply to the City Administrator the required number of signed and executed copies of the Final Plat that will be needed to file the Plat, upon approval, with the County (in the County's required format) at least seven (7) calendar days prior to the meeting at which it will be considered for approval.

1. *General.*
 - a. Signatures. After approval of the Final Plat, the City Administrator shall procure the appropriate City signatures on the Final Plat.
 - b. Recording upon Performance. The Final Plat shall be recorded after:
 - i. The Final Plat is approved by the City;
 - ii. All required Public Improvements have been completed and accepted by the City or a Development Agreement has been executed and appropriate surety provided in accordance with Section 5.05; and
 - iii. All County filing requirements are met.
2. *Submittal of Final Plat Where Improvements Installed.* Where all required Public Improvements have been installed prior to recording of the Final Plat, the Applicant shall meet all requirements in accordance with Section 4.06.I.
3. *Submittal of Final Plat Where Improvements Have Not Been Installed.* Where some or all required Public Improvements are not yet completed in connection with an approved Final Plat, the Applicant shall submit the Final Plat as approved, revised to reflect any conditions imposed as part of approval.
4. *Update of Proof of Ownership.* If there has been any change in ownership since the time of the Proof of Ownership provided under 4.05.D, the Applicant shall submit a new consent agreement executed by each owner and lienholder consenting to the platting of the property and the dedications and covenants contained in the Plat.

K. *Effect of Approval.* The approval of a Final Plat:

1. Supersedes any prior approved Preliminary Plat for the same land.
2. If applicable, authorizes the Applicant to install any improvements in public Right-of-Way in conformance with approved Construction Plans and under a Development Agreement (refer to 5.05).
3. Authorizes the Applicant to seek Construction Release and/or issuance of a Building Permit.

Sec. 155.5.05. Development agreements and security for completion.

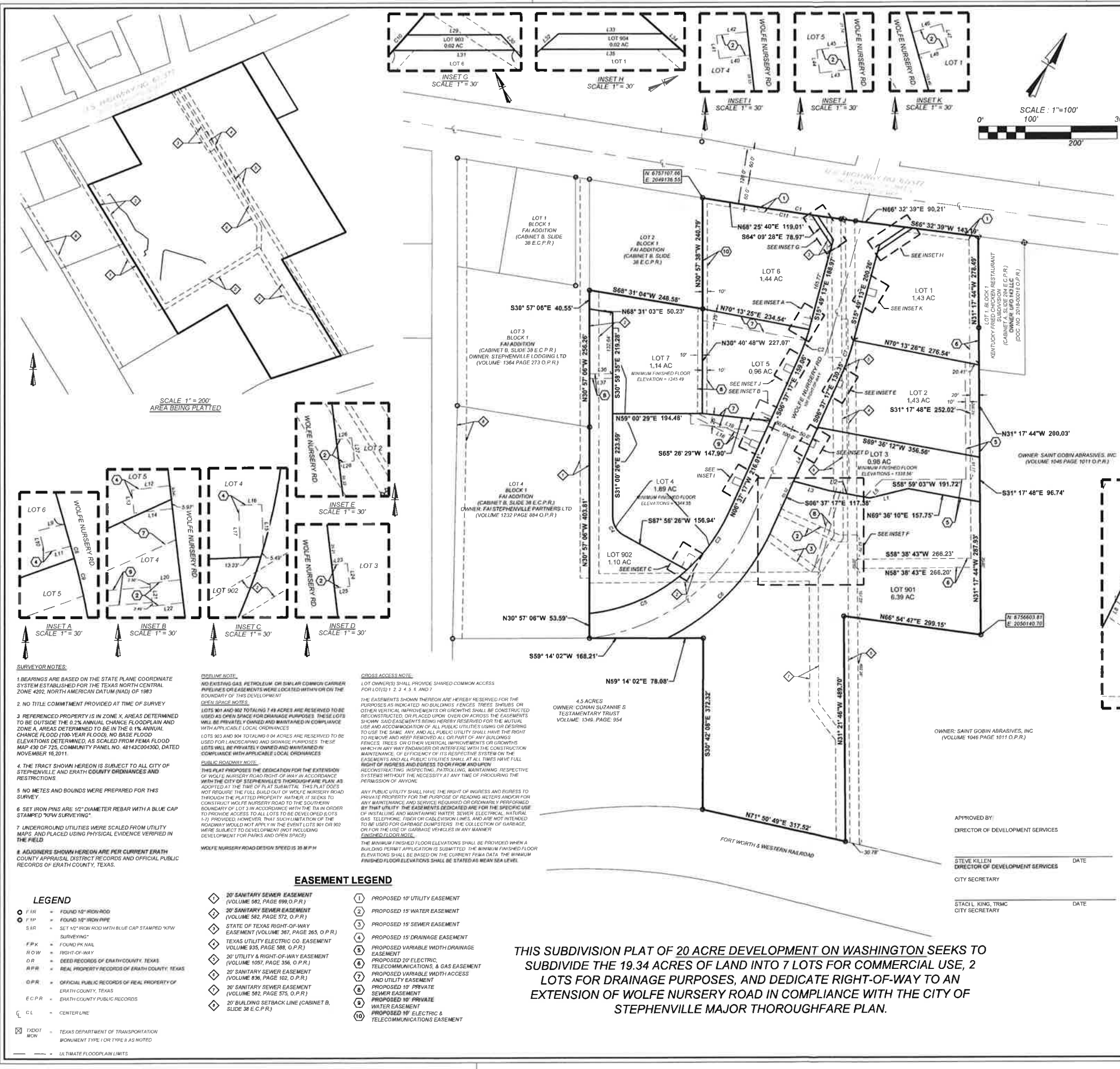
A. *Development Agreements.* When any of the required Public Improvements (i.e., water, wastewater, streets, drainage, park improvements etc.) will be postponed and constructed after Final Plat approval and recordation, the Final Plat shall not be accepted for filing, nor shall it be approved, unless and until the Applicant enters into a Development Agreement of standardized format approved by the City by which the

1. *Applicant:*
 - a. Will complete the improvements;
 - b. Warrants the improvements for a period of two (2) years following final and formal acceptance by the City;
 - c. Provides a maintenance bond in the amount of one hundred and ten percent (110%) of the costs of the improvements for such period to ensure the repair and replacement of all defects due to faulty materials and workmanship that appear within the two (2) year period following date of acceptance;
 - d. Provides provisions (e.g., performance and payment bonds) for securing the obligations of the agreement consistent with Section 5.05.D Security for Completion of Improvements; and

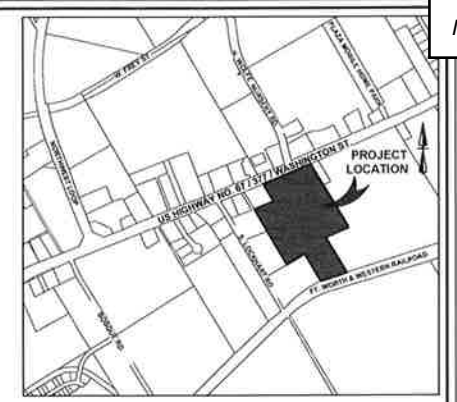
- e. Outlines other terms and conditions as are agreed to by the Applicant and the City, or as may be required by this Subdivision Ordinance, including insurance requirements and covenants to comply with other ordinances of the City.

ALTERNATIVES

1. Approve the Final Plat;
2. Approve the Final Plat with conditions, which shall mean that the Final Plat shall be considered to have been approved once such conditions are fulfilled, and until the conditions are satisfied, it is considered denied; or
3. Deny the Final Plat.



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 _____



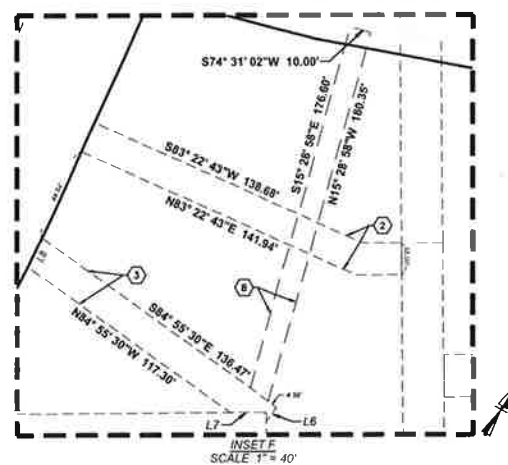
VICINITY MAP
 SCALE 1" = 1000'

Curve #	LENGTH	RADIUS	DELTA	CHORD BEG	CHORD END
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	036°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	S64°09'28"E
L9	17.03	S75°28'52"W	L32	15.19	N15°49'13"W
L10	15.00	S14°31'10"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	49.64	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, 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, DO 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 me.
 I, _____, DO 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 me.
 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 APPROVAL IS NOT A GUARANTEE OF THE ACCURACY OF THE DATA HEREON SHOWN.
 DATED: _____ DAY OF _____, 2021



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

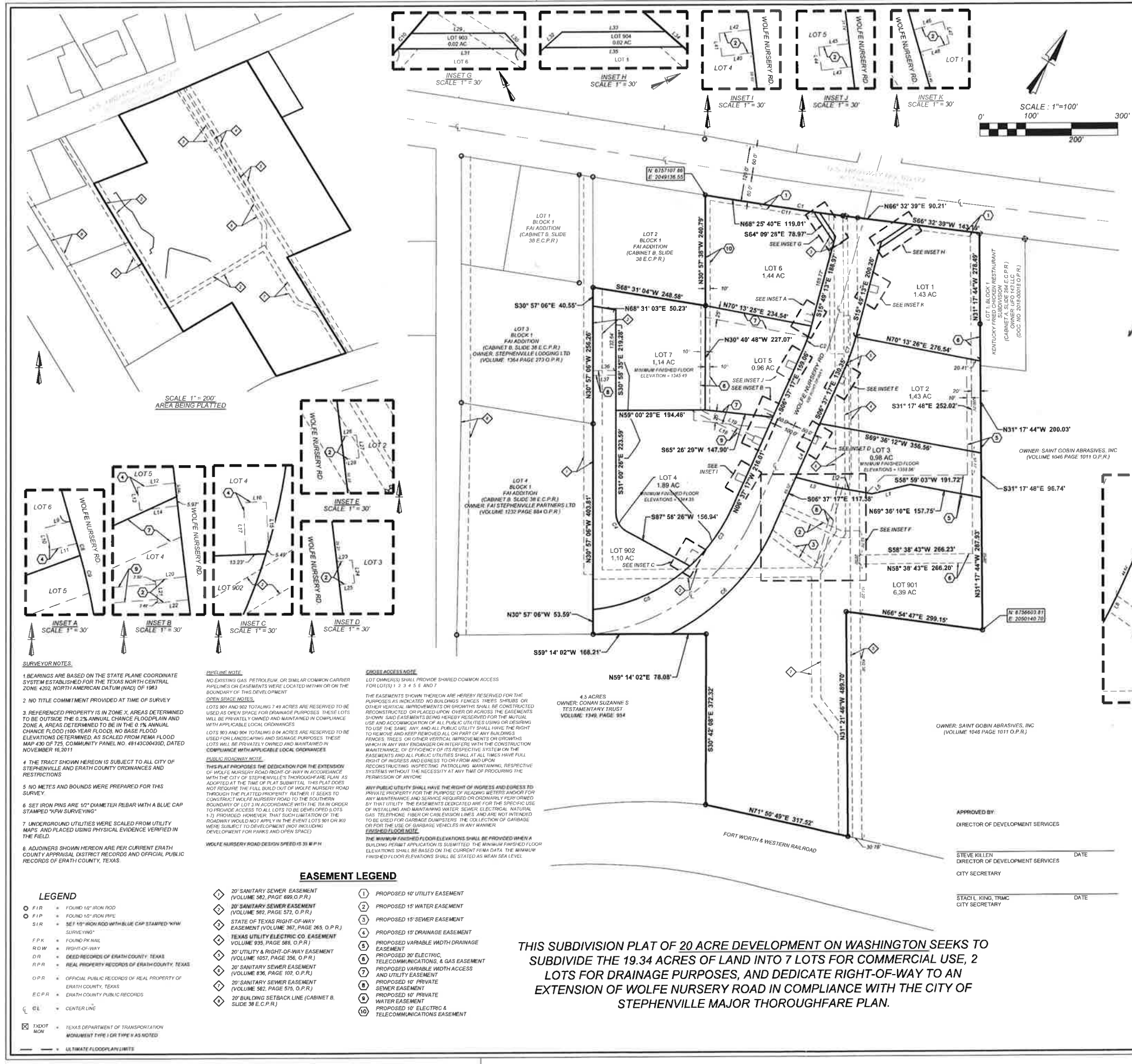
LEGAL DESCRIPTION
 BEING A 19.34 - ACRE TRACT OF LAND COMPRISED OF FOUR SEPARATE EXISTING LOTS OUT OF THE WILLIAM MOTLEY SURVEY, ABSTRACT 516, ERATH COUNTY, TEXAS; A 1.203-ACRE TRACT OF LAND OUT OF THE 1.267 ACRES TRACT (TRACT 1) DEEDED TO J.R. WALKER COMPANY IN VOLUME 749, PAGE 261 OF THE DEED RECORDS 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 2.990-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 E ENTERPRISES, INC. IN VOLUME 842, PAGE 780 OF THE DEED RECORDS OF ERATH COUNTY, TEXAS

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

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.

- 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

- LEGEND**
- F IR = FOUND 12" IRON ROD
 - F 1P = FOUND 12" IRON PIPE
 - S IR = SET 12" IRON ROD WITH BLUE CAP STAMPED "KFW SURVEYING"
 - F P X = FOUND P.K. 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. = CENTERLINE
 - TXDOT MON = TEXAS DEPARTMENT OF TRANSPORTATION MONUMENT TYPE I OR TYPE B, AS NOTED
 - ULTIMATE FLOORPLAN LIMITS



OWNER ACKNOWLEDGEMENT AND DEDICATION
 STATE OF TEXAS
 COUNTY OF BEAR
 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 OF DEVELOPMENT ON WASHINGTON SEEKS TO SUBSIDIVE 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 BEAR
 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
 KFW SURVEYING, L.L.C.
 3421 PASADENAS PKWY, SUITE 101
 SAN ANTONIO, TEXAS 78231
 PHONE: 210-979-8441
 FAX: 210-979-8441

STATE OF TEXAS
 COUNTY OF BEAR
 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, PARKS, WATERCOURSES, DRAINAGE EASEMENTS, AND PUBLIC PLACES THEREON SHOWN FOR THE PURPOSES AND CONVEYANCE THEREIN EXPRESSED.

GRANTOR FOR BEAR COUNTY
 VIOAL GARCIA
 THE STABLE DEVELOPMENT, LLC
 200 CONCORD PLAZA DRIVE, SUITE 240
 SAN ANTONIO, TEXAS 78216
 (DOC. NO. 2016-0016 O.P.R.)

STATE OF TEXAS
 COUNTY OF BEAR
 BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED VIOAL 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 CONVEYANCE THEREIN EXPRESSED, AND IN THE CAPACITY HEREIN STATED. GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS _____ DAY OF _____, A.D. 2016.

NOTARY PUBLIC - BEAR COUNTY, TEXAS

THIS PLAT OF _____ 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 ADMISSIVE EXCEPTIONS HAVE BEEN GRANTED, DATED THIS _____ DAY OF _____, A.D. 2016.

BY: _____
 DIRECTOR OF DEVELOPMENT SERVICES

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

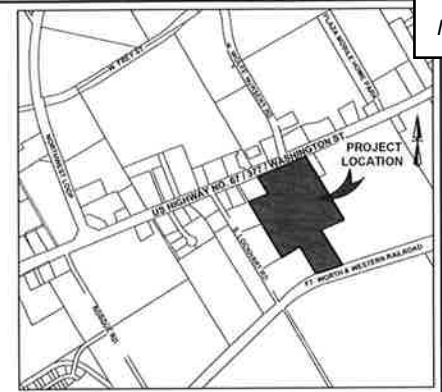
OWNER: CONAN SUZANNE S
 TESTAMENTARY TRUST
 VOLUME 1346 PAGE 354

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

APPROVED BY: _____
 DIRECTOR OF DEVELOPMENT SERVICES

STEVE KILLEN
 DIRECTOR OF DEVELOPMENT SERVICES
 DATE: _____
 CITY SECRETARY

STACI L. KING, TRMC
 CITY SECRETARY
 DATE: _____



VICINITY MAP
 SCALE 1" = 1000'

Curve #	LENGTH	RADIUS	DELTA	CHORD BRG	CHORD DIST
C1	190.30'	5789.58'	001°53'02"	N67°29'09"E	190.35'
C2	56.38'	380.01'	008°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°10'00"	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"	N13°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	Line #	LENGTH	DIRECTION
L1	65.73'	S45°30'31"W	L24	15.00'	S06°37'17"E
L2	89.95'	S69°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	127.78'	N06°37'17"W	L27	15.00'	S06°37'17"E
L5	53.40'	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°43'09"W	L30	13.39'	N16°49'13"W
L8	16.23'	N04°57'23"W	L31	78.97'	S64°09'28"E
L9	17.93'	S75°28'52"W	L32	15.19'	N15°49'13"W
L10	15.00'	S14°31'08"E	L33	67.74'	N25°21'43"E
L11	17.37'	N78°28'52"E	L34	15.19'	S66°32'39"W
L12	24.71'	N83°21'18"E	L35	90.60'	N25°21'43"E
L13	15.00'	N06°38'42"W	L36	49.63'	N59°00'29"E
L14	24.78'	S83°22'43"W	L37	49.64'	N59°00'29"E
L15	28.80'	N02°03'34"W	L40	20.00'	S83°22'43"W
L16	15.00'	S87°56'28"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°43'28"E	L43	20.00'	S83°22'43"W
L19	129.93'	N85°43'28"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'	N11°40'17"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

**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 1.267-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-GOBBIN 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.

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

KFW
ENGINEERS + SURVEYING
 3421 PASADENAS PKWY, Ste 200 San Antonio, TX 78231
 Phone # (210) 979-8441 Fax # (210) 979-8441
 TBP# Fm # 8513 - TBP# Fm # 1012300

DATE OF PREPARATION: 8/20/2021

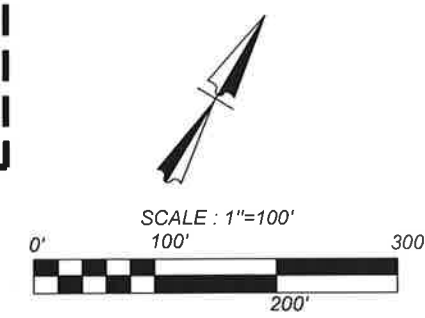
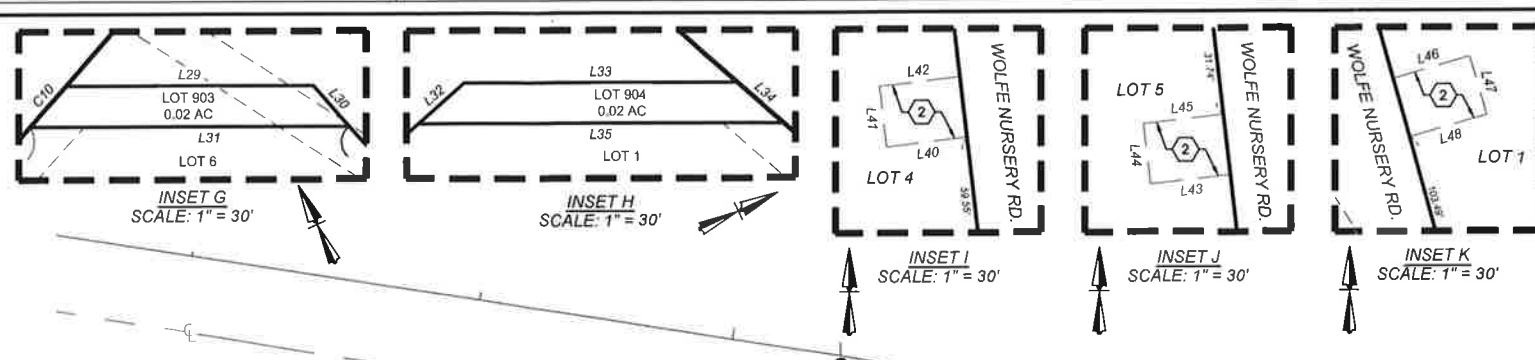
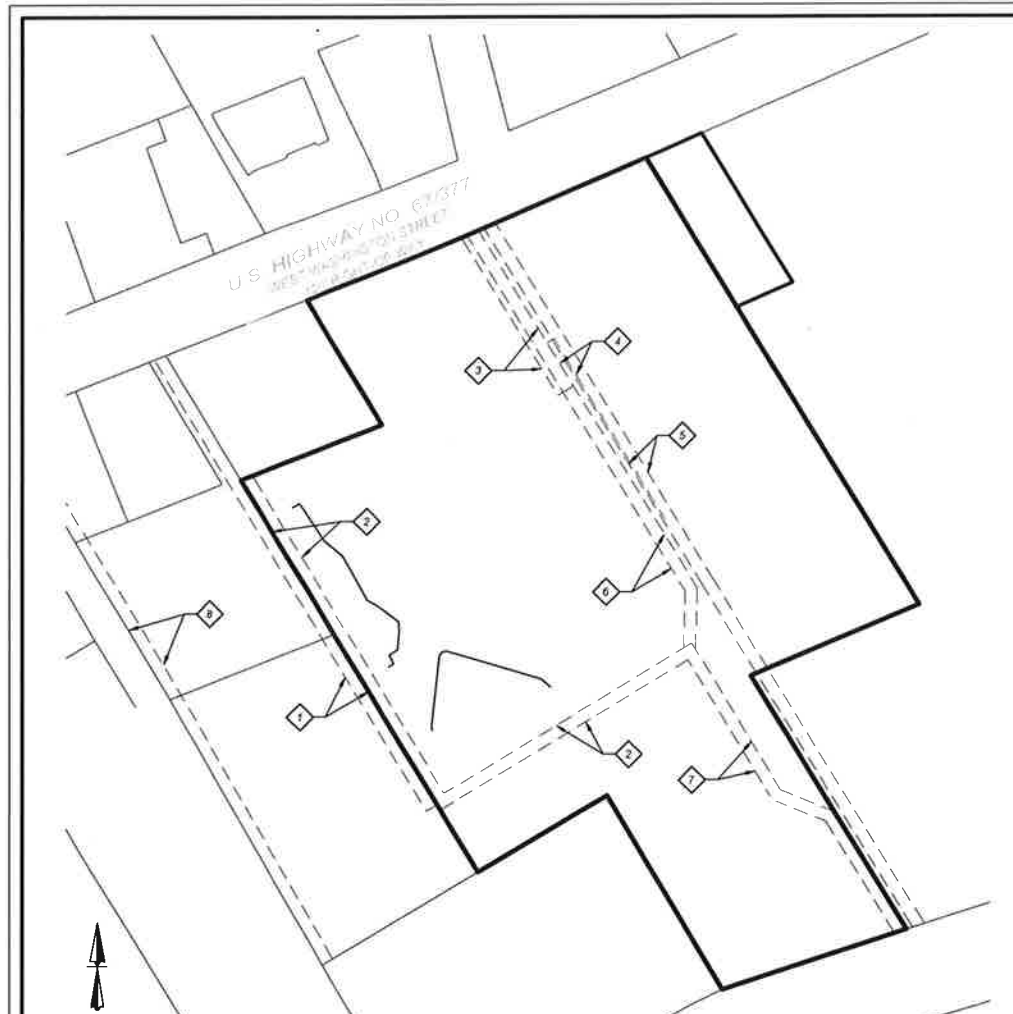
SURVEYOR NOTES:
 1. BEARINGS ARE BASED ON THE STATE PLANE COORDINATE SYSTEM ESTABLISHED FOR THE TEXAS NORTH CENTRAL ZONE 4202, NORTH AMERICAN DATUM (NAD) OF 1983.
 2. NO TITLE COMMITMENT PROVIDED AT TIME OF SURVEY.
 3. REFERENCED PROPERTY IS IN ZONE X, AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE 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 "KFW SURVEYING".
 7. UNDERGROUND UTILITIES WERE SCALED FROM UTILITY MAPS AND PLACED USING PHYSICAL EVIDENCE VERIFIED IN THE FIELD.
 8. ADDICTIONS 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 NOTE:
 NO EXISTING GAS, PETROLEUM, OR SIMILAR COMMON CARRIER PIPELINES OR EASEMENTS WERE LOCATED WITHIN OR ON THE BOUNDARY OF THIS DEVELOPMENT.
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 PLAN 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).
 WOLFE NURSERY ROAD DESIGN SPEED IS 35 MPH.

OWNER'S NOTE:
 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 GROWTHS 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 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.
 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**
- 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
- LEGEND**
- FIR = FOUND 1/2" IRON ROD
 - FIP = FOUND 1/2" IRON PIPE
 - SIR = SET 1/2" IRON ROD WITH BLUE CAP STAMPED "KFW SURVEYING"
 - FKW = FOUND FKW NAIL
 - RCW = RIGHT-OF-WAY
 - DR = DEED RECORDS OF ERATH COUNTY, TEXAS
 - RPR = 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 = CENTER LINE
 - TAXOT MON = TEXAS DEPARTMENT OF TRANSPORTATION MONUMENT TYPE 1 OR TYPE 8 AS NOTED
 - — — = ULTIMATE FLOODPLAIN LIMITS

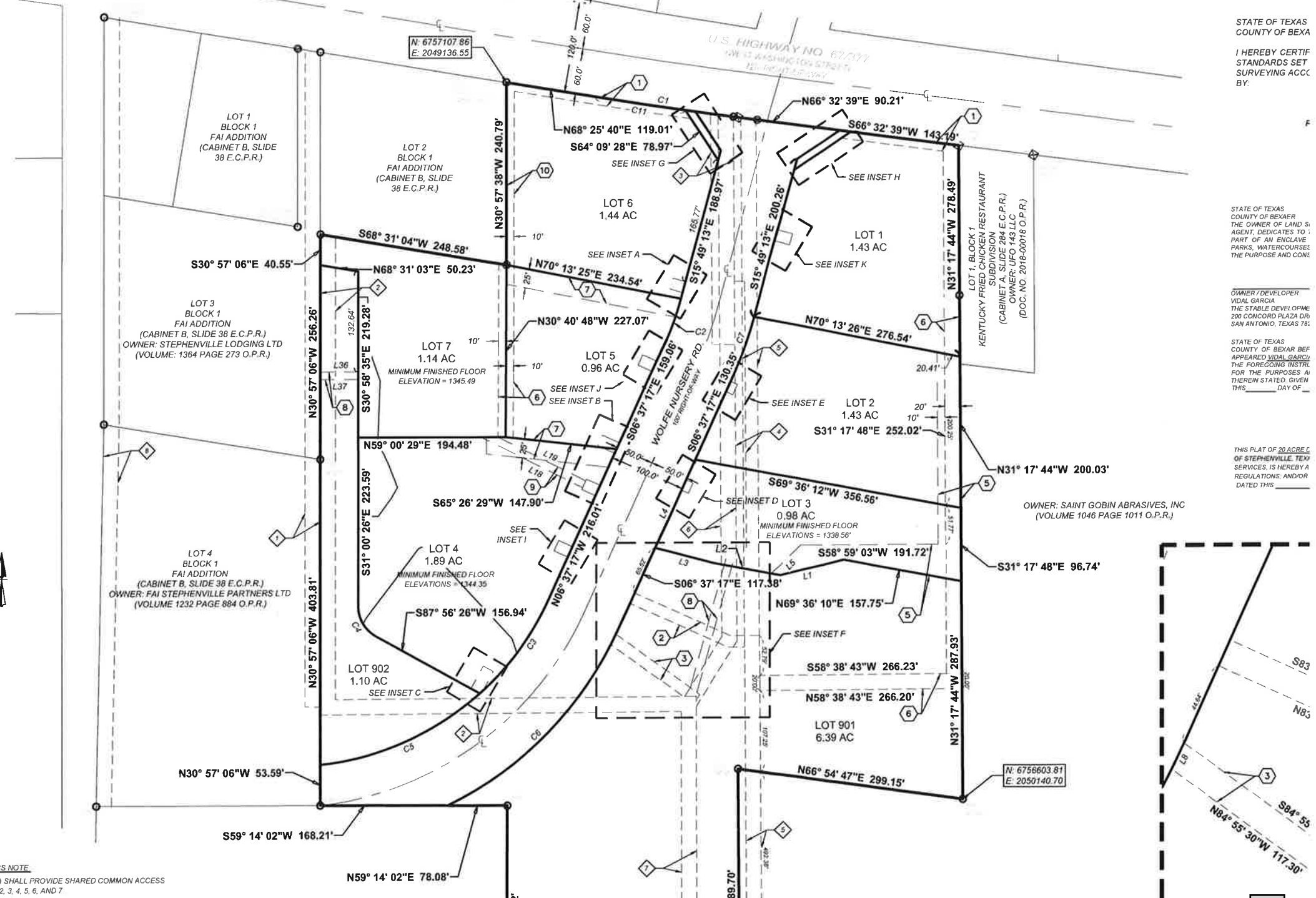
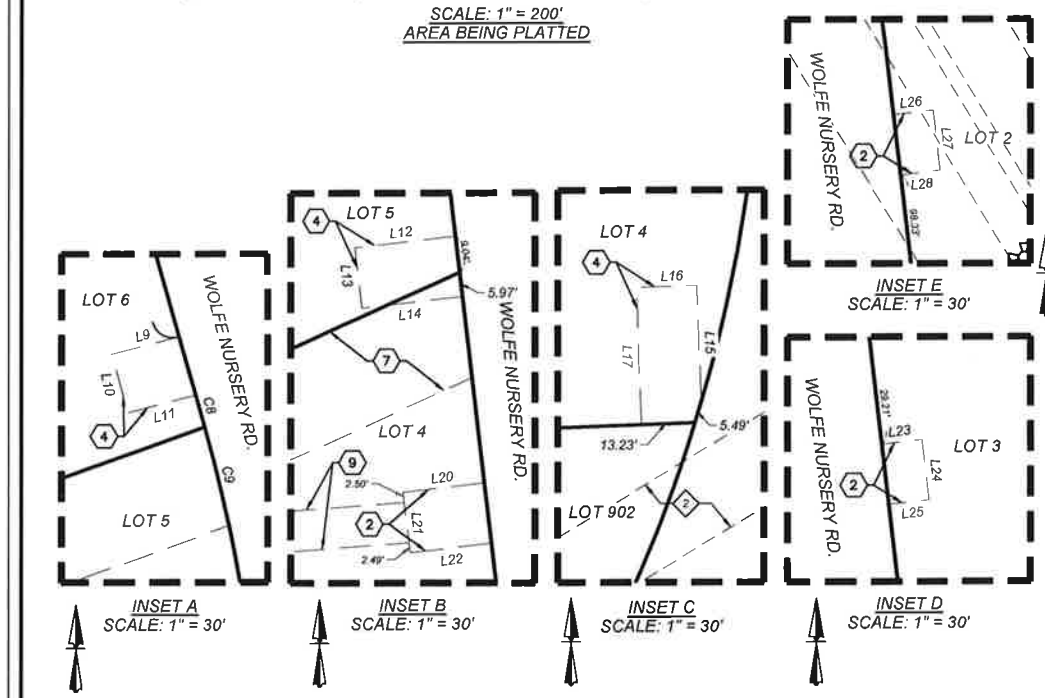
THIS SUBDIVISION PLAT OF 20 ACRE DEVELOPMENT ON WASHINGTON SEEKS TO SUBSIDIVE THE 19.34 ACRES OF LAND INTO 7 LOTS FOR COMMERCIAL USE, 2 LOTS FOR DRAINAGE PURPOSES, AND DEDICATE RIGHT-OF-WAY TO AN EXTENSION OF WOLFE NURSERY ROAD IN COMPLIANCE WITH THE CITY OF STEPHENVILLE MAJOR THOROUGHFARE PLAN.



OWNERS ACKNOWLEDGE
 STATE OF TEXAS
 COUNTY OF BEXAR

I (WE), THE UNDERSIGNED, AREA DESCRIBED BY THIS SUBDIVISION PLAT SUBDIVIDE THE 19.3+ LOTS FOR COMMON 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 STANDARDS SET SURVEYING ACCORDING TO THE PURPOSE AND COMPLETION OF THIS SURVEY.

STATE OF TEXAS
 COUNTY OF BEXAR
 THE OWNER OF LAND IS AGENT, DEDICATES TO PART OF AN ENCLAVE PARKS, WATERCOURSES THE PURPOSE AND COMPLETION OF THIS SURVEY.

OWNER/DEVELOPER VIDAL GARCIA
 THE STABLE DEVELOPMENT 200 CONCORD PLAZA DR. SAN ANTONIO, TEXAS 782

STATE OF TEXAS
 COUNTY OF BEXAR
 BEF APPEARED VIDAL GARCIA FOR THE PURPOSES AS THEREIN STATED GIVEN THIS DAY OF _____

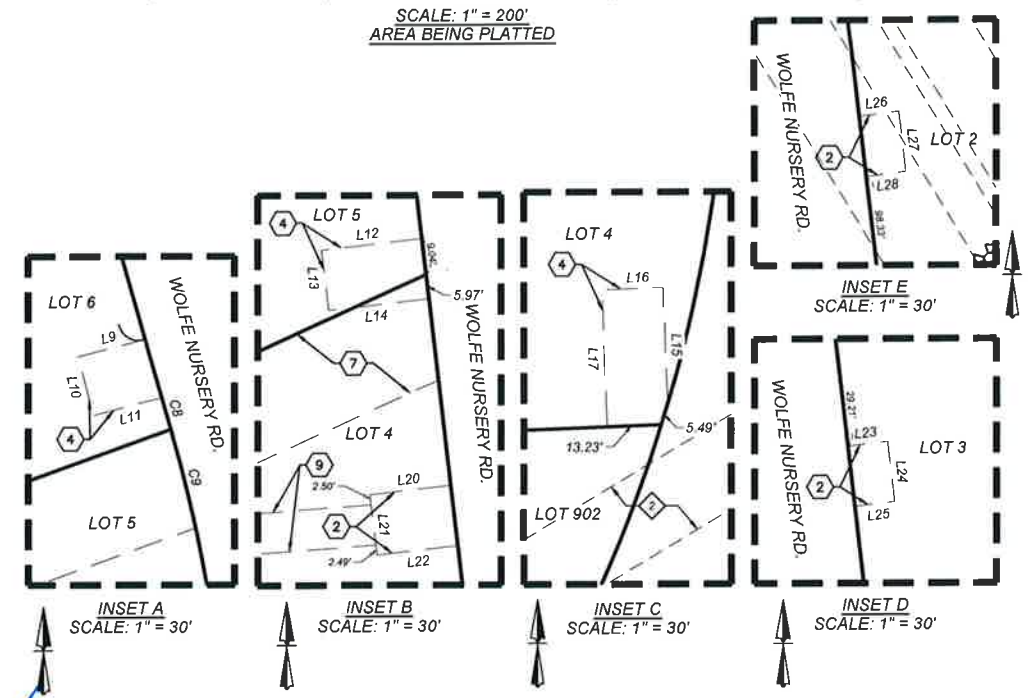
THIS PLAT OF 20 ACRES OF STEPHENVILLE, TEXAS SERVICES, IS HEREBY A REGULATIONS, AND/OR DATED THIS _____ DAY OF _____

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.

SCALE: 1" = 200'
AREA BEING PLATTED



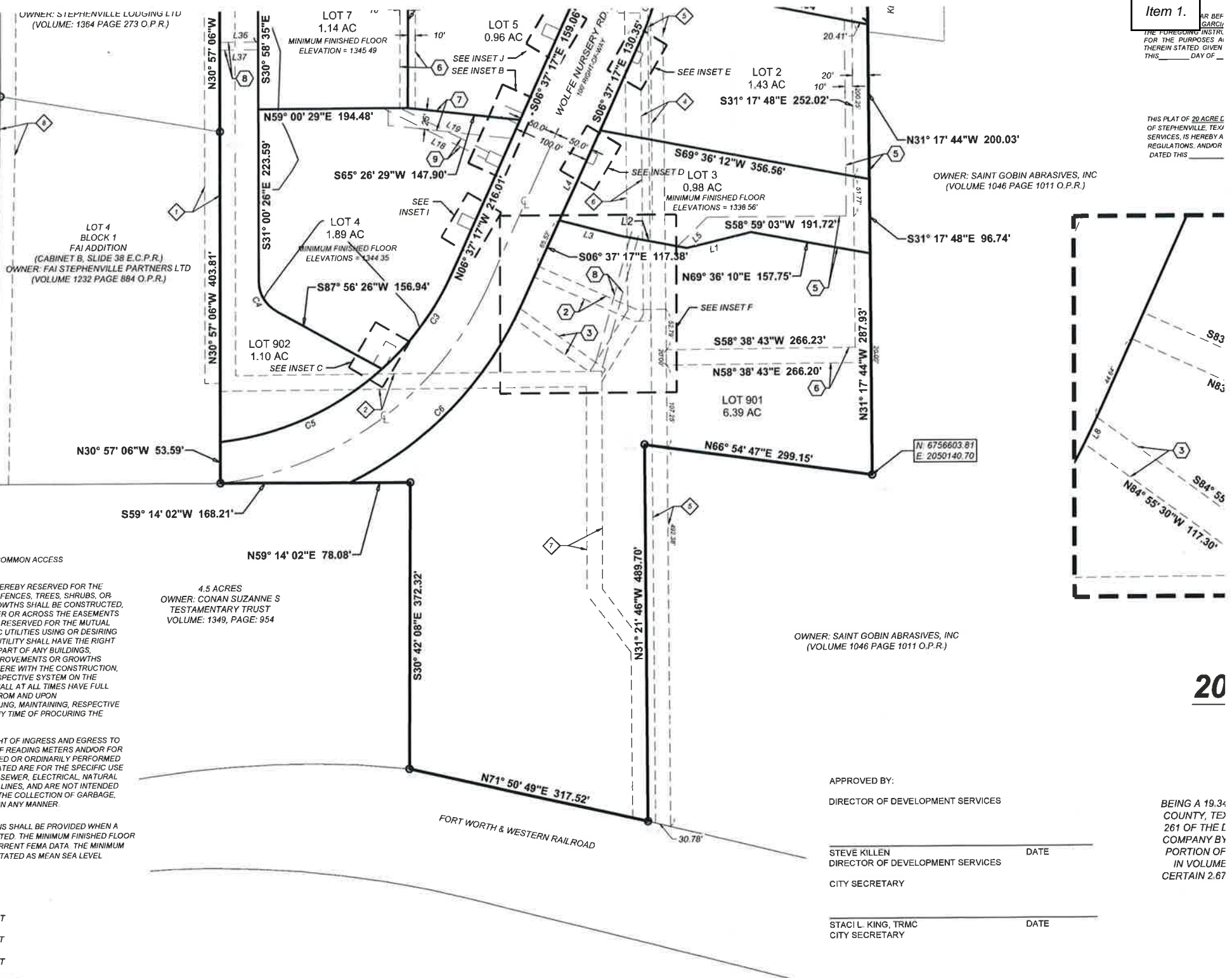
- SURVEYOR NOTES**
- BEARINGS ARE BASED ON THE STATE PLANE COORDINATE SYSTEM ESTABLISHED FOR THE TEXAS NORTH CENTRAL ZONE 4202, NORTH AMERICAN DATUM (NAD) OF 1983.
 - NO TITLE COMMITMENT PROVIDED AT TIME OF SURVEY
 - REFERENCED PROPERTY IS IN ZONE X, AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE 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. 48143C00430D, 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.
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- 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.

EASEMENT LEGEND

- | | |
|--|---|
| <p>LEGEND</p> <ul style="list-style-type: none"> ○ 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 CL = CENTER LINE TXDOT MON = TEXAS DEPARTMENT OF TRANSPORTATION MONUMENT TYPE I OR TYPE II AS NOTED ULTIMATE FLOODPLAIN LIMITS | <ul style="list-style-type: none"> 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.

APPROVED BY:
DIRECTOR OF DEVELOPMENT SERVICES
STEVE KILLEN
DIRECTOR OF DEVELOPMENT SERVICES
DATE

CITY SECRETARY
STACI L. KING, TRMC
CITY SECRETARY
DATE

FAHIS



Planning and Building Department
298 W. Washington, Stephenville TX 76401
Phone: (254) 918-1213 www.stephenvilletx.gov

Plat Application and Checklist

Please note that this checklist is intended to assist developers and design professionals in the preparation of submittals for DRC review and are generally what is needed to facilitate the review of the proposed plat. A submittal of a complete application will facilitate a timely review. Failure of the applicant to provide required information will result in application not being processed. Under special circumstances, additional items may be required through the Development Review Committee process prior to approval.

Please check the Appropriate Box: Final Plat [checked] Preliminary Plat [] Amended Plat [] Minor Plat []
Residential Replat [] Replat [] Conveyance Plat []

PROPERTY INFORMATION:

Project Name: 20 Acre Development on Washington Parcel(s) Tax ID# (Required): R22338
Project Address (Location): 2798 W. Washington St Total Acres: 19.34
Previous Project Number (If Applicable):
Existing Zoning: Industrial # of Existing Lots: 4 # of Existing Units:
Proposed Zoning: # of Proposed Lots: 11 # of Proposed Units:
SIGNATURE:

Owner Information and Authorization

Name: Matthew Hilbig
Company Name: KFW Engineers & Surveying
Address: 3421 Paesanos Parkway, Suite 200, San Antonio, TX 78231
Telephone: 210-979-8444 Email: mhilbig@kfwengineers.com
Please Note: e-mail addresses will be used to notify the owner or representative of the status of the plat.

CHECK ONE OF THE FOLLOWING:

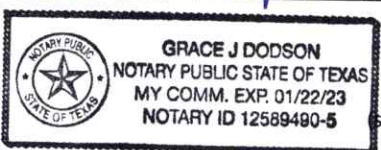
- I will represent the application myself; or
I hereby designate KFW Engineers c/o Matthew Hilbig (name of project representative) to act in the capacity as my agent for submittal, processing, representation, and/or presentation of this development application. The designated agent shall be the principal contact person for responding to all requests for information and for resolving all issues of concern relative to this application.

I hereby certify that I am the owner of the property and further certify that the information provided on this development application is true and correct. By signing below, I agree that the City of Stephenville (the "City") is authorized and permitted to provide information contained within this application, including the email address, to the public. The City is also authorized and permitted to reproduce any copyrighted information submitted in connection with the application, if such reproduction is associated with the application in response to a Public Information Request.

Owner's Signature: [Signature] Date: 4/18/2022

STATE OF TEXAS COUNTY OF Bexar BEFORE ME, a Notary Public, on this 18 day personally appeared Preston Atkinson (printed owner's name) the above signed, who, under oath, stated the following: "I hereby certify that I am the owner, for the purposes of this application; that all information submitted herein is true and correct." SUBSCRIBED AND SWORN TO before me, this the 18 day of April, 2022.

[Signature]
Notary Signature





Planning and Building Department
298 W. Washington, Stephenville TX 76401
Phone: (254) 918-1213 www.stephenvilletx.gov

Plat Application and Checklist

Please note that this checklist is intended to assist developers and design professionals in the preparation of submittals for DRC review and are generally what is needed to facilitate the review of the proposed plat. A submittal of a complete application will facilitate a timely review. Failure of the applicant to provide required information will result in application not being processed. Under special circumstances, additional items may be required through the Development Review Committee process prior to approval.

ITEMS TO BE SUBMITTED:

- Application and Checklist.
- Associated Fee(s): as listed on the Development Review Fee Schedule.
- Project Narrative: Written proposal for the project.
- Plats: Plats will be drawn on a sheet size of 24" x 36" with a 3" x 3" clear box in the right hand corner (these are county requirement for filing). Two Mylar and two paper copies are required to be submitted. Smaller or larger sheet size may be accepted only if approved by Director of Planning and Building Departments. Plats will be drawn to a scale no smaller than 1" = 100' unless otherwise approved by the Director. Black and white originals are preferred as color lines are sometimes hard to pick-up via copy.
- 24" x 36" Engineering/Support Documents (if required) Engineering/support documents are required for all public improvements, including sidewalks. Engineering/support documents will be drawn to a plan view scale not smaller than 1" = 100' with exception to the drainage area map which may be a scale not smaller than 1" = 400' unless otherwise approved by the Director.
- All documents shall bear appropriate seals, stamps or other validations/certifications of work as applicable in accordance with State law and local requirements.
- Utilities Acceptance Form
- Plat Checklist: I have reviewed the checklist and all submittals for completeness and accuracy.
- Digital Submission: All items should be submitted digitally in PDF format.

GENERAL INFORMATION:

A plat is intended to serve as the official recorded map of the property to be developed, showing thereon the boundaries, lots, public streets and easements and other significant public facilities and features which are necessary to serve the development, as required by the Stephenville Subdivision Ordinance. A plat of the property to be subdivided or developed is required of all development to which Stephenville Subdivision Ordinance applies. For a development to be constructed in phases, the plat may include only a portion of the land included in a general development plan and/or preliminary plat.

Applicant information required: the applicant, owner and contact information must be provided in entirety. If multiple design professionals are involved in the preparation of the plat document, list the principal design professional. All correspondence relating to the plat will be directed to the contact designated on the application.

Owner signature: the plat application is required to be signed by the current property owner. If the property owner is not available to sign the application, then a notarized letter of authorization from the property owner is required to be submitted which empowers a designee to sign for the property owner.

Acceptance of plat application: All plat applications will be reviewed for completeness in accordance with this checklist before they are accepted by City Staff. Failure of applicant to provide required information constitutes grounds for refusal of plat acceptance for processing; or staff recommendation of denial when application is scheduled for consideration.



Planning and Building Department
 298 W. Washington, Stephenville TX 76401
 Phone: (254) 918-1213 www.stephenvilletx.gov

PLAT SHALL CONTAIN:

- | On Plat | N/A | |
|-------------------------------------|--------------------------|--|
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | The date, written and graphic scale, north arrow, proposed name of the development, key map showing the location of the development in relation to existing streets and highways and dates of preparation and revisions. |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | The signature block of the owner or owners of the land included within the plat, acknowledged in the form required for the acknowledgement of deeds. |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | Name of the subdivider or developer, record owner and surveyor. |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | Provide a note on the plat stating the purpose of the Plat. |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | Title Block containing: Proposed name of the subdivision or lot on record, acres in previously platted and unplatted land and total of those acres, survey and jurisdiction (City of Stephenville, County of Erath, Texas, for example). |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | Proposed name of the subdivision, development or lot on record, which shall not have the same spelling or be pronounced similarly to the name of any other development located on land within the jurisdiction of the city. Developers of phased development shall use the same base name for different sections, identified by a section number. |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | The development boundary lines, shown by a continuous dark line of sufficient width to be easily identified, as shown by a survey performed by a registered professional land surveyor describing the boundaries of the development by metes and bounds. The survey shall: <ul style="list-style-type: none"> ▪ Locate the boundaries with respect to a corner of the survey or tract or any original corner of the original survey abstract of which it is a part (provide a note of description of the location of the survey abstract). At least one corner shall be tied by course and distance to a corner in a recorded subdivision or to a right-of-way pin at an intersection. (Note describing corner markers should be included); ▪ Describe and locate all permanent survey monuments, pins, and control points and tie and reference the survey corners to the Texas State Plane Coordinate System. ▪ Identify the dimensions of the development with a legal description and bearings and distances on the boundary of the plat. |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | Location of development by city, county and state. |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | Please provide a location map showing the relation of the subdivision to streets and other prominent features. |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | Please show the names of the adjoining subdivisions or the names of the adjoining property owners, together with their respective plat or deed references. |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | Show boundaries streets and/or right of way on the plat |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | The exact location, dimension and description of all existing or recorded public or private easements, and public rights-of-way within the development, intersecting or contiguous with its boundary or forming such boundary. |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | The dimensions of all existing or proposed lots and blocks within the development identified by letter or number running consecutively throughout the development. |

- The exact location, dimensions and description of all proposed public or private easements, parks, other areas, reservations, and other rights-of-way to be dedicated to the public, located within, intersecting or contiguous with its boundary or forming such boundary.



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PLAT SHALL CONTAIN:

- All proposed street right of ways or changes to be made in existing right of ways shall be described with accurate bearings or deflecting angles and radii, area and central angle, degree of curvature, tangent distance and length of all curves where appropriate, and the primary control points.
- Approved name and dimensioned width of each street right of way. Street names are required for all newly created streets on the final plat document. Please note that street names will not be considered "reserved" prior to the submission of a final plat document.
- Show centerline of existing streets. Dimension from centerline to edge of existing right-of-way and from centerline to edge of proposed right-of-way.
- Existing and proposed easements – labeled, dimensioned, and instrument used to create or abandon such easements.
- The identification, location and size of all existing gas, petroleum, or similar common carrier easements located within or on the boundary of the development. If no easements or pipelines are located on the property, add a note to that effect.
- Boundary lines of open spaces to be dedicated or granted for use by the public or inhabitants of the development. Parkland dedications should be noted.
- Reference by record name to recorded subdivision plats or adjoining platted land with recording information.
- Label lots in or adjacent to a floodplain or adjacent to a drainage easement and in other locations if required by the City Engineer with the following: "minimum finished floor elevations required."
- Provide a note on the plat stating: "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."
- All required dedication and certification statements.
- Certification that basic documentation has been set in order to determine location of public improvements.
- Signature block for approving body.
- Traffic Impact Analysis (TIA) may be required at the time of Preliminary Plat submittal for all site developments. For phased developments, the TIA shall include an analysis for each phase of the development and the threshold for the TIA shall be for the entire development.
 - o Threshold for a Traffic Impact Analysis:
 - o Residentially zoned Subdivisions that are projected to generate more than 1,000 new average daily trips (ADT) shall require a TIA.
 - o Office zoned Subdivisions that are projected to generate more than 500 new average daily trips (ADT) shall require a TIA.
 - o Nonresidential zoned Subdivisions that are projected to generate more than 2,500 new average daily trips (ADT) shall require a TIA.
 - o Industrial zoned Subdivisions that are projected to generate more than 500 new average daily trips (ADT) shall require a TIA.



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REQUIREMENTS FOR RECORDING FINAL PLAT:

- Plats shall be filed prior to formal acceptance of any public improvements and prior to issuance of building permits. In order to comply with the county's plat filing requirements, the following must be completed on the final plat document.
All documents shall bear appropriate seals, stamps or other validations/certifications of work as applicable in accordance with State law and local requirements.
All stamps and seals must be legible.
Tax certificates are required with the filing of each plat from all taxing entities.
All property owner signatures must be original and acknowledged (notary public) and each name must be printed below each signature.

This document contains a summary list of requirements for a Plat submittal. Additional documents may be requested. For detailed information, visit our website at www.stephenvilletx.gov. Below is a quick reference guide to help in your navigation to more detailed information.

Stephenville Subdivision Ordinance

http://www.stephenvilletx.gov/wp-content/uploads/2018/01/1-2-18-Adopted-Subdivision.pdf

Stephenville Engineering Standards Manual

www.stephenvilletx.gov/wp-content/uploads/2018/01/Engineering-Standards-Manual-2018_01-02-ADOPTED.pdf

Stephenville 2030 Comprehensive Plan

www.stephenvilletx.gov/2030-comprehensive-plan/

Forms and Documents

http://www.stephenvilletx.gov/residents/forms/

Fees (others may be applicable):

Subdivision Filing Fees:

Table with 2 columns: Fee Type and Amount. Rows include Preliminary Plat (per plat) \$200.00 (per lot) \$10.00, Final Plat (per plat) \$200.00 (per lot) \$10.00, and Replat (per plat) \$200.00.