

**GENERAL NOTES**

1. THE BEARINGS SHOWN HEREON ARE IN REFERENCE TO THE TEXAS COORDINATE SYSTEM - NORTH CENTRAL ZONE. 4202
2. ALL CORNERS ARE 5/8 INCH CAPPED IRON RODS SET STAMPED "LONESTAR RPLS 6882". UNLESS NOTED OTHERWISE.

**FLOOD STATEMENT**

ACCORDING TO COMMUNITY PANEL NUMBER 48425C0040C, DATED APRIL 3, 1995, A PORTION OF THIS PROPERTY LIES WITHIN ZONE "AE", WHICH IS A SPECIAL FLOOD HAZARD AREA AND A PORTION OF THIS PROPERTY LIES WITHIN ZONE "X" WHICH IS NOT A SPECIAL FLOOD HAZARD AREA. IF THIS SITE IS NOT WITHIN A SPECIAL FLOOD HAZARD AREA, THIS STATEMENT DOES NOT IMPLY THAT THE PROPERTY AND/OR THE STRUCTURES THEREON WILL BE FREE FROM FLOODING OR FLOOD DAMAGE. ON RARE OCCASIONS, GREATER FLOODS CAN AND WILL OCCUR AND FLOOD HEIGHTS MARCH BE INCREASED BY MAN MADE OR NATURAL CAUSES. THIS STATEMENT SHALL NOT CREATE LIABILITY ON THE PART OF THE SURVEYOR.

**OWNER'S CERTIFICATE**  
STATE OF TEXAS  
COUNTY OF SOMERVELL

BEING A 2.801 ACRE TRACT OF LAND SITUATED IN THE SAN ANTONIO & MEXICAN GULF RAILROAD COMPANY SURVEY, ABSTRACT NUMBER 94, CITY OF GLEN ROSE, SOMERVELL COUNTY, TEXAS, AND BEING A PORTION OF A CALLED 21.270 ACRE TRACT OF LAND DESCRIBED BY DEED TO FISH PUDDING CO., LLC, RECORDED IN COUNTY CLERK'S INSTRUMENT NUMBER 2022142, DEED RECORDS, SOMERVELL COUNTY, TEXAS, AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

COMMENCING AT A 5/8" CAPPED IRON ROD SET STAMPED "LONESTAR 6882" AT THE SOUTHWEST CORNER OF SAID CALLED 21.270 ACRE TRACT, SAME BEING THE SOUTHWEST CORNER OF LOT 12, REYNOLDS BEND ADDITION, AN ADDITION TO THE CITY OF GLEN ROSE, ACCORDING TO THE PLAT THEREOF RECORDED IN CABINET 1, SLIDE 101, PLAT RECORDS, SOMERVELL COUNTY, TEXAS, AND BEING ON THE NORTHEAST RIGHT-OF-WAY LINE OF BARNARD STREET (F.M. HIGHWAY NO. 205), A 60' RIGHT-OF-WAY AT THIS POINT, FROM WHICH A 5/8" CAPPED IRON ROD FOUND STAMPED "RPS 314" AT THE SOUTHWEST CORNER OF SAID REYNOLDS BEND ADDITION BEARS NORTH 67 DEGREES 49 MINUTES 53 SECONDS WEST, A DISTANCE OF 486.29 FEET;

THENCE SOUTH 68 DEGREES 41 MINUTES 30 SECONDS EAST, ALONG SAID NORTHEAST RIGHT-OF-WAY LINE, A DISTANCE OF 380.46 FEET, TO A 5/8" CAPPED IRON ROD SET STAMPED "LONESTAR 6882"; BEING THE POINT OF BEGINNING;

THENCE NORTHERLY, DEPARTING SAID NORTHEAST RIGHT-OF-WAY LINE AND OVER AND ACROSS SAID CALLED 21.270 ACRE TRACT, THE FOLLOWING CALLS:

NORTH 21 DEGREES 49 MINUTES 15 SECONDS EAST, A DISTANCE OF 588.67 FEET, TO A 5/8" CAPPED IRON ROD SET STAMPED "LONESTAR 6882";

NORTH 68 DEGREES 10 MINUTES 45 SECONDS WEST, A DISTANCE OF 808.50 FEET, TO A 5/8" CAPPED IRON ROD SET STAMPED "LONESTAR 6882";

NORTH 21 DEGREES 49 MINUTES 15 SECONDS EAST, A DISTANCE OF 330.00 FEET, TO A 5/8" CAPPED IRON ROD SET STAMPED "LONESTAR 6882";

SOUTH 68 DEGREES 10 MINUTES 45 SECONDS EAST, A DISTANCE OF 264.00 FEET, TO A 5/8" CAPPED IRON ROD SET STAMPED "LONESTAR 6882";

SOUTH 21 DEGREES 49 MINUTES 15 SECONDS WEST, A DISTANCE OF 300.00 FEET, TO A 5/8" CAPPED IRON ROD SET STAMPED "LONESTAR 6882";

SOUTH 68 DEGREES 10 MINUTES 45 SECONDS EAST, A DISTANCE OF 574.50 FEET, TO A 5/8" CAPPED IRON ROD SET STAMPED "LONESTAR 6882"; FROM WHICH A 4" WOOD FENCE CORNER POST FOUND AT THE NORTHEAST CORNER OF SAID CALLED 21.270 ACRE TRACT BEARS NORTH 32 DEGREES 58 MINUTES 58 SECONDS EAST, A DISTANCE OF 337.53 FEET;

SOUTH 21 DEGREES 49 MINUTES 15 SECONDS WEST, A DISTANCE OF 618.40 FEET, TO A 5/8" CAPPED IRON ROD SET STAMPED "LONESTAR 6882"; BEING ON THE NORTHEAST RIGHT-OF-WAY LINE OF SAID BARNARD STREET, FROM WHICH A 5/8" CAPPED IRON ROD FOUND STAMPED "RPLS 1801" AT THE SOUTHEAST CORNER OF SAID CALLED 21.270 ACRE TRACT BEARS SOUTH 68 DEGREES 41 MINUTES 30 SECONDS EAST, A DISTANCE OF 146.45 FEET;

THENCE NORTH 68 DEGREES 41 MINUTES 30 SECONDS WEST, ALONG SAID NORTHEAST RIGHT-OF-WAY LINE, A DISTANCE OF 30.00 FEET, TO THE POINT OF BEGINNING, AND CONTAINING 2.801 ACRES OR 122,011 SQUARE FEET OF LAND, MORE OR LESS.

**OWNERS DEDICATION**

STATE OF TEXAS  
COUNTY OF SOMERVELL

THAT FISH PUDDING CO., LLC, ACTING BY AND THROUGH THE UNDERSIGNED, ITS DULY AUTHORIZED AGENT IS THE OWNER OF THE LAND SHOWN ON THIS PLAT, AND DESIGNATED HEREIN AS LOT 1, BLOCK 1, FISH PUDDING ADDITION. A SUBDIVISION TO THE CITY OF GLEN ROSE, TEXAS, AND WHOSE NAME IS SUBSCRIBED HERETO, HEREBY DEDICATE TO THE USE OF THE PUBLIC FOREVER ALL STREETS, ALLEYS, PARKS, WATER COURSES, DRAINS, EASEMENTS AND PUBLIC PLACES THEREON SHOWN FOR THE PURPOSE AND CONSIDERATION THEREIN EXPRESSED.

EXECUTED THIS THE \_\_\_ DAY OF \_\_\_\_\_, 2023

FISH PUDDING CO., LLC  
NAME:  
TITLE:

STATE OF TEXAS  
COUNTY OF \_\_\_\_\_

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED \_\_\_\_\_, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT SHE EXECUTED THE SAME FOR THE CONSIDERATIONS THEREIN EXPRESSED, IN THE CAPACITY THEREIN STATED.

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

MY COMMISSION EXPIRES: \_\_\_\_\_

**APPROVAL BLOCK**

ON THIS THE \_\_\_ DAY OF \_\_\_\_\_, 2023

BUILDING OFFICIAL, CITY OF GLEN ROSE

ATTEST, SECRETARY, CITY OF GLEN ROSE

**CERTIFICATE OF RECORD**

I, MICHELLE REYNOLDS, COUNTY CLERK OF SOMERVELL COUNTY, TEXAS, DO HEREBY CERTIFY THAT THE FORGOING PLAT, WITH ITS CERTIFICATE OF AUTHENTICATION WAS FILE FOR RECORD IN MY OFFICE ON THE \_\_\_ DAY OF \_\_\_\_\_, 2023 AT \_\_\_ O'CLOCK \_\_\_M IN THE OFFICIAL PUBLIC RECORDS (OPR) OF SAID COUNTY IN PLAT CABINET \_\_\_\_\_, SLIDE \_\_\_\_\_.

IN TESTIMONY, WHEREOF, WITNESS MY HAND AND OFFICIAL SEAL OF OFFICE, THE \_\_\_ DAY OF \_\_\_\_\_, 2023.

MICHELLE REYNOLDS  
COUNTY CLERK  
SOMERVELL COUNTY, TEXAS.

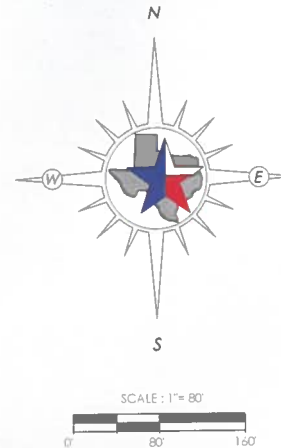
CALLED 30 ACRES  
GLEN ROSE INDEPENDENT SCHOOL DISTRICT  
VOLUME 45, PAGE 545  
DRSCT  
FOOTBALL FIELD  
STADIUM ADDITION  
VOLUME 49, PAGE 317  
DRSCT

CALLED 21.270 ACRES  
FISH PUDDING CO., LLC  
CC# 2022142  
DRSCT

CALLED 21.270 ACRES  
FISH PUDDING CO., LLC  
CC# 2022142  
DRSCT

GLEN ROSE INDEPENDENT SCHOOL DISTRICT  
NO DEED FOUND

CALLED 10.09 ACRES  
GLEN ROSE INDEPENDENT SCHOOL DISTRICT  
VOLUME 74, PAGE 18  
DRSCT



LINE	BEARING	DISTANCE
L1	N 68°41'30" W	130.00'

**SURVEYOR'S CERTIFICATION**

I, MARSHALL W. MILLER, DO HEREBY CERTIFY THAT I PREPARED THIS PLAT FROM AN ACTUAL AND ACCURATE SURVEY OF THE LAND AND THAT THE CORNER MONUMENTS SHOWN THEREON WERE PROPERLY PLACED, UNDER MY PERSONAL SUPERVISION, IN ACCORDANCE WITH THE SUBDIVISION REGULATIONS OF THE CITY OF GLEN ROSE, TEXAS.

EXECUTED THIS THE 11th DAY OF APRIL, 2023



*Marshall Miller*

MARSHALL W. MILLER  
REGISTERED PROFESSIONAL LAND SURVEYOR  
TEXAS REGISTRATION NO. 6882

PROJECT NUMBER: 230220 DATE: APRIL 11, 2023  
REVISED DATE:  
REVISION NOTES:

**LEGEND**

DRSCT = DEED RECORDS, SOMERVELL COUNTY, TEXAS  
PPSCT = PLAT RECORDS, SOMERVELL COUNTY, TEXAS  
CC# = COUNTY CLERK'S INSTRUMENT NUMBER  
IR# = IRON ROD FOUND  
CRS = 5/8" CAPPED IRON ROD SET STAMPED "LONESTAR RPLS 6882"

**MINOR PLAT**  
**LOT 1, BLOCK 1**  
**FISH PUDDING ADDITION**  
BEING 2.801 ACRES OF LAND SITUATED IN THE  
SAN ANTONIO & MEXICAN GULF RAILROAD  
COMPANY SURVEY, ABSTRACT NUMBER 94, CITY  
OF GLEN ROSE, SOMERVELL COUNTY, TEXAS



— LONESTAR —  
LAND SURVEYING, LLC  
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817-935-8701  
MARSHALL.MILLER@LONESTARLANDSURVEYING.COM