



Planning & Zoning Commission Regular Meeting

Wednesday, August 20, 2025, 5:30 PM
City Hall Council Chambers
298 W Washington
Stephenville, Texas 76401

AGENDA

CALL TO ORDER

CITIZENS GENERAL DISCUSSION

APPROVAL OF MINUTES

1. Consider approval of July 16, 2025 Meeting Minutes.

REGULAR AGENDA

2. **Application No.: RZ 9072**

Applicant Joel Allen, representing Allen Real Properties, LTD., is requesting a rezone of a portion of property located at 0 Northwest Loop, Parcel R22427, being approximately 3.66 acres of the A0515 MOTLEY WILLIAM of the City of Stephenville, Erath County, Texas from "B-2", Retail and Commercial, to "R-2.5," Integrated Housing.

3. **Public Hearing**

Application No.: RZ 9072

4. **Application No.: RZ 9072**

Consider approval of a rezone of a portion of property located at 0 Northwest Loop, Parcel R22427, being approximately 3.66 acres of the A0515 MOTLEY WILLIAM of the City of Stephenville, Erath County, Texas from "B-2", Retail and Commercial, to "R-2.5," Integrated Housing.

5. **Application No.: PD 8998**

Applicant Malcolm Kanute, representing Keewaydin Developments and Rock Creek Property No 1, LLC., is requesting a rezone of property located at 0 W Cedar St, Parcel R78345, being part of the A0342 HUDSON HC; to the City of Stephenville, Erath County, Texas from "R-1", Single-Family Residential, to "PD", Planned Development. The applicant will present the Development Plan.

6. **Public Hearing**

Application No.: PD 8998

7. **Application No.: PD 8998**

Consider approval of a rezone of property located at 0 W Cedar St, Parcel R78345, being part of the A0342 HUDSON HC; to the City of Stephenville, Erath County, Texas from "R-1", Single-Family Residential, to "PD", Planned Development. The applicant will present the Development Plan.

8. **Application No.: RZ 9037**

Applicant William Lambert is requesting a rezone of property located at 1385 Swan, Parcel R33529, being S6200 SOUTH SIDE ADDITION, Block 10, Lots 2 & 3 of the City of Stephenville, Erath County, Texas from "IND", Industrial to "R-3", Multiple Family Residential.

9. **Public Hearing**

Application No.: RZ 9037

10. **Application No.: RZ 9037**

Consider approval of a rezone of property located at 1385 Swan, Parcel R33529, being S6200 SOUTH SIDE ADDITION, Block 10, Lots 2 & 3 of the City of Stephenville, Erath County, Texas from "IND", Industrial to "R-3", Multiple Family Residential.

11. **Application No.: FP 9070**

Applicant JT Hale, representing Oncor Electric Delivery, is requesting approval of a Final Plat of the property located at 2450 W. Lingleville Rd., Parcel R78331, being approximately 10.01 acres of the A0520 MENELEE JARRETT of the City of Stephenville, Erath County, Texas.

12. **Public Hearing**

Application No.: FP 9070

13. **Application No.: FP 9070**

Consider approval of a Final Plat of the property located at 2450 W. Lingleville Rd., Parcel R78331, being approximately 10.01 acres of the A0520 MENELEE JARRETT of the City of Stephenville, Erath County, Texas.

14. **Application No.: FP 9086 and FP 9087**

Applicant Reece Flanagan, representing Troy Kunkel of Tarleton Walk, LLC., is requesting approval of a Final Plat for Parcel R78299, being Ph 1 of Lillian Park Townhomes and Parcel R33522, being Blk. 8, lot 5,6,7,8 and Blk. 14, part of Lot 5 of the South Side Addition to the City of Stephenville, Erath County, Texas.

15. **Public Hearing**

Application No.: FP 9086 and FP 9087

16. **Application No.: FP 9086 and FP 9087**

Consider approval of a Final Plat for Parcel R78299, being Ph 1 of Lillian Park Townhomes and Parcel R33522, being Blk. 8, lot 5,6,7,8 and Blk. 14, part of Lot 5 of the South Side Addition to 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.



PLANNING & ZONING COMMISSION

MEETING MINUTES
REGULAR MEETING
JULY 16, 2025

CALL TO ORDER

The Planning & Zoning Commission of the City of Stephenville, Texas, convened on Wednesday, July 16, 2025, in the City Hall Council Chambers, 298 West Washington Street, for the purpose of a Planning & Zoning Commission Meeting, with the meeting being open to the public and notice of said meeting, giving the date, time, place and subject thereof, having been posted as prescribed by Chapter 551, Government Code, Vernon's Texas Codes Annotated, with the following members present to wit:

Commissioners Present:

Place 1 - Tyler Wright
Place 2 - Justin Slawson
Place 3 - Lisa LaTouche
Place 4 - Bonnie Terrell
Place 5 - Nick Robinson
Place 6 - Brian Lesley
Place 7 - James Stephenson

Commissioners Absent:

None

Others Attending:

Steve Killen, Director of Development Services
Jan Strahan, Commission Secretary

Commission Chair Lisa LaTouche called the Planning & Zoning Commission to order at 05:30 PM.

CITIZENS GENERAL DISCUSSION

No one addressed the Commission at this time.

APPROVAL OF MINUTES

1. Consider approval of June 18, 2025, Meeting Minutes.

MOTION by Brian Lesley, second by Bonnie Terrell, to approve the June 18, 2025, Meeting Minutes as presented. MOTION Carried unanimously.

REGULAR AGENDA

2. Application No.: PD 8927 and 8928

Applicant Ryan Hill, representing Quatro Soto Properties, LLC is requesting a rezone of property located at 640 N McCart and 646 N McCart, Parcels R33266 and R33265, being S5700 SHAPARD & COLLINS; BLOCK 11; LOTS 2B, 3 and 4, to the City of Stephenville, Erath County, Texas from (R-3), Multifamily, to (PD), Planned Development. The applicant will present the Development Plan.

Development Services Director, Steve Killen gave the following report: A Conceptual Plan was presented to the Planning and Zoning Commission for the 1.267-acre development on June 18, 2025. The applicant is now requesting approval of the Development Plan and assignment of zoning to Planned Development.

The following development standards/deviations are summarized below as reflected in the project narrative.

<u>Requested</u>	<u>Standard</u>
15.8 units/ac	14 units/ac
Approved Species List for Trees	Landscape plan TBD by Owner
One garage and one drive	Two spaces/unit
1400 SF Lot	3000 SF Lot
21 to 26' lot frontage	30x100
2000 SF living space minimum	800 SF home
2' setback front (Garages)	15' front
10' Rear setback	15' rear setback
10' landscape buffer w privacy fence	20' landscape buffer
Roof deck at 35'	Average of plate height and ridge = 35'
Architectural elements 8' above roof dec	Building Height =Average of plate height And ridge = 35'
20' fire lane	24 to 26' fire lane
Open Space .27 acres	15% of site = 19%
Waive PL dedication	Per door fee
Landscaping location TBD by Owner	30% of total shall be in front yard

Ryan Hill presented the Development Plan and answered the Commissioner's questions.

3. Public Hearing

Application No.: PD 8927 and PD 8928

Chairperson Lisa LaTouche opened the public hearing at 5:44pm.

No one spoke in favor or against the Development Plan.

Chairperson Lisa LaTouche closed the public hearing at 5:44pm.

4. Application No.: PD 8927 and PD8928

Consider approval of a rezone of property located at 640 N. McCart, Parcel R33266, and 646 N. McCart, Parcel R33265, being S5700 Shapard and Collins, Block 11, Lots 2B, 3 and 4, to the City of Stephenville, Erath County, Texas from “R-3”, Multifamily, to “PD,” Planned Development. The applicant will present the Development Plan.

MOTION made by Justin Slawson, second by James Stephenson, to recommend approval of a rezone of property located at 640 N. McCart, Parcel R33266, and 646 N. McCart, Parcel R33265, being S5700 Shapard and Collins, Block 11, Lots 2B, 3 and 4, to the City of Stephenville, Erath County, Texas from “R-3”, Multifamily, to “PD,” Planned Development as presented.

MOTION CARRIED by a vote of 6 to 1.

AYES: James Stephenson, Justin Slawson, Lisa LaTouche, Bonnie Terrell, Tyler Wright, Nick Robinson

Noes: Brian Lesley

5. Application No.: PD 8998

Applicant Malcolm Kanute, representing Keewaydin Developments, is presenting a Conceptual Plan for a Planned Development of property located at 0 W Cedar St, Parcel R78345, being part of the A0342 HUDSON HC; to the City of Stephenville, Erath County, Texas.

Board member Nick Robinson recused himself from this discussion and removed himself from the dais.

Development Services Director, Steve Killen recommended the Commission review the conceptual plan and provide feedback to Mr. Kanute regarding the proposed Planned Development. The applicant will return for the rezone request to Planned Development and for the approval of the Development Plan.

Taylor Kanute presented the conceptual plan. Both Taylor Kanute and Malcolm Kanute answered the Commissioners' questions.

6. PUBLIC HEARING

Application No.: PD 8998

Chairperson Lisa LaTouche opened the Public Hearing at 6:03pm.

Letters of Opposition were received from the following people:

Joan C Boucher
Martha Winters

The following spoke in opposition:

Nathan Collier of 1820 Cedar St., Stephenville Tx
Dereece Howell of 1610 W Cedar St., Stephenville Tx
Eric Cagle of 626 Private Road 1424, Stephenville Tx
Penny Hampton of 1411 Harpers Mill Rd., Stephenville Tx
Jill McAngus of 891 Private Road 1424, Stephenville Tx
Wayne Hancock of 151 W Cedar St., Stephenville Tx

Email received from Greg Bruner stating no questions or concerns at this time for this type of project as it is being proposed.

Chairperson Lisa LaTouche closed the Public Hearing at 6:23pm.

7. **Application No.: PD 8998**

Provide comments regarding the Conceptual Plan for a Planned Development of property located at 0 W Cedar St, Parcel R78345, being part of the A0342 HUDSON HC; to the City of Stephenville, Erath County, Texas.

A Conceptual Plan was provided, no action taken at this time.

8. **Application No.: RZ 9012**

Applicant CCS Stephenville Properties, LLC., is requesting the assignment of Industrial Zoning for the recently annexed property located at 0 N US 281, Parcel R76680, being approximately 7.577 acres of the A0804 WILLIAMS M R Survey of the City of Stephenville, Erath County, Texas. With the assignment of zoning, the Commission is requested to recommend extension of the ETJ and subsequent revision of the Stephenville 2050 Comprehensive Plan.

Development Services Director, Steve Killen, briefed the commission on the case. Mr. Killen stated Parcel R76680 was voluntarily annexed on June 3, 2025, by the City Council as authorized by Chapter 43, Sec.43.0671 of the Local Government Code. City Ordinance Section 154.04.C requires the assignment of zoning within six months of annexation.

9. **Public Hearing**

Application No.: RZ 9012

Chairperson Lisa LaTouche opened the Public Hearing at 6:34pm

No one spoke in favor or against the assignment of zoning.

Chairperson Lisa LaTouche closed the Public Hearing at 6:34pm

10. **Application No.: RZ 9012**

Consider approval of the assignment of Industrial Zoning for the recently annexed

property located at 0 N US 281, Parcel R76680, being approximately 7.577 acres of the A0804 WILLIAMS M R Survey of the City of Stephenville, Erath County, Texas. With the assignment of zoning, the Commission is requested to recommend extension of the ETJ and subsequent revision of the Stephenville 2050 Comprehensive Plan.

MOTION by Brian Lesley, second by Nick Robinson, to approve the assignment of Industrial Zoning for the recently annexed property located at 0 N US 281, Parcel R76680, being approximately 7.577 acres of the A0804 WILLIAMS M R Survey of the City of Stephenville, Erath County, Texas. With the assignment of zoning, the Commission recommends extension of the ETJ and subsequent revision of the Stephenville 2050 Comprehensive Plan. MOTION Carried unanimously.

ADJOURN

Chairperson Lisa LaTouche adjourned the meeting at 6:36pm

APPROVED:

Lisa LaTouche, Chair

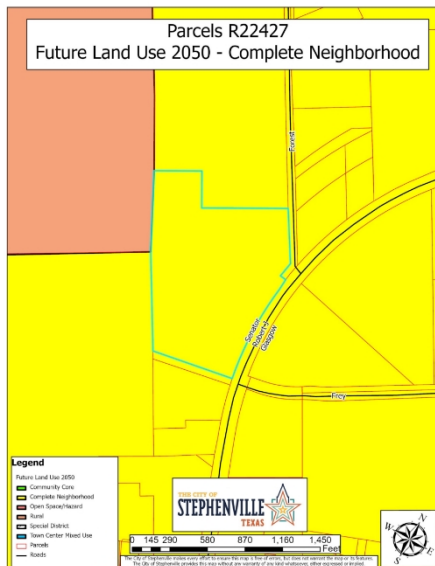
ATTEST:

Jan Strahan, Commission Secretary

The logo for the City of Stephenville, Texas, features the text "THE CITY OF" in a small, orange, sans-serif font above the word "STEPHENVILLE" in a large, bold, dark blue, serif font. Below "STEPHENVILLE" is the word "TEXAS" in a bold, orange, sans-serif font. To the right of the text is a stylized five-pointed star with a blue outline and a yellow center, set against a white background.

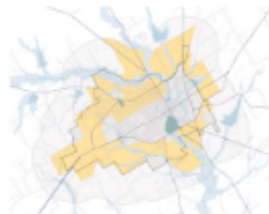
Application No.: RZ 9072

DEPARTMENT: Development Services
STAFF CONTACT: Steve Killen



Complete Neighborhood

The Complete Neighborhood land use accommodates a mix of uses at a moderate density. A mix of housing types is encouraged to accommodate a range of residents. Local retail and service businesses are located on active corridors and parks and green spaces are integrated within the district.



Sec. 155.4.03. General subdivision and platting procedures.

- A. **Plats Required for Land Subdivision.** A Preliminary Plat or Minor Plat shall be approved prior to any land division that is subject to these regulations and prior to commencement of any new development.
- B. **Replats and Amending Plats.**
 1. **Replat.** A Replat, in accordance with State law, and the provisions of Section 4.08 shall be required any time a platted, recorded lot is further divided or expanded, thereby changing the boundary and dimensions of the property.
 2. **Amending Plat.** In the case of minor revisions to recorded Plats or lots, an Amending Plat may also be utilized if in accordance with Section 4.09.
- C. **Zoning.**
 1. **Conformance with Existing Zoning.** All Applications shall be in conformance with the existing zoning on property inside the City Limits.
 2. **Request to Rezone First.** If an Applicant seeks to amend the zoning for the property, the request to rezone the land shall be submitted and approved prior to acceptance of an Application for filing of a plat, unless as otherwise provided below.
 - a. The Applicant may request approval from the City Administrator to submit an application simultaneous with the zoning change request, in which case the Application for the zoning amendment shall be acted upon first, provided that the Application is accompanied by a properly executed Waiver of Right to 30-Day Action (due to the more lengthy time frame necessary to advertise and process zoning Applications).
 - b. In the event that the requested zoning amendment is denied, the Plat Application shall also be rejected or denied.
 3. **Zoning Ordinance Site Plan Approval.** Where Site Plan approval is required by the Zoning Ordinance prior to development, no Application for a Final Plat approval shall be accepted for filing until a Site Plan has been approved for the land subject to the proposed Plat.

Sec. 154.05.8 Integrated housing district (R-2.5).

5.8.A Description. This integrated residential housing district provides for medium-density city neighborhood development. The primary land use allows for single-family dwellings, two-to-four family dwelling units, patio homes, condominiums and townhomes. Generally, this district is for developments resulting in individually platted homes or dwelling units and generally, owner occupied. Recreational, religious and educational uses are also permitted so as to contribute to the natural elements of a convenient, balanced and attractive neighborhood. Development within this district is intended to be protected from the encroachment of land activities that do not contribute to the aesthetic and functional well-being of the intended district environment. The Integrated Housing District will be applicable to all Residential Districts, B-1 Neighborhood Business District (B-1), Central Business District (B-3), and Downtown District (DT).

5.8.B Permitted Uses.

1. Single-family detached dwelling, limited to occupancy by a family having no more than three individuals who are unrelated by blood, legal adoption, marriage or conservatorship. The owner and any agent of the owner shall be legally responsible for directly or indirectly allowing, permitting, causing, or failing to prohibit residential use of a dwelling in this district by more than three unrelated individuals.
2. Two-to-four family dwellings, with each family limited as in division (1) above;
3. Townhouse dwellings, with each family limited as in division (1) above;
4. Condominium dwellings, with each family limited as in division (1) above;

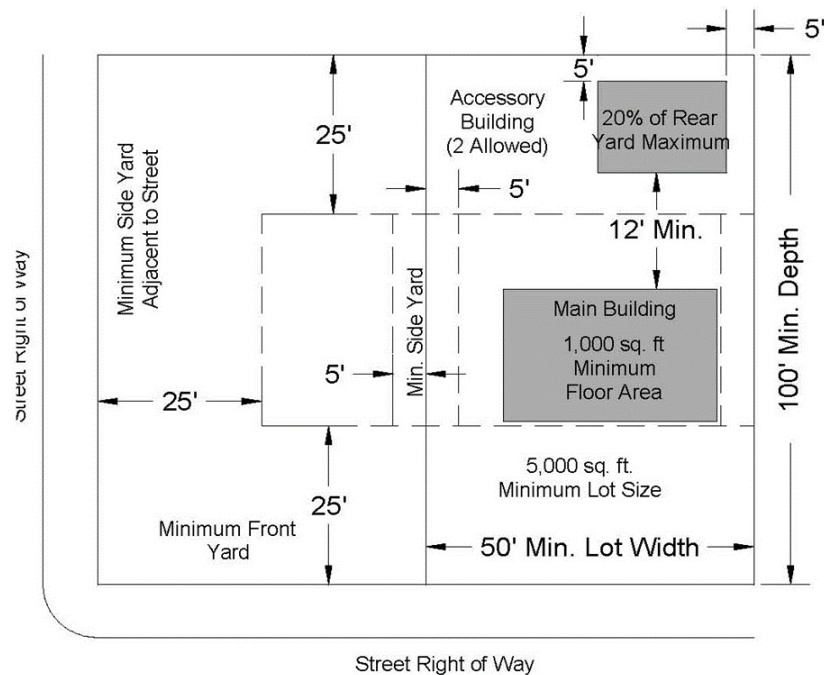
5.8.C Conditional Uses.

1. Home occupation;
2. Common facilities as the principal use of one or more platted lots in a subdivision;
3. Adult and/or children's day care centers;
4. Foster group home; and
5. Residence hall.

5.8.D Height, Area, Yard and Lot Coverage Requirements.

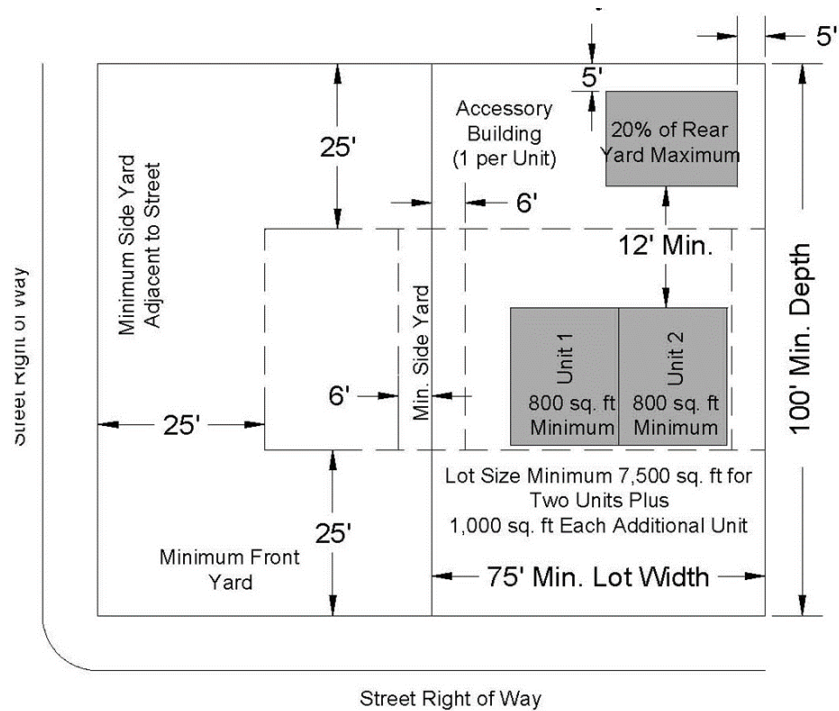
- A. Single family dwelling.
 1. Minimum lot area: 3,000 ft².
 2. Minimum lot width and lot frontage: 50 feet.
 3. Minimum lot depth: 60 feet.
 4. Minimum depth of front setback: 15 feet.
 5. Minimum depth of rear setback: 15 feet.
 6. Minimum width of side setback:
 - a. Internal lot: five feet.
 - b. Corner lot: 15 feet from intersecting side street.
 7. Building size:
 - a. Maximum coverage as a percentage of lot area: 40%.
 - b. Single family dwelling: 1,000 ft².
 8. Accessory buildings:

- a. Maximum accessory buildings coverage of rear yard: 20%.
 - b. Maximum number of accessory buildings: one.
 - c. Minimum depth of side setback: five feet.
 - d. Minimum depth of rear setback: five feet.
 - e. Minimum depth from the edge of the main building: 12 feet.
9. Maximum height of structures: 35 feet.
 10. Public, semi-public or public service buildings, hospitals, institutions or schools may not exceed a height of 60 feet. Churches, temples and mosques may not exceed 75 feet, if the building is set back from each yard line at least one foot for each two feet additional height above the height limit in this district.



- B. Two-to-four family.
 1. Minimum lot area: 7,500 ft² for two dwelling units, plus 1,000 ft² for each additional dwelling unit.
 2. Minimum lot width and lot frontage: 75 feet.
 3. Minimum lot depth: 100 feet.
 4. Minimum depth of front setback: 15 feet.
 5. Minimum depth of rear setback: 15 feet.
 6. Minimum width of side setback:
 - a. Internal lot: six feet.
 - b. Corner lot: 15 feet from intersecting side street.
 7. Building size:
 - a. Maximum coverage as a percentage of lot area: 40%.
 - b. Minimum area of each dwelling unit: 800 ft².
 8. Accessory buildings:
 - a. Maximum accessory building coverage of rear yard: 20%.

- b. Maximum area of each accessory building: 200 ft².
 - c. Maximum number of accessory buildings: one per unit.
 - d. Minimum depth of side setback: five feet.
 - e. Minimum depth of rear setback: five feet.
 - f. Minimum depth from the edge of the main building: 12 feet.
9. Maximum height of structures: 35 feet.
10. Public, semi-public or public service buildings, hospitals, institutions or schools may not exceed a height of 60 feet. Churches, temples and mosques may not exceed 75 feet, if the building is set back from each yard line at least one foot for each two feet additional height above the height limit in this district.



C. Townhouse/Condominium.

- 1. Minimum lot area: 3,000 ft² per unit.
- 2. Minimum average lot width and lot frontage: 30 feet.
- 3. Minimum lot depth: 100 feet.
- 4. Minimum depth of front setback: 15 feet.
- 5. Minimum depth of rear setback: 15 feet.
- 6. Minimum width of side setback:
 - a. Internal lot: five feet.
 - b. Corner lot: 15 feet from intersecting side street.
- 7. Building size:
 - a. Maximum building coverage as a percentage of lot area: 40%
 - b. Minimum area of each Townhouse dwelling unit: 800 ft².
 - c. Minimum area of each Condominium of each dwelling unit: 500 ft² for one bedroom or less, plus 125 ft² of floor area for each additional bedroom.

8. Accessory buildings:
 - a. Maximum accessory building coverage of rear yard: 20%.
 - b. Maximum area of each accessory building: 200 ft².
 - c. Maximum number of accessory buildings: one per unit.
 - d. Minimum depth of side setback: five feet.
 - e. Minimum depth of rear setback: five feet.
 - f. Minimum depth from the edge of the main building: 12 feet.
9. Maximum height of structures: 35 feet.
10. Public, semi-public or public service buildings, hospitals, institutions or schools may not exceed a height of 60 feet. Churches, temples and mosques may not exceed 75 feet, if the building is set back from each yard line at least one foot for each two feet additional height above the height limit in this district.
11. Maximum density of Townhome or Condominium Housing within the R-2.5 District shall not exceed 14 units per acres with each unit platted separately.
12. Deviations from the required standards within the R-2.5 district will be subject to site plan review by the Planning and Zoning Commission and subsequent approval by City Council. Site plans should include renderings with elevations, a finish schedule and incorporate architectural designs that complement the existing structures of the area of integration.

5.8.EParking Regulations. Lots in this District shall provide a minimum of two vehicle parking spaces per dwelling unit, with a driveway connecting the parking spaces with a street or alley, and meet all the pertinent requirements contained in Section

154.11*Parking spaces for vehicles* of this

ordinance. (Ord. No. 2021-O-28 , § 1, passed 9-7-2021)

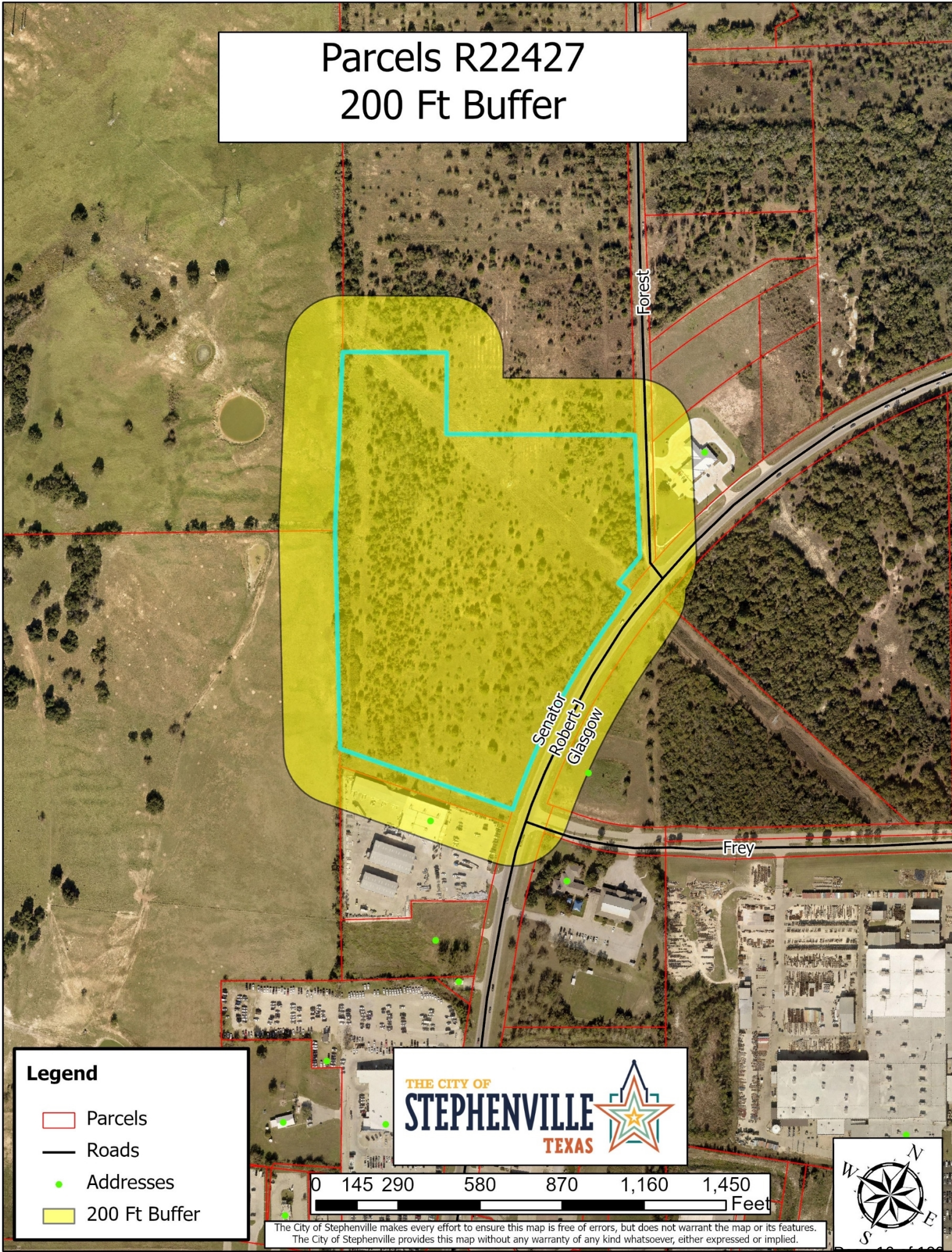
FACTORS TO CONSIDER:

- Compliance with Comprehensive Plan?
- Is application consistent with Plan?
- If not, have conditions changed or new information been offered to support change?
- Surrounding Zoning and Land Use
- Infrastructure Impacts
- Size and Location of Parcel – is land large enough and in property location for proposed use?
- Reasonable Use of Property – does proposed change provide reasonable use of property?
- Zoning has great discretion – deny if applicant has not proven it is in the best interest of City to approve.

ALTERNATIVES:

- 1) Recommend the City Council approve the rezoning request.
- 2) Recommend the City Council deny the rezoning request.

Parcels R22427
200 Ft Buffer



Legend

- Parcels
- Roads
- Addresses
- 200 Ft Buffer



0 145 290 580 870 1,160 1,450 Feet

The City of Stephenville makes every effort to ensure this map is free of errors, but does not warrant the map or its features. The City of Stephenville provides this map without any warranty of any kind whatsoever, either expressed or implied.



Parcels R22427

Current Zoning - B2 Retail & Commercial

Legend

Parcels

ZONING

Agricultural

B-1 - Neighborhood Business

B-2 - Retail and Commercial

B-3 - Central Business

B-4 - Private Club

CTS - City, Tarleton, School

DT - Downtown

IND - Industrial

PD - Planned Development

R-1 - Single Family - 7,500

R-1.5 - Single Family - 6,000

R-2 - One and Two Family

R-2.5 - Integrated Housing

R-3 - Multiple Family

RE - Single Family - 1 Acre

Roads



0 145 290 580 870 1,160 1,450 Feet

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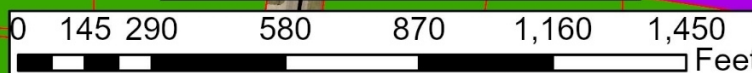
Parcels R22427

Future Land Use 2023 - Commercial

Legend

Future Land Use 2023

-  Ag/Open Space
-  Office/Neighbor_Bus
-  Commercial
-  Cent Business Dist
-  City/Tarleton/SISD
-  Downtown
-  Industrial
-  Planned Development
-  Single Family
-  1_2 Family
-  Multi-Fam/Resident
-  Duplex/Townhome
-  Manufact Homes
-  Parcels
-  Roads

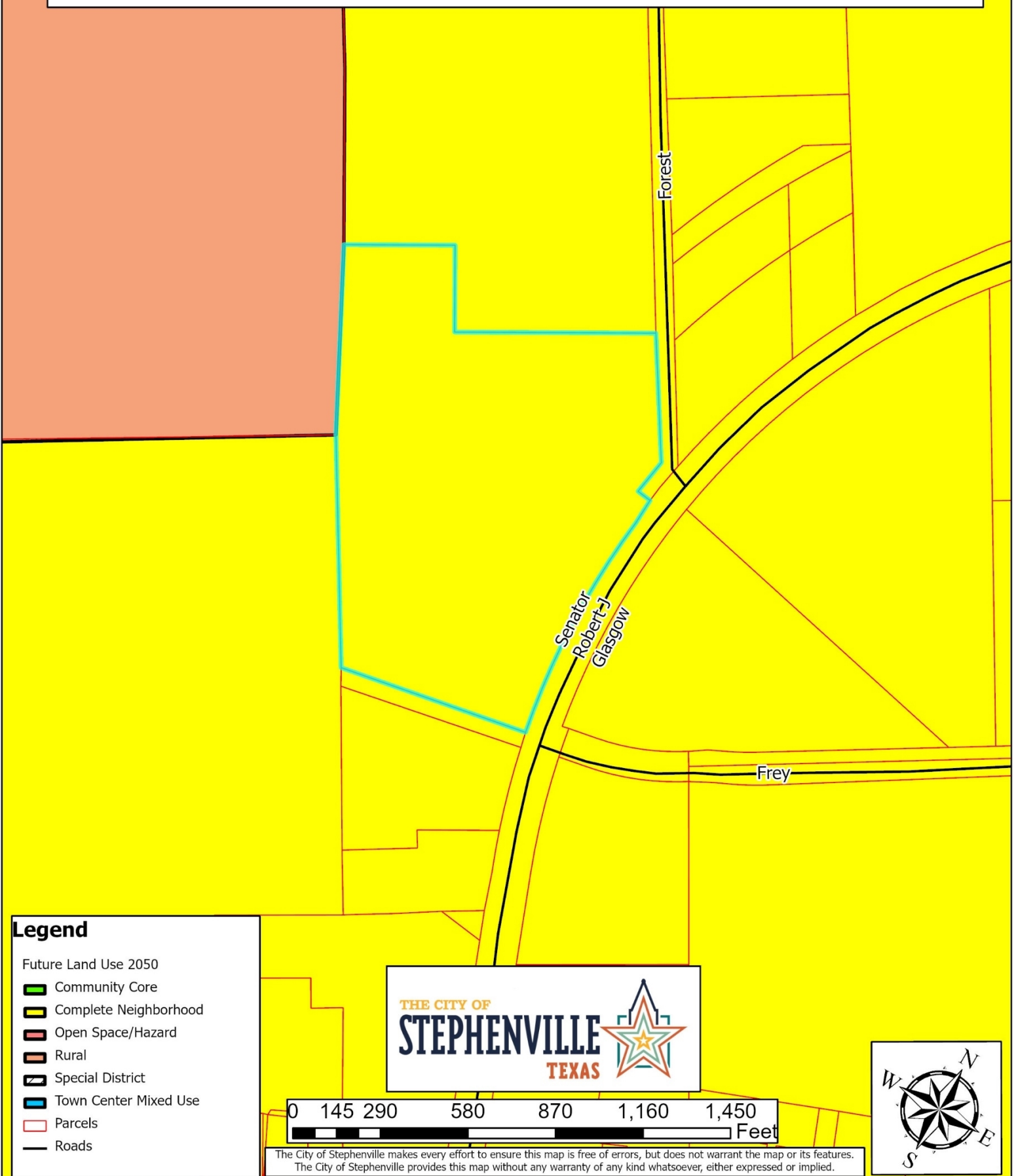


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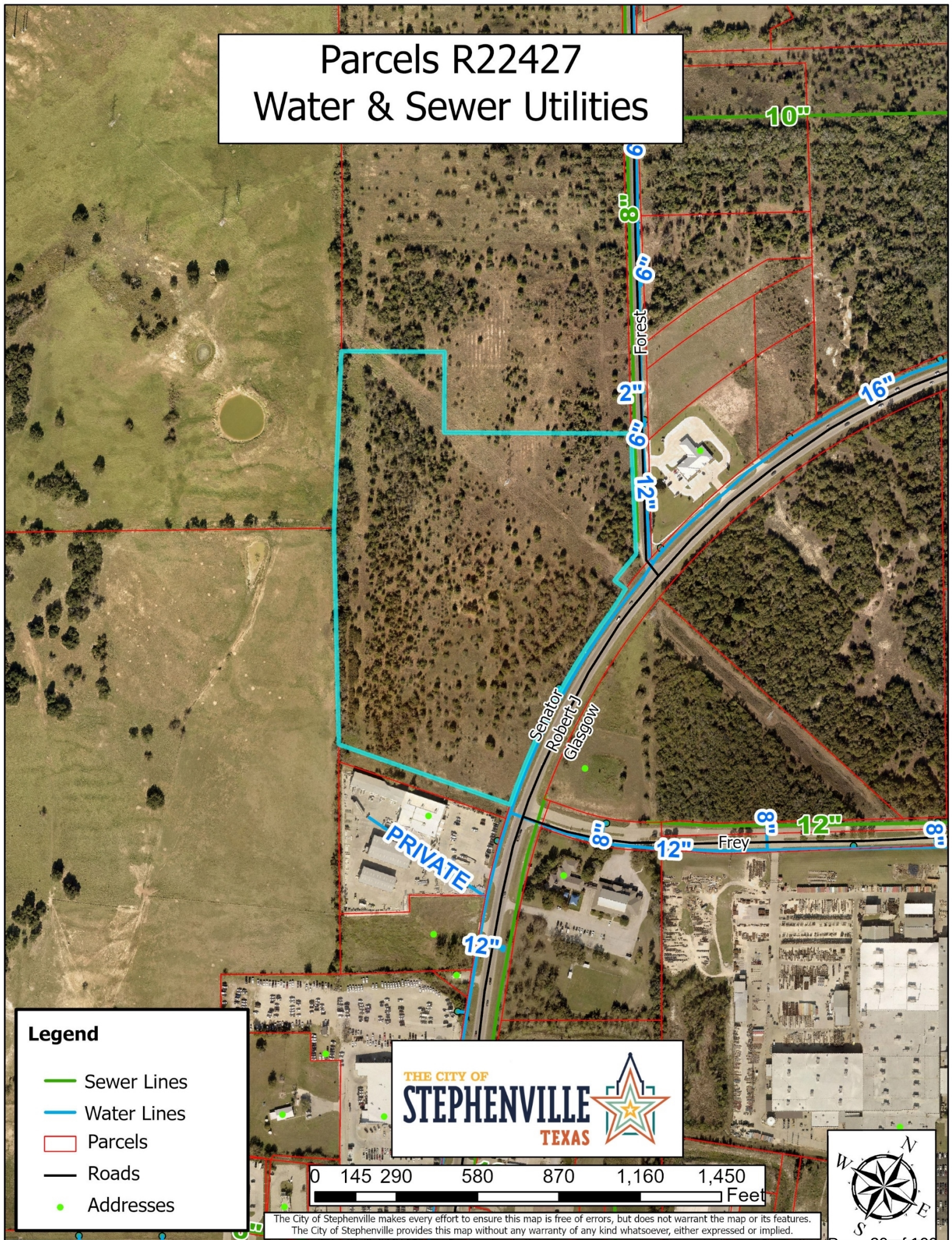


Parcels R22427

Future Land Use 2050 - Complete Neighborhood



Parcels R22427 Water & Sewer Utilities



Parcel R22427

200 ft Buffer Addresses

R000022427	0 SENATOR ROBERT J GLASGOW LOOP	ALLEN REAL PROPERTIES LTD ET AL	PO BOX 953	STEPHENVILLE	TX	76401
R000022439	0 SENATOR ROBERT J GLASGOW LOOP	BACHUS JAMES O FAMILY TRUST	PO BOX 552	STEPHENVILLE	TX	76401-0552
R000075151	0 SENATOR ROBERT J GLASGOW LOOP	BACHUS JAMES O FAMILY TRUST	PO BOX 552	STEPHENVILLE	TX	76401-0552
R000063946	0 SENATOR ROBERT J GLASGOW LOOP	CITY OF STEPHENVILLE	298 W WASHINGTON	STEPHENVILLE	TX	76401-4257
R000062656	3000 SENATOR ROBERT J GLASGOW LOOP	FAITH LUTHERAN CHURCH OF S VILLE	3000 SENATOR ROBERT J GLASGOW LOOP	STEPHENVILLE	TX	76401-0000
R000063721	3001 SENATOR ROBERT J GLASGOW LOOP	MCCOY INVESTMENTS	PO BOX 1028	SAN MARCOS	TX	78667-1028
R000077510	0 FOREST LN	PECAN LANDING DEVELOPMENT, INC.	125 RIVER NORTH BLVD.	STEPHENVILLE	TX	76401
R000069040	0 FOREST LN	STEPHENVILLE RENTALS LLC	181 S GRAHAM	STEPHENVILLE	TX	76401
R000076370	2895 SENATOR ROBERT J GLASGOW LOOP	WELLINGTON STATE BANK	PO BOX 1032	WELLINGTON	TX	79095
R000023916	0 CR386 (OFF)	WHITEFIELD DONNA & LINDA HARDIN LIVING TRUST	23002 RED RIVER DR	KATY	TX	77450
R000067066	0 W WASHINGTON	WHITEFIELD DONNA & LINDA HARDIN LIVING TRUST	23002 RED RIVER DR	KATY	TX	77450

METES AND BOUNDS DESCRIPTION: TRACT 1

BEING a tract of land out of the William Motley Survey, Abstract No. 515, City of Stephenville, Erath County, Texas, and being a portion of that tract of land described as Tract Eleven in the deed to Allen Real Properties, LTD., et al., as recorded in Document No. 2012-06686, Official Public Records, Erath County, Texas (OPRECT), and being more particularly described by metes and bounds as follows: (Basis of bearing being U.S. State Plane Grid - Texas North Central Zone (4202) NAD83 as established using the AllTerra RTKNet Cooperative Network. Reference frame is NAD83(2011) Epoch 2010.0000. Distances shown are U.S. Survey feet displayed in surface values).

BEGINNING at a 5/8 inch capped iron rod set marked "NATIVE CO., LLC" (IRS) within said Tract Eleven and in the southern line of a tract of land described in the deed to Pecan Landing Development, Inc., as recorded in Document No. 2023-06659, OPRECT, for the northwest corner of this tract, from which a 5/8 inch capped iron rod found marked "NATIVE CO., LLC" (CIRF) in the west line of said Tract Eleven for the southwest corner of said Pecan Landing Development tract bears South 60°18'03" West, a distance of 155.33 feet;

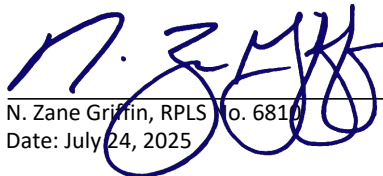
THENCE North 60°18'03" East, over and across said Tract Eleven and with the south line of said Pecan Landing Development tract, a distance of 212.91 feet to a CIRF for an inner corner of said Pecan Landing Development tract, for the northeast corner of this tract;

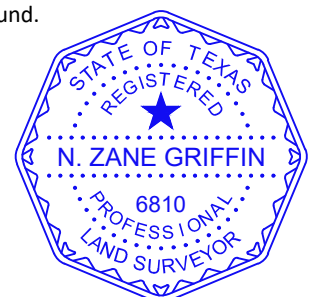
THENCE South 29°41'57" East, continuing over and across said Tract Eleven and with an inner line of said Pecan Landing Development tract, a distance of 191.15 feet to an IRS for the south corner of this tract, from which a CIRF for an ell corner of said Pecan Landing Development tract bears South 29°41'57" East, a distance of 96.85 feet;

THENCE North 77°46'52" West, departing said Pecan Landing Development tract and continuing over and across said Tract Eleven, a distance of 286.13 feet to the **POINT OF BEGINNING** and containing 20,349 Square Feet or 0.467 of an Acre of Land.

SURVEYOR'S CERTIFICATION

I, N. Zane Griffin, a Registered Professional Land Surveyor licensed in the State of Texas, do hereby declare that this survey is true and correct and was prepared from an actual survey made under my supervision on the ground.


N. Zane Griffin, RPLS No. 6810
Date: July 24, 2025



P.O. Box 2465 Stephenville, Tx 76401
zane@nativelandsurveying.com ~ 254-434-6695
TBPELS Firm No. 10194572

METES AND BOUNDS DESCRIPTION: TRACT 2

BEING a tract of land out of the William Motley Survey, Abstract No. 515, City of Stephenville, Erath County, Texas, and being a portion of that tract of land described as Tract Eleven in the deed to Allen Real Properties, LTD., et al., as recorded in Document No. 2012-06686, Official Public Records, Erath County, Texas (OPRECT), and being more particularly described by metes and bounds as follows: (Basis of bearing being U.S. State Plane Grid - Texas North Central Zone (4202) NAD83 as established using the AllTerra RTKNet Cooperative Network. Reference frame is NAD83(2011) Epoch 2010.0000. Distances shown are U.S. Survey feet displayed in surface values).

BEGINNING at a 3/8 inch iron rod found at an inner corner Forest Ln. (a 50 feet wide right-of-way as shown per the plat of Thompson Subdivision, an addition to Erath County, Texas, as shown per the plat recorded in Cabinet A, Slide 120B, Plat Records, Erath County, Texas), for the southeast corner of said Tract Eleven and the southeast corner of this tract;

THENCE with the curved northwest line of said Forest Ln., with a radius of 2,656.48 feet, and a chord which bears South 10°07'47" West, a distance of 63.40 feet; through a central angle of 01°22'03", an arc distance of 63.40 feet to a 5/8 inch capped iron rod set marked "NATIVE CO., LLC" (IRS) for the southwest corner of this tract;

THENCE North 77°46'52" West, departing the northwest line of Forest Ln. and over and across said Tract Eleven, a distance of 715.06 feet to an IRS in the south line of a tract of land described in the deed to Pecan Landing Development, Inc., as recorded in Document No. 2023-06659, OPRECT, for the northwest corner of this tract, from which a 5/8 inch capped iron rod found marked "NATIVE CO., LLC" (CIRF) for an ell corner of said Pecan Landing Development tract bears South 60°18'03" West, a distance of 107.87 feet;

THENCE North 60°18'03" East, with the south line of said Pecan Landing Development tract and continuing over and across said Tract Eleven, a distance of 558.96 feet to a CIRF in the west line of Forest Ln. and the east line of said Tract Eleven, for the northeast corner of this tract and the southeast corner of said Pecan Landing Development tract;

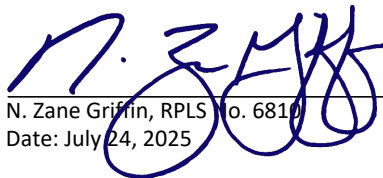
THENCE South 31°31'49" East, with the west line of Forest Ln., a distance of 429.24 feet to the **POINT OF BEGINNING** and containing 3.272 Acres of Land.

SURVEYOR'S CERTIFICATION

I, N. Zane Griffin, a Registered Professional Land Surveyor licensed in the State of Texas, do hereby declare that this survey is true and correct and was prepared from an actual survey made under my supervision on the ground.



P.O. Box 2465 Stephenville, Tx 76401
zane@nativelandsurveying.com ~ 254-434-6695
TBPELS Firm No. 10194572


N. Zane Griffin, RPLS No. 6810
Date: July 24, 2025



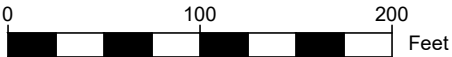
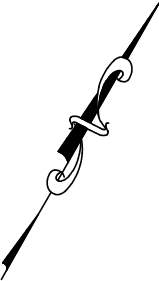
SURVEY PLAT

LEGEND:

CIRF.....5/8" Capped Iron Rod Found Marked "NATIVE CO., LLC"
GY.....Guy Wire
IRF.....Iron Rod Found
IRS.....5/8" Capped Iron Rod Set Marked "NATIVE CO., LLC"
OE.....Overhead Electric
PD.....Phone Pedestal
PP.....Power Pole
SMH.....Sewer Manhole
D.R.E.C.T.....Deed Records, Erath County, Texas
O.P.R.E.C.T.....Official Public Records, Erath County, Texas
Wire Fence.....

NOTES:

- 1. Basis of bearing being U.S. State Plane Grid - Texas North Central Zone (4202) NAD83 as established using the AllTerra RTKNet Cooperative Network. Reference frame is NAD83(2011) Epoch 2010.0000. Distances shown are U.S. Survey feet displayed in surface values.
- 2. According to the scaled location of FEMA Firm Map Nos. 48143C0425D and 48143C0430D, effective dates November 16, 2011, the subject property lies within Zone X - Areas determined to be outside the 0.2% chance annual flood.
- 3. This survey was prepared without the benefit of a current commitment for title insurance. Additional easements and/or restrictions may affect the surveyed property.
- 4. See separate metes and bounds descriptions prepared with this survey plat.

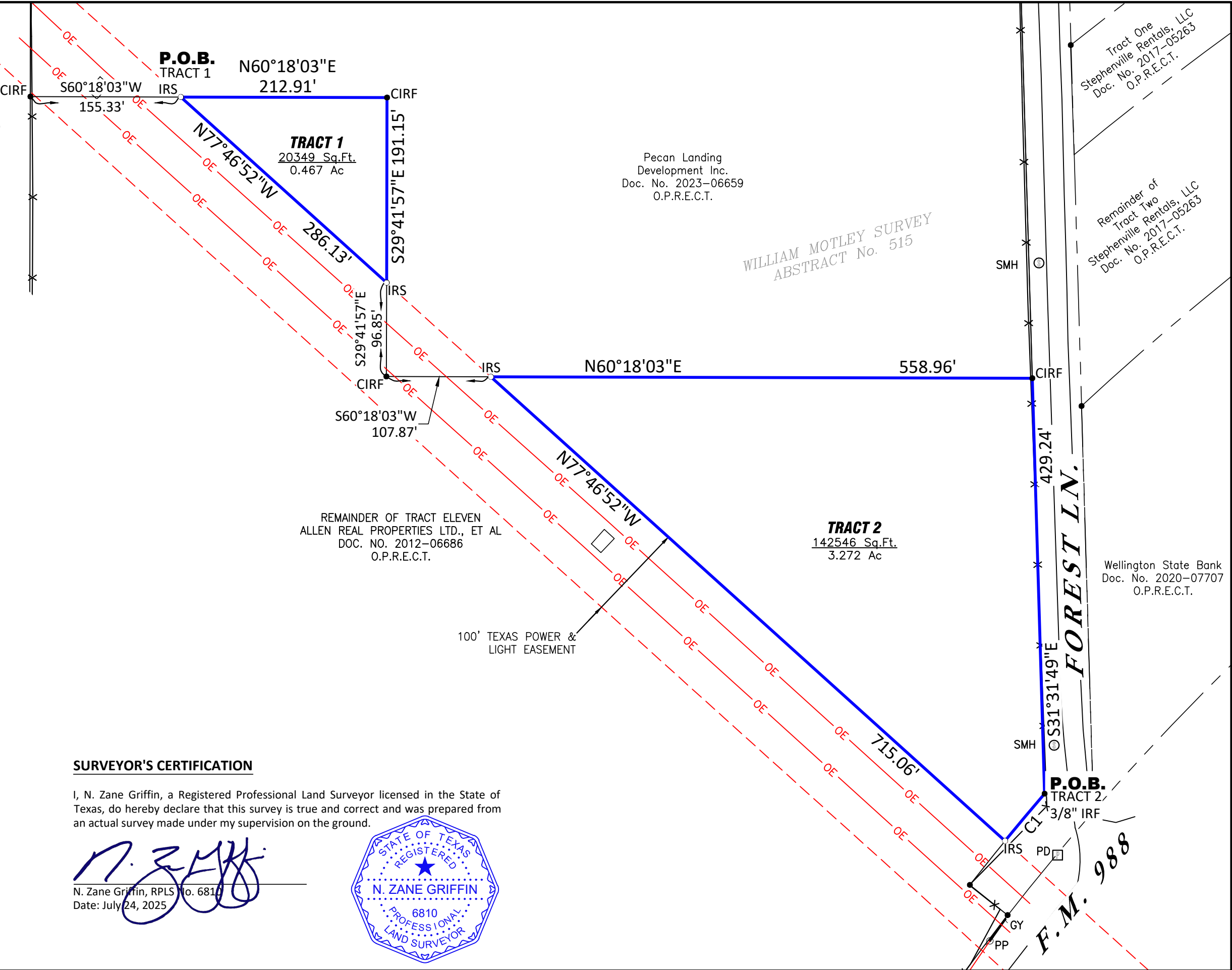


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zane@nativelandsurveying.com ~ 254-434-6695
TBPELS Firm No. 10194572

SURVEYOR'S CERTIFICATION

I, N. Zane Griffin, a Registered Professional Land Surveyor licensed in the State of Texas, do hereby declare that this survey is true and correct and was prepared from an actual survey made under my supervision on the ground.

[Signature]
N. Zane Griffin, RPLS No. 6810
Date: July 24, 2025



METES AND BOUNDS DESCRIPTION:

BEING a tract of land out of the William Motley Survey, Abstract No. 515, City of Stephenville, Erath County, Texas, and being all of that tract of land described in the deed to Pecan Landing Development, Inc., as recorded in Document No. 2023-06659, Official Public Records, Erath County, Texas (OPRECT), and a portion of that tract of land described as Tract Eleven in the deed to Allen Real Properties, LTD, et al., as recorded in Document No. 2012-06686, OPRECT, and being more particularly described by metes and bounds as follows: (Basis of bearing being U.S. State Plane Grid - Texas North Central Zone (4202) NAD83 as established using the AllTerra RTKNet Cooperative Network. Reference frame is NAD83(2011) Epoch 2010.0000. Distances shown are U.S. Survey feet displayed in surface values).

BEGINNING at a 5/8 inch capped iron rod found marked "NATIVE CO., LLC" (NC) for the northeast corner of said Pecan Landing tract and the southeast corner of Lot 1, Block 5, Peacock Estates Subdivision, Phase III, an addition to the City of Stephenville, Erath County, Texas, as shown per plat recorded in Cabinet A, Slide 313A, Plat Records, Erath County, Texas, also being in the west right-of-way line of Forrest Ln. (a 50 feet wide public right-of-way);

THENCE with the west right-of-way line of Forrest Road the following courses and distances:

South 30°22'49" East, a distance of 630.05 feet to a NC;

South 31°31'49" East, passing a NC for the southeast corner of said Pecan Landing tract at a distance of 1,058.13 feet, continuing for a total distance of 1,487.37 feet to a 3/8 inch iron rod found for the southeast corner of said Tract Eleven and an inner corner of Forest Ln.;

THENCE with the northwest right-of-way line of Forest Ln. and with a curve to the left, with a radius of 2,656.48 feet, and a chord which bears South 10°07'47" West, a distance of 63.40 feet; through a central angle of 01°22'03", an arc distance of 63.40 feet to a 5/8 inch capped iron rod set marked "NATIVE CO., LLC" (IRS) for the south corner of this tract;

THENCE North 77°46'52" West, departing the northwest line of Forest Ln. and over and across said Tract Eleven, a distance of 715.06 feet to an IRS in the south line of said Pecan Landing tract, for an inner corner of this tract;

THENCE South 60°18'03" West, continuing over and across said Tract Eleven and with the south line of said Pecan Landing tract, a distance of 107.87 feet to a NC for the southernmost southwest corner of said Pecan Landing tract;

THENCE North 29°41'57" West, continuing over and across said Tract Eleven and with the southernmost western line of said Pecan Landing tract, a distance of 96.85 feet to an IRS for an inner corner of this tract;

THENCE North 77°46'52" West, departing said Pecan Landing tract and continuing over and across said Tract Eleven, a distance of 286.13 feet to an IRS in the western most southern line of said Pecan Landing tract, for an inner corner of this tract;

THENCE South 60°18'03" West, continuing over and across said Tract Eleven and with the westernmost southern line of said Pecan Landing tract, a distance of 155.33 feet to a CIRF for the southwest corner of said Pecan Landing tract and being in east line of a tract of land described in the deed to Linda Hardin Living Trust, as recorded in Volume 1409, Page 957, Deed Records, Erath County, Texas, from which a 3/8 inch iron rod found at an angle point in the east line of said Hardin tract bears South 29°41'57" West, a distance of 619.80 feet;

THENCE with the common line of said Pecan Landing tract and said Hardin tract, the following courses and distances:

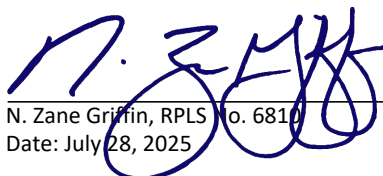
North 29°41'57" West, a distance of 583.68 feet to a 1/2 inch iron rod found;

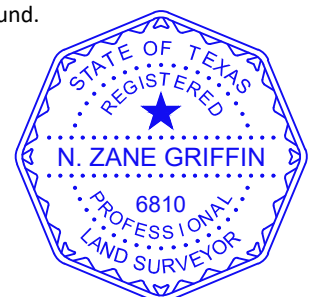
North 31°09'54" West, a distance of 803.87 feet to a 1/2 inch iron rod found for the northwest corner of said Pecan Landing tract and the southwest corner of Lot 9, Block 5, Peacock Estates Subdivision, Phase III, an addition to the City of Stephenville, Erath County, Texas, as shown per replat, as recorded in Cabinet B, Slide 146A, Plat Records, Erath County, Texas;

THENCE North 59°36'20" East, with the north line of said Pecan Landing tract, a distance of 1,014.41 feet to the **POINT OF BEGINNING** and containing 40.504 Acres of Land.

SURVEYOR'S CERTIFICATION

I, N. Zane Griffin, a Registered Professional Land Surveyor licensed in the State of Texas, do hereby declare that this survey is true and correct and was prepared from an actual survey made under my supervision on the ground.


N. Zane Griffin, RPLS No. 6810
Date: July 28, 2025



P.O. Box 2465 Stephenville, Tx 76401
zane@nativelandsurveying.com ~ 254-434-6695
TBPELS Firm No. 10194572

STAFF REPORT

SUBJECT: Application No.: PD 8998

Applicant Malcolm Kanute, representing Keewaydin Developments, is requesting a rezone of property located at 0 W Cedar St, Parcel R78345, being part of the A0342 HUDSON HC; to the City of Stephenville, Erath County, Texas from "R-1", Single-Family Residential, to "PD", Planned Development. The applicant will present the Development Plan.

DEPARTMENT: Development Services

STAFF CONTACT: Steve Killen, Director of Development Services

RECOMMENDATION:

To review the Development Plan and make a recommendation to the City Council to either approve or deny the Development Plan and rezone request. The Developer will return with a Preliminary Plat at a future date with the required submittals (Drainage, Storm Water Management and Preliminary Utility Plan).

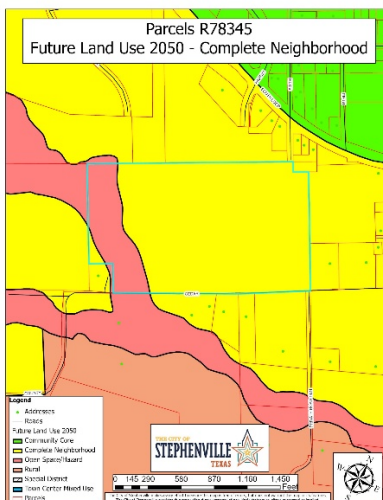
BACKGROUND:

A Conceptual Plan was presented to the Planning and Zoning Commission for the 41.67-acre development on July 16, 2025. The applicant is now requesting approval of the Development Plan and assignment of zoning to Planned Development.

The property has split zoning of R-1, Single Family Residential and B-2, Commercial. The PD request is for single family housing. The remainder portion of the property comprising the B-2, Commercial zoning will be held for future development. A site plan has been provided for review in consideration of the Development Plan.

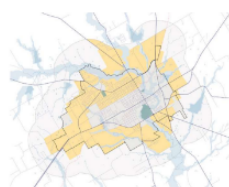
PROPERTY PROFILE:

STEPHENVILLE 2050 Future Land Use



Complete Neighborhood

The Complete Neighborhood land use accommodates a mix of uses at a moderate density. A mix of housing types is encouraged to accommodate a range of residents. Local retail and service businesses are located on active corridors and parks and green spaces are integrated within the district.



PLANNED DEVELOPMENT SUMMARY

All single-family detached housing will be constructed in accordance with the land uses and development standards for the proposed Planned Development zoning district with the following exceptions, special conditions, restrictions and regulations. Development standards not addressed below shall be regulated by the base zoning district, R-1, Single Family Residential.

The following development standards/deviations are summarized below as reflected in the project narrative. If not listed, the Developer agrees to meet or exceed city standards. Please reference the Planned Development Standards document for additional detail.

<u>Requested</u>	<u>Standard</u>
Maximum density of 130 lots (123 site plan)	Max Density of six lots per acre
Landscape Plantings TBD by Owner	Approved Species List
5,000 SF lot	7,500 SF lot
50’ minimum lot frontage	75’ lot frontage
1,200 SF living space minimum	1,500 living space minimum
Rear setback 10’	25’ rear setback
Side setbacks 5’	7’ side setback, 25’ corner lot side
Roof deck at 35’	Average of plate height and ridge = 35’
Waive PL dedication (See 17+ acre Exhibit A)	Per door fee
Landscaping location TBD by Owner	30% of total shall be in front

PLANNED DEVELOPMENT SCHEDULE

The 41.7-acre property shall be developed as single family detached lots per the following schedule in accordance with the land uses and development standards for the Planned Development (PD) zoning district and the associated Planned Development Standards by separate document.

Schedule:

1. Engineering & Construction Plan Approval
 - a. November 15, 2025 – receive full for all development plans and engineering and begin public improvements
2. Building Permits Issued and Residential Construction begins
 - a. January 1, 2026
 - b. Absorption expectations are completion and sale of (7) units per month, complete subdivision in 19-24 months after residential construction begins.
3. Construction
 - a. January 1, 2026 to January 1, 2028
4. Completion of final residential units
 - a. January 1, 2028

STAFF COMMENTS:

The development standards shall apply with exception to any requested deviations as summarized above. Certain modifications to the Preliminary Plat may be required throughout the process – however, no deviation that results in major amendments to the Development Plan may be approved by staff. If major amendments occur, the applicant will be required to resubmit as referenced in Section 8.I.6 below.

The Developer has performed traffic studies – see Cedar Street AADT documents and Cedar Street – Trip Generation Comparison documents.

Sec. 154.08. Planned development district (PD).

8.A Description.

- (1) Planned development districts are designed for greater flexibility and discretion in the application of residential and non-residential zoning and for increased compatibility and the more effective mitigation of potentially adverse impacts on adjacent land than in possible under standard district regulations. It is recognized that it is desirable for certain areas of the city to be developed in accordance with development plans prepared and approved as a part of the ordinance authorizing the zoning necessary for the proposed development.
- (2) Improvements in a "PD" District are subject to conformance with a development plan approved by the City Council on Planning and Zoning Commission recommendation and after public hearing thereon. No development plan may increase gross density in excess of that allowed by the base district.

8.B Permitted Uses. In a PD Development District, no land shall be used and no building shall be installed, erected for/or converted to any use other than a hereinafter provided.

NON-RESIDENTIAL PLANNED DEVELOPMENTS. Considered appropriate where the following conditions prevail:

- (1) The project utilized innovative land development concepts and is consistent with the Comprehensive Land Use plan and the goals and objectives of the city;
- (2) Non-residential uses are situated such that an appreciable amount of land is available for open space or joint use as parking space and is integrated throughout the planned development;
- (3) The site exhibits environmentally natural features which should be considered for preservation and/or enhancement;
- (4) Aesthetic amenities may be provided in the planned development design which are not economically feasible to provide in conventional non-residential projects; and
- (5) The project provides a compatible transition between adjacent existing single-family residential projects and provides a compatible transition for the extension of future single-family projects into adjacent undeveloped areas.

RESIDENTIAL PLANNED DEVELOPMENT. Considered appropriate where the following conditions prevail:

- (1) The project utilized innovative land development concepts and is consistent with the Comprehensive Land Use plan and the goals and objectives of the city;
- (2) Dwelling units are situated such that an appreciable amount of land for open space is available and is integrated throughout the planned development;
- (3) The project utilizes an innovative approach in lot configuration and mixture of single-family housing types;

- (4) Higher densities than conventional single-family projects of the same acreage is achievable with appropriate buffering between existing conventional single-family developments and increased open space;
- (5) The site exhibits environmentally natural features which should be considered for preservation and/or enhancement;
- (6) Aesthetic amenities may be provided in the planned development design which are not economically feasible to provide in conventional single-family projects; and
- (7) The project provides a compatible transition between adjacent existing conventional single-family residential projects and provides a compatible transition for the extension of future conventional single-family projects into adjacent undeveloped areas.

8.C Prohibited Uses.

- (1) Any building erected or land used for other than the use shown on the Planned Development Site Plan, as approved by the City Council.
- (2) Any use of property that does not meet the required minimum lot size; front, side and rear yard dimensions; and/or lot width, or exceeds the maximum height, building coverage or density per gross acreage as shown in the development's recorded Planned Development Site Plan, as approved by City Council.
- (3) Any use deemed by the City Council as being detrimental to the health, safety or general welfare of the citizens of Stephenville.

8.D Ownership. An application for approval of a Planned Development Plan under the Planned Development District regulations may be filed by a person having legal ownership of the property to be included in the Development Plan. In order to ensure unified planning and development of the property, the applicant shall provide evidence, in form satisfactory to the City Attorney, prior to final approval of the Development Plan, that the property is held in single ownership or is under single control. Land shall be deemed to be held in single ownership or under single control if it is in joint tenancy, tenancy in common, a partnership, a trust or a joint venture. The Development Plan shall be filed in the name(s) of the record owner(s) of the property, which shall be included in the application.

8.E Development Schedule.

- (1) An application for a Planned Development District shall be accompanied by a development schedule indicating the approximate date on which construction is expected to begin and the rate of anticipated development to completion. The development schedule, adopted and approved by the City Council, shall become part of the Planned Development Ordinance and shall be adhered to by the owner, developer and their assigns or successors in interest.
- (2) Annually, upon the anniversary date, or more frequently if required, the developer shall provide a written report to the Planning and Zoning Commission concerning the actual development accomplished as compared with the development schedule.
- (3) The Planning and Zoning Commission may, if in its opinion the owner or owners of the property are failing or have failed to meet the approved development schedule, initiate proceedings to amend the Official Zoning map or the Planned Development District by removing all or part of the Planned Development District from the Official Zoning Map and placing the area involved in another appropriate zoning district. After the recommendation

of the Planning and Zoning commission and for good cause shown by the owner and developer, the City Council may extend the development schedule as may be indicated by the facts and conditions of the case.

8.F Plat Requirements. No application for a building permit for the construction of a building or structure shall be approved unless a plat, meeting all requirements of the City of Stephenville has been approved by the City Council and recorded in the official records of Erath County.

8.G Concept Plan. The applicant for any PD Planned Development shall submit a concept plan to the Planning and Zoning Commission for review prior to submitting a Development Plan. The concept plan shall contain appropriate information to describe the general land use configuration, proposed densities or lot sizes, proposed amenities and proposed regulation.

8.H Development Plan Approval Required. No building permit or certificate of occupancy shall be issued and no use of land, buildings or structures shall be made in the "PD" District until the same has been approved as part of a development plan in compliance with the procedures, terms and conditions of this section of the ordinance.

8.I Approval Procedures.

- (1) An application for development plan approval shall be filed with the Director of Community Development accompanied by a development plan.
- (2) The procedures for hearing a request for a zoning change to "PD" shall be the same as for a requested change to any other district as set forth Section 20 of the Zoning Ordinance.
- (3) Any substantive revision to a development plan between the public hearing before the Planning and Zoning Commission and the public hearing before the City Council shall necessitate the development plan being referred back to the Planning and Zoning Commission for review and evaluation unless the revision constitutes a minor change as provided below, or the change was condition of the approval.
- (4) Any revisions to the development plan after the public hearing before the City Council shall be submitted to the Director of Community Development for distribution, review and written evaluation by city staff prior to submission to and approved by the City Council.
- (5) Minor changes to an approved development plan, which will not cause any of the following circumstances to occur, may be authorized by the Director of Community Development or his or her designee:
 - (a) A change in the character of the development;
 - (b) An increase in the gross floor areas in structures;
 - (c) An increase in the intensity of use;
 - (d) A reduction in the originally approved separations between buildings;
 - (e) Any adverse changes in traffic circulation, safety, drainage and utilities;
 - (f) Any adverse changes in such external effects on adjacent property as noise, heat, light, glare, vibration, height scale or proximity;
 - (g) A reduction in the originally approved setbacks from property lines;
 - (h) An increase in ground coverage by structures;
 - (i) A reduction in the ratio of off-street parking and loading space; and

(j) A change in the size, height, lighting or orientation of originally approved signs.

- (6) The decision of the Director of Community Development or his or her designee as to whether minor changes are being requested may be appealed to the Planning and Zoning Commission. Any change deemed not to be minor change, as indicated above, shall be processed as a new application in accordance with the provisions of this section and Section 20.1 of the Zoning Ordinance.

8.J Development Plan Requirements. The development plan submitted in support of a request for development plan approval shall contain sufficient information delineating the characteristics of the site, changes in those characteristics as may be proposed by the development, how the development will relate to public services and facilities and what protection features are included to insure that the development will be compatible with existing and allowable development on adjacent property. The development plan shall show at least the following items of information:

- (1) The location of all existing and planned non-single-family structures on the subject property;
- (2) Landscaping lighting and/or fencing and/or screening of common areas;
- (3) General locations of existing tree clusters, providing average size and number and indication of species;
- (4) Location and detail of perimeter fencing if applicable;
- (5) General description/location of ingress and egress with description of special pavement treatment if proposed;
- (6) Off-street parking and loading facilities, and calculations showing how the quantities were obtained for all non single-family purposes;
- (7) Height of all non-single-family structures;
- (8) Proposed uses;
- (9) Location and description of subdivision signage and landscaping at entrance areas;
- (10) Street names on proposed streets;
- (11) Proposed minimum area regulations including, set-backs, lot-sizes, widths, depths, side-yards, square footage or residential structures;
- (12) Indication of all development phasing and platting limits; and
- (13) Such additional terms and conditions, including design standards, as the Planning and Zoning Commission and the City Council deem necessary.

8.K Conditions for Development Plan Approval.

- (1) A development plan shall be approved only if all of the following conditions have been found during the review and process:
 - (a) That the uses will be compatible with and not injurious to the use and enjoyment of other property, nor significantly diminish or impair property values with the immediate vicinity;
 - (b) That the establishment of the use or uses will not impede the normal and orderly development and improvements of surrounding vacant property;

- (c) That adequate utilities, access roads, drainage and other necessary supporting facilities have been or will be provided;
 - (d) That the design, location and arrangement of all driveways and parking spaces provides for the safe and convenient movement of vehicular and pedestrian traffic without adversely affecting the general public or adjacent developments;
 - (e) That adequate nuisance prevention measures have been or will be taken to prevent or control offensive odor, fumes, dust, noise and vibration;
 - (f) That directional lighting will be provided so as not to disturb or adversely affect neighboring properties.
- (2) In approving a development plan, the City Council may impose additional conditions necessary to protect the public interest and welfare of the community.

8.L Additional Conditions. Every Planned Development District approved under the provisions of this Ordinance shall be considered as an amendment to the Ordinance as applicable to the property involved. In an approved Planned Development District, the City Council may impose conditions relative to the standard of development, and such conditions shall be complied with before a certificate of occupancy is issued for the use of the land or any structure which is part of the Planned Development District; and such condition shall not be construed as conditions precedent to the approval of the zoning amendment, but shall be constructed as conditions precedent to the granting of a certificate of occupancy.

8.M Revocation.

- (1) Approval of a development plan may be revoked or modified, after notice and hearing, for either of the following reasons:
 - (a) Approval was obtained or extended by fraud or deception; or
 - (b) That one or more of the conditions imposed by the City Council on the development plan has not been met or has been violated.
- (2) Development controls:
 - (a) The City Council may impose more restrictive requirements than those proposed in the development plan in order to minimize incompatibilities;
 - (b) A "PD" District shall have a minimum lot area of not less than one acre under unified control;
 - (c) The parking requirements of the Zoning Ordinance shall apply to all uses in the "PD" District unless otherwise specified on the development plan; and
 - (d) "PD" provisions may vary setbacks with approval.

FACTORS TO CONSIDER:

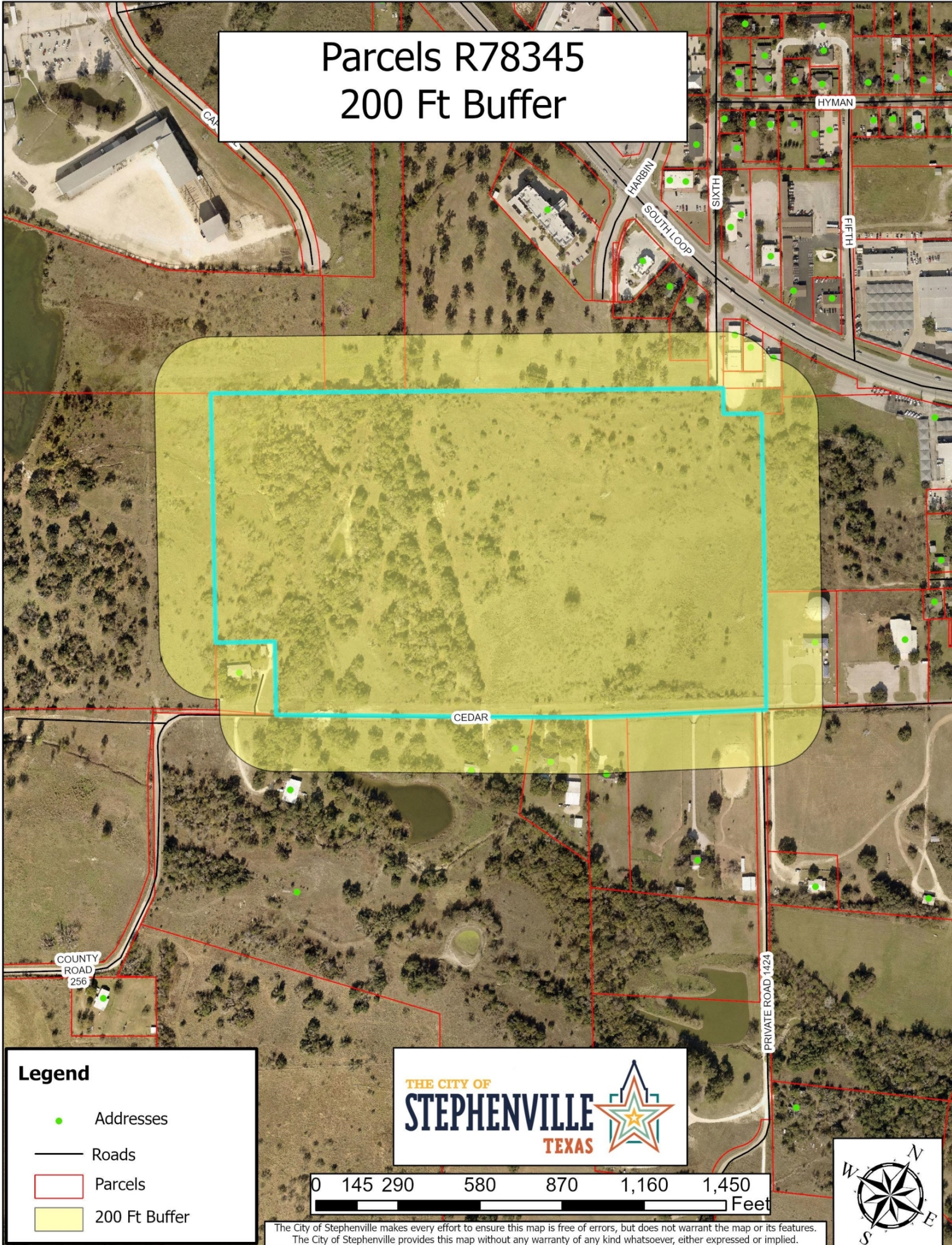
- Compliance with Comprehensive Plan?
- Is application consistent with Plan?
- If not, have conditions changed or new information been offered to support change?
- Surrounding Zoning and Land Use
- Infrastructure Impacts

- Size and Location of Parcel – is land large enough and in property location for proposed use?
- Reasonable Use of Property – does proposed change provide reasonable use of property?
- Zoning has great discretion – deny if applicant has not proven it is in the best interest of City to approve

ALTERNATIVES:

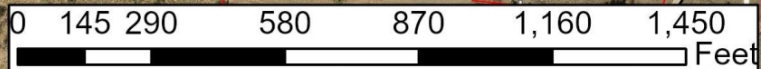
1. Recommend the City Council Approve the Development Plan and Rezone Request.
2. Recommend the City Council Deny the Development Plan and Rezone Request.

Parcels R78345 200 Ft Buffer



Legend

- Addresses
- Roads
- ▭ Parcels
- ▭ 200 Ft Buffer

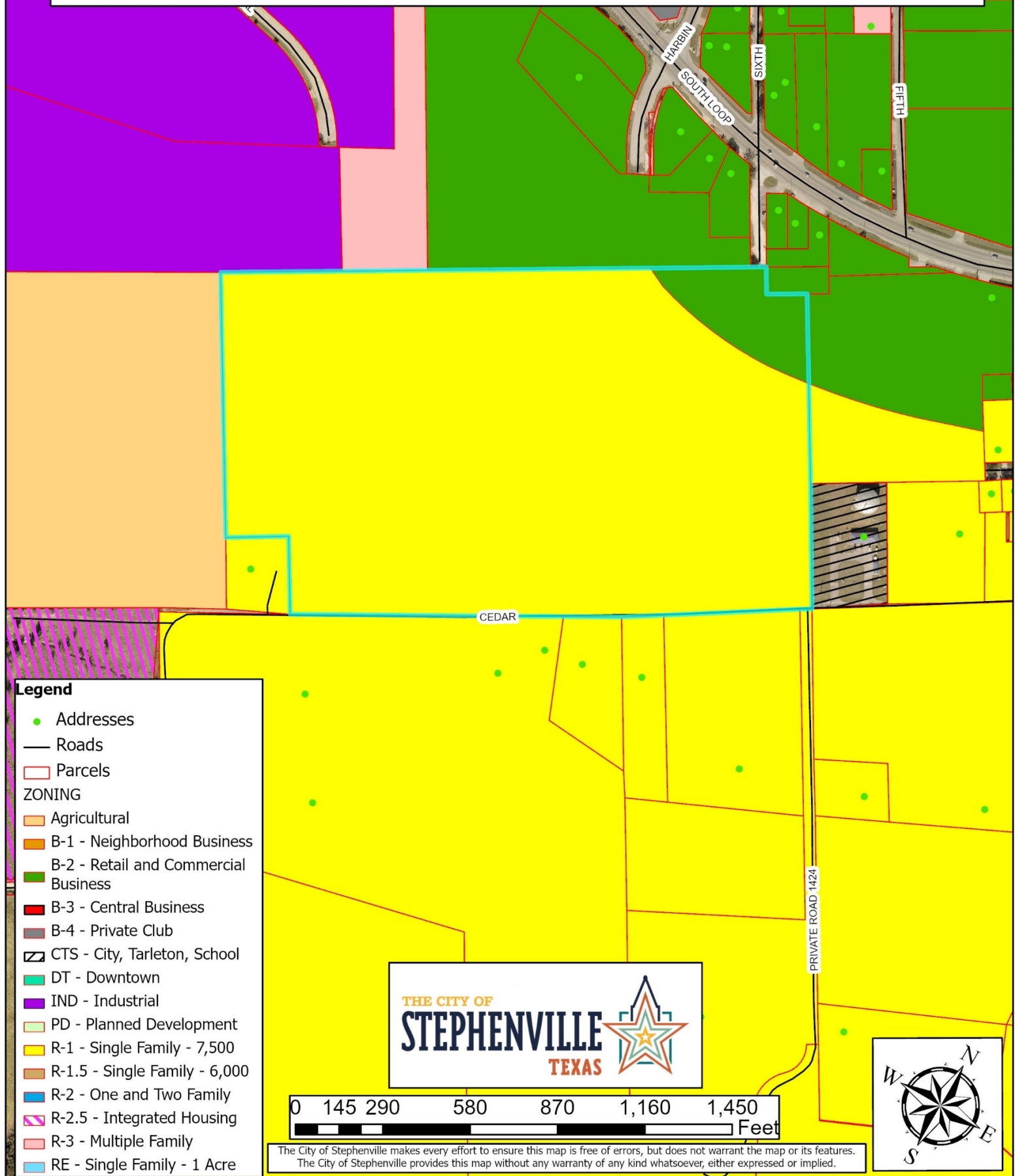


The City of Stephensville makes every effort to ensure this map is free of errors, but does not warrant the map or its features. The City of Stephensville provides this map without any warranty of any kind whatsoever, either expressed or implied.



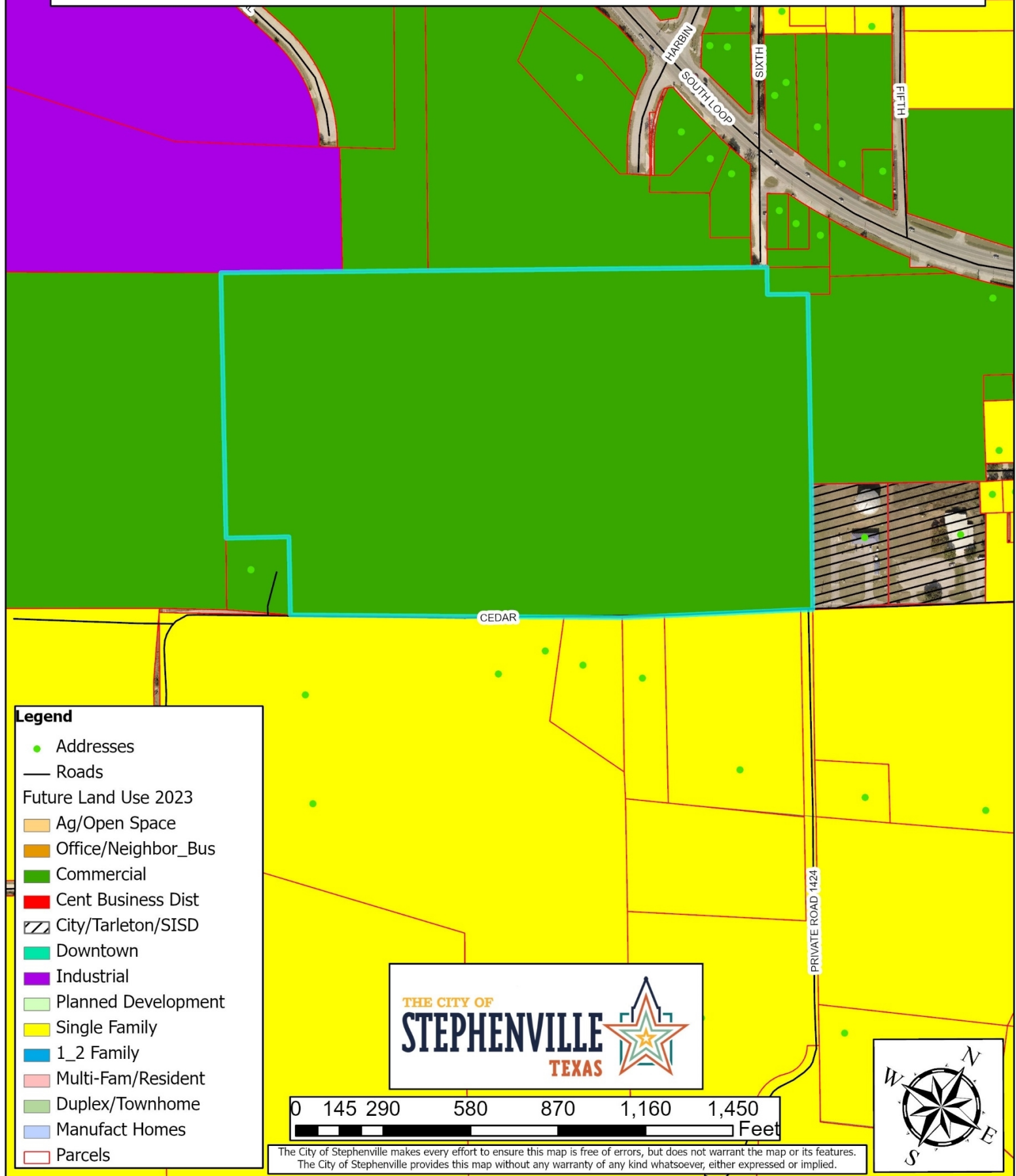
Parcels R78345

Current Zoning - R1 Single Family



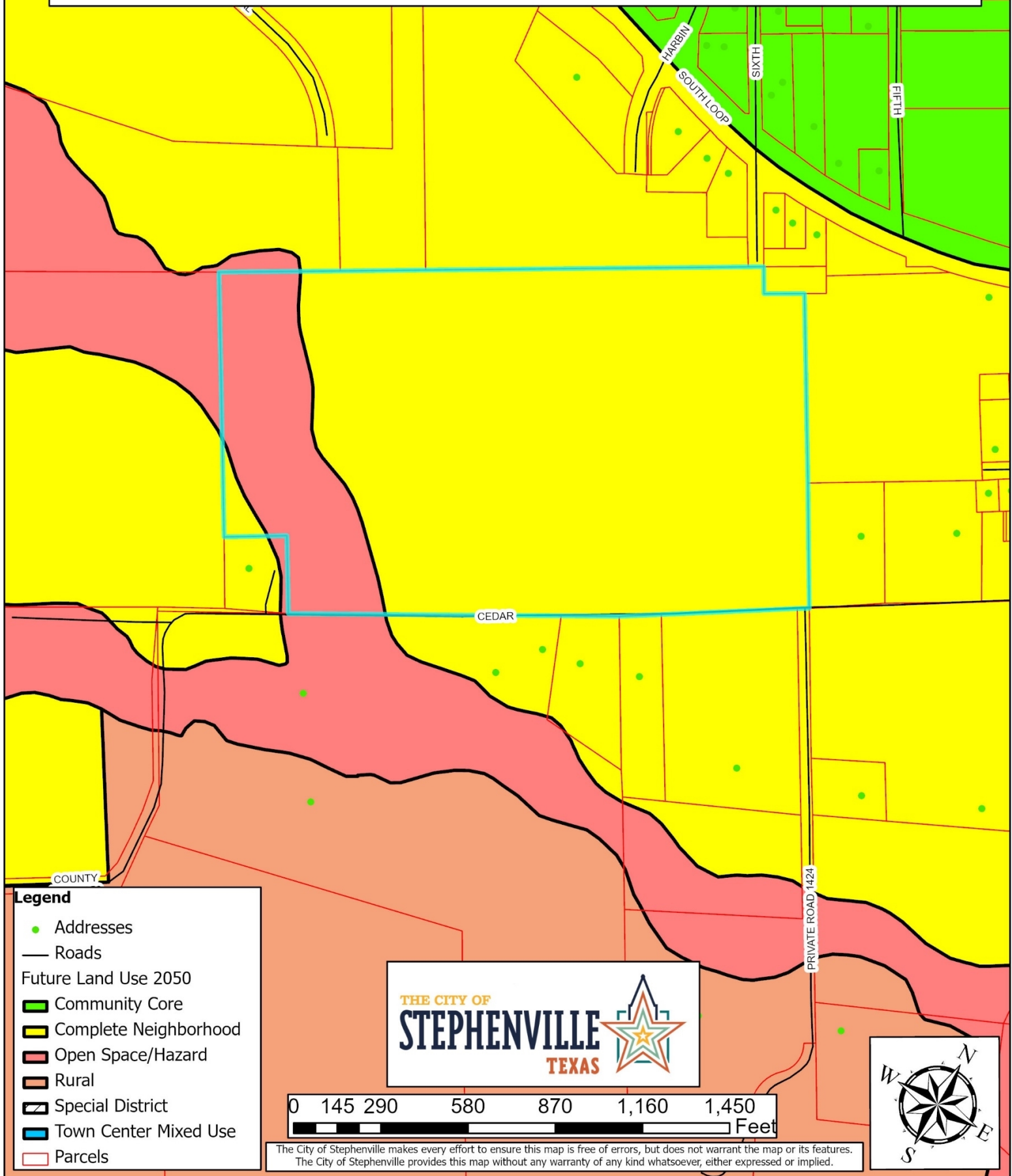
Parcels R78345

Future Land Use 2023 - Commercial

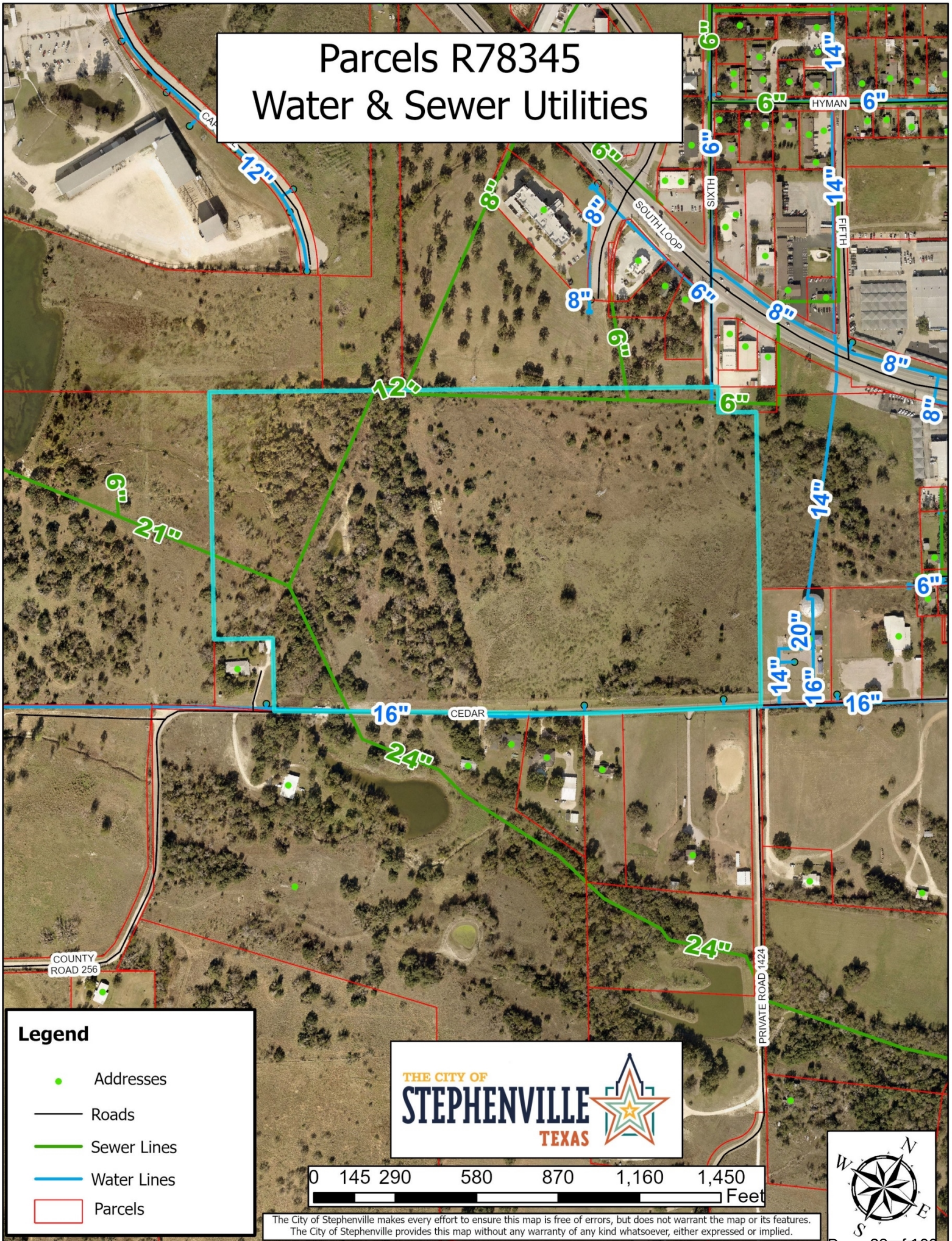


Parcels R78345

Future Land Use 2050 - Complete Neighborhood



Parcels R78345 Water & Sewer Utilities



Parcel R000078345

200 ft Buffer Addresses

Parcel ID	Parcel Address	Parcel Owner	Owner Address	City	State	Zip Code
R000033775	1520 W SOUTH LOOP	2012 GBAT BMI PROPERTIES, LLC	128 GREENBRIAR	STEPHENVILLE	TX	76401
R000019805	1520 W SOUTH LOOP	2012 GBAT BMI PROPERTIES, LLC	128 GREENBRIAR	STEPHENVILLE	TX	76401
R000033760	0 GROESBECK	ALLEN REAL PROPERTIES LTD	PO BOX 953	STEPHENVILLE	TX	76401
R000019809	626 PR1424 OFF CR256	CAGLE ERIC BRANDT	624 PR1424	STEPHENVILLE	TX	76401
R000067061	1521 W CEDAR ST	CITY OF STEPHENVILLE	298 W WASHINGTON	STEPHENVILLE	TX	76401-4257
R000019793	1620 W CEDAR ST	COLLIER NATHAN & KRISTIN	997 N LYDIA	STEPHENVILLE	TX	76401
R000071065	1900 GROESBECK	D818 LLC	PO BOX 1827	STEPHENVILLE	TX	76401
R000033753	1702 W SOUTH LOOP	HAMPTON JACKIE J FBO ANGIE YATES	1702 W SOUTH LOOP	STEPHENVILLE	TX	76401
R000062473	1610 W CEDAR ST	HOWELL KENNETH & DERECEE	1610 W CEDAR ST	STEPHENVILLE	TX	76401
R000072198	0 SOUTH LOOP (OFF)	KARNES DANNY	1670 SOUTH LOOP	STEPHENVILLE	TX	76401-0000
R000033772	1670 W SOUTH LOOP	KARNES DANNY	1670 SOUTH LOOP	STEPHENVILLE	TX	76401-0000
R000033773	1690 W SOUTH LOOP	KARNES DANNY & JANA	1670 S LOOP	STEPHENVILLE	TX	76401
R000019819	1560 W CEDAR ST	KDH RENTALS LLC - SERIES 1560 CEDAR ST	1610 W CEDAR	STEPHENVILLE	TX	76401
R000019789	0 CR256	LEE J RALPH & LINDA	PO BOX 24	HAMILTON	TX	76531
R000071064	0 CR256	LEE J RALPH & LINDA	PO BOX 24	HAMILTON	TX	76531
R000019817	1550 W CEDAR ST	MICK KEVIN	22210 CLAIBOURNE LANE	SANTA CLARITA	CA	91350
R000064287	1691 W CEDAR ST	PEEK CAROLYN J	1691 W CEDAR	STEPHENVILLE	TX	76401
R000078345	0 W CEDAR ST	ROCK CREEK PROPERTY NO 1, LLC	6110 N FM219	DUBLIN	TX	76446
R000019806	1508 W CEDAR ST	SHUFFIELD JEANNE W TRUST	1469 MELISSA	STEPHENVILLE	TX	76401-0000
R000033774	1680 W SOUTH LOOP	SMOLA JAMES	1680 S LOOP	STEPHENVILLE	TX	76401-0000

PLANNED DEVELOPMENT STANDARDS

The 41.7 acre property shall be developed as a single-family detached development in accordance with the land uses and development standards for the proposed Planned Development zoning district with the following exceptions, special conditions, restrictions and regulations. Development standards not addressed below shall be regulated by the base zoning district.

GENERAL:

1. Development shall be in general conformance with the following Conceptual Layout with residential and both public and private open space components as shown in Exhibit 1.
2. A property owner's association (POA) shall be established prior to recording the final plat for the development.
3. The POA will be responsible for the improvement and maintenance of all common areas and/or common facilities dedicated to the POA.
4. No Tree Survey or Preservation Requirements however 15% minimum open space will be provided with plantings made at the discretion of the Owner(s) base on the City's Approved Tree Species List.

RESIDENTIAL LOTS AND HOMES:

The planned development shall include lot Types as shown on the Concept Plan and based on the following (Exhibit A):

1. Maximum density 130 lots
2. Garage orientation:
 - a. Front or side entry permitted
 - b. Detached garages permitted
3. Minimum Lot area : 5000sq'
4. Minimum floor area of homes including garage: 1200 sq'
 - a. Minimum Livable Area: 1200 sq'
5. Maximum building coverage, excluding lead walks, driveways, patios, and other flatwork: 50%
 - a. Including 2 car garage 70%
6. Minimum lot width (measured along the front building line):
 - a. Internal lots – 50 feet
 - b. End Cap Lots – 60 feet
7. Minimum lot depth – 100 feet
8. Minimum Setbacks:
 - a. Minimum front yard setback 25'
 - b. Flatwork and Landscaping: No setback requirements
 - c. Minimum rear yard setback – 10'
 - d. Minimum side yard setback for all units – 5'
 - e. On corner lots, the "corner clips" shall not be considered when measuring setbacks. In no case shall buildings, structures, or fencing impact site visibility.
9. Minimum Landscape Buffer to adjacent Cedar Street which will include required drainage channel – 10'
10. Fire Lane and Public Access:

- a. Minimum width: 20 feet
 - b. Public Access and Utility Easement will be non-exclusive and may contain city water, sewer, and drainage utilities as well as Franchise Utilities as needed.
11. Dedication of 40 feet of Right of Way along Cedar Street for roadway improvements.

AMENITIES:

1. Open Space/Parkland:
A minimum of 7.84 acres shall be reserved for Private Open Space and 9.5 Acres shall be reserved for Water Features, both shall be provided in general conformance with Exhibit A, and shall include the following: fenced dog walking park, walking trails, grassed open spaces, walking trails, landscape buffers and detention facilities. Areas reserved for water features may include flood plain and flood way, walking trails, sports fields, fens, nature preserves, and possible detention.
 - a. No Parkland dedication or fee in lieu of shall be required in consideration for the private open space and amenities provided.
2. Landscaping
 - a. Landscaping of open spaces within the planned development shall include the following:
 - At the time of home construction the developer/builder shall plant a minimum of (60) - 3" minimum caliper parkway trees (approx. 1 every other house) from the Approved City Tree Species List
 - At the time of construction the developer shall install a combination of roughly (50) – 3" caliper trees, bushes and shrubs in the 20' landscape buffer along Cedar Street, along with an approximately 6' high fence constructed of wood or metal offering partial privacy, the fence will be constructed in 100-200' sections with spacing in between panels of roughly 10-15'. The remainder of the buffer will be planted with fescue seed grass.
 - All open spaces will be planted with fescue seed grass along with all utility easements between residential lots.
3. Sidewalks:
 - a. Developer shall construct the following sidewalks:
 - 5' wide sidewalk or walking trail constructed of concrete, asphalt, chip and seal surface, or compacted caliche, will be constructed in the water features areas, open spaces and landscaping buffer along Cedar Street in accordance with the Concept Plan
 - b. Builder at the issuance of building permit will construct 5' wide concrete sidewalk per the city code in the designated ROW that is part of each approved residential lot.
4. Parking
 - a. Each residential lot will have a minimum 2 car attached or detached garage, each driveway will accommodate a minimum of 2 additional parking spaces.
5. Walls and Fencing and Entrance Monument
 - a. A semi-private 6' minimum fence shall be constructed along Cedar Street for privacy only with 100-200' sections with 10-15' access in between panels for access purposes. (See Exhibit C).
 - b. Fencing within the subdivision will be limited to 4' in height and will be constructed out of simulated wrought iron or aluminum, or wood picket or horizontal slat fencing, (See Exhibit B)
 - c. An Entrance Monument & Sign will be constructed at both entrances to the subdivision containing the subdivision name. The sign will be constructed with a combination of

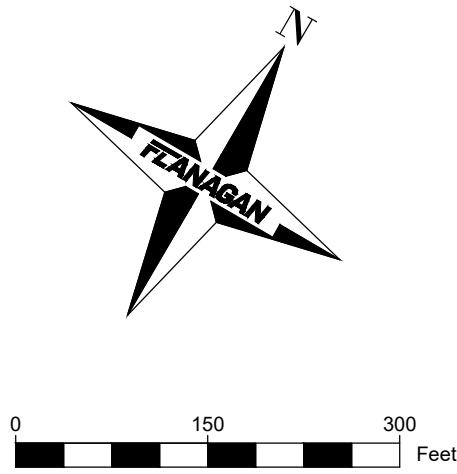
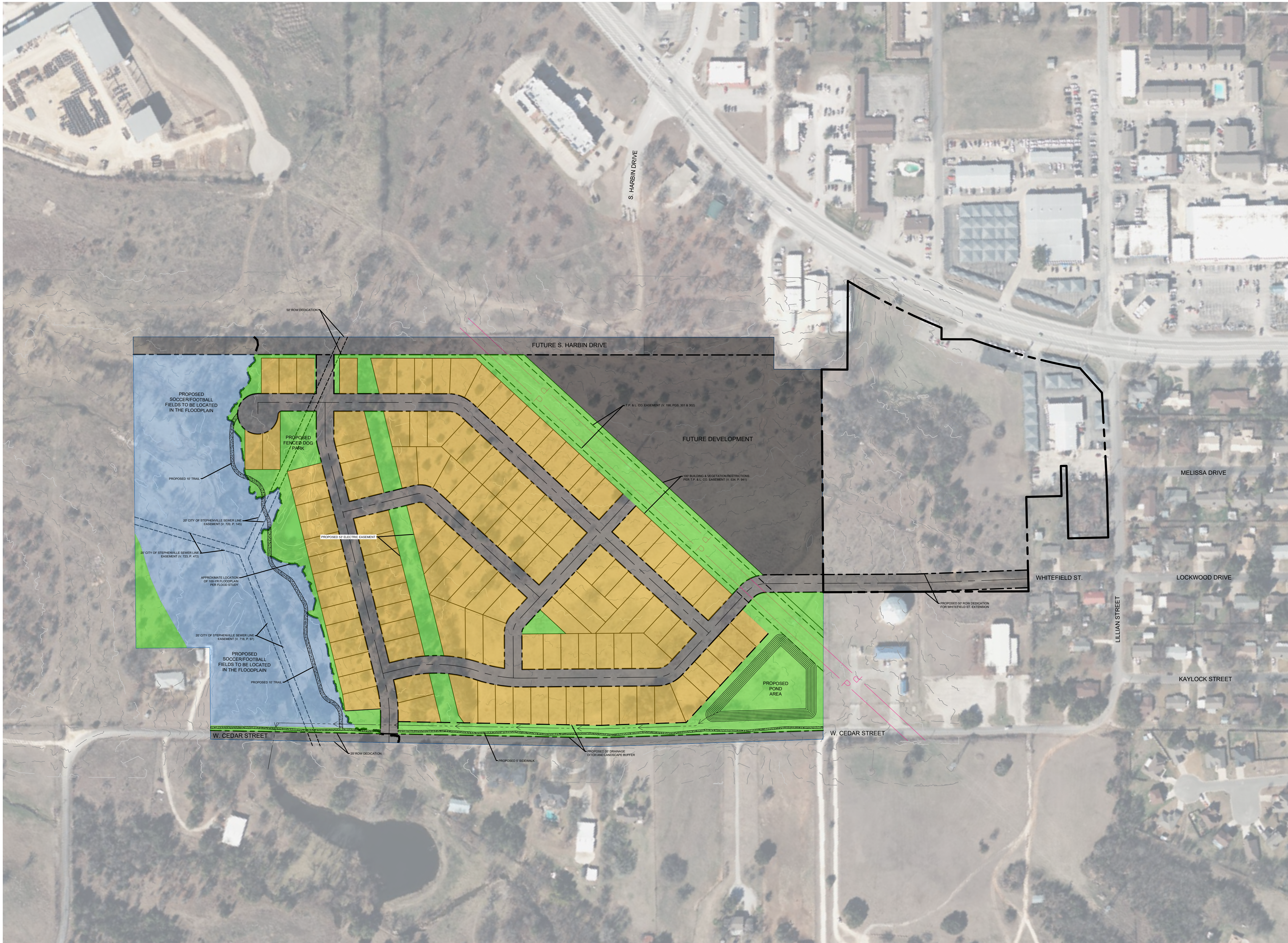
masonry materials and timbers similar to monument signs we have done in the past. The sign will be landscaped. (See Exhibit D)

PLANNED DEVELOPMENT SCHEDULE

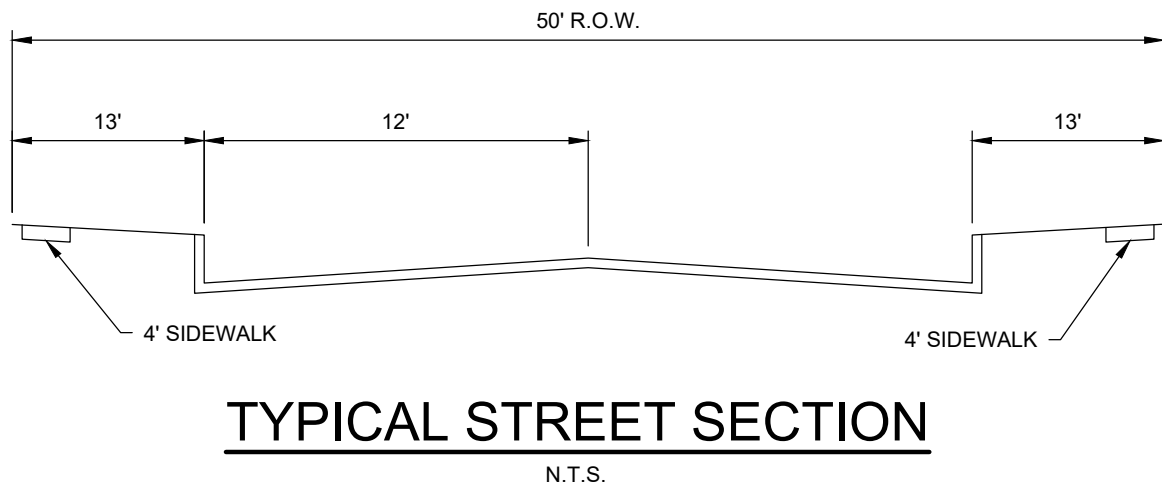
The 41.7 acre property shall be developed as single family detached lots per the following schedule in accordance with the land uses and development standards for the Planned Development (PD) zoning district and the associated Planned Development Standards by separate document.

Schedule:

1. Engineering & Construction Plan Approval
 - a. November 15, 2025 – receive full for all development plans and engineering and begin public improvements
2. Building Permits Issued and Residential Construction begins
 - a. January 1, 2026
 - b. Absorption expectations are completion and sale of (7) units per month, complete subdivision in 19-24 months after residential construction begins.
3. Construction
 - a. January 1, 2026 to January 1, 2028
4. Completion of final residential units
 - a. January 1, 2028



LEGEND	USES	UNIT COUNT
	FUTURE DEVELOPMENT	7.90 AC
	SINGLE FAMILY DETACHED (50'X100' TYP)	123
	STREET RIGHT-OF-WAY	7.28 AC
	OPEN SPACE/EASEMENTS	7.84 AC
	WATER FEATURES	9.50 AC
	TOTAL	123



THE RESIDENCE
AT THE WEST LOOP
LAND PLAN

City of Stephenville, Texas
Date Prepared: August 19, 2025



Our 4-foot aluminum iron fencing offers low-maintenance solution for residential and community developments.



Our 4-foot wood fencing provides a classic and natural aesthetic while delivering privacy.

EXHIBIT B



We will have this fencing going along the outside of the development to offer security and a different look with landscaping similar to this.

Exhibit C



Our proposed entrance sign will serve as a welcoming point for the community.

Exhibit D



CITY OF STEPHENVILLE, ERATH COUNTY, TEXAS
VICINITY MAP
NOT TO SCALE

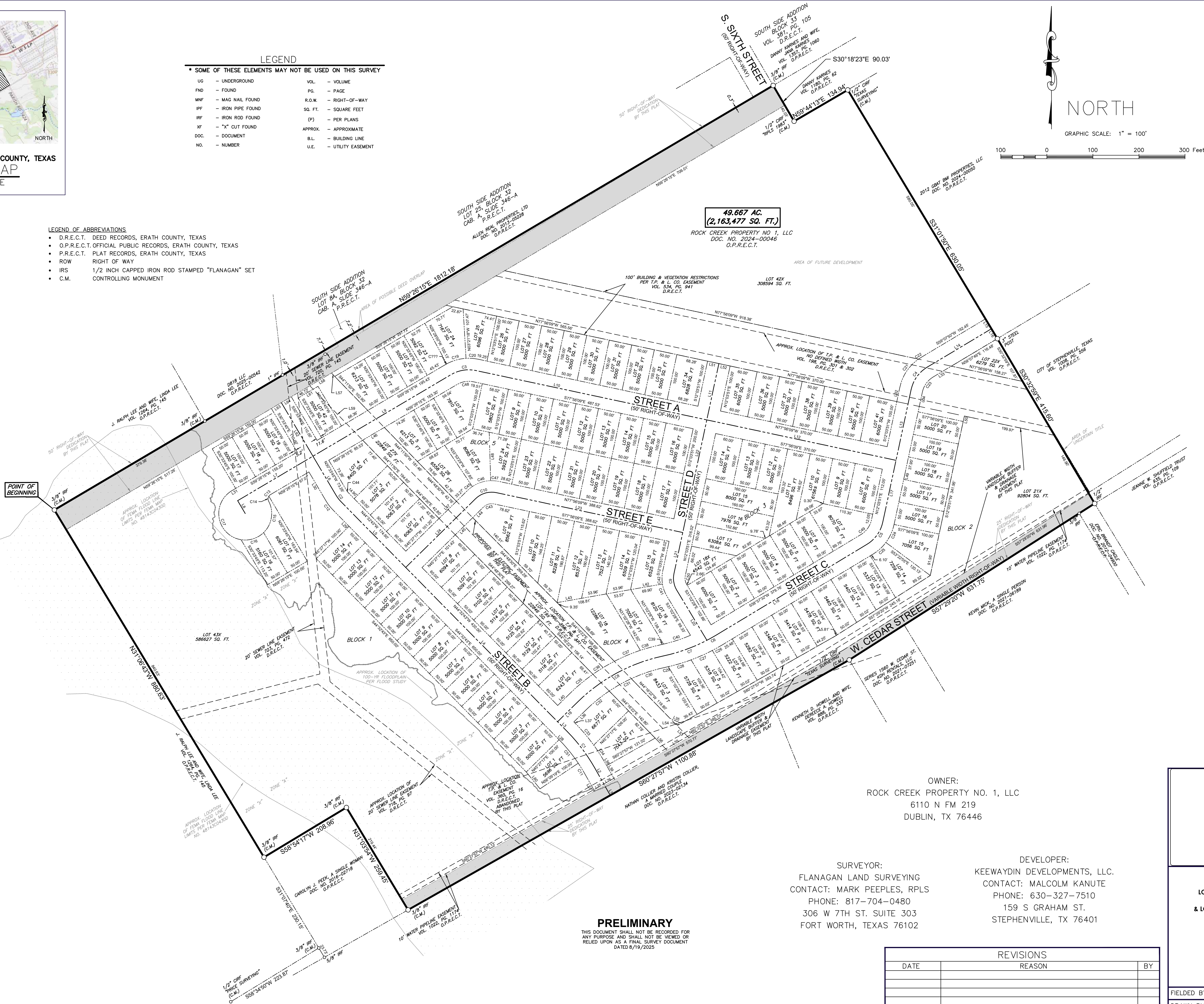
Line Data Table		
Line #	Bearing	Distance
L1	S29°32'03"E	25.00'
L2	N29°32'03"W	43.64'
L3	N44°32'43"W	30.65'
L4	N44°32'43"W	470.00'
L5	N44°32'43"W	199.90'
L6	N30°33'45"W	98.26'
L7	S59°26'15"W	190.00'
L8	S30°33'45"E	32.50'
L9	N59°26'15"E	348.37'
L10	S77°56'09"E	512.53'
L11	N12°03'51"E	125.00'
L12	S77°56'09"E	420.00'
L13	N12°03'51"E	156.98'
L14	N59°07'50"E	162.52'
L15	S31°01'50"E	25.00'
L16	S31°01'50"E	25.00'
L17	S12°03'51"W	137.05'
L18	N58°57'32"E	381.58'
L19	N45°27'17"E	61.36'
L20	S31°02'28"E	126.95'
L21	S12°03'51"W	91.02'
L22	S12°03'51"W	250.00'
L23	S77°56'09"E	413.62'
L24	N45°27'17"E	212.47'
L25	N60°27'57"E	25.00'
L26	N60°27'57"E	25.00'
L27	N29°32'03"W	43.64'
L28	N44°32'43"W	0.58'
L29	N44°32'43"W	49.96'
L30	N30°33'45"W	73.26'
L31	S59°26'15"W	9.80'
L32	N12°03'51"E	31.98'
L33	S59°07'50"W	46.11'
L34	S12°03'51"W	44.03'
L35	S65°42'08"E	27.26'
L36	N45°27'17"E	36.36'
L37	N44°32'43"W	5.65'
L38	N29°32'03"W	8.64'
L39	S29°32'03"E	35.00'
L40	N45°27'17"E	36.36'
L41	S44°48'30"E	9.27'
L42	S79°59'15"W	70.41'
L43	S79°59'15"W	53.96'
L44	N45°27'17"E	33.04'
L45	N45°27'17"E	53.00'
L46	N59°26'15"E	54.54'
L47	N45°27'17"E	53.00'
L48	N01°38'10"W	105.13'
L49	N12°03'51"E	12.05'
L50	N12°03'51"E	12.05'
L51	S77°56'09"E	25.00'
L52	S77°56'09"E	25.00'
L53	N44°17'13"W	36.19'
L54	N60°27'57"E	10.29'
L55	S60°27'57"W	54.64'
L56	S44°32'43"E	36.24'
L57	S44°11'50"E	10.29'
L58	S59°26'15"W	54.54'
L59	S44°11'50"E	113.19'
L60	N39°15'39"W	47.20'
L61	S59°26'15"W	50.00'
L62	N30°33'45"W	135.00'
L63	N59°26'15"E	25.00'
L64	N59°26'15"E	25.00'

- 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
 - IRS 1/2 INCH CAPPED IRON ROD STAMPED "FLANAGAN" SET
 - C.M. CONTROLLING MONUMENT

LEGEND

* SOME OF THESE ELEMENTS MAY NOT BE USED ON THIS SURVEY

UG	- UNDERGROUND	VOL	- VOLUME
FND	- FOUND	PG	- PAGE
MAF	- MAG. NAIL FOUND	R.O.W.	- RIGHT-OF-WAY
IPF	- IRON PIPE FOUND	SQ. FT.	- SQUARE FEET
IRF	- IRON ROD FOUND	(P)	- PER PLANS
XF	- "X" CUT FOUND	APPROX.	- APPROXIMATE
DOC.	- DOCUMENT	B.L.	- BUILDING LINE
NO.	- NUMBER	U.E.	- UTILITY EASEMENT



PRELIMINARY

THIS DOCUMENT SHALL NOT BE RECORDED FOR ANY PURPOSE AND SHALL NOT BE VIEWED OR RELIED UPON AS A FINAL SURVEY DOCUMENT DATED 8/19/2025

OWNER:
ROCK CREEK PROPERTY NO. 1, LLC
6110 N FM 219
DUBLIN, TX 76446

SURVEYOR:
FLANAGAN LAND SURVEYING
CONTACT: MARK PEEPLES, RPLS
PHONE: 817-704-0480
306 W 7TH ST. SUITE 303
FORT WORTH, TEXAS 76102

DEVELOPER:
KEEWAYDIN DEVELOPMENTS, LLC.
CONTACT: MALCOLM KANUTE
PHONE: 630-327-7510
159 S GRAHAM ST.
STEPHENVILLE, TX 76401

REVISIONS		
DATE	REASON	BY

Curve Data Table					
Curve #	Arc	Radius	Delta	Chord Bearing	Chord
C1	98.25'	375.00'	015°00'40"	N37°02'23"W	97.97'
C2	18.30'	75.00'	013°58'58"	S37°33'14"E	18.26'
C3	55.80'	75.00'	042°37'37"	S80°45'03"W	54.52'
C4	61.61'	75.00'	047°03'59"	S35°35'51"W	59.89'
C5	61.38'	75.00'	046°53'40"	N35°30'42"E	59.69'
C6	23.20'	375.00'	003°32'41"	N60°43'52"E	23.20'
C7	101.55'	375.00'	015°30'56"	N70°15'41"E	101.24'
C8	213.13'	375.00'	032°33'52"	S61°44'13"W	210.28'
C9	37.62'	50.00'	043°06'20"	S09°29'18"E	36.74'
C10	49.40'	50.00'	056°36'34"	S73°45'34"W	47.42'
C11	26.33'	350.00'	004°18'38"	N31°41'22"W	26.32'
C12	24.40'	100.00'	013°58'58"	S37°33'14"E	24.34'
C13	4.75'	10.50'	025°55'59"	S46°28'15"W	4.71'
C14	11.28'	10.50'	061°32'18"	S02°44'07"W	10.74'
C15	74.32'	57.50'	074°03'17"	N08°59'36"E	69.25'
C16	53.21'	57.50'	053°01'29"	N72°31'59"E	51.34'
C17	140.90'	57.50'	140°23'47"	S10°45'23"E	108.20'
C21	74.80'	100.00'	042°51'26"	S33°29'35"W	73.07'
C22	7.35'	100.00'	004°12'32"	S57°01'34"W	7.34'
C23	41.07'	50.00'	047°03'59"	S35°35'51"W	39.93'
C24	43.35'	100.00'	024°50'19"	N24°29'01"E	43.01'
C25	38.50'	100.00'	022°03'22"	N47°55'51"E	38.26'
C26	24.54'	400.00'	003°30'54"	N60°42'59"E	24.54'
C27	50.42'	400.00'	007°13'21"	N66°05'07"E	50.39'
C28	51.67'	400.00'	007°24'02"	N73°23'48"E	51.63'
C29	6.44'	400.00'	000°55'20"	N77°33'29"E	6.44'
C30	78.30'	350.00'	012°49'04"	S71°36'38"W	78.14'
C31	54.92'	350.00'	008°59'26"	S60°42'23"W	54.86'
C32	65.71'	350.00'	010°45'22"	S50°49'58"W	65.61'
C33	60.74'	400.00'	008°41'59"	N40°11'43"W	60.68'
C34	44.06'	400.00'	006°18'41"	N32°41'24"W	44.04'
C35	65.86'	400.00'	009°26'01"	S50°10'18"W	65.78'
C36	54.45'	400.00'	007°47'58"	S58°47'17"W	54.41'
C37	61.40'	400.00'	008°47'42"	S67°05'07"W	61.34'
C38	45.63'	400.00'	006°32'12"	S74°45'04"W	45.61'
C39	6.45'	350.00'	001°03'19"	N77°29'30"E	6.45'
C40	61.65'	350.00'	010°05'31"	N71°55'05"E	61.57'
C41	28.21'	75.00'	021°33'10"	S20°15'53"E	28.05'
C42	28.21'	75.00'	021°33'10"	S01°17'17"W	28.05'
C43	24.70'	25.00'	056°36'34"	N73°45'34"E	23.71'
C44	12.20'	50.00'	013°58'58"	N37°33'14"W	12.17'
C45	13.95'	75.00'	010°39'14"	N50°46'54"E	13.93'
C46	42.22'	75.00'	032°15'19"	N72°14'10"E	41.67'
C47	17.93'	75.00'	013°42'02"	S84°47'09"E	17.89'
C48	37.20'	50.00'	042°37'37"	N80°45'03"E	36.35'
C49	40.92'	50.00'	046°53'40"	N35°30'42"E	39.79'
C50	18.81'	25.00'	043°06'20"	S09°29'18"E	18.37'
C51	65.37'	350.00'	010°42'02"	N39°11'42"W	65.27'

FLANAGAN
SURVEYING
Fort Worth, Texas | P 817.704.0480 | flanagan-is.com | TBPELS Firm No. 10194786
Contact: Mark Peebles, R.P.L.S.

**PRELIMINARY PLAT OF
CEDAR PARISH SUBDIVISION**
LOTS 1-41, BLOCK 1; LOTS 1-20, BLOCK 2; LOTS 1-17, BLOCK 3; LOTS
1-18, BLOCK 4; LOTS 1-26, BLOCK 5
& LOT 42X, LOT 43X, BLOCK 1; LOT 21X & LOT 22X, BLOCK 2; LOT 18X,
BLOCK 3; LOT 19X, BLOCK 4; LOT 27X, BLOCK 5
49.667 ACRES
SITUATED IN THE
H.C. HUDSON SURVEY
ABSTRACT NO. 342
ERATH COUNTY, TEXAS
129 LOTS

FILED BY:	BW	CHECKED BY:	MNP	JOB NO.	6079
DRAWN BY:	NCR	DATE:	08/14/25	SHEET NO.	1 OF 2

PROPERTY DESCRIPTION:

BEING A 49.667 ACRE TRACT OF LAND SITUATED IN THE H.C. HUDSON SURVEY, ABTRACT NO. 342, IN THE CITY OF STEPHENVILLE, ERATH COUNTY, TEXAS, AND BEING THAT SAME TRACT OF LAND DESCRIBED TO ROCK CREEK PROPERTY NO 1, LLC IN GENERAL WARRANTY DEED RECORDED IN DOCUMENT NUMBER (DOC. NO.) 2024-00046, OFFICIAL PUBLIC RECORDS, ERATH COUNTY, TEXAS (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 WEST CORNER OF THAT SAME TRACT OF LAND DESCRIBED TO DB & CB INVESTMENTS, LTD. IN TRACT TWO OF GENERAL WARRANTY DEED RECORDED IN DOC. NO. 2012-06686, O.P.R.E.C.T., SAID POINT BEING AN INTERIOR ELL CORNER OF THAT SAME TRACT OF LAND DESCRIBED TO J. RALPH LEE AND WIFE, LINDA LEE IN GENERAL WARRANTY DEED RECORDED IN VOLUME (VOL.) 1264, PAGE (PG.) 145, O.P.R.E.C.T., SAID CORNER BEING THE WEST CORNER OF SAID ROCK CREEK TRACT;

THENCE NORTH 59 DEGREES 26 MINUTES 15 SECONDS EAST WITH THE SOUTHEAST LINE OF SAID J. RALPH LEE TRACT AND THE NORTHWEST LINE OF SAID DB & CB INVESTMENTS TRACT, PASSING AT A DISTANCE OF 379.38 FEET A 3/8-INCH IRON ROD FOUND FOR THE EAST CORNER OF SAID J. RALPH LEE TRACT, AND CONTINUING WITH THE NORTHWEST LINE OF SAID DB & CB INVESTMENTS TRACT, FOR A TOTAL DISTANCE OF 1812.18 FEET TO A 3/8-INCH IRON ROD FOUND FOR THE NORTHERNMOST WEST CORNER OF SAID ROCK CREEK TRACT, SAID POINT BEING THE WEST CORNER OF THAT SAME TRACT OF LAND DESCRIBED TO DANNY KARNES IN GENERAL WARRANTY DEED RECORDED IN VOL. 1180, PG. 62, O.P.R.E.C.T., THE SOUTH CORNER OF BLOCK 33, SOUTH SIDE ADDITION, AN ADDITION TO THE CITY OF STEPHENVILLE, ERATH COUNTY, TEXAS, ACCORDING TO THE 1956 KINGS MAP THEREOF, RECORDED IN VOL. 381, PG. 105, DEED RECORDS, ERATH COUNTY, TEXAS (D.R.E.C.T.), AND LYING ON THE NORTHEAST RIGHT-OF-WAY LINE OF SOUTH SIXTH STREET (A 50' PUBLIC RIGHT-OF-WAY);

THENCE, SOUTH 30 DEGREES 18 MINUTES 23 SECONDS EAST, DEPARTING THE NORTHWEST LINE OF SAID DB & CB INVESTMENTS TRACT, WITH THE SOUTHWEST LINE OF SAID DANNY KARNES TRACT, A DISTANCE OF 90.03 FEET TO A 1/2-INCH IRON ROD WITH CAP STAMPED "RPLS 1983" FOUND FOR AN INTERIOR ELL CORNER OF SAID ROCK CREEK TRACT, SAID POINT BEING THE SOUTH CORNER OF SAID DANNY KARNES TRACT;

THENCE NORTH 59 DEGREES 44 MINUTES 13 SECONDS EAST, WITH THE SOUTHEAST LINE OF SAID DANNY KARNES TRACT, A DISTANCE OF 134.94 FEET TO A 1/2-INCH IRON ROD WITH CAP STAMPED "TEXAS SURVEYING" FOUND FOR THE EASTERNMOST NORTH CORNER OF SAID ROCK CREEK TRACT, SAID POINT BEING THE WEST CORNER OF THAT SAME TRACT OF LAND DESCRIBED TO 2012 GBAT BMI PROPERTIES, LLC IN TRACT ONE OF GENERAL WARRANTY DEED RECORDED IN DOC. NO. 2024-00050, O.P.R.E.C.T.;

THENCE SOUTH 31 DEGREES 01 MINUTES 50 SECONDS EAST, WITH THE SOUTHWEST LINE OF SAID 2012 GBAT BMI PROPERTIES TRACT, A DISTANCE OF 630.05 FEET TO A 3" STEEL POST FOUND FOR THE SOUTH CORNER OF SAID 2012 GBAT BMI PROPERTIES TRACT, SAID POINT BEING THE WEST CORNER OF THAT SAME TRACT OF LAND DESCRIBED TO THE CITY OF STEPHENVILLE, TEXAS IN WARRANTY DEED RECORDED IN VOL. 1008, PG. 556, O.P.R.E.C.T.;

THENCE SOUTH 30 DEGREES 32 MINUTES 59 SECONDS EAST, WITH THE NORTHEAST LINE OF SAID ROCK CREEK TRACT, A DISTANCE OF 415.60 FEET TO A 1/2-INCH IRON ROD FOUND FOR THE EAST CORNER OF SAID ROCK CREEK TRACT, SAID POINT LYING IN THE CENTERLINE OF WEST CEDAR STREET;

THENCE SOUTH 57 DEGREES 29 MINUTES 20 SECONDS WEST, WITH THE SOUTHEAST LINE OF SAID DB & CB INVESTMENTS TRACT, ALONG THE CENTERLINE OF SAID WEST CEDAR STREET, A DISTANCE OF 631.75 FEET TO A 1/2-INCH IRON ROD WITH CAP STAMPED "TEXAS SURVEYING" FOUND LYING IN THE CENTERLINE OF SAID WEST CEDAR STREET;

THENCE SOUTH 60 DEGREES 27 MINUTES 57 SECONDS, CONTINUING WITH THE SOUTHEAST LINE OF SAID DB & CB INVESTMENTS TRACT, ALONG THE CENTERLINE OF SAID WEST CEDAR STREET, A DISTANCE OF 1100.88 FEET TO A 3/8-INCH IRON ROD FOUND FOR THE SOUTH CORNER OF SAID ROCK CREEK TRACT, SAID POINT BEING THE EAST CORNER OF THAT SAME TRACT OF LAND DESCRIBED TO CAROLYN J. PEEK IN DOC. NO. 2016-02718, O.P.R.E.C.T.;

THENCE NORTH 31 DEGREES 03 MINUTES 54 SECONDS WEST, DEPARTING THE SOUTHEAST LINE OF SAID DB & CB INVESTMENTS TRACT AND THE CENTERLINE OF SAID WEST CEDAR ROAD, WITH THE NORTHEAST LINE OF SAID CAROLYN J. PEEK TRACT, A DISTANCE OF 259.45 FEET TO A 3/8-INCH IRON ROD FOUND FOR AN INTERIOR ELL CORNER OF SAID ROCK CREEK TRACT, SAID POINT BEING THE NORTH CORNER OF SAID CAROLYN J. PEEK TRACT;

THENCE SOUTH 58 DEGREES 54 MINUTES 17 SECONDS WEST, WITH THE NORTHWEST LINE OF SAID CAROLYN J. PEEK TRACT, A DISTANCE OF 208.96 FEET TO A 3/8-INCH IRON ROD FOUND FOR THE WESTERNMOST SOUTH CORNER OF SAID ROCK CREEK TRACT, SAID POINT BEING THE WEST CORNER OF SAID CAROLYN J. PEEK TRACT AND LYING ON THE NORTHEAST LINE OF SAID J. RALPH LEE TRACT;

THENCE NORTH 31 DEGREES 06 MINUTES 43 SECONDS WEST, WITH THE NORTHEAST LINE OF SAID J. RALPH LEE TRACT, A DISTANCE OF 880.63 FEET TO THE POINT OF BEGINNING AND CONTAINING 2,163,477 SQUARE FEET OR 49.667 ACRES OF LAND, MORE OR LESS.

SURVEYOR'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, SHORTAGES IN AREA, BOUNDARY LINE CONFLICTS, ENCROACHMENTS, OVERLAPPING OF IMPROVEMENTS, EASEMENTS OR RIGHTS OF WAY THAT I HAVE BEEN ADVISED OF EXCEPT AS SHOWN HEREON.

DATE OF PLAT OR MAP: _____

PRELIMINARY

THIS DOCUMENT SHALL NOT BE RECORDED FOR ANY PURPOSE AND SHALL NOT BE VIEWED OR RELIED UPON AS A FINAL SURVEY DOCUMENT DATED 8/18/2025

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

DEVELOPER:
KEEWAYDIN DEVELOPMENTS, LLC.
CONTACT: MALCOLM KANUTE
PHONE: 630-327-7510
159 S GRAHAM ST.
STEPHENVILLE, TX 76401

SURVEYOR:
FLANAGAN LAND SURVEYING
CONTACT: MARK PEEPLES, RPLS
PHONE: 817-704-0480
306 W 7TH ST. SUITE 303
FORT WORTH, TEXAS 76102

OWNER:
ROCK CREEK PROPERTY NO. 1, LLC
6110 N FM 219
DUBLIN, TX 76446

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 1.000060.
- SUBJECT PROPERTY IS SHOWN ON THE NATIONAL FLOOD INSURANCE PROGRAM FLOOD INSURANCE RATE MAP FOR ERATH COUNTY, TEXAS AND INCORPORATED AREAS, MAP NO. 48143C0430D, COMMUNITY-PANEL NO. 4802200430D, EFFECTIVE DATE: NOVEMBER, 16 2011. PART OF THE SUBJECT PROPERTY IS SHOWN TO BE LOCATED IN ZONE X AND PART OF THE SUBJECT PROPERTY IS SHOWN TO BE LOCATED IN ZONE A 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.

ZONE "A" - SPECIAL FLOOD HAZARD AREAS (SFHAS) SUBJECT TO INUNDATION BY THE 1% ANNUAL CHANCE FLOOD: BASE FLOOD ELEVATIONS UNDETERMINED.
- ELEVATIONS ARE REFERENCED TO THE NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD88) (US FOOT) USING THE ALTERRA CENTRAL RTK COOPERATIVE NETWORK. OBSERVATIONS WERE MADE ON 06/01/25.
- MONUMENTS ARE FOUND UNLESS SPECIFICALLY DESIGNATED AS SET.

GENERAL NOTES:

- 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.

STATE OF TEXAS §
COUNTY OF §
CITY OF §

BEFORE ME, NOTARY IN AND FOR THE STATE OF TEXAS, 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 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: _____

OWNER'S DEDICATION:

STATE OF TEXAS §
COUNTY OF §
CITY OF §

THAT I, ROCK CREEK PROPERTY NO. 1, LLC, BEING THE OWNER OF THE HEREINAFTER DESCRIBED PROPERTY DO HEREBY ADOPT THIS MAP AS CORRECTLY REPRESENTING OUR PLAN TO CONVEY THE HEREIN DESCRIBED PROPERTY AND DO DESIGNATE SAME AS LOTS 1-41, BLOCK 1; LOTS 1-20, BLOCK 2; LOTS 1-17, BLOCK 3; LOTS 1-18, BLOCK 4; LOTS 1-26, BLOCK 5, & LOT 42X & LOT 43X, BLOCK 1; LOT 21X & LOT 22X, BLOCK 2; LOT 18X, BLOCK 3; LOT 19X, BLOCK 4; LOT 27X, BLOCK 5, CEDAR PARISH SUBDIVISION, AND DO HEREBY DEDICATE TO THE PUBLIC USE FOREVER, THE EASEMENTS AND RIGHTS-OF-WAY SHOWN HEREON.

EXECUTED THIS _____ DAY OF _____, 202____.

BY: ROCK CREEK PROPERTY NO. 1, LLC

SIGNATURE

NAME AND TITLE

STATE OF TEXAS §
COUNTY OF §
CITY OF §

BEFORE ME, NOTARY IN AND FOR THE STATE OF TEXAS, 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 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: _____

COUNTY CLERK'S CERTIFICATION

CLERK'S NOTICE: ANY PROVISION HEREIN WHICH RESTRICT THE SALE, RENTAL OR USE OF THE DESCRIBED REAL PROPERTY BECAUSE OF COLOR OR RACE, IS INVALID AND UNENFORCEABLE UNDER FEDERAL LAW.

STATE OF TEXAS §
COUNTY OF ERATH §
KNOW ALL MEN BY THESEPRESENTS;

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 ON THIS THE _____ DAY OF _____, 20____, AT _____ O'CLOCK, ____M., IN THE OFFICIAL PUBLIC RECORDS OF ERATH COUNTY IN DOCUMENT NO. _____, 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.

GWINDA JONES, CLERK COUNTY COURT OF ERATH COUNTY, TEXAS

BY: _____ DEPUTY

REVISIONS		
DATE	REASON	BY



Fort Worth, Texas | P:817.704.0480 | flanagan-ls.com | TBPELS Firm No. 10194766
Contact: Mark Peeples, R.P.L.S.

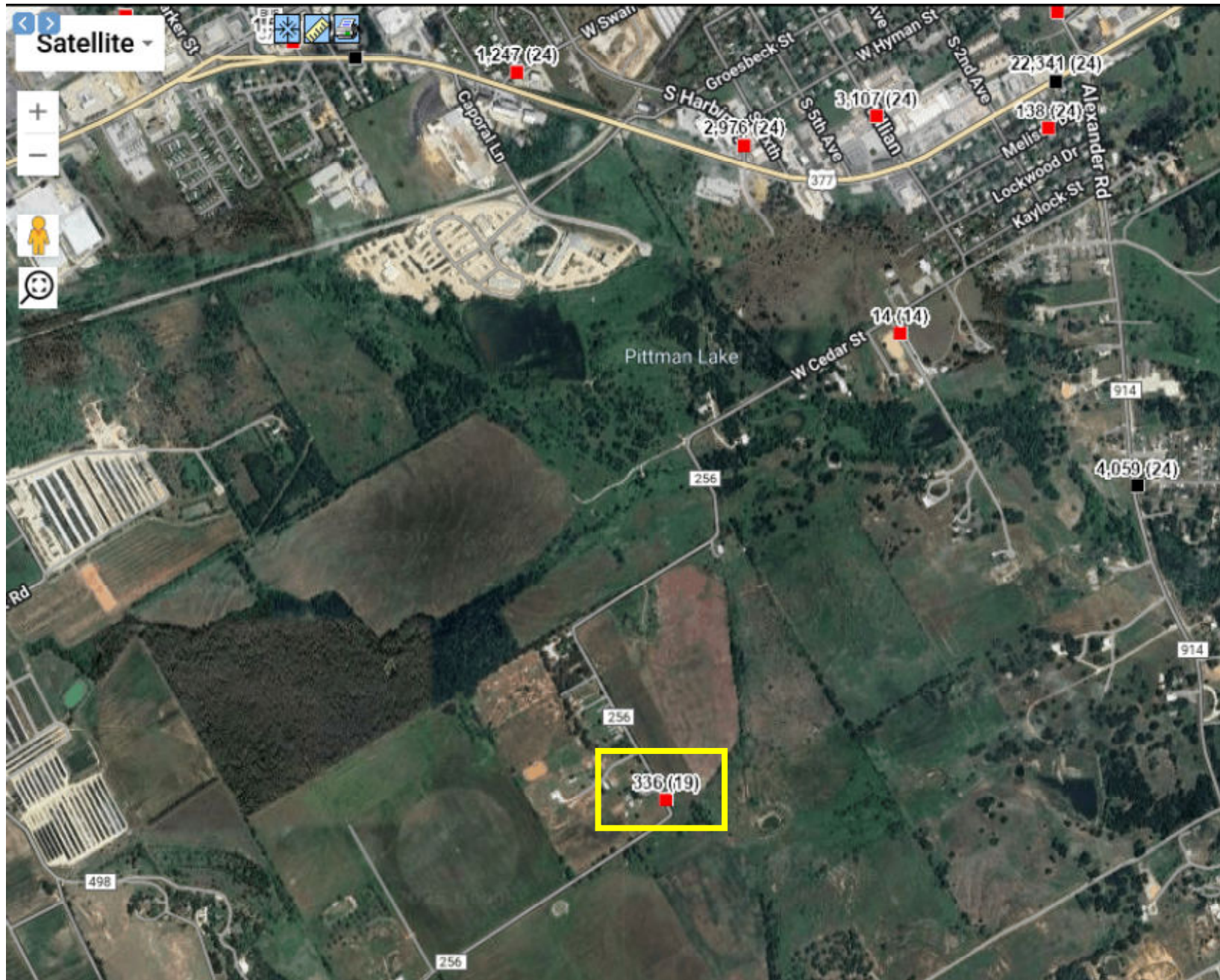
**PRELIMINARY PLAT OF
CEDAR PARISH SUBDIVISION**

LOTS 1-41, BLOCK 1; LOTS 1-20, BLOCK 2; LOTS 1-17, BLOCK 3; LOTS 1-18, BLOCK 4; LOTS 1-26, BLOCK 5
& LOT 42X & LOT 43X, BLOCK 1; LOT 21X & LOT 22X, BLOCK 2; LOT 18X, BLOCK 3; LOT 19X, BLOCK 4; LOT 27X, BLOCK 5
49.667 ACRES

SITUATED IN THE
H.C. HUDSON SURVEY
ABSTRACT NO. 342
ERATH COUNTY, TEXAS
129 LOTS

FILED BY:	BW	CHECKED BY:	MNP	JOB NO.	6079
DRAWN BY:	NCR	DATE:	08/14/25	SHEET NO.	2 OF 2

TxDOT Average Annual Daily Traffic Volumes



Trip Generation Comparisons (131 DU vs 85 DU)

Land Use	ITE Code	Size	DAILY	AM PEAK HOUR			PM PEAK HOUR		
				TOTAL	ENTER	EXIT	TOTAL	ENTER	EXIT
Single-Family Detached	210	131 DU	1,294	95	24	71	128	81	47
Single-Family Detached	210	85 DU	870	64	16	48	85	54	31
Difference			424	31	8	23	43	27	16

Trip Generation Comparisons (122 DU vs 85 DU)

Land Use	ITE Code	Size	DAILY	AM PEAK HOUR			PM PEAK HOUR		
				TOTAL	ENTER	EXIT	TOTAL	ENTER	EXIT
Single-Family Detached	210	122 DU	1,212	89	22	67	120	76	44
Single-Family Detached	210	85 DU	870	64	16	48	85	54	31
Difference			342	25	6	19	35	22	13

Steve Killen

From: Malcolm Kanute <mkanute@keewaydindevelopments.com>
Sent: Tuesday, August 19, 2025 11:54 AM
To: Steve Killen; Taylor Kanute; Reece Flanagan, P.E. <reece@flanagan-ls.com>
Subject: "[EXTERNAL]" FW: W Cedar Street Trip Generation
Attachments: Cedar Street - Trip Generation Comparisons (122 vs 85).pdf

Steve,

Please see the email below from Kelly Parma regarding revised traffic count numbers and conclusions. Can you please update what we submitted earlier regarding traffic to and from our proposed development.

Thanks

Malcolm

From: Kelly Parma <kparma@lee-eng.com>
Sent: Tuesday, August 19, 2025 10:19 AM
To: Reece Flanagan, P.E. <reece@flanagan-ls.com>; Malcolm Kanute <mkanute@keewaydindevelopments.com>; Taylor Kanute <tkanute@keewaydindevelopments.com>
Cc: Jakub Swierczynski, P.E <jakub@flanagan-ls.com>
Subject: RE: W Cedar Street Trip Generation

Reece,

As requested, I have attached a summary comparing the differences in trip generation for 122 lots compared to 85 lots. As shown by these results:

- Only approximately 30 more trips are predicted to be generated during the AM and PM peak hours when compared to 85 lots.
- In the peak direction, there will only be 19 more vehicles (exiting the development) travelling towards US 377 during the AM peak hour when compared to 85 lots and only 22 more vehicles (entering the development) travelling away from US 377 during the PM peak hour.
- When you consider the new access being provided on Lillian, I would think more than half of these would not travel through the curve on Cedar.

Thanks,
Kelly

Kelly D. Parma, P.E., PTOE
Lee Engineering, LLC
(972) 456-9033 direct
(214) 405-2771 mobile

From: Reece Flanagan, P.E. <reece@flanagan-ls.com>
Sent: Monday, August 18, 2025 10:50 PM
To: Malcolm Kanute <mkanute@keewaydindevelopments.com>; Kelly Parma <kparma@lee-eng.com>; Taylor Kanute <tkanute@keewaydindevelopments.com>

Cc: Jakub Swierczynski, P.E <jakub@flanagan-ls.com>

Subject: RE: W Cedar Street Trip Generation

Kelly –

Following up on Malcolm's email, please send over updated counts 122 residential lots. Attached is the latest land plan.

The comparison we need, is the difference between 122 residential lots and approximately 85. The citizens are very worried about Cedar Street, but as you can see in our attached plan, we now have another point of access to Lillian.

I've attached your previous email for reference.

Thanks,

Reece Flanagan, P.E.

Managing Member

The Fort Worth Club

306 W 7th St. Suite #303 Fort Worth, TX 76102

reece@flanagan-ls.com | +1 (940) 327-7963

FLANAGAN-LS.COM | [LINKEDIN](#)

FLANAGAN
ENGINEERING. SURVEYING. CONSULTING.

From: Malcolm Kanute <mkanute@keewaydindevelopments.com>

Sent: Monday, August 18, 2025 10:04 PM

To: Kelly Parma <kparma@lee-eng.com>; Reece Flanagan, P.E. <reece@flanagan-ls.com>; Taylor Kanute <tkanute@keewaydindevelopments.com>

Cc: Jakub Swierczynski, P.E <jakub@flanagan-ls.com>

Subject: Re: W Cedar Street Trip Generation

Kelly,

Sorry for the late email back, I think we're gonna go at the plan commission just with ourselves, we won't need you there, we are going to save you for the city Council in early September. Thank you for all your help and I believe Reece is going to reach out to you for some revised numbers based on our Project only being 122 lots versus 131.

Should you have any questions please call me at anytime.

Thanks

Malcolm Kanute

Get [Outlook for iOS](#)

From: Kelly Parma <kparma@lee-eng.com>

Sent: Monday, August 18, 2025 10:13:53 AM

To: Malcolm Kanute <mkanute@keewaydindevelopments.com>; Reece Flanagan, P.E. <reece@flanagan-ls.com>; Taylor Kanute <tkanute@keewaydindevelopments.com>

Cc: Jakub Swierczynski, P.E <jakub@flanagan-ls.com>

Subject: RE: W Cedar Street Trip Generation

Malcolm,

I'm trying to plan my week and was checking to see if you needed me to attend the Stephenville P&Z meeting on Wednesday.

Thanks,
Kelly

Kelly D. Parma, P.E., PTOE
Lee Engineering, LLC
(972) 456-9033 direct
(214) 405-2771 mobile

From: Kelly Parma

Sent: Thursday, August 7, 2025 12:03 PM

To: Malcolm Kanute <mkanute@keewaydindevelopments.com>; Reece Flanagan, P.E. <reece@flanagan-ls.com>; Taylor Kanute <tkanute@keewaydindevelopments.com>

Cc: Jakub Swierczynski, P.E <jakub@flanagan-ls.com>

Subject: RE: W Cedar Street Trip Generation [Filed 07 Aug 2025 12:02]

Malcolm,

As an estimate for only attending the P&Z meeting, I would assume:

- 4 hours of travel (2 hours each from our office)
- 3 hours for the meeting (which is hopefully conservative & ultimately depends on the number of items on the agenda, where the Cedar Street item is placed on the agenda, and how much discussion there will be on the Cedar Street item)

For a total of 7 hours and mileage, the probable cost would not exceed \$2,500. I went ahead and put together a proposal for execution.

Attending other meetings or any additional analysis (beyond that provided via 7/25/25 email) prior to the P&Z meeting are not included in this estimate.

Let me know if you have any questions.
Thanks,
Kelly

Kelly D. Parma, P.E., PTOE
Lee Engineering, LLC
(972) 456-9033 direct
(214) 405-2771 mobile

From: Malcolm Kanute <mkanute@keewaydindevelopments.com>
Sent: Thursday, August 7, 2025 11:22 AM
To: Kelly Parma <kparma@lee-eng.com>; Reece Flanagan, P.E. <reece@flanagan-ls.com>; Taylor Kanute <tkanute@keewaydindevelopments.com>
Cc: Jakub Swierczynski, P.E <jakub@flanagan-ls.com>
Subject: RE: W Cedar Street Trip Generation

Kelly,

We would like you to attend the P&Z meeting on August 20, can you give me an idea of what the probable cost would be for travel and attendance? And if necessary send us contract to execute.

Thanks

*Malcolm Kanute
Managing Member
Keewaydin Developments, LLC.
159 S Graham St
Stephenville, TX 76401
630.327.7510*



From: Kelly Parma <kparma@lee-eng.com>
Sent: Thursday, August 7, 2025 8:27 AM
To: Reece Flanagan, P.E. <reece@flanagan-ls.com>; Taylor Kanute <tkanute@keewaydindevelopments.com>
Cc: Malcolm Kanute <mkanute@keewaydindevelopments.com>; Jakub Swierczynski, P.E <jakub@flanagan-ls.com>
Subject: RE: W Cedar Street Trip Generation

FYI – I’ve attached our hourly rates.

KELLY D. PARMA, P.E., PTOE
SENIOR PROJECT MANAGER

3030 LBJ Freeway, Suite 1660
Dallas, TX 75234
(972) 248-3006 office
(972) 456-9033 direct
(214) 405-2771 mobile
www.leeengineering.com



From: Reece Flanagan, P.E. <reece@flanagan-ls.com>
Sent: Wednesday, August 6, 2025 7:00 PM
To: Kelly Parma <kparma@lee-eng.com>; tkanute@keewaydindevelopments.com

Cc: mkanute@keewaydindevelopments.com; Jakub Swierczynski, P.E <jakub@flanagan-ls.com>

Subject: Re: W Cedar Street Trip Generation

Thanks Kelly!

Malcolm/Taylor - Do y'all approve?

Reece Flanagan, PE

FLANAGAN

940.327.7963

From: Kelly Parma <kparma@lee-eng.com>

Sent: Wednesday, August 6, 2025 5:41:19 PM

To: Reece Flanagan, P.E. <reece@flanagan-ls.com>; tkanute@keewaydindevelopments.com
<tkanute@keewaydindevelopments.com>

Cc: mkanute@keewaydindevelopments.com <mkanute@keewaydindevelopments.com>; Jakub Swierczynski, P.E
<jakub@flanagan-ls.com>

Subject: RE: W Cedar Street Trip Generation

Reece,

Yes, I would be available and would need to bill my time for the meeting on an hourly basis.

Thanks,

Kelly

Kelly D. Parma, P.E., PTOE

Lee Engineering, LLC

(972) 456-9033 direct

(214) 405-2771 mobile

From: Reece Flanagan, P.E. <reece@flanagan-ls.com>

Sent: Wednesday, August 6, 2025 2:59 PM

To: Kelly Parma <kparma@lee-eng.com>; tkanute@keewaydindevelopments.com

Cc: mkanute@keewaydindevelopments.com; Jakub Swierczynski, P.E <jakub@flanagan-ls.com>

Subject: RE: W Cedar Street Trip Generation

Kelly –

I spoke with Malcolm and Taylor, and we all agreed it would be a huge help if you attended the upcoming P&Z meeting on August 20th. Are you available?

Thanks,

Reece Flanagan, P.E.

Managing Member

The Fort Worth Club

306 W 7th St. Suite #303 Fort Worth, TX 76102

reece@flanagan-ls.com | +1 (940) 327-7963

FLANAGAN-LS.COM | [LINKEDIN](#)

From: Kelly Parma <kparma@lee-eng.com>
Sent: Friday, July 25, 2025 4:19 PM
To: Reece Flanagan, P.E. <reece@flanagan-ls.com>; tkanute@keewaydindevelopments.com
Cc: mkanute@keewaydindevelopments.com
Subject: W Cedar Street Trip Generation

Taylor, Reece:

I have attached a summary of the following traffic volume characteristics we discussed this afternoon:

- Estimated trip generation for 131 dwelling units, 85 dwelling units and the difference between the two
- Traffic volume data for the one location on Cedar Street

In addition, the possible modifications to the curve we discussed include:

- Additional signing through the curve
- Removal of any vegetation that may be blocking the curve warning signs in advance of the curve
- Installation of reflective pavement markers in the center of the roadway and on the edge through the curve
- Changing the existing arrow (chevron) signs within the curve to illuminated arrow (chevron) signs (and any new signs to be illuminated as well). An example of these signs can be seen in this video -> <https://youtu.be/8W9pLEUeBww?feature=shared&t=15>. I'm not sure how much the nearby houses may be impacted by the flashing lights,
- Trimming back any branches of the trees on the property of the house on the interior curve to improve sight distance approaching and when travelling through the curve

Thanks,
Kelly

KELLY D. PARMA, P.E., PTOE
SENIOR PROJECT MANAGER

3030 LBJ Freeway, Suite 1660
Dallas, TX 75234
(972) 248-3006 office
(972) 456-9033 direct
(214) 405-2771 mobile
www.leeengineering.com



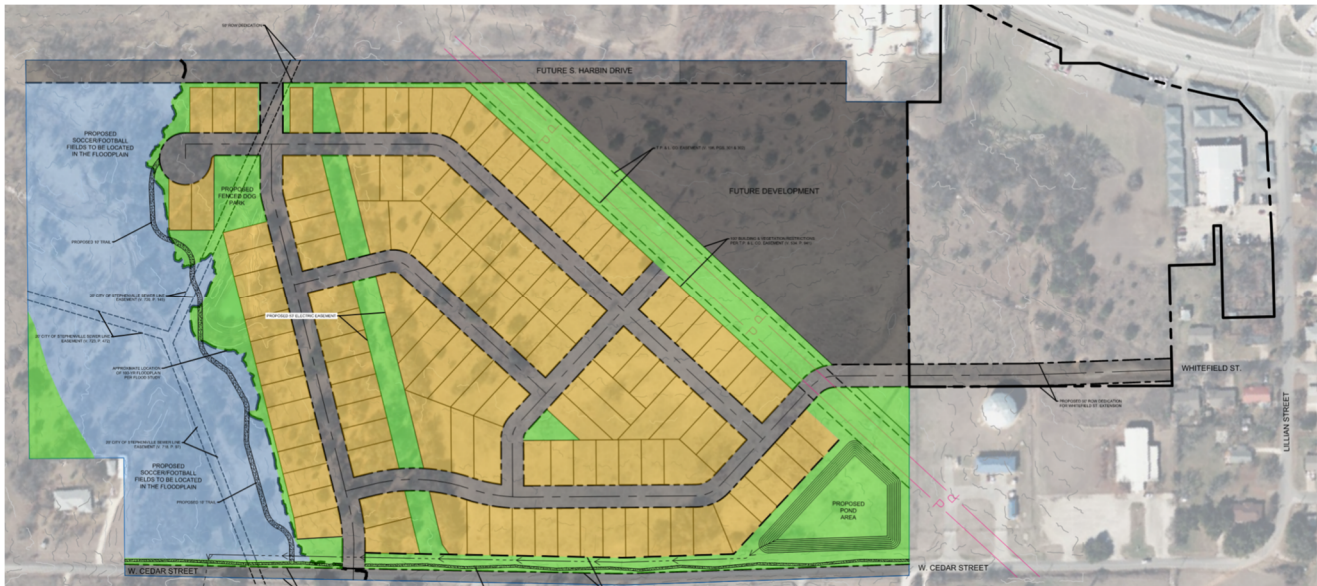
CAUTION: This email originated from outside the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

STEPHENVILLE 49 ACRES – WHITEFIELD ACCESS MEMO

Date: August 19th, 2025
To: City of Stephenville
Attn: Planning & Zoning Commission
From: Keewaydin Developments, LLC & FLANAGAN
Re: Stephenville 49 Acres

PROJECT OVERVIEW & SUMMARY

This memorandum is to notify you of the proposed development of the 49 Acres located along Cedar Street in Stephenville, Texas. The proposed land plan calls for 123 single-family residential lots, please see the preliminary layout below for reference.



Throughout the design/development process, the development team presented this planned development (PD) zoning case in July 2025. After hearing the concerns regarding access onto Cedar Street, the design and development team has worked diligently to obtain a second access point at Whitefield Street, which connects to Lillian Street. This is shown in the image above, and on the attached land plan. This off-site access point has been agreed to from a conceptual standpoint with the adjacent property owner. The final agreement will be executed after the rezoning case is approved, and the developer (Keewaydin) acquires the subject property. Please note, we understand this zoning change is contingent on the second point of access being at Whitefield Street.

In addition to this, we have planned for a future road connection to Harbin Drive, when it is extended by the adjacent property owner. We're confident this layout change will reduce the overall number of vehicles traveling along Cedar Street, to and from this development.

If you have any questions, please do not hesitate to contact us. We're eager to present this case again on August 20th, 2025, and look forward to continuing to grow our professional relationship with the City of Stephenville throughout this development.

Respectfully,

Reece Flanagan, PE, MBA

reece@flanagan-ls.com

P:940.327.7963



CITY OF STEPHENVILLE, ERATH COUNTY, TEXAS
VICINITY MAP
NOT TO SCALE

Line Data Table

Line #	Bearing	Distance
L1	S29°32'03"E	25.00'
L2	N29°32'03"W	43.64'
L3	N44°32'43"W	30.65'
L4	N44°32'43"W	470.00'
L5	N44°32'43"W	199.90'
L6	N30°33'45"W	98.26'
L7	S59°26'15"W	190.00'
L8	S30°33'45"E	32.50'
L9	N59°26'15"E	348.37'
L10	S77°56'09"E	512.53'
L11	N12°03'51"E	125.00'
L12	S77°56'09"E	420.00'
L13	N12°03'51"E	156.98'
L14	N59°07'50"E	162.52'
L15	S31°01'50"E	25.00'
L16	S31°01'50"E	25.00'
L17	S12°03'51"W	137.05'
L18	N58°57'32"E	381.58'
L19	N45°27'17"E	61.36'
L20	S31°02'28"E	126.95'
L21	S12°03'51"W	91.02'
L22	S12°03'51"W	250.00'
L23	S77°56'09"E	413.62'
L24	N45°27'17"E	212.47'
L25	N60°27'57"E	25.00'
L26	N60°27'57"E	25.00'
L27	N29°32'03"W	43.64'
L28	N44°32'43"W	0.58'
L29	N44°32'43"W	49.96'
L30	N30°33'45"W	73.26'
L31	S59°26'15"W	9.80'
L32	N12°03'51"E	31.98'
L33	S59°07'50"W	46.11'
L34	S12°03'51"W	44.03'
L35	S65°42'08"E	27.26'
L36	N45°27'17"E	36.36'
L37	N44°32'43"W	5.65'
L38	N29°32'03"W	8.64'
L39	S29°32'03"E	35.00'
L40	N45°27'17"E	36.36'
L41	S44°48'30"E	9.27'
L42	S79°59'15"W	70.41'
L43	S79°59'15"W	53.96'
L44	N45°27'17"E	33.04'
L45	N45°27'17"E	53.00'
L46	N59°26'15"E	54.54'
L47	N45°27'17"E	53.00'
L48	N01°38'10"W	105.13'
L49	N12°03'51"E	12.05'
L50	N12°03'51"E	12.05'
L51	S77°56'09"E	25.00'
L52	S77°56'09"E	25.00'
L53	N44°17'13"W	36.19'
L54	N60°27'57"E	10.29'
L55	S60°27'57"W	54.64'
L56	S44°32'43"E	36.24'
L57	S44°11'50"E	10.29'
L58	S59°26'15"W	54.54'
L59	S44°11'50"E	113.19'
L60	N39°15'39"W	47.20'
L61	S59°26'15"W	50.00'
L62	N30°33'45"W	135.00'
L63	N59°26'15"E	25.00'
L64	N59°26'15"E	25.00'

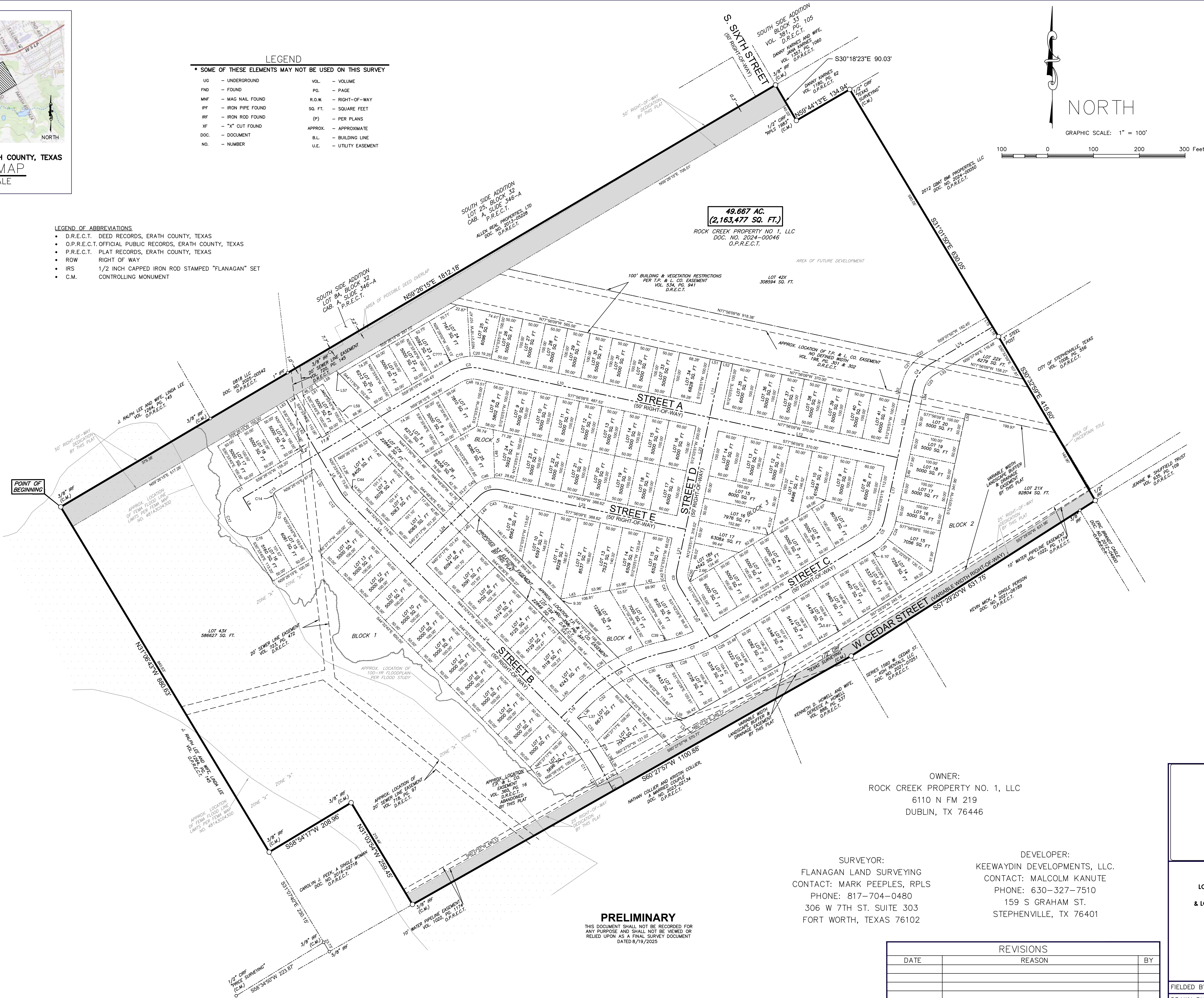
LEGEND OF ABBREVIATIONS

- 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
- IRS 1/2 INCH CAPPED IRON ROD STAMPED "FLANAGAN" SET
- C.M. CONTROLLING MONUMENT

LEGEND

* SOME OF THESE ELEMENTS MAY NOT BE USED ON THIS SURVEY

- | | | | |
|------|-------------------|---------|--------------------|
| UG | - UNDERGROUND | VOL | - VOLUME |
| FND | - FOUND | PG | - PAGE |
| MNF | - MAG. NAIL FOUND | R.O.W. | - RIGHT-OF-WAY |
| IPF | - IRON PIPE FOUND | SQ. FT. | - SQUARE FEET |
| IRF | - IRON ROD FOUND | (P) | - PER PLANS |
| XF | - "X" CUT FOUND | APPROX. | - APPROXIMATE |
| DOC. | - DOCUMENT | B.L. | - BUILDING LINE |
| NO. | - NUMBER | U.E. | - UTILITY EASEMENT |



PRELIMINARY

THIS DOCUMENT SHALL NOT BE RECORDED FOR ANY PURPOSE AND SHALL NOT BE VIEWED OR RELIED UPON AS A FINAL SURVEY DOCUMENT DATED 8/19/2025

OWNER:
ROCK CREEK PROPERTY NO. 1, LLC
6110 N FM 219
DUBLIN, TX 76446

SURVEYOR:
FLANAGAN LAND SURVEYING
CONTACT: MARK PEEPLES, RPLS
PHONE: 817-704-0480
306 W 7TH ST. SUITE 303
FORT WORTH, TEXAS 76102

DEVELOPER:
KEEWAYDIN DEVELOPMENTS, LLC.
CONTACT: MALCOLM KANUTE
PHONE: 630-327-7510
159 S GRAHAM ST.
STEPHENVILLE, TX 76401

REVISIONS		
DATE	REASON	BY

FLANAGAN
SURVEYING
Fort Worth, Texas | P 817.704.0480 | flanagan-lls.com | T&PELS Firm No. 10194786
Contact: Mark Peebles, R.P.L.S.

PRELIMINARY PLAT OF
CEDAR PARISH SUBDIVISION
LOTS 1-41, BLOCK 1; LOTS 1-20, BLOCK 2; LOTS 1-17, BLOCK 3; LOTS 1-18, BLOCK 4; LOTS 1-26, BLOCK 5
& LOT 42X, LOT 43X, BLOCK 1; LOT 21X & LOT 22X, BLOCK 2; LOT 18X, BLOCK 3; LOT 19X, BLOCK 4; LOT 27X, BLOCK 5
49.667 ACRES
SITUATED IN THE
H.C. HUDSON SURVEY
ABSTRACT NO. 342
ERATH COUNTY, TEXAS
129 LOTS

FILED BY: BW	CHECKED BY: MNP	JOB NO. 6079
DRAWN BY: NCR	DATE: 08/14/25	SHEET NO. 1 OF 2

PROPERTY DESCRIPTION:

BEING A 49.667 ACRE TRACT OF LAND SITUATED IN THE H.C. HUDSON SURVEY, ABTRACT NO. 342, IN THE CITY OF STEPHENVILLE, ERATH COUNTY, TEXAS, AND BEING THAT SAME TRACT OF LAND DESCRIBED TO ROCK CREEK PROPERTY NO 1, LLC IN GENERAL WARRANTY DEED RECORDED IN DOCUMENT NUMBER (DOC. NO.) 2024-00046, OFFICIAL PUBLIC RECORDS, ERATH COUNTY, TEXAS (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 WEST CORNER OF THAT SAME TRACT OF LAND DESCRIBED TO DB & CB INVESTMENTS, LTD. IN TRACT TWO OF GENERAL WARRANTY DEED RECORDED IN DOC. NO. 2012-06686, O.P.R.E.C.T., SAID POINT BEING AN INTERIOR ELL CORNER OF THAT SAME TRACT OF LAND DESCRIBED TO J. RALPH LEE AND WIFE, LINDA LEE IN GENERAL WARRANTY DEED RECORDED IN VOLUME (VOL.) 1264, PAGE (PG.) 145, O.P.R.E.C.T., SAID CORNER BEING THE WEST CORNER OF SAID ROCK CREEK TRACT;

THENCE NORTH 59 DEGREES 26 MINUTES 15 SECONDS EAST WITH THE SOUTHEAST LINE OF SAID J. RALPH LEE TRACT AND THE NORTHWEST LINE OF SAID DB & CB INVESTMENTS TRACT, PASSING AT A DISTANCE OF 379.38 FEET A 3/8-INCH IRON ROD FOUND FOR THE EAST CORNER OF SAID J. RALPH LEE TRACT, AND CONTINUING WITH THE NORTHWEST LINE OF SAID DB & CB INVESTMENTS TRACT, FOR A TOTAL DISTANCE OF 1812.18 FEET TO A 3/8-INCH IRON ROD FOUND FOR THE NORTHERNMOST WEST CORNER OF SAID ROCK CREEK TRACT, SAID POINT BEING THE WEST CORNER OF THAT SAME TRACT OF LAND DESCRIBED TO DANNY KARNES IN GENERAL WARRANTY DEED RECORDED IN VOL. 1180, PG. 62, O.P.R.E.C.T., THE SOUTH CORNER OF BLOCK 33, SOUTH SIDE ADDITION, AN ADDITION TO THE CITY OF STEPHENVILLE, ERATH COUNTY, TEXAS, ACCORDING TO THE 1956 KINGS MAP THEREOF, RECORDED IN VOL. 381, PG. 105, DEED RECORDS, ERATH COUNTY, TEXAS (D.R.E.C.T.), AND LYING ON THE NORTHEAST RIGHT-OF-WAY LINE OF SOUTH SIXTH STREET (A 50' PUBLIC RIGHT-OF-WAY);

THENCE, SOUTH 30 DEGREES 18 MINUTES 23 SECONDS EAST, DEPARTING THE NORTHWEST LINE OF SAID DB & CB INVESTMENTS TRACT, WITH THE SOUTHWEST LINE OF SAID DANNY KARNES TRACT, A DISTANCE OF 90.03 FEET TO A 1/2-INCH IRON ROD WITH CAP STAMPED "RPLS 1983" FOUND FOR AN INTERIOR ELL CORNER OF SAID ROCK CREEK TRACT, SAID POINT BEING THE SOUTH CORNER OF SAID DANNY KARNES TRACT;

THENCE NORTH 59 DEGREES 44 MINUTES 13 SECONDS EAST, WITH THE SOUTHEAST LINE OF SAID DANNY KARNES TRACT, A DISTANCE OF 134.94 FEET TO A 1/2-INCH IRON ROD WITH CAP STAMPED "TEXAS SURVEYING" FOUND FOR THE EASTERNMOST NORTH CORNER OF SAID ROCK CREEK TRACT, SAID POINT BEING THE WEST CORNER OF THAT SAME TRACT OF LAND DESCRIBED TO 2012 GBAT BMI PROPERTIES, LLC IN TRACT ONE OF GENERAL WARRANTY DEED RECORDED IN DOC. NO. 2024-00050, O.P.R.E.C.T.;

THENCE SOUTH 31 DEGREES 01 MINUTES 50 SECONDS EAST, WITH THE SOUTHWEST LINE OF SAID 2012 GBAT BMI PROPERTIES TRACT, A DISTANCE OF 630.05 FEET TO A 3" STEEL POST FOUND FOR THE SOUTH CORNER OF SAID 2012 GBAT BMI PROPERTIES TRACT, SAID POINT BEING THE WEST CORNER OF THAT SAME TRACT OF LAND DESCRIBED TO THE CITY OF STEPHENVILLE, TEXAS IN WARRANTY DEED RECORDED IN VOL. 1008, PG. 556, O.P.R.E.C.T.;

THENCE SOUTH 30 DEGREES 32 MINUTES 59 SECONDS EAST, WITH THE NORTHEAST LINE OF SAID ROCK CREEK TRACT, A DISTANCE OF 415.60 FEET TO A 1/2-INCH IRON ROD FOUND FOR THE EAST CORNER OF SAID ROCK CREEK TRACT, SAID POINT LYING IN THE CENTERLINE OF WEST CEDAR STREET;

THENCE SOUTH 57 DEGREES 29 MINUTES 20 SECONDS WEST, WITH THE SOUTHEAST LINE OF SAID DB & CB INVESTMENTS TRACT, ALONG THE CENTERLINE OF SAID WEST CEDAR STREET, A DISTANCE OF 631.75 FEET TO A 1/2-INCH IRON ROD WITH CAP STAMPED "TEXAS SURVEYING" FOUND LYING IN THE CENTERLINE OF SAID WEST CEDAR STREET;

THENCE SOUTH 60 DEGREES 27 MINUTES 57 SECONDS, CONTINUING WITH THE SOUTHEAST LINE OF SAID DB & CB INVESTMENTS TRACT, ALONG THE CENTERLINE OF SAID WEST CEDAR STREET, A DISTANCE OF 1100.88 FEET TO A 3/8-INCH IRON ROD FOUND FOR THE SOUTH CORNER OF SAID ROCK CREEK TRACT, SAID POINT BEING THE EAST CORNER OF THAT SAME TRACT OF LAND DESCRIBED TO CAROLYN J. PEEK IN DOC. NO. 2016-02718, O.P.R.E.C.T.;

THENCE NORTH 31 DEGREES 03 MINUTES 54 SECONDS WEST, DEPARTING THE SOUTHEAST LINE OF SAID DB & CB INVESTMENTS TRACT AND THE CENTERLINE OF SAID WEST CEDAR ROAD, WITH THE NORTHEAST LINE OF SAID CAROLYN J. PEEK TRACT, A DISTANCE OF 259.45 FEET TO A 3/8-INCH IRON ROD FOUND FOR AN INTERIOR ELL CORNER OF SAID ROCK CREEK TRACT, SAID POINT BEING THE NORTH CORNER OF SAID CAROLYN J. PEEK TRACT;

THENCE SOUTH 58 DEGREES 54 MINUTES 17 SECONDS WEST, WITH THE NORTHWEST LINE OF SAID CAROLYN J. PEEK TRACT, A DISTANCE OF 208.96 FEET TO A 3/8-INCH IRON ROD FOUND FOR THE WESTERNMOST SOUTH CORNER OF SAID ROCK CREEK TRACT, SAID POINT BEING THE WEST CORNER OF SAID CAROLYN J. PEEK TRACT AND LYING ON THE NORTHEAST LINE OF SAID J. RALPH LEE TRACT;

THENCE NORTH 31 DEGREES 06 MINUTES 43 SECONDS WEST, WITH THE NORTHEAST LINE OF SAID J. RALPH LEE TRACT, A DISTANCE OF 880.63 FEET TO THE POINT OF BEGINNING AND CONTAINING 2,163,477 SQUARE FEET OR 49.667 ACRES OF LAND, MORE OR LESS.

SURVEYOR'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, SHORTAGES IN AREA, BOUNDARY LINE CONFLICTS, ENCROACHMENTS, OVERLAPPING OF IMPROVEMENTS, EASEMENTS OR RIGHTS OF WAY THAT I HAVE BEEN ADVISED OF EXCEPT AS SHOWN HEREON.

DATE OF PLAT OR MAP: _____

PRELIMINARY

THIS DOCUMENT SHALL NOT BE RECORDED FOR ANY PURPOSE AND SHALL NOT BE VIEWED OR RELIED UPON AS A FINAL SURVEY DOCUMENT DATED 8/18/2025

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

DEVELOPER:
KEEWAYDIN DEVELOPMENTS, LLC.
CONTACT: MALCOLM KANUTE
PHONE: 630-327-7510
159 S GRAHAM ST.
STEPHENVILLE, TX 76401

OWNER:
ROCK CREEK PROPERTY NO. 1, LLC
6110 N FM 219
DUBLIN, TX 76446

SURVEYOR:
FLANAGAN LAND SURVEYING
CONTACT: MARK PEEPLES, RPLS
PHONE: 817-704-0480
306 W 7TH ST. SUITE 303
FORT WORTH, TEXAS 76102

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 1.000060.
- SUBJECT PROPERTY IS SHOWN ON THE NATIONAL FLOOD INSURANCE PROGRAM FLOOD INSURANCE RATE MAP FOR ERATH COUNTY, TEXAS AND INCORPORATED AREAS, MAP NO. 48143C0430D, COMMUNITY-PANEL NO. 4802200430D, EFFECTIVE DATE: NOVEMBER, 16 2011. PART OF THE SUBJECT PROPERTY IS SHOWN TO BE LOCATED IN ZONE X AND PART OF THE SUBJECT PROPERTY IS SHOWN TO BE LOCATED IN ZONE A 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.

ZONE "A" - SPECIAL FLOOD HAZARD AREAS (SFHAS) SUBJECT TO INUNDATION BY THE 1% ANNUAL CHANCE FLOOD: BASE FLOOD ELEVATIONS UNDETERMINED.
- ELEVATIONS ARE REFERENCED TO THE NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD88) (US FOOT) USING THE ALTERRA CENTRAL RTK COOPERATIVE NETWORK. OBSERVATIONS WERE MADE ON 06/01/25.
- MONUMENTS ARE FOUND UNLESS SPECIFICALLY DESIGNATED AS SET.

GENERAL NOTES:

- 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.

STATE OF TEXAS §
COUNTY OF §
CITY OF §

BEFORE ME, NOTARY IN AND FOR THE STATE OF TEXAS, 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 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: _____

OWNER'S DEDICATION:

STATE OF TEXAS §
COUNTY OF §
CITY OF §

THAT I, ROCK CREEK PROPERTY NO. 1, LLC, BEING THE OWNER OF THE HEREINAFTER DESCRIBED PROPERTY DO HEREBY ADOPT THIS MAP AS CORRECTLY REPRESENTING OUR PLAN TO CONVEY THE HEREIN DESCRIBED PROPERTY AND DO DESIGNATE SAME AS LOTS 1-41, BLOCK 1; LOTS 1-20, BLOCK 2; LOTS 1-17, BLOCK 3; LOTS 1-18, BLOCK 4; LOTS 1-26, BLOCK 5, & LOT 42X & LOT 43X, BLOCK 1; LOT 21X & LOT 22X, BLOCK 2; LOT 18X, BLOCK 3; LOT 19X, BLOCK 4; LOT 27X, BLOCK 5, CEDAR PARISH SUBDIVISION, AND DO HEREBY DEDICATE TO THE PUBLIC USE FOREVER, THE EASEMENTS AND RIGHTS-OF-WAY SHOWN HEREON.

EXECUTED THIS _____ DAY OF _____, 202____.

BY: ROCK CREEK PROPERTY NO. 1, LLC

SIGNATURE

NAME AND TITLE

STATE OF TEXAS §
COUNTY OF §
CITY OF §

BEFORE ME, NOTARY IN AND FOR THE STATE OF TEXAS, 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 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: _____

COUNTY CLERK'S CERTIFICATION

CLERK'S NOTICE: ANY PROVISION HEREIN WHICH RESTRICT THE SALE, RENTAL OR USE OF THE DESCRIBED REAL PROPERTY BECAUSE OF COLOR OR RACE, IS INVALID AND UNENFORCEABLE UNDER FEDERAL LAW.

STATE OF TEXAS §
COUNTY OF ERATH §
KNOW ALL MEN BY THESEPRESENTS;

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 ON THIS THE _____ DAY OF _____, 20____, AT _____ O'CLOCK, ____M., IN THE OFFICIAL PUBLIC RECORDS OF ERATH COUNTY IN DOCUMENT NO. _____, 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.

GWINDA JONES, CLERK COUNTY COURT OF ERATH COUNTY, TEXAS

BY: _____ DEPUTY

REVISIONS		
DATE	REASON	BY

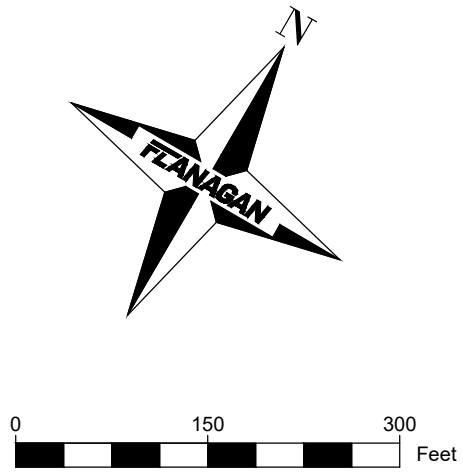
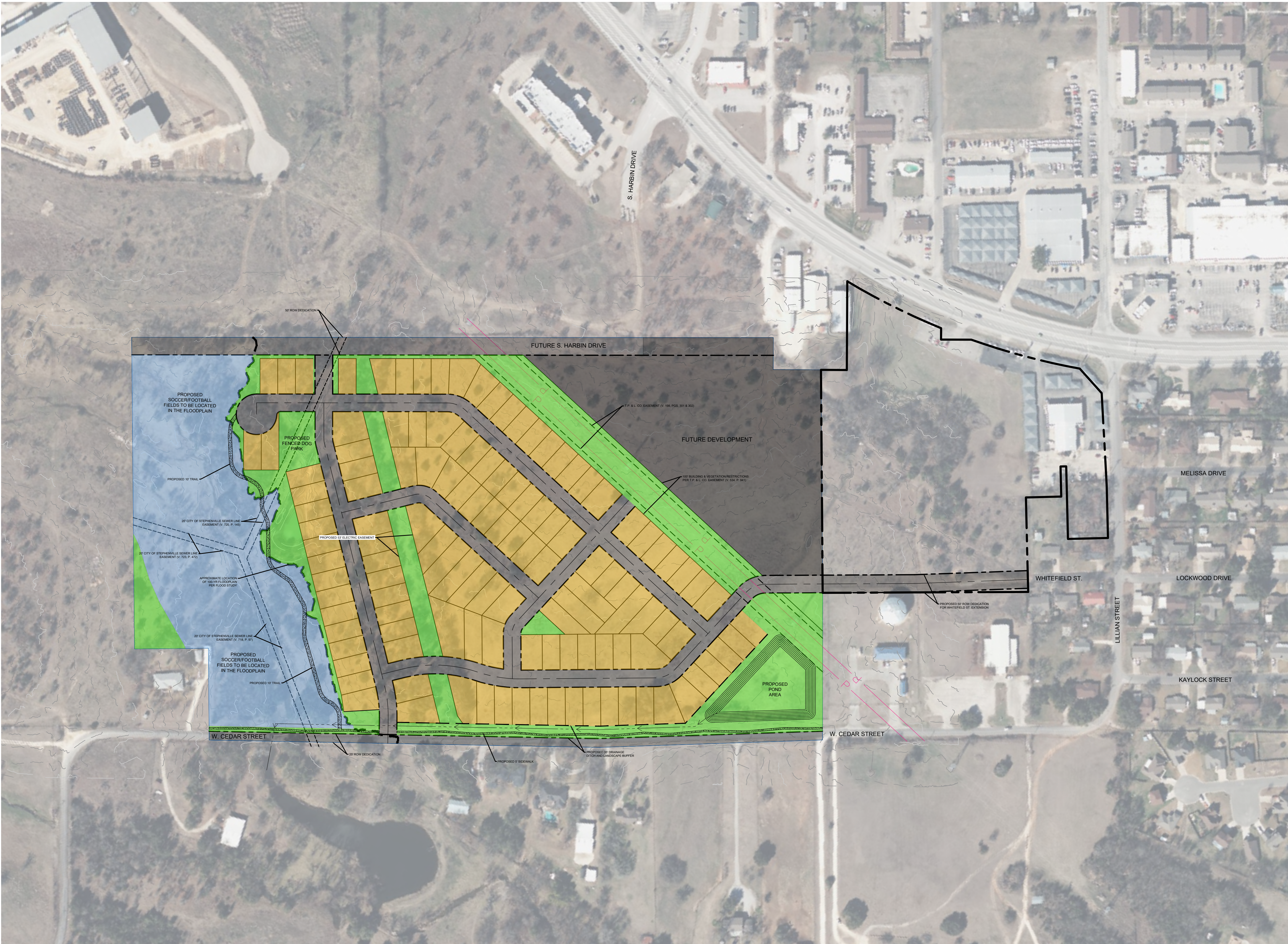


Fort Worth, Texas | P:817.704.0480 | flanagan-ls.com | TBPELS Firm No. 10194766
Contact: Mark Peeples, R.P.L.S.

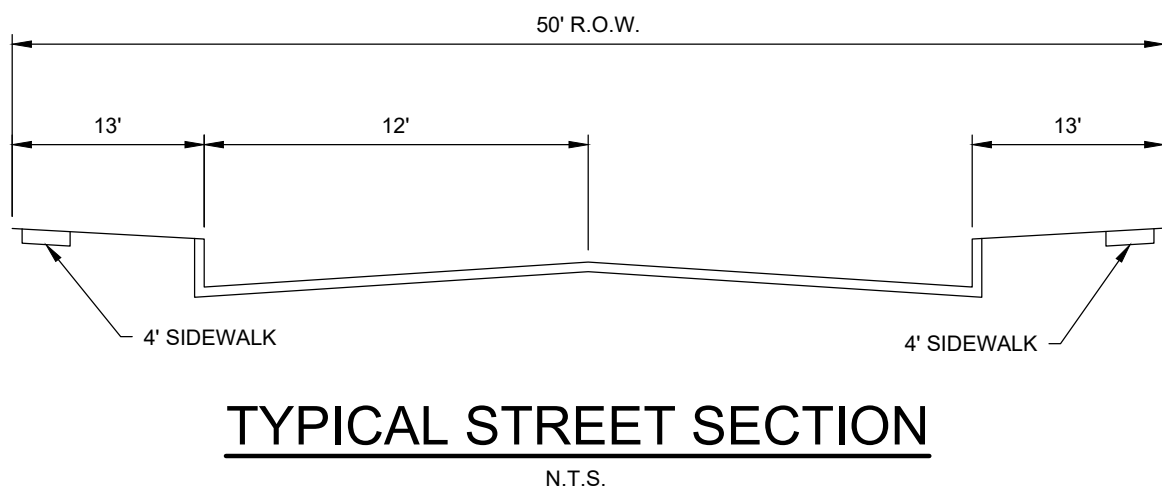
**PRELIMINARY PLAT OF
CEDAR PARISH SUBDIVISION**
LOTS 1-41, BLOCK 1; LOTS 1-20, BLOCK 2; LOTS 1-17, BLOCK 3; LOTS 1-18, BLOCK 4; LOTS 1-26, BLOCK 5
& LOT 42X & LOT 43X, BLOCK 1; LOT 21X & LOT 22X, BLOCK 2; LOT 18X, BLOCK 3; LOT 19X, BLOCK 4; LOT 27X, BLOCK 5
49.667 ACRES
SITUATED IN THE
H.C. HUDSON SURVEY
ABSTRACT NO. 342
ERATH COUNTY, TEXAS
129 LOTS

FILED BY: BW	CHECKED BY: MNP	JOB NO. 6079
DRAWN BY: NCR	DATE: 08/14/25	SHEET NO. 2 OF 2

File: F:\2021-04 Kewaydin Development\2021-04-09 Stephenville 49 Acres\Civil\Exhibits\2025-08-05 - Proposed Land Plan\STE.dwg || Date Plotted: 8/19/2025 7:55 AM || Plotted By: Jakub



LEGEND	USES	UNIT COUNT
	FUTURE DEVELOPMENT	7.90 AC
	SINGLE FAMILY DETACHED (50'X100' TYP)	123
	STREET RIGHT-OF-WAY	7.28 AC
	OPEN SPACE/EASEMENTS	7.84 AC
	WATER FEATURES	9.50 AC
	TOTAL	123



THE RESIDENCE
AT THE WEST LOOP
LAND PLAN

City of Stephenville, Texas
Date Prepared: August 19, 2025

Reece Flanagan, P.E.

From: Greg Bruner <GregBruner@brunerauto.com>
Sent: Wednesday, August 20, 2025 7:58 AM
To: Reece Flanagan, P.E.
Cc: Malcom S. Kanute (mkanute@keewaydindevelopments.com); Taylor Kanute; Jakub Swierczynski, P.E
Subject: RE: Stephenville 49 Acres - Whitefield Extension Memo for P&Z

External (gregbruner@brunerauto.com)

[Report This Email](#) [FAQ](#) [GoDaddy Advanced Email Security](#), Powered by INKY

Hi Reece, I am acknowledging our conversation regarding this proposed easement on property currently owned by 2012 GBAT BMI Properties, LLC to allow extension of Whitefield Street to a proposed residential development to the west of this property.

Thanks.

Greg Bruner

STAFF REPORT



SUBJECT: Application No.: RZ 9037

Applicant William Lambert is requesting a rezone of property located at 1385 Swan, Parcel R33529, being Block 10, Lot 2&3 of the S6200 South Side Addition to the City of Stephenville, Erath County, Texas from “IND”, Industrial, to “R-3”, Multi-Family Residential.

DEPARTMENT: Development Services

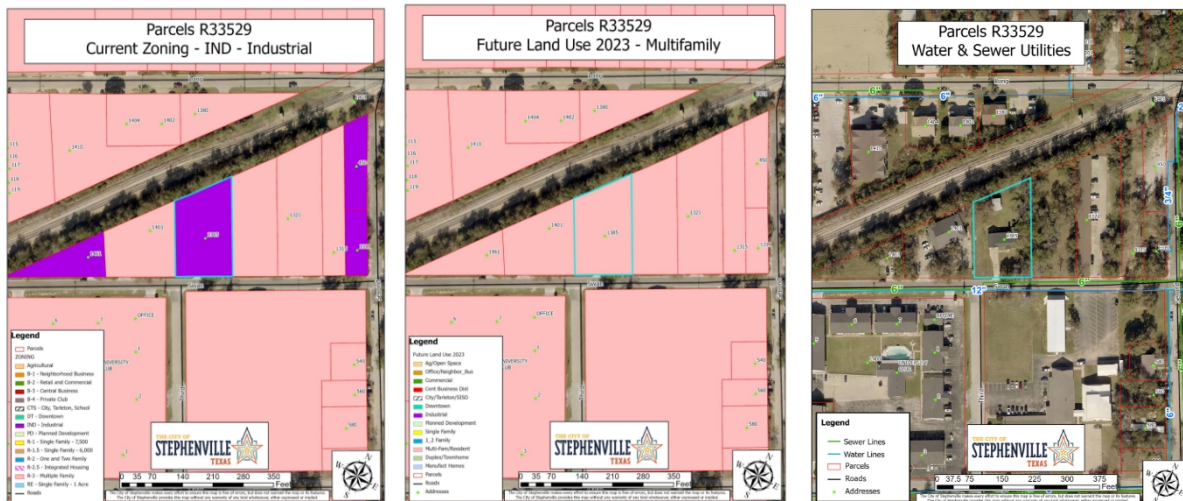
STAFF CONTACT: Steve Killen

RECOMMENDATION:

To provide the City Council with a recommendation for the rezone request. Under the Stephenville 2050 comprehensive plan the Future Land Use is designated as Community Core.

BACKGROUND:

The applicant did not provide detail on the intended project. The property has adequate dimensions for multifamily at 24 units per acre. This property is less than a one-half mile walk to the Tarleton State University Campus.

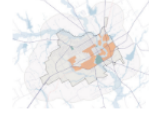




FUTURE LAND USE

Community Core

The Community Core land use accommodates a mix of uses at a medium density. Diverse housing types are encouraged to support a range of residents. Local businesses, such as grocery stores, cafes, and local offices cater to the needs of the nearby residents and parks and green spaces provide recreational opportunities.



Guiding Principles

Land Use: Land uses are characterized by a mix of uses that includes varying forms of mixed residential and commercial. Purpose-built student housing is preferred along walkable routes to campus and major corridors.

Built Form: Buildings are typically two to four stories to encourage more efficient utilization of land. Buildings are brought up to the street edge to encourage a walkable urban form.

Mobility: Existing streets should be connected into the larger grid network where disconnected and sidewalks with street trees should be developed to prioritize pedestrian connectivity.

Parking: Parking should be accommodated with a mix of off street parking, shared parking, and structured parking associated with larger developments.

Parks and Open Space: Public spaces and places are integrated into the development framework as well designed and highly amenitized civic buildings, plaza spaces, and gardens.

Sec. 154.05.6. Multiple family residential district (R-3).

5.6.A Description. This residential district provides for medium to high-density city neighborhood development. The primary land use allows for single-family dwellings, two-to-four family dwelling units, and multiple family housing buildings and complexes platted as one parcel and sole source management. All R-3 zoning will be appropriate to a city-style neighborhood. Recreational, religious and educational uses are also permitted so as to contribute to the natural elements of a convenient, balanced and attractive neighborhood. Development within this district is intended to be protected from the encroachment of land activities that do not contribute to the esthetic and functional well-being of the intended district environment.

5.6.B Permitted Uses.

- (1) Single-family detached dwelling, limited to occupancy by a family having no more than four individuals who are unrelated by blood, legal adoption, marriage or conservatorship. The owner and any agent of the owner shall be legally responsible for directly or indirectly allowing, permitting, causing, or failing to prohibit residential use of a dwelling in this district by more than four unrelated individuals;
- (2) Two-to-four family dwellings, with each family limited as in division (1) above;
- (3) Multiple family dwellings, with each family limited as in division (1) above; Student living complexes will be subject to a variance request for units designed to occupy more than four unrelated students per unit;
- (4) Assisted living center;
- (5) Convalescent, nursing or long term-care facility;
- (6) Retirement housing complex;
- (7) Accessory buildings;
- (8) Churches, temples, mosques and related facilities;
- (9) Community home;
- (10) Park or playground;
- (11) SISD school—public;
- (12) Bed and breakfast/boarding house;
- (13) Group day care home;
- (14) Registered family home;
- (15) Day care center; and
- (16) Fraternity or sorority house.

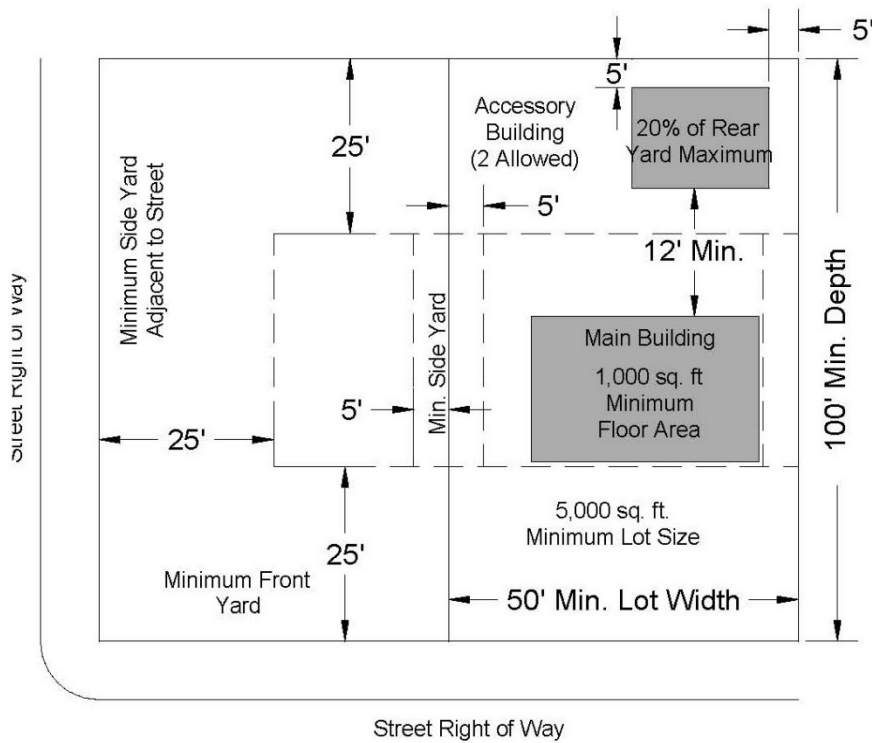
5.6.C Conditional Uses.

- (1) Home occupation;
- (2) Common facilities as the principal use of one or more platted lots in a subdivision;

- (3) Adult and/or children's day care centers;
- (4) Foster group home; and
- (5) Residence hall.

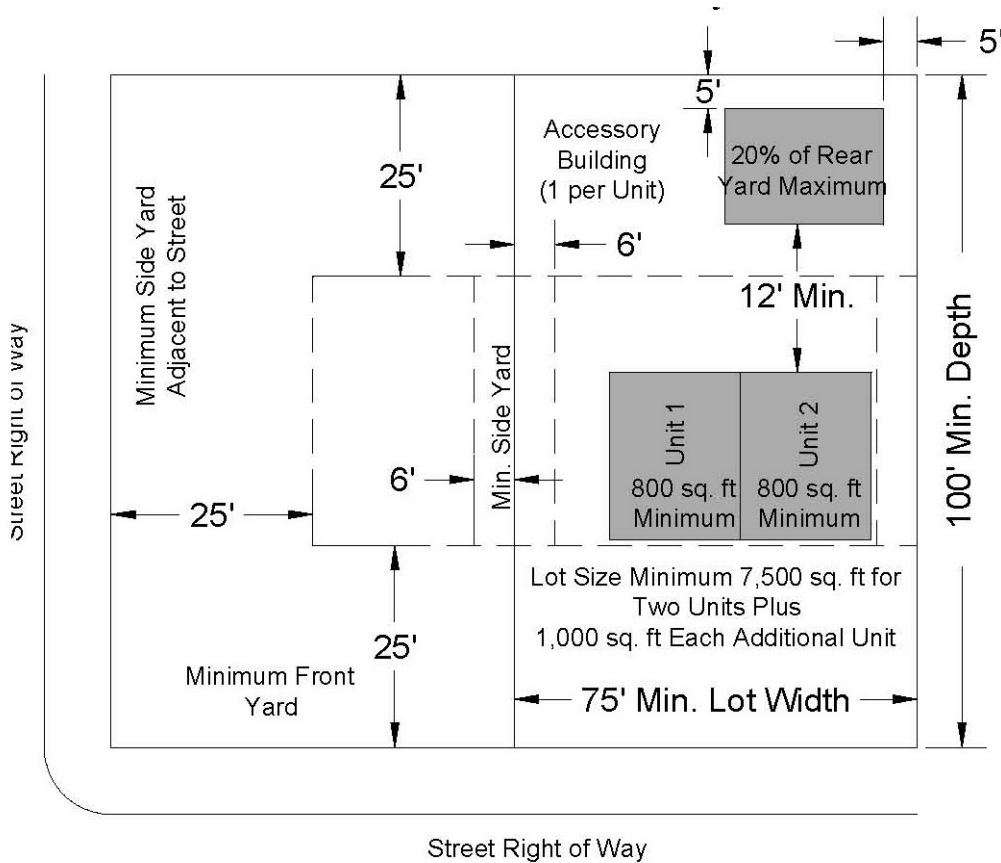
5.6.DHeight, Area, Yard and Lot Coverage Requirements.

- (A) *Single family dwelling.*
 - (1) Minimum lot area: 5,000 ft².
 - (2) Minimum lot width and lot frontage: 50 feet.
 - (3) Minimum lot depth: 100 feet.
 - (4) Minimum depth of front setback: 25 feet.
 - (5) Minimum depth of rear setback: 25 feet.
 - (6) Minimum width of side setback:
 - (a) Internal lot: five feet.
 - (b) Corner lot: 25 feet from intersecting side street.
 - (7) Building size:
 - (a) Maximum coverage as a percentage of lot area: 40%.
 - (b) Single family dwelling: 1,000 ft².
 - (8) Accessory buildings:
 - (a) Maximum accessory buildings coverage of rear yard: 20%.
 - (b) Maximum number of accessory buildings: one.
 - (c) Minimum depth of side setback: five feet.
 - (d) Minimum depth of rear setback: five feet.
 - (e) Minimum depth from the edge of the main building: 12 feet.
 - (9) Maximum height of structures: 35 feet.
 - (10) Public, semi-public or public service buildings, hospitals, institutions or schools may not exceed a height of 60 feet. Churches, temples and mosques may not exceed 75 feet, if the building is set back from each yard line at least one foot for each two feet additional height above the height limit in this district.



(B) *Two-to-four family.*

- (1) Minimum lot area: 7,500 ft² for two dwelling units, plus 1,000 ft² for each additional dwelling unit.
- (2) Minimum lot width and lot frontage: 75 feet.
- (3) Minimum lot depth: 100 feet.
- (4) Minimum depth of front setback: 25 feet.
- (5) Minimum depth of rear setback: 25 feet.
- (6) Minimum width of side setback:
 - (a) Internal lot: six feet.
 - (b) Corner lot: 25 feet from intersecting side street.
- (7) Building size:
 - (a) Maximum coverage as a percentage of lot area: 40%.
 - (b) Minimum area of each dwelling unit: 800 ft².
- (8) Accessory buildings:
 - (a) Maximum accessory building coverage of rear yard: 20%.
 - (b) Maximum area of each accessory building: 200 ft².
 - (c) Maximum number of accessory buildings: one per unit.
 - (d) Minimum depth of side setback: five feet.
 - (e) Minimum depth of rear setback: five feet.
 - (f) Minimum depth from the edge of the main building: 12 feet.
- (9) Maximum height of structures: 35 feet.
- (10) Public, semi-public or public service buildings, hospitals, institutions or schools may not exceed a height of 60 feet. Churches, temples and mosques may not exceed 75 feet, if the building is set back from each yard line at least one foot for each two feet additional height above the height limit in this district.



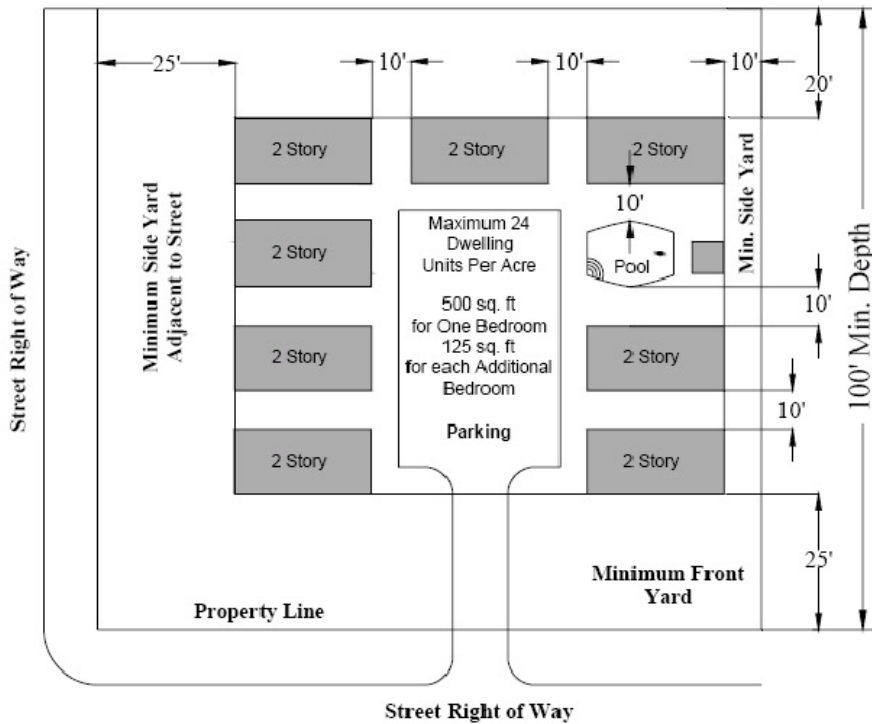
(C) *Reserved.*

(D) *Multiple family dwellings.*

- (1) Minimum lot area: maximum density of 24 dwelling units per acre, which includes parking, access and all other area improvements.
- (2) Minimum lot depth: 100 feet.
- (3) Minimum depth of front setback: 25 feet.
- (4) Minimum depth of rear setback: 20 feet.
- (5) Minimum width of side setback:
 - (a) Internal lot: ten feet.
 - (b) Corner lot: 25 feet from intersecting side street.
- (6) Building size: Minimum area of each dwelling unit: 500 ft² for one bedroom or less plus 125 ft² of floor area for each additional bedroom.
- (7) Maximum height of structures: 35 feet.
- (8) Public, semi-public or public service buildings, hospitals, institutions or schools may not exceed a height of 60 feet. Churches, temples and mosques may not exceed 75 feet, if the building is set back from each yard line at least one foot for each two feet additional height above the height limit in this district.

5.6.D Height, Area, Yard and Lot Coverage Requirements

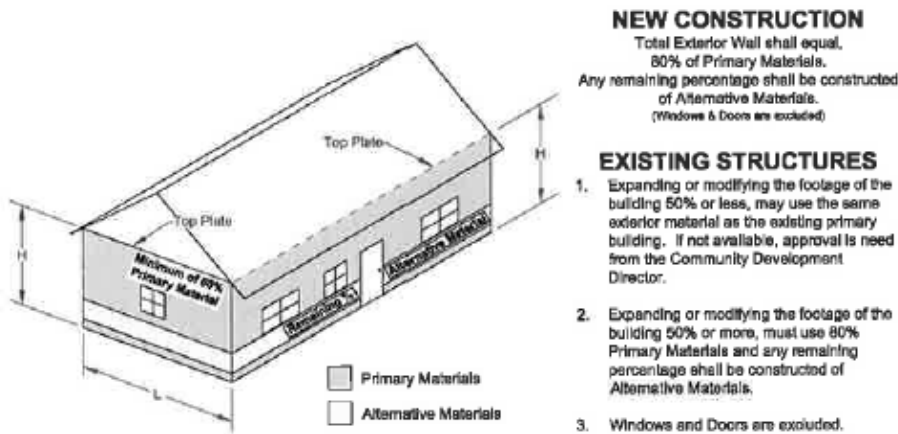
Multiple Family Dwelling



5.6.E Parking Regulations. Lots in this District shall provide a minimum of two vehicle parking spaces per dwelling unit, with a driveway connecting the parking spaces with a street or alley, and meet all the pertinent requirements contained in Section 154.11 *Parking spaces for vehicles* of this ordinance. Student housing whereby individual rooms are leased by unit must require 1.5 spaces per rented bed.

5.6.F Type of Construction.

- (1) The exterior walls of all new dwellings to the top plate, shall be constructed of at least 80% of the total exterior walls of primary materials, excluding doors, windows, and porches. See Section 10.E(1): Exterior Building Material Standard—Primary Materials.
- (2) Any remaining exterior walls of all new dwellings shall construct the remaining exterior walls of alternative materials. See Section 10.E(2): Exterior Building Material Standard—Alternative Materials.
- (3) Existing dwellings expanding the total square footage of the building 50% or less, or modifying the exterior walls, may use the same exterior construction material as the existing primary building. If the material is not available, similar material may be used if approved by the Community Development Director.
- (4) Existing dwellings expanding the total square footage of the building more than 50%, or proposing to use a material inconsistent with the primary structure for any expansion, must meet the 80% minimum primary materials, Section 10.E: Exterior Building Material Standard, for the total exterior walls of the structure.



(Am. Ord. 2007-24, passed 12-4-2007; Am. Ord. 2008-13, passed 7-1-2008; Ord. 2011-26, passed 12-6-2011; Am. Ord. 2021-O-29, § 1, passed 9-7-2021; Am. Ord. 2024-O-33, § 1, passed 11-5-2024)

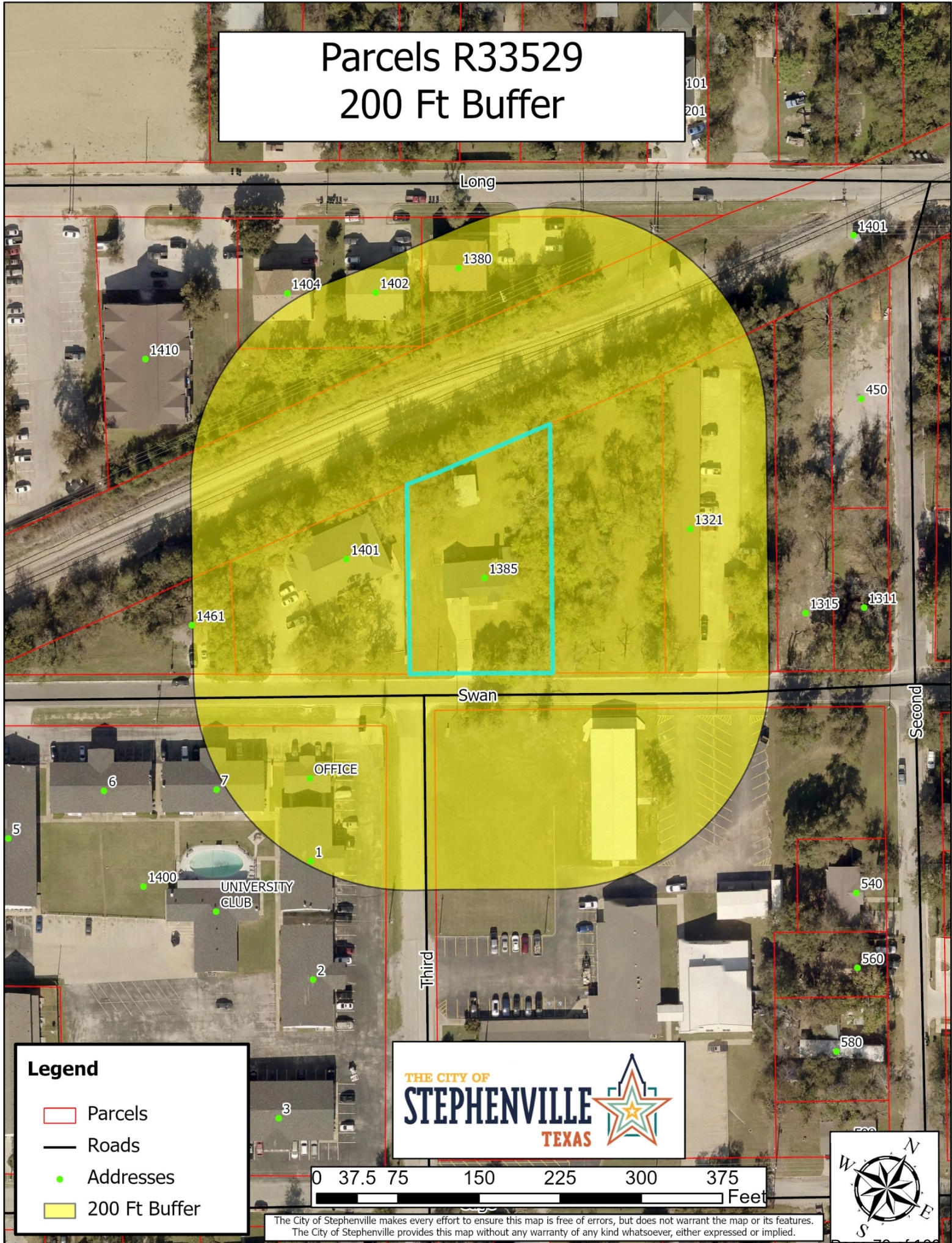
FACTORS TO CONSIDER:

- Compliance with Comprehensive Plan?
- Is application consistent with Plan?
- If not, have conditions changed or new information been offered to support change?
- Surrounding Zoning and Land Use
- Infrastructure Impacts
- Size and Location of Parcel – is land large enough and in property location for proposed use?
- Reasonable Use of Property – does proposed change provide reasonable use of property?
- Zoning has great discretion – deny if applicant has not proven it is in the best interest of City to approve.

ALTERNATIVES:

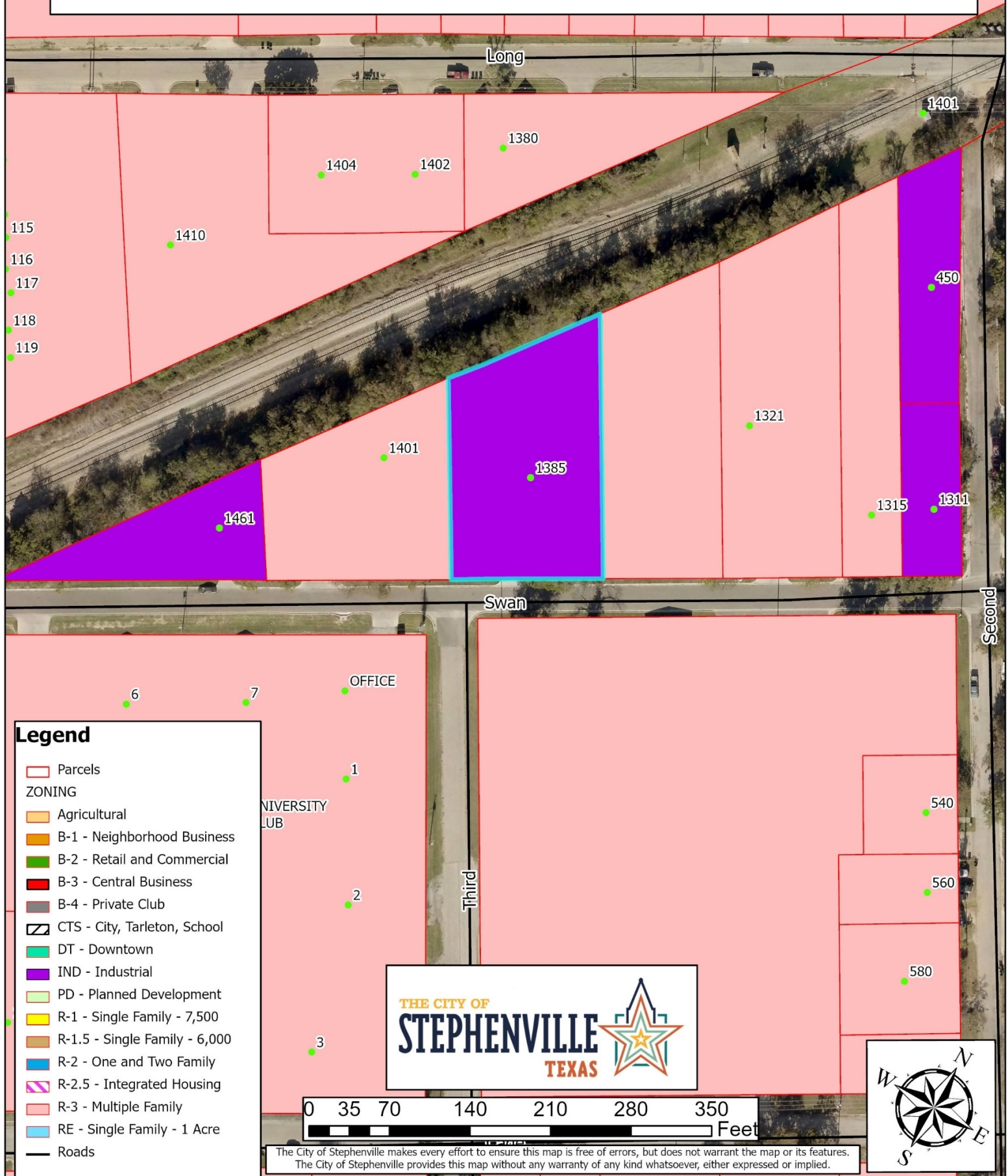
- 1) Recommend the City Council approve the rezoning request.
- 2) Recommend the City Council deny the rezoning request.

Parcels R33529 200 Ft Buffer



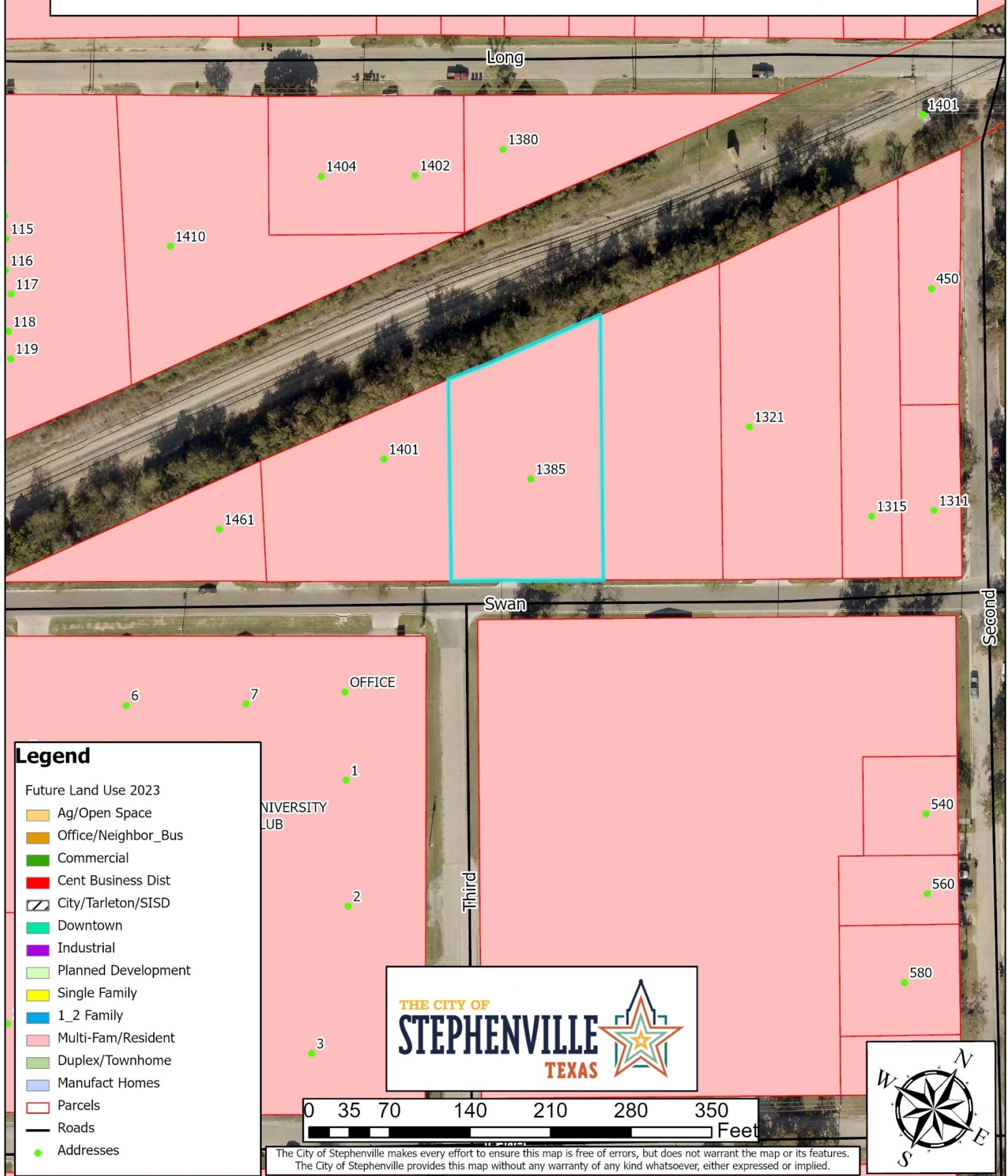
Parcels R33529

Current Zoning - IND - Industrial



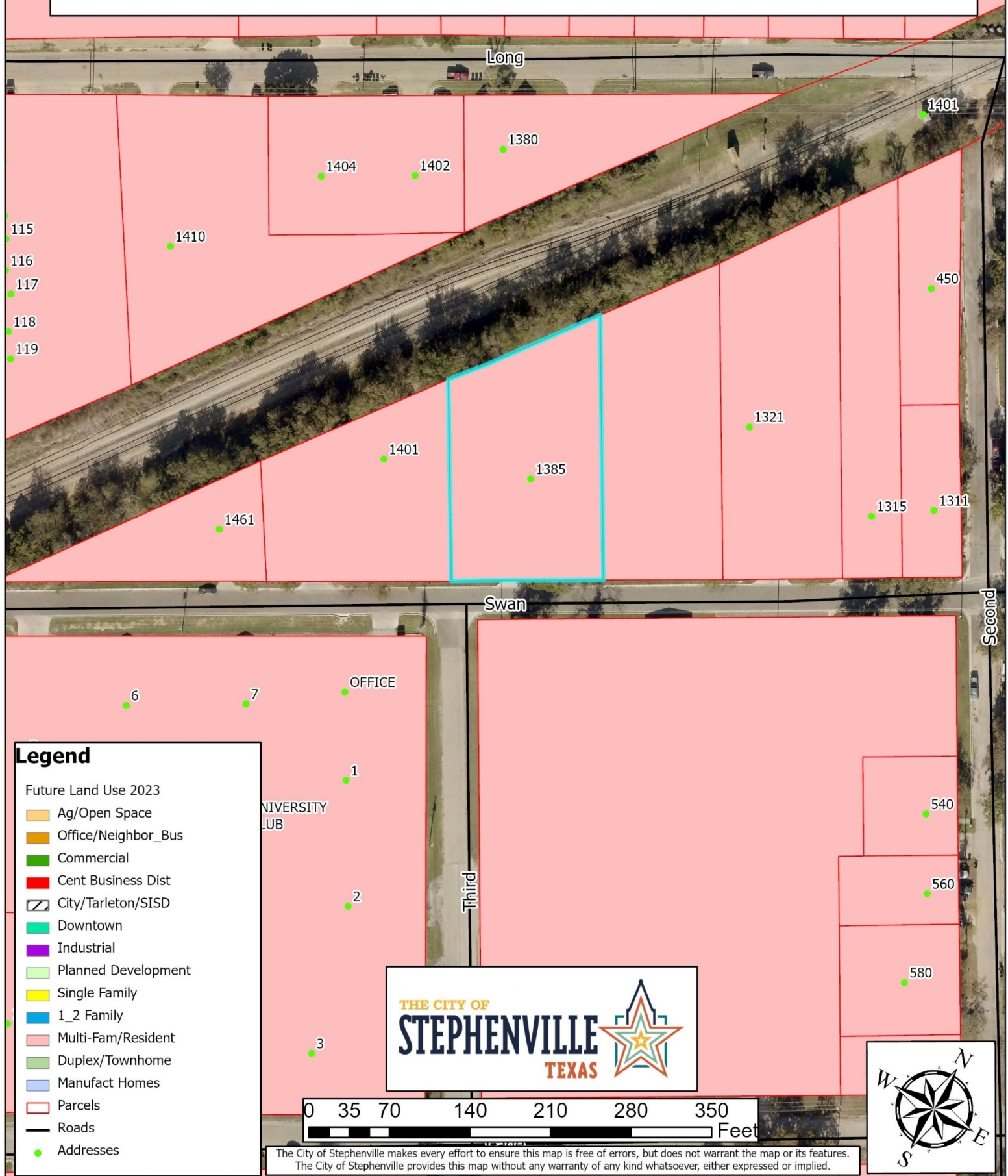
Parcels R33529

Future Land Use 2023 - Multifamily



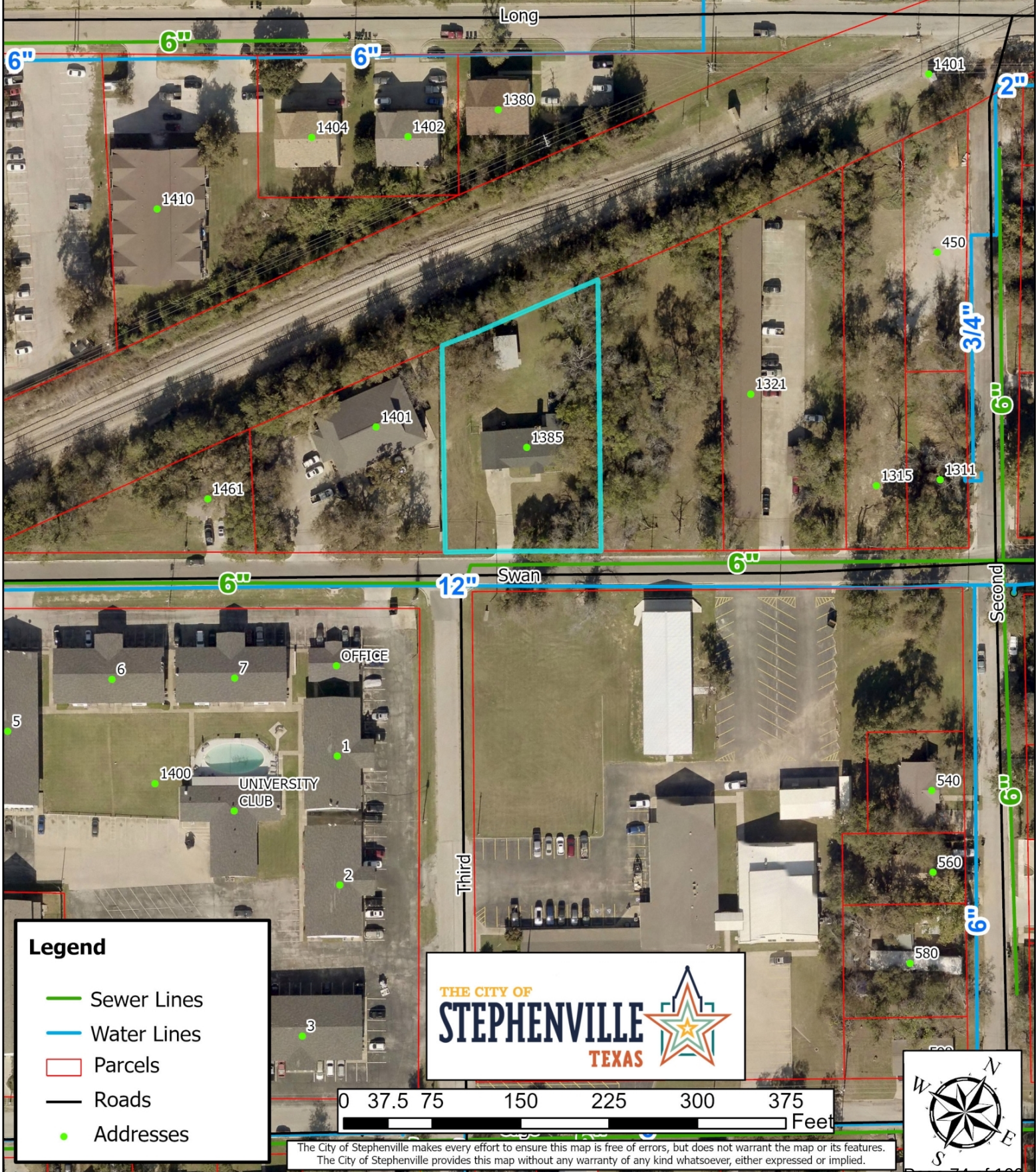
Parcels R33529

Future Land Use 2023 - Multifamily



Parcels R33529

Water & Sewer Utilities



Parcel R33529

200 ft Buffer Addresses

Parcel ID	Parcel Address	Parcel Owner	Owner Address	City	State	Zip Code
R000033531	1321 W SWAN	BACHUS JAMES O FAMILY TRUST	PO BOX 552	STEPHENVILLE	TX	76401-0552
R000014966	0 N PADDOCK & VANDERBILT	FORT WORTH & WESTERN RAILROAD	6300 RIDGLEA PLACE STE 1200	FORT WORTH	TX	76116-5738
R000033573	1375 CAGE	HARVEY BAPTIST CHURCH	P O BOX 981	STEPHENVILLE	TX	76401-0000
R000033530	1365 SWAN ST	J & C BACHUS FAMILY TRUST	PO BOX 552	STEPHENVILLE	TX	76401
R000033529	1385 SWAN	LAMBERT WILLIAM N	762 PR 816	STEPHENVILLE	TX	76401-6541
R000033527	1410 W LONG	MCGEHEE CLARK JOSEPH	133 DANCING LEAF DR	MARTINSBURG	WV	25403
R000033525	1461 SWAN	THE WRINKLE FAMILY TRUST	1005 CHARLOTTE	STEPHENVILLE	TX	76401
R000033528	1380 W LONG	TRAFALGAR HOMES OF TEXAS LLC	PO BOX 65	STEPHENVILLE	TX	76401
R000073705	1404 W LONG	TRAFALGAR HOMES OF TEXAS LLC	PO BOX 65	STEPHENVILLE	TX	76401
R000033526	1401 W SWAN ST	WIMBERLEY M L & CHRISTI	6673 CR179	STEPHENVILLE	TX	76401
R000033566	1400 W SWAN	WINDMASS VILLIAGE III PORTFOLIO OWNER LLC	100 CRESCENT CT, SUITE 270	DALLAS	TX	75201

STAFF REPORT



SUBJECT:

FP 9070

J.T. Hale, representing Oncor Electric Delivery, is requesting approval of a Final Plat of the property located at 2450 W. Lingleville Rd., Parcel R78331, being approximately 10.01 acres of the A0520 MENELEE JARRETT of the City of Stephenville, Erath County, Texas.

DEPARTMENT: Development Services

STAFF CONTACT: Steve Killen

RECOMMENDATION:

Staff is requesting the Planning and Zoning Commission grant Conditional Approval of the Final Plat pending completion, verified by city staff, of the following items required by the Subdivision Ordinance, Chapter 155:

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
2. A two-year maintenance bond for public improvements must be provided.
3. Tax Certificates must be obtained for Recordation with the County. 115.04.06.H.4.e
4. Alternatively, in relation to items 1-2 above, Execute an Escrow Agreement with the City as a surety of completion and acceptance of all public improvements.
5. Confirm all applicable statements have been added in accordance with Ord. Sec. 155.6.08 - Easements and dedications.
6. Proposed water and sewer easements to be updated, as applicable, based on as-built location of water and sewer lines and appurtenances. Final review by Public Works pending receipt of as-built survey/Record Drawings.
7. Label all drainage easements as "private".
8. Show screening fences with maintenance easements and rear setback along greenbelt as previously agreed and reflected on the conceptual plan. Plat notes will be accepted to this effect.
9. Pay all fees related to the project.

Upon completion, the Final Plat may be submitted to the County for recordation purposes.

BACKGROUND:

A Preliminary Plat was approved with conditions at the July, 2024 Planning and Zoning Commission meeting. The project is near vertical construction and public acceptance is anticipated in the near future. The site conforms to the original preliminary plat and approved civil plan set.

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.
 2. *Without Prior Approved Preliminary Plat.*
 - a. The Final Plat conforms to all criteria for approval of a Preliminary Plat;
 - b. The Construction Plans conform to the requirements of Section 5 and have been approved by the City Administrator;
 - c. A Development Agreement with surety for installation of Public Improvements has been prepared and executed by the property owner in conformance with 5.05;
 - d. The final layout of the Subdivision or development meets all standards for adequacy of public facilities contained in this Subdivision Ordinance; and
 - e. The Final Plat conforms to the City's subdivision Application checklist and Subdivision Ordinance regulations.

FACTORS TO CONSIDER:

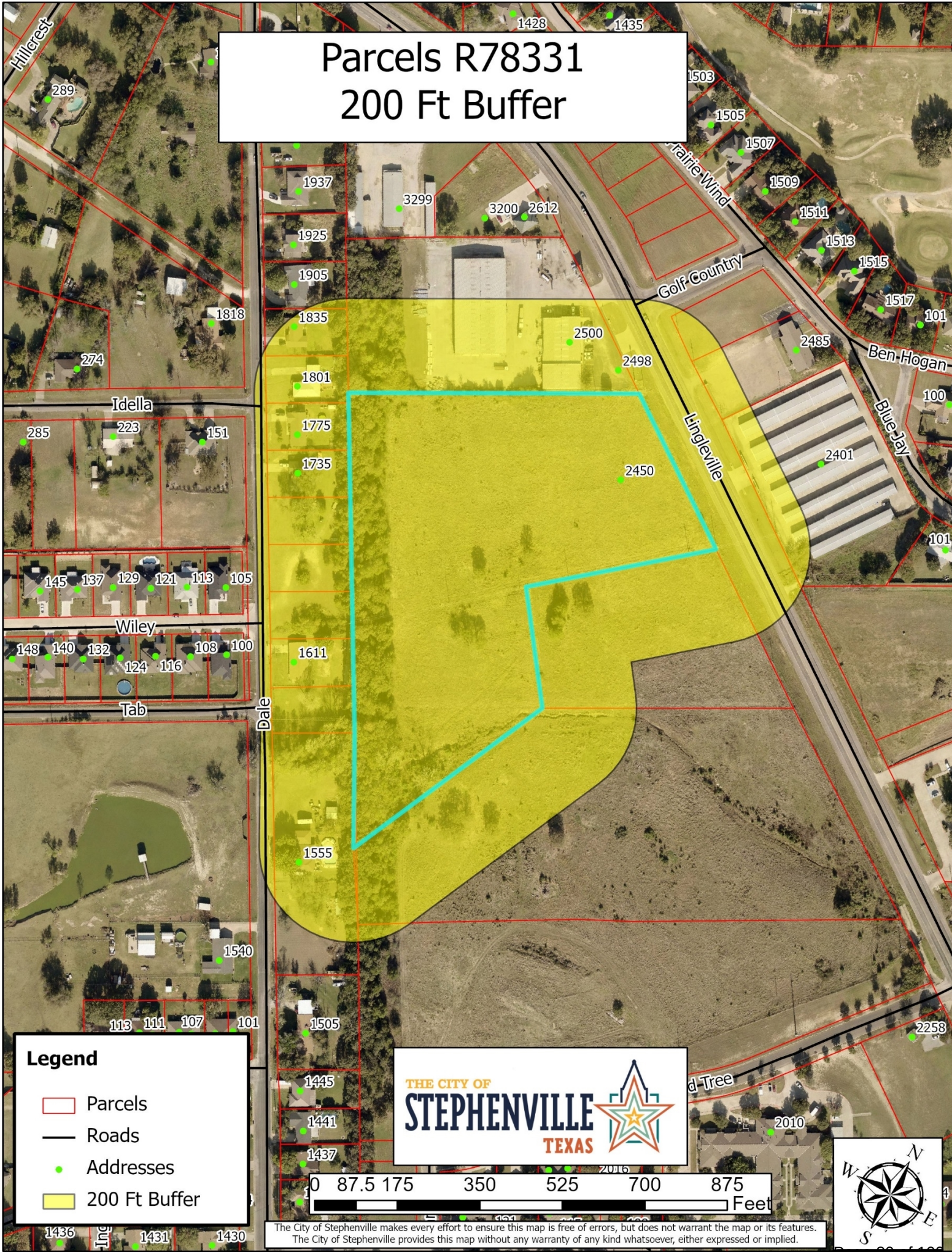
- Compliance with Comprehensive Plan?
- Is application consistent with Plan?

- If not, have conditions changed or new information been offered to support change?
- Surrounding Zoning and Land Use
- Infrastructure Impacts
- Size and Location of Parcel - is land large enough and in proper location for proposed use?
- Reasonable Use of Property - does proposed change provide reasonable use of property?
- Zoning has great discretion - deny if applicant has not proven it is in the best interest of City to rezone

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.

Parcels R78331 200 Ft Buffer



Parcels R78331

Current Zoning - IND - Industrial

Legend

Parcels

ZONING

Agricultural

B-1 - Neighborhood Business

B-2 - Retail and Commercial

B-3 - Central Business

B-4 - Private Club

CTS - City, Tarleton, School

DT - Downtown

IND - Industrial

PD - Planned Development

R-1 - Single Family - 7,500

R-1.5 - Single Family - 6,000

R-2 - One and Two Family

R-2.5 - Integrated Housing

R-3 - Multiple Family

RE - Single Family - 1 Acre

Roads

Addresses

THE CITY OF
STEPHENVILLE
TEXAS



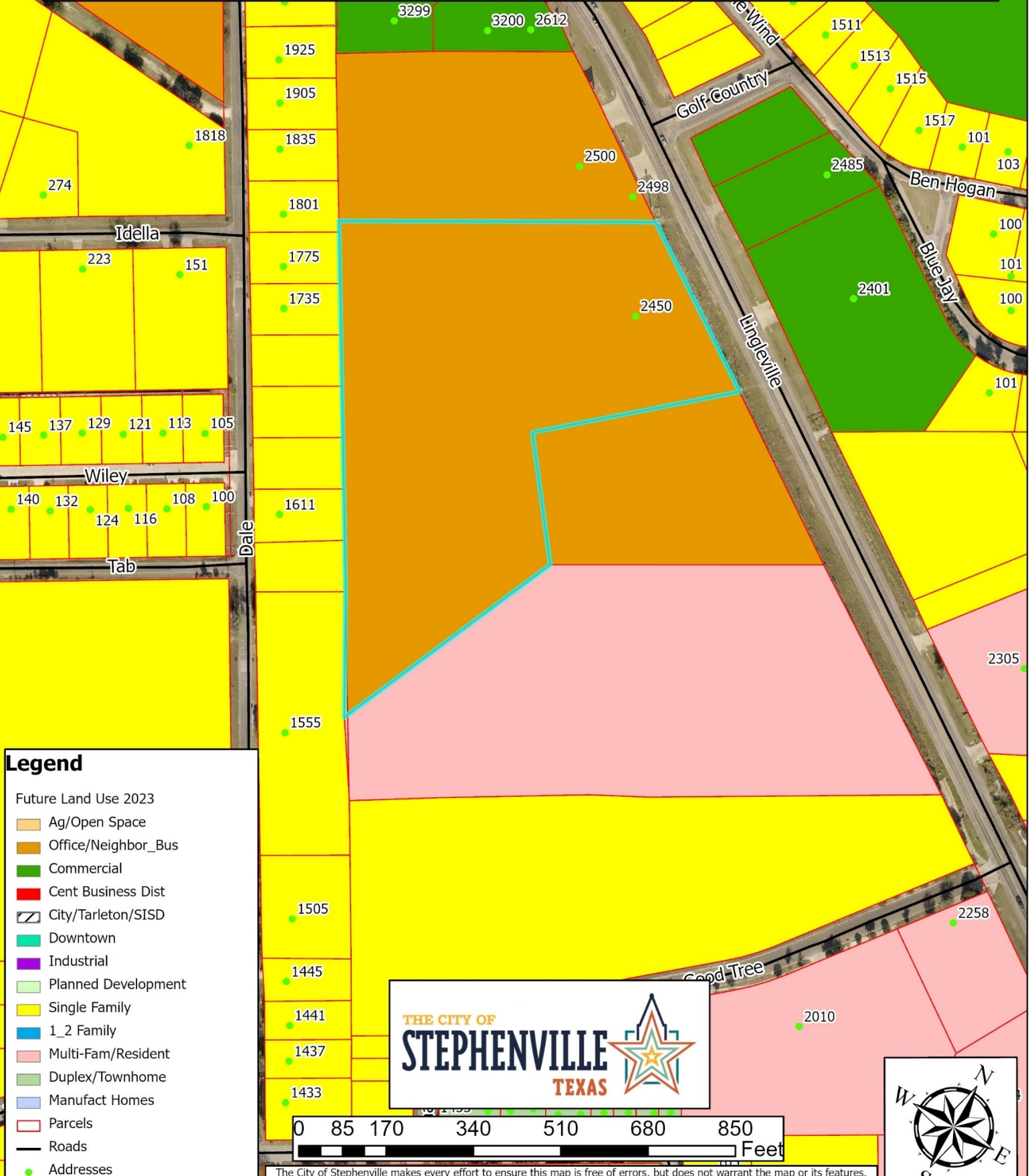
0 85 170 340 510 680 850
Feet

The City of Stephenville makes every effort to ensure this map is free of errors, but does not warrant the map or its features.
The City of Stephenville provides this map without any warranty of any kind whatsoever, either expressed or implied.



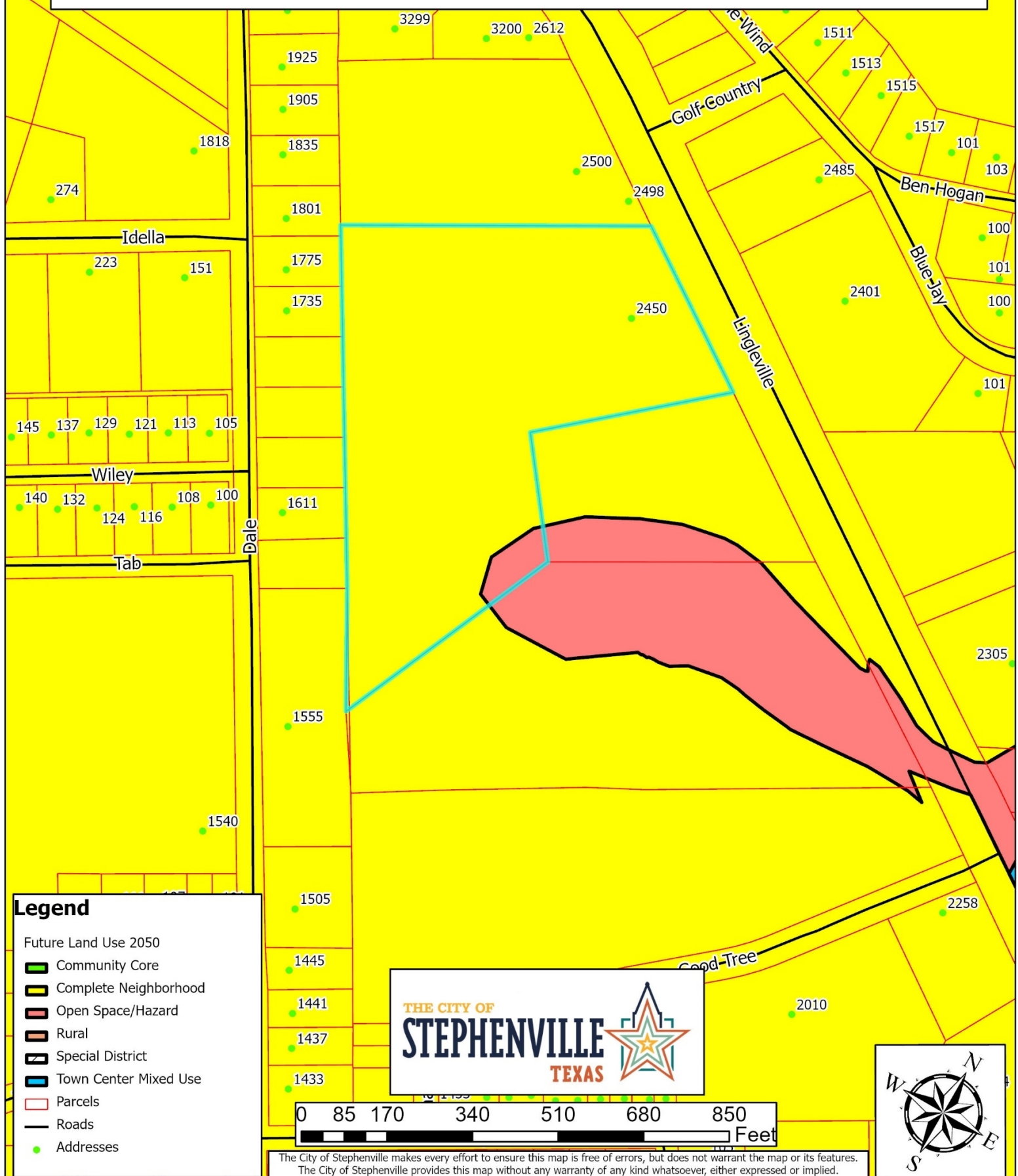
Parcels R78331

Future Land Use 2023 - Neighborhood Business



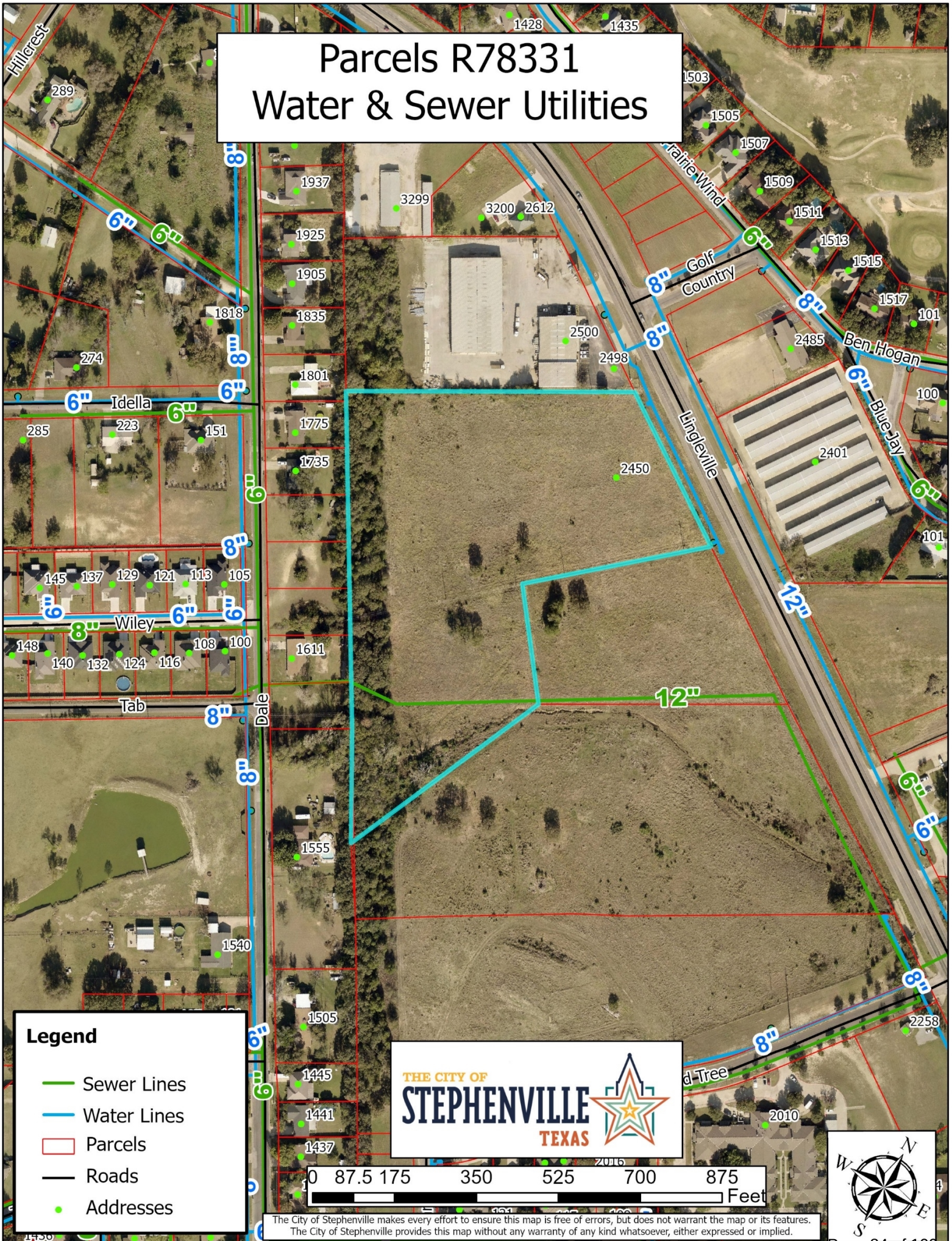
Parcels R78331

Future Land Use 2050 - Complete Neighborhood



Parcels R78331

Water & Sewer Utilities



Legend

- Sewer Lines
- Water Lines
- Parcels
- Roads
- Addresses

THE CITY OF
STEPHENVILLE
TEXAS

0 87.5 175 350 525 700 875 Feet

The City of Stephenville makes every effort to ensure this map is free of errors, but does not warrant the map or its features. The City of Stephenville provides this map without any warranty of any kind whatsoever, either expressed or implied.



Parcel R78331

200 ft Buffer Addresses

Parcel ID	Parcel Address	Parcel Owner	Owner Address	City	State	Zip Code
R000063790	0 GOOD TREE	ALLEN REAL PROPERTIES LTD	PO BOX 953	STEPHENVILLE	TX	76401
R000022557	0 W LINGLEVILLE RD	ALLEN REAL PROPERTIES LTD	PO BOX 953	STEPHENVILLE	TX	76401
R000031793	1775 N DALE AVE	ALLISON THOMAS & MICHELLE L	1421 CREEKVIEW DR	LEWISVILLE	TX	75067
R000031773	2401 W LINGLEVILLE RD	BACHUS JAMES O FAMILY TRUST	PO BOX 552	STEPHENVILLE	TX	76401-0552
R000074099	0 N DALE AVE	CITY OF STEPHENVILLE	298 W WASHINGTON	STEPHENVILLE	TX	76401-4257
R000031798	1611 N DALE AVE	CLARK DANNY WAYNE & JAIME RENEE	1611 N DALE AVE	STEPHENVILLE	TX	76401
R000022552	0 W LINGLEVILLE RD	COVENANT LEGACY LP	2915 W WASHINGTON	STEPHENVILLE	TX	76401
R000031794	1735 N DALE AVE	HARRISON RHETT	1735 N DALE	STEPHENVILLE	TX	76401-1633
R000031795	0 N DALE AVE	HARRISON RHETT & CONTESSA	1735 N DALE	STEPHENVILLE	TX	76401
R000031796	0 N DALE AVE	HARRISON RHETT & CONTESSA	1735 N DALE	STEPHENVILLE	TX	76401
R000031797	0 N DALE AVE	HARRISON RHETT & CONTESSA	1735 N DALE	STEPHENVILLE	TX	76401
R000031792	1801 N DALE AVE	HOGAN SHERRY & OLIVER WEIR	1801 N DALE	STEPHENVILLE	TX	76401
R000022664	0 W LINGLEVILLE RD	IP KAM WOON	PO BOX 192	STEPHENVILLE	TX	76401-0000
R000031802	1555 N DALE AVE	MANUEL WESLEY	1555 N DALE	STEPHENVILLE	TX	76401
R000078331	2450 W LINGLEVILLE RD	ONCOR ELECTRIC DELIVERY COMPANY LLC	PO BOX 139100	DALLAS	TX	75313
R000031791	1835 N DALE AVE	SOWELL GEORGE LAWRENCE & VICKIE J	1835 N DALE AVE	STEPHENVILLE	TX	76401
R000040129	2500 W LINGLEVILLE RD	STORE MASTER FUNDING X LLC	2150 E LAKE COOK RD, 10TH FL	BUFFALO GROVE	IL	60089
R000031790	1905 N DALE AVE	WALL SAMMY M & JOLENE H	700 BLUEBONNET DR	STEPHENVILLE	TX	76401
R000062044	2485 W LINGLEVILLE RD	WESTSIDE CHURCH OF CHRIST	P O BOX 1097	STEPHENVILLE	TX	76401-0000
R000031774	2485 W LINGLEVILLE RD	WESTSIDE CHURCH OF CHRIST	PO BOX 1097	STEPHENVILLE	TX	76401-0000

July 21, 2025

City of Stephenville
Planning Department
298 W. Washington Street
Stephenville, TX 76401

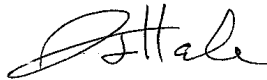
**Re: *Oncor Stephenville Service Center
 Stephenville, TX***

To whom it may concern:

This Letter of Intent is for the Final Plat of the Oncor Stephenville Service Center located at 2450 W. Lingleville Road, Stephenville, Texas 76401.

Major infrastructure for the project has been completed for the Project to allow to begin the process of the Final Plat.

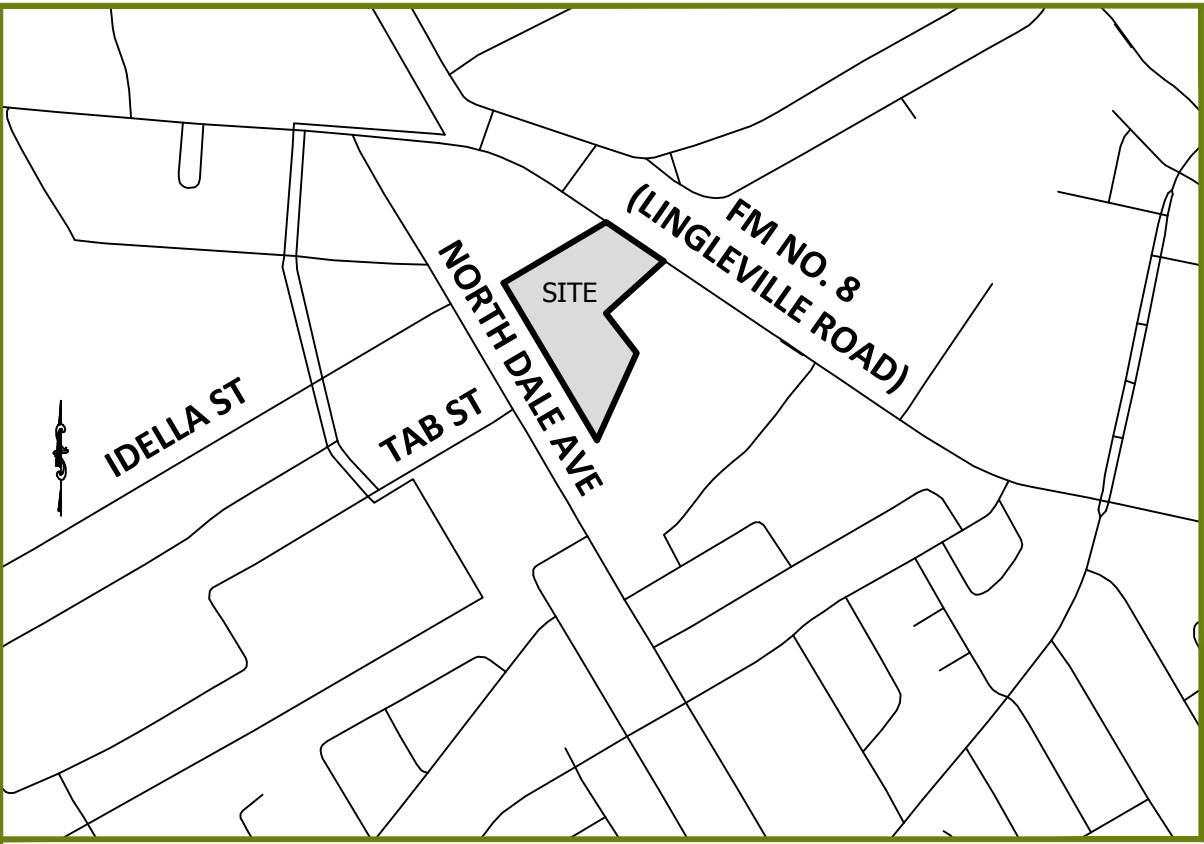
Please contact me at (469) 949 - 9044 or jt.hale@kimley-horn.com should you have any questions or need any additional information.



Sincerely,

JT Hale, P.E., MBA

Kimley-Horn | 6160 Warren Parkway, Suite 210, Frisco, Texas 75034
Main: 972 335 3580 | Direct: 469 949 9044 | Cell: 469 610 6220



VICINITY MAP NOT TO SCALE

STATE OF TEXAS §
COUNTY OF ERATH §

WHEREAS, Oncor Electric Delivery Company LLC are the Owners of the following tracts of land situated in the Jarrett Menefee Survey, Abstract No. 520, Erath County, Texas, herein described tract of land being all of a 8.653 acre tract conveyed to Oncor Electric Delivery Company LLC and all a 1.358 acre tract conveyed to Oncor Electric Delivery Company LLC and being more particularly described as follows:

Metes & Bounds Description

BEING a 10.01 acre tract of land situated in the Jarrett Menefee Survey, Abstract No. 520, City of Stephenville, Erath County, Texas, and being all of a called 8.653 acre tract of land described as "Tract 1" in deed to Oncor Electric Delivery Company LLC, as recorded in Document No. 2023-06925, Official Public Records of Erath County, Texas (O.P.R.E.C.T.), and being all of a called 1.358 acre tract of land described as "Tract 2" in deed to Oncor Electric Delivery Company LLC, as recorded in Document No. 2023-06925, O.P.R.E.C.T., said 10.01 acre tract of land being more particularly described by metes and bounds as follows:

BEGINNING at a found 5/8-inch iron rod with yellow cap stamped "DUNAWAY ASSOC" (hereinafter referred to as 5/8-inch YCIR) for the northeast corner of said Tract 1, said corner being the southeast corner of a called 4.13 acre tract of land described in deed to Store Master Funding X, LLC, as recorded in Document No. 2021-03896, O.P.R.E.C.T. and a point on southwest right-of-way line of Farm to Market Road No. 8 (FM Road No. 8) (a 120' wide right-of-way), as recorded in Volume 262, Page 339, Volume 260, Page 425 and Volume 259, Page 496, Deed Records of Erath County, Texas (D.R.E.C.T.), from which a found 3/8-inch iron rod with yellow cap (illegible) bears North 58 degrees 15 minutes 28 seconds West, a distance of 0.36 feet, said POINT OF BEGINNING being locatable by NAD83 Grid Coordinate N: 6,766,763.28, E: 2,048,542.87;

THENCE South 55 degrees 35 minutes 46 seconds East, along the northeast line of said Tract 1 and the southwest right-of-way of said FM Road No. 8, a distance of 362.20 feet to a found 5/8-inch iron rod with blue cap stamped "NATIVE C.O. LLC" (hereinafter referred to as 5/8-inch BCIR) for the most easterly northeast corner of said Tract 1, said corner being on the northeast line of a called 11.918 acre tract of land described in deed to Kam Woon IP, as recorded in Volume 618, Page 572, D.R.E.C.T.;

THENCE South 48 degrees 00 minutes 32 seconds West, departing the southwest right-of-way of said FM Road No. 8, along the southeast line of said Tract 1 and across said Woon tract, a distance of 406.52 feet to a found 5/8-inch BCIR for an ell corner of said Tract 1;

THENCE South 37 degrees 40 minutes 43 seconds East, continuing along the southeast line of said Tract 1 and across said Woon tract, a distance of 260.25 feet to a found 5/8-inch YCIR for the southeast corner of said Tract 1, said corner being the northeast corner of said Tract 2, said corner being on the southeast line of said Woon tract, said corner being on the northwest line of a called 10.925 acre tract of land described as "Tract Thirteen" in deed to Allen Real Properties, Ltd., as recorded in Document No. 2013-05023, O.P.R.E.C.T.;

THENCE South 24 degrees 21 minutes 01 second West, departing the southeast line of said Woon tract and the northwest line of said Allen Tract Thirteen, along the southeast line of said Tract 2 and across said Allen Tract Thirteen, a distance of 499.94 feet to found 5/8-inch YCIR for the south corner of said Tract 2, said corner being on the northeast line of Block 1, Green Acres Addition, an addition to the City of Stephenville, as recorded in Volume 414, Page 165, Plat Records of Erath County, Texas (P.R.E.C.T.), from which a found 5/8-inch BCIR bears North 24 degrees 21 minutes 01 second East, a distance of 0.46 feet;

THENCE North 30 degrees 40 minutes 29 seconds West, along the common southwest line of Tract 1, Tract 2 and the northeast line of said Block 1, Green Acres Addition, a distance of 954.02 feet to a found 5/8-inch YCIR for the northwest corner of said Tract 1 and the southwest corner of a said Store Master Funding X tract;

THENCE North 59 degrees 29 minutes 23 seconds East, departing the northeast line of said Block 1, Green Acres Addition, along the northwest line of said Tract 1 and the southeast line of said Store Master Funding X tract, a distance of 622.01 feet to the POINT OF BEGINNING and containing 10.01 acres (or 436,084 square feet) of land, more or less.

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

That Oncor Electric Delivery Company LLC acting herein by and through its duly authorized officers, do hereby adopt this plat designating the herein above described property as LOT 1, BLOCK A, ONCOR STEPHENVILLE, an addition to the City of Stephenville, Texas, and does hereby dedicate, in fee simple, to the public use forever, the streets and alleys shown thereon. The streets and easements shown thereon are hereby dedicated to the Public use forever. The streets are dedicated for street purposes. The easements, as shown, are dedicated for the public use forever, for the purposes indicated on this plat. 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. Easements shall be maintained by property owners.

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.

This plat approved subject to all platting ordinances, rules, regulations and resolutions of the City of Stephenville, Texas.

WITNESS UNDER MY HAND this the _____ day of _____, 2025.

By: _____
Printed Name
Title

STATE OF TEXAS §
COUNTY OF ERATH §

Before me, the undersigned authority, a Notary Public in and for the State of Texas, on this day personally appeared _____
Owner, 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 purpose and considerations therein expressed.

Given under my hand and seal of office, this _____ day of _____, 2025.

Notary Public in and for the State of Texas

My Commission Expires On: _____

KNOW ALL MEN BY THESE PRESENTS:

That I, Hal Mollenkopf, do hereby certify that I prepared this plat from an actual and accurate survey of the land and that the corner monuments shown thereon as set were properly placed under my personal supervision in accordance with the Subdivision Ordinance of the City of Stephenville.

Hal Mollenkopf
Registered Professional Land Surveyor
Texas Registration No. 5439

Preliminary, this document shall not be recorded for any purpose and shall not be used or relied upon as a final survey document.

STATE OF TEXAS §
COUNTY OF ERATH §

KNOW ALL MEN BY THESE PRESENTS:

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 _____, 2025, at _____ o'clock, _____ M., in the Official Public Records of Erath County in Document No. _____ 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.

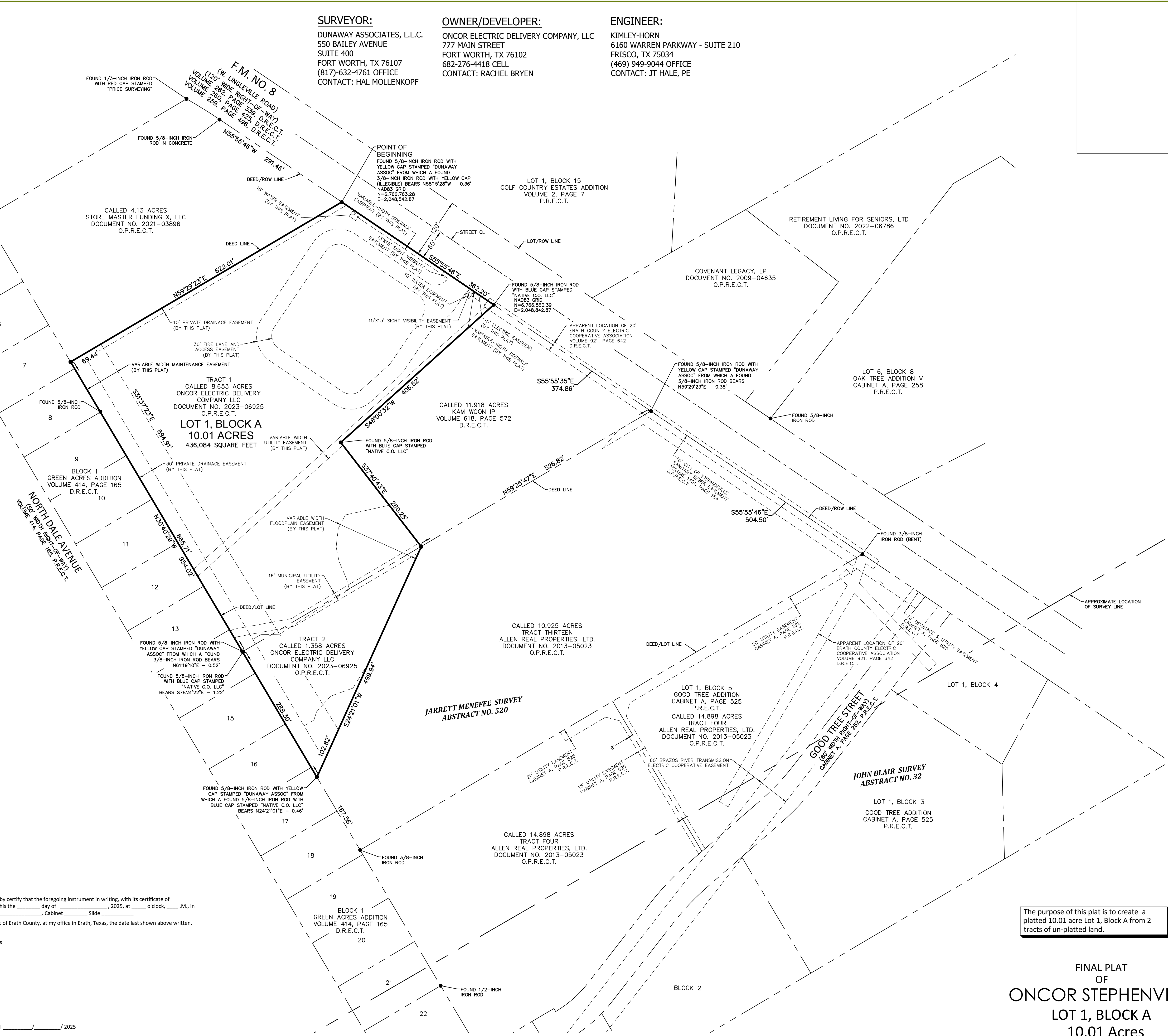
BY: _____
GWINDA JONES Clerk of County Court of Erath County, Texas

BY: _____
Deputy

CITY OF STEPHENVILLE
ERATH COUNTY, TEXAS

Director of Development Services
Steve Killen

Attest: _____, City Secretary



LEGEND

----- = EASEMENT
----- = PROPERTY LINE OR RIGHT-OF-WAY
----- = SUBJECT TRACT

D.R.E.C.T. = DEED RECORDS OF ERATH COUNTY, TEXAS
O.P.R.E.C.T. = OFFICIAL PUBLIC RECORDS OF ERATH COUNTY, TEXAS
P.R.E.C.T. = PLAT RECORDS OF ERATH COUNTY, TEXAS

● = 5/8-INCH IRON ROD WITH YELLOW CAP STAMPED "DUNAWAY ASSOC" SET/FOUND UNLESS OTHERWISE NOTED

SHEET 1 OF 2

SURVEYOR:

DUNAWAY ASSOCIATES, L.L.C.
550 BAILEY AVENUE
SUITE 400
FORT WORTH, TX 76107
(817)-632-4761 OFFICE
CONTACT: HAL MOLLENKOPF

OWNER/DEVELOPER:

ONCOR ELECTRIC DELIVERY COMPANY, LLC
777 MAIN STREET
FORT WORTH, TX 76102
682-276-4418 CELL
CONTACT: RACHEL BRYEN

ENGINEER:

KIMLEY-HORN
6160 WARREN PARKWAY - SUITE 210
FRISCO, TX 75034
(469) 949-9044 OFFICE
CONTACT: JT HALE, PE

The purpose of this plat is to create a
platted 10.01 acre Lot 1, Block A from 2
tracts of un-platted land.

FINAL PLAT OF ONCOR STEPHENVILLE LOT 1, BLOCK A 10.01 Acres

Oncor Electric Delivery Company LLC
777 Main Street, Fort Worth, Texas 76102
(682) 276-4418
Situated in the

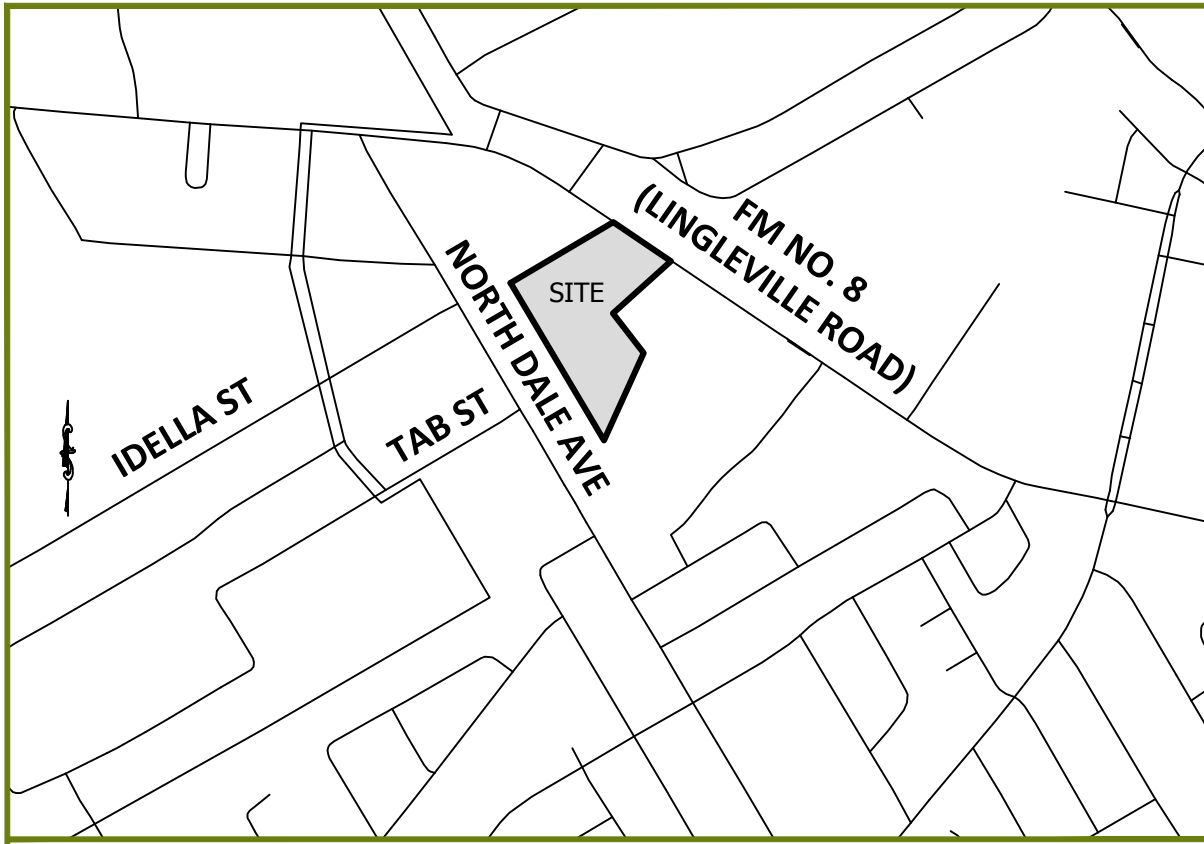
Jarrett Menefee Survey, Abstract No. 520
City of Stephenville, Erath County, Texas

This plat was prepared in August 2025

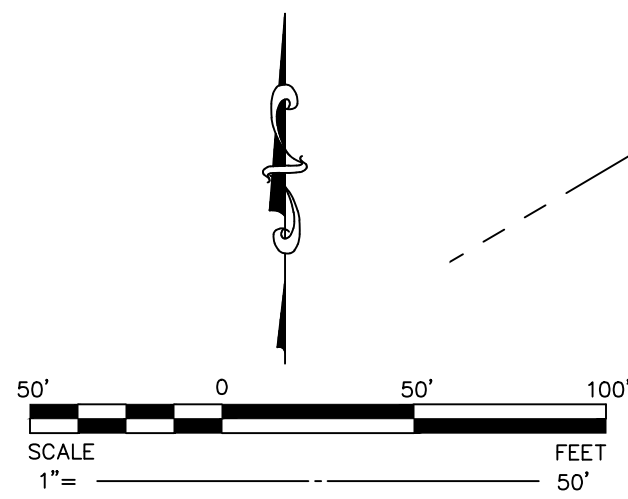


550 Bailey Avenue • Suite 400 • Fort Worth, Texas 76107
Tel: 817.335.1121
TEXAS REGISTERED SURVEYING FIRM NO. 10098100

B003115.032 - LINGLEVILLE RD



VICINITY MAP
NOT TO SCALE



TRACT 1
CALLED 9.653 ACRES
ONCOR ELECTRIC DELIVERY
COMPANY LLC
DOCUMENT NO. 2023-06925
O.P.R.E.C.T.

LOT 1, BLOCK A
10.01 ACRES
436,084 SQUARE FEET

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550 Bailey Avenue • Suite 400 • Fort Worth, Texas 76107
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TEXAS REGISTERED SURVEYING FIRM NO. 10098100

8003115.032 - LINGLEVILLE RD

NOTES:

- The basis of bearings for this survey is the Texas State Coordinate System, North Central Zone, based upon GPS measurements. Distances and areas hereon are surface values. A combined scale factor of 0.99991535 was used for this project.
- Building lines will be per the City of Stephenville Zoning Ordinances.
- This plat does not alter or remove deed restrictions or covenants, if any on this property.
- No existing gas, petroleum, or common carrier easements or pipelines are located within the property.
- Minimum finished floor elevations for Lot 1, Block A required.
- The minimum finish 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: Any public utility, including the City, shall have the right to move and keep moved all or part of any building, fences, trees, shrubs, other growths on any of the easements or Right-of-Way shown on the Plat (or filed by separate instrument that is associated with said property); and any public utility, including the City, shall have the right at all times of ingress and egress to and from and upon said easements for the purpose of construction, reconstruction, inspection, patrolling, maintaining and adding to or removing all or parts of its respective systems without the necessity at any time of procuring permission of anyone. Easements shall be maintained by property owners. The City can move trees or any other improvements and does not have the responsibility to replace them.
- Sight Visibility Restriction: No structure, object, or plant of any type may obstruct vision from a height of twenty-four (24) inches to a height of ten (10) feet above the top of the curb, including, but not limited to building, fences, walks, signs, trees, shrubs, cars, trucks, etc., in the sight visibility easement as shown on the Plat. These sight visibility easements will remain in effect until vacated by ordinance adopted by the City Council and the property replanted.
- Floodplain Easement Restriction: Construction within the floodplain may only occur with the written approval of the City. A request for construction within the floodplain easement must be accompanied with detailed engineering plans and studies indicating that no flooding will result, that no obstruction to the natural flow of water will result; and subject to all owners or the property affected by such construction becoming a party to the request. Where construction is permitted, all finished floor elevations shall be a minimum of one (1) foot above the 100-year flood elevation as determined by analyzing the ultimate build-out conditions of the entire drainage basin.
 - Existing creeks, lakes, reservoirs, or drainage channels traversing along or across portions of this addition, will remain as an open channel at all times and will be maintained by the individual owners of the lot or lots that are traversed by the drainage courses along or across said lots. The City will not be responsible for the maintenance and operation of said drainage ways or for the control of erosion. Each property owner shall keep the natural drainage channels traversing his/her property clean and free of debris, silt, or any substance, which would result in unsanitary conditions. The City shall have the right of ingress and egress for the purpose of inspection and supervision of maintenance work by the property owner to alleviate any undesirable conditions, which may occur.
 - The natural drainage channel, as in the case of all natural drainage channels, are subject to storm water overflow and natural bank erosion. The City shall not be liable for damages of any nature resulting from the occurrence of these natural phenomena, nor resulting from a failure of any structure(s) within the natural drainage channels. The natural drainage crossing each lot is shown by the Floodway easement line as shown on the plat. If a Subdivision alters the horizontal or vertical floodplain, as FEMA Floodway map revision may be required.

SHEET 2 OF 2

SURVEYOR:

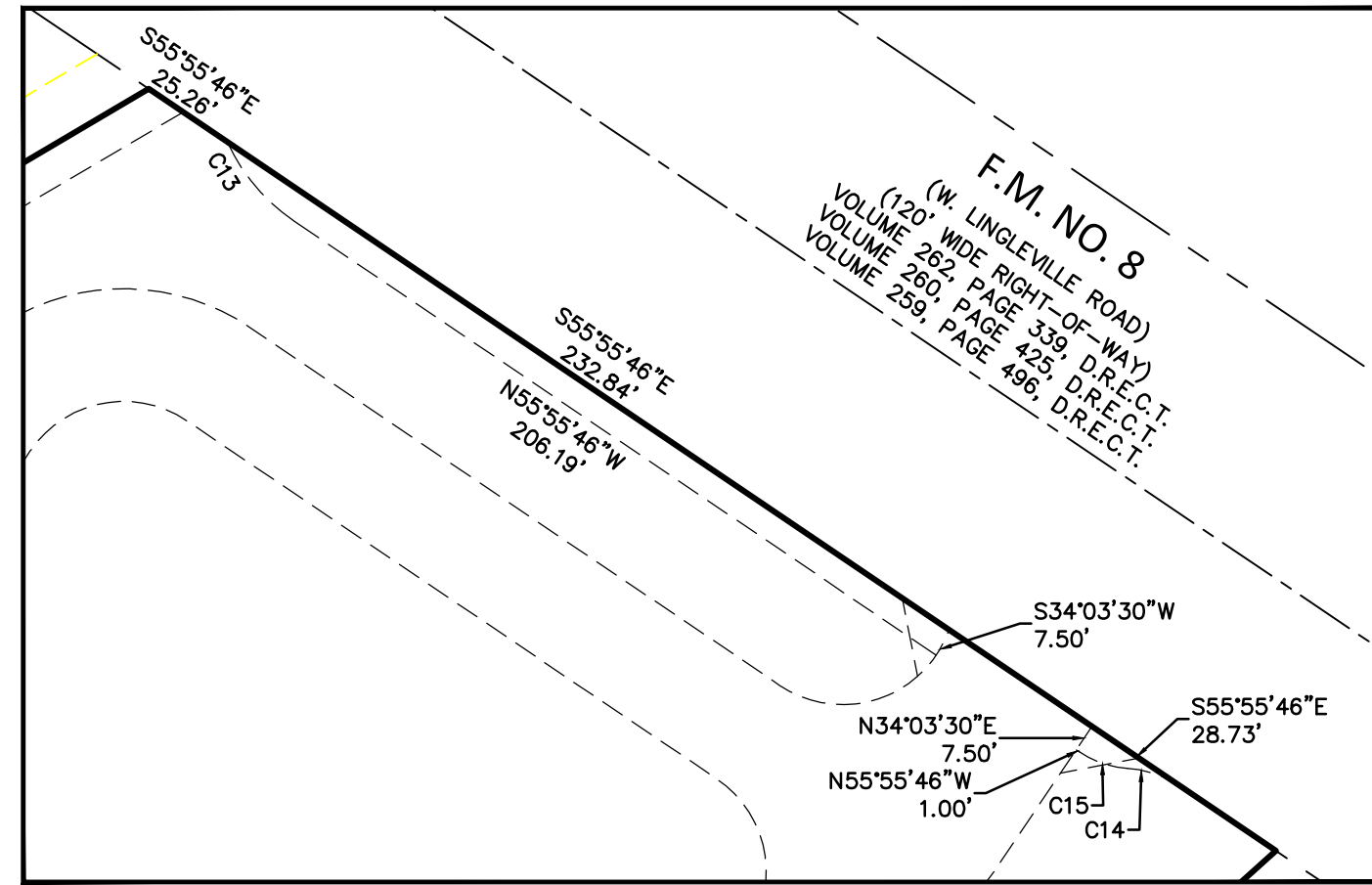
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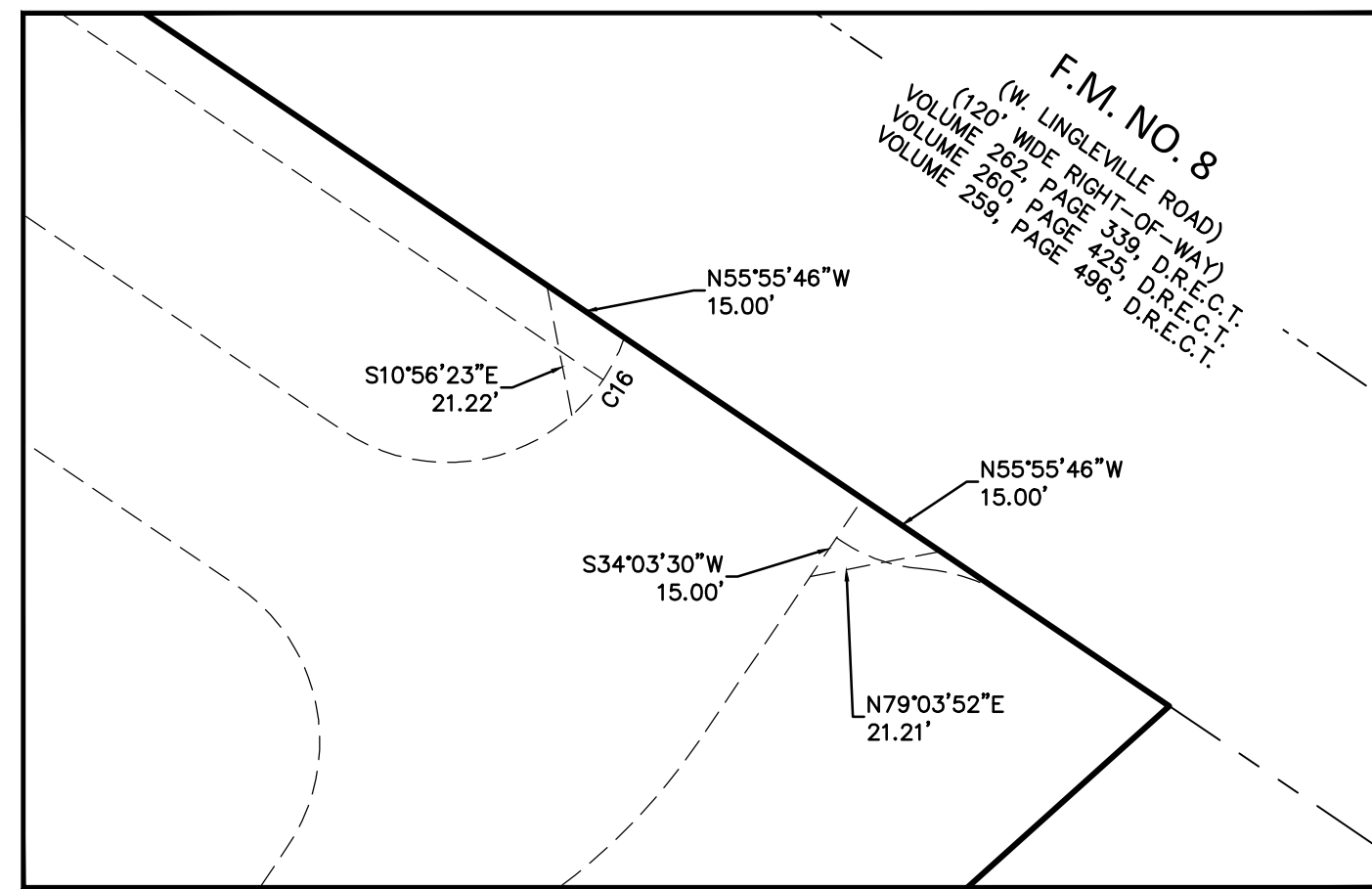
ONCOR ELECTRIC DELIVERY COMPANY, LLC
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CONTACT: RACHEL BRYEN

ENGINEER:

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6160 WARREN PARKWAY - SUITE 210
FRISCO, TX 75034
(469) 949-9044 OFFICE
CONTACT: JT HALE, PE



SIDEWALK EASEMENT DETAIL
SCALE 1" = 50'



SITE VISIBILITY EASEMENT DETAIL
SCALE 1" = 30'

Firelane Curve Table				
Curve Number	Central Angle	Radius	Arc Length	Chord Bearing and Distance
C1	104°29'09"	30.00	54.71	N71°48'55"E 47.44'
C2	90°00'00"	60.00	94.25	N79°03'30"E 84.85'
C3	90°00'00"	60.00	94.25	N10°56'30"W 84.85'
C4	76°02'58"	60.00	79.64	S86°02'01"W 73.92'
C5	13°57'02"	60.00	14.61	S41°02'01"W 14.57'
C6	22°13'10"	105.00	40.72	S45°10'05"W 40.46'
C7	22°13'10"	97.00	37.62	S45°10'05"W 37.38'
C8	90°00'00"	30.00	47.12	N10°56'30"W 42.43'
C9	90°00'00"	30.00	47.12	S79°03'30"W 42.43'
C10	90°00'00"	30.00	47.12	S10°56'30"E 42.43'
C11	76°02'58"	30.00	39.82	N86°02'01"E 36.96'
C12	13°57'02"	30.00	7.30	N41°02'01"E 7.29'

Sidewalk Curve Table				
Curve Number	Central Angle	Radius	Arc Length	Chord Bearing and Distance
C13	31°28'32"	51.00	28.02	N40°11'30"W 27.67'
C14	30°16'51"	29.00	15.33	N71°04'12"W 15.15'
C15	30°16'51"	26.00	13.74	N71°04'12"W 13.58'

Site Visibility Easement Curve Table				
Curve Number	Central Angle	Radius	Arc Length	Chord Bearing and Distance
C16	28°57'18"	30.00	15.16	N34°03'00"E 15.00'

Water Easement Line Table		
Line Number	Bearing	Distance
L1	S55°55'46"E	3.17'
L2	S55°55'46"E	10.00'
L3	S34°03'30"W	17.39'
L4	N55°56'30"W	10.00'
L5	N34°03'30"E	17.39'
L6	S55°55'46"E	27.86'
L7	S34°03'30"W	15.00'
L8	N55°55'46"W	15.00'
L9	N34°03'30"E	15.00'

Electric Easement Line Table		
Line Number	Bearing	Distance
L10	S55°55'46"E	14.07'
L11	S33°57'42"W	10.02'
L12	N55°55'46"W	29.88'
L13	N34°03'30"E	10.00'
L14	S55°58'02"E	29.86'

Utility Easement Line Table		
Line Number	Bearing	Distance
L15	N48°44'04"E	47.07'
L16	S56°02'18"E	8.27'
L17	N30°40'29"W	16.32'

Sewer Easement Line Table		
Line Number	Bearing	Distance
L18	S59°28'16"W	4.09'
L19	N30°40'29"W	16.00'
L20	N59°28'16"E	6.96'

FINAL PLAT
OF
ONCOR STEPHENVILLE
LOT 1, BLOCK A
10.01 Acres

Oncor Electric Delivery Company LLC
777 Main Street, Fort Worth, Texas 76102
(682) 276-4418
Situated in the
Jarrett Menefee Survey, Abstract No. 520
City of Stephenville, Erath County, Texas

This plat was prepared in August 2025

STAFF REPORT



SUBJECT: FP 9086 and 9087

Reece Flanagan, representing Troy Kunkel of Tarleton Walk, LLC., is requesting approval of a Final Plat for Parcel R78299, being Ph 1 of Lillian Park Townhomes and Parcel R33522, being Blk. 8, Lot 5,6,7,8 and Blk. 14, part of Lot 5 of the South Side Addition to the City of Stephenville, Erath County, Texas.

DEPARTMENT: Development Services

STAFF CONTACT: Steve Killen

RECOMMENDATION:

Staff is requesting the Planning and Zoning Commission grant Conditional Approval of the Final Plat pending completion, verified by city staff, of the following items required by the Subdivision Ordinance, Chapter 155:

1. Comply with all review comments provided to date.
2. Verify lot discrepancies are corrected in title section.
3. Provide Signature Block for County Clerk.
4. Pay all fees related to the project.

Upon completion, the Final Plat may be submitted to the County for recordation purposes.

BACKGROUND:

Mr. Marc Pace acquired three properties known at 1600 and 1601 Swan and 422 Lillian. These properties were rezoned for a multifamily build. Mr. Pace constructed units on the west side of Swan. Mr. Pace broke the project into phases, obtained a Final Plat for Phase I and then sold the remainder of the properties to Mr. Troy Kunkel. Mr. Kunkel entered into an Escrow Agreement with the City. Public Works recommended acceptance of the project on August 4, 2025. The site conforms to the original preliminary plat and approved civil plan set.

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.
 - 2. *Without Prior Approved Preliminary Plat.*
 - a. The Final Plat conforms to all criteria for approval of a Preliminary Plat;
 - b. The Construction Plans conform to the requirements of Section 5 and have been approved by the City Administrator;
 - c. A Development Agreement with surety for installation of Public Improvements has been prepared and executed by the property owner in conformance with 5.05;
 - d. The final layout of the Subdivision or development meets all standards for adequacy of public facilities contained in this Subdivision Ordinance; and
 - e. The Final Plat conforms to the City's subdivision Application checklist and Subdivision Ordinance regulations.

J.

FACTORS TO CONSIDER:

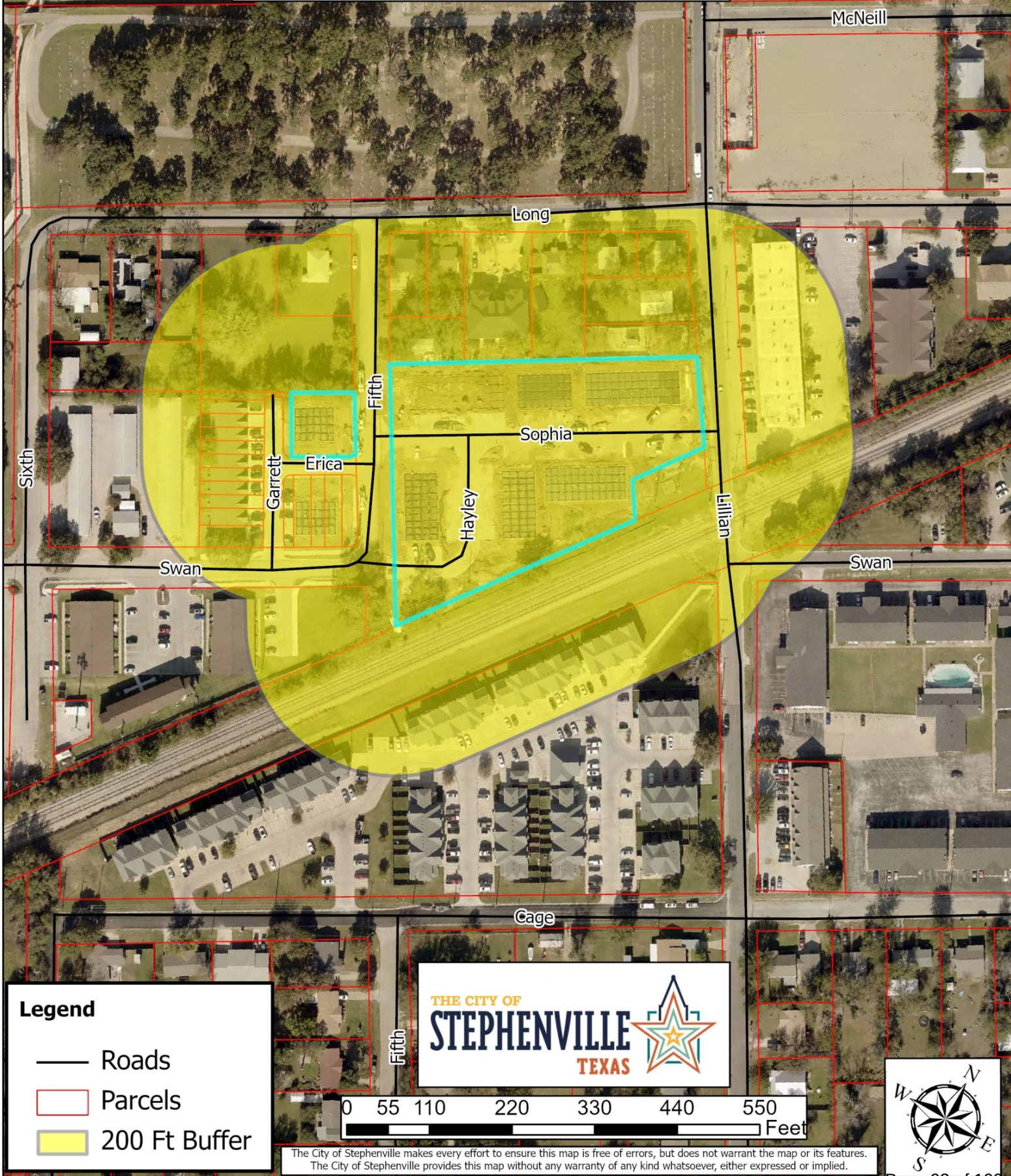
- Compliance with Comprehensive Plan?
- Is application consistent with Plan?
- If not, have conditions changed or new information been offered to support change?
- Surrounding Zoning and Land Use
- Infrastructure Impacts
- Size and Location of Parcel - is land large enough and in proper location for proposed use?
- Reasonable Use of Property - does proposed change provide reasonable use of property?

- Zoning has great discretion - deny if applicant has not proven it is in the best interest of City to rezone

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.

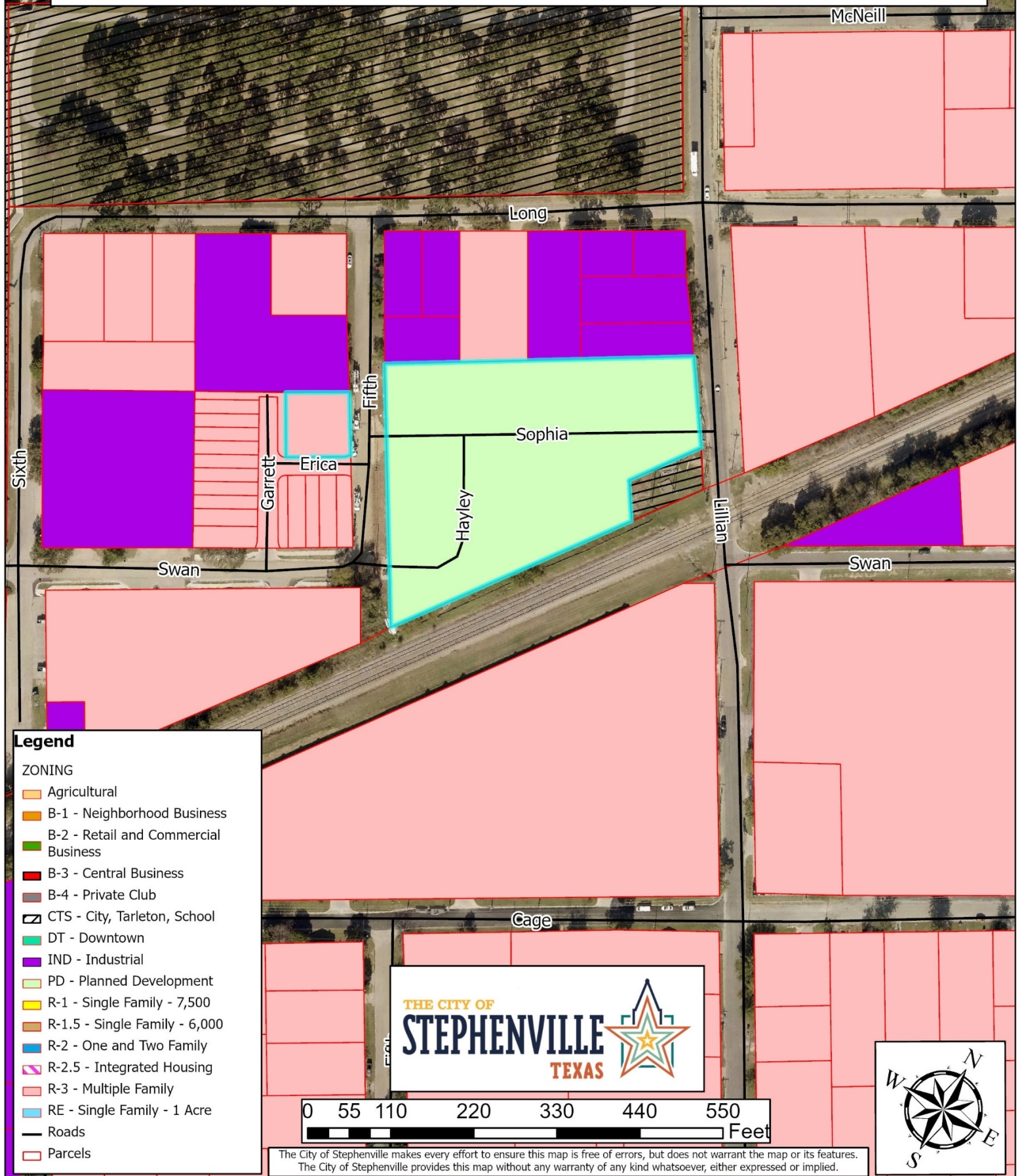
Parcels R78299 & R33522 200 Ft Buffer Map



The City of Stephenville makes every effort to ensure this map is free of errors, but does not warrant the map or its features. The City of Stephenville provides this map without any warranty of any kind whatsoever, either expressed or implied.

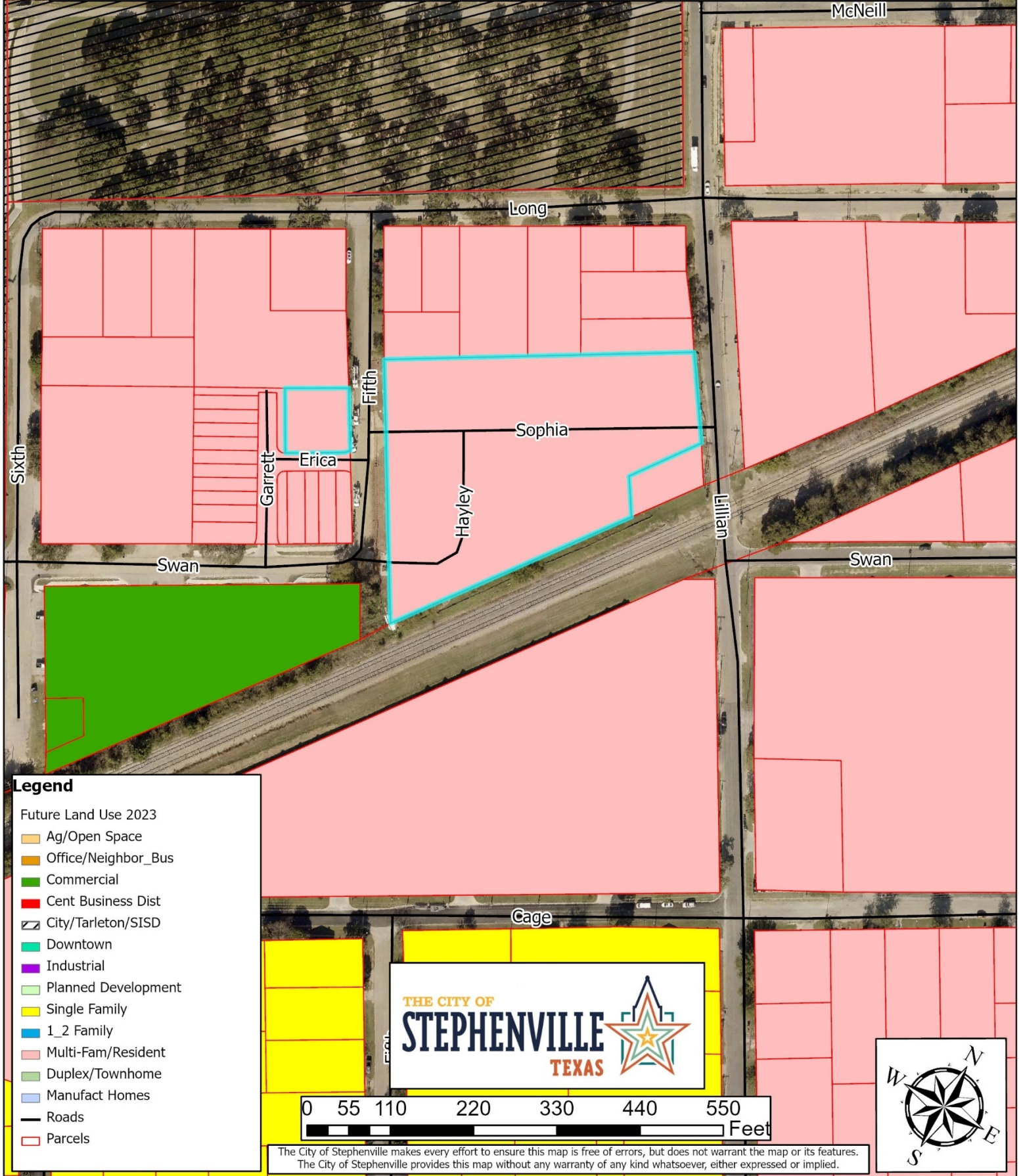
Parcels R78299 & R33522

Current Zoning - PD Planned Development



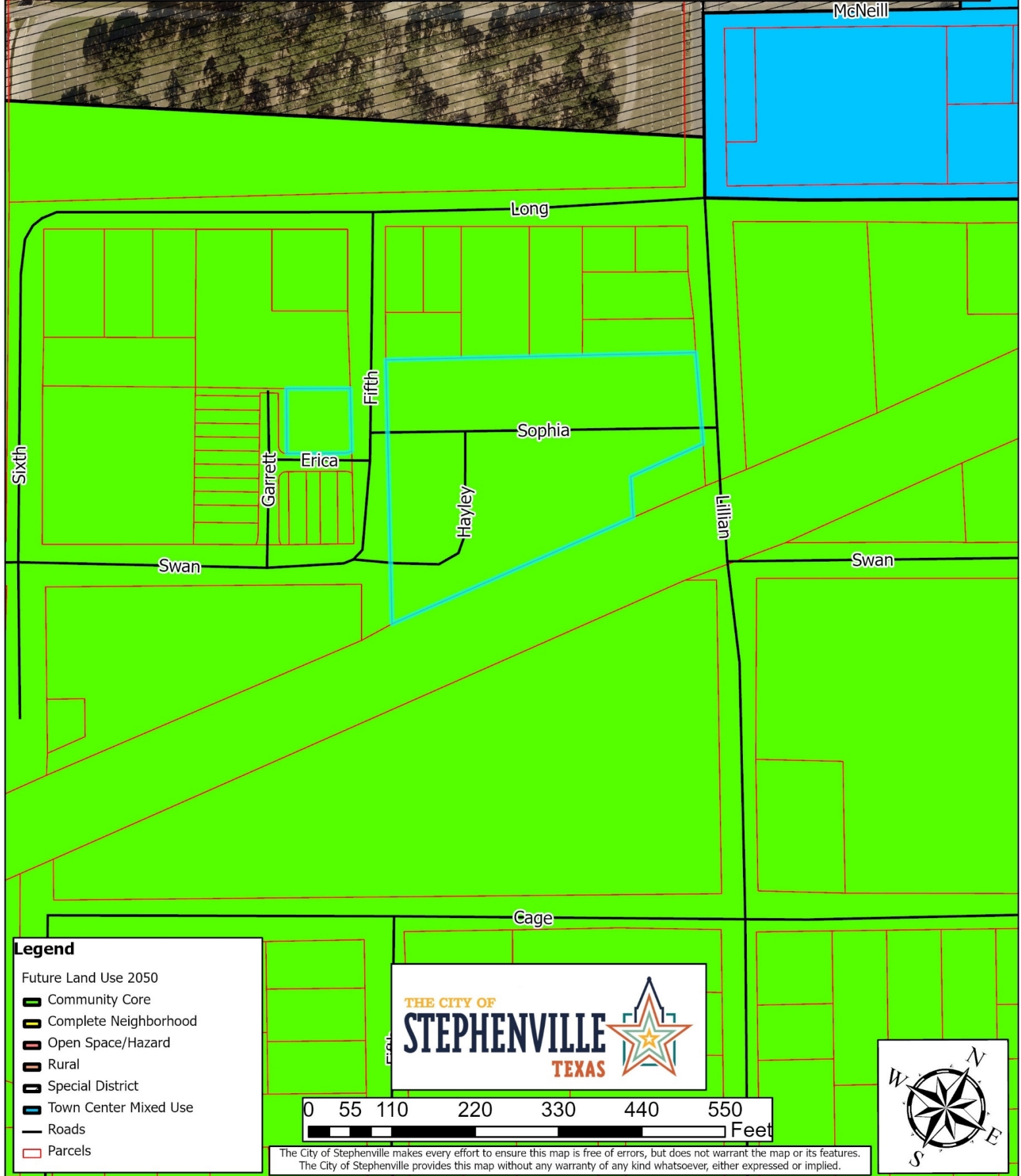
Parcels R78299 & R33522

Future Land Use 2023 - Multi-Family



Parcels R78299 & R33522

Future Land Use 2050 - Community Core

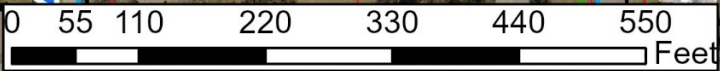


Parcels R78299 & R33522 Water & Sewer Utilities



Legend

- Sewer Lines
- Water Lines
- Roads
- Parcels



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Parcel R78299 & R33522

200 ft Buffer Addresses

Parcel ID	Parcel Address	Parcel Owner	Owner Address	City	State	Zip Code
R000033521	420 LILLIAN	1425 GROESBECK, LLC	PO BOX 101381	FORT WORTH	TX	76185
R000033511	1640 LONG	BACHUS JAMES O (ESTATE)	PO BOX 552	STEPHENVILLE	TX	76401-0000
R000033512	1609 W SWAN	BACHUS JAMES O FAMILY TRUST	PO BOX 552	STEPHENVILLE	TX	76401-0552
R000033515	421 FIFTH	BLEDSE BRENT & MARCELLA LOWE	701 HERITAGE WAY	STEPHENVILLE	TX	76401
R000033514	1590 LONG	BYRD FAMILY INVESTMENTS LLC	115 BRIDLE PATH DR	STEPHENVILLE	TX	76401
R000033516	1550 LONG	BYRD FAMILY INVESTMENTS LLC	115 BRIDLE PATH DR	STEPHENVILLE	TX	76401
R000033523	432 S LILLIAN	CITY OF STEPHENVILLE	298 W WASHINGTON	STEPHENVILLE	TX	76401-4257
R000078284	418 GARRETT CT	DEARSUM, LLC	2574 CR211	HICO	TX	76457
R000078285	416 GARRETT CT	DEARSUM, LLC	2574 CR211	HICO	TX	76457
R000078286	414 GARRETT CT	DEARSUM, LLC	2574 CR211	HICO	TX	76457
R000078287	412 GARRETT CT	DEARSUM, LLC	2574 CR211	HICO	TX	76457
R000078288	410 GARRETT CT	DEARSUM, LLC	2574 CR211	HICO	TX	76457
R000078289	408 GARRETT CT	DEARSUM, LLC	2574 CR211	HICO	TX	76457
R000078290	406 GARRETT CT	DEARSUM, LLC	2574 CR211	HICO	TX	76457
R000078291	404 GARRETT CT	DEARSUM, LLC	2574 CR211	HICO	TX	76457
R000078292	402 GARRETT CT	DEARSUM, LLC	2574 CR211	HICO	TX	76457
R000014966	0 N PADDOCK & VANDERBILT	FORT WORTH & WESTERN RAILROAD	6300 RIDGLEA PLACE STE 1200	FORT WORTH	TX	76116-5738
R000033509	1680 LONG	GAUTIER JENNY M	1680 LONG	STEPHENVILLE	TX	76401
R000033507	451 SIXTH	KUHLMANN LARRY T & DOROTHY A	610 HILL TOP WAY	STEPHENVILLE	TX	76401-7785
R000033510	1610 LONG	LOWERY CLINTON ALAN	1610 W LONG	STEPHENVILLE	TX	76401
R000033508	1690 LONG	MANZANARES FRANCISCO & ELOISA	1690 W LONG	STEPHENVILLE	TX	76401
R000033519	1520 LONG	MULBARGER TODD & KIM	153 VALLEY OAK PLACE	WOODBIDGE	CA	95258
R000033520	410 LILLIAN	PHILLIPS RENTALS LLC	279 CR707	COTTER	AR	72626
R000033517	1540 W LONG	SCHIRO CHRISTOPHER	406 FIRETHORN TRAIL	LEBANON	TN	37087
R000033518	1530 LONG	SWECKER COLBY & VIANNEY SANCHEZ	1530 W LONG	STEPHENVILLE	TX	76401
R000033522	0 S LILLIAN	TARLETON WALK, LLC	PO BOX 328	FORT WORTH	TX	76101
R000078295	1602 ERICA AVE	TARLETON WALK, LLC	PO BOX 328	FORT WORTH	TX	76101
R000078296	1604 ERICA AVE	TARLETON WALK, LLC	PO BOX 328	FORT WORTH	TX	76101
R000078297	1606 ERICA AVE	TARLETON WALK, LLC	PO BOX 328	FORT WORTH	TX	76101
R000078299	1603 ERICA AVE	TARLETON WALK, LLC	PO BOX 328	FORT WORTH	TX	76101
R000040818	428 S LILLIAN	TEXAS COMMUNICATIONS OF BROWNWOOD LP	PO BOX 290	DE LEON	TX	76444
R000033525	1461 SWAN	THE WRINKLE FAMILY TRUST	1005 CHARLOTTE	STEPHENVILLE	TX	76401
R000033513	0 GARRETT CT & ERICA LN	TOWNHOMES AT FIFTH AVENUE TOA, INC.	819 OLD ANNETTA RD	ALEDO	TX	76008
R000078283	0 GARRETT CT	TOWNHOMES AT FIFTH AVENUE TOA, INC.	819 OLD ANNETTA RD	ALEDO	TX	76008
R000078293	0 GARRETT CT	TOWNHOMES AT FIFTH AVENUE TOA, INC.	819 OLD ANNETTA RD	ALEDO	TX	76008
R000078294	0 ERICA AVE	TOWNHOMES AT FIFTH AVENUE TOA, INC.	819 OLD ANNETTA RD	ALEDO	TX	76008
R000078298	0 GARRETT CT	TOWNHOMES AT FIFTH AVENUE TOA, INC.	819 OLD ANNETTA RD	ALEDO	TX	76008
R000033563	580 S LILLIAN	V84 HOLDINGS LLC	PO BOX 1827	STEPHENVILLE	TX	76401
R000033524	301 S LILLIAN	WINDMASS VILLIAGE III PORTFOLIO OWNER LLC	100 CRESCENT CT, SUITE 270	DALLAS	TX	75201
R000033566	1400 W SWAN	WINDMASS VILLIAGE III PORTFOLIO OWNER LLC	100 CRESCENT CT, SUITE 270	DALLAS	TX	75201
R000033562	1680 W SWAN	WV RENTALS PROPERTIES LLC	PO BOX 1353	STEPHENVILLE	TX	76401

Utility Easements

The streets and easements shown thereon are hereby dedicated to the Public use forever. The streets are dedicated for street purposes. The easements, as shown, are dedicated for the public use forever, for the purposes indicated on this plat. 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.

Construction Over Easements

No permanent buildings or structures shall be constructed over any existing or platted water, sanitary sewer, gas, electric, cable or other utility easement of any type.

Underground Utilities

Underground utilities were not located during this survey. Call 811 and/or Utility Providers before excavation or construction.

Flood Hazard Note

This tract appears to be located within Other Areas. Zone "X" - areas determined to be located outside of the 0.2% Annual Chance Flood Plain, according to the F.I.R.M. Community Panel 48143C0430D, dated November 16, 2011.

Special Notice

Selling a portion of this addition by metes and bounds is a violation of City Ordinance and State Law and is subject to fines, withholding of utilities, and/or building permits.

Additional Notes

No abstract of title or title commitment was provided to this surveyor. Record research performed by this surveyor was made only for the purpose of determining the boundary of this property and of the adjoining parcels. Record documents other than those shown on this survey may exist and encumber this property.

Please consult all applicable governing entities regarding rules & regulations, that may affect construction on this property.

All corners are set 1/2" iron rods with red plastic caps stamped "TEXAS SURVEYING INC", set p.k. nail, or cut "X" in concrete, unless otherwise noted. Corners will be set upon completion of development and/or construction activities.

Lot X Note

All lots denoted with the suffix of "X" are common areas & green spaces, except for Lot 36X, Block 8. Lot 36X, Block 8 is a 24' private access, utility, private drainage easements and fire lane.

The City of Stephenville will never accept or maintain the roads and/or common areas shown hereon. Additionally, the City will not be responsible for providing enforcement of traffic control within this subdivision.

Notice to grantee(s) that all roads and/or common areas are private, the property owners shall be perpetually liable for maintenance and that the roads and/or common areas shall be maintained in such a standard which will not affect access by public service agencies such as police, fire and emergency medical services.

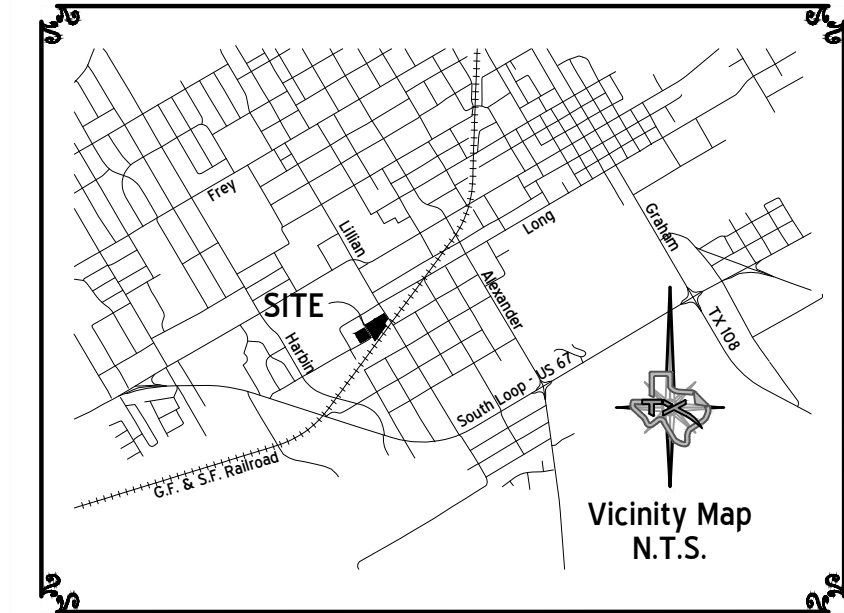
The City of Stephenville will never be responsible to maintain or repair the private water and/or sewer utilities within this subdivision and the property owners shall be perpetually liable for maintenance of said systems.

Block 7 Area Table

12 - 2010 Sq. Ft. (0.046 Acre)
13 - 1537 Sq. Ft. (0.035 Acre)
14 - 1962 Sq. Ft. (0.045 Acre)
15X - 1735 Sq. Ft. (0.040 Acre)

Block 8 Area Table

1X - 1700 Sq. Ft. (0.039 Acre)
2 - 2005 Sq. Ft. (0.046 Acre)
3 - 1536 Sq. Ft. (0.035 Acre)
4 - 1536 Sq. Ft. (0.035 Acre)
5 - 1536 Sq. Ft. (0.035 Acre)
6 - 1536 Sq. Ft. (0.035 Acre)
7 - 1536 Sq. Ft. (0.035 Acre)
8 - 1963 Sq. Ft. (0.045 Acre)
9X - 1200 Sq. Ft. (0.030 Acre)
10 - 2005 Sq. Ft. (0.046 Acre)
11 - 1536 Sq. Ft. (0.035 Acre)
12 - 1536 Sq. Ft. (0.035 Acre)
13 - 1536 Sq. Ft. (0.035 Acre)
14X - 1620 Sq. Ft. (0.040 Acre)
15 - 2005 Sq. Ft. (0.046 Acre)
16 - 1536 Sq. Ft. (0.035 Acre)
17 - 1536 Sq. Ft. (0.035 Acre)
18 - 1536 Sq. Ft. (0.035 Acre)
19 - 1536 Sq. Ft. (0.035 Acre)
20 - 1536 Sq. Ft. (0.035 Acre)
21 - 1963 Sq. Ft. (0.045 Acre)
22X - 1399 Sq. Ft. (0.030 Acre)
23X - 1839 Sq. Ft. (0.046 Acre)
24 - 1963 Sq. Ft. (0.045 Acre)
25 - 1536 Sq. Ft. (0.035 Acre)
26 - 1536 Sq. Ft. (0.035 Acre)
27 - 1536 Sq. Ft. (0.035 Acre)
28 - 1536 Sq. Ft. (0.035 Acre)
29 - 2005 Sq. Ft. (0.046 Acre)
30X - 1963 Sq. Ft. (0.045 Acre)
31 - 1963 Sq. Ft. (0.045 Acre)
32 - 1537 Sq. Ft. (0.035 Acre)
33 - 1538 Sq. Ft. (0.035 Acre)
34 - 1538 Sq. Ft. (0.035 Acre)
35 - 1967 Sq. Ft. (0.045 Acre)
36X - 1670 Sq. Ft. (0.037 Acre)
37X - 2187 Sq. Ft. (0.050 Acre)
38 - 2074 Sq. Ft. (0.048 Acre)
39 - 1624 Sq. Ft. (0.037 Acre)
40 - 1624 Sq. Ft. (0.037 Acre)
41 - 1625 Sq. Ft. (0.037 Acre)
42 - 2077 Sq. Ft. (0.048 Acre)
43X - 2084 Sq. Ft. (0.048 Acre)



Call	Bearing	Distance	Radius	Arc	Delta
L1	S 44°35'24" W	10.31'	20.00'	10.43'	29°52'13"

B. Bledsoe
& M. Lowe
S/60' of Lot 1-A
All of Lot 1-B
C.F. 2018-06310

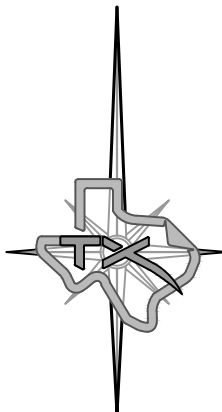
J. Bachus Family Trust
Pt. of Lot 3, Block 7
Pt. of Lot 4, Block 7
Called 0.707 Acre
C.F. 2013-01148

L. & D. Kuhlmann
S/65' of Lot 1 &
Lot 2, Block 7
V. 1306, P. 865

J. Bachus Family Trust
Parcel 2
Lot 5 & Lot 6, Block 7
V. 1293, P. 332

Surveyor:
Texas Surveying & Engineering, Inc.
Mineral Wells Branch
112 S.E. 1st Street
Mineral Wells, TX 76067
940-325-2155
Firm No. 10100000

Owner:
Tarleton Walk, LLC
P.O. Box 328
Fort Worth, TX 76101



WV Rental Properties, LLC
Called 1.56 Acres
Block 13
C.F. 2017-06043

Texas Communications
of Brownwood, LP
Pt. of Lot 4-C
Called 5.809 Sq. Ft.
C.F. 2010-04079

C. Swecker &
V. Sanchez
Lot 3, Block 8
C.F. 2022-05812

SOUTH SIDE ADDITION
KING's 1956 Map
of Stephenville
V. 381, P. 105

C. Schiro
Lot 2, Block 8
C.F. 2023-03544

Curve Data Table

B1 - Curve (Left)
Radius - 20.00' Arc - 10.50'
Ch. - N 15°14'18" W 10.38'
B2 - Curve (Left)
Radius - 10.00' Arc - 15.74'
Ch. - N 75°22'39" W 14.17'
B3 - Curve (Left)
Radius - 20.00' Arc - 10.43'
Ch. - N 44°35'24" E 10.31'
B4 - Curve (Left)
Radius - 20.00' Arc - 10.52'
Ch. - S 74°35'43" W 10.40'
B5 - Curve (Left)
Radius - 10.00' Arc - 15.67'
Ch. - N 14°37'21" E 14.12'
B6 - Curve (Left)
Radius - 20.00' Arc - 10.44'
Ch. - S 45°14'24" E 10.33'
B7 - Curve (Left)
Radius - 20.00' Arc - 9.66'
Ch. - N 72°29'29" E 9.57'
B8 - Curve (Left)
Radius - 25.00' Arc - 14.25'
Ch. - S 42°19'16" W 14.06'
B9 - Curve (Left)
Radius - 25.00' Arc - 13.06'
Ch. - N 33°36'54" E 12.91'
B10 - Curve (Right)
Radius - 28.00' Arc - 40.98'
Ch. - N 16°43'44" E 37.42'
B11 - Curve (Right)
Radius - 28.00' Arc - 2.95'
Ch. - N 28°12'33" W 2.94'
B12 - Curve (Left)
Radius - 52.00' Arc - 115'
Ch. - N 30°35'29" W 115'
B13 - Curve (Left)
Radius - 52.00' Arc - 81.79'
Ch. - S 15°04'04" E 73.62'
B14 - (Left)
Radius - 20.00' Arc - 9.14'
Ch. - N 73°14'30" E 9.06'
B15 - Curve (Right)
Radius - 28.00' Arc - 43.46'
Ch. - S 15°41'18" W 39.23'
B16 - Curve (Right)
Radius - 28.00' Arc - 1.20'
Ch. - S 29°59'49" E 1.20'
B17 - Curve (Right)
Radius - 28.00' Arc - 3.07'
Ch. - S 34°21'36" E 3.06'
B18 - Curve (Right)
Radius - 28.00' Arc - 40.98'
Ch. - S 79°25'18" E 37.42'
B19 - Curve (Left)
Radius - 20.00' Arc - 9.66'
Ch. - S 44°48'57" W 9.57'

E1 - N 58°39'13" E 10.00'
E2 - S 31°20'47" E 49.33'
E3 - N 58°39'13" E 10.00'
E4 - S 31°20'47" E 13.27'
E5 - S 58°39'13" W 1.00'
E6 - S 31°20'47" E 38.47'
E7 - S 13°39'13" W 6.88'
E8 - N 58°32'58" E 44.66'
E9 - S 36°11'56" W 25.23'
E10 - S 59°32'58" W 118.82'
E11 - S 31°20'47" E 30.165'
E12 - N 61°02'08" E 44.69'
E13 - S 36°11'56" W 23.81'
E14 - S 61°02'08" W 140.10'
E15 - N 31°20'47" W 10.01'
E16 - N 61°02'08" E 102.42'
E17 - N 31°20'47" W 30.26'
E18 - S 59°32'58" W 27.50'
E19 - S 31°03'18" E 9.66'
E20 - Curve (Right)
Radius - 28.00' Arc - 10.49'
Ch. - S 42°31'43" W 10.42'
E21 - N 31°03'18" W 12.71'
E22 - S 59°32'58" W 52.02'
E23 - S 31°20'47" E 12.37'
E24 - S 60°09'10" W 4.06'
E25 - Curve (Right)
Radius - 20.00' Arc - 6.06'
Ch. - S 68°49'41" W 6.03'
E26 - N 31°20'47" W 11.35'
E27 - S 59°32'58" W 2.83'
E28 - N 31°20'47" W 13.89'
E29 - N 58°39'13" E 187.60'
E30 - N 13°39'13" E 2.93'
E31 - N 31°20'47" W 96.93'

Final Plat

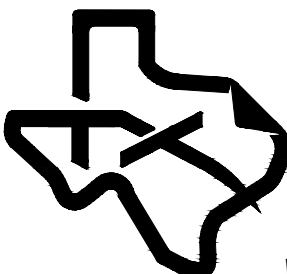
LILLIAN PARK TOWNHOMES, PHASE 2
Lots 12-14, Lot 15X, Block 7

&

Lots 1X, 2-8, 9X, 10-13, 14X, 15-21, 22X, 23X, 24-29,
30X, 31-35, 36X, 37X, 38-42, & 43X, Block 8

A subdivision of Out Lot, Block 7 & Out Lot, Block 8, LILLIAN PARK TOWNHOMES, PHASE 2, according to the plat as recorded in Cabinet B, Slide 354B, Plat Records, Erath County, Texas, same being a subdivision of portion of Lot 8, Block 7, Lots 5, 6, 7, & 8, Block 8, Portion of W. Swan Street & Lot 5, Block 14, SOUTH SIDE ADDITION, City of Stephenville, according to the King's 1956 Revised Map recorded in Volume 381, Page 105, Deed Records, Erath County, Texas.

August 2025



TEXAS
SURVEYING &
ENGINEERING
INC.
WEATHERFORD - MINERAL WELLS - ALEDO
SURVEYING FIRM NO. 10100000 - ENGINEERING FIRM NO. F-17586

Surveyor:
Texas Surveying, Inc.
Mineral Wells Branch
112 S.E. 1st Street
Mineral Wells, TX 76067
940-325-2155
Firm No. 10194121

Owner:
Tarleton Walk, LLC
P.O. Box 328
Fort Worth, TX 76101

WEST TRACT SURVEY DESCRIPTION

STATE OF TEXAS
COUNTY OF ERATH

Of a 0.976 acre (42,503 Sq. Ft.) tract of land being all of Out Lot, Block 7, LILLIAN PARK TOWNHOMES, according to the plat as recorded in Cabinet B, Slide 354B, Plat Records, Erath County, Texas: same being a portion of Lot 8, Block 7, SOUTH SIDE ADDITION, City of Stephenville, Erath, Texas, according to the King's 1956 Revised Map recorded in Volume 381, Page 105, Deed Records, Erath County, Texas: being a portion of Tarleton Walk, LLC's tracts of land as recorded in Clerk File No. 2024-02380, Official Public Records, Erath County, Texas: being further described by metes and bounds as follows:

BEGINNING at a set 1/2" iron rod with red plastic cap stamped "TEXAS SURVEYING" in the west right of way of S. 5th Avenue at the northeast corner of said Out Lot, Block 7, for the northeast corner of this tract.

THENCE S 31°20'47" E 82.44 feet to a set p.k. nail at the northeast corner of Lot 16X, a 24' private access, utility, private drainage easement, & fire lane, for the southeast corner of this tract.

THENCE southwesterly along the arc of a curve to the right, having a radius of 20.00 feet, an arc length of 10.43 feet, and whose chord bears S 44°35'24" W 10.31 feet to a set p.k. nail, for a corner of this tract

THENCE S 59°31'31" W 75.72 feet to a set p.k. nail, for the southwest corner of this tract.

THENCE N 30°21'19" W 85.61 feet to a set 1/2" iron rod with red plastic cap stamped "TEXAS SURVEYING", for the southwest corner of this tract.

THENCE N 59°52'42" E 84.25 feet to the POINT OF BEGINNING.

Bearings, Distances, and/or Areas derived from GNSS observations performed by Texas Surveying, Inc. and reflects N.A.D. 1983, Texas State Plane Coordinate System, North Central Zone 4202 (Grid).

SURVEYOR CERTIFICATION

That I, Micah Hamilton, a Registered Professional Land Surveyor of the State of Texas, Registration No. 5865, do hereby certify that the plat hereon was prepared from an actual on the ground survey of the legally described property shown hereon.

Preliminary, this document shall not be recorded for any purpose and shall not be used or viewed or relied upon as a final survey document.

Micah Hamilton, Registered Professional Land Surveyor No. 5865
M20159-PLAT-R9 - Plat Prepared: August 2025

KNOW ALL MEN BY THESE PRESENTS

That, Tarleton Walk, LLC, being the sole owner, do hereby adopt this plat designating the herein described real property as

LILLIAN PARK TOWNHOMES, PHASE 2

Lots 12-14, Lot 15X, Block 7, Lots 1X, 2-8, 9X, 10-13, 14X, 15-21, 22X, 23X, 24-29, 30X, 31-35, 36X, 37X, 38-42, & 43X, Block 8

City of Stephenville, Erath County, Texas, and I do hereby dedicate to the public's use forever the easements and rights-of-way shown hereon, witness my hand, this the _____ day of _____, 2025.

OWNER

Agent and/or Representative

Title

STATE OF TEXAS

Before me, the undersigned, a Notary Public in and for the State of Texas 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 he executed the same for the purpose and consideration therein expressed. Given under my hand and seal of office, this _____ day of _____, 2025.

Notary Public in and for the State of Texas

LIEN HOLDER

The undersigned as Lien Holder on the property to be subdivided and does hereby consent to the subdivision as shown hereon.

Name, Title, & Date

EAST TRACT SURVEY DESCRIPTION

STATE OF TEXAS
COUNTY OF ERATH

Of a 2.377 acres (103,548 Sq. Ft.) tract of land being Out Lot, Block 8, LILLIAN PARK TOWNHOMES, according to the plat as recorded in Cabinet B, Slide 354B, Plat Records, Erath County, Texas: same being being all of Lots 5, 6, 7, & 8, Block 8, that portion of W. Swan Street lying between Block 8 & Block 14, and all of Lot 5, Block 14, SOUTH SIDE ADDITION, City of Stephenville, Erath, Texas, according to the King's 1956 Revised Map recorded in Volume 381, Page 105, Deed Records, Erath County, Texas: being a portion of Tarleton Walk, LLC's tracts of land as recorded in Clerk File No. 2024-02380, Official Public Records, Erath County, Texas: being further described by metes and bounds as follows:

BEGINNING at a found 3/8" iron rod in a 1/2" iron pipe at the northwest corner of said Lot 5, Block 8, in the east right of way line of S. 5th Avenue, for the northwest and beginning corner of this tract.

THENCE N 58°39'13" E at 98.9 feet pass a found 1/2" iron rod with plastic cap at the southerly common corner of that certain tract of land conveyed to B. Bledsoe & M. Lowe in Clerk File No. 2018-06310, O.P.R.E.C.T. & Lot 2, Block 8 as conveyed to WCA Properties in Clerk File No. 2021-00230, O.P.R.E.C.T., continuing at 188.8 feet pass a found 1/2" iron rod with plastic cap at the southerly common corner of said Lot 2 & Lot 3, Block 8 as conveyed to 9K Properties, LLC in Clerk File No. 2019-00475, O.P.R.E.C.T., for a total distance of 409.19 feet to a set 1/2" iron rod with red plastic cap stamped "TEXAS SURVEYING INC" at the apparent southeast corner of that certain tract of land conveyed to Texas Communications of Brownwood, LP in Clerk File No. 2010-04079, O.P.R.P.C.T., in the west right of way line of S. Lillian Street, for the northeast corner of this tract. WHENCE a found 1/2" iron rod at the intersection of the west right of way line of said S. Lillian Street with the south right of way line of W. Long Street bears N 34°42'49" W 170.0 feet.

THENCE S 34°42'49" E 120.68 feet along the west right of way line of said S. Lillian Street to a found 1/2" bolt at the northeast corner of the City of Stephenville Utility Site G-5 being Lot 8A, Block 8, as shown on the map recorded in Volume 412, Page 577, D.R.E.C.T., for the easterly southeast corner of this tract.

THENCE along the north & west lines of said Lot 8A, Block 8 as follows:

S 35°33'48" W 104.89 feet to a found 3/8" iron rod:

S 33°13'18" E 54.04 feet to a found 3/8" iron rod, in the north line of the G.C. & S.F. Railroad, for the southerly southeast corner of this tract.

THENCE S 36°11'56" W 347.94 feet along the north line of said G.C. & S.F. Railroad to a set 1/2" iron rod with red plastic cap stamped "TEXAS SURVEYING INC", at he southerly corner of said Lot 5, Block 14, for the southwest corner of this tract.

THENCE N 31°20'47" W 348.51 feet along the east right of way line of said S. 5th Avenue to the POINT OF BEGINNING.

Bearings, Distances, and/or Areas derived from GNSS observations performed by Texas Surveying, Inc. and reflects N.A.D. 1983, Texas State Plane Coordinate System, North Central Zone 4202 (Grid - U.S. Survey Feet).

APPROVAL STATEMENT

Approved by the Director of Development Services of the City of Stephenville, Erath County, Texas.

Approved: _____, 2025

City of Stephenville

Erath County, Texas

By: _____
Director of Development Services

Attest: _____
City Secretary

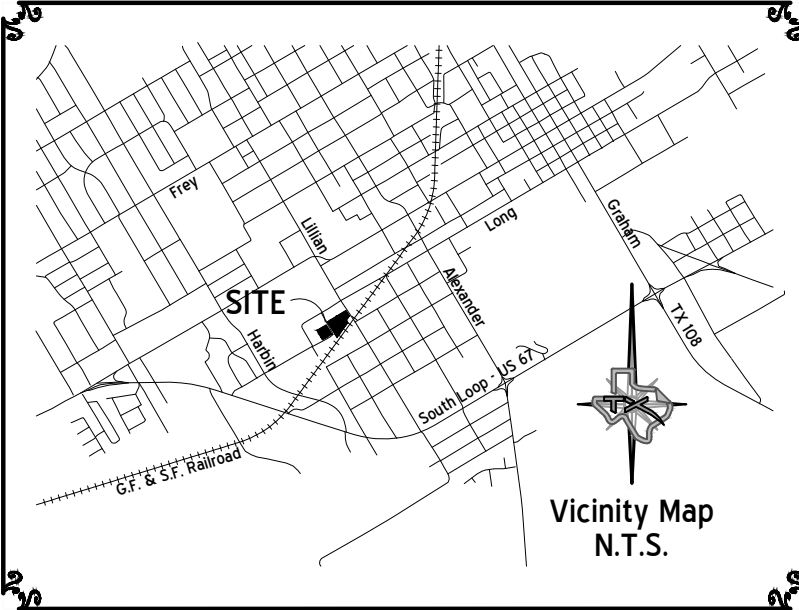
COUNTY CLERK STATEMENT

Clerk's Notice: Any provisions herein which restrict the sale, rental or use of the described real property because of color or race, is invalid and unenforceable under federal law.

I, Gwinda Jones, Clerk of the County Court of Erath County, do hereby certify that the foregoing instrument in writing, with this certificate of authentication was filed for record and duly recorded at my office this _____ day of _____, 2025, at _____ o'clock, _____ in the Official Public Records of Erath County, Texas, in Document No. _____, Cabinet _____. Slide _____.

Gwinda Jones, Clerk of County Court of Erath County, Texas

Deputy



Final Plat

LILLIAN PARK TOWNHOMES, PHASE 2
Lots 12-14, Lot 15X, Block 7
&
Lots 1X, 2-8, 9X, 10-13, 14X, 15-21, 22X, 23X, 24-29,
30X, 31-35, 36X, 37X, 38-42, & 43X, Block 8

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August 2025

