



Planning & Zoning Commission
Regular Meeting

Wednesday, March 18, 2026, 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 minutes from February 18, 2026

REGULAR AGENDA

2. **Application No.: RP&RZ 2026-9451**

Applicant Johnny Hopper, representing Park 51, LLC., is requesting approval of a Replat with simultaneous rezoning of a portion of property located at 125 W. Oak Street, Parcel R31420, being approximately 1.00 acres of the S3500 Frey First Addition, BLK. 26; LOT 9 of the City of Stephenville, Erath County, Texas from "I", Industrial, to " R-2.5," Integrated Housing.

3. **Public Hearing**
Application No.: RP & RZ 2026-9451

4. **Application No.: RP&RZ 2026-9451**

Consider approval of a Replat with simultaneous rezoning of a portion of property located at 125 W. Oak Street, Parcel R31420, being approximately 1.00 acres of the S3500 Frey First Addition, BLK. 26; LOT 9 of the City of Stephenville, Erath County, Texas from "I", Industrial, to " R-2.5," Integrated Housing.

5. **Application No.: PD 2026-9361**

Applicant Alex Bryant, representing TSU Catholic, LLC., Barefoot Equity Partners, LLC., and Chris and DeAnne Martinelli, is presenting an updated Development Plan for property located at 1292 W Washington, Parcel R77944, being BLK. 134, LOTS 12; 18; 30B; 31 (PTS OF), 1334 W Washington, Parcel R30249, being BLK 134, LOT 40, ATM MACHINE, 1350 W Washington, Parcel R30251, being BLK. 134; LOTS 1;5;28, 1245 McNeill, Parcel R30278, being BLK 134, LOT 38A, 1255 McNeill, Parcel 30280, being BLK 134, Lots 38, 1303 McNeill, Parcel R30272, being BLK. 134, LOT 32, 1345 McNeill, Parcel R30271, being BLK. 134; LOT 31 (S150),1353 McNeil, Parcel R30270, being BLK. 134, LOT 30A and 1357 McNeill, Parcel 30269, being BLK 134; south 150 feet of LOT 29 of the CITY ADDITION to the City of Stephenville, Erath County, Texas.

- 6. **Public Hearing**
Application No.: PD 2026-9361

- 7. **Application No.: PD 2026-9361**

Consider approval of the updated Development Plan for property located at 1292 W Washington, Parcel R77944, being BLK. 134, LOTS 12; 18; 30B; 31 (PTS OF), 1334 W Washington, Parcel R30249, being BLK 134, LOT 40, ATM MACHINE, 1350 W Washington, Parcel R30251, being BLK. 134; LOTS 1;5;28, 1245 McNeill, Parcel R30278, being BLK 134, LOT 38A, 1255 McNeill, Parcel 30280, being BLK 134, Lots 38, 1303 McNeill, Parcel R30272, being BLK. 134, LOT 32, 1345 McNeill, Parcel R30271, being BLK. 134; LOT 31 (S150),1353 McNeil, Parcel R30270, being BLK. 134, LOT 30A and 1357 McNeill, Parcel 30269, being BLK 134; south 150 feet of LOT 29 of the CITY ADDITION to the City of Stephenville, Erath County, Texas.

- 8. **Application No.: REPEAL – 2023-O-09**

Applicant Alex Bryant, representing TSU Catholic, LLC., and Barefoot Equity Partners, LLC., is requesting Ordinance 2023-O-09 be repealed.

- 9. **Public Hearing**
Application No.: REPEAL - 2023-O-09

- 10. **Application No.: REPEAL – 2023-O-09**

Provide recommendation of Ordinance 2023-O-09 to be repealed.

- 11. **Application No.: PP 2026-9570**

Applicant Malcolm Kanute, representing Rock Creek Property No 1, LLC., is requesting approval of a Preliminary Plat of property located at 0 W. Cedar Street, Parcel R78345, being approximately 49.6 acres of the A0342 H.C. Hudson abstract of the City of Stephenville, Erath County, Texas.

- 12. **Public Hearing**
Application No.: PP 2026-9570

- 13. **Application No.: PP 2026-9570**

Consider approval of a Preliminary Plat of property located at 0 W. Cedar Street, Parcel R78345, being approximately 49.6 acres of the A0342 H.C. Hudson abstract of the City of Stephenville, Erath County, Texas.

- 14. **Application No.: PP 2026-9563**

Applicant Jayton Cogburn, representing Jet Worldwide, INC., is requesting approval of a Preliminary Plat of property located at 615 College Farm Rd, Parcel R29924, being BLK 87; LOT 2B of the S2600 CITY

ADDITION of the City of Stephenville, Erath County, Texas.

15. **Public Hearing**

Application No.: PP 2026-9563

16. **Application No.: PP 2026-9563**

Consider approval of a Preliminary Plat of property located at 615 College Farm Rd, Parcel R29924, being BLK 87; LOT 2B of the S2600 CITY ADDITION of the City of Stephenville, Erath County, Texas.

17. **Application No.: PP 2026-9569**

Applicant Josh Schulik, representing Tekmak Stephenville Hotel, LP, is requesting approval of a Preliminary Plat of property located at 0 S. Harbin Drive, Parcel R30481, being BLK 19; LOT 18; Parcel R33594, being BLK. 19; LOT 17; Parcel R76373, being BLK. 19; LOT 14R of the S6200 SOUTH SIDE ADDITION of the City of Stephenville, Erath County, Texas.

18. **Public Hearing**

Application No.: PP2026-9569

19. **Application No.: PP 2026-9569**

Consider approval of a Preliminary Plat of property located at 0 S. Harbin Drive, Parcel R30481, being BLK 19; LOT 18; Parcel R33594, being BLK. 19; LOT 17; Parcel R76373, being BLK. 19; LOT 14R of the S6200 SOUTH SIDE ADDITION of the City of Stephenville, Erath County, Texas.

ADJOURN

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



PLANNING & ZONING COMMISSION

MEETING MINUTES
REGULAR MEETING
FEBRUARY 18, 2026

CALL TO ORDER

The Planning & Zoning Commission of the City of Stephenville, Texas, convened on Wednesday, February 18, 2026, 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:

Commissioner's Present:

Place 1 - Tyler Wright
Place 2 - Justin Slawson
Place 3 - Lisa LaTouche
Place 4 - Lisa Pendleton
Place 6 - Bryan Durant
Place 7 - James Stephenson
Alternate 2 - Bruce Delater

Commissioners Absent:

Place 5 - Nick Robinson

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.

OATH OF OFFICE

1. **Administer Oath of Office to New Members**

Commission Secretary, Jan Strahan, administered the Oath of Office to Justin Slawson, Lisa Pendleton and Bryan Durant.

ELECTION OF OFFICERS

2. Consider the election of Chair and Vice Chair

Nomination for Chair. MOTION by Tyler Wright, second by Justin Slawson, to nominate Lisa LaTouche for Chair. MOTION CARRIED by unanimous vote.

Nomination for Vice Chair. MOTION by Justin Slawson, second by James Stephenson, to nominate Tyler Wright as Vice-Chair. MOTION CARRIED by unanimous vote.

APPROVAL OF MINUTES

3. Consider approval of minutes from December 17, 2025

MOTION by Justin Slawson, second by James Stephenson, to approve December 17, 2025, Meeting Minutes as presented. MOTION CARRIED unanimously.

REGULAR AGENDA

4. Application No.: RP 9444

Wyatt Thorp is requesting a replat of property located at 587 Race Street, Parcel R32537, being Block 2, Lots 5 and 6A of the S5100 MILLICAN & OTT ADDTION of the City of Stephenville, Erath County, Texas.

Development Services Director, Steve Killen briefed the Commission regarding the replat being presented. Mr. Killen stated Mr. Thorp recently requested a rezone that was approved in November, 2025. As presented during the rezone, Mr. Thorp is now replating to subdivide the property into two lots. An extension of the sanitary sewer line will be required to service the newly platted lot fronting Donna Street. Alternatively, an easement to Race may be possible. The Future Land Use is designated as Town Center which allows residential use. Director Killen concluded his comments by stating the staff recommends conditional approval of the plat subject to the following:

1. Determination of how the newly platted lot will connect to the city's sanitary main (Chapter 155.6.10.H); or, if a private easement will be required.
2. If a private easement is necessary, label the easement as privately maintained and adjust setbacks accordingly.

Mr. Wyatt Thorp was present to answer the Commissioners' questions.

5. Public Hearing Application No.: RP 9444

Chairperson Lisa LaTouche opened the public hearing at 5:39pm

No one spoke in favor of the Replat request

Mary Beach McGuire of 365 W Sloan, Stephenville, spoke in opposition

Chairperson Lisa LaTouche closed the public hearing at 5:43pm

6. **Application No.: RP 9444**

Consider approval of a replat of property located at 587 Race Street, Parcel R32537, being Block 2, Lots 5 and 6A of the S5100 MILLICAN & OTT ADDITION of the City of Stephenville, Erath County, Texas.

MOTION made by Justin Slawson, second by Tyler Wright to recommend conditional approval of a replat as presented for property located at 587 Race, Parcel R32547, being BLK 2; LOTS 5 & 6A of the S5100 MILLICAN & OTT ADDITION of the City of Stephenville, Erath County, Texas. MOTION CARRIED unanimously.

7. **Application No.: RZ 9486 (PULL)**

Brenda Croft is requesting a rezone for property located at 201 Morgan Mill Road, Parcel R44513, being BLK 13, Pt. of Lot 19, of the S5900 SIMS ADDITION to the City of Stephenville, Erath County, Texas from (R-1), Single-Family Residential, to (B-2), Retail and Commercial.

This item was pulled

8. **Public Hearing (PULL)**
Application No.: RZ 9486

This item was pulled

9. **Application No.: RZ 9486 (PULL)**

Consider approval of a rezone for property located at 201 Morgan Mill Road, Parcel R44513, being BLK 13, Pt. of Lot 19, of the S5900 SIMS ADDITION to the City of Stephenville, Erath County, Texas from (R-1), Single-Family Residential, to (B-2), Retail and Commercial.

This item was pulled

10. **Application No.: RZ 9493**

Justin Scrivner is requesting a rezone for property located at 3181 Bob White, Parcel R39982, being BLK 1, Lot 10 & 11, of the S5530 QUAIL RUN ADDITION to the City of Stephenville, Erath County, Texas from (R-1), Single-Family Residential, to (R-2.5), Integrated Housing.

Development Services Director, Steve Killen, gave the following report: Mr. Scrivner is requesting a rezone to the “highest and best use” with the intention of building single-family homes. This property is in an area surrounded by single family dwellings. The requested zoning will allow smaller dimensions than the existing R-1 requirement. The property has roughly 96’ of frontage and will be subdivided into two lots. Mr. Scrivner was granted R-2.5 zoning for property on Bob White in the past and constructed single family homes that complemented the area. Future Land use is designated as Complete Neighborhood which allows residential use.

Mr. Justin Scrivner was present to answer Commissioners' questions.

**11. Public Hearing
Application No.: RZ 9493**

Chairperson Lisa LaTouche opened the public hearing at 5:47pm.

No one spoke in favor or against the Rezone request.

Chairperson Lisa LaTouche closed the public hearing at 5:47pm.

12. Application No.: RZ 9493

Consider approval of a rezone for property located at 3181 Bob White, Parcel R39982, being BLK 1, Lot 10 & 11, of the S5530 QUAIL RUN ADDITION to the City of Stephenville, Erath County, Texas from (R-1), Single-Family Residential, to (R-2.5), Integrated Housing.

MOTION made by James Stephenson, second by Bruce Delater, to recommend approval of a rezone for property located at 3181 Bob White, Parcel R39982, being BLK 1, Lot 10 & 11, of the S5530 QUAIL RUN ADDITION to the City of Stephenville, Erath County, Texas from (R-1), Single-Family Residential, to (R-2.5), Integrated Housing. MOTION CARRIED unanimously.

ADJOURN

Chairperson Lisa LaTouche adjourned the meeting at 5:49pm.

APPROVED:

Lisa LaTouche, Chair

ATTEST:

Jan Strahan, Commission Secretary

STAFF REPORT



SUBJECT: Application No.: RP/RZ 2026-9451

Applicant Johnny Hopper, representing Park 51, LLC., is requesting approval of a Replat with simultaneous rezoning of a portion of property located at 125 W. Oak Street, Parcel R31420, being approximately 1.00 acres of the S3500 Frey First Addition, BLK. 26; LOT 9 of the City of Stephenville, Erath County, Texas from "I", Industrial, to " R-2.5," Integrated Housing.

DEPARTMENT: Development Services

STAFF CONTACT: Steve Killen, Director of Development Services

BACKGROUND:

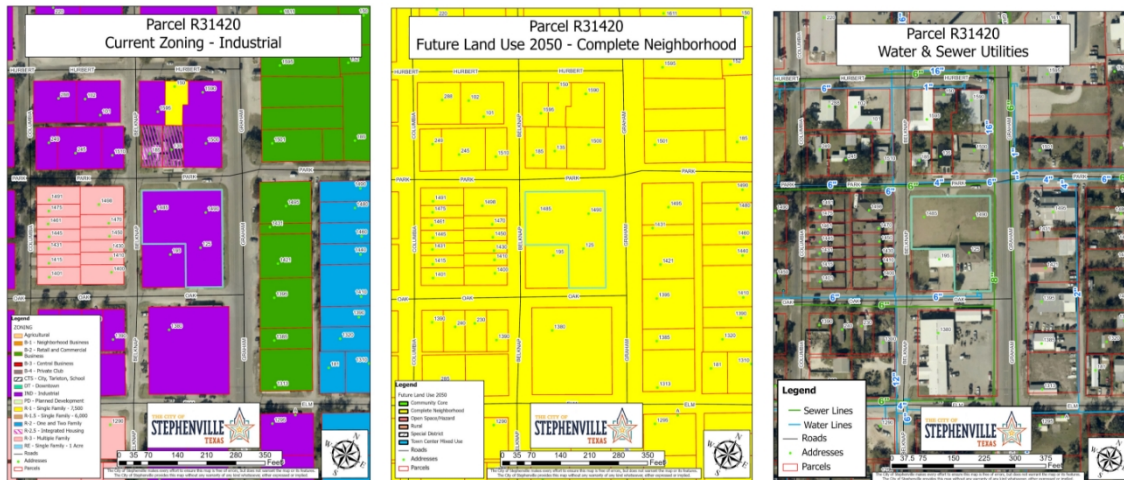
The applicant is requesting a rezone to R-2.5 to allow smaller lot dimensions for the construction of three single-family homes, two fronting Park St., and one fronting Belknap Steet. The remainder of the property will keep the existing Industrial Zoning. The replat establishes the appropriate lot dimensions and setback requirements as required for single-family residences; and generally speaking, subject to approval as a minor replat.

RECOMMENDATION:

Staff is recommending conditional approval of the replat with the conditions as follows. If the rezone is denied, the replat is subsequently denied.

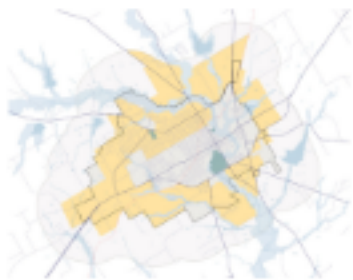
1. The plat must conform to the Subdivision Ordinance upon conclusion of reviews (Ch. 155), including any reviews from Public Works, Development Services or the Fire Department.
2. Structures may not be placed over easements.
3. Provide triangular site visibility easements at intersecting streets.
4. Ensure all required Plat language is provided.
5. City Council approves the rezone of the property.
6. Pay fees.

PROPERTY PROFILE:



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.

ALTERNATIVES

1. Recommend the City Council approve the Rezone.
2. Approve the Replat with conditions, which shall mean that the Replat shall be considered to have been approved once such conditions are fulfilled and until the conditions are satisfied, it is considered denied; or
3. Recommend the City Council deny the rezone. If the rezone is denied, the replat is subsequently denied.



LAND DESCRIPTION

Of a 0.778 acre tract of land, being all of Lot 9 in Block 26 of the Frey First Addition to the City of Stephen, according to the plat thereof recorded in Cabinet B, Slide 95A of the Plat Records of Erath County, Texas; being all the property deeded to Park 51, LLC in Document No. 2009-04228 & 2009-05356 of the Official Public Records of Erath County, Texas; and being further described by metes and bounds as follows:

Beginning at a found 5/8" iron rod at the intersection of the north line of West Oak Street and the west line of North Graham Avenue, for the southeast and beginning corner of this tract.

Thence along the north line of said West Oak Street, S. 59 deg. 38 min. 37 sec. W. 88.94 feet to a found 5/8" iron rod at the southeast corner of a certain tract deeded to Clarence J. Young and wife, Linda S. Young, D/B/A Cross Timbers Plumbing in Volume 956, Page 474 of said Official Public Records, for the southerly southwest corner of this tract.

Thence leaving said West Oak Street, N. 30 deg. 21 min. 12 sec. W. 103.94 feet to a found 5/8" iron rod at the northeast corner of said Young Tract, for an interior corner of this tract.

Thence S. 59 deg. 55 min. 25 sec. W. 104.02 feet to a found 5/8" iron rod at the northwest corner of said Young Tract and in the east line of North Belknap Avenue, for the westerly southwest corner of this tract.

Thence along the east line of said North Belknap Avenue, N. 30 deg. 13 min. 25 sec. W. 127.75 feet to a found 1/2" iron rod with cap (RPLS 1983) in the south line of West Park Street, for the northwest corner of this tract.

Thence leaving said North Belknap Avenue and along the south line of said West Park Street, N. 59 deg. 33 min. 59 sec. E. 192.05 feet to a found 1/2" iron rod in the west line of said North Graham Avenue, for the northeast corner of this tract.

Thence leaving said West Park Street and along the west line of said North Graham Avenue, S. 30 deg. 30 min. 20 sec. E. 232.46 feet to the place of beginning.

OWNER'S CERTIFICATE

Now therefore know all men by these presents:

That, Park 51, LLC, owner, does hereby adopt this plat designating the herein described property as Lots 10 thru 13 in Block 26 of the Frey First Addition to the City of Stephenville, Erath County, Texas. The easements shown thereon are hereby reserved for the purposes as indicated. No buildings, fences, trees, shrubs, or other improvements or growths shall be constructed, reconstructed, or placed upon, over or across the easements shown. Said easements being hereby reserved for the mutual use and accommodation of all public utilities using or desiring to use the same. Any, and all public utility shall have the right to remove and keep removed all or part of any buildings, fences, trees, or other improvements or growths which in any way endanger or interfere with the construction, maintenance, of 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.

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

Witness my hand, This the _____ day of _____, 20__

Owner

STATE OF _____

COUNTY OF _____

BEFORE ME, the undersigned, a Notary Public in and for said County and State, on this day personally appeared _____, known to me to be the person(s) whose name(s) is(are) subscribed to the foregoing instrument, and acknowledged to me that he (she) (they) executed the same for the purposes and consideration therein expressed and in the capacity stated.

GIVEN under my hand and seal of office this _____ day of _____, 20__

Signature

My Commission Expires On

STATE OF TEXAS §
 § KNOW ALL MEN BY THESE PRESENTS
 COUNTY OF ERATH §

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 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.

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

BY: _____
 Deputy

CITY OF STEPHENVILLE
 ERATH COUNTY, TEXAS

_____, Director of
 Development Services _____
 Date of Approval

Attest: _____, City Secretary _____
 Date

PLAT NOTES

1. CURRENT ZONING: IND - INDUSTRIAL
2. FUTURE BUILDINGS WILL BE REQUIRED TO MEET SETBACK REQUIREMENTS

ADDRESS: 125 WEST OAK STREET
 STEPHENVILLE, TX 76401

NOTE: THIS PROPERTY IS LOCATED WITHIN ZONE "X" (AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN) ACCORDING TO F.I.R.M. PANEL 48143C0430D, EFFECTIVE NOVEMBER 16, 2011

BEARING BASIS:
 TEXAS STATE PLANE COORDINATE SYSTEM, NAD83
 NORTH CENTRAL TX ZONE, US SURVEY FOOT

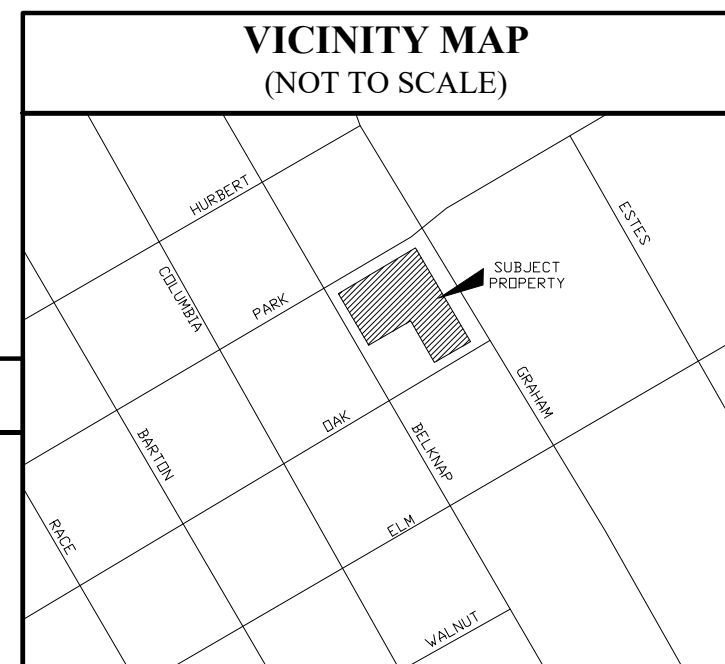
NOTE: ALL DISTANCES ARE SURFACE DISTANCES

NOTE: ALL CORNERS ARE FOUND 5/8" IRON RODS UNLESS OTHERWISE NOTED

SURVEYOR'S CERTIFICATE

THIS is to certify that I, MATTHEW K. PRICE, A Registered Professional Land Surveyor of the State of Texas, have platted the above property from an actual survey on the ground and that all lot corners, angle points, and points of curve will be properly marked on the ground, and that this plat correctly represents that survey made by me or under my direct supervision during MARCH 2026.

Matthew K. Price, R.P.L.S. No. 6284
 JN26282 20143.crd FN251201



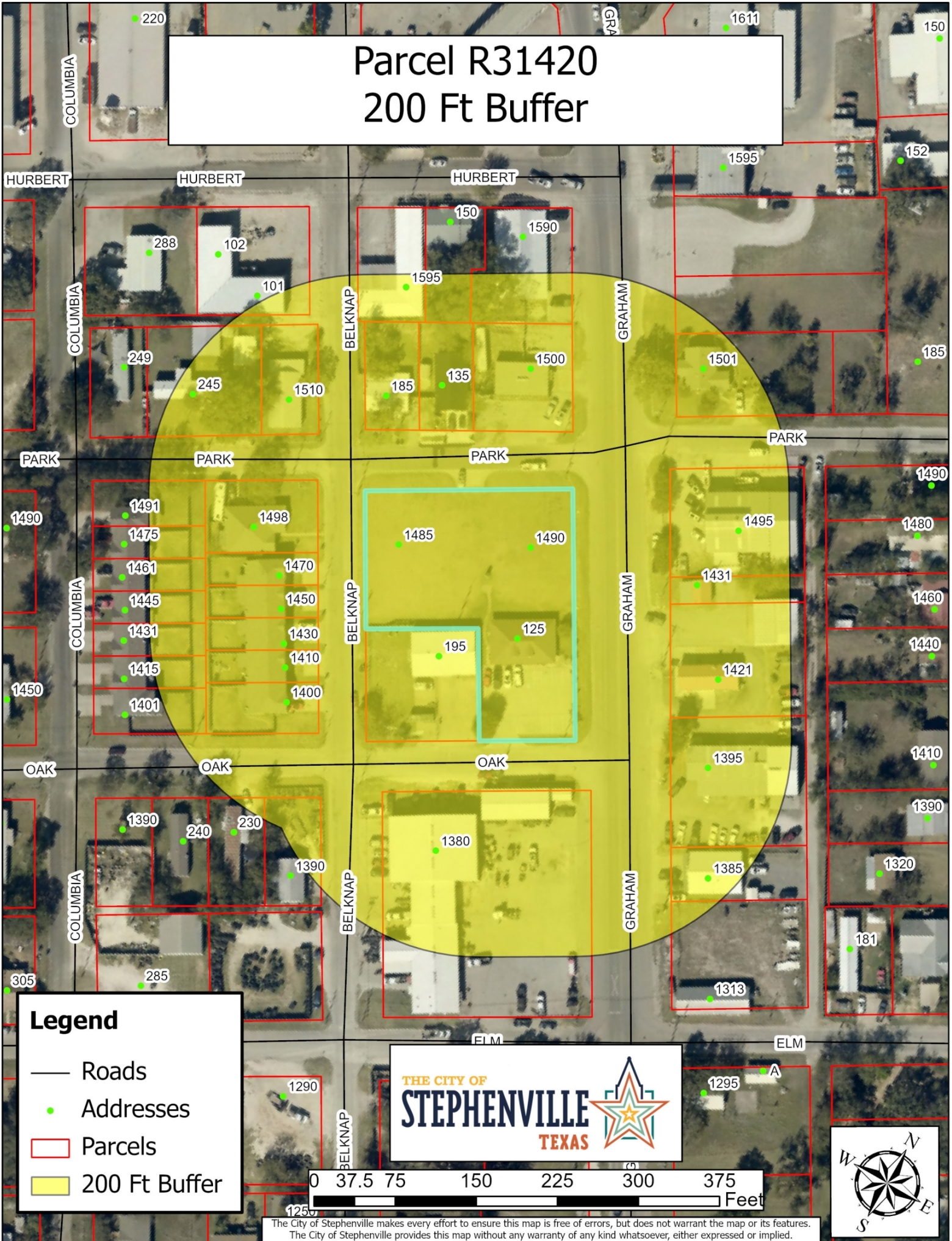
OWNER	SURVEYOR
Park 51, LLC	Matthew K. Price Price Surveying, LP FIRM# 10194051 1100 E Washington Street Stephenville, TX 76401 254-965-5489

MINOR REPLAT

**LOTS 10 THRU 13, BLOCK 26
FREY FIRST ADDITION**

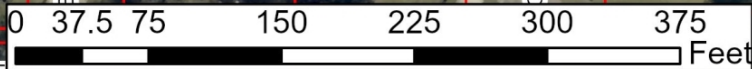
OF A 0.778 ACRE TRACT OF LAND, BEING ALL OF LOT 9 IN BLOCK 26 OF THE FREY FIRST ADDITION, ACCORDING TO PLAT THEREOF RECORDED IN CABINET B, SLIDE 95A OF THE PLAT RECORDS OF ERATH COUNTY, TEXAS

Parcel R31420 200 Ft Buffer



Legend

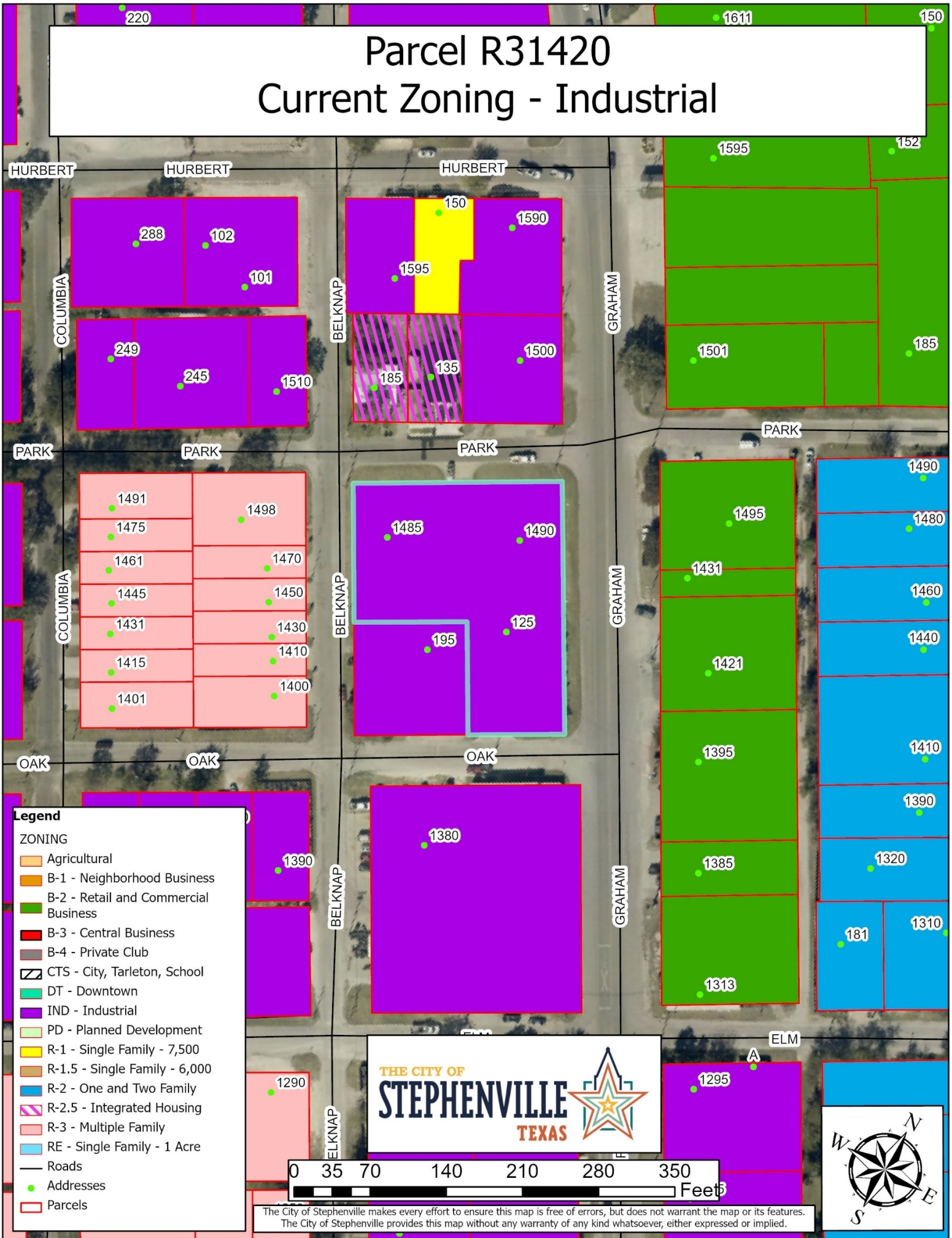
- Roads
- Addresses
- ▭ Parcels
- ▭ 200 Ft Buffer



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 R31420

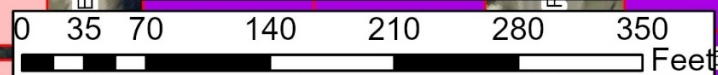
Current Zoning - Industrial



Legend

ZONING

- Agricultural
- B-1 - Neighborhood Business
- B-2 - Retail and Commercial Business
- 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
- Parcels



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Parcel R31420

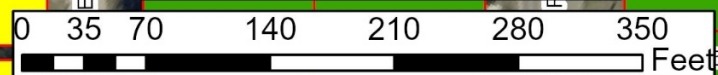
Future Land Use 2023 - Commercial



Legend

Future Land Use 2023

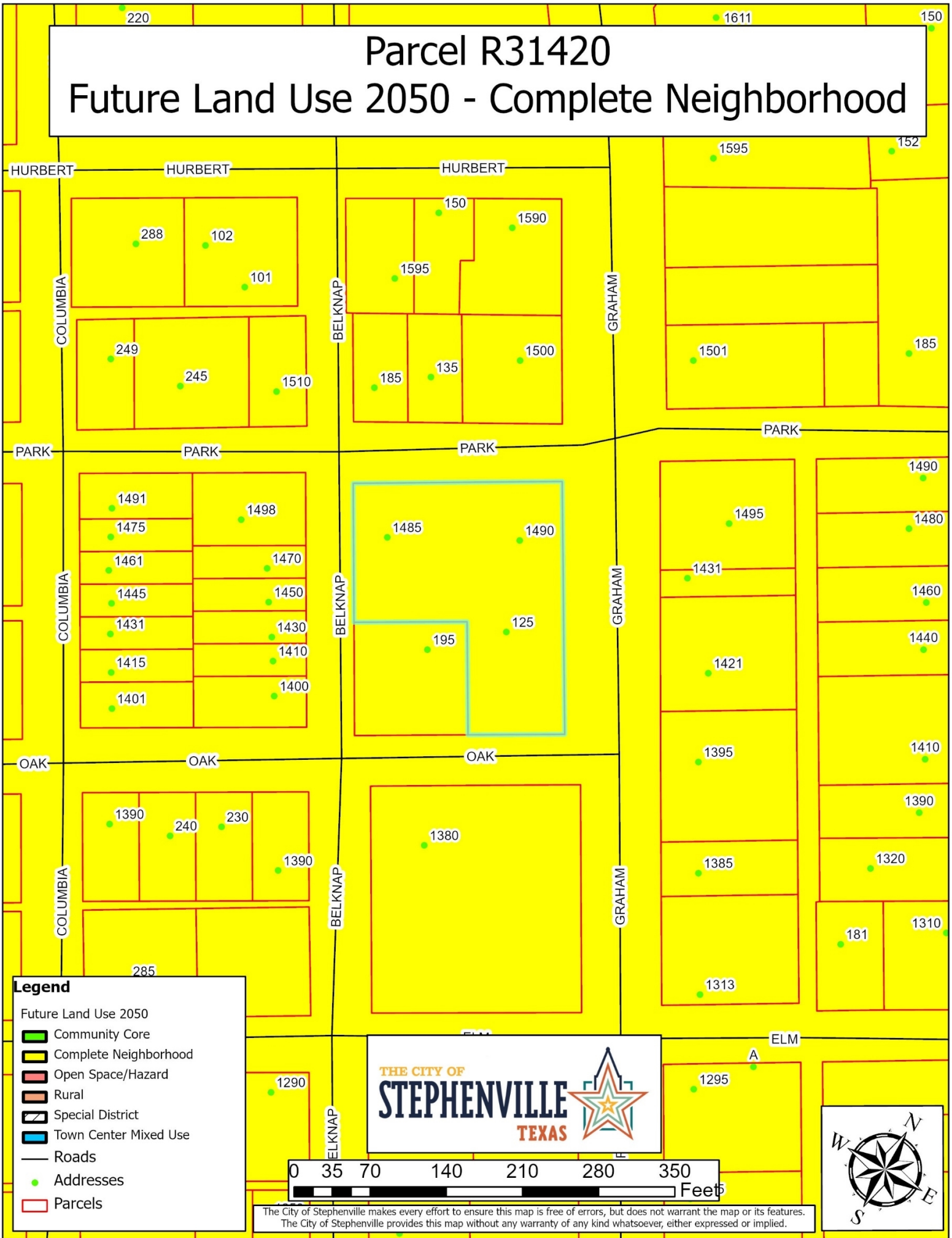
- Ag/Open Space
- Office/Neighbor_Bus
- Commercial
- Cent Business Dist
- City/Tarleton/SISD
- Downtown
- Industrial
- Planned Development
- Single Family
- 1_2 Family
- Multi-Fam/Resident
- Duplex/Townhome
- Manufact Homes
- Roads
- Addresses
- Parcels



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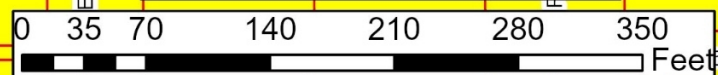
Parcel R31420

Future Land Use 2050 - Complete Neighborhood



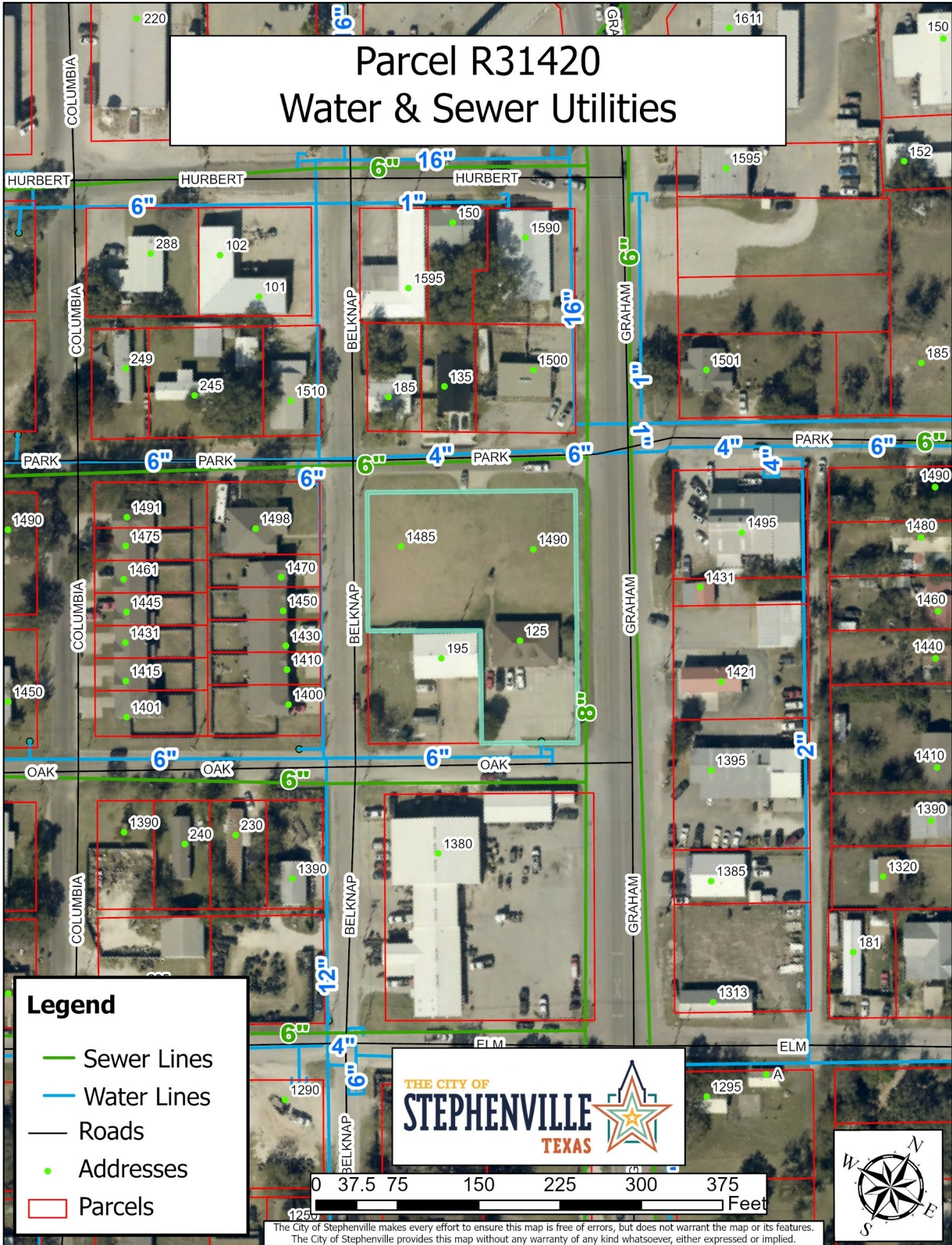
Legend

- Future Land Use 2050
- Complete Neighborhood
- Open Space/Hazard
- Rural
- Special District
- Town Center Mixed Use
- Roads
- Addresses
- Parcels



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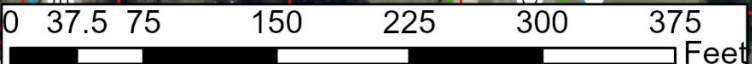
Parcel R31420 Water & Sewer Utilities



Legend

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

THE CITY OF
STEPHENVILLE
TEXAS



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 R31420

200 ft Buffer Addresses

Parcel ID	Parcel Address	Parcel Owner	Owner Address	City	State	Zip Code
R000028844	1313 N GRAHAM	ALLEN REAL PROPERTIES LTD	PO BOX 953	STEPHENVILLE	TX	76401
R000028840	1431 N GRAHAM	ANTHONY CLARK D & VICKI J	759 JERRY LUCY RD	LONGVIEW	TX	75603
R000028841	1421 N GRAHAM	ANTHONY CLARK D & VICKI J	759 JERRY LUCY RD	LONGVIEW	TX	75603
R000031459	245 PARK STREET	BERRY WARREN (TOD)	245 PARK STREET	STEPHENVILLE	TX	76401
R000028843	1385 N GRAHAM	BIRCHFIELD SUSAN	1443 OAKWOOD DR	STEPHENVILLE	TX	76401
R000028838	1495 N GRAHAM	BLEDSEBRIANNA NISHEA AND BRANNDON PARKER BLEDSOE	1207 PRAIRIE WIND	STEPHENVILLE	TX	76401
R000031458	1510 BELKNAP	CASTRO-HUERTA JORGE & MARIA GUADALUPE LOPEZ SANTOS	1510 N BELKNAP ST	STEPHENVILLE	TX	76401
R000030311	1501 N GRAHAM	CHILDRESS REVOCABLE TRUST & AMBER LONG	1132 ELK RIDGE DR	STEPHENVILLE	TX	76401
R000031465	1500 N GRAHAM	CMP RENTAL, LLC	1250 CR273	STEPHENVILLE	TX	76401
R000078636	135 W PARK STREET	COLE ZANE E	307 PR1096	STEPHENVILLE	TX	76401-1265
R000031466	185 W PARK STREET	COLE ZANE E	185 W PARK ST	STEPHENVILLE	TX	76401
R000074498	1400 N BELKNAP	D & D LAND INC	1230 W LARREA TRAIL	WICKENBURG	AZ	85390
R000074502	1470 N BELKNAP	D & D LAND INC	1230 W LARREA TRAIL	WICKENBURG	AZ	85390
R000074501	1450 N BELKNAP	D & D LAND INC	1230 W LARREA TRAIL	WICKENBURG	AZ	85390
R000074500	1430 N BELKNAP	D & D LAND INC	1230 W LARREA TRAIL	WICKENBURG	AZ	85390
R000031413	1390 BELKNAP	GILBREATH ANDY & NENA	4358 CR408	STEPHENVILLE	TX	76401-0000
R000031418	1380 N GRAHAM	GILBREATH ANDY & NENA	4358 CR408	STEPHENVILLE	TX	76401-0000
R000031456	1580 N BELKNAP	JACKSON ROBERT & LISA JACKSON	20200 CADES COVE RD	CANYON	TX	79015
R000031412	230 OAK	MANZANO ISABEL (TRANSFER ON DEATH)	230 OAK ST	STEPHENVILLE	TX	76401
R000031462	150 HURBERT	MIZE SARA LYNN	150 W HURBERT ST	STEPHENVILLE	TX	76401
R000074497	1401 N COLUMBIA	NUSS DAVID & LYNNE FAMILY TRUST	1230 W LARREA TRAIL	WICKENBURG	AZ	85390
R000074816	1475 N COLUMBIA	NUSS DAVID & LYNNE FAMILY TRUST	1230 W LARREA TRAIL	WICKENBURG	AZ	85390
R000074817	1461 N COLUMBIA	NUSS DAVID & LYNNE FAMILY TRUST	1230 W LARREA TRAIL	WICKENBURG	AZ	85390
R000074818	1445 COLUMBIA	NUSS DAVID & LYNNE FAMILY TRUST	1230 W LARREA TRAIL	WICKENBURG	AZ	85390
R000074819	1431 N COLUMBIA	NUSS DAVID & LYNNE FAMILY TRUST	1230 W LARREA TRAIL	WICKENBURG	AZ	85390
R000031423	1415 N COLUMBIA	NUSS DAVID & LYNNE FAMILY TRUST	1230 W LARREA TRAIL	WICKENBURG	AZ	85390
R000031420	125 W OAK	PARK 51 LLC	2310 BORDEAUX DR	GRANBURY	TX	76048
R000028842	1395 N GRAHAM	PORTER KELVIN B	126 BLUE JAY	STEPHENVILLE	TX	76401
R000074503	1498 BELKNAP	SALDANA EVERADO C & LARISSA R SALDANA	1498 N BELKNAP	STEPHENVILLE	TX	76401
R000031461	1595 N BELKNAP	SCHOROVSKY KRISTINE & KYLE SCHOROVSKY	25180 KANSAS AVE	LOS MOLINOS	CA	96055
R000074815	1491 N COLUMBIA	STANLEY INVESTMENTS LLC	1233 LONGHORN PKWY	AXTELL	TX	76624
R000031463	1590 N GRAHAM	STEGALL LETHA KAYE	1590 N GRAHAM	STEPHENVILLE	TX	76401
R000074499	1410 N BELKNAP	STEVENSON CRAIG	9101 CR1233A	GODLEY	TX	76044
R000030319	1555 N GRAHAM	TAYLOR LAWRENCE DEAN & GLORIA	PO BOX 137	STEPHENVILLE	TX	76401-0000
R000031422	195 W OAK	YOUNG CLARENCE J & LINDA S	PO BOX 545	STEPHENVILLE	TX	76401

STAFF REPORT

SUBJECT: Application No.: PD2025-9361

Applicant Alex Bryant, representing TSU Catholic, LLC., is presenting a Conceptual Plan for a Planned Development (PD) for property located at 1292 W Washington, Parcel R77944, being BLK. 134, LOTS 12; 18; 30B; 31 (PTS OF), 1334 W Washington, Parcel R30249, being BLK 134, LOT 40, ATM MACHINE, 1350 W Washington, Parcel R30251, being BLK. 134; LOTS 1,5;28, 1245 McNeill, Parcel R30278, being BLK 134, LOT 38A, 1255 McNeill, Parcel 30280, being BLK 134, Lots 38, 1303 McNeill, Parcel R30272, being BLK. 134, LOT 32, 1345 McNeill, Parcel R30271, being BLK. 134; LOT 31 (\$150),1353 McNeil, Parcel R30270, being BLK. 134, LOT 30A and 1357 McNeill, Parcel 30269, being BLK 134; south 150 feet of LOT 29 of the CITY ADDITION to the City of Stephenville, Erath County, Texas.

DEPARTMENT: Development Services

STAFF CONTACT: Steve Killen, Director of Development Services

RECOMMENDATION:

Staff are requesting that the Commission review the Development Plan and provide a recommendation to the City Council. If the new development plan is approved, the previous ordinance approving the original PD will need to be repealed and a new ordinance adopted.

BACKGROUND:

In 2023, Mr. Thompson presented a Development Plan and a rezone request to Planned Development. The request was granted and ordinance 2023-O-09 was adopted. Updates have been presented to the Commission. Mr. Bryant is now requesting major amendments to the Development Plan and therefore, a new application process is required pursuant to Section 154.08 of the Zoning Ordinance. A conceptual plan was presented to the Commission on December 17, 2025. The applicant is returning for approval of the Development Plan. This Development Plan includes additional parcels to be acquired if the PD is approved. A separate agenda item will consider a recommendation to the City Council to repeal Ordinance 2023-O-09, should a favorable recommendation be offered for the Development Plan.

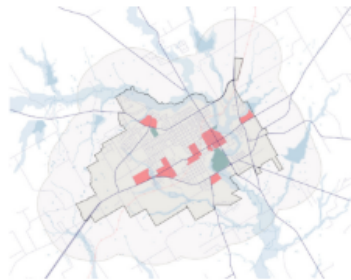
PROPERTY PROFILE:



FUTURE LAND USE

Town Center Mixed-Use

The Town Center Mixed-Use land use encourages a mix of uses including residential, purpose-built student housing, offices, retail, and recreational at higher densities. These areas are hubs for commerce, entertainment, education, and culture, with numerous offices, shops, restaurants, theaters, and art galleries.



PLANNED DEVELOPMENT SUMMARY

This PD will be 3.597 acres and result in 271,274 GSF of multifamily and amenity space, 208 units totaling 524 bedrooms and a 5 1/2 story parking garage with 540 gated parking spaces. An additional 64 parking spaces will be available through a joint-access parking agreement, to be executed upon property acquisition. The PD will require certain exceptions, special conditions, restrictions and regulations are requested. Development standards not addressed below shall be regulated by the base zoning district, R-3, Multifamily Residential.

The PD deviations/conditions are summarized below, as provided in the attached project narrative. If not listed, the Developer agrees to meet or exceed city standards. Please reference the Planned Development Standards document for additional details.

Requested

No retail space
 57.8 units/ac
 540 parking spaces = 1.03 per bed
 64 shared parking spaces

Communications Tower
 Height = 125'
 Setbacks = 0
 Chain Link Fencing
 No Landscaping

Front Setback = 0'
 Rear Setback = 0'

Standard

Previous plan was 13K+ sf of retail
 24 units/ac
 786 = 1.5 per bed
 Shared spaces cannot reduce total for all uses
 Shared access agreement must be executed

80' maximum
 500' from residential
 NA
 NA

Front Setback = 25'
 Rear Setback = 25'

Side setbacks = 10'
Maximum building height of 62.5'
Signage – Neon, LED and Side Building

Side Setback = 5'
Average of plate height and ridge = 35'
Light intensity, number and size limits

Landscape Plan

To exceed coverage requirement
No parking island landscaping
Turn Radii as low as 21'

15% total site with 30% in front.
One every 12 spaces
26' interior

PLANNED DEVELOPMENT SCHEDULE

1. City Council Approval of the Planned Development, Q1-2026.
2. Building Permit application, Summer 2026
3. Project completion, Summer 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 8.1.6 below.

The Developer is aware of TxDOT requirements and is working to secure the necessary approvals to complete plan reviews and obtain city authorization for construction of public and private improvements.

Proposed container location approved by Waste Connections – recommend four service dates per week, minimum.

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 a 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 Approval of the new Development Plan and repeal of 2023 ordinance.
- 2) Recommend denial.



The Rider
Application No.:
PD2025-9361

Questions & Answers:

- **Does the site have retail ?** The project does not have retail lease space within the proposed building. The project supports the existing local retail by upgrading the façade and parking for the adjacent property. There will be a shared parking agreement with Barefoot.
- **Height of buildings and garage?** The overall max height of the building is 62'-6" to the top of entry towers along Washington, but the top of parapet for most of the building is 57'-0".
- **Are the beds strictly for college students ?** The project will be marketed to students but will meet all applicable Fair Housing requirements.
- **Traffic congestion on McNeil with students pulling in and out of McNeil to enter/exit the garage.** To address P&Z concern, the garage has been located internal to the building and will be shielded from view. The garage entrance has been moved off McNeil to an internal drive lane to minimize traffic impact to neighbors.
- **Sidewalk location and lighting on McNeil for safety along McNeil.** The project plans for a 5'-0" sidewalk along the McNeil property line for the full width of the property and will provide site lighting to illuminate this sidewalk for safety.
- **Parking garage design and size of parking stalls for trucks?** The parking stalls are 9'-6" wide and 18 feet deep, per City of Stephenville standards. This is larger than a standard parking stall to better accommodate large vehicles.
- **Will the garage be accessed by a card and have a gate ?** Yes, the parking garage will be gated.
- **Old plan vs. new** The previous plan was 3 stories and 51'-5" tall with 13,000 sf of retail and 66 residents. This proposed plan is 5 stories and 57'-0" to top of parapet. The garage is 52'-6" to the top level.
- **Rainwater plan for drainage?** The development will meet the drainage engineering criteria and plans to have a small detention pond in the southeast corner of the site.
- **McNeil street parking , hard to drive down McNeil as it is.** This project does not propose any street parking and would welcome no parking signs on the north side of the street to allow for better access for the neighboring properties. The garage entrance has been moved off McNeil to an internal drive lane to minimize traffic impact along McNeil.
- **Cell tower height to remain at 125'.** No change.
- **Date to commence construction?** Summer 2026
- **Date of Completion?** Summer 2028

Development Team



Ryan Dodson
Co-Founder
Street Realty



Alex Bryant
Co-Founder
Street Realty



Dustin Vardeman
VP Planning &
Construction



Reagan Thompson
Founder
Reload Capital

Street Realty

- Street Realty is a full-service commercial real estate firm based in Fort Worth, Texas, founded by Ryan Dodson and Alex Bryant, who collectively bring more than 80 years of commercial real estate experience. The firm is an active developer, broker, and property manager of commercial real estate throughout Texas and was rebranded in 2023 after operating for more than 20 years as Dodson CRE.
- The firm currently has more than \$250 million in real estate assets under management and development and has completed 54 projects spanning infill mixed-use, purpose-built student housing, retail, office, light industrial, and self-storage.
- Street Realty brings extensive multi-asset-class expertise with in-house capabilities across acquisition, development, construction management, financing, accounting and reporting, property management, and leasing.

Reload Capital

- Reload is a Texas-based real estate development firm headquartered in Stephenville, Texas. Founded by Reagan Thompson, the firm focuses on strategic development, organizational leadership, and business growth. Reload Capital most recently completed the redevelopment of the historic Long Hotel (1938) in downtown Stephenville.
- The firm has led pre-development efforts for the Project, including land assembly, demolition and environmental abatement coordination, and stakeholder engagement with the City of Stephenville and adjacent property owners, resulting in approval of the initial entitlements. Going forward, Reload Capital will serve as the Project's local ambassador, working closely with city planning staff and community stakeholders to support a transparent and well-coordinated entitlement and development process.

STREET REALTY & RELOAD CAPITAL



**404 Border, Arlington, TX - 135 Units
Urban Student Housing (UTA) Developed 2016**



**The Rosedale, Fort Worth, TX - 100 Beds
On-Campus Student Housing (TWU) Developed 2021**



**Magnolia Avenue, Fort Worth, TX - Mixed-Use
18,000 SF Retail/Condos Developed 2018**



**THE 701, Fort Worth, TX - 70,000 SF
Urban Mixed-Use Developed 2021**



**West Loop Business Park. White Settlement TX
142,000 SF Business Park Developed 2025**



**The Wyatt. Stephenville, TX
Mixed-use Historic Redevelopment 2024**

Representative Projects

STEPHENVILLE 2050

HONORING OUR LEGACY, EMBRACING OUR FUTURE



May 2024

“Relieve pressure in neighborhoods by adding purpose-built student housing close to campus.”

Land Use Policy Statement

“This housing will add value and catalyze these mixed-use centers with dense walkable development while relieving pressure to accommodate students in existing neighborhoods.”

Excerpt from the Executive Summary

Vicinity Map



Survey



PRELIMINARY
THIS DOCUMENT SHALL NOT BE VIEWED OR REPLIED UPON AS A FINAL SURVEY DOCUMENT DATED 11/17/2025

TEMPORARY BENCHMARK #1 ELEVATION - 1320.44'
BEING AN X-CUT SET IN THE CONCRETE SIDEWALK ALONG THE SOUTHEAST RIGHT-OF-WAY LINE OF WEST WASHINGTON STREET (A 50' PUBLIC RIGHT-OF-WAY), SAID X-CUT BEING ±21.37' EAST NORTHEAST OF A POWER POLE AND ±38.59' SOUTHWEST OF THE NORTH CORNER OF LOT 18, BLOCK 134, CITY ADDITION, AN ADDITION TO THE CITY OF STEPHENVILLE ACCORDING TO KING'S 1956 MAP RECORDED IN VOL. 381, PG. 105, D.R.E.C.T.

TEMPORARY BENCHMARK #2 ELEVATION - 1317.55'
BEING AN X-CUT SET IN THE SOUTHEAST CONCRETE GUTTERLINE OF WEST MCNEILL STREET (A 50' PUBLIC RIGHT-OF-WAY), SAID X-CUT BEING ±16.55' NORTHWEST OF A POWER POLE AND ±48.12' EAST SOUTHWEST OF A WATER METER.

PROPERTY DESCRIPTION:
BEING A 3.597 ACRE TRACT OF LAND SITUATED IN THE J. BLAIR SURVEY, ABSTRACT NO. 32, IN THE CITY OF STEPHENVILLE, ERATH COUNTY, TEXAS, AND BEING ALL OF LOT 5, LOT 1, LOT 28, PART OF LOT 29, LOT 30-A, LOT 31, LOT 32, AND LOT 38, BLOCK 134 OF CITY ADDITION, AN ADDITION TO THE CITY OF STEPHENVILLE, AS DEPICTED ON KING'S 1956 MAP RECORDED IN VOLUME 381, PAGE 105, DEED RECORDS, ERATH COUNTY, TEXAS, AND BEING ALL OF LOT 40, BLOCK 134, CITY ADDITION, AN ADDITION TO THE CITY OF STEPHENVILLE, ACCORDING TO THE PLAT THEREOF RECORDED IN CABINET A, SLIDE 279A, PLAT RECORDS, ERATH COUNTY, TEXAS, AND BEING ALL OF THAT SAME TRACT OF LAND DESCRIBED TO TSU CATHOLIC, LLC IN WARRANTY DEED WITH VENDOR'S LIEN RECORDED IN DOCUMENT NUMBER (DOC. NO.) 2022-02799, OFFICIAL PUBLIC RECORDS, ERATH COUNTY, TEXAS (O.P.R.E.C.T.), AND BEING ALL OF THAT SAME TRACT OF LAND DESCRIBED TO BAREFOOT EQUITY PARTNERS, LLC IN WARRANTY DEED WITH VENDOR'S LIEN RECORDED IN DOC. NO. 2024-00297, O.P.R.E.C.T., AND BEING ALL OF THAT SAME TRACT OF LAND DESCRIBED TO CHRIS & DEANNE MARTINELLI IN GENERAL WARRANTY DEED RECORDED IN DOC. NO. 2022-05473, O.P.R.E.C.T., AND BEING ALL OF THAT SAME TRACT OF LAND DESCRIBED TO CHRIS & DEANNE MARTINELLI IN GENERAL WARRANTY DEED RECORDED IN DOC. NO. 2022-03049, O.P.R.E.C.T., AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

COMMENCING AT A 1/2-INCH IRON ROD WITH CAP STAMPED "PRICE" FOUND FOR THE EAST CORNER OF LOT 14R, BLOCK 134, CITY ADDITION, AN ADDITION TO THE CITY OF STEPHENVILLE, ACCORDING TO THE PLAT THEREOF RECORDED IN CABINET B, SLIDE 288B, PLAT RECORDS, ERATH COUNTY, TEXAS, SAID POINT LYING AT THE INTERSECTION OF THE SOUTHWEST RIGHT-OF-WAY LINE OF SOUTH MCCLAHAY AVENUE (VARIABLE WIDTH PUBLIC RIGHT-OF-WAY) WITH THE NORTHWEST RIGHT-OF-WAY LINE OF WEST MCNEILL STREET (50-FOOT PUBLIC RIGHT-OF-WAY);

THENCE SOUTH 59 DEGREES 32 MINUTES 04 SECONDS WEST, WITH THE NORTHWEST RIGHT-OF-WAY LINE OF SAID WEST MCNEILL STREET, AND THE SOUTHWEST LINE OF SAID LOT 14R, A DISTANCE OF 155.96 FEET TO A 1/2-INCH IRON ROD FOUND FOR THE SOUTH CORNER THEREOF, SAID POINT BEING THE EAST CORNER OF SAID LOT 38, AND BEING THE POINT OF BEGINNING;

THENCE SOUTH 59 DEGREES 32 MINUTES 04 SECONDS WEST, WITH THE NORTHWEST RIGHT-OF-WAY LINE OF SAID WEST MCNEILL STREET, AND THE SOUTHWEST LINE OF SAID LOT 38, SAID LOT 32, SAID LOT 31, SAID LOT 30-A, REMAINDER OF SAID LOT 29, AND SAID LOT 28, A DISTANCE OF 418.88 FEET TO A 5/8-INCH IRON ROD WITH CAP STAMPED "FLANAGAN 8443" SET FOR THE SOUTH CORNER OF SAID LOT 28, SAME BEING THE EAST CORNER OF THAT SAME TRACT OF LAND DESCRIBED TO WITHOUT A PADDOLE INVESTMENTS, LLC IN WARRANTY DEED WITH VENDOR'S LIEN RECORDED IN DOC. NO. 2021-08521, O.P.R.E.C.T.;

THENCE NORTH 30 DEGREES 36 MINUTES 11 SECONDS WEST, DEPARTING THE NORTHWEST RIGHT-OF-WAY LINE OF SAID WEST MCNEILL STREET, WITH THE SOUTHWEST LINE OF SAID LOT 28 AND THE NORTHEAST LINE OF SAID WITHOUT A PADDOLE INVESTMENTS TRACT, A DISTANCE OF 233.26 FEET TO AN "X" CUT IN CONCRETE FOUND FOR THE WEST CORNER OF SAID LOT 25, SAME BEING THE NORTH CORNER OF SAID WITHOUT A PADDOLE INVESTMENTS TRACT;

THENCE SOUTH 59 DEGREES 34 MINUTES 24 SECONDS WEST, WITH THE SOUTHWEST LINE OF SAID LOT 1, SAID LOT 5, AND THE NORTHWEST LINE OF SAID WITHOUT A PADDOLE INVESTMENTS TRACT, A DISTANCE OF 102.00 FEET TO A "MAG" NAIL FOUND FOR THE SOUTH CORNER OF SAID LOT 5, SAME BEING THE WEST CORNER OF SAID WITHOUT A PADDOLE INVESTMENTS TRACT, AND THE EAST CORNER OF THAT SAME TRACT OF LAND DESCRIBED TO EDWARD & SARA BROOKS IN SPECIAL WARRANTY DEED RECORDED IN DOC. NO. 2022-07518, O.P.R.E.C.T.;

THENCE NORTH 30 DEGREES 36 MINUTES 11 SECONDS WEST, WITH THE SOUTHWEST LINE OF SAID LOT 5, AND THE NORTHEAST LINE OF SAID BROOKS TRACT, A DISTANCE OF 232.16 FEET TO A 5/8-INCH IRON ROD WITH CAP STAMPED "FLANAGAN 8443" SET FOR THE WEST CORNER OF SAID LOT 5, SAME BEING THE NORTH CORNER OF SAID BROOKS TRACT, AND LYING ON THE SOUTHWEST RIGHT-OF-WAY LINE OF WEST WASHINGTON STREET (50-FOOT PUBLIC RIGHT-OF-WAY);

THENCE NORTH 59 DEGREES 32 MINUTES 04 SECONDS EAST, WITH THE SOUTHWEST RIGHT-OF-WAY LINE OF SAID WEST WASHINGTON STREET, AND THE NORTHWEST LINE OF SAID LOT 5, LOT 1, AND SAID LOT 40, A DISTANCE OF 254.76 FEET TO A POINT FOR THE NORTH CORNER OF SAID LOT 40;

THENCE SOUTH 30 DEGREES 55 MINUTES 38 SECONDS EAST, WITH THE NORTHEAST LINE OF SAID LOT 40, A DISTANCE OF 215.43 FEET TO A POINT FOR CORNER;

THENCE NORTH 59 DEGREES 06 MINUTES 36 SECONDS EAST, A DISTANCE OF 15.98 FEET TO A POINT FOR CORNER;

THENCE SOUTH 30 DEGREES 36 MINUTES 11 SECONDS EAST, A DISTANCE OF 17.03 FEET TO A POINT FOR CORNER;

THENCE NORTH 59 DEGREES 34 MINUTES 24 SECONDS EAST, A DISTANCE OF 247.38 FEET TO A 5/8-INCH IRON ROD WITH CAP STAMPED "NATIVE" FOUND FOR THE NORTH CORNER OF SAID LOT 38, AND LYING AT AN ANGLE POINT ON THE SOUTHWEST LINE OF SAID LOT 14R;

THENCE SOUTH 30 DEGREES 11 MINUTES 26 SECONDS EAST, WITH THE NORTHEAST LINE OF SAID LOT 38 AND THE SOUTHWEST LINE OF SAID LOT 14R, A DISTANCE OF 232.98 FEET TO THE POINT OF BEGINNING AND CONTAINING 156,679 SQUARE FEET OR 3.597 ACRES OF LAND, MORE OR LESS.

NOTES REGARDING UTILITIES:
UTILITY LOCATIONS ARE PER OBSERVED EVIDENCE AND THE BELOW SOURCES
DIGTESS - TICKET #258005522

SOURCE INFORMATION FROM PLANS AND MARKINGS WILL BE COMBINED WITH OBSERVED EVIDENCE OF UTILITIES TO DEVELOP A VIEW OF THE UNDERGROUND UTILITIES. HOWEVER, LACKING EXCAVATION, THE EXACT LOCATION OF UNDERGROUND FEATURES CANNOT BE ACCURATELY, COMPLETELY, AND RELIABLY DEPICTED. IN ADDITION, IN SOME JURISDICTIONS, 811 OR OTHER SIMILAR UTILITY LOCATE REQUESTS FROM SURVEYORS MAY BE IGNORED OR RESULT IN AN INCOMPLETE RESPONSE. WHERE ADDITIONAL OR MORE DETAILED INFORMATION IS REQUIRED, THE CLIENT IS ADVISED THAT EXCAVATION AND/OR A PRIVATE UTILITY LOCATE REQUEST MAY BE NECESSARY.

AS OF THE DATE OF THIS SURVEY, THE CITY OF STEPHENVILLE HAS NOT RESPONDED REGARDING LOCATIONS AND SIZES OF THEIR RESPECTIVE SERVICE LINES IN THE AREA. LOCATIONS OF ALL UTILITIES SHOULD BE VERIFIED PRIOR TO ANY CONSTRUCTION ACTIVITIES.

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

●	BOLLARD	☐	TRANSFORMER	☐	SANITARY SEWER
⊕	HANDICAP	⊕	TRAFFIC LIGHT POLE	☐	STORM SEWER
⊖	ELECTRIC METER	⊖	GROUND/SPOT LIGHT	☐	CORRUGATED METAL PIPE
⊖	GAS METER	⊖	LIGHT POLE	☐	ELECTRIC
⊖	GAS VALVE	⊖	POWER POLE	☐	FIBER OPTIC
⊖	FIRE HYDRANT	⊖	POWER POLE W/TRANSFORMER	☐	TELEPHONE
⊖	FIRE DEPARTMENT CONNECTION	⊖	POWER POLE W/CONDUIT	☐	WATER
⊖	WATER METER	⊖	METER POLE	☐	HIGHBANK
⊖	WATER VALVE	⊖	SERVICE POLE	☐	UNDERGROUND
⊖	IRRIGATION CONTROL VALVE	⊖	GUY ANCHOR	☐	FOUND
☐	GRATE INLET	⊖	OVERHEAD POWER LINE	☐	MAG NAIL FOUND
☐	LANDSCAPING DRAIN	⊖	GUY POLE	☐	IRON PIPE FOUND
☐	MANHOLE	⊖	CLEANOUT	☐	IRON ROD FOUND
☐	TELEPHONE PEDESTAL	⊖	FIBER OPTIC MARKER	☐	"X" CUT FOUND
☐	CABLE PEDESTAL	⊖	PIPELINE MARKER	☐	DOCUMENT
☐	ELECTRIC BOX	⊖	UNDERGROUND CABLE SIGN	☐	NUMBER
☐	TRAFFIC SIGNAL BOX	⊖	UNDERGROUND WATER SIGN	☐	VOLUME
☐	GUARD RAIL	⊖	UNDERGROUND SANITARY SIGN	☐	PAGE
☐	BARBED WIRE FENCE	⊖	MONITORING WELL	☐	R.O.W. - RIGHT-OF-WAY
☐	WROUGHT IRON FENCE	⊖	WOOD FENCE	☐	50. FT. - SQUARE FEET
☐	WOOD FENCE	⊖	CHAINLINK FENCE	☐	(P) - PER PLANS
☐	PVC FENCE	⊖	GATE POST	☐	APPROX. - APPROXIMATE
☐	GATE POST	⊖	REINFORCED CONCRETE PIPE	☐	BL. - BUILDING LINE
☐	POINT OF BEGINNING	⊖	TREE	☐	U.E. - UTILITY EASEMENT
☐	POINT OF COMMENCING	⊖		☐	

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 5/8 INCH CAPPED IRON ROD STAMPED "FLANAGAN" SET
- C.M. CONTROLLING MONUMENT

SURVEYOR'S NOTES:

- BEARINGS AND DISTANCES ARE BASED ON THE STATE PLANE COORDINATE SYSTEM, TEXAS NORTH CENTRAL ZONE (4202) NORTH AMERICAN DATUM OF 1983 (NAD 83)(US FOOT) WITH A COMBINED SCALE FACTOR OF 1.000060.
- SUBJECT PROPERTY IS SHOWN ON THE NATIONAL FLOOD INSURANCE PROGRAM FLOOD INSURANCE RATE MAP FOR ERATH COUNTY, TEXAS AND INCORPORATED AREAS, MAP NO. 4814304300, COMMUNITY-PANEL NO. 48022004300, EFFECTIVE DATE: NOVEMBER 16, 2011. ALL OF THE SUBJECT PROPERTY IS SHOWN TO BE LOCATED IN ZONE X ON SAID MAP. THE LOCATION OF THE SAID FLOODZONES IS BASED ON SAID MAP, IS APPROXIMATE AND IS NOT LOCATED ON THE GROUND. RELEVANT ZONES ARE DEFINED ON SAID MAP AS FOLLOWS:

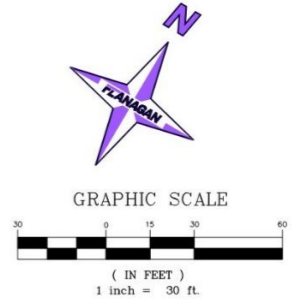
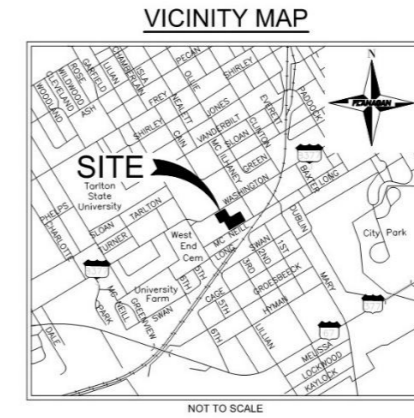
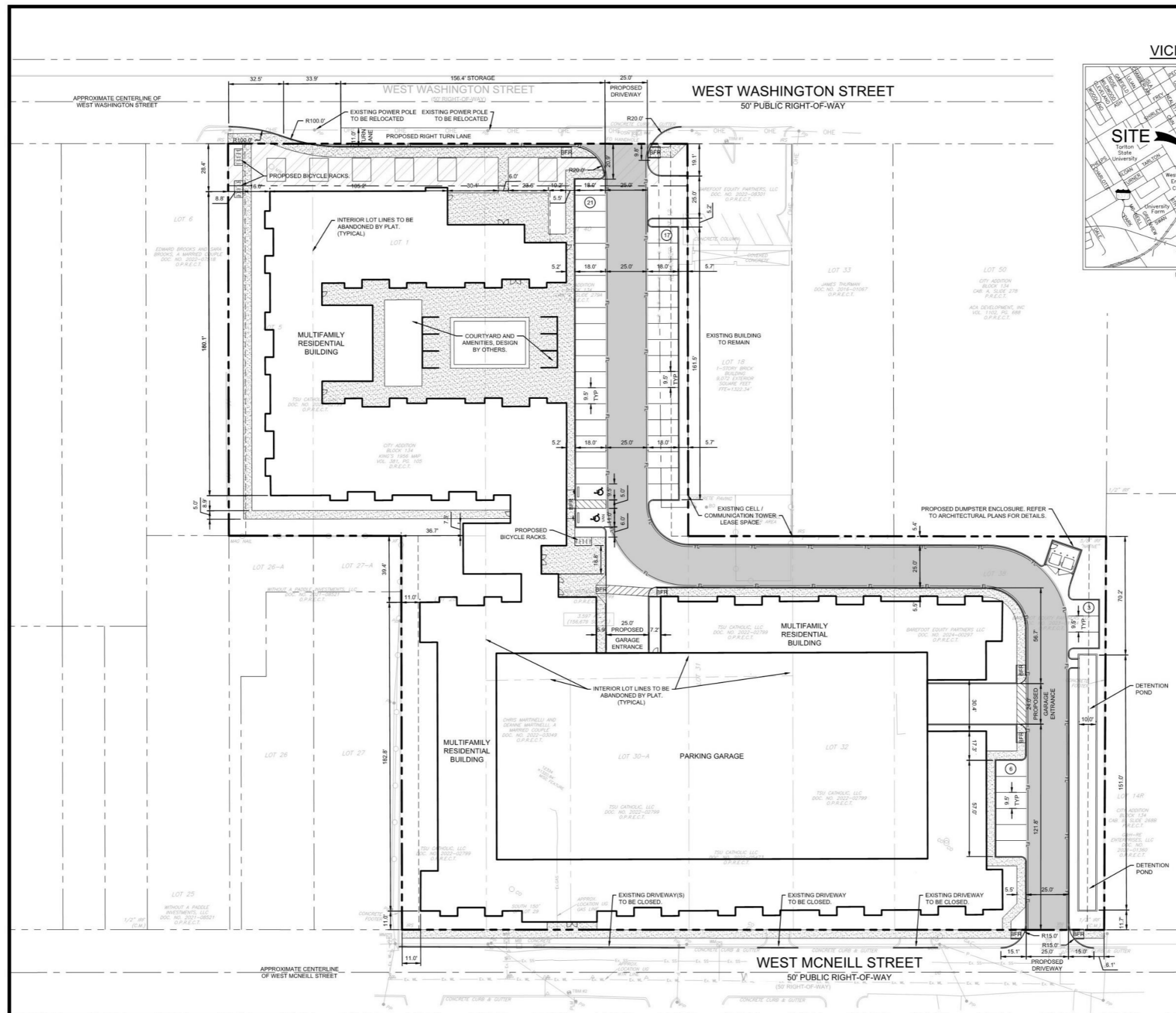
ZONE "X" - OTHER AREAS: AREAS DETERMINED TO BE OUTSIDE 500-YEAR FLOODPLAIN.
- ELEVATIONS ARE REFERENCED TO THE NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD88) (US FOOT) USING THE ALLTERRA CENTRAL RTK COOPERATIVE NETWORK, GEOID MODEL 18 CON. U.S. OBSERVATIONS WERE MADE ON 11/12/2025.
- SQUARE FOOTAGE TOTALS SHOWN HEREON OR REFERENCED HEREIN ARE BASED ON MATHEMATICAL CLOSURES AND DO NOT NECESSARILY REPRESENT THE POSITIONAL ACCURACY OF THE BOUNDARY MONUMENTS.
- THE BOUNDARY SHOWN HEREON IS APPROXIMATE AND DEPICTED FOR REFERENCE ONLY. THIS EXHIBIT SHALL NOT BE RELIED UPON AS A FINAL SURVEY DOCUMENT.
- THE AREA OF THE BUILDING SHOWN IS BASED ON THE BUILDINGS FOOTPRINT AT GROUND LEVEL.

FLANAGAN SURVEYING
Fort Worth, Texas | P: 817.704.0480 | flanagan-hs.com | TSPSLS Firm No. 10194766
Contact: Mark Peoples, R.P.L.S.

BOUNDARY & TOPOGRAPHIC EXHIBIT
OF
3.597 ACRES
SITUATED IN THE
J. BLAIR SURVEY
ABSTRACT NO. 32
ERATH COUNTY, TEXAS

FIELD BY: BW	CHECKED BY: MNP	JOB NO: 6103
DRAWN BY: NCR	DATE: 11/17/2025	SHEET NO. 1 OF 1

Site Plan



- NOTES**
- ALL DIMENSIONS ARE TO FACE OF CURB UNLESS NOTED OTHERWISE.
 - REFER TO ARCHITECTURAL PLANS FOR EXACT BUILDING DIMENSIONS. BUILDING DIMENSIONS SHOWN ON THIS PLAN ARE FOR REFERENCE ONLY.
 - CONTRACTOR SHALL REFERENCE GENERAL NOTES SHEET FOR ADDITIONAL PROJECT INFORMATION APPLICABLE TO THIS SHEET.
 - ALL SIDEWALKS TO BE CONSTRUCTED WITH A MAXIMUM CROSS SLOPE OF 2.0%.

PRELIMINARY SITE PLAN - 5 STORY

TOTAL GROSS FLOOR AREA: 271,274 sf (80% EFFICIENCY)
TOTAL LEASEABLE - RESIDENTIAL: 216,620 sf
NUMBER OF STORIES - 5 STORIES (TYPE 3B)

208 TOTAL UNITS - 524 BEDS
 28 - STUDIO UNITS @ 450 SF
 46 - 1 BEDROOM UNITS @ 570 SF
 43 - 2 BEDROOM UNITS @ 750 SF
 91 - 4 BEDROOM UNITS @ 1,450 SF

587 OFF-STREET PARKING SPACES PROVIDED W/ 540 GATED GARAGE PARKING + 47 UNGATED SURFACE
TOTAL GARAGE AREA: 176,868 SF (327 SF PER STALL)

FLANAGAN
 Fort Worth, Texas | P-817-704-0480 | flanagan-lls.com | TBPE Firm No. 22910
 Contact: Reese Flanagan, P.E.

THE RIDER
 1334 WEST WASHINGTON STREET
 STEPHENVILLE, TEXAS

ZONING SITE PLAN

No.	Date	Revision Description

THESE PLANS ARE ISSUED FOR THE PURPOSE OF PRELIMINARY REVIEW AND ARE NOT INTENDED FOR CONSTRUCTION. WHEN ISSUED IN FINAL FORM, THEY WILL BE SIGNED, SEALED, AND DATED BY:

KELLAN D. BLACK, P.E.
 TEXAS REGISTRATION NO. 153561
 March 10, 2026

SHEET NUMBER
 1 OF 1
 Page 34 of 104

File: F:\0322-89\ALK\Architecture\2022-89-15-The Rider\Civil\Plan\SheetC-2.1 Site Plan.dwg || Date Plotted: 3/10/2026 5:03 PM || Plotted By: Rick



Know what's below.
 Call before you dig.
 (@ least 48 hours prior to digging)

"EXHIBIT C"

BENCHMARKS

BM #1:
 X-CUT IN THE CONCRETE SIDEWALK ALONG THE SOUTHEAST R.O.W. OF WEST WASHINGTON STREET
 N: 6761562.16 E: 2057065.60 ELEV.=1320.44'

BM #2:
 X-CUT IN THE SOUTHEAST CONCRETE GUTTERLINE OF WEST MCNEILL STREET.
 N: 6761080.34 E: 2057241.09 ELEV.=1317.55'



Conceptual Rendering from Washington





North Elevation




South Elevation

SIGNAGE & GREENSPACE INSPIRATION




BUILDING FLOOR PLAN & PROGRAM




208 TOTAL UNITS
524 TOTAL BEDROOMS

(28) studio units
(46) 1-bedroom units
(43) 2-bedroom units
(91) 4-bedroom units


587 OFF-STREET PARKING SPACES

540 gated garage parking spaces
47 ungated surface parking spaces





The Rider

DISCUSSION



MARCH 10, 2026

THE CITY OF STEPHENVILLE, TEXAS
PLANNED DEVELOPMENT DISTRICT

97W,
901 SOUTH MAIN STREET
FORT WORTH, TEXAS 76104

Section I: Introduction

In addition to applicable provisions of the City of Stephenville Zoning Ordinance, the Property, being within this Planned Development (PD) zoning district as proposed hereby, may be used in compliance with the following development and performance standards (the "Standards"):

The Property consists of tracts defined as:

A. Legal Description

1334, 1350 W. Washington Street & 1303, 1352 W. McNeill Street

A. BEING all of Lots 1, 5, 18, 28, 30-A, 31 and 32 and a portion of Lot 12, Block 134, City Addition, an addition to the City of Stephenville, Erath County, Texas, as shown per King's 1956 Map of the City of Stephenville, as recorded in Volume 381, Page 105, Deed Records, Erath County, Texas (DRECT) and being all of Lot 40, Block 34, City Addition, as shown per replat recorded in Cabinet A, Slide 279A, Plat Records, Erath County, Texas, same being a portion of that tract of land described in the deed to TSU Catholic, LLC, as recorded in Document No. 2022-02799, Real Records, Erath County, Texas (RRECT) and all of that tract of land described in the deed to TSU Catholic, LLC, as recorded in Document No. 2022-05473, RRECT, 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).

1292 W. Washington Street:

Acres 0.053, S2600 City Addition, Lots 12;18;30B;31; (PTS OF), Block 134

1345 W. McNeill Street

All that certain tract or parcel of land, being a portion of Lot 31, Block 134, City Addition, an addition to the City of Stephenville, Erath County, Texas

1357 W. McNeill Street

Being the south 150 feet of Lot 29, Block 134 City Addition, an addition to the City of Stephenville, Erath County, Texas, as shown per King's 1956 Map of the City of Stephenville, as recorded in Volume 381, Page 105, Deed Records, Erath County Texas, and being all of that tract of land described in the deed to Christ Martinelli, et ux., as recorded in document No. 2022-003049, Official Public Records, Erath County, Texas

1245 & 1255 W McNeill Street

Being all of Lots, 38 and 38a, Block 134, S2600 City Addition, an addition to City of Stephenville, Erath County, Texas

B. Exhibit A shows vicinity map of subject property, and Exhibit B shows the topographical survey

Section II: Zoning and Land Uses

The current zoning for all **3.597** acres is PD. Exhibit A shows a vicinity map illustrating the location of the subject property. The proposed development is requesting to change the zoning to a Planned Development (PD) District. This Planned Development is intended to redevelop and enhance this site. Exhibits D and E show the conceptual exterior of the proposed structure. This site will be developed to accommodate a transformational gateway to Tarleton State University and the Washington corridor, while continuing to add density and enhanced pedestrian experiences in Stephenville. The development will consist of approximately 271,274 GSF of multi-family and amenity space with 208 residential units, totaling 524 bedrooms, and a 5 ½ level parking garage with 540 gated parking spaces.

The proposed change in the zoning district compliments the City of Stephenville's Comprehensive Plan. Object L1 (in Chapter 4 of the Comprehensive Plan) states the City's goal to "provide suitable areas for a variety of residential types and densities", object L2.2 states "coordinate with TSU regarding development plans...and need for appropriate student housing". This zoning district will enhance a visible site to the University and Community by providing needed housing that will encourage an energetic site that's walkable morning, noon, and night.

A. Principal Uses: No land may be used, and no building may be erected or converted to any use other than the following:

1. Retail/Restaurant/Commercial
 - 1.1 Plan proposes '0' square feet of Retail / Restaurant / Commercial space
2. Multiple Family Dwelling / Student Living
 - 2.1 Plan proposes 208 residential units totaling 524 bedrooms and approximately 271,274 square feet with 216,620 square feet of leasable and 54,624 square feet of common use, office and amenity space.
3. Telecommunications support structure and antenna facilities within the Tower and Antenna Facilities Site identified on the Minor Plat and the Concept and Development Plans.
 - 3.1 Telecommunications and Support Structure antenna is proposed to be 125'
4. Single Family
 - 4.1 Single family dwelling will be demolished prior to the start of construction, ending the non-conforming use.
5. Parking Garage
 - 5.1 Plan proposes approximately 176,868 square foot 5 ½ level gated parking garage with 540 parking spaces. All parking spaces will be 9.5'x18' per city standard requirements.

B. Development Schedule

1. The Project has an approximate completion date of Summer 2028 upon City Council approval in Q1 2026. Dependent on City Council approval, building permits will be applied for in summer of 2026 and construction slated to commence upon issuance of building permits.

Section III: Design and Requirements

The Site Plan for the Development can be found in Exhibit C.
The Conceptual Exterior Renderings can be found in Exhibit D and E.

A. Multi-family Requirements:

1. Structures within this PD are to abide by the following building setbacks:
 - a. Minimum front setback: 0'
 - b. Minimum rear setback: 0'
 - c. Minimum side setback: 10'

B. Telecommunications Support Structure and Antenna Facilities Requirements:

1. Telecommunications support structures and antenna facilities within the Tower and Antenna Facilities Site within this PD are to abide by the following:
 - a. Setbacks:
 - i. Minimum front setback: 0'
 - ii. Minimum rear setback: 0'
 - iii. Minimum side setback: 0'
 - b. Screening and fencing: Chain-link fencing is permitted
 - c. Landscaping requirement: No landscaping requirement
 - d. Telecommunications and Support Structure antenna facilities height: 125' max.

C. Building Design:

- 1. The proposed building height will be 57'-0" to the top of the parapet wall, and 62'-6" to the top of architectural features.
- 2. Maximum building height may be 62'-6".

D. Screening and Fencing:

- 1. The garbage refuse area will be screened per the requirements detailed in Section 6.7.K. of Stephenville's subdivision ordinance. Service intervals shall be scheduled four times per week and increased as needed.

E. Lighting:

- 1. Exterior lighting features shall be placed and reflected to not create annoyances, nuisances, or hazards.

F. Signage:

- 1. All signage will follow the requirements as stated in Section 154.12 of Stephenville's Zoning Regulations with the following exceptions:
 - a. Neon/LED or similar types of lighting may be permitted in signage.

G. Sidewalks:

- 1. Sidewalks shall be constructed to meet the requirements as stated in Section 155.6.11 of Stephenville's Subdivision Ordinance at all right of way frontages.

H. Landscaping:

- 1. The proposed site plan for this Planned Development District provides greater than the city requirement of 15% landscape coverage. Total site area is 156,679 square feet and the minimum required landscaped area equals 23,502 square feet. The proposed landscaping coverage is approximately 29,539 square feet including 30% within the front yard and ROW. This consists of trees and shrubs/grasses etc.- and will exceed the minimum quantities of trees and plants established in Section 154.13.C of the City of Stephenville's Landscape Requirements per submitted and approved landscape plans.

Section IV: Parking and Access Requirements

A. Parking:

- 1. (587) parking spaces will be provided for this Planned Development with a shared parking agreement with the adjacent neighbor. Shared parking agreement has been provided
- 2. (540) gated parking spaces are provided for all units OR 1.03 per bed. Resident parking will be provided within the gated parking garage.

B. Access:

- 1. The development has frontage on Washington Street and McNeil Street with an internal lane for direct access into the parking garage.

Section V: Considerations

A. Comprehensive Plan:

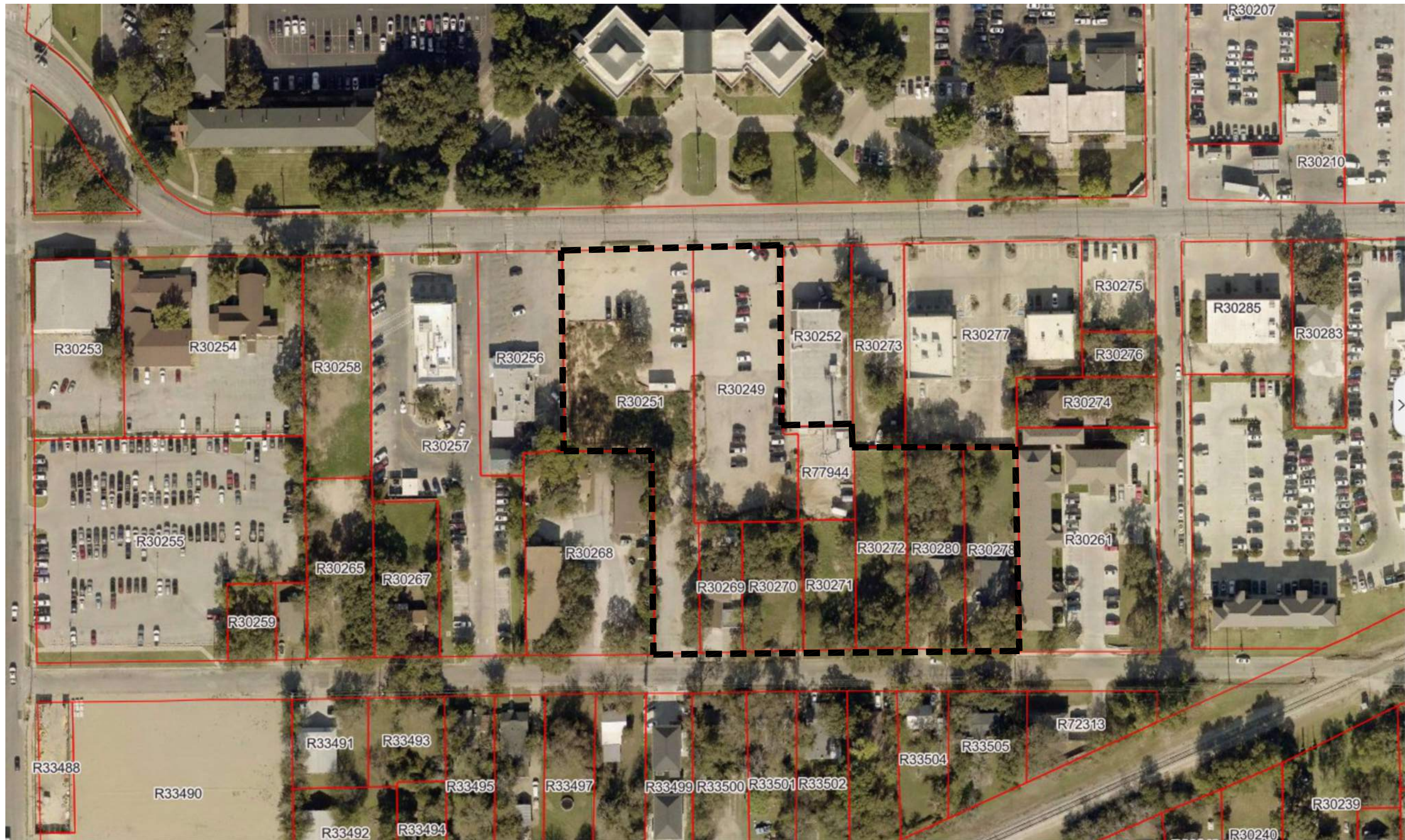
- 1. This proposed development complements the goals outlined in the City of Stephenville's Comprehensive Plan. The proposed development revitalizes a key area for the community and University by providing purpose-built student housing at the doorstep of Tarleton State University campus.

B. Infrastructure:

- 1. Water and Sewer are available to the site, and adequate infrastructure will be provided to serve the development.

Section VI: Exhibits

- A. Vicinity / Zoning Map**
- B. Survey**
- C. Site Plan**
- D. Exterior Rendering**
- E. Aerial Rendering**
- F. Exterior Elevations**



street.™

EXHIBIT A - VICINITY / ZONING MAP



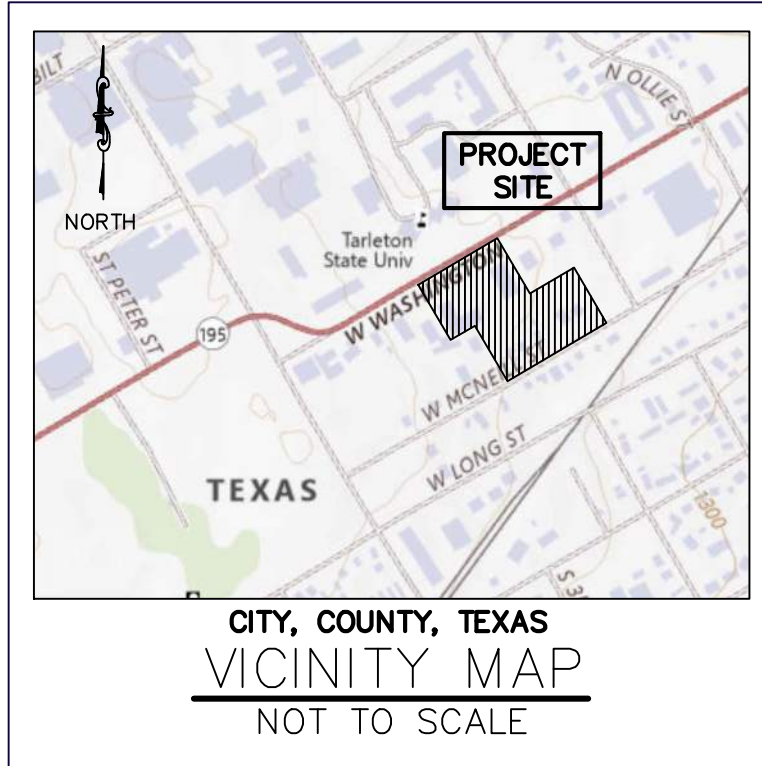


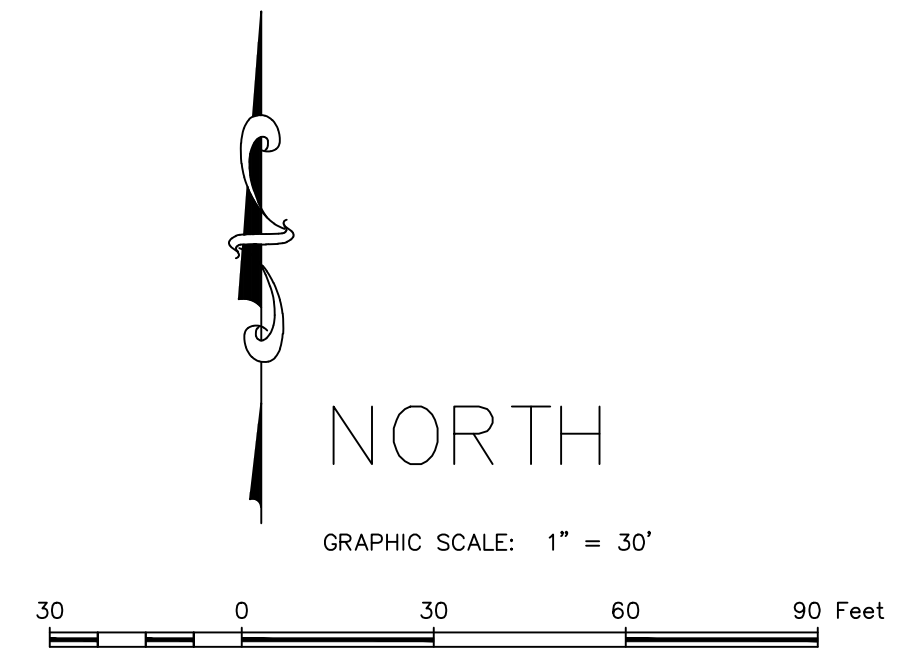
EXHIBIT B - SURVEY

PRELIMINARY
THIS DOCUMENT SHALL NOT BE RECORDED FOR ANY PURPOSE AND SHALL NOT BE VIEWED OR RELIED UPON AS A FINAL SURVEY DOCUMENT DATED 11/17/2025.

NOTES REGARDING UTILITIES:
UTILITY LOCATIONS ARE PER OBSERVED EVIDENCE AND THE BELOW SOURCES DIGTEST - TICKET #258005522

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AS OF THE DATE OF THIS SURVEY, THE CITY OF STEPHENVILLE HAD NOT RESPONDED REGARDING LOCATIONS AND SIZES OF THEIR RESPECTIVE SERVICE LINES IN THE AREA. LOCATIONS OF ALL UTILITIES SHOULD BE VERIFIED PRIOR TO ANY CONSTRUCTION ACTIVITIES.



LEGEND

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

BO	BOLLARD	□ T	TRANSFORMER	SAN	SANITARY SEWER
EM	ELECTRIC METER	* TLP	TRAFFIC LIGHT POLE	STM	STORM SEWER
GM	GAS METER	* GL	GROUND/SPOT LIGHT	OMP	CORRUGATED METAL PIPE
GV	GAS VALVE	* LP	LIGHT POLE	ELC	ELECTRIC
PP	POWER POLE	● PP	POWER POLE	FO	FIBER OPTIC
PP/T	POWER POLE W/TRANSFORMER	● PP/CT	POWER POLE W/CONDUIT	TEL	TELEPHONE
PP/CT	POWER POLE W/CONDUIT	● MP	METER POLE	WTR	WATER
MP	METER POLE	● SP	SERVICE POLE	UG	UNDERGROUND
SP	SERVICE POLE	● WM	WATER METER	FND	FOUND
WM	WATER METER	● WV	WATER VALVE	MNF	MAG NAIL FOUND
WV	WATER VALVE	● W	WATER	IPF	IRON PIPE FOUND
W	WATER	● WCV	IRRIGATION CONTROL VALVE	IRF	IRON ROD FOUND
WCV	IRRIGATION CONTROL VALVE	● GAC	GUY ANCHOR	XF	"X" CUT FOUND
GAC	GUY ANCHOR	● G	GRATE	DOC	DOCUMENT
G	GRATE	● GPN	GUY POLE	NO.	NUMBER
GPN	GUY POLE	□ MB	MAILBOX	VOL.	VOLUME
MB	MAILBOX	□	OVERHEAD POWER LINE	PG.	PAGE
□	OVERHEAD POWER LINE	□	GRATE INLET	R.O.W.	RIGHT-OF-WAY
□	GRATE INLET	□	LANDSCAPING DRAIN	SQ. FT.	SQUARE FEET
□	LANDSCAPING DRAIN	□	MANHOLE	(P)	PER PLANS
□	MANHOLE	□	CLEANOUT	APPROX.	APPROXIMATE
□	CLEANOUT	□	TELEPHONE PEDESTAL	FL	FLOW LINE
□	TELEPHONE PEDESTAL	□	CABLE PEDESTAL	CPP	CORRUGATED PLASTIC PIPE
□	CABLE PEDESTAL	□	ELECTRIC BOX	RCP	REINFORCED CONCRETE PIPE
□	ELECTRIC BOX	□	TRAFFIC SIGNAL BOX	●	TREE
□	TRAFFIC SIGNAL BOX	□	GUARD RAIL		
□	GUARD RAIL	□	BARBED WIRE FENCE		
□	BARBED WIRE FENCE	□	WOOD FENCE		
□	WOOD FENCE	□	WOOD FENCE		
□	WOOD FENCE	□	CHAINLINK FENCE		
□	CHAINLINK FENCE	□	PVC FENCE		
□	PVC FENCE	□	GATE POST		
□	GATE POST				

TEMPORARY BENCHMARK #1 ELEVATION - 1320.44'
BEING AN X-CUT SET IN THE CONCRETE SIDEWALK ALONG THE SOUTH-EAST RIGHT-OF-WAY LINE OF WEST WASHINGTON STREET (A 50' PUBLIC RIGHT-OF-WAY), SAID X-CUT BEING ±21.37' EAST NORTHEAST OF A POWER POLE AND ±38.59' SOUTHWEST OF THE NORTH CORNER OF LOT 18, BLOCK 134, CITY ADDITION, AN ADDITION TO THE CITY OF STEPHENVILLE ACCORDING TO KING'S 1956 MAP RECORDED IN VOO. 381, PG. 105, D.R.E.C.T..

TEMPORARY BENCHMARK #2 ELEVATION - 1317.55'
BEING AN X-CUT SET IN THE SOUTHEAST CONCRETE GUTTERLINE OF WEST MCNEILL STREET (A 50' PUBLIC RIGHT-OF-WAY), SAID X-CUT BEING ±6.55' NORTHWEST OF A POWER POLE AND ±48.12' EAST SOUTHEAST OF A WATER METER.

PROPERTY DESCRIPTION:
BEING A 3.597 ACRE TRACT OF LAND SITUATED IN THE J. BLAIR SURVEY, ABSTRACT NO. 32, IN THE CITY OF STEPHENVILLE, ERATH COUNTY, TEXAS, AND BEING ALL OF LOT 5, LOT 1, LOT 28, PART OF LOT 29, LOT 30-A, LOT 31, LOT 32, AND LOT 38, BLOCK 134 OF CITY ADDITION, AN ADDITION TO THE CITY OF STEPHENVILLE, AS DEPICTED ON KING'S 1956 MAP RECORDED IN VOLUME 381, PAGE 105, DEED RECORDS, ERATH COUNTY, TEXAS, AND BEING ALL OF LOT 40, BLOCK 134, CITY ADDITION, AN ADDITION TO THE CITY OF STEPHENVILLE, ACCORDING TO THE PLAT THEREOF RECORDED IN CABINET A, SLIDE 279A, PLAT RECORDS, ERATH COUNTY, TEXAS, AND BEING ALL OF THAT SAME TRACT OF LAND DESCRIBED TO TSU CATHOLIC, LLC IN WARRANTY DEED WITH VENDOR'S LIEN RECORDED IN DOCUMENT NUMBER (DOC. NO.) 2022-02799, OFFICIAL PUBLIC RECORDS, ERATH COUNTY, TEXAS (O.P.R.E.C.T.), AND BEING ALL OF THAT SAME TRACT OF LAND DESCRIBED TO BAREFOOT EQUITY PARTNERS, LLC IN WARRANTY DEED WITH VENDOR'S LIEN RECORDED IN DOC. NO. 2024-00297, O.P.R.E.C.T., AND BEING ALL OF THAT SAME TRACT OF LAND DESCRIBED TO TSU CATHOLIC, LLC IN SPECIAL WARRANTY DEED RECORDED IN DOC. NO. 2022-02473, O.P.R.E.C.T., AND BEING ALL OF THAT SAME TRACT OF LAND DESCRIBED TO CHRIS & DENINE MARTINELLI IN GENERAL WARRANTY DEED RECORDED IN DOC. NO. 2022-03049, O.P.R.E.C.T., AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

COMMENCING AT A 1/2-INCH IRON ROD WITH CAP STAMPED "PRICE" FOUND FOR THE EAST CORNER OF LOT 14R, BLOCK 134, CITY ADDITION, AN ADDITION TO THE CITY OF STEPHENVILLE, ACCORDING TO THE PLAT THEREOF RECORDED IN CABINET B, SLIDE 268B, PLAT RECORDS, ERATH COUNTY, TEXAS, SAID POINT LYING AT THE INTERSECTION OF THE SOUTHWEST RIGHT-OF-WAY LINE OF SOUTH MOLHANY AVENUE (VARIABLE WIDTH PUBLIC RIGHT-OF-WAY) WITH THE NORTHWEST RIGHT-OF-WAY LINE OF WEST MCNEILL STREET (50-FOOT PUBLIC RIGHT-OF-WAY);

THENCE SOUTH 59 DEGREES 32 MINUTES 04 SECONDS WEST, WITH THE NORTHWEST RIGHT-OF-WAY LINE OF SAID WEST MCNEILL STREET, AND THE SOUTHWEST LINE OF SAID LOT 14R, A DISTANCE OF 155.56 FEET TO A 1/2-INCH IRON ROD FOUND FOR THE SOUTH CORNER THEREOF; SAID POINT BEING THE EAST CORNER OF SAID LOT 38, AND BEING THE POINT OF BEGINNING;

THENCE SOUTH 59 DEGREES 32 MINUTES 04 SECONDS WEST, WITH THE NORTHWEST RIGHT-OF-WAY LINE OF SAID WEST MCNEILL STREET, AND THE SOUTHWEST LINE OF SAID LOT 38, SAID LOT 31, SAID LOT 30-A, REMAINDER OF SAID LOT 29, AND SAID LOT 28, A DISTANCE OF 415.66 FEET TO A 5/8-INCH IRON ROD WITH CAP STAMPED "FLANAGAN 6443" SET FOR THE SOUTH CORNER OF SAID LOT 28, SAME BEING THE EAST CORNER OF THAT SAME TRACT OF LAND DESCRIBED TO WITHOUT A PADDLE INVESTMENTS, LLC IN WARRANTY DEED WITH VENDOR'S LIEN RECORDED IN DOC. NO. 2021-08521, O.P.R.E.C.T.;

THENCE NORTH 30 DEGREES 36 MINUTES 11 SECONDS WEST, DEPARTING THE NORTHWEST RIGHT-OF-WAY LINE OF SAID WEST MCNEILL STREET, WITH THE SOUTHWEST LINE OF SAID LOT 28 AND THE NORTHEAST LINE OF SAID WITHOUT A PADDLE INVESTMENTS TRACT, A DISTANCE OF 232.89 FEET TO AN "X" CUT IN CONCRETE FOUND FOR THE WEST CORNER OF SAID LOT 28, SAME BEING THE NORTH CORNER OF SAID WITHOUT A PADDLE INVESTMENTS TRACT;

THENCE SOUTH 59 DEGREES 34 MINUTES 24 SECONDS WEST, WITH THE SOUTHWEST LINE OF SAID LOT 1, SAID LOT 5, AND THE NORTHWEST LINE OF SAID WITHOUT A PADDLE INVESTMENTS TRACT, A DISTANCE OF 102.00 FEET TO A "MAG" NAIL FOUND FOR THE SOUTH CORNER OF SAID LOT 5, SAME BEING THE WEST CORNER OF SAID WITHOUT A PADDLE INVESTMENTS TRACT, AND LYING ON THE SOUTHWEST RIGHT-OF-WAY LINE OF WEST WASHINGTON STREET (50-FOOT PUBLIC RIGHT-OF-WAY);

THENCE NORTH 30 DEGREES 36 MINUTES 11 SECONDS WEST, WITH THE SOUTHWEST LINE OF SAID LOT 5, AND THE NORTHEAST LINE OF SAID BROOKS TRACT, A DISTANCE OF 232.16 FEET TO A 5/8-INCH IRON ROD WITH CAP STAMPED "FLANAGAN 6443" SET FOR THE WEST CORNER OF SAID LOT 5, SAME BEING THE NORTH CORNER OF SAID BROOKS TRACT, AND LYING ON THE SOUTHWEST RIGHT-OF-WAY LINE OF WEST WASHINGTON STREET (50-FOOT PUBLIC RIGHT-OF-WAY);

THENCE NORTH 59 DEGREES 32 MINUTES 04 SECONDS EAST, WITH THE SOUTHWEST RIGHT-OF-WAY LINE OF SAID WEST WASHINGTON STREET, AND THE NORTHWEST LINE OF SAID LOT 5, LOT 1, AND SAID LOT 40, A DISTANCE OF 254.76 FEET TO A POINT FOR THE NORTH CORNER OF SAID LOT 40;

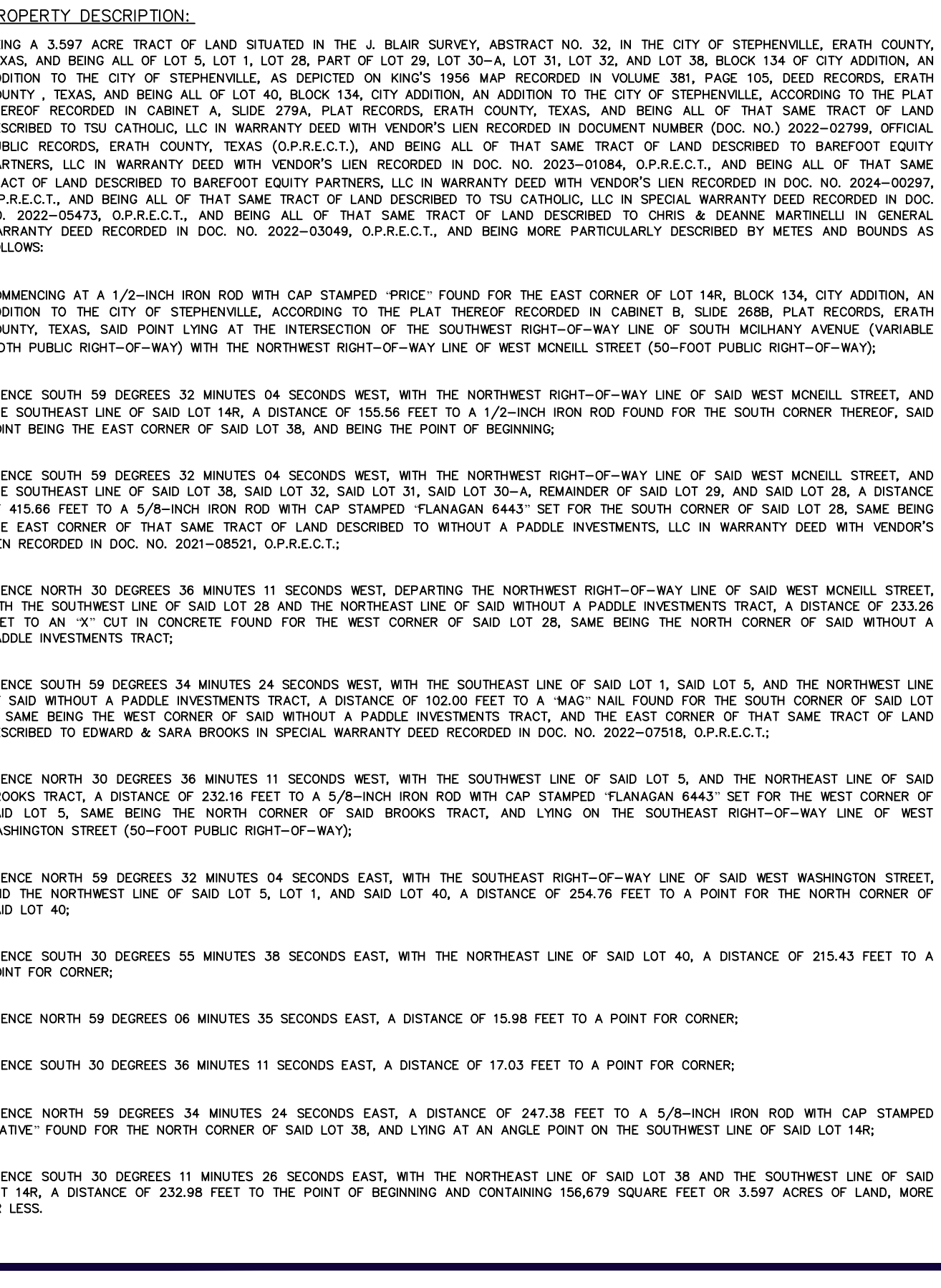
THENCE SOUTH 30 DEGREES 55 MINUTES 38 SECONDS EAST, WITH THE NORTHEAST LINE OF SAID LOT 40, A DISTANCE OF 215.43 FEET TO A POINT FOR CORNER;

THENCE NORTH 59 DEGREES 06 MINUTES 35 SECONDS EAST, A DISTANCE OF 15.98 FEET TO A POINT FOR CORNER;

THENCE SOUTH 30 DEGREES 36 MINUTES 11 SECONDS EAST, A DISTANCE OF 17.03 FEET TO A POINT FOR CORNER;

THENCE NORTH 59 DEGREES 34 MINUTES 24 SECONDS EAST, A DISTANCE OF 247.38 FEET TO A 5/8-INCH IRON ROD WITH CAP STAMPED "NATIVE" FOUND FOR THE NORTH CORNER OF SAID LOT 38, AND LYING AT AN ANGLE POINT ON THE SOUTHWEST LINE OF SAID LOT 14R;

THENCE SOUTH 30 DEGREES 11 MINUTES 26 SECONDS EAST, WITH THE NORTHEAST LINE OF SAID LOT 38 AND THE SOUTHWEST LINE OF SAID LOT 14R, A DISTANCE OF 232.89 FEET TO THE POINT OF BEGINNING AND CONTAINING 156,679 SQUARE FEET OR 3.597 ACRES OF LAND, MORE OR LESS.



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 18, 2011. ALL OF THE SUBJECT PROPERTY IS SHOWN TO BE LOCATED IN ZONE X ON SAID MAP. THE LOCATION OF THE SAID FLOODZONES IS BASED ON SAID MAP, IS APPROXIMATE AND IS NOT LOCATED ON THE GROUND. RELEVANT ZONES ARE DEFINED ON SAID MAP AS FOLLOWS:

ZONE "X" - OTHER AREAS: AREAS DETERMINED TO BE OUTSIDE 500-YEAR FLOODPLAIN.
- ELEVATIONS ARE REFERENCED TO THE NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD88) (US FOOT) USING THE ALLIETRA CENTRAL RTK COOPERATIVE NETWORK, GEOID MODEL 18 CON. U.S. OBSERVATIONS WERE MADE ON 11/12/2025.
- SQUARE FOOTAGE TOTALS SHOWN HEREON OR REFERENCED HEREIN ARE BASED ON MATHEMATICAL CLOSURES AND DO NOT NECESSARILY REPRESENT THE POSITIONAL ACCURACY OF THE BOUNDARY MONUMENTS.
- THE BOUNDARY SHOWN HEREON IS APPROXIMATE AND DEPICTED FOR REFERENCE ONLY. THIS EXHIBIT SHALL NOT BE RELIED UPON AS A FINAL SURVEY DOCUMENT.
- THE AREA OF THE BUILDING SHOWN IS BASED ON THE BUILDINGS FOOTPRINT AT GROUND LEVEL.

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

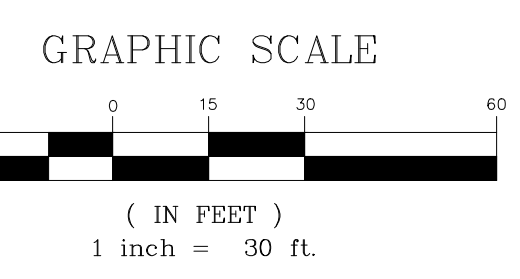
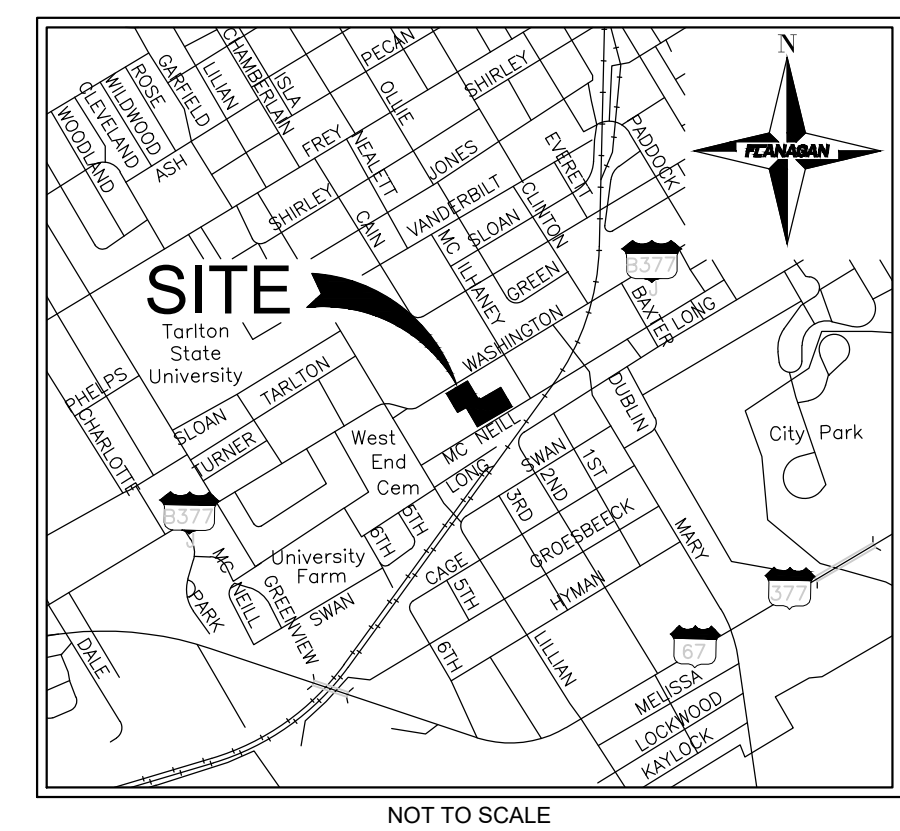
BOUNDARY & TOPOGRAPHIC EXHIBIT
OF
3.597 ACRES
SITUATED IN THE
J. BLAIR SURVEY
ABSTRACT NO. 32
ERATH COUNTY, TEXAS

FILED BY: BW	CHECKED BY: MNP	JOB NO. 6103
DRAWN BY: NCR	DATE: 11/17/2025	SHEET NO. 1 OF 1

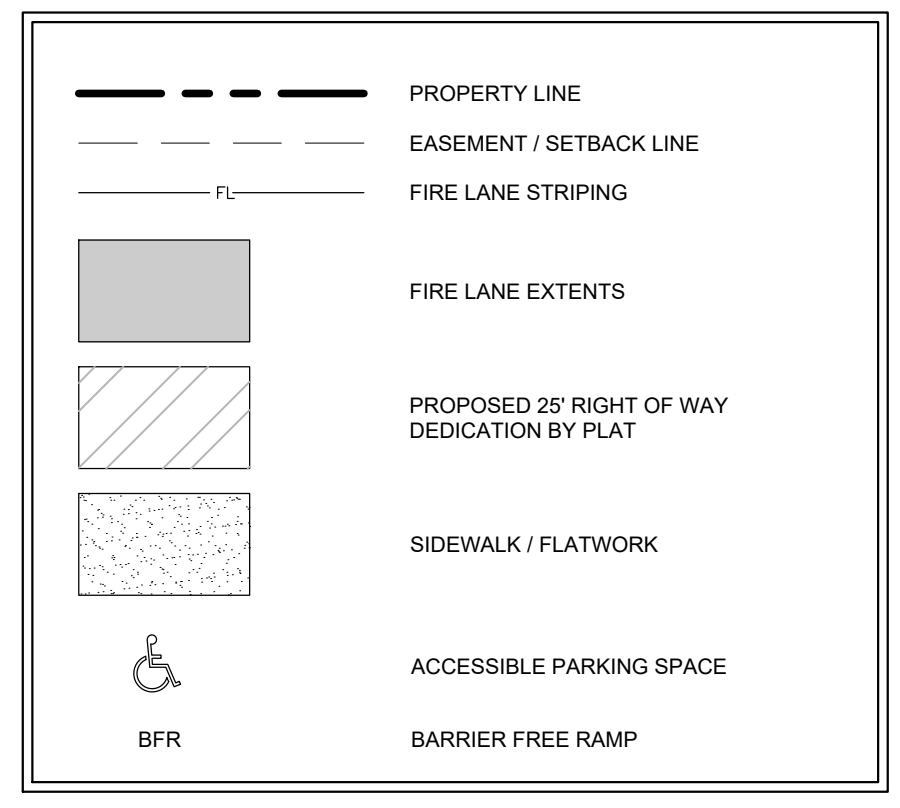
ZONING SITE PLAN

No.	Date	Revision/Description

VICINITY MAP



LEGEND



NOTES

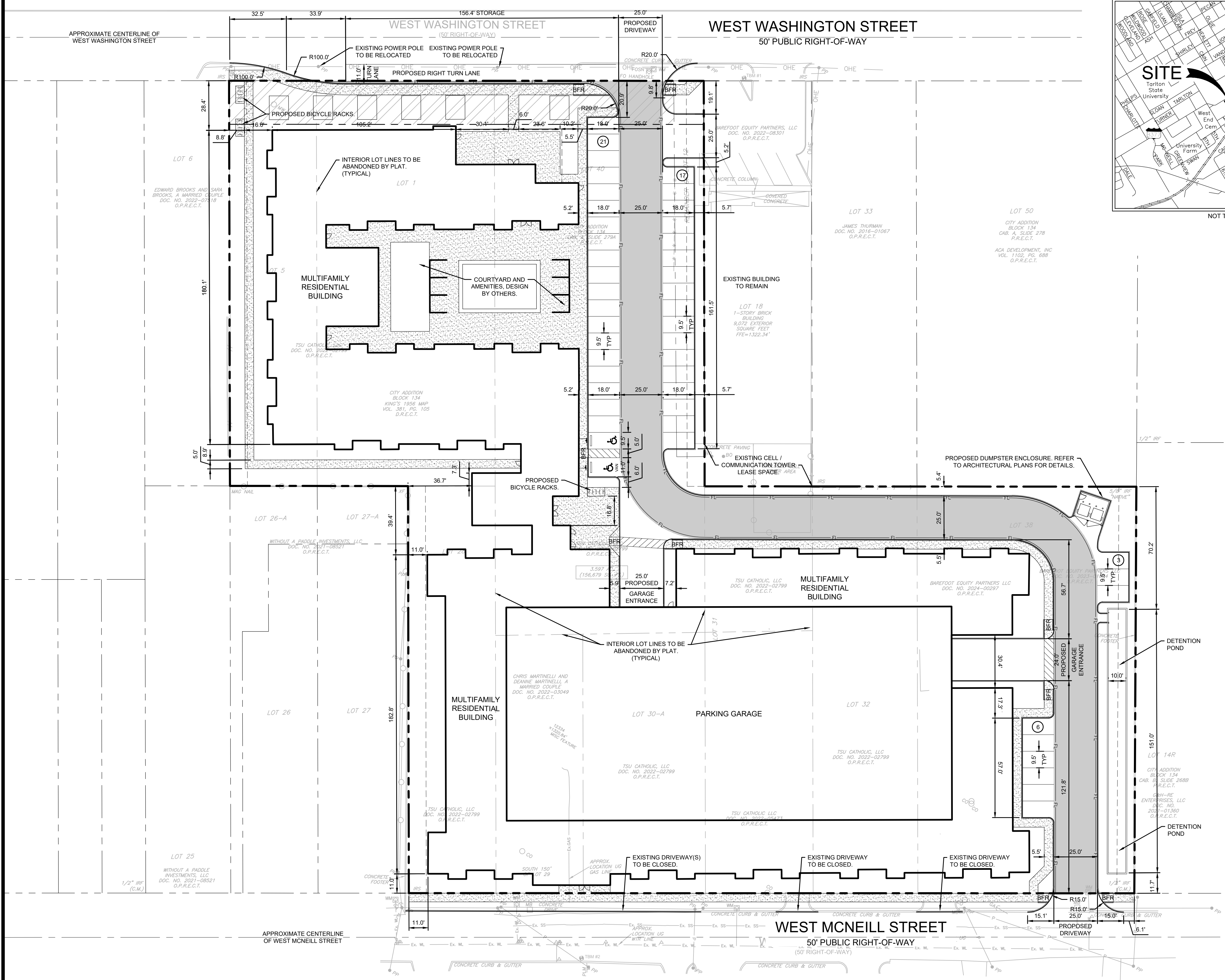
- ALL DIMENSIONS ARE TO FACE OF CURB UNLESS NOTED OTHERWISE.
- REFER TO ARCHITECTURAL PLANS FOR EXACT BUILDING DIMENSIONS. BUILDING DIMENSIONS SHOWN ON THIS PLAN ARE FOR REFERENCE ONLY.
- CONTRACTOR SHALL REFERENCE GENERAL NOTES SHEET FOR ADDITIONAL PROJECT INFORMATION APPLICABLE TO THIS SHEET.
- ALL SIDEWALKS TO BE CONSTRUCTED WITH A MAXIMUM CROSS SLOPE OF 2.0%.

PRELIMINARY SITE PLAN - 5 STORY

TOTAL GROSS FLOOR AREA: 271,274 sf (80% EFFICIENCY)
TOTAL LEASEABLE - RESIDENTIAL: 216,620 sf
NUMBER OF STORIES - 5 STORIES (TYPE 3B)

208 TOTAL UNITS - 524 BEDS
 28 - STUDIO UNITS @ 450 SF
 46 - 1 BEDROOM UNITS @ 570 SF
 43 - 2 BEDROOM UNITS @ 750 SF
 91 - 4 BEDROOM UNITS @ 1,450 SF

587 OFF-STREET PARKING SPACES PROVIDED W/ 540 GATED GARAGE PARKING + 47 UNGATED SURFACE
TOTAL GARAGE AREA: 176,888 SF (327 SF PER STALL)



Know what's below.
 Call before you dig.
 (@ least 48 hours prior to digging)

EXHIBIT C - SITE PLAN
BENCHMARKS

BM #1:
 X-CUT IN THE CONCRETE SIDEWALK ALONG THE SOUTHEAST R.O.W. OF WEST WASHINGTON STREET
 N: 6761562.16 E: 2057065.60 ELEV = 1320.44'

BM #2:
 X-CUT IN THE SOUTHEAST CONCRETE GUTTERLINE OF WEST MCNEILL STREET.
 N: 6761690.34 E: 2057241.09 ELEV = 1317.55'



street.™

EXHIBIT D





street.™

EXHIBIT E

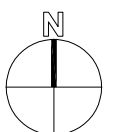




street.™

EXHIBIT F

1" = 50'



Review Date: 02/25/2026

Developer/Engineer: Street Realty & Reload Capital / Flanagan

Description: The Rider (208 residential units & parking garage)

Address: 1334 W. Washington (BUS 377)

Development Type: Commercial Residential Subdivision Multi-Family

Planned Development:

- 1st Submittal – Submittal received 02/13/2026. Review completed 02/25/2026.

Public Works has reviewed the Planned Development submittal for general compliance with City of Stephenville codes, ordinances, and standards. The list of preliminary comments provided below is not guaranteed to identify all requirements. The Engineer of Record is solely responsible for the accuracy and completeness of the design and for ensuring the design and construction of public improvements comply with all applicable city, state, and federal laws and regulations.

Comments:

1. TxDOT authorization is required for proposed improvements along W. Washington.
2. Written authorization from adjacent property owner is required for proposed civil improvements outside limits of development property.
3. The use of common driveways and parking shall require the dedication of a joint-use private access easement on each affected property. (*Ord. Sec. 155.6.05.E.*)
4. The development is responsible for the installation and/or relocation of franchise/private utilities along W. Washington and W. McNeill as may be required.
5. The development is responsible for compliance with drainage and stormwater requirements. (*Ord. Sec. 155.6.15.; ESM Part IV & Appendix C iSWM Criteria Manual*)

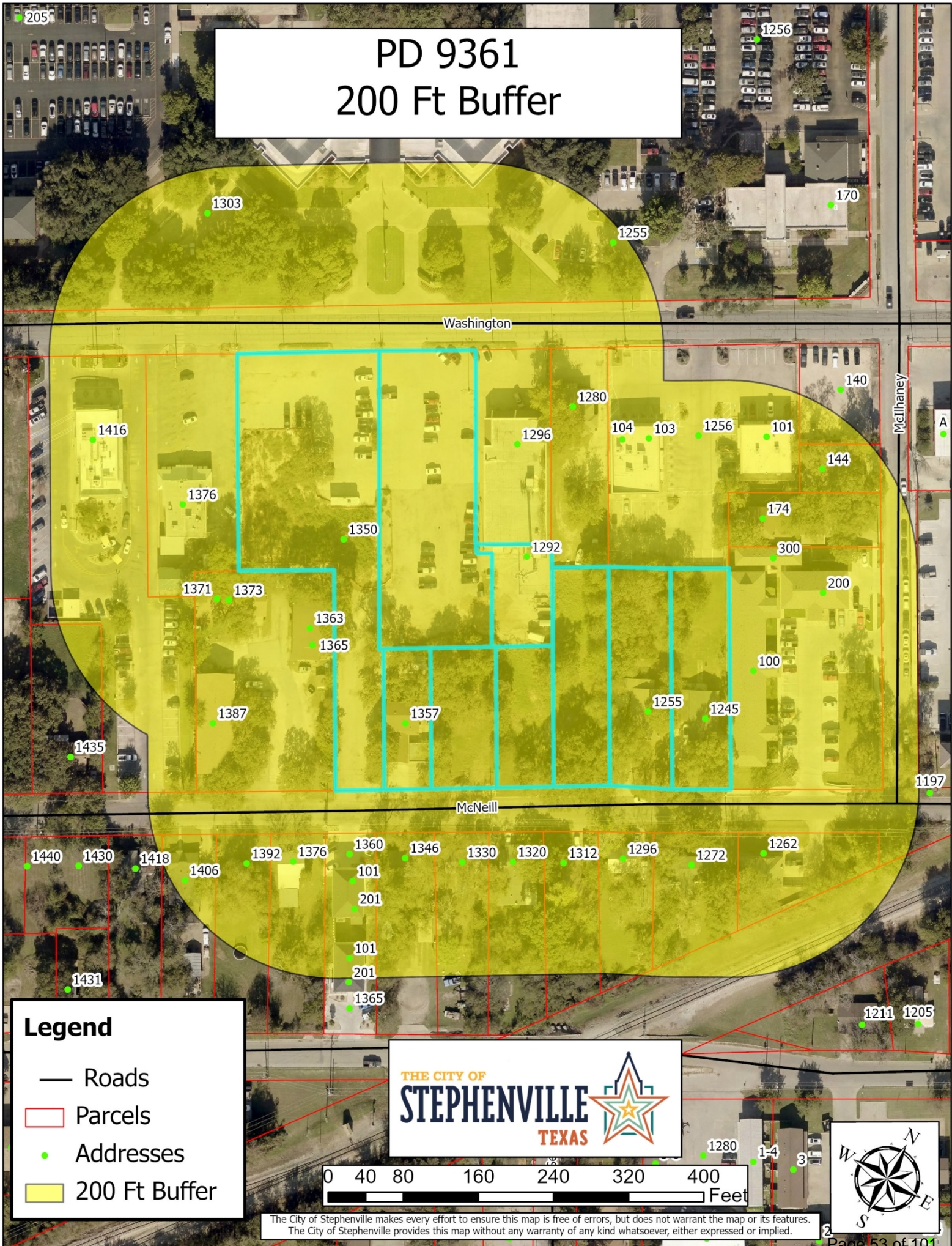
Engineering Standards Manual & Standard Construction Details:

<https://www.stephenvilletx.gov/437/Engineering>

Subdivision Ordinance:

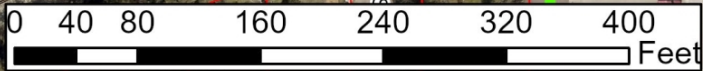
https://library.municode.com/tx/stephenville/codes/land_use_and_zoning?nodeId=TITXVLAUS_CH155SU

PD 9361 200 Ft Buffer



Legend

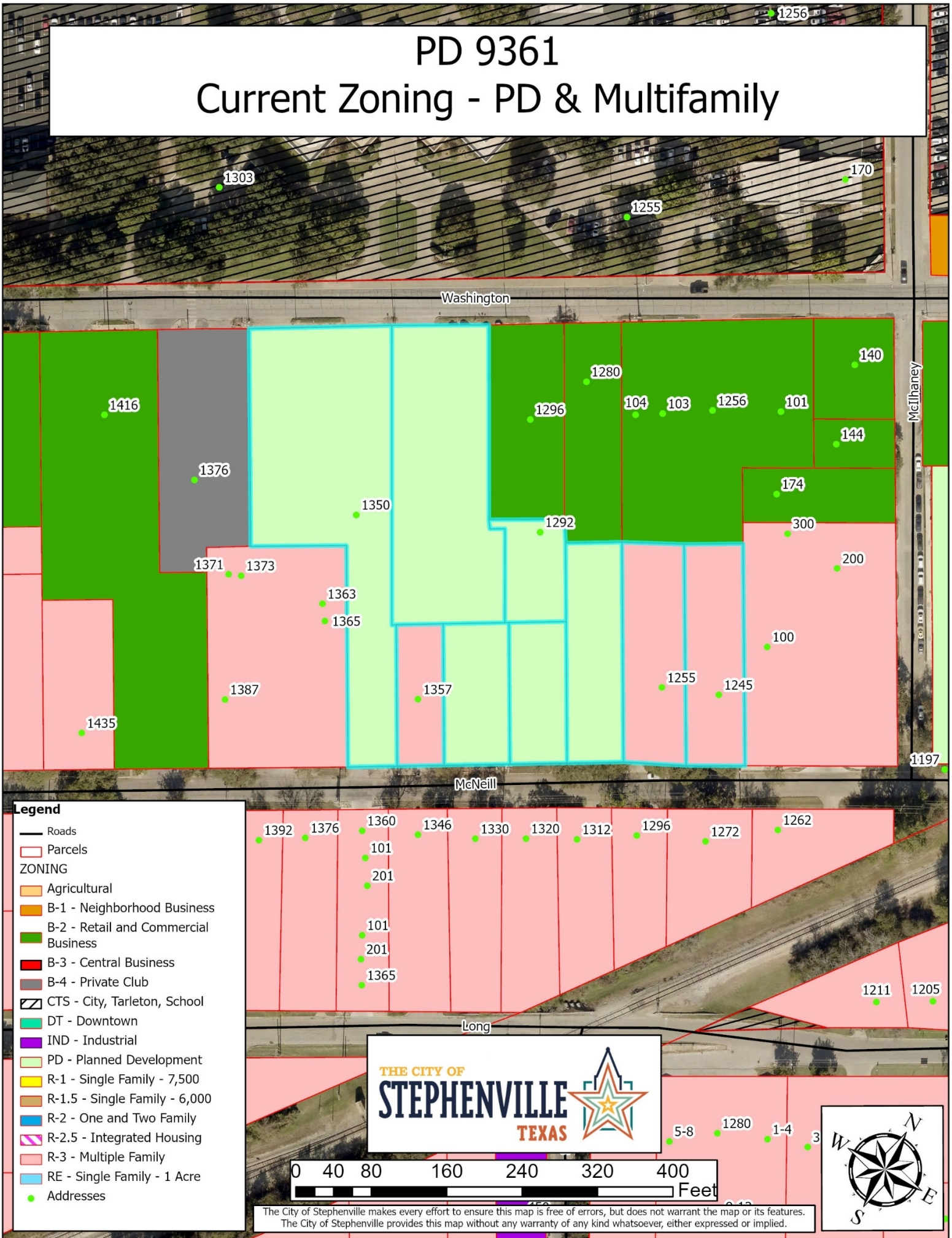
-  Roads
-  Parcels
-  Addresses
-  200 Ft Buffer



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.

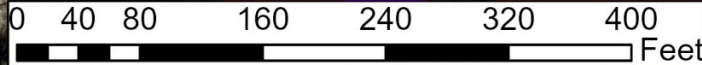
PD 9361

Current Zoning - PD & Multifamily



Legend

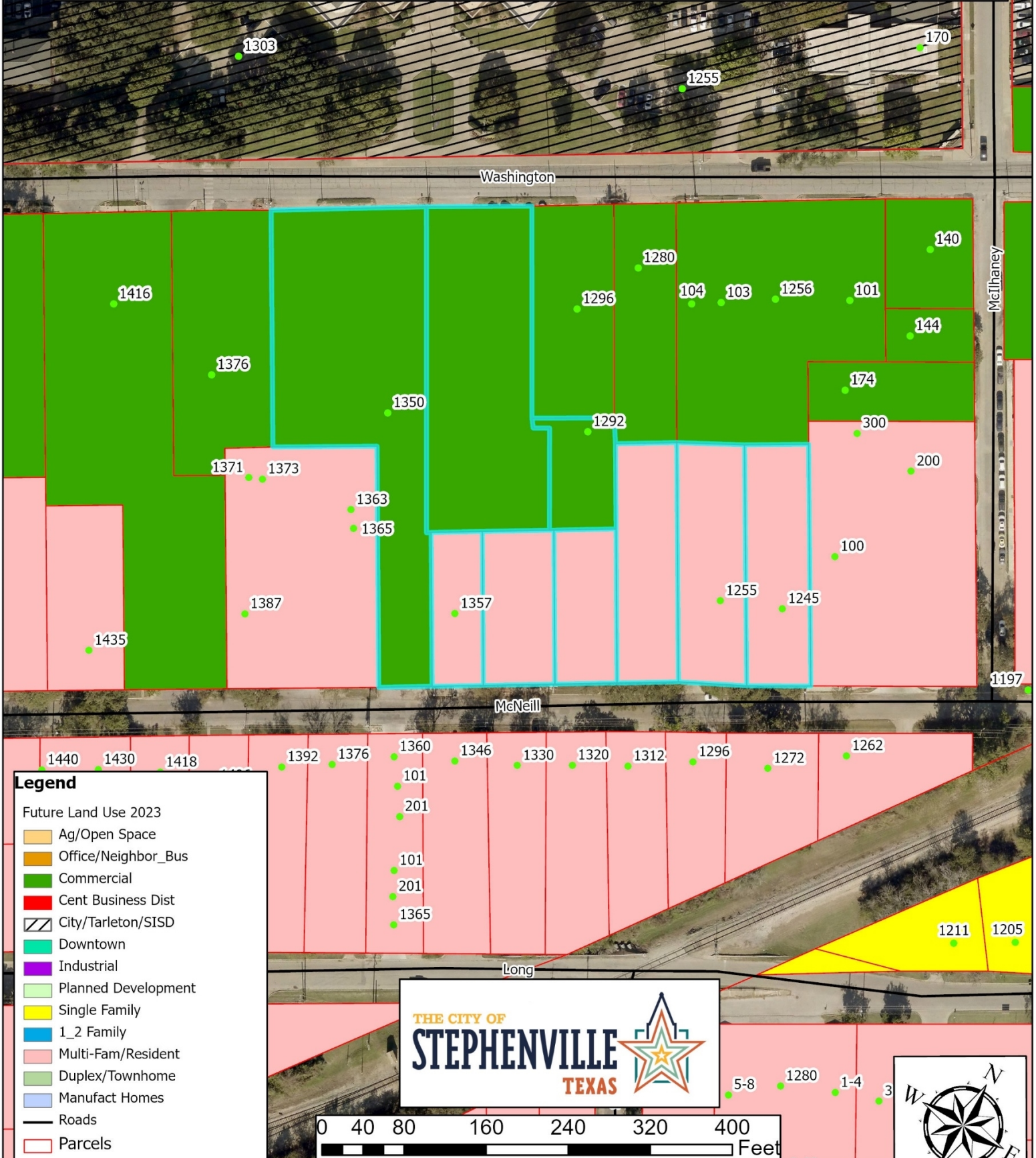
- Roads
- ▭ Parcels
- ZONING**
- ▭ Agricultural
- ▭ B-1 - Neighborhood Business
- ▭ B-2 - Retail and Commercial Business
- ▭ B-3 - Central Business
- ▭ B-4 - Private Club
- ▭ CTS - City, Tarleton, School
- ▭ DT - Downtown
- ▭ IND - Industrial
- ▭ PD - Planned Development
- ▭ R-1 - Single Family - 7,500
- ▭ 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
- Addresses



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PD 9361

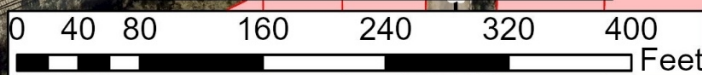
Future Land Use 2023 - Commercial & Multifamily



Legend

Future Land Use 2023

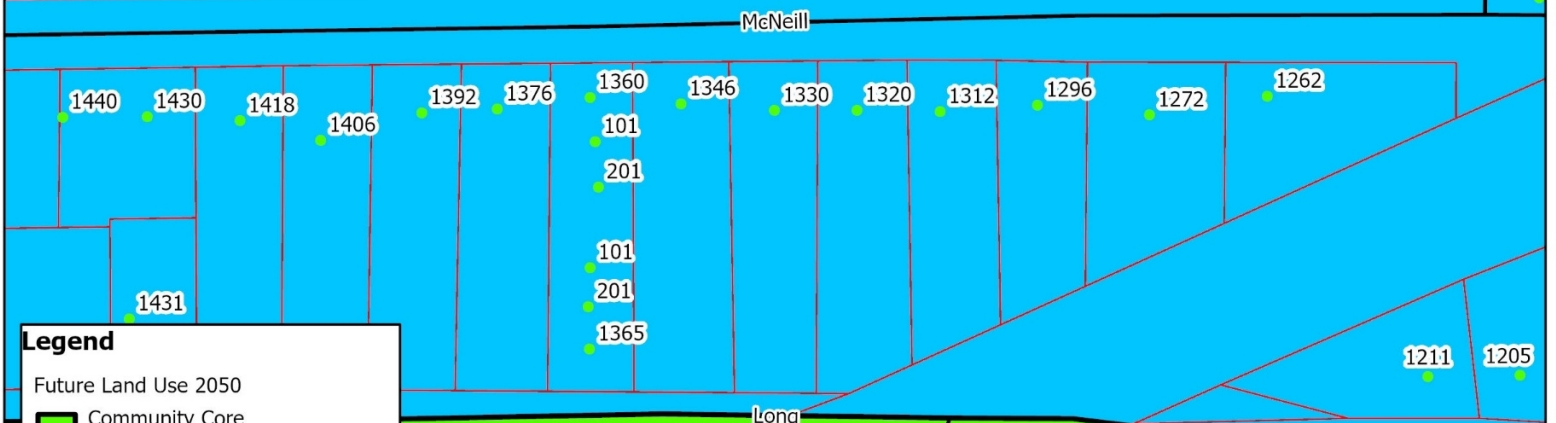
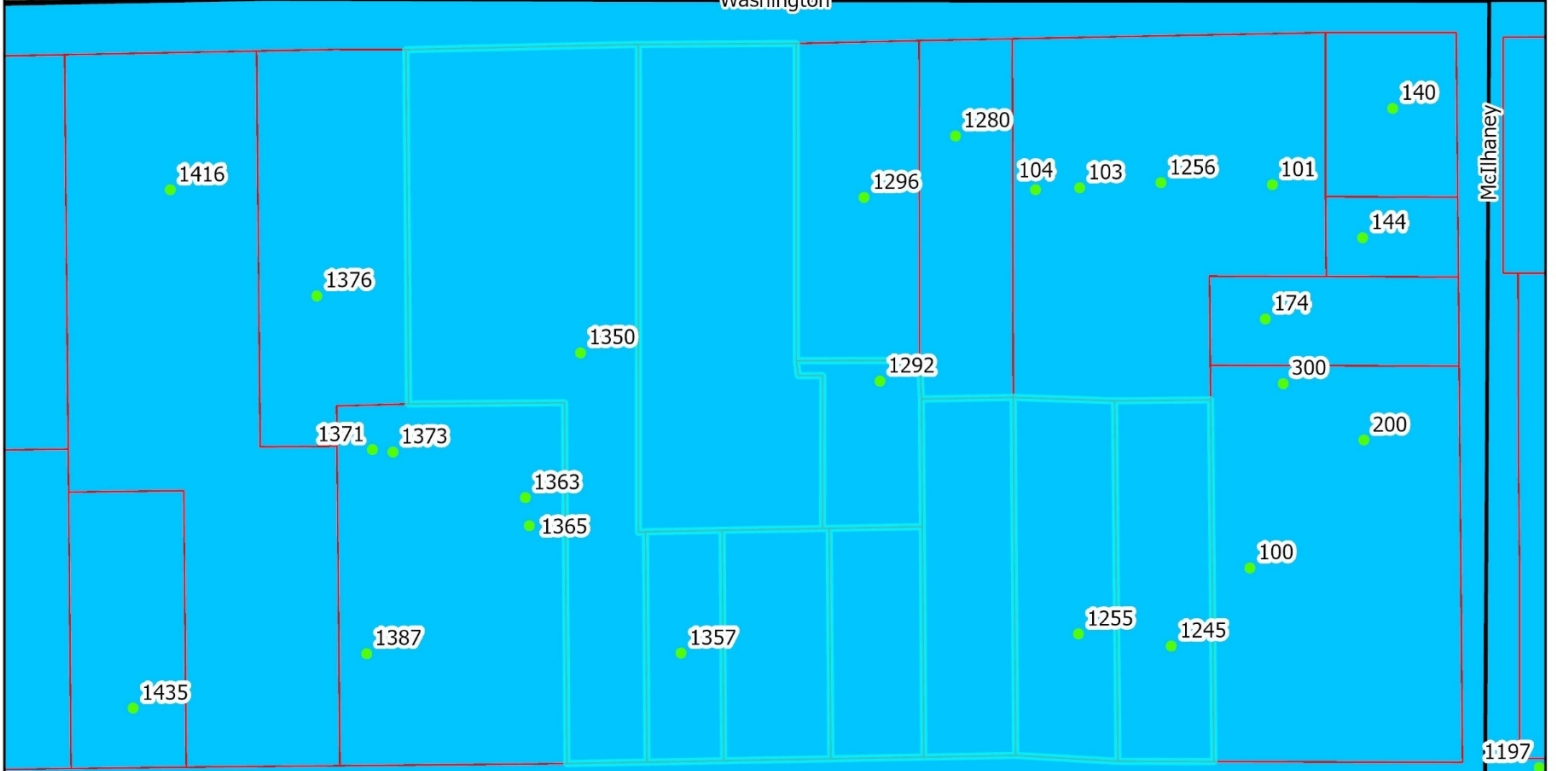
- Ag/Open Space
- Office/Neighbor_Bus
- Commercial
- Cent Business Dist
- City/Tarleton/SISD
- Downtown
- Industrial
- Planned Development
- Single Family
- 1_2 Family
- Multi-Fam/Resident
- Duplex/Townhome
- Manufact Homes
- Roads
- Parcels
- Addresses



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PD 9361

Future Land Use 2050 - Town Center



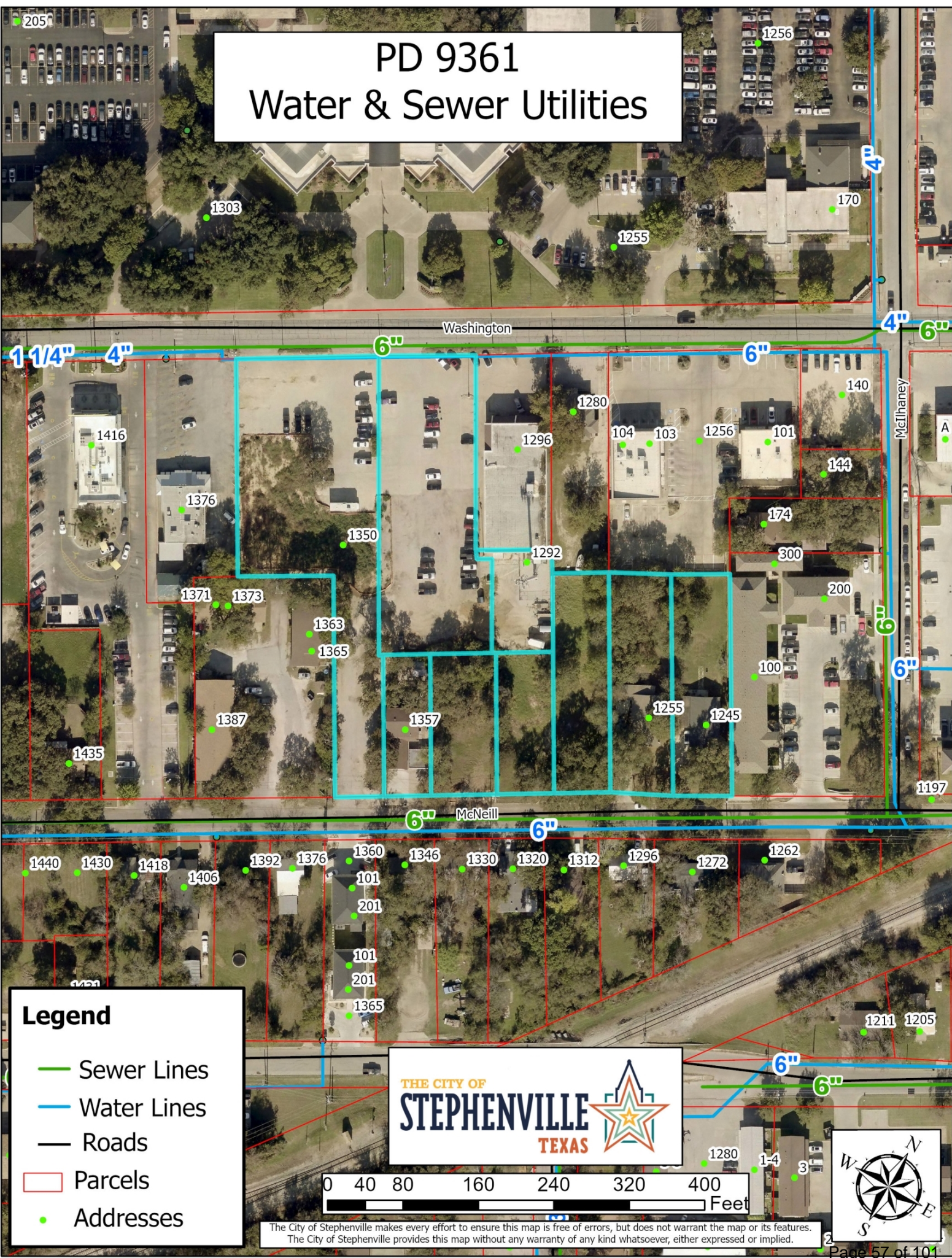
Legend

- Future Land Use 2050
- Community Core
- Complete Neighborhood
- Open Space/Hazard
- Rural
- Special District
- Town Center Mixed Use
- Roads
- Parcels
- Addresses



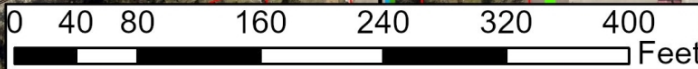
The City of Stephenville makes every effort to ensure this map is free of errors, but does not warrant the map or its features. The City of Stephenville provides this map without any warranty of any kind whatsoever, either expressed or implied.

PD 9361 Water & Sewer Utilities



Legend

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



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Planned Dev. 9361

200 ft Buffer Addresses

Parcel ID	Parcel Address	Parcel Owner	Owner Address	City	State	Zip Code
R000030277	1256 W WASHINGTON	ACA DEVELOPMENT INC	821 SW ALSBURY BLVD SUITE#G	BURLESON	TX	76028
R000033503	1312 MCNEILL	APRIL MARY LOUISE & THOMAS PATRICK APRIL	366 SHELLY LN	STEPHENVILLE	TX	76401-7577
R000030267	1435 W MCNEILL	BALLOW MICHAEL T	404 HERITAGE WAY	STEPHENVILLE	TX	76401
R000030252	1296 W WASHINGTON	BAREFOOT EQUITY PARTNERS LLC - SERIES 1296 WEST WA	1461 HIGHLAND VIEW DR	STEPHENVILLE	TX	76401
R000030280	1255 MCNEILL	BAREFOOT EQUITY PARTNERS, LLC	189 RETA ST	STEPHENVILLE	TX	76401
R000030278	1245 MCNEILL	BAREFOOT EQUITY PARTNERS, LLC	189 RETA ST	STEPHENVILLE	TX	76401
R000030275	0 MCILHANEY	BOARD OF REGENTS OF THE TX A&M UNIVERSITY SYSTEM	301 TARROW STREET 6TH FLOOR	COLLEGE STATION	TX	77840-7896
R000042782	0 W WASHINGTON	BOARD OF REGENTS OF THE TX A&M UNIVERSITY SYSTEM	301 TARROW STREET 6TH FLOOR	COLLEGE STATION	TX	77840-7896
R000033505	1272 MCNEILL	BOUCHER JAMES L & ROSE M BOUCHER (LIFE ESTATE)	550 S HARGIN DR #170	STEPHENVILLE	TX	76401
R000033504	1296 MCNEILL	BOX R LLC	3014 NERI RD	GRANBURY	TX	76048
R000030256	1376 W WASHINGTON	BROOKS EDWARD & SARA BROOKS	6604 AUGUSTA	FORT WORTH	TX	76132
R000033500	1346 MCNEILL	DILLON KARI	68260 NEOLA AVE	BRIDGEPORT	OH	43912
R000072313	1262 MCNEILL	ERATH CAPITAL INVESTMENTS LLC	2699 CR223	STEPHENVILLE	TX	76401
R000014966	0 N PADDOCK & VANDERBILT	FORT WORTH & WESTERN RAILROAD	6300 RIDGLEA PLACE STE 1200	FORT WORTH	TX	76116-5738
R000030261	290 MCILHANEY	G&H-RE ENTERPRISES LLC	3053 CRESTWATER RIDGE	KELLER	TX	76248
R000030276	144 S MCILHANEY	HALE & HALE RENTALS, LLC	150 HARBIN DR, SUITE 430	STEPHENVILLE	TX	76401
R000030269	1357 MCNEILL	MARTINELLI CHRIS & DEANNE MARTINELLI	5155 RANCHO LALOMA LINDA DR	PASO ROBLES	CA	93446
R000030257	1416 W WASHINGTON	MCDONALDS REAL ESTATE COMPANY	110 N CARPENTER ST.	CHICAGO	IL	60607
R000033495	1418 MCNEILL	PATTON SHARON RUTH	1418 W MCNEILL	STEPHENVILLE	TX	76401
R000033502	1320 W MCNEILL	POPE KELLY MICHELLE AND JONATHON DAVID WRIGHT	1320 W MCNEIL	STEPHENVILLE	TX	76401
R000033499	1360 W MCNEILL	SEVENTY-EIGHT DEVELOPMENT LLC	2208 KELLER BAY CT	FRIENDSWOOD	TX	77546
R000033498	1376 MCNEILL	SHAFFER ROBERT D	5170 CR179	STEPHENVILLE	TX	76401
R000033501	1330 MCNEILL	STARR STEPHANIE	1330 W MCNEIL ST	STEPHENVILLE	TX	76401
R000030284	1136 W WASHINGTON	TARLETON DEVELOPMENT PARTNERS LLC	7887 SAN FELIPE ST STE 237	HOUSTON	TX	77063
R000030273	1280 W WASHINGTON	THURMAN JAMES	1093 W SLOAN	STEPHENVILLE	TX	76401
R000030271	1345 MCNEILL	TSU CATHOLIC LLC	201 MAIN ST SUITE 1198	FORT WORTH	TX	76102
R000030270	1353 MCNEILL	TSU CATHOLIC LLC	201 MAIN ST SUITE 1198	FORT WORTH	TX	76102
R000030272	1303 MCNEILL	TSU CATHOLIC LLC	201 MAIN ST SUITE 1198	FORT WORTH	TX	76102
R000030249	1334 W WASHINGTON	TSU CATHOLIC LLC	201 MAIN ST SUITE 1198	FORT WORTH	TX	76102
R000030251	1350 W WASHINGTON	TSU CATHOLIC LLC	201 MAIN ST SUITE 1198	FORT WORTH	TX	76102
R000077944	1292 W WASHINGTON	TSU CATHOLIC LLC	201 MAIN ST SUITE 1198	FORT WORTH	TX	76102
R000030274	174 S MCILHANEY	VO BICH NGOC TRAN	2270 W TARLETON ST	STEPHENVILLE	TX	76401
R000033496	1406 MCNEILL	WALDRON ROBERT CHARLES	1406 W MCNEILL	STEPHENVILLE	TX	76401-0000
R000033497	1392 MCNEILL	WALDRON BOB & CARLA	1406 W MCNEIL	STEPHENVILLE	TX	76401
R000030268	1361 W MCNEILL	WITHOUT A PADDLE INVESTMENTS LLC	205 E FREY, SUITE 201	STEPHENVILLE	TX	76401

ORDINANCE NO. 2023-O-09

AN ORDINANCE REZONING THE LAND DESCRIBED NEIGHBORHOOD BUSINESS (B-1), RETAIL AND COMMERCIAL (B-2) TO PLANNED DEVELOPMENT (PD)

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF STEPHENVILLE, TEXAS, THAT:

All that lot, tract or parcel of land legally described as follows:

Being Block 134; Lots 12;18;30B;31 (PTS OF) of the City Addition to the City of Stephenville, Erath County, Texas, and identified as Parcel No. R77944, in the Erath County Appraisal District Records, located at 1292 W Washington

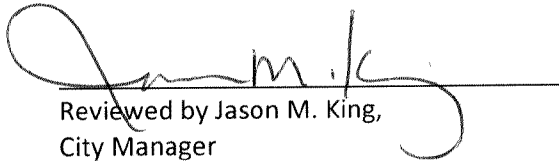
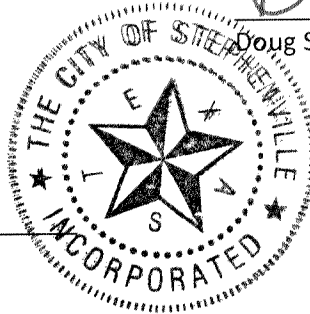

Is hereby rezoned and the zoning classification changed from the classification of Neighborhood Business (B-1) and Retail and Commercial (B-2) to Planned Development (PD), in accordance with the Zoning Ordinance of the City of Stephenville.

PASSED AND APPROVED this the 2nd day of May 2023.



Doug Svien, Mayor

ATTEST:


Sarah Lockenour, City Secretary
Reviewed by Jason M. King,
City Manager
Randy Thomas, City Attorney
Approved as to form and legality

STAFF REPORT



SUBJECT: Application No.: PP 2026-9570

Applicant Malcolm Kanute, representing Rock Creek Property No 1, LLC., is requesting approval of a Preliminary Plat of property located at 0 W. Cedar Street, Parcel R78345, being approximately 49.6 acres of the A0342 H.C. Hudson abstract of the City of Stephenville, Erath County, Texas.

DEPARTMENT: Development Services

STAFF CONTACT: Steve Killen, Director of Development Services

BACKGROUND:

The applicant has submitted a Preliminary Plat that has been reviewed by staff. A Final Plat will be submitted to the Commission upon completion and acceptance of public improvements.

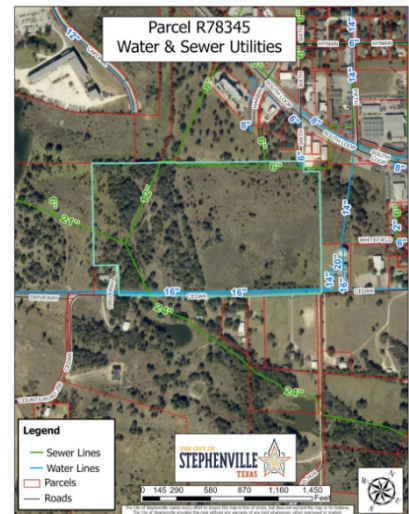
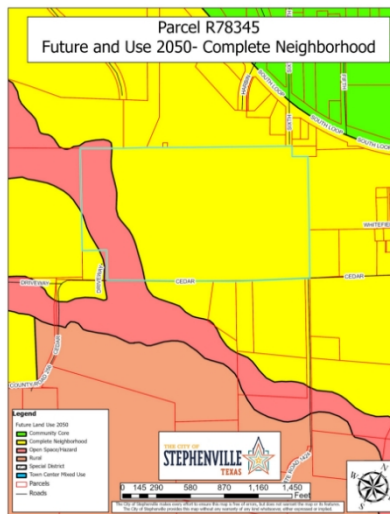
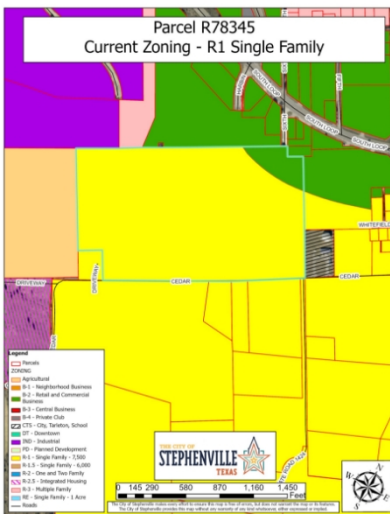
RECOMMENDATION:

Staff is recommending conditional approval of the Preliminary Plat upon completion of the following:

1. The plat must conform to the Subdivision Ordinance upon conclusion of reviews. (Ch. 155).
2. The Preliminary Plat must conform to design requirements and construction standards as set forth in the Engineering Standards Manual.
3. Provide Accompanying Applications as follows:
 - a) Preliminary Drainage Plan
 - b) Preliminary Storm Water Management Plan;
 - c) Preliminary Utility Plan; and
 - d) Acceptable proof of ownership, identifying all persons having an ownership interest in the property subject to the Preliminary Plat.
4. Structures may not be placed over easements.
5. Show and label all existing and proposed easements within and along the entire perimeter of the development. (Sec. 155.6.08).
 - a. Include all applicable statements of restrictions.
 - b. Identify maintenance responsibility (i.e., HOA) for private easements.
 - c. Provide municipal utility easement adjacent to ROW for double check detector assembly vault.
 - d. Provide triangular site visibility easements at intersecting streets.
 - e. Provide retaining wall easements. (Sec. 155.6.08 and 155.6.16)
6. All weather access for Fire Protection must be provided prior to construction.
7. Ensure all required Plat language is provided, include dedication of street statement.
8. This property has split zoning. Any encroachment of residential into the B-2 district will require rezoning.
9. Pay fees.
10. Final Plat to be recorded after acceptance of improvements and floodplain modeling.
11. Provide dimensions of all visibility clips.
12. Provide all turn-radii.
13. Show setbacks for R-1 residential, label lot dimensions in LF.

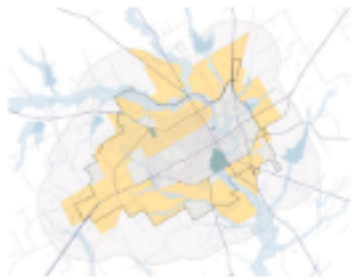
14. Dedicate ROW for Cedar Street and Harbin – construct improvements.
15. Improve Whitefield to comply with Local Street requirements.
16. Common areas will require the establishment of a Homeowner’s Association.
17. Label drainage easements and landscape buffer as private.
18. If provisions are necessary for drainage facilities on the unplatted future phases, then the replat shall include separate instruments for (public and private easements) off-site drainage needs and shall include appropriate notes and descriptions providing the city the appropriate permissions and approvals needed for access and for maintaining and improving the public drainage system.
19. Show evidence of additional means of ingress and egress to meet Fire Code remote access requirements.
20. Provide signature blocks for City Secretary and Development Services.
21. Ensure all review comments provided by Public Works have been addressed. See attached review dated March 5, 2026.

PROPERTY PROFILE:



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. 155.4.05. Preliminary plat.

- A. *Purpose.* The purpose of a Preliminary Plat shall be to determine the general layout of the subdivision, the adequacy of public facilities needed to serve the intended development, and the overall compliance of the land division with applicable requirements of this Subdivision Ordinance.
- B. *Applicability.* No subdivision of land shall be allowed without proper submittal, approval, and adoption of a Preliminary Plat.
- C. *Exceptions.*
 1. A Preliminary Plat is not required when a Minor Plat is submitted (refer to 4.07).
 2. A Final Plat in accordance with Section 4.06 may be submitted in lieu of a Preliminary Plat if a Development Agreement and appropriate surety are submitted along with the Application.
- D. *Accompanying Applications.*
 1. *Preliminary and Other Types of Plans.* An Application for a Preliminary Plat shall be accompanied by the following:
 - a. Preliminary Drainage Plan;
 - b. Preliminary Storm Water Management Plan;
 - c. Preliminary Utility Plan; and
 - d. Other plans if deemed necessary for thorough review by the Responsible Official, such as a Planned Development Master Plan.

Approval of each shall be separately included with this application.

2. *Current Title Commitments.* 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 Preliminary Plat.
- E. *Review by City Administrator/Responsible Official.* The City Administrator shall:
1. Initiate review of the plat and materials submitted.
 2. Make available Plats and reports to the Commission for review.
 3. Upon determination that the Application is ready to be acted upon, schedule the Preliminary Plat for consideration on the agenda of the next available meeting of the Planning and Zoning Commission.
- F. *Action by the Planning and Zoning Commission.* The Commission shall:
1. Review the Preliminary Plat Application, the findings of the City Administrator and any other information available.
 - a. From all such information, the Commission shall determine whether the Preliminary Plat conforms to this Subdivision Ordinance.
 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 Preliminary Plat, as submitted, shall be deemed approved by the Commission.
 3. Take one of the following actions:
 - a. Approve the Preliminary Plat;
 - b. Approve the Preliminary Plat with conditions, which shall mean that the Preliminary 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 Preliminary Plat.
- G. *Criteria for Approval.* The following criteria shall be used by the Commission to determine whether the Application for a Preliminary Plat shall be approved, approved with conditions, or denied:
1. All Plats must be drawn to conform to the zoning regulations currently applicable to the property. If a zoning change for the property is proposed, then the zoning change must be completed before the approval of any Preliminary Plats/Final Plats;
 2. No Plat or Replat may be approved that leaves a structure located on a remainder lot.
 3. The Preliminary Plat is consistent with any approved Development Agreement;
 4. The proposed provision and configuration of Public Improvements including, but not limited to, roads, water, wastewater, storm drainage, park facilities, open spaces, habitat restoration, easements and Right-of-Way are adequate to serve the development, meet applicable standards of this Subdivision Ordinance, and conform to the City's adopted master plans for those facilities;
 5. The Preliminary Plat has been duly reviewed by applicable City staff;
 6. The Preliminary Plat conforms to design requirements and construction standards as set forth in the Engineering Standards Manual.

7. The Preliminary Plat is consistent with the adopted Comprehensive Plan, except where application of the Plan may conflict with State law;
8. The proposed development represented on the Preliminary Plat does not endanger public health, safety or welfare; and
9. The Preliminary Plat conforms to the City's subdivision Application checklists.

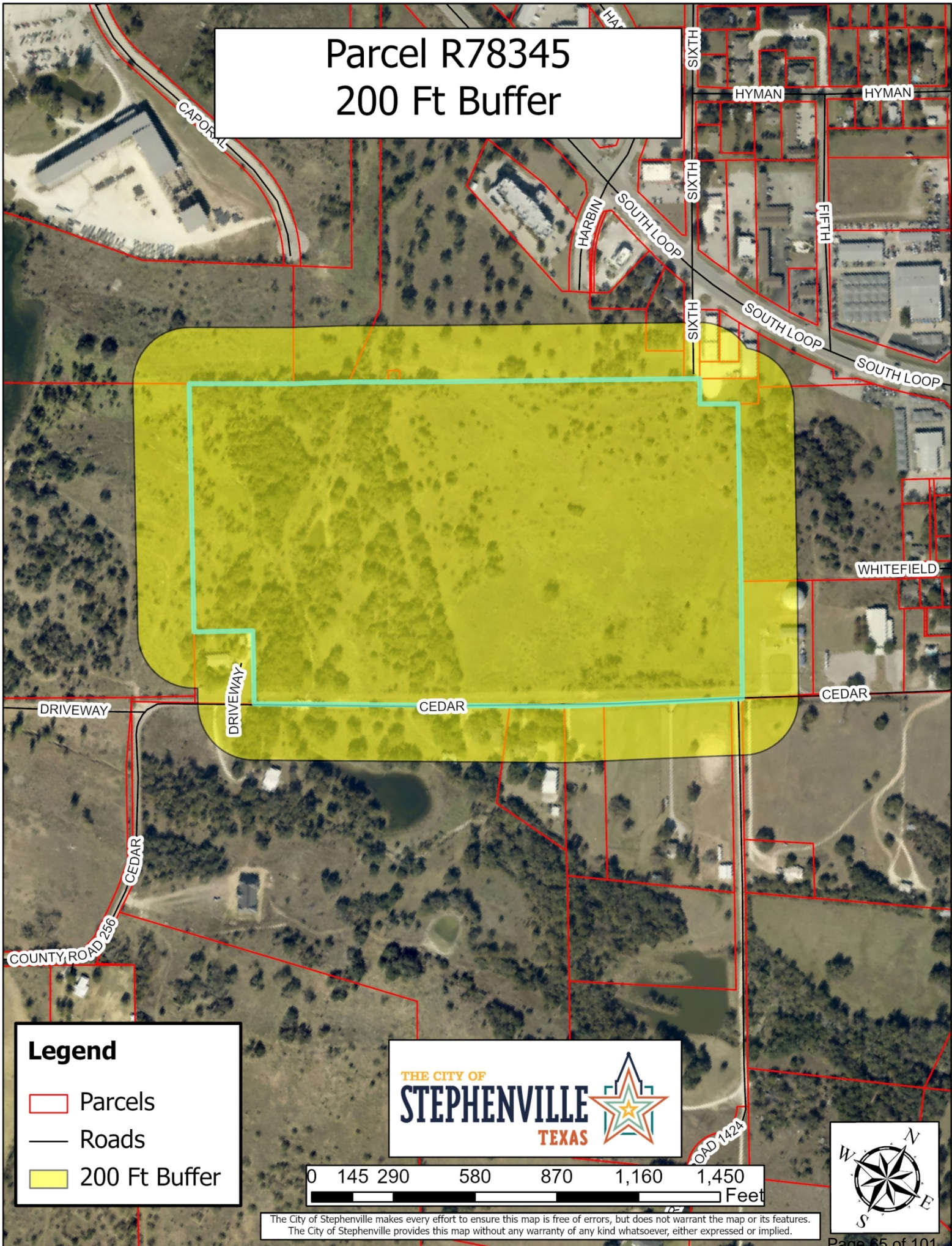
H. *Effect of Approval.*

1. Approval of a Preliminary Plat shall allow the Applicant to proceed with the development and platting process by submitting Construction Plans and Final Plat.
2. Approval of the Preliminary Plat shall be deemed general approval of the subdivision's layout only, and shall not constitute approval or acceptance of Construction Plans or a Final Plat.

ALTERNATIVES

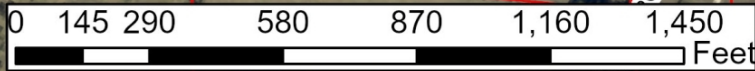
1. Approve the Preliminary Plat.
2. Approve the Preliminary Plat with conditions, which shall mean that the Preliminary Plat shall be considered to have been approved once such conditions are fulfilled and until the conditions are satisfied, it is considered denied; or
3. Deny the Preliminary Plat.

Parcel R78345 200 Ft Buffer



Legend

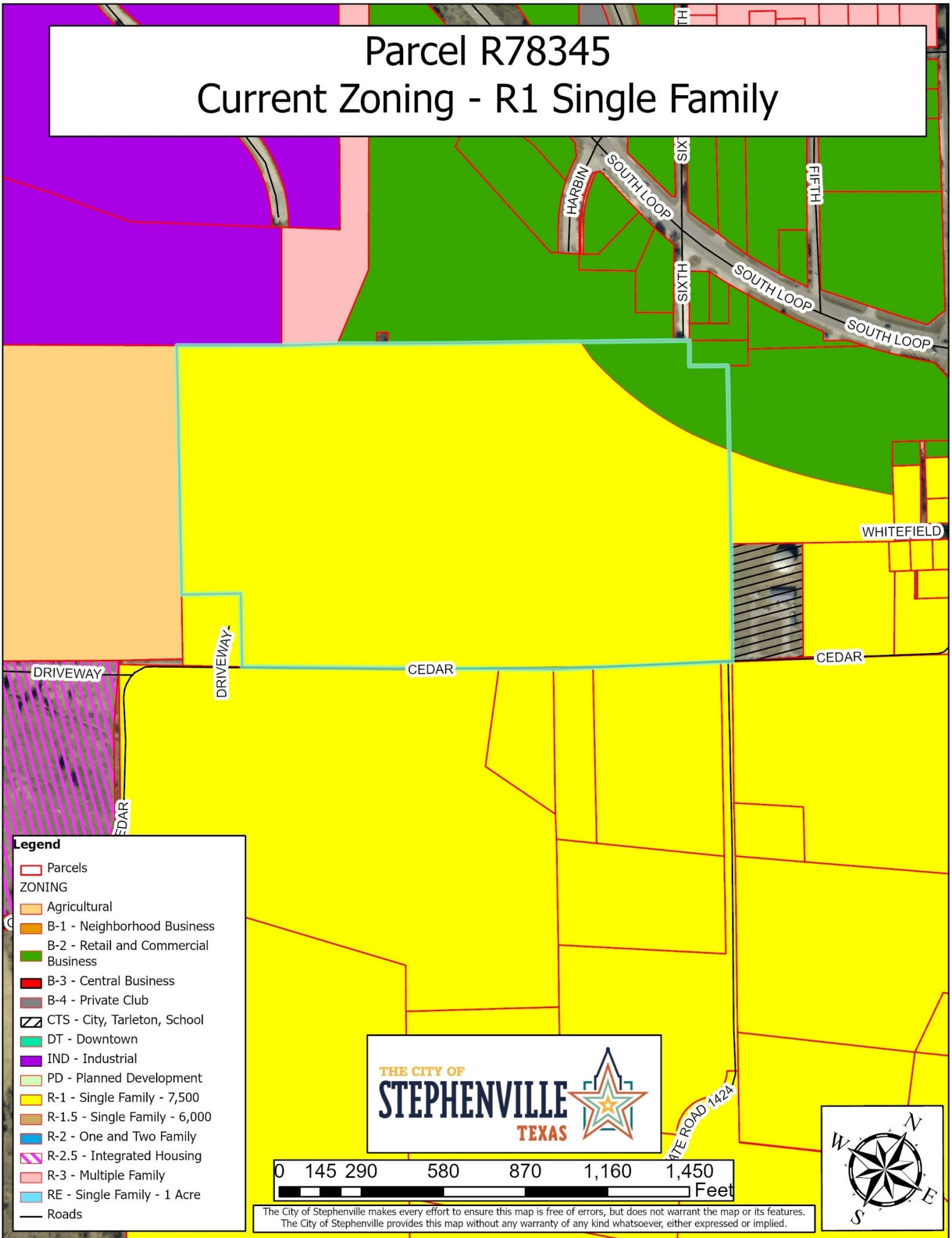
-  Parcels
-  Roads
-  200 Ft Buffer



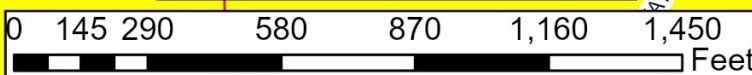
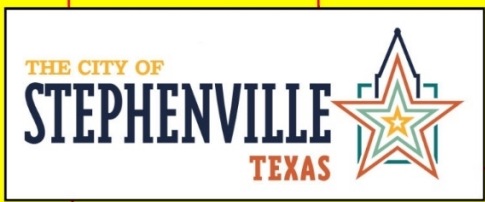
The City of Stephenville makes every effort to ensure this map is free of errors, but does not warrant the map or its features. The City of Stephenville provides this map without any warranty of any kind whatsoever, either expressed or implied.

Parcel R78345

Current Zoning - R1 Single Family



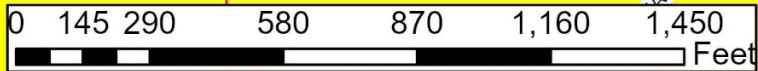
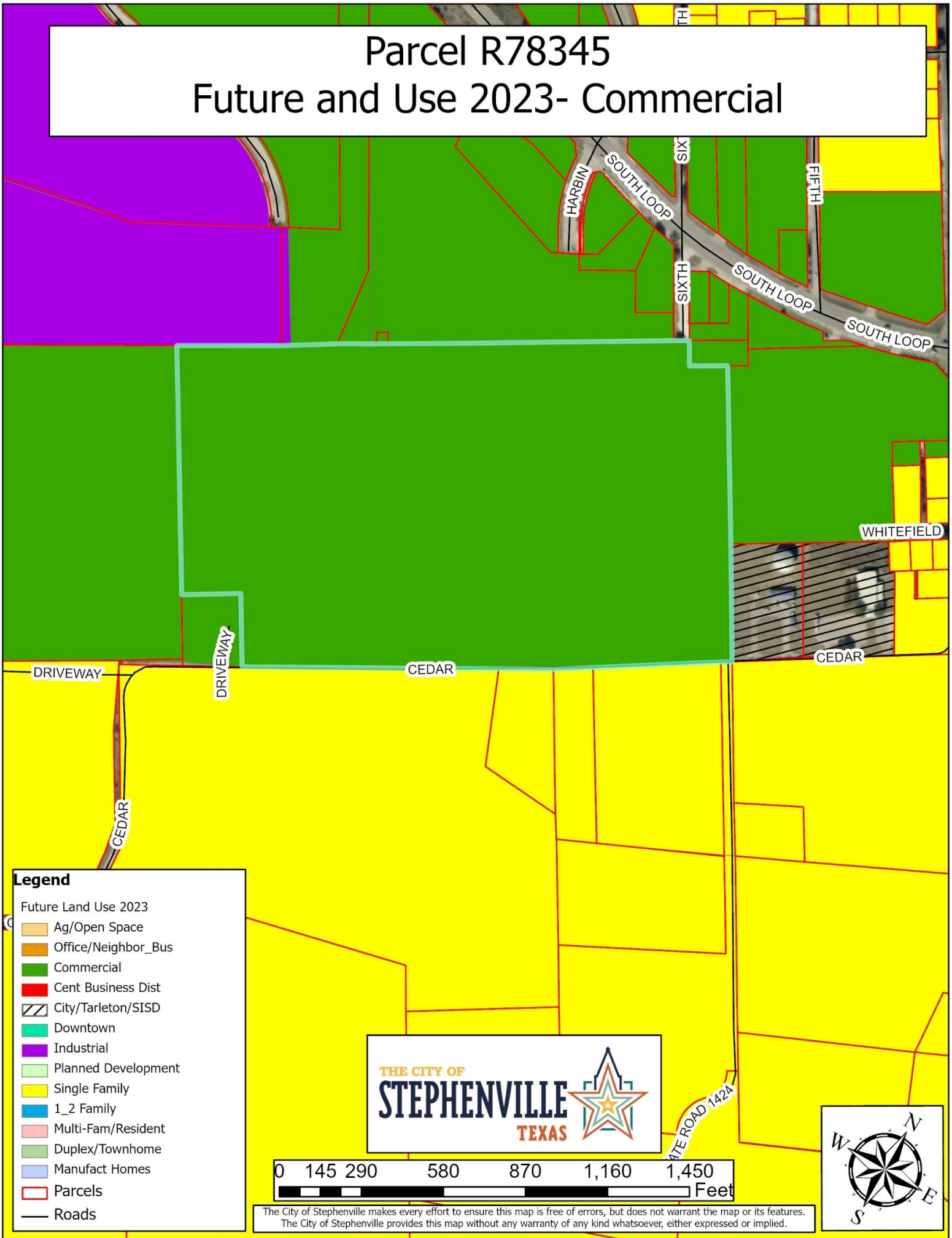
- Legend**
- Parcels
 - ZONING**
 - Agricultural
 - B-1 - Neighborhood Business
 - B-2 - Retail and Commercial Business
 - B-3 - Central Business
 - B-4 - Private Club
 - CTS - City, Tarleton, School
 - DT - Downtown
 - IND - Industrial
 - PD - Planned Development
 - R-1 - Single Family - 7,500
 - R-1.5 - 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



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Parcel R78345

Future and Use 2023- Commercial

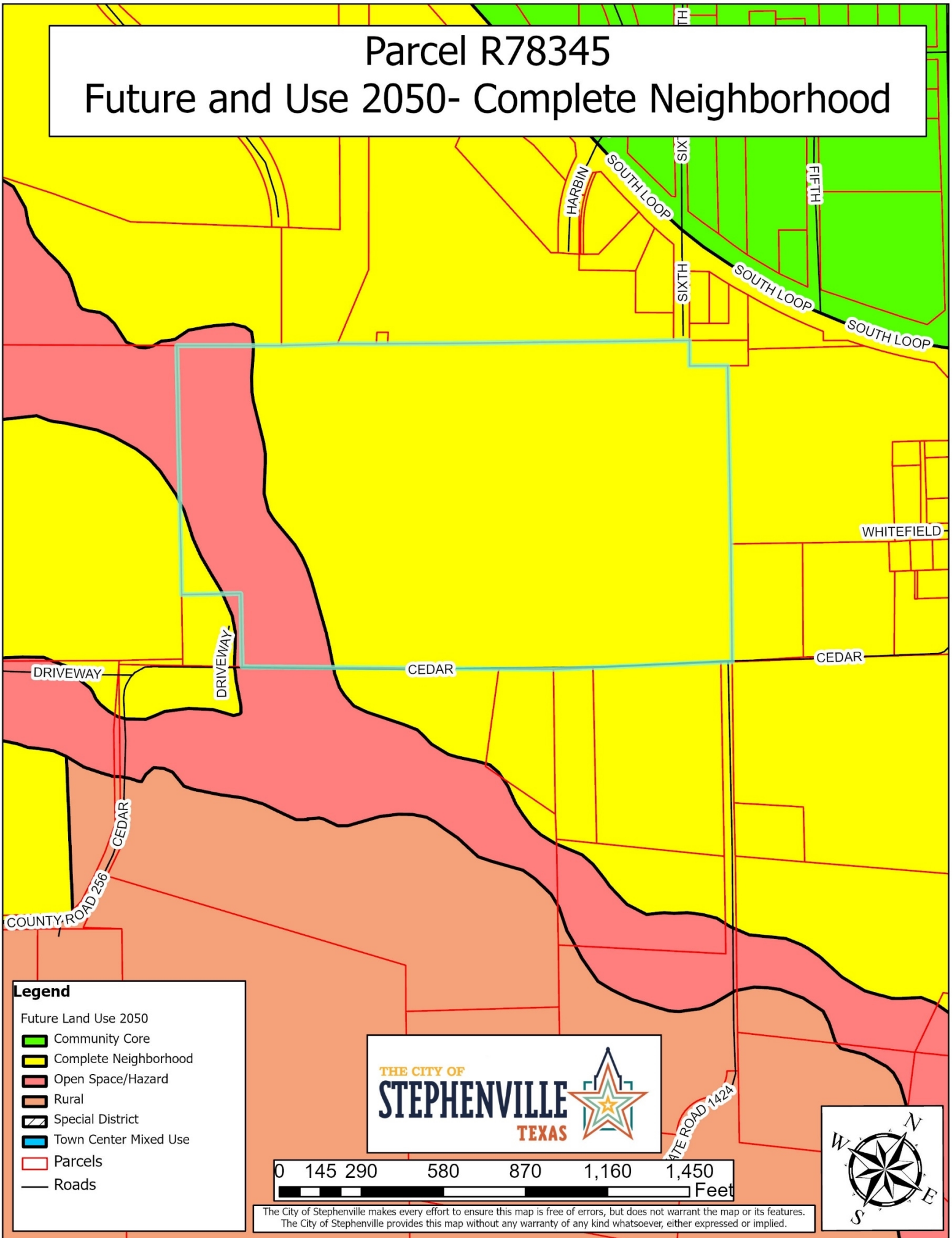


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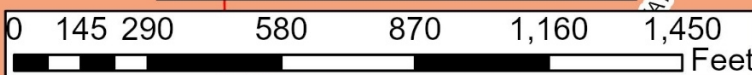
Parcel R78345

Future and Use 2050- Complete Neighborhood



Legend

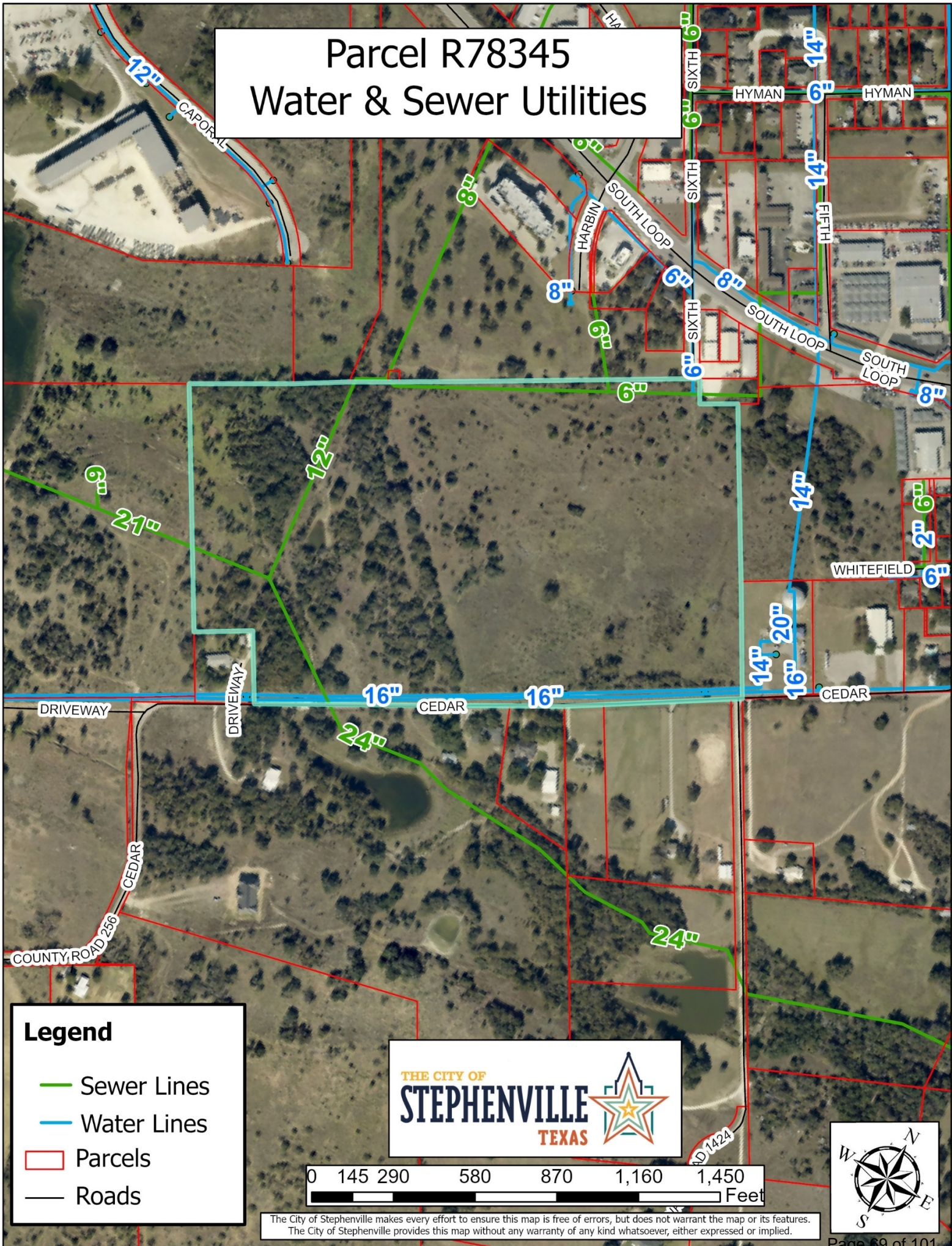
- Future Land Use 2050
- Community Core
- Complete Neighborhood
- Open Space/Hazard
- Rural
- Special District
- Town Center Mixed Use
- Parcels
- Roads



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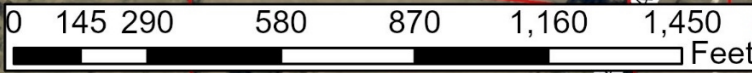


Parcel R78345 Water & Sewer Utilities



Legend

- Sewer Lines
- Water Lines
- Parcels
- Roads



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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
R000033753	1702 W SOUTH LOOP	BYRD FAMILY INVESTMENTS LLC	115 BRIDLE PATH DR	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
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

Review Date: 03/05/2026

Developer/Engineer: Keewaydin Developments / Flanagan

Description: The Residence at the West Loop (43 lots)

Address: W. Cedar Street (Parcel R78345)

Development Type: Commercial Residential Subdivision Multi-Family

Preliminary:

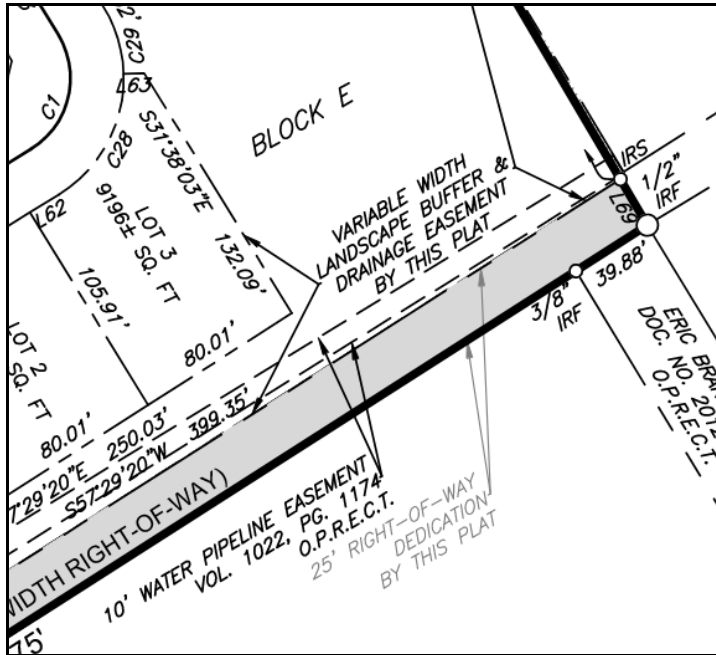
- 2nd Submittal – Submittal received 02/18/2026. Review completed 03/05/2026.
 - Unless otherwise noted, previous comments have not been addressed.
- 1st Submittal: Cedar Parish Subdivision (129 lots) – Submittal received 08/14/2025. Review completed 08/18/2026.

Public Works has reviewed the Plat submittal for general compliance with City of Stephenville codes, ordinances, and standards. The list of preliminary comments provided below is not guaranteed to identify all requirements. The Engineer of Record is solely responsible for the accuracy and completeness of the design and for ensuring the design and construction of public improvements comply with all applicable city, state, and federal laws and regulations.

Comments:

1. Provide a Traffic Impact Analysis (TIA), per Ord. Sec. 155.6.05.
2. Provide a Preliminary Drainage Study, per ESM Appendix “C” iSWM 2.2.
3. Confirm all applicable easements and statements of restrictions are included, per Ord. Sec. 155.6.08.
4. Confirm proposed use for “X” lots.
5. Show Floodplain Easement that encompasses ultimate developed 100-year floodplain plus a 10’ wide buffer, per ESM Appendix “C” iSWM 3.7.
6. Revise the 100-year floodplain delineation to match the City of Stephenville Flood Infrastructure Fund (FIF) Study (provided previously by the city) or submit an independent engineered flood analysis to confirm the floodplain delineation and easement limits.
7. Show the 500-year floodplain delineation, per Ord. Sec. 152.50.
8. Update callouts to indicate “Private” Drainage Easement.
9. Confirm Private Drainage Easement width includes a 10’ buffer on both side, beyond top of bank, per ESM Appendix “C” iSWM 3.7.
10. Extend Private Drainage Easement to limits of Floodplain Easement.
11. Provide minimum finished floor elevations, per ESM Appendix "C" iSWM 3.6.2 and 3.7. Finished floor elevations shall be a minimum of 12" above 100-year storm/flood elevations
12. Confirm property boundary. Bearing and distance shown along southeast property line does not match referenced deed (Vol. 1008, Pg. 556) for adjacent city owned property.
13. There is an apparent conflict with the alignment of proposed street extension and the city’s existing pump station property.
14. Confirm “APPROX.” location of existing easements do not encroach into proposed private residential lots.

15. Harbin Drive Extension is a Proposed Rural Minor Arterial (100' ROW), per the Thoroughfare Plan.
Review 2: Note: No proposed ROW dedication shown per current submittal.
16. Show street intersection corner clips, per ESM Part III Table III-2.
Review 2: Addressed.
17. Note: It appears there are proposed lots that encroach into an existing floodplain and regulatory wetland area.
Review 2: Not applicable based on current submittal.
18. **Review 2: The minimum centerline radius for residential roadways is 300', per ESM Table III-3.**
19. **Review 2: There is a conflict shown between the proposed "Variable Width Landscape Buffer & Private Drainage Easement" and the existing "10' Water Pipeline Easement". Proposed landscape and drainage improvements cannot be located within municipal utility easements.**



Ord. Ch. 152 – Flood Damage Prevention

https://library.municode.com/tx/stephenville/codes/land_use_and_zoning?nodeId=TITXVLAUS_CH152FLDAP_R_ARTIVPRFLHARE

Ord. Sec. 155.4 – Plats and Platting Procedures

https://library.municode.com/tx/stephenville/codes/land_use_and_zoning?nodeId=TITXVLAUS_CH155SU_S4_PLPLPR

Ord. Sec. 155.6 – Subdivision Design Standards

https://library.municode.com/tx/stephenville/codes/land_use_and_zoning?nodeId=TITXVLAUS_CH155SU_S6_SUDEST

Engineering Standards Manual (ESM)

<https://www.stephenvilletx.gov/437/Engineering>



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

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	BL. - BUILDING LINE
NO. - NUMBER	U.E. - UTILITY EASEMENT

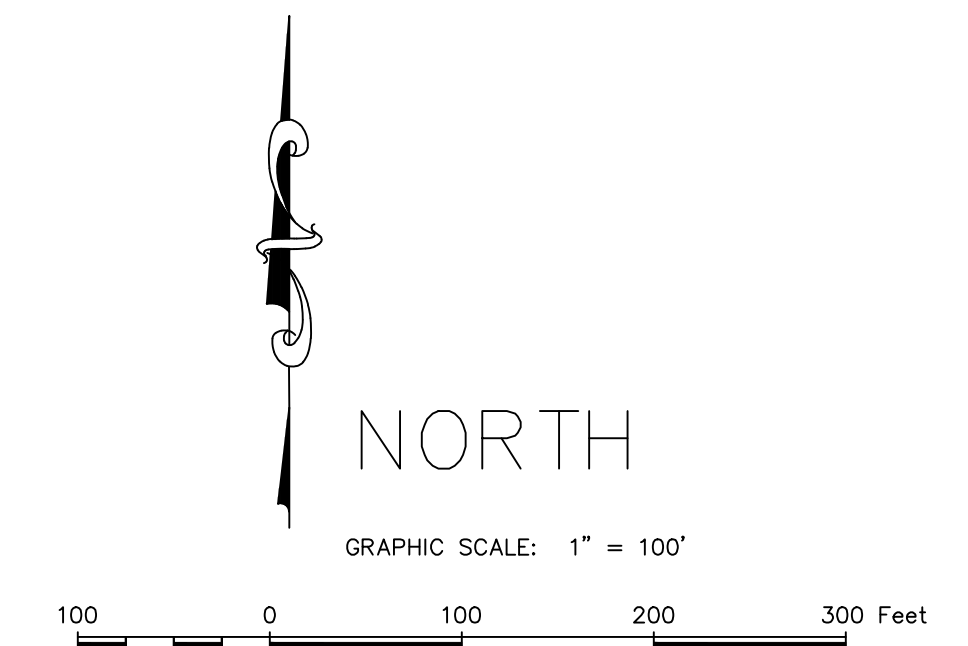
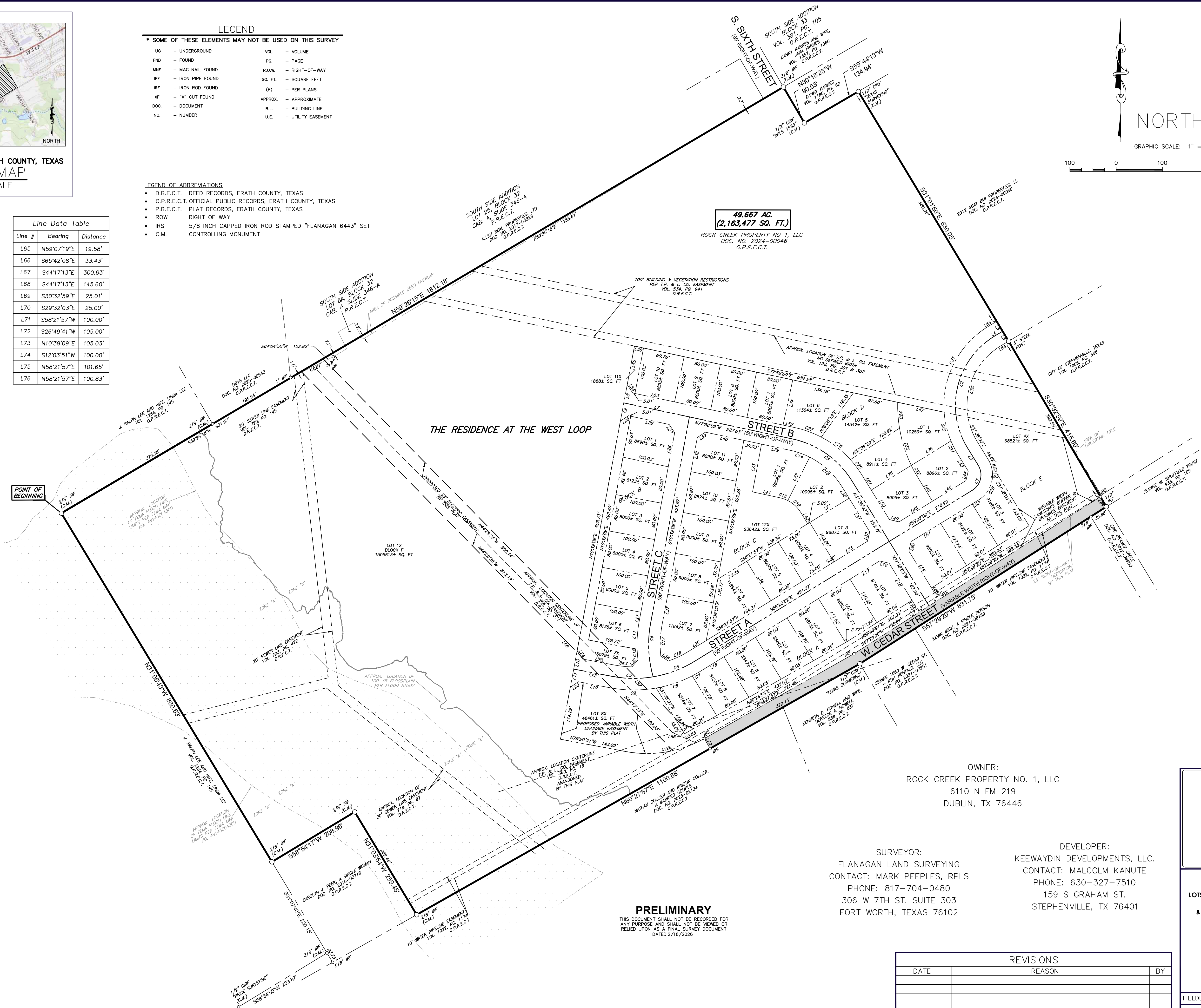
- LEGEND OF ABBREVIATIONS**
- D.R.E.C.T. DEED RECORDS, ERATH COUNTY, TEXAS
 - O.P.R.E.C.T. OFFICIAL PUBLIC RECORDS, ERATH COUNTY, TEXAS
 - P.R.E.C.T. PLAT RECORDS, ERATH COUNTY, TEXAS
 - ROW RIGHT OF WAY
 - IRS 5/8 INCH CAPPED IRON ROD STAMPED "FLANAGAN 6443" SET
 - C.M. CONTROLLING MONUMENT

Line Data Table

Line #	Bearing	Distance
L1	N57°29'20"E	40.00'
L2	N57°29'20"E	40.00'
L3	N31°38'03"W	44.61'
L4	N59°07'19"E	19.65'
L5	N31°01'50"W	25.00'
L6	N31°01'50"W	25.00'
L7	N77°56'09"W	145.04'
L8	N10°39'09"E	40.00'
L9	N10°39'09"E	40.00'
L10	N10°39'09"E	40.00'
L11	N10°39'09"E	40.00'
L12	S79°20'51"E	85.53'
L13	S12°44'45"W	21.44'
L14	S31°38'03"E	15.00'
L15	S31°38'03"E	94.19'
L16	N76°38'03"W	21.21'
L17	N58°21'57"E	75.05'
L18	N58°21'57"E	58.97'
L19	S79°20'51"E	70.53'
L20	S55°39'09"W	21.21'
L21	N10°39'09"E	19.56'
L22	N40°25'18"E	19.78'
L23	N79°20'51"W	70.53'
L24	N34°20'51"W	21.21'
L25	S56°22'24"W	20.94'
L26	S77°56'09"E	85.03'
L27	N33°38'30"W	21.47'
L28	N10°39'09"E	75.03'
L29	S77°56'09"E	63.14'
L30	S31°38'03"E	28.72'
L31	S31°38'03"E	85.00'
L32	N13°21'57"E	21.21'
L33	N58°21'57"E	85.00'
L34	S31°38'03"E	100.00'
L35	N58°21'57"E	44.71'
L36	S57°46'44"E	19.43'
L37	N10°39'09"E	68.35'
L38	N10°39'09"E	75.03'
L39	S56°21'30"W	20.95'
L40	S77°56'09"E	85.03'
L41	S77°56'09"E	60.55'
L42	S31°38'03"E	28.72'
L43	S31°38'03"E	43.61'
L44	S13°21'57"W	21.21'
L45	N58°21'57"E	85.00'
L46	S31°38'03"E	58.61'
L47	N77°56'09"W	102.74'
L48	N58°21'57"E	85.00'
L49	S76°38'03"E	21.21'
L50	S31°38'03"E	75.00'
L51	S31°38'03"E	38.72'
L52	S77°56'09"E	26.18'
L53	S77°56'09"E	87.30'
L54	N33°39'21"W	21.47'
L55	S10°39'09"W	85.04'
L56	N77°56'09"W	20.01'
L57	S76°54'18"E	21.11'
L58	S31°38'03"E	14.92'
L59	S31°38'03"E	93.52'
L60	N13°21'57"E	21.21'
L61	N58°22'02"E	75.00'
L62	N58°22'02"E	16.01'
L63	S88°07'29"W	9.72'
L64	N59°07'19"E	19.71'

Line Data Table

Line #	Bearing	Distance
L65	N59°07'19"E	19.58'
L66	S65°42'08"E	33.43'
L67	S44°17'13"E	300.63'
L68	S44°17'13"E	145.60'
L69	S30°32'59"E	25.01'
L70	S29°32'03"E	25.00'
L71	S58°21'57"W	100.00'
L72	S26°49'41"W	105.00'
L73	N10°39'09"E	105.03'
L74	S12°03'51"W	100.00'
L75	N58°21'57"E	101.65'
L76	N58°21'57"E	100.83'



Curve Data Table

Curve #	Arc	Radius	Delta	Chord Bearing	Chord
C1	61.27'	39.00'	090°00'53"	N13°22'23"E	55.16'
C2	277.20'	175.00'	090°45'22"	S13°44'38"W	249.12'
C3	161.62'	200.00'	046°18'05"	N54°47'06"W	157.26'
C4	117.02'	250.00'	026°49'07"	S02°45'24"E	115.95'
C5	88.17'	250.00'	020°12'29"	S89°27'05"E	87.72'
C6	98.99'	250.00'	022°41'16"	N69°06'02"E	98.35'
C7	21.05'	275.00'	004°23'08"	N60°33'31"E	21.04'
C8	82.40'	275.00'	017°10'06"	N71°20'07"E	82.09'
C9	99.51'	275.00'	020°43'59"	S89°42'50"E	98.97'
C10	175.35'	250.00'	040°11'13"	N80°33'33"E	171.78'
C11	60.94'	275.00'	012°41'49"	S04°18'15"W	60.82'
C12	23.24'	275.00'	004°50'32"	S04°27'56"E	23.23'
C13	37.61'	225.00'	009°34'34"	S84°08'08"E	37.56'
C14	45.09'	175.00'	014°45'49"	N70°33'14"W	44.97'
C15	96.33'	175.00'	031°32'16"	N47°24'11"W	95.12'
C16	48.34'	225.00'	012°18'39"	N64°31'17"E	48.25'
C17	66.92'	225.00'	017°02'31"	S02°07'54"W	66.68'
C18	18.04'	70.00'	014°45'49"	N70°33'14"W	17.99'
C19	38.53'	70.00'	031°32'16"	N47°24'11"W	38.05'
C20	64.15'	200.00'	018°22'39"	S13°24'57"E	63.88'
C21	31.52'	200.00'	009°01'47"	S27°07'09"E	31.49'
C22	31.45'	300.00'	006°00'21"	S28°37'52"E	31.43'
C23	84.50'	300.00'	016°08'21"	S17°33'31"E	84.22'
C24	56.42'	300.00'	010°46'30"	S04°06'06"E	56.33'
C25	41.28'	225.00'	010°30'45"	N36°53'26"W	41.22'
C26	80.00'	225.00'	020°22'19"	N52°19'58"W	79.58'
C27	60.54'	225.00'	015°25'01"	N70°13'38"W	60.36'
C28	67.28'	64.00'	060°13'57"	N28°14'27"E	64.22'
C29	33.24'	64.00'	029°45'31"	N16°45'17"W	32.87'
C30	237.60'	150.00'	090°45'22"	S13°44'38"W	213.53'
C31	221.13'	200.00'	063°20'55"	S27°26'51"W	210.04'

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

PRELIMINARY
THIS DOCUMENT SHALL NOT BE RECORDED FOR ANY PURPOSE AND SHALL NOT BE VIEWED OR RELIED UPON AS A FINAL SURVEY DOCUMENT DATED 2/18/2026

REVISIONS		
DATE	REASON	BY

FLANAGAN SURVEYING
Fort Worth, Texas | P: 817.704.0480 | flanagan-lls.com | TBPELS Firm No. 10194766
Contact: Mark Peebles, R.P.L.S.

**PRELIMINARY PLAT OF
THE RESIDENCE AT THE WEST LOOP**
LOTS 1-7, BLOCK A; LOTS 1-6, BLOCK B; LOTS 1-11, BLOCK C; LOTS 1-10, BLOCK D;
LOTS 1-3, BLOCK E
& LOT 8X, BLOCK A; LOT 7X, BLOCK B; LOT 12X, BLOCK C; LOT 11X, BLOCK D;
LOT 4X, BLOCK E; LOT 1X, BLOCK F
49.667 ACRES
SITUATED IN THE
H.C. HUDSON SURVEY
ABSTRACT NO. 342
ERATH COUNTY, TEXAS
43 LOTS

FILED BY: BW	CHECKED BY: MNP	JOB NO. 6079
DRAWN BY: NCR	DATE: 02/18/2026	SHEET NO. 1 OF 2

PROPERTY DESCRIPTION:

BEING A 49.667 ACRE TRACT OF LAND SITUATED IN THE H.C. HUDSON SURVEY, ABSTRACT 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: _____

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 _____, 2026.

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

COMMISSION EXPIRATION: _____

OWNER'S DEDICATION:

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

THAT ROCK CREEK PROPERTY NO. 1, LLC, BEING THE OWNER OF THE HEREINAFTER DESCRIBED PROPERTY DOES HEREBY ADOPT THIS MAP AS CORRECTLY REPRESENTING OUR PLAN TO CONVEY THE HEREIN DESCRIBED PROPERTY AND DOES DESIGNATE SAME AS LOTS 1-7, BLOCK A; LOTS 1-6, BLOCK B; LOTS 1-11, BLOCK C; LOTS 1-10, BLOCK D; LOTS 1-3, BLOCK E & LOT 8X, BLOCK A; LOT 7X, BLOCK B; LOT 12X, BLOCK C; LOT 11X, BLOCK D; LOT 4X, BLOCK E, LOT 1X, BLOCK F, THE RESIDENCE AT THE WEST LOOP, AND DOES HEREBY DEDICATE TO THE PUBLIC USE FOREVER, THE EASEMENTS AND RIGHTS-OF-WAY SHOWN HEREON.

EXECUTED THIS _____ DAY OF _____, 2026.

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 _____, 2026.

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

PRELIMINARY

THIS DOCUMENT SHALL NOT BE RECORDED FOR ANY PURPOSE AND SHALL NOT BE VIEWED OR RELIED UPON AS A FINAL SURVEY DOCUMENT DATED 2/18/2026

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

REVISIONS		
DATE	REASON	BY



**PRELIMINARY PLAT OF
THE RESIDENCE AT THE WEST LOOP**
 LOTS 1-7, BLOCK A; LOTS 1-6, BLOCK B; LOTS 1-11, BLOCK C; LOTS 1-10, BLOCK D;
 LOTS 1-3, BLOCK E
 & LOT 8X, BLOCK A; LOT 7X, BLOCK B; LOT 12X, BLOCK C; LOT 11X, BLOCK D;
 LOT 4X, BLOCK E; LOT 1X, BLOCK F
 49.667 ACRES
 SITUATED IN THE
 H.C. HUDSON SURVEY
 ABSTRACT NO. 342
 ERATH COUNTY, TEXAS
 43 LOTS

FILED BY: BW	CHECKED BY: MNP	JOB NO. 6079
DRAWN BY: NCR	DATE: 02/18/2026	SHEET NO. 2 OF 2



STEPHENVILLE FIRE DEPARTMENT

FIRE PLAN REVIEW 1

Date: 03/02/2026

Permit Number: 9570

Business Name/Project Name: Rock Creek Property

Address: 0 W Cedar St.

Review Type: Fire/Preliminary Plat

Comments:

- Current layout does not meet the entrance remoteness requirements for subdivisions over 30 dwelling units.
- Homes can be sprinkled with a NFPA 13-D compliant system or evidence will need to be provided that future development will occur on adjacent properties.

STAFF REPORT



SUBJECT: Application No.: PP 2026-9563

Applicant Jayton Cogburn, representing Jet Worldwide, INC., is requesting approval of a Preliminary Plat of property located at 615 College Farm Rd, Parcel R29924, being BLK 87; LOT 2B of the S2600 CITY ADDITION of the City of Stephenville, Erath County, Texas.

DEPARTMENT: Development Services

STAFF CONTACT: Steve Killen, Director of Development Services

BACKGROUND:

The applicant has submitted a Preliminary Plat that has been reviewed by staff. A Final Plat will be submitted to the Commission upon completion and acceptance of public improvements.

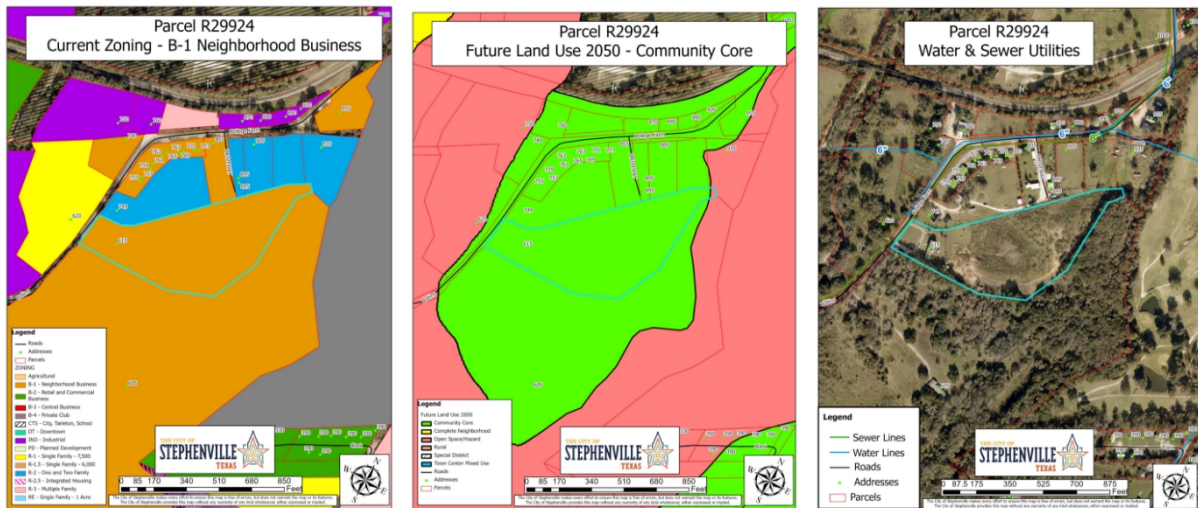
RECOMMENDATION:

Staff is recommending conditional approval of the Preliminary Plat upon completion of the following:

1. The plat must conform to the Subdivision Ordinance upon conclusion of reviews. (Ch. 155).
2. The Preliminary Plat must conform to design requirements and construction standards as set forth in the Engineering Standards Manual.
3. Provide Accompanying Applications as follows:
 - a) Preliminary Drainage Plan
 - b) Preliminary Storm Water Management Plan;
 - c) Preliminary Utility Plan; and
 - d) Acceptable proof of ownership, identifying all persons having an ownership interest in the property subject to the Preliminary Plat.
4. Structures may not be placed over easements.
5. Show and label all existing and proposed easements within and along the entire perimeter of the development. (Sec. 155.6.08).
 - a. Include all applicable statements of restrictions.
 - b. Identify maintenance responsibility (i.e., HOA) for private easements.
 - c. Provide municipal utility easement adjacent to ROW for double check detector assembly vault.
 - d. Provide triangular site visibility easements at intersecting streets.
 - e. Provide retaining wall easements. (Sec. 155.6.08 and 155.6.16)
6. All weather access for Fire Protection must be provided prior to construction.
7. All structures will need to be fire protected with a 13D Sprinkler System if a secondary means on ingress or egress is not provided.
8. Ensure all required Plat language is provided, include dedication of street statement.
9. Pay fees.
10. Final Plat to be recorded after acceptance of improvements and floodplain modeling.
11. Provide dimensions of all visibility clips.
12. Provide all turn-radii including cul-de-sac.
13. Show side and rear setbacks for R-2.5 residential, label lot dimensions in LF.

14. Verify lots 5-9, 17-19, 21, 22, 25, 27, 28 meet minimum building setbacks and lot dimensions at building line.
15. Dedicate additional Right-of- Way as needed for College Farm (50' ROW).
16. Common areas will require the establishment of a Homeowner's Association.
17. Provide signature blocks for City Secretary and Development Services.
18. Verify owner information is correct in dedication.
19. Complete all items listed in the attached Public Works Review dated March 10, 2026.

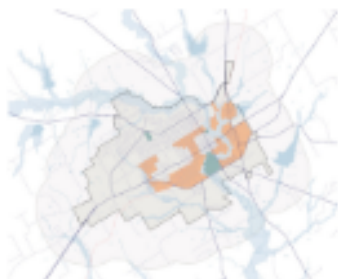
PROPERTY PROFILE:



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.



Sec. 155.4.05. Preliminary plat.

- A. *Purpose.* The purpose of a Preliminary Plat shall be to determine the general layout of the subdivision, the adequacy of public facilities needed to serve the intended development, and the overall compliance of the land division with applicable requirements of this Subdivision Ordinance.
- B. *Applicability.* No subdivision of land shall be allowed without proper submittal, approval, and adoption of a Preliminary Plat.
- C. *Exceptions.*
 - 1. A Preliminary Plat is not required when a Minor Plat is submitted (refer to 4.07).
 - 2. A Final Plat in accordance with Section 4.06 may be submitted in lieu of a Preliminary Plat if a Development Agreement and appropriate surety are submitted along with the Application.
- D. *Accompanying Applications.*
 - 1. *Preliminary and Other Types of Plans.* An Application for a Preliminary Plat shall be accompanied by the following:
 - a. Preliminary Drainage Plan;
 - b. Preliminary Storm Water Management Plan;
 - c. Preliminary Utility Plan; and
 - d. Other plans if deemed necessary for thorough review by the Responsible Official, such as a Planned Development Master Plan.

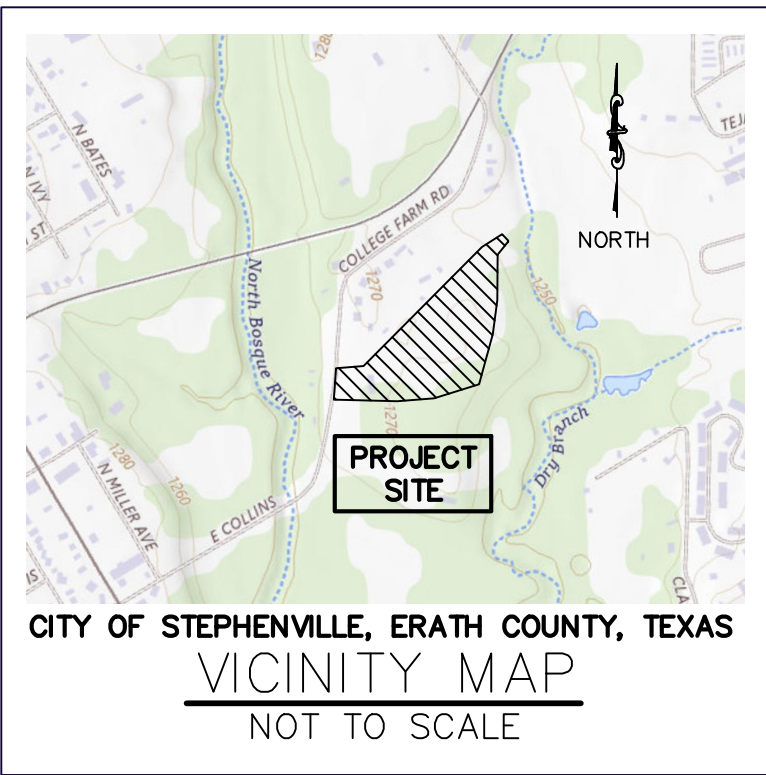
Approval of each shall be separately included with this application.

- 2. *Current Title Commitments.* 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 Preliminary Plat.
- E. *Review by City Administrator/Responsible Official.* The City Administrator shall:
 - 1. Initiate review of the plat and materials submitted.
 - 2. Make available Plats and reports to the Commission for review.
 - 3. Upon determination that the Application is ready to be acted upon, schedule the Preliminary Plat for consideration on the agenda of the next available meeting of the Planning and Zoning Commission.
- F. *Action by the Planning and Zoning Commission.* The Commission shall:
 - 1. Review the Preliminary Plat Application, the findings of the City Administrator and any other information available.
 - a. From all such information, the Commission shall determine whether the Preliminary Plat conforms to this Subdivision Ordinance.
 - 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 Preliminary Plat, as submitted, shall be deemed approved by the Commission.
 - 3. Take one of the following actions:

- a. Approve the Preliminary Plat;
 - b. Approve the Preliminary Plat with conditions, which shall mean that the Preliminary 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 Preliminary Plat.
- G. *Criteria for Approval.* The following criteria shall be used by the Commission to determine whether the Application for a Preliminary Plat shall be approved, approved with conditions, or denied:
- 1. All Plats must be drawn to conform to the zoning regulations currently applicable to the property. If a zoning change for the property is proposed, then the zoning change must be completed before the approval of any Preliminary Plats/Final Plats;
 - 2. No Plat or Replat may be approved that leaves a structure located on a remainder lot.
 - 3. The Preliminary Plat is consistent with any approved Development Agreement;
 - 4. The proposed provision and configuration of Public Improvements including, but not limited to, roads, water, wastewater, storm drainage, park facilities, open spaces, habitat restoration, easements and Right-of-Way are adequate to serve the development, meet applicable standards of this Subdivision Ordinance, and conform to the City's adopted master plans for those facilities;
 - 5. The Preliminary Plat has been duly reviewed by applicable City staff;
 - 6. The Preliminary Plat conforms to design requirements and construction standards as set forth in the Engineering Standards Manual.
 - 7. The Preliminary Plat is consistent with the adopted Comprehensive Plan, except where application of the Plan may conflict with State law;
 - 8. The proposed development represented on the Preliminary Plat does not endanger public health, safety or welfare; and
 - 9. The Preliminary Plat conforms to the City's subdivision Application checklists.
- H. *Effect of Approval.*
- 1. Approval of a Preliminary Plat shall allow the Applicant to proceed with the development and platting process by submitting Construction Plans and Final Plat.
 - 2. Approval of the Preliminary Plat shall be deemed general approval of the subdivision's layout only, and shall not constitute approval or acceptance of Construction Plans or a Final Plat.

ALTERNATIVES

- 1. Approve the Preliminary Plat.
- 2. Approve the Preliminary Plat with conditions, which shall mean that the Preliminary 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 Preliminary Plat.



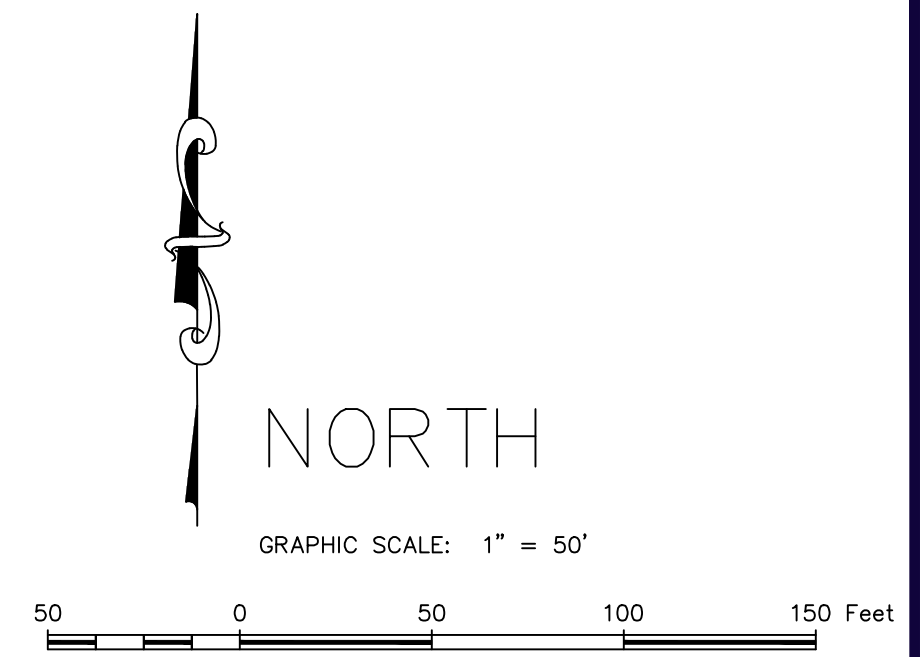
CITY OF STEPHENVILLE, ERATH COUNTY, TEXAS
VICINITY MAP
NOT TO SCALE

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. 4814304500, COMMUNITY-PANEL NO. 4802204500, EFFECTIVE DATE: NOVEMBER, 16, 2011. ALL OF THE SUBJECT PROPERTY IS SHOWN TO BE LOCATED IN ZONE X ON SAID MAP. THE LOCATION OF THE SAID FLOODZONES IS BASED ON SAID MAP, IS APPROXIMATE AND IS NOT LOCATED ON THE GROUND. RELEVANT ZONES ARE DEFINED ON SAID MAP AS FOLLOWS:
ZONE "X" - OTHER AREAS: AREAS DETERMINED TO BE OUTSIDE 500-YEAR FLOODPLAIN.
- ELEVATIONS ARE REFERENCED TO THE NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD88) (US FOOT) USING THE ALTIERRA CENTRAL RISK COOPERATIVE NETWORK. OBSERVATIONS WERE MADE ON 01/19/2026.
- MONUMENTS ARE FOUND UNLESS SPECIFICALLY DESCRIBED 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.



PROPERTY DESCRIPTION:

BEING A 8.241 ACRE TRACT OF LAND SITUATED IN THE JOHN BLAIR SURVEY ABSTRACT NO. 32, IN THE CITY OF STEPHENVILLE, ERATH COUNTY, TEXAS, AND BEING ALL OF LOT 2-B, BLOCK 87 OF THE CITY ADDITION, AN ADDITION TO THE CITY OF STEPHENVILLE, TEXAS, ACCORDING TO THE KING'S 1956 MAP, THE ADOPTION THEREOF RECORDED IN VOLUME (VOL.) 381, PAGE (PG.) 105 OF THE DEED RECORDS OF ERATH COUNTY, TEXAS (D.R.E.C.T.), AND BEING ALL OF THAT SAME TRACT OF LAND DESCRIBED TO "ET WORLDWIDE INC. IN DOCUMENT NUMBER (DOC. NO.) 2025-06829, 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 4" WOODEN POST FOUND FOR THE WESTERMOST NORTHWEST CORNER OF SAID LOT 2-B, SAID POINT BEING THE SOUTHWEST CORNER OF LOT 2 OF SAID BLOCK 87, AND LYING ON THE EAST RIGHT-OF-WAY LINE OF COLLEGE FARM ROAD (A VARIABLE WIDTH PUBLIC RIGHT-OF-WAY BY USE AND OCCUPATION);

THENCE NORTH 85 DEGREES 22 MINUTES 38 SECONDS EAST, DEPARTING THE EAST RIGHT-OF-WAY LINE OF SAID COLLEGE FARM ROAD, WITH THE WESTERMOST NORTH LINE OF SAID LOT 2-B, A DISTANCE OF 144.25 FEET TO THE CENTER OF A WELL FOUND FOR AN ANGLE POINT IN THE NORTH LINE OF SAID LOT 2-B;

THENCE NORTH 44 DEGREES 51 MINUTES 58 SECONDS EAST, WITH A NORTHWEST LINE OF SAID LOT 2-B, PASSING AT A DISTANCE OF 601.46 FEET, A 5/8-INCH IRON ROD FOUND FOR THE SOUTH CORNER OF LOT 3, BLOCK 87, CITY OF STEPHENVILLE, AN ADDITION TO THE CITY OF STEPHENVILLE, ACCORDING TO THE KING'S 1956 MAP, THE ADOPTION THEREOF RECORDED IN VOLUME (VOL.) 381, PAGE (PG.) 105 OF THE DEED RECORDS OF ERATH COUNTY, TEXAS (D.R.E.C.T.), AND CONTINUING IN TOTAL A DISTANCE OF 873.27 FEET TO A 5/8-INCH IRON ROD WITH CAP STAMPED "FLANAGAN 6443" SET FOR AN ANGLE POINT IN THE NORTH LINE OF SAID LOT 2-B;

THENCE NORTH 57 DEGREES 53 MINUTES 58 SECONDS EAST, CONTINUING WITH A NORTHWEST LINE OF SAID LOT 2-B, A DISTANCE OF 124.70 FEET TO A 5/8-INCH IRON ROD WITH CAP STAMPED "FLANAGAN 6443" SET FOR THE NORTHERNMOST CORNER OF SAID LOT 2-B, SAID POINT BEING AN INTERIOR ELL CORNER OF LOT 5, OF SAID SECOND REFERENCED BLOCK 87;

THENCE SOUTH 44 DEGREES 17 MINUTES 02 SECONDS EAST, WITH A NORTHEAST LINE OF SAID LOT 2-B, A DISTANCE OF 44.40 FEET TO A 5/8-INCH IRON ROD WITH CAP STAMPED "FLANAGAN 6443" SET FOR A NORTHEAST CORNER OF SAID LOT 2-B, SAID POINT BEING THE NORTHERNMOST CORNER OF LOT 1 OF SAID FIRST REFERENCED BLOCK 87;

THENCE SOUTH 09 DEGREES 32 MINUTES 46 SECONDS EAST, WITH A NORTHERNMOST EAST LINE OF SAID LOT 2-B, A DISTANCE OF 5.12 FEET TO A SPIKE IN TREE FOUND FOR AN ANGLE POINT IN THE SOUTHEAST LINE OF SAID LOT 2-B;

THENCE SOUTH 38 DEGREES 33 MINUTES 51 SECONDS WEST, WITH A SOUTHEAST LINE OF SAID LOT 2-B, A DISTANCE OF 88.38 FEET TO A 40" OAK TREE FOUND FOR AN ANGLE POINT IN THE SOUTHEAST LINE OF SAID LOT 2-B;

THENCE SOUTH 00 DEGREES 40 MINUTES 50 SECONDS WEST, WITH THE SOUTHEAST LINE OF SAID LOT 2-B, A DISTANCE OF 238.88 FEET TO A 18" OAK TREE FOUND FOR AN ANGLE POINT IN THE SOUTHEAST LINE OF SAID LOT 2-B;

THENCE SOUTH 07 DEGREES 11 MINUTES 53 SECONDS WEST, CONTINUING WITH THE SOUTHEAST LINE OF SAID LOT 2-B, A DISTANCE OF 176.46 FEET TO A 20" OAK TREE FOUND FOR AN ANGLE POINT IN THE SOUTHEAST LINE OF SAID LOT 2-B;

THENCE SOUTH 15 DEGREES 26 MINUTES 48 SECONDS WEST, CONTINUING WITH THE SOUTHEAST LINE OF SAID LOT 2-B, A DISTANCE OF 271.16 FEET TO A 1/2-INCH IRON ROD WITH CAP STAMPED "PRICE SURVEYING" FOUND CORNER;

THENCE SOUTH 72 DEGREES 20 MINUTES 14 SECONDS WEST, WITH A SOUTH LINE OF SAID LOT 2-B, A DISTANCE OF 193.01 FEET TO A 22" OAK TREE FOUND FOR AN ANGLE POINT IN THE SOUTH LINE OF SAID LOT 2-B;

THENCE SOUTH 85 DEGREES 56 MINUTES 13 SECONDS WEST, CONTINUING WITH A SOUTH LINE OF SAID LOT 2-B, A DISTANCE OF 248.15 FEET TO A 6" WOODEN POST FOUND FOR AN ANGLE POINT IN THE SOUTH LINE OF SAID LOT 2-B;

THENCE NORTH 88 DEGREES 44 MINUTES 23 SECONDS WEST, CONTINUING WITH A SOUTH LINE OF SAID LOT 2-B, A DISTANCE OF 329.23 FEET TO A 5/8-INCH IRON ROD WITH CAP STAMPED "FLANAGAN 6443" SET FOR THE SOUTHWEST CORNER OF SAID LOT 2-B, SAID POINT BEING THE WESTERMOST NORTHWEST CORNER OF SAID LOT 1, AND LYING ON THE EAST RIGHT-OF-WAY LINE OF SAID COLLEGE FARM ROAD;

THENCE NORTH 03 DEGREES 54 MINUTES 06 SECONDS EAST, WITH THE EAST RIGHT-OF-WAY LINE OF SAID COLLEGE FARM ROAD, A DISTANCE OF 183.89 FEET TO THE POINT OF BEGINNING, AND CONTAINING 358,999 SQUARE FEET OR 8.241 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: _____

OWNER'S DEDICATION:

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

THAT I, ROOK CREEK PROPERTY NO. 1, LLC, BEING THE OWNER OF THE HERINAFTER 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 42 & LOT 43, BLOCK 5; LOT 21 & LOT 22, BLOCK 2; LOT 19, BLOCK 3; LOT 17, BLOCK 4; LOT 27, 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 _____ 2026.

BY: ROOK 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 _____ 2026.

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

COMMISSION EXPIRATION: _____

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 _____ 2026.

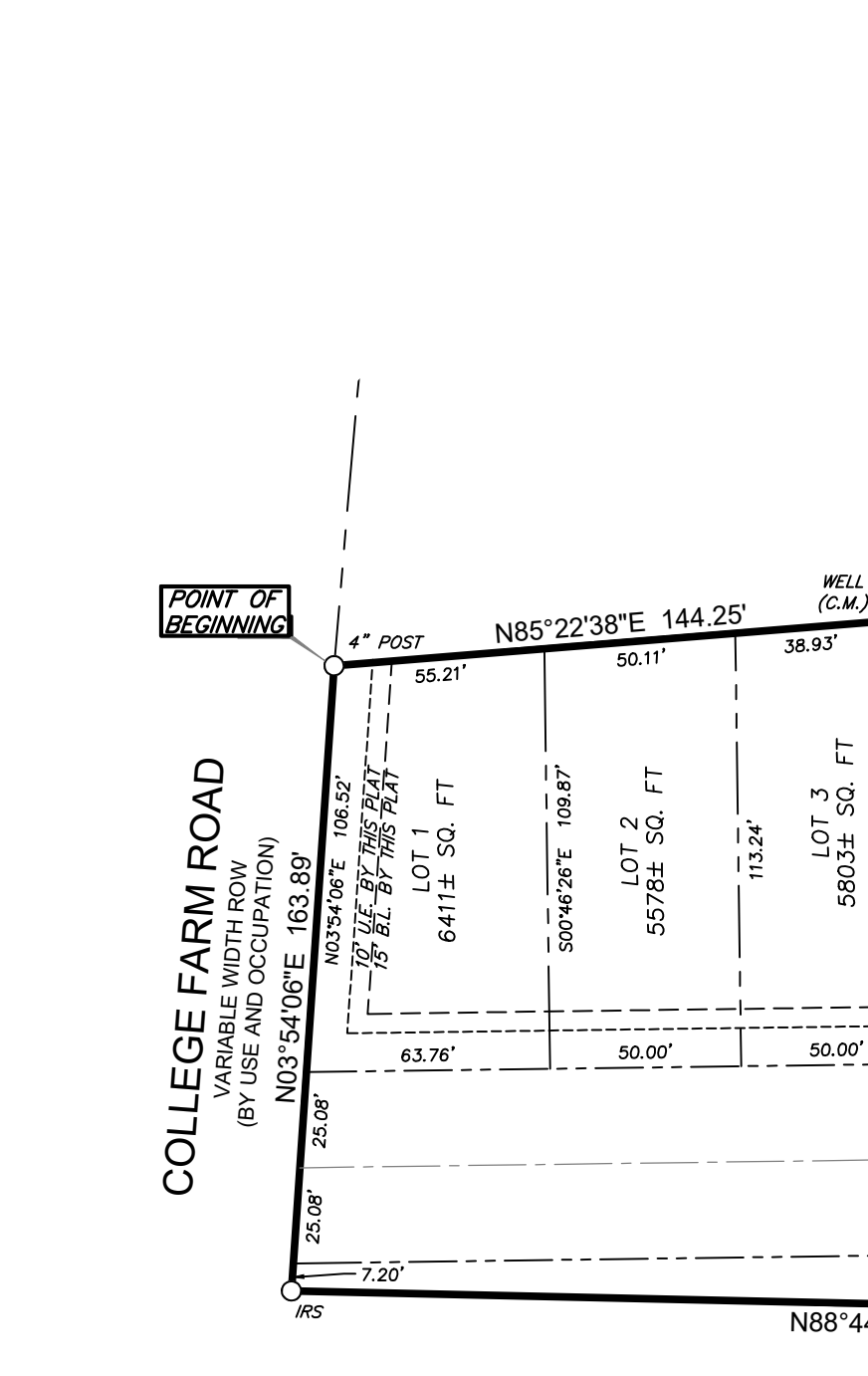
NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

COMMISSION EXPIRATION: _____

PRELIMINARY

THIS DOCUMENT SHALL NOT BE RECORDED FOR ANY PURPOSE AND SHALL NOT BE RELIED UPON AS A FINAL SURVEY DOCUMENT DATED 2/17/2026

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



LEGEND OF ABBREVIATIONS

- D.R.E.C.T. DEED RECORDS, ERATH COUNTY, TEXAS
- O.P.R.E.C.T. OFFICIAL PUBLIC RECORDS, ERATH COUNTY, TEXAS
- P.R.E.C.T. PLAT RECORDS, ERATH COUNTY, TEXAS
- R.O.W. RIGHT OF WAY
- IRS 5/8 INCH CAPPED IRON ROD STAMPED "FLANAGAN 6443" SET
- C.M. CONTROLLING MONUMENT

Curve #	Arc	Radius	Delta	Chord Bearing	Chord
C1	30.53'	175.00'	009°59'44"	S04°13'26"W	30.49'
C2	48.59'	175.00'	015°54'35"	S17°10'35"W	48.44'
C3	51.18'	175.00'	016°45'25"	S33°30'35"W	51.00'
C4	9.10'	175.00'	002°58'43"	S43°22'39"W	9.10'
C5	45.99'	175.00'	015°03'25"	S52°23'42"W	45.86'
C6	31.03'	175.00'	010°09'38"	S65°00'14"W	30.99'
C7	9.92'	10.00'	056°49'24"	N41°40'21"E	9.52'
C8	12.64'	57.50'	012°35'29"	S19°33'23"W	12.61'
C9	52.14'	57.50'	051°57'15"	S51°49'45"W	50.37'
C10	78.76'	57.50'	078°28'38"	N62°57'18"W	72.74'
C11	155.00'	57.50'	154°26'56"	N53°30'29"E	112.15'
C12	10.79'	10.00'	061°48'48"	N80°10'27"W	10.27'
C13	32.81'	125.00'	015°02'13"	S61°24'02"W	32.71'
C14	19.67'	125.00'	009°00'56"	S49°22'28"W	19.65'
C15	6.70'	10.50'	036°32'23"	S63°24'12"E	6.58'
C16	97.31'	57.50'	096°57'54"	S33°11'26"E	86.11'
C17	69.45'	57.50'	069°12'26"	S49°53'44"W	65.31'
C18	7.26'	10.50'	039°37'56"	S64°40'58"W	7.12'
C19	68.73'	175.00'	022°30'08"	N56°07'04"E	68.29'
C20	66.76'	175.00'	021°51'26"	N78°17'51"E	66.35'

Curve #	Arc	Radius	Delta	Chord Bearing	Chord
C21	49.09'	125.00'	022°30'08"	N56°07'04"E	48.78'
C22	32.82'	125.00'	015°02'41"	N74°53'29"E	32.73'
C23	14.86'	125.00'	006°48'44"	N85°49'12"E	14.85'
C24	30.57'	125.00'	014°00'36"	S06°13'52"W	30.49'
C25	64.04'	125.00'	029°21'12"	S27°54'46"W	63.34'
C26	4.97'	125.00'	002°16'38"	S43°43'41"W	4.97'
C27	119.49'	150.00'	045°38'26"	N22°02'47"E	116.35'
C28	71.42'	150.00'	027°16'48"	N58°30'24"E	70.75'
C29	55.76'	35.50'	090°00'00"	N00°08'00"W	50.20'
C30	58.91'	150.00'	022°30'08"	N56°07'04"E	58.53'
C31	57.22'	150.00'	021°51'26"	N78°17'51"E	56.88'

Line #	Bearing	Distance
L1	N44°13'34"E	14.14'
L2	S09°58'19"W	15.50'
L3	N00°08'00"W	14.14'
L4	S89°52'00"W	14.14'
L5	N00°08'00"W	14.14'
L6	S45°46'26"E	14.14'
L7	S74°33'12"E	1.29'

LEGEND

- * SOME OF THESE ELEMENTS MAY NOT BE USED ON THIS SURVEY
- UG - UNDERGROUND
 - FD - FOUND
 - MNF - MAG NAIL FOUND
 - IPF - IRON PIPE FOUND
 - IRF - IRON ROD FOUND
 - XF - "X" CUT FOUND
 - DOC. - DOCUMENT
 - NO. - NUMBER
 - VOL. - VOLUME
 - PG. - PAGE
 - R.O.W. - RIGHT-OF-WAY
 - SQ. FT. - SQUARE FEET
 - (P) - PER PLANS
 - APPROX. - APPROXIMATE
 - BL. - BUILDING LINE
 - U.E. - UTILITY EASEMENT

CLERK'S NOTICE: ANY PROVISION HEREIN WHICH RESTRICTS 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 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 ON THIS _____ DAY OF _____ 20____ AT _____ O'CLOCK _____ M., IN THE OFFICIAL PUBLIC RECORDS OF ERATH COUNTY IN DOCUMENT NO. _____ 20____ AT _____ O'CLOCK _____ M., IN THE COUNTY CLERK'S OFFICE OF ERATH COUNTY IN DOCUMENT NO. _____ 20____ AT _____ O'CLOCK _____ M., IN THE COUNTY CLERK'S OFFICE 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

Fort Worth, Texas | P: 817.704.0480 | flanagan-s.com | TBP/EELS Firm No. 10104766
Contact: Mark Peeples, R.P.L.S.

PRELIMINARY PLAT OF BOSQUE RIDGE

LOTS 1-19, LOTS 21-25, LOTS 27-28, BLOCK A; LOTS 1-12, BLOCK B & LOT 20X, LOT 26X, LOT 29X, BLOCK A; LOT 13X, BLOCK B

8.241 ACRES

SITUATED IN THE JOHN BLAIR SURVEY, ABSTRACT NO. 32 CITY OF STEPHENVILLE ERATH COUNTY, TEXAS 42 LOTS

FILED BY: BW	CHECKED BY: MNP	JOB NO. 6115
DRAWN BY: NCR	DATE: 02/17/2026	SHEET NO. 1 OF 1

Review Date: 03/10/2026

Developer/Engineer: Global Site Services / Flanagan

Description: Bosque Ridge (42 lots)

Address: 615 College Farm Road (Parcel R78345)

Development Type: Commercial Residential Subdivision Multi-Family

Preliminary Plat:

- 1st Submittal – Submittal received 02/17/2026. Review completed 03/10/2026.

Public Works has reviewed the Plat submittal for general compliance with City of Stephenville codes, ordinances, and standards. The list of preliminary comments provided below is not guaranteed to identify all requirements. The Engineer of Record is solely responsible for the accuracy and completeness of the design and for ensuring the design and construction of public improvements comply with all applicable city, state, and federal laws and regulations.

Comments:

1. Add all easements, full statements of restrictions, and statements regarding maintenance responsibility by the Homeowners Association (HOA) or Property Owners' Association (POA), as required per the Subdivision Ordinance and/or Engineering Standards Manual.
 - a. Utility Easements (*Ord. Sec. 155.6.08.A.*)
 - b. Triangular Sight Visibility Easements: Provide minimum 20'x20' triangular easements at all proposed intersections. (*Ord. Sec. 155.6.08.C.*)
 - c. Private Drainage Easements: Provide minimum 10' wide private easements for any proposed lot-to-lot drainage. The full width of the ultimate stormwater drainage facility (i.e., swale) including provisions for access ingress and egress, as established through an engineered drainage analysis, shall be within the proposed easements. (*Ord. Sec. 155.6.08.D.; ESM Appendix "C" iSWM 3.7*)
 - d. Floodplain Easement: Provide an easement that encompasses the ultimate developed conditions 100-year floodplain plus a 10' wide buffer. (*Ord. Sec. 155.6.08.E.; ESM Appendix "C" iSWM 3.7*)
 - e. Private Retaining Wall Easements: Provide minimum 10' wide private easements for all proposed retaining walls along and across lot lines. The full width of the proposed retaining walls, including footers and no-build zones, as established by a structural engineer, shall be located within the easement. (*Ord. Sec. 155.6.08.F.; Ord. Sec. 155.6.16*)
2. Update Lot 20X callout to indicate "Private Drainage Tract & Utility Easement" and add statement regarding maintenance responsibility by the HOA or POA.
3. Label proposed use for Lots 26X and 29X (Block A) and Lot 13X (Block B) and add statement regarding maintenance responsibility by the HOA or POA.
4. Update ownership information for S2600 City Addition, Block 87, Lots 3, 4, and 5. Available records indicate these parcels are privately owned.

5. College Farm Road is an existing local street with an ultimate 50' right-of-way (ROW) width required. (*Ord. Sec. 155.6.08.*)
 - a. Show the location and dimensions of the existing College Farm Road ROW contiguous to the development property.
 - b. Show the location and dimension for the required ROW dedication. (*Minimum width to be determined based on existing conditions.*)
6. Extend the proposed "Street B" ROW to the southern tract boundary of the development property to provide for future connection to the adjoining unplatted property. (*Ord. Sec. 155.6.04.G*)
7. The minimum centerline radius for residential roadways is 300'. (*ESM Table III-3*)
8. Available records indicate a small portion of the property is located within the Special Flood Hazard Area Zone AE (1% annual chance / 100-year flood) and Shaded Zone X (0.2% annual chance / 500-year flood) per the FEMA Flood Insurance Rate Map (FIRM) Panel 48143C0430D, effective 11/16/2011.
 - a. Show and label the FEMA effective Zone AE and Shaded Zone X floodplain boundaries.
 - b. Update Surveyor's Note #2.
9. Show and label the existing (pre-development) conditions 100- and 500-year floodplain boundaries to match the City of Stephenville Flood Infrastructure Fund (FIF) Study (provided previously by the city) or submit an independent engineered flood analysis delineating the floodplain boundaries.
10. Show and label the ultimate developed conditions 100- and 500-year floodplain boundaries, delineated by an engineered flood analysis that includes the proposed development improvements.
11. Finished floor elevations shall be a minimum of 12-inches above the ultimate developed conditions 100-year water surface elevations or 2-feet above the FEMA effective base flood elevations. (*ESM Appendix "C" iSWM 3.6.2 and 3.7*)

Note: All structures within 100' of the 100- and/or 500-year ultimate developed conditions floodplain shall submit an elevation certificate. (Ord. Sec. 152.50.)
12. Provide a Preliminary Drainage Plan/Study for the entire contributing drainage area (not just the area of the proposed development). (*Ord. Sec. 155.4.05.; ESM Appendix "C" iSWM 2.2*)

Ord. Ch. 152 – Flood Damage Prevention

https://library.municode.com/tx/stephenville/codes/land_use_and_zoning?nodeId=TITXVLAUS_CH152FLDAPR_ARTIVPRFLHARE

Ord. Sec. 155.4 – Plats and Platting Procedures

https://library.municode.com/tx/stephenville/codes/land_use_and_zoning?nodeId=TITXVLAUS_CH155SU_S4PLPLPR

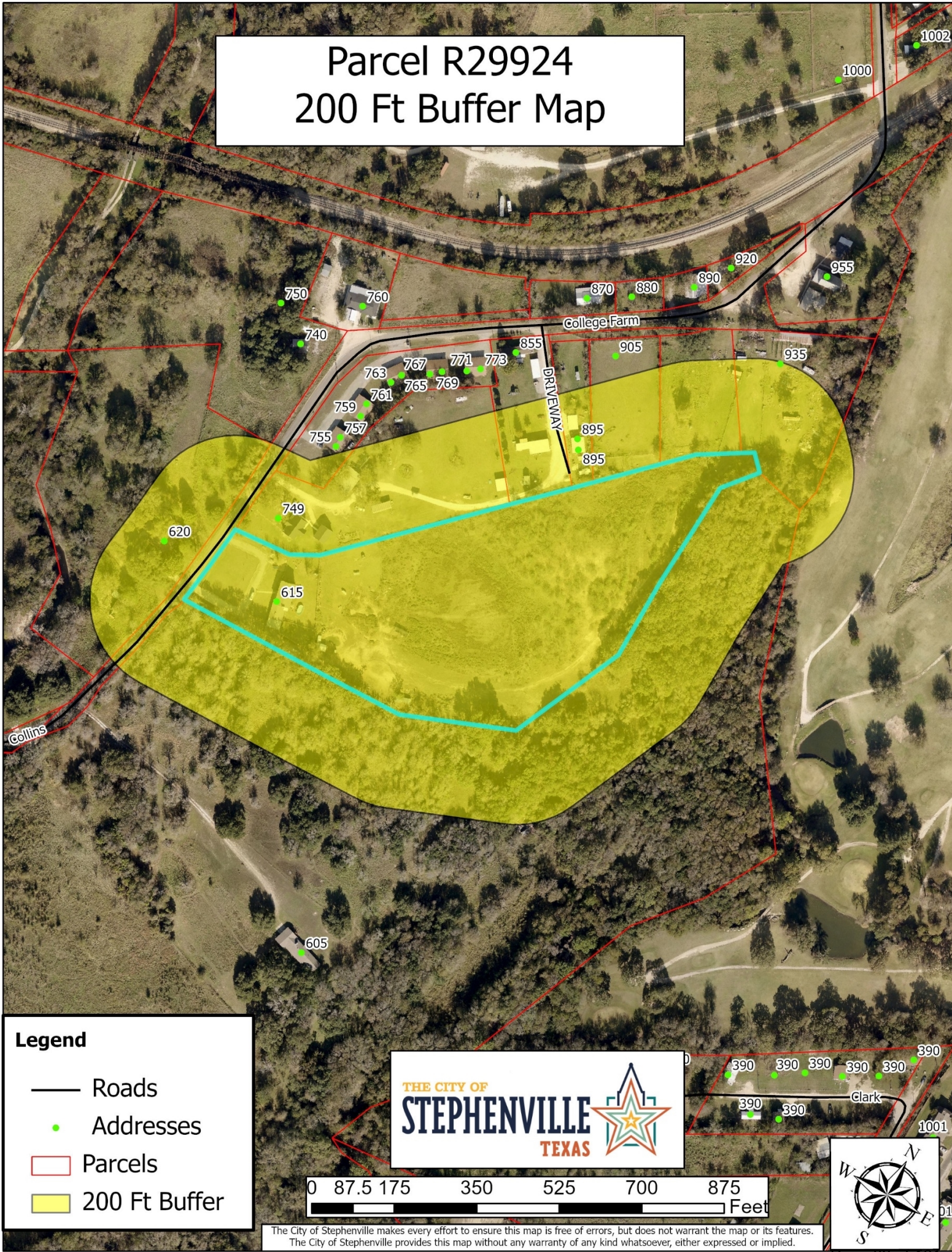
Ord. Sec. 155.6 – Subdivision Design Standards

https://library.municode.com/tx/stephenville/codes/land_use_and_zoning?nodeId=TITXVLAUS_CH155SU_S6SUDEST

Engineering Standards Manual (ESM)

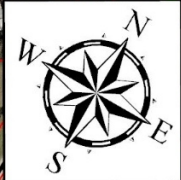
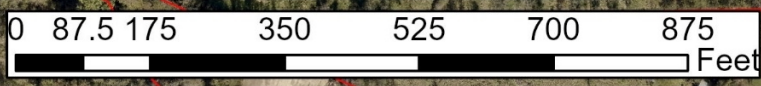
<https://www.stephenvilletx.gov/437/Engineering>

Parcel R29924 200 Ft Buffer Map



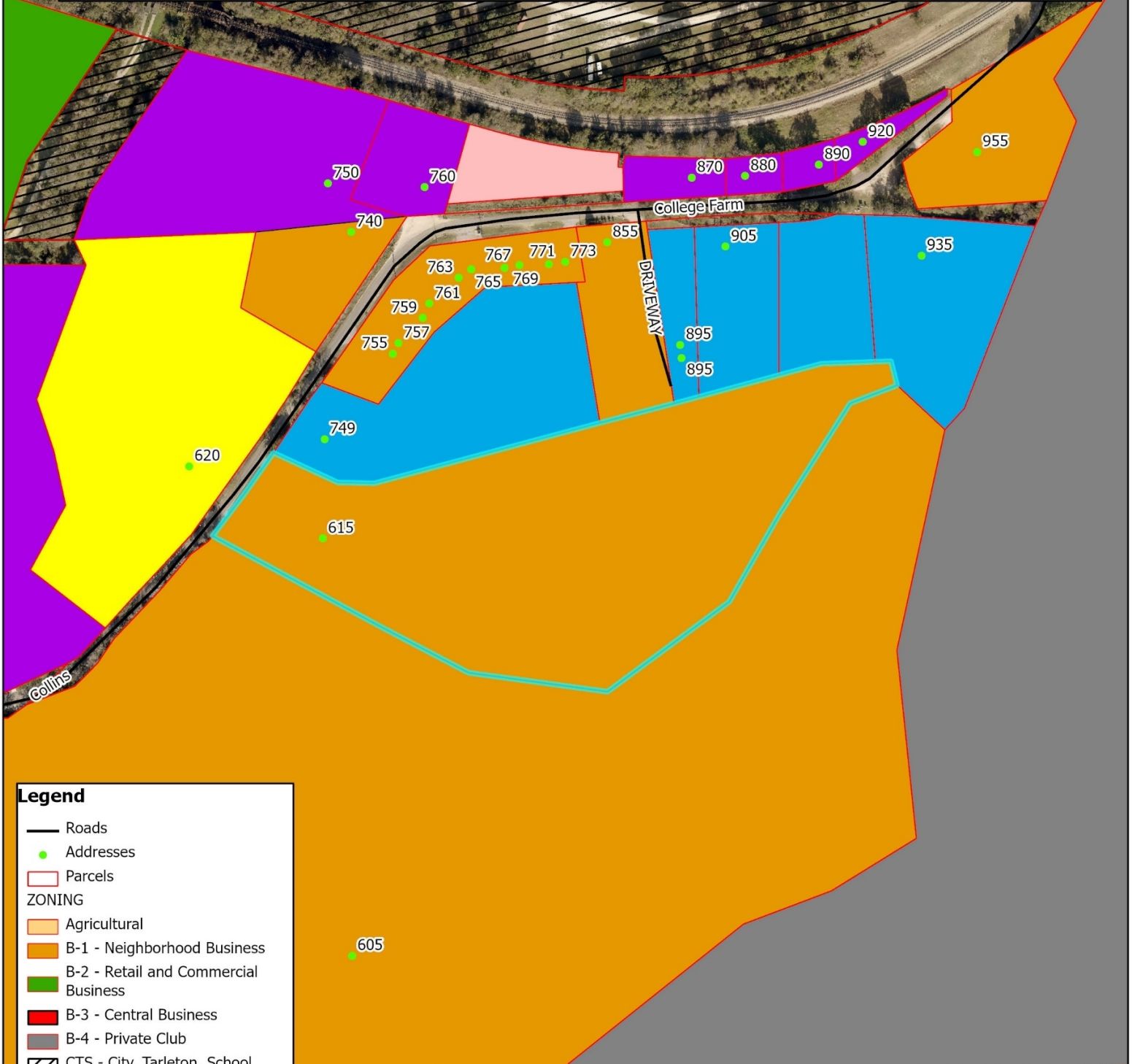
Legend

- Roads
- Addresses
- Parcels
- 200 Ft Buffer



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 R29924 Current Zoning - B-1 Neighborhood Business

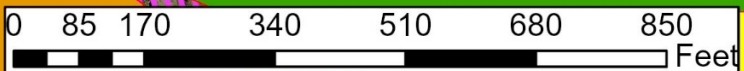


Legend

- Roads
- Addresses
- ▭ Parcels

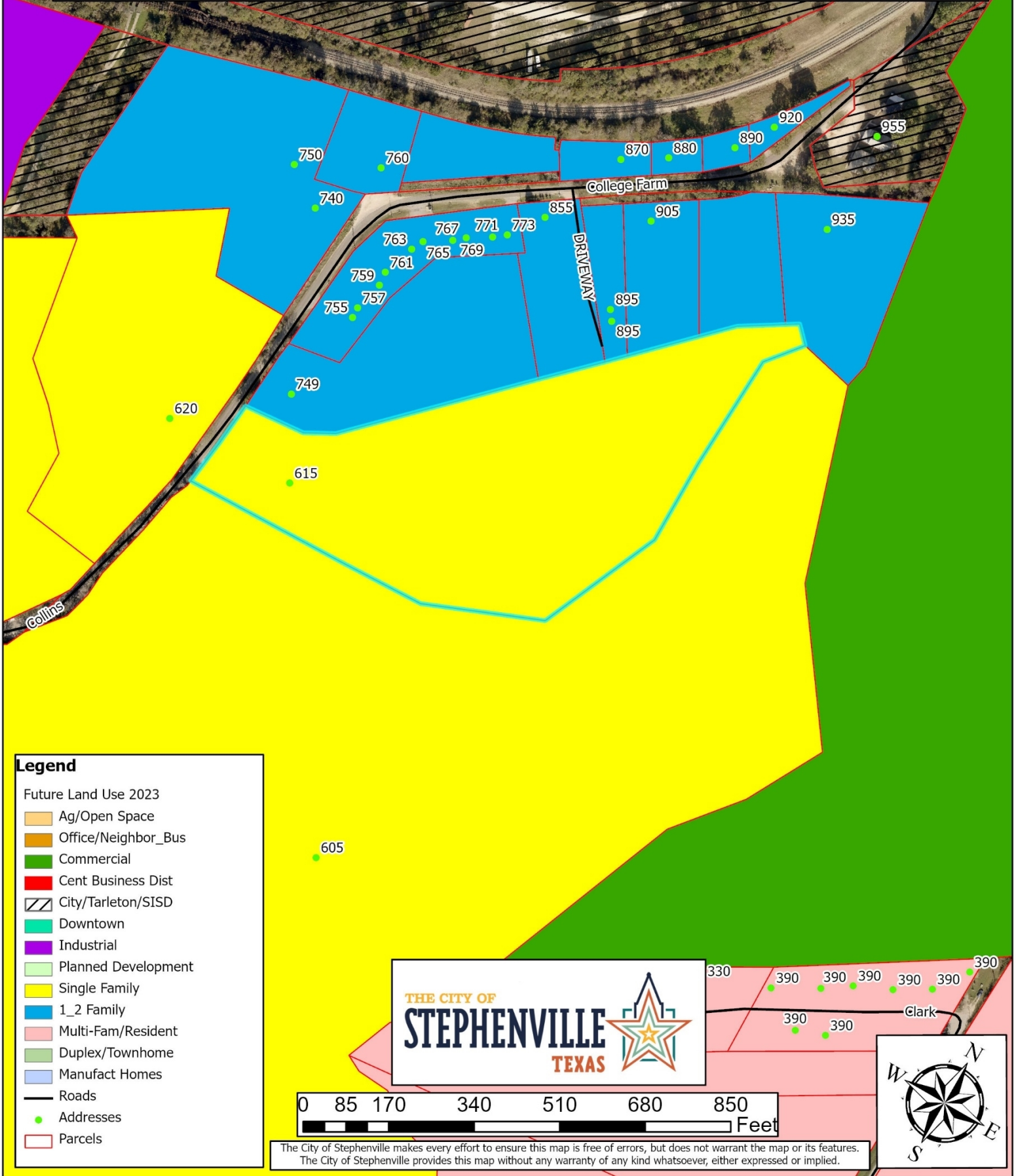
ZONING

- ▭ Agricultural
- ▭ B-1 - Neighborhood Business
- ▭ B-2 - Retail and Commercial Business
- ▭ 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



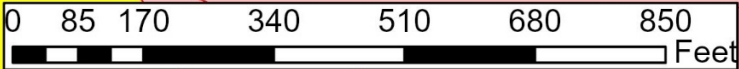
The City of Stephenville makes every effort to ensure this map is free of errors, but does not warrant the map or its features. The City of Stephenville provides this map without any warranty of any kind whatsoever, either expressed or implied.

Parcel R29924 Future Land Use 2023 - Single Family



Legend

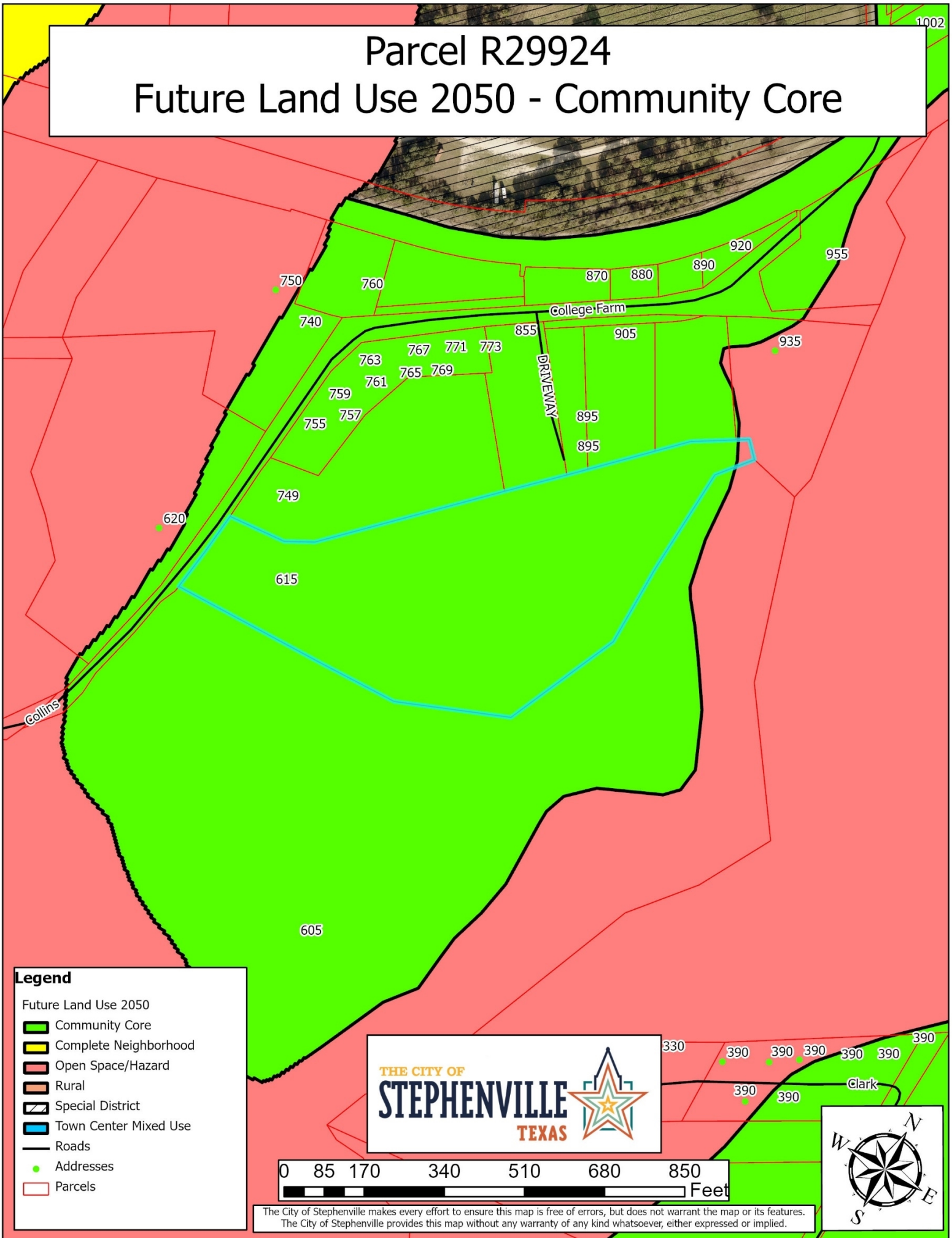
- Future Land Use 2023
- Ag/Open Space
- Office/Neighbor_Bus
- Commercial
- Cent Business Dist
- City/Tarleton/SISD
- Downtown
- Industrial
- Planned Development
- Single Family
- 1_2 Family
- Multi-Fam/Resident
- Duplex/Townhome
- Manufact Homes
- Roads
- Addresses
- Parcels



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Parcel R29924

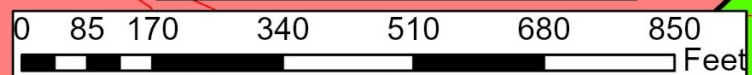
Future Land Use 2050 - Community Core



Legend

Future Land Use 2050

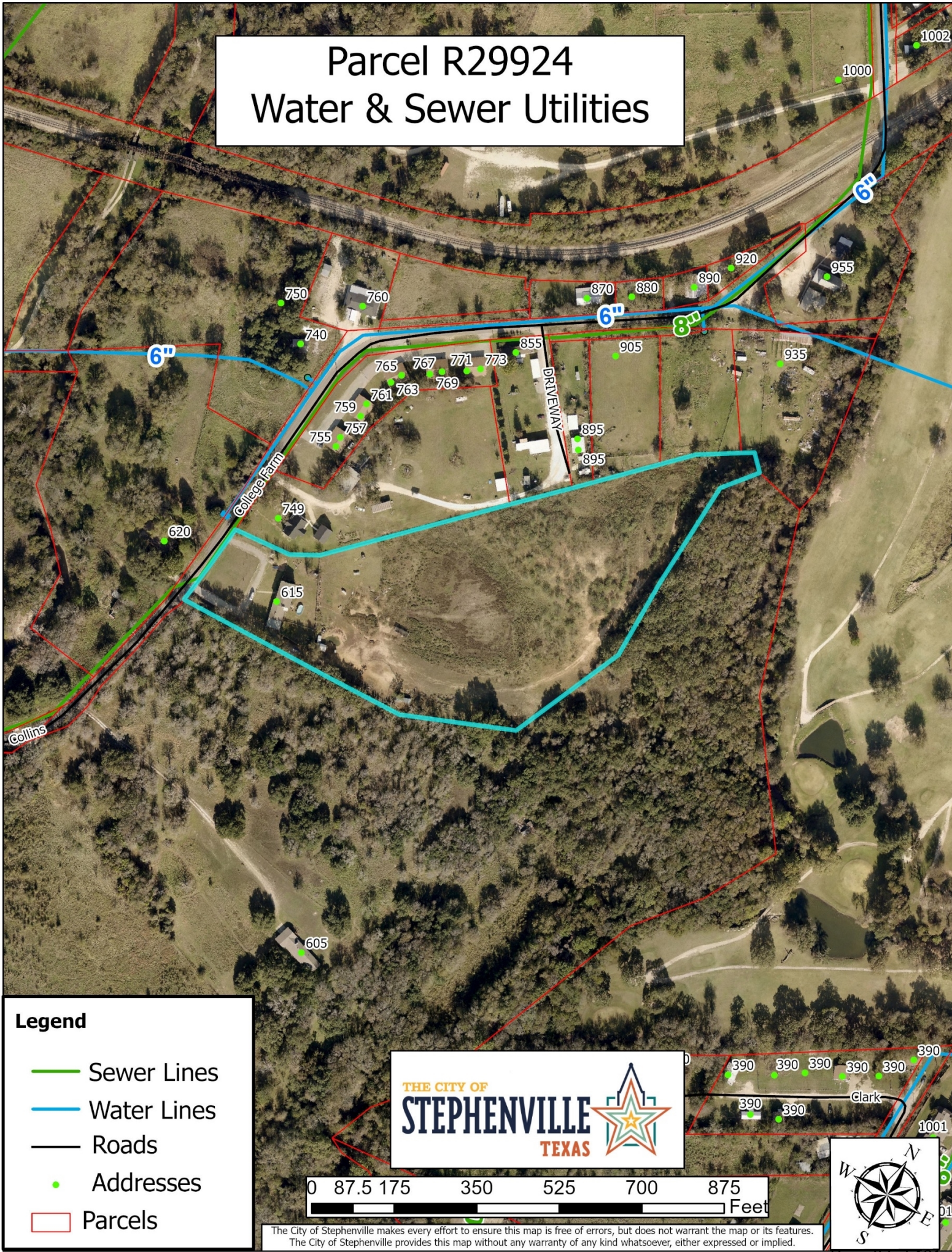
- Community Core
- Complete Neighborhood
- Open Space/Hazard
- Rural
- Special District
- Town Center Mixed Use
- Roads
- Addresses
- Parcels



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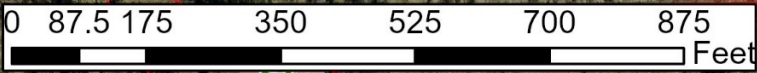


Parcel R29924 Water & Sewer Utilities



Legend

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



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 R29924

200 ft Buffer Addresses

Parcel ID	Parcel Address	Parcel Owner	Owner Address	City	State	Zip Code
R000072743	855 COLLEGE FARM RD	OXFORD WILLIAM H	159 S GRAHAM	STEPHENVILLE	TX	76401
R000077848	0 COLLEGE FARM RD	GOSNELL ROSA MARINA	437 S BELKNAP	STEPHENVILLE	TX	76401
R000029950	750 COLLEGE FARM RD	REED DEBORAH	463754 OK 101	SALLISAW	OK	74955
R000029924	615 COLLEGE FARM RD	LIEB RICHARD J & REBECCA R LIEB	615 COLLEGE FARM RD	STEPHENVILLE	TX	76401
R000029926	620 COLLEGE FARM RD	MITCHELL DEBRA J	620 COLLEGE FARM ROAD	STEPHENVILLE	TX	76401
R000078749	905 COLLEGE FARM RD	GALE GISELA	895 COLLEGE FARM RD	STEPHENVILLE	TX	76401
R000040797	895 COLLEGE FARM RD	GALE GISELA	895 COLLEGE FARM RD	STEPHENVILLE	TX	76401
R000077849	0 COLLEGE FARM RD	GALE RONALD	895 COLLEGE FARM RD APT 11	STEPHENVILLE	TX	76401
R000029923	749 COLLEGE FARM RD	OXFORD WILLIAM H	PO BOX 1298	STEPHENVILLE	TX	76401
R000029917	1089 TEJAS LN	THIEMANN STEVEN DALE	PO BOX 210	STEPHENVILLE	TX	76401-0000
R000029920	605 COLLEGE FARM RD	KOCH JUDITH FREY	PO BOX 386	STEPHENVILLE	TX	76401
R000029922	755 COLLEGE FARM RD	BACHUS JAMES O FAMILY TRUST	PO BOX 552	STEPHENVILLE	TX	76401

STAFF REPORT



SUBJECT: Application No.: PP 2026-9569

Josh Schulik, representing Tekmak Stephenville Hotel, LP, is requesting approval of a Preliminary Plat of property located at 0 S. Harbin Drive, Parcel R30481, being BLK 19; LOT 18; Parcel R33594, being BLK. 19; LOT 17; Parcel R76373, being BLK. 19; LOT 14R of the S6200 SOUTH SIDE ADDITION of the City of Stephenville, Erath County, Texas.

DEPARTMENT: Development Services

STAFF CONTACT: Steve Killen, Director of Development Services

BACKGROUND:

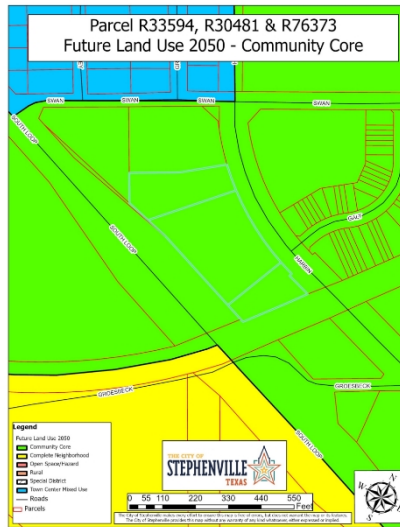
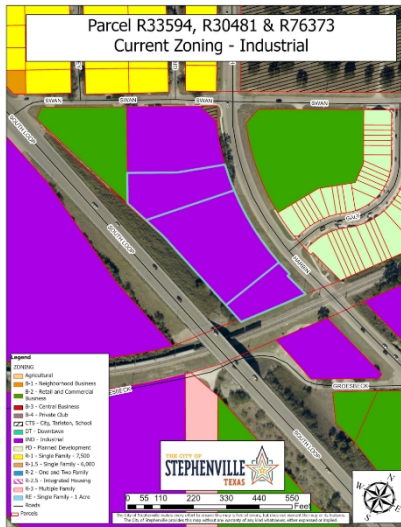
The applicant has submitted a Preliminary Plat that has been reviewed by staff. A Final Plat will be submitted to the Commission upon completion and acceptance of public improvements.

RECOMMENDATION:

Staff is recommending conditional approval of the Preliminary Plat upon completion of the following:

1. The plat must conform to the Subdivision Ordinance upon conclusion of reviews. (Ch. 155).
2. The Preliminary Plat must conform to design requirements and construction standards as set forth in the Engineering Standards Manual.
3. Provide Accompanying Applications as follows:
 - a) Preliminary Drainage Plan
 - b) Preliminary Storm Water Management Plan;
 - c) Preliminary Utility Plan; and
 - d) Acceptable proof of ownership, identifying all persons having an ownership interest in the property subject to the Preliminary Plat.
4. Structures may not be placed over easements.
5. Show and label all existing and proposed easements within and along the entire perimeter of the development. (Sec. 155.6.08).
 - a. Include all applicable statements of restrictions.
 - b. Identify maintenance responsibility (i.e., HOA) for private easements.
 - c. Provide municipal utility easement adjacent to ROW for double check detector assembly vault.
 - d. Provide triangular site visibility easements at intersecting streets.
 - e. Provide retaining wall easements. (Sec. 155.6.08 and 155.6.16)
6. All weather access for Fire Protection must be provided prior to construction.
7. Ensure all required Plat language is provided, include dedication of street statement.
8. Pay fees.
9. Final Plat to be recorded after acceptance of improvements and floodplain modeling.
10. Dedicate additional Right-of-Way as needed for Harbin Drive (100' ROW).
11. Provide setbacks for Industrial zoning.
12. Ensure all review comments provided by Public Works have been addressed. See attached review dated March 10, 2026.

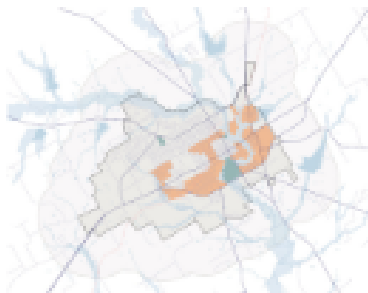
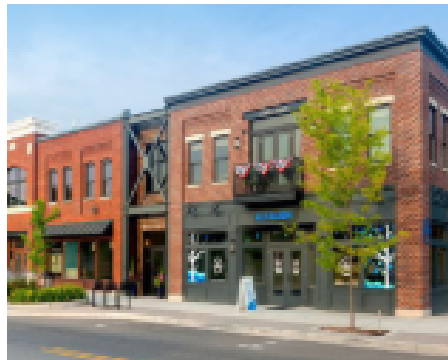
PROPERTY PROFILE:



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.



Sec. 155.4.05. Preliminary plat.

- A. *Purpose.* The purpose of a Preliminary Plat shall be to determine the general layout of the subdivision, the adequacy of public facilities needed to serve the intended development, and the overall compliance of the land division with applicable requirements of this Subdivision Ordinance.

B. *Applicability.* No subdivision of land shall be allowed without proper submittal, approval, and adoption of a Preliminary Plat.

C. *Exceptions.*

1. A Preliminary Plat is not required when a Minor Plat is submitted (refer to 4.07).
2. A Final Plat in accordance with Section 4.06 may be submitted in lieu of a Preliminary Plat if a Development Agreement and appropriate surety are submitted along with the Application.

D. *Accompanying Applications.*

1. *Preliminary and Other Types of Plans.* An Application for a Preliminary Plat shall be accompanied by the following:
 - a. Preliminary Drainage Plan;
 - b. Preliminary Storm Water Management Plan;
 - c. Preliminary Utility Plan; and
 - d. Other plans if deemed necessary for thorough review by the Responsible Official, such as a Planned Development Master Plan.

Approval of each shall be separately included with this application.

2. *Current Title Commitments.* 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 Preliminary Plat.

E. *Review by City Administrator/Responsible Official.* The City Administrator shall:

1. Initiate review of the plat and materials submitted.
2. Make available Plats and reports to the Commission for review.
3. Upon determination that the Application is ready to be acted upon, schedule the Preliminary Plat for consideration on the agenda of the next available meeting of the Planning and Zoning Commission.

F. *Action by the Planning and Zoning Commission.* The Commission shall:

1. Review the Preliminary Plat Application, the findings of the City Administrator and any other information available.
 - a. From all such information, the Commission shall determine whether the Preliminary Plat conforms to this Subdivision Ordinance.
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 Preliminary Plat, as submitted, shall be deemed approved by the Commission.
3. Take one of the following actions:
 - a. Approve the Preliminary Plat;
 - b. Approve the Preliminary Plat with conditions, which shall mean that the Preliminary 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 Preliminary Plat.

G. *Criteria for Approval.* The following criteria shall be used by the Commission to determine whether the Application for a Preliminary Plat shall be approved, approved with conditions, or denied:

1. All Plats must be drawn to conform to the zoning regulations currently applicable to the property. If a zoning change for the property is proposed, then the zoning change must be completed before the approval of any Preliminary Plats/Final Plats;
2. No Plat or Replat may be approved that leaves a structure located on a remainder lot.
3. The Preliminary Plat is consistent with any approved Development Agreement;
4. The proposed provision and configuration of Public Improvements including, but not limited to, roads, water, wastewater, storm drainage, park facilities, open spaces, habitat restoration, easements and Right-of-Way are adequate to serve the development, meet applicable standards of this Subdivision Ordinance, and conform to the City's adopted master plans for those facilities;
5. The Preliminary Plat has been duly reviewed by applicable City staff;
6. The Preliminary Plat conforms to design requirements and construction standards as set forth in the Engineering Standards Manual.
7. The Preliminary Plat is consistent with the adopted Comprehensive Plan, except where application of the Plan may conflict with State law;
8. The proposed development represented on the Preliminary Plat does not endanger public health, safety or welfare; and
9. The Preliminary Plat conforms to the City's subdivision Application checklists.

H. *Effect of Approval.*

1. Approval of a Preliminary Plat shall allow the Applicant to proceed with the development and platting process by submitting Construction Plans and Final Plat.
2. Approval of the Preliminary Plat shall be deemed general approval of the subdivision's layout only, and shall not constitute approval or acceptance of Construction Plans or a Final Plat.

ALTERNATIVES

1. Approve the Preliminary Plat.
2. Approve the Preliminary Plat with conditions, which shall mean that the Preliminary 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 Preliminary Plat.

Review Date: 03/10/2026

Developer/Engineer: Tekmak Stephenville Hotel / Quiddity Engineering

Description: Spring Hill Suites

Address: S Harbin Drive

Development Type: Commercial Residential Subdivision Multi-Family

Replat: Southside Addition Lot 14R2, Block 19 (3.451 Acres)

- 1st Submittal – Submittal received 02/18/2026. Review completed 03/10/2026.

Public Works has reviewed the Plat submittal for general compliance with City of Stephenville codes, ordinances, and standards. The list of preliminary comments provided below is not guaranteed to identify all requirements. The Engineer of Record is solely responsible for the accuracy and completeness of the design and for ensuring the design and construction of public improvements comply with all applicable city, state, and federal laws and regulations.

Comments:

1. Add all required statements of restrictions and statements regarding maintenance responsibility by the property owner or Property Owners' Association (POA) for the proposed easements, per the Subdivision Ordinance and/or Engineering Standards Manual.
 - a. Utility Easements (*Ord. Sec. 155.6.08.A.*)
 - b. Fire Lane Easements (*Ord. Sec. 155.6.08.B.*)
 - c. Triangular Sight Visibility Easements (*Ord. Sec. 155.6.08.C.*)
 - d. Private Drainage Easement: The proposed easement limits shown on the plat do not appear to match the easement limits currently shown on the civil construction plans. The full width of the ultimate stormwater drainage facility (i.e., detention pond) including provisions for access ingress and egress, as established through an engineered drainage analysis, shall be within the proposed easement. (*Ord. Sec. 155.6.08.D.; ESM Appendix "C" iSWM 3.7*)
 - e. Private Retaining Wall: A separate easement is not required for the proposed retaining wall around the perimeter of the proposed private detention pond; however, a statement regarding maintenance responsibility by the property owner or POA shall be noted on the plat. (*Ord. Sec. 155.6.08.F.; Ord. Sec. 155.6.16*)
 - f. Common / Shared Access Easement: The proposed easement shall encompass the entire width of the driveway plus one (1) foot on either side of the drive. (*Ord. Sec. 155.6.05.E.*)
2. A Municipal Utility Easement will be required if the proposed water meter boxes/vaults and/or the double check detector assembly vault are installed outside the public right-of-way (ROW) as currently shown on the civil construction plans.

Ord. Ch. 152 – Flood Damage Prevention

https://library.municode.com/tx/stephenville/codes/land_use_and_zoning?nodeId=TITXVLAUS_CH152FLDAPR_ARTIVPRFLHARE

Ord. Sec. 155.4 – Plats and Platting Procedures

https://library.municode.com/tx/stephenville/codes/land_use_and_zoning?nodeId=TITXVLAUS_CH155SU_S4PLPLPR

Ord. Sec. 155.6 – Subdivision Design Standards

https://library.municode.com/tx/stephenville/codes/land_use_and_zoning?nodeId=TITXVLAUS_CH155SU_S6SUDEST

Engineering Standards Manual (ESM)

<https://www.stephenvilletx.gov/437/Engineering>



4500 Mercantile Plaza, Suite 228
Fort Worth, Texas 76137
Tel: 682.268.2200
www.quiddity.com

February 16, 2026

Jan Strahan
Development Services Department
298 W. Washington Street
Stephenville TX 76401

Re : Project Narrative Letter for the Proposed Spring Hill Suites – Located at 400 S Harbin Drive, Stephenville, Texas

Dear Jan,

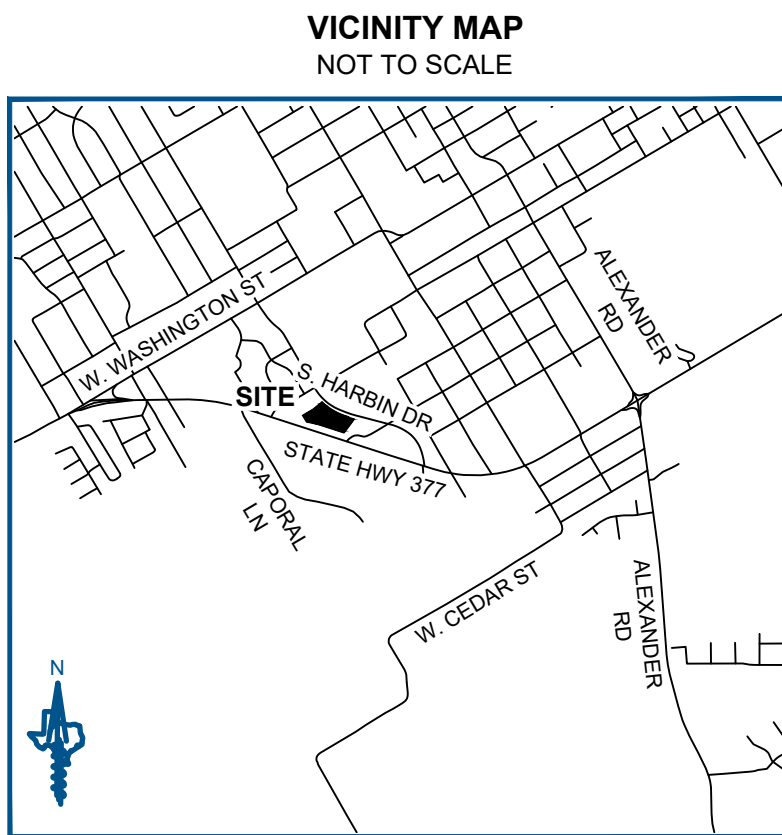
This replat request proposes the consolidation of three existing lots on Southside Addition—**Lot 18, Block 19, Lot 17, Block 19, and Lot 14R, Block 19**—into a single unified lot – **Lot 14R2, Block 19** – to support the development of a 126-room hotel located at 400 S Harbin Drive, Stephenville, Texas.

The replat will eliminate the interior property lines, creating a single development tract that meets all applicable zoning, subdivision, and development standards. No changes to existing external boundaries, adjacent rights-of-way, or surrounding properties are proposed as part of this action.

Sincerely,

A handwritten signature in blue ink that reads "Joshua F. Schulik".

Joshua Schulik, P.E.
Project Manager
jschulik@quiddity.com
(972) 265-6043

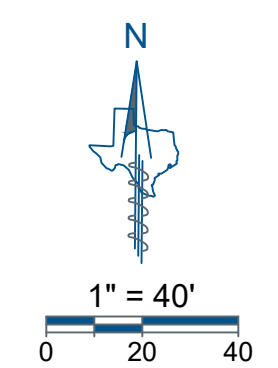
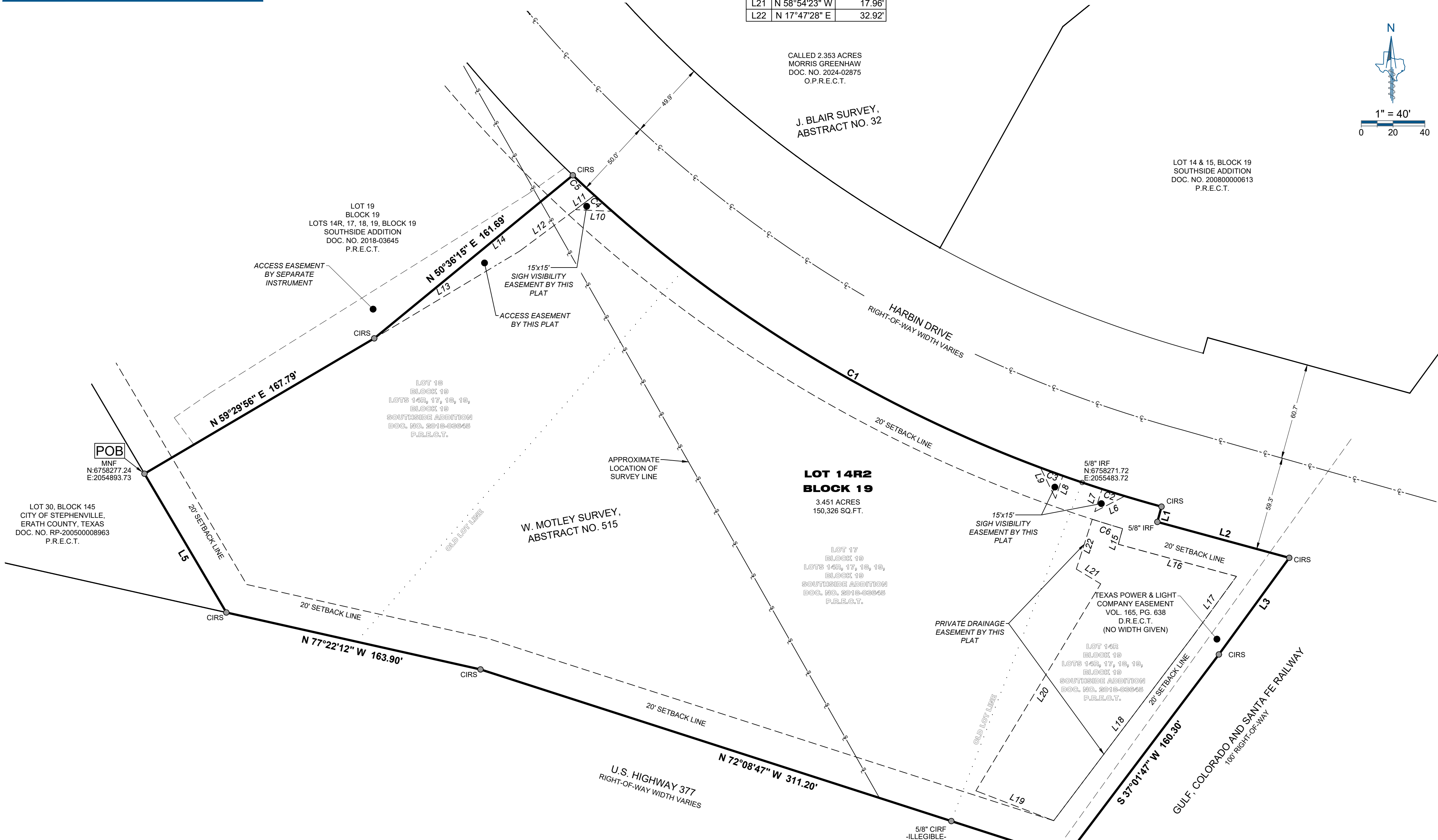


GENERAL PLAT NOTES

- The purpose of this plat is to create one (1) lot from three (3) existing lots of record and to dedicate easements.
- This property is located in **Non-shaded Zone "X"** as scaled from the F.E.M.A. Flood Insurance Rate Map dated November 16, 2011 and is located in Community Number 480220 as shown on Map Number 48143C0430D. The location of the Flood Zone is approximate. For additional information regarding Flood Zone designation, please contact 1-(877) FEMA MAP.
- The bearings and grid coordinates shown on this plat are based on GPS observations utilizing the AllTerra RTK Network, North American Datum of 1983 (Adjustment Realization 2011), Texas North Central Zone (4202).
- Selling a portion of this addition by metes and bounds is a violation of City Ordinance and State Law, and is subject to fines and/or withholding of utilities and building permits.
- All exterior property corners are marked with a 1/2-inch iron rod with a green plastic cap stamped "EAGLE SURVEYING" unless noted otherwise.

LINE	BEARING	DISTANCE
L1	S 15°12'59" W	9.97'
L2	S 74°47'10" E	86.02'
L3	S 36°03'39" W	75.23'
L4	N 72°08'47" W	75.46'
L5	N 30°31'58" W	101.38'
L6	S 62°37'02" W	21.33'
L7	N 17°56'04" E	15.00'
L8	S 17°53'10" W	15.00'
L9	N 26°04'49" W	21.59'
L10	N 87°25'11" W	23.24'
L11	N 53°20'59" E	15.00'
L12	S 53°20'59" W	58.92'
L13	S 59°02'37" W	106.48'
L14	N 50°36'15" E	161.69'
L15	S 15°12'59" W	10.20'
L16	S 74°47'10" E	77.00'
L17	S 36°03'39" W	46.04'
L18	S 37°01'47" W	145.91'
L19	N 68°59'15" W	52.46'
L20	N 31°06'24" E	152.07'
L21	N 58°54'23" W	17.96'
L22	N 17°47'28" E	32.92'

CURVE	RADIUS	ARC LENGTH	DELTA ANGLE	CHORD BEARING	CHORD LENGTH
C1	869.00'	429.40'	28°18'42"	S 60°37'22" E	425.04'
C2	869.00'	15.00'	0°59'20"	S 72°42'00" E	15.00'
C3	716.33'	15.00'	1°11'59"	S 70°02'48" E	15.00'
C4	869.00'	15.00'	0°59'20"	S 48°11'21" E	15.00'
C5	869.00'	18.62'	1°13'39"	S 47°04'51" E	18.62'
C6	889.00'	19.96'	1°17'11"	S 72°50'47" E	19.96'



OWNER'S CERTIFICATE & DEDICATION

STATE OF TEXAS §
 COUNTY OF TARRANT §

WHEREAS, **TEKMAK STEPHENVILLE HOTEL, LP**, is the owner of a 3.451 acre tract of land out of the John Blair Survey, Abstract No. 32, and out of the William Motley Survey, Abstract No. 515 situated in the City of Stephenville, Erath County, Texas, being all Lots 14R, 17 & 18, Block 19 of Southside Addition, a subdivision of record in Document Number 2018-03645 of the Plat Records of Erath County, Texas, and being more particularly described by metes and bounds as follows:

BEGINNING at a mag nail found in the north right-of-way line of U.S. Highway 377, at the Southwest corner of said Lot 18, Block 19, also being the Southeast corner of Lot 19, Block 19 of said subdivision;

THENCE, N59°29'56"E, along the West line of said Lot 18, Block 19 and the common East line of said Lot 19, Block 19, a distance of 167.79 feet to a 1/2 inch iron with green plastic cap stamped "EAGLE SURVEYING" set;

THENCE, N50°36'15"E, continuing along said West line of Lot 18 and said East line of Lot 19, a distance of 161.69 feet to a 1/2 inch iron with green plastic cap stamped "EAGLE SURVEYING" set in the South right-of-way line of Harbin Drive, at the point of curvature of a non-tangent curve to the left;

THENCE, along said nontangential curve to the left along the south right-of-way of said Harbin Drive, having a radius of 869.00 feet, an arc length of 429.40 feet, a delta angle of 28°18'42" and having a chord bearing of S60°37'22"E, a chord distance of 425.04 feet to a 1/2 inch iron with green plastic cap stamped "EAGLE SURVEYING";

THENCE, S15°12'59"E, a distance of 9.97 feet to a 5/8 inch iron rod found;

THENCE, S74°47'10"E, a distance of 86.02 feet to a 1/2 inch iron with green plastic cap stamped "EAGLE SURVEYING" set at the northeast corner of said Lot 14R, Block 19, in the West right-of-way line of the Gulf, Colorado, and Santa Fe Railway;

THENCE, S36°03'39"W, along the East line of said Lot 14R, Block 19, being the common West right-of-way line of said Gulf, Colorado and Santa Fe Railway, a distance of 75.23 feet to a 1/2 inch iron with green plastic cap stamped "EAGLE SURVEYING" set;

THENCE, S37°01'47"W, continuing along said East line of Lot 14R, Block 19 and said West right-of-way line of said Gulf, Colorado and Santa Fe Railway, a distance of 160.30 feet to a 1/2 inch iron with green plastic cap stamped "EAGLE SURVEYING" set for the Southeast corner of said Lot 14R, Block 19, in the North right-of-way line of State Highway 377;

THENCE, N72°08'47"W, along said North right-of-way line of State Highway 377, a distance of 75.46 feet to a 5/8 inch iron rod found;

THENCE, N72°08'47"W, continuing along said North right-of-way line of State Highway 377, a distance of 311.20 feet to a 1/2 inch iron with green plastic cap stamped "EAGLE SURVEYING" set;

THENCE, N77°22'12"W, continuing along said North right-of-way line of State Highway 377, a distance of 163.90 feet to a 1/2 inch iron with green plastic cap stamped "EAGLE SURVEYING" set for the Southeast corner of Lot 30, Block 145, City of Stephenville, Erath County, Texas, conveyed in Document Number RP-200500008963 of the Plat Records of Erath County, Texas;

THENCE, N30°31'58"W, a distance of 101.38 feet to the **POINT OF BEGINNING** containing an area of 3.451 acres (150,326 square feet) of land, more or less.

NOW THEREFORE KNOW ALL MEN BY THESE PRESENTS:

THAT, **TEKMAK STEPHENVILLE HOTEL, LP** does hereby adopt this plat, designating herein dedicated property as **SOUTHSIDE ADDITION, LOT 14R2, BLOCK 19**, an addition to the City of Stephenville, Erath County, Texas, and does hereby dedicate to public use forever all streets, alleys, parks, watercourses, drains, easements and public places thereon shown for the purpose and consideration therein expressed.

OWNER: **TEKMAK STEPHENVILLE HOTEL, LP**

BY: _____ Date _____

STATE OF TEXAS §
 COUNTY OF _____ §

BEFORE ME, the undersigned authority, on this day personally appeared _____, known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed the same for the purposes and considerations therein expressed and in the capacity therein stated.

GIVEN UNDER MY HAND AND SEAL OF THE OFFICE this _____ day of _____, 20__.

Notary Public in and for the State of Texas

CERTIFICATE OF SURVEYOR

STATE OF TEXAS §
 COUNTY OF DENTON §

I, **PATRICK MALLON**, Registered Professional Land Surveyor, do hereby certify that this plat was prepared from an actual survey made on the ground and that the monuments shown hereon were found or placed with 1/2-inch iron rods with green plastic caps stamped "EAGLE SURVEYING" under my direction and supervision in accordance with the current provisions of the Texas Administrative Code and the Ordinances of the City of Fort Worth, Tarrant County, Texas.

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

Patrick Mallon, R.P.L.S. #7170

Date _____

STATE OF TEXAS §
 COUNTY OF DENTON §

BEFORE ME, the undersigned authority, on this day personally appeared **PATRICK MALLON**, known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed the same for the purposes and considerations therein expressed and in the capacity therein stated.

GIVEN UNDER MY HAND AND SEAL OF THE OFFICE this _____ day of _____, 20__.

Notary Public in and for the State of Texas

**REPLAT
 SOUTHSIDE ADDITION
 LOT 14R2, BLOCK 19
 3.451 ACRES**

BEING ALL OF LOTS 14R, 17, & 18, BLOCK 19, SOUTHSIDE ADDITION BY DEED OF RECORD IN DOCUMENT NUMBER 2018-03645 OF THE P.R.E.C.T. SITUATED IN JOHN BLAIR SURVEY, ABSTRACT NO. 32, WILLIAM MOTLEY SURVEY, ABSTRACT NO. 515 CITY OF STEPHENVILLE, ERATH COUNTY, TEXAS PREPARATION DATE: JANUARY 30, 2026

LEGEND

- ⊕ = CALCULATED POINT
- POB = POINT OF BEGINNING
- IRF = IRON ROD FOUND
- DOC. NO. = DOCUMENT NUMBER
- P.R.T.C.T. = PLAT RECORDS, TARRANT COUNTY, TEXAS
- D.R.T.C.T. = DEED RECORDS, TARRANT COUNTY, TEXAS
- O.P.R.T.C.T. = OFFICIAL PUBLIC RECORDS, TARRANT COUNTY, TEXAS
- +— = CENTER LINE OF ROAD
- +— = LOT LINE
- - - = EASEMENT LINE
- = BOUNDARY

Eagle Surveying, LLC
 222 South Elm Street Suite: 200
 Denton, TX 76201
 940.222.3009
 www.eaglesurveying.com
 TX Firm # 10194177

EAGLE SURVEYING

SURVEYOR
 Eagle Surveying, LLC
 Contact: Richard Spicer, Jr.
 222 S. Elm Street, Suite 200
 Denton, TX 76201
 (940) 222-3009

OWNER
 Tekmak Stephenville Hotel, LP
 3021 Ridge Road A-120
 Rockwall, TX 75087
 (847) 778 - 6744

ENGINEERING
 Quiddity Engineering
 Contact: Josh Schuk
 4500 Mercantile Plaza Drive, Suite 228
 Fort Worth, TX 76137
 (972) 488-3880 x 4210

THE STATE OF TEXAS §
 COUNTY OF ERATH §

BEFORE ME, the undersigned authority, on this day personally appeared the undersigned affiant, who, first duly sworn upon his/her oath, did state:

"My name is _____, I am over the age of eighteen years.

(the "Owner", whether one or more) is/are the sole owner(s) of the property described in the plat of the subdivision to be known as **SOUTHSIDE ADDITION, LOT 14R2, BLOCK 19** (the "Subdivision"). I am the Owner or authorized representative of the Owner. The original tax certificate(s) attached to the plat of the Subdivision describe all of the property contained within the Subdivision and all taxing entities with jurisdiction over the Subdivision."

(Signature) _____
 (Printed Name) _____

THE STATE OF TEXAS §
 COUNTY OF ERATH §

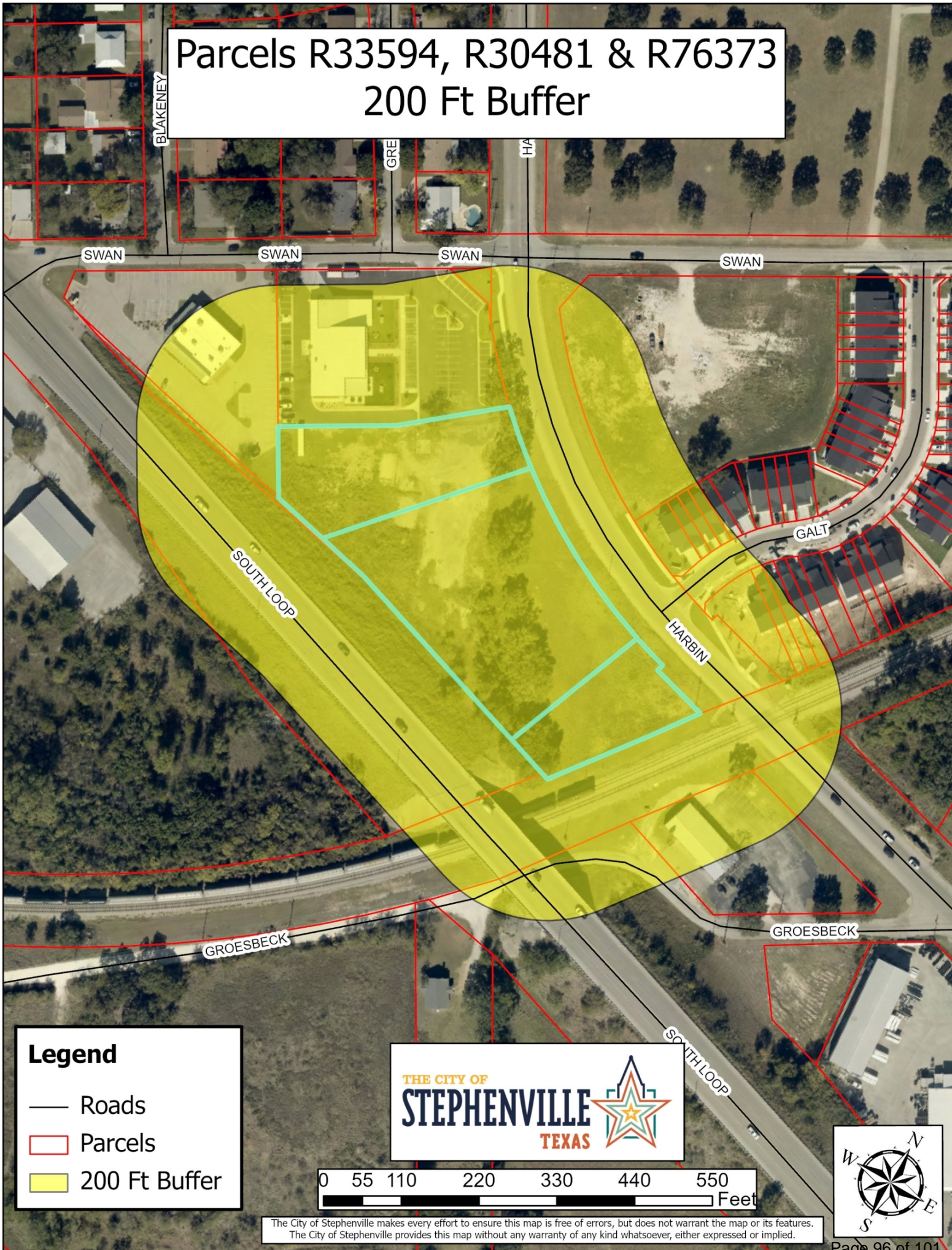
BEFORE ME, the undersigned, a notary public in and for said county and state, on this day personally appeared _____, known to me to be the person whose name is subscribed to the foregoing instrument.

GIVEN under my hand and seal of office on this the _____ day of _____, 20__.

NOTARY PUBLIC in and for the State of Texas

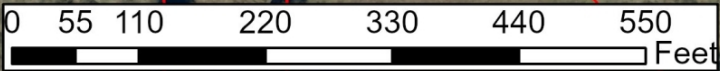
My commission expires: _____

Parcels R33594, R30481 & R76373 200 Ft Buffer



Legend

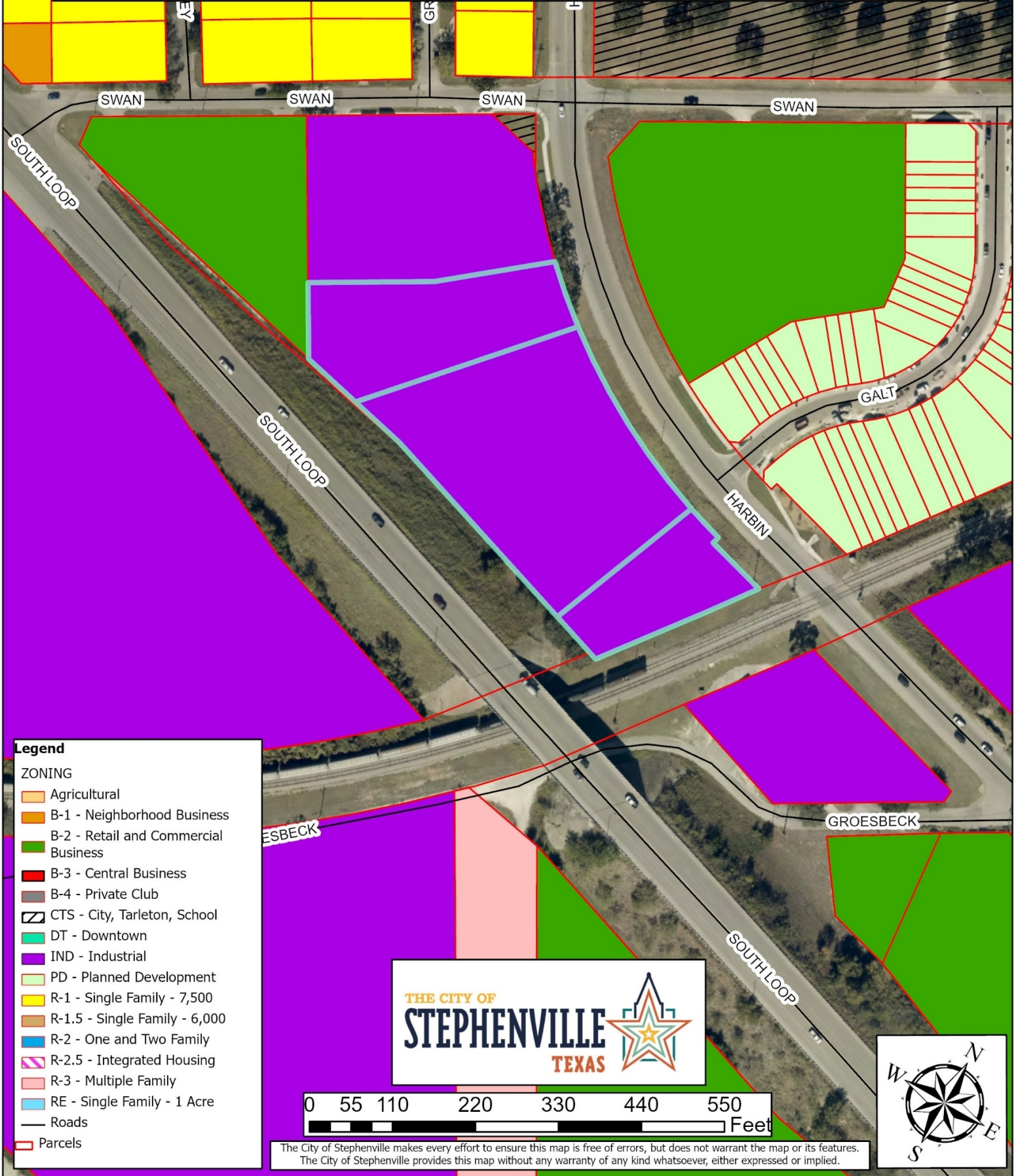
- Roads
- ▭ Parcels
- 200 Ft Buffer



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 R33594, R30481 & R76373

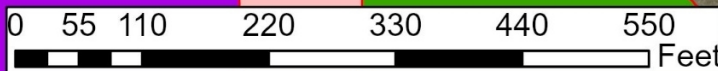
Current Zoning - Industrial



Legend

ZONING

- Agricultural
- B-1 - Neighborhood Business
- B-2 - Retail and Commercial Business
- 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
- Parcels

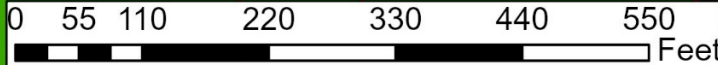


The City of Stephenville makes every effort to ensure this map is free of errors, but does not warrant the map or its features. The City of Stephenville provides this map without any warranty of any kind whatsoever, either expressed or implied.

Parcel R33594, R30481 & R76373 Future Land Use 2023 - Commercial

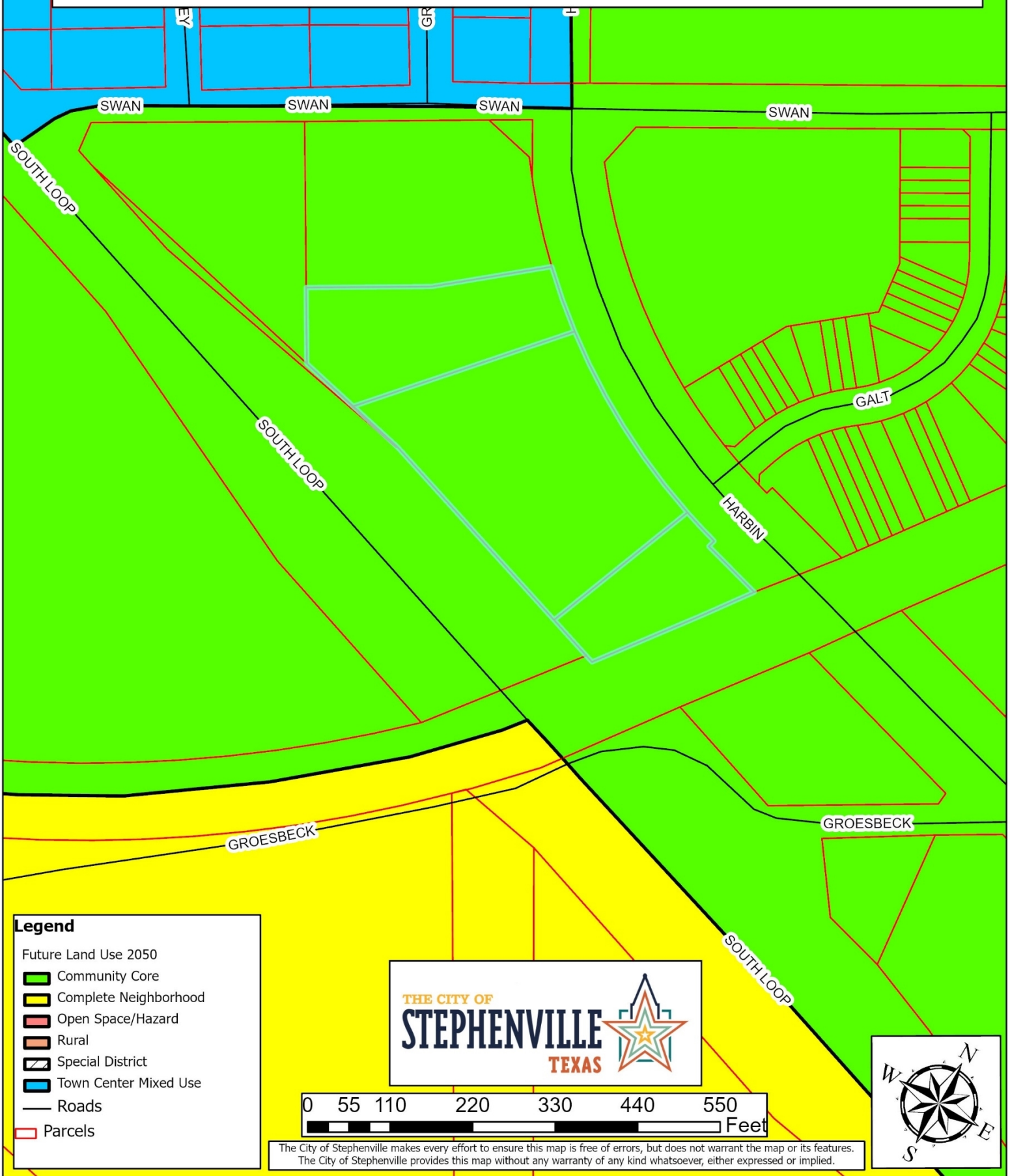


- Legend**
- Future Land Use 2023
 - Ag/Open Space
 - Office/Neighbor_Bus
 - Commercial
 - Cent Business Dist
 - City/Tarleton/SISD
 - Downtown
 - Industrial
 - Planned Development
 - Single Family
 - 1_2 Family
 - Multi-Fam/Resident
 - Duplex/Townhome
 - Manufact Homes
 - Roads
 - Parcels



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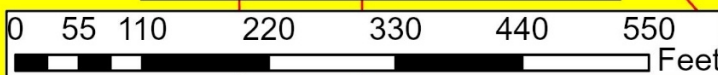
Parcel R33594, R30481 & R76373 Future Land Use 2050 - Community Core



Legend

Future Land Use 2050

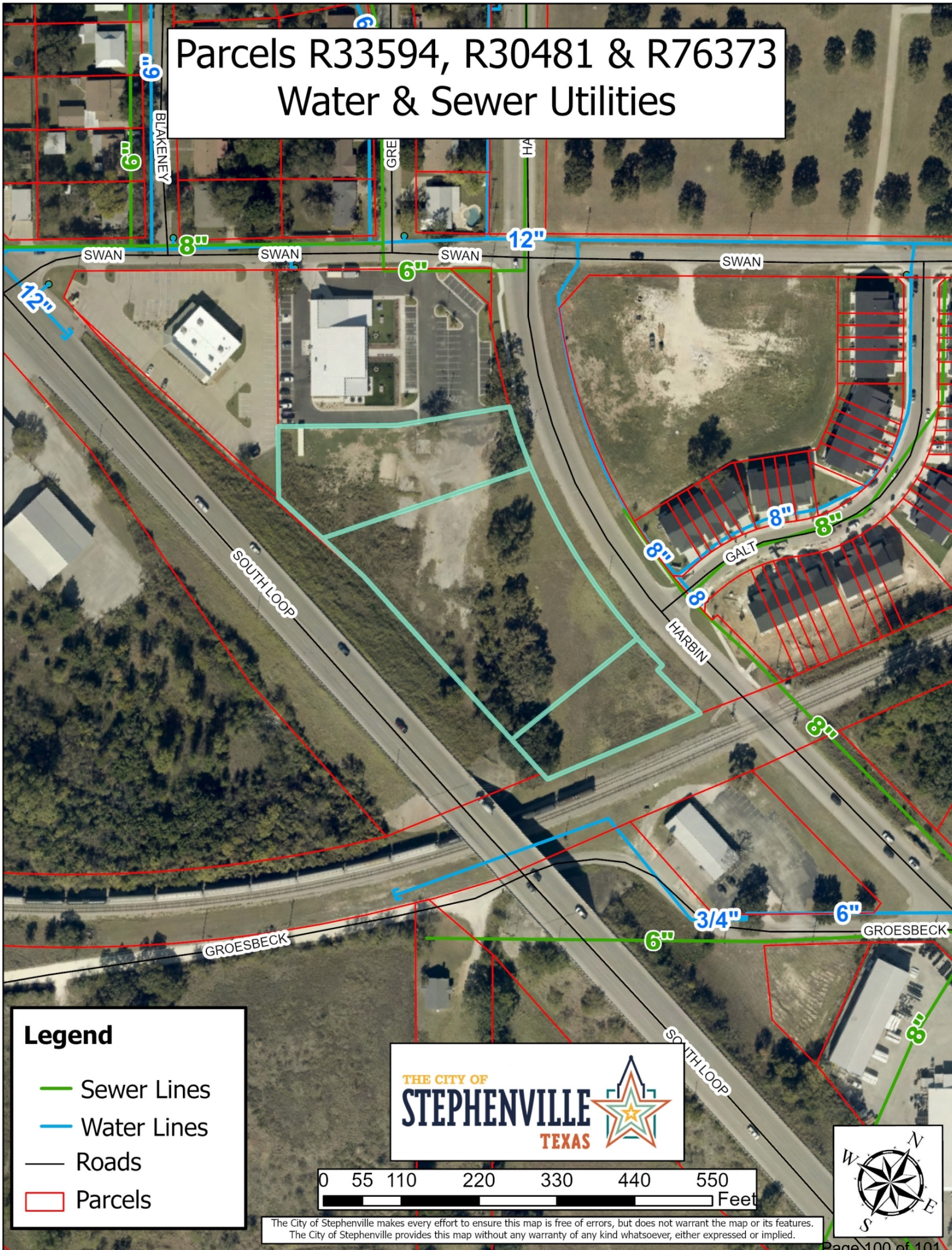
- Community Core
- Complete Neighborhood
- Open Space/Hazard
- Rural
- Special District
- Town Center Mixed Use
- Roads
- Parcels



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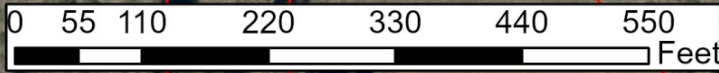


Parcels R33594, R30481 & R76373 Water & Sewer Utilities



Legend

- Sewer Lines
- Water Lines
- Roads
- Parcels



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Parcel R33594, R30481 & R76373

200 ft Buffer Addresses

Parcel ID	Parcel Address	Parcel Owner	Owner Address	City	State	Zip Code
R000072723	2004 W SWAN	AMAZING DAISY DESIGN LLC	1024 CR 1024	GLEN ROSE	TX	76043
R000033595	610 SIXTH	BACHUS JAMES O FAMILY TRUST	PO BOX 552	STEPHENVILLE	TX	76401-0552
R000078569	585 GALT DR	BACHUS JAMES O FAMILY TRUST	PO BOX 552	STEPHENVILLE	TX	76401-0552
R000078570	589 GALT DR	BACHUS JAMES O FAMILY TRUST	PO BOX 552	STEPHENVILLE	TX	76401-0552
R000078571	593 GALT DR	BACHUS JAMES O FAMILY TRUST	PO BOX 552	STEPHENVILLE	TX	76401-0552
R000078572	597 GALT DR	BACHUS JAMES O FAMILY TRUST	PO BOX 552	STEPHENVILLE	TX	76401-0552
R000078547	584 GALT DR	BARRY FAMILY HOLDINGS, LLC	PO BOX 604	LAKE HAVASU CITY	AZ	86405
R000078544	572 GALT DR	BECK BRAD & APRIL BECK	800 REGAL CROSSING	KELLER	TX	76248
R000063892	0 W SWAN	CITY OF STEPHENVILLE	298 W WASHINGTON	STEPHENVILLE	TX	76401-4257
R000014966	0 N PADDOCK & VANDERBILT	FORT WORTH & WESTERN RAILROAD	6300 RIDGLEA PLACE STE 1200	FORT WORTH	TX	76116-5738
R000078447	0 S HARBIN DR	GREENHAW MORRIS	PO BOX 37	DESDEMONA	TX	76445-1673
R000078546	580 GALT DR	HARBOUR JONATHAN	580 GALT DR 22	STEPHENVILLE	TX	76401
R000078543	568 GALT DR	JAMES DAWN MICHAEL	568 GALT DR	STEPHENVILLE	TX	76401
R000078573	601 GALT DR	KEEWAYDIN DEVELOPMENTS, LLC	159 S GRAHAM	STEPHENVILLE	TX	76401
R000078545	576 GALT DR	KEEWAYDIN DEVELOPMENTS, LLC	159 S GRAHAM	STEPHENVILLE	TX	76401
R000033602	550 S HARBIN	RED TO BLACK LLC	550 S HARBIN DR	STEPHENVILLE	TX	76401
R000071022	1950 W SOUTH LOOP	S & G COOK & ASSOC INC	1950 SOUTH LOOP	STEPHENVILLE	TX	76401-0000
R000030481	0 S HARBIN DR	TEKMAK STEPHENVILLE HOTEL, LP	3021 RIDGE ROAD A-120	ROCKWALL	TX	75032
R000076373	0 S HARBIN DR	TEKMAK STEPHENVILLE HOTEL, LP	3021 RIDGE ROAD A-120	ROCKWALL	TX	75032
R000033594	0 S HARBIN DR	TEKMAK STEPHENVILLE HOTEL, LP	3021 RIDGE ROAD A-120	ROCKWALL	TX	75032
R000072332	0 SWAN & SOUTH LOOP	TEXAS DEPARTMENT OF TRANSPORTATION	PO BOX 6868	FORT WORTH	TX	76115-6868
R000063891	320 S HARBIN DR	THE CSA FAMILY LIMITED PARTNERSHIP	350 DRIPPING SPRINGS RANCH RD	DRIPPING SPRINGS	TX	78620