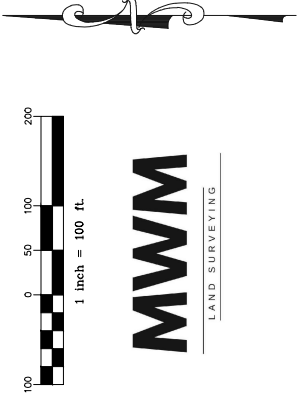


56.134 ACRE  
SITE LOCATION

VICINITY MAP  
NTS

ABBREVIATIONS  
OPRECT = OFFICIAL PUBLIC RECORDS, ERATH COUNTY, TEXAS  
DRECT = DEED RECORDS, ERATH COUNTY, TEXAS  
PRECT = PLAT RECORDS, ERATH COUNTY, TEXAS  
CC# = COUNTY CLERK'S FILE NO.  
IRF = IRON ROD FOUND  
CIRS = 5/8" CAPPED IRON ROD SET STAMPED "MWM RPLS 5438"



**MWM**  
LAND SURVEYING

APPROVED BY THE DIRECTOR OF PLANNING ON OCTOBER \_\_, 2023  
DIRECTOR OF PLANNING, CITY OF STEPHENVILLE, TEXAS

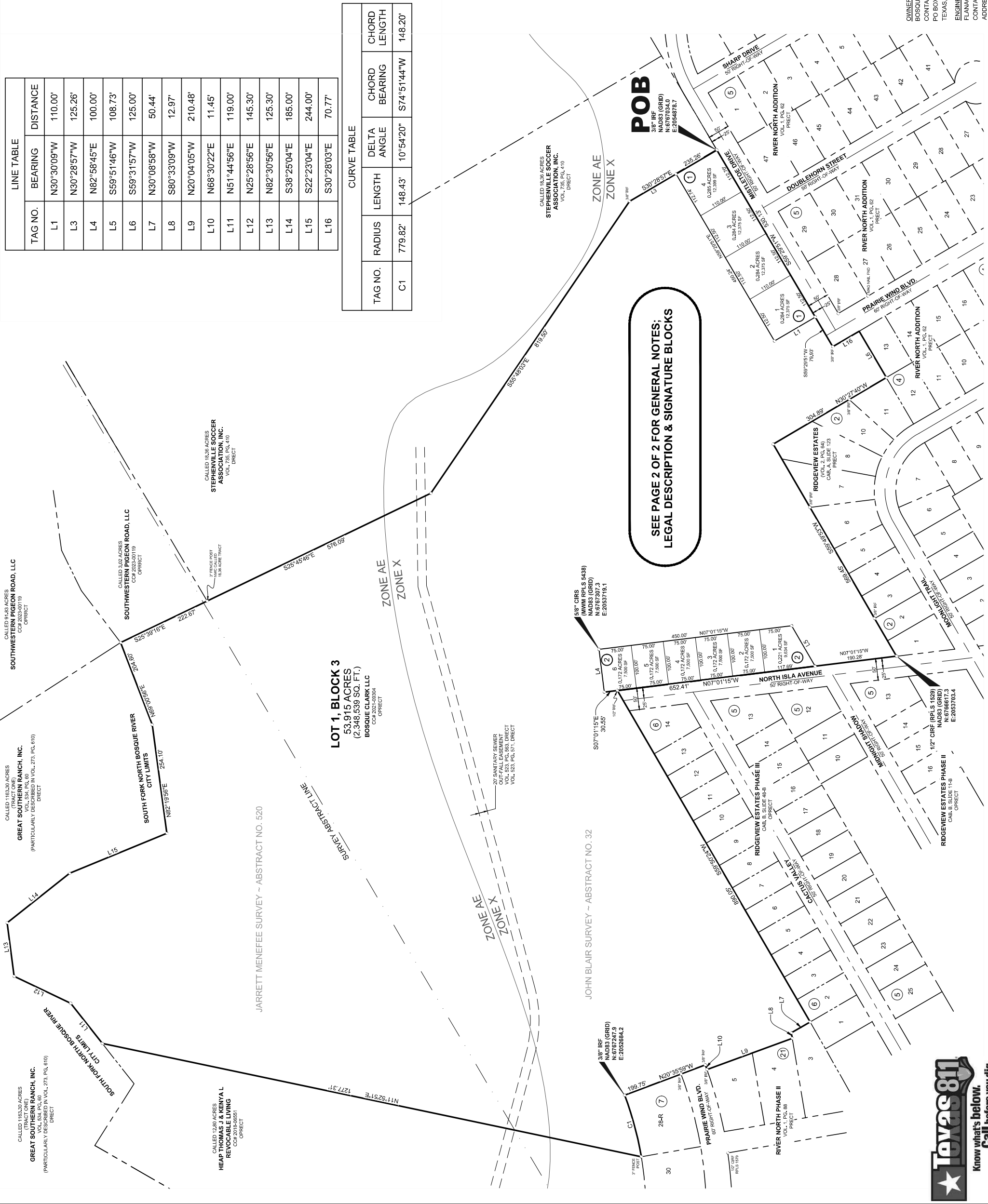
**REPLAT**  
LOTS 1 THRU 4, BLOCK 1;  
LOTS 1 THRU 6, BLOCK 2;  
LOT 1, BLOCK 3;  
**BOSQUE HEIGHTS ADDITION**  
SITUATED IN THE JOHN BLAIR SURVEY ~  
ABSTRACT NO. 32  
CITY OF STEPHENVILLE  
ERATH COUNTY, TEXAS  
11 LOTS  
SURVEYOR:

**MWM**  
LAND SURVEYING

MERLE W. MILLER LAND SURVEYING  
5048 EDWARD RANCH ROAD, STE 300  
FORT WORTH, TX 76109  
PHONE: 817.228.7870  
FBPELS FRM #10194768  
MERLE@MWM-LANDSURVEYING.COM  
OCTOBER 2023 PAGE 1 OF 2

LINE TABLE		
TAG NO.	BEARING	DISTANCE
L1	N30°30'09"W	110.00'
L3	N30°28'57"W	125.26'
L4	N82°58'45"E	100.00'
L5	S59°51'46"W	108.73'
L6	S59°31'57"W	125.00'
L7	N30°08'58"W	50.44'
L8	S80°33'09"W	12.97'
L9	N20°04'05"W	210.48'
L10	N68°30'22"E	11.45'
L11	N51°44'56"E	119.00'
L12	N25°28'56"E	145.30'
L13	N82°30'56"E	125.30'
L14	S38°25'04"E	185.00'
L15	S22°23'04"E	244.00'
L16	S30°28'03"E	70.77'

CURVE TABLE					
TAG NO.	RADIUS	LENGTH	DELTA ANGLE	CHORD BEARING	CHORD LENGTH
C1	779.82'	148.43'	10°54'20"	S74°51'44"W	148.20'



OWNER:  
BOSQUE CLARK LLC  
CONTACT: MALCOLM KANUTE  
PO BOX 9289 WICHITA FALLS  
TEXAS, 76308-9289  
ENGINEER:  
FLANAGAN LAND SOLUTIONS, LLC  
CONTACT: REECE FLANAGAN, PE  
ADDRESS: 4300 W. WACO DRIVE  
SUITE B2-227, WACO, TX 76710



