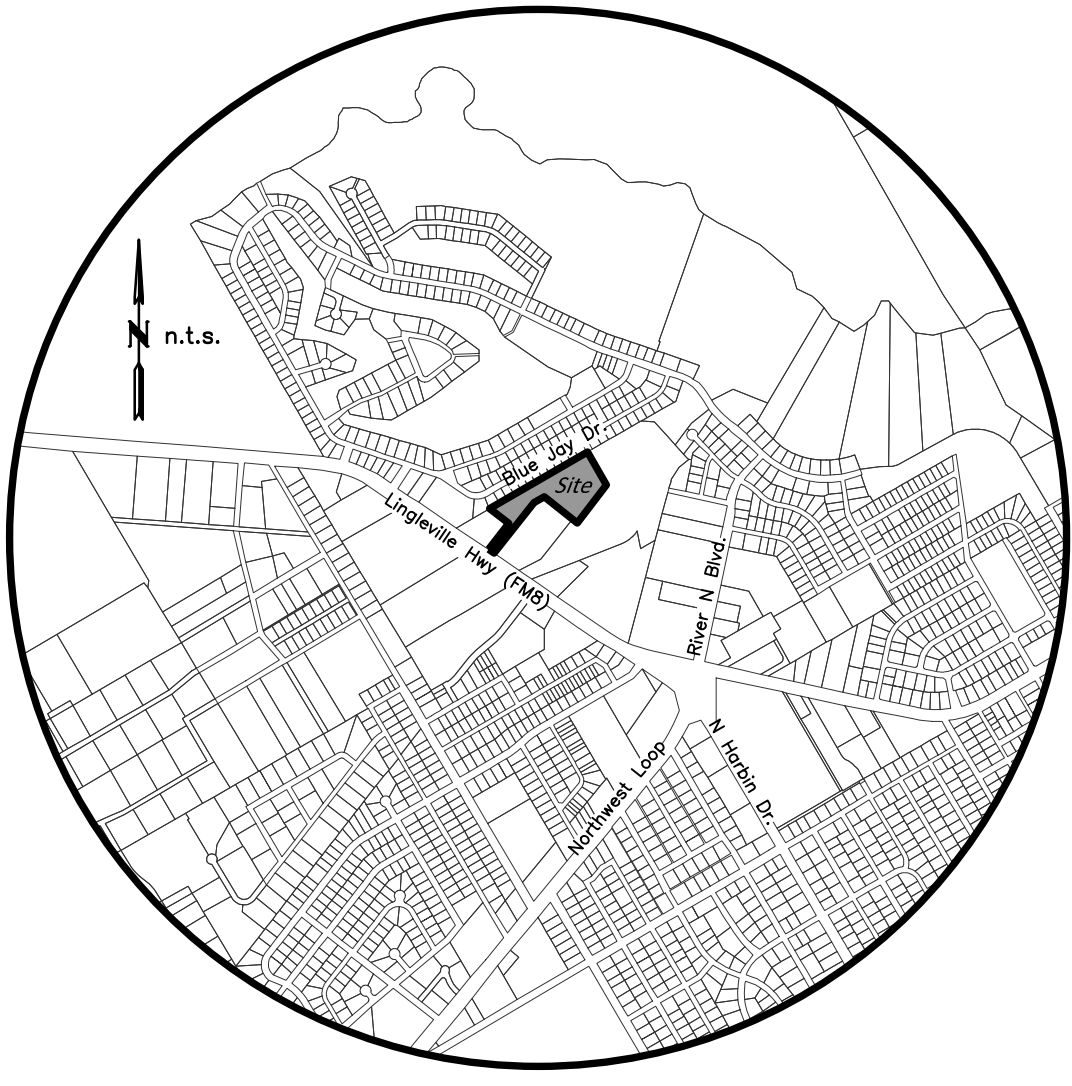
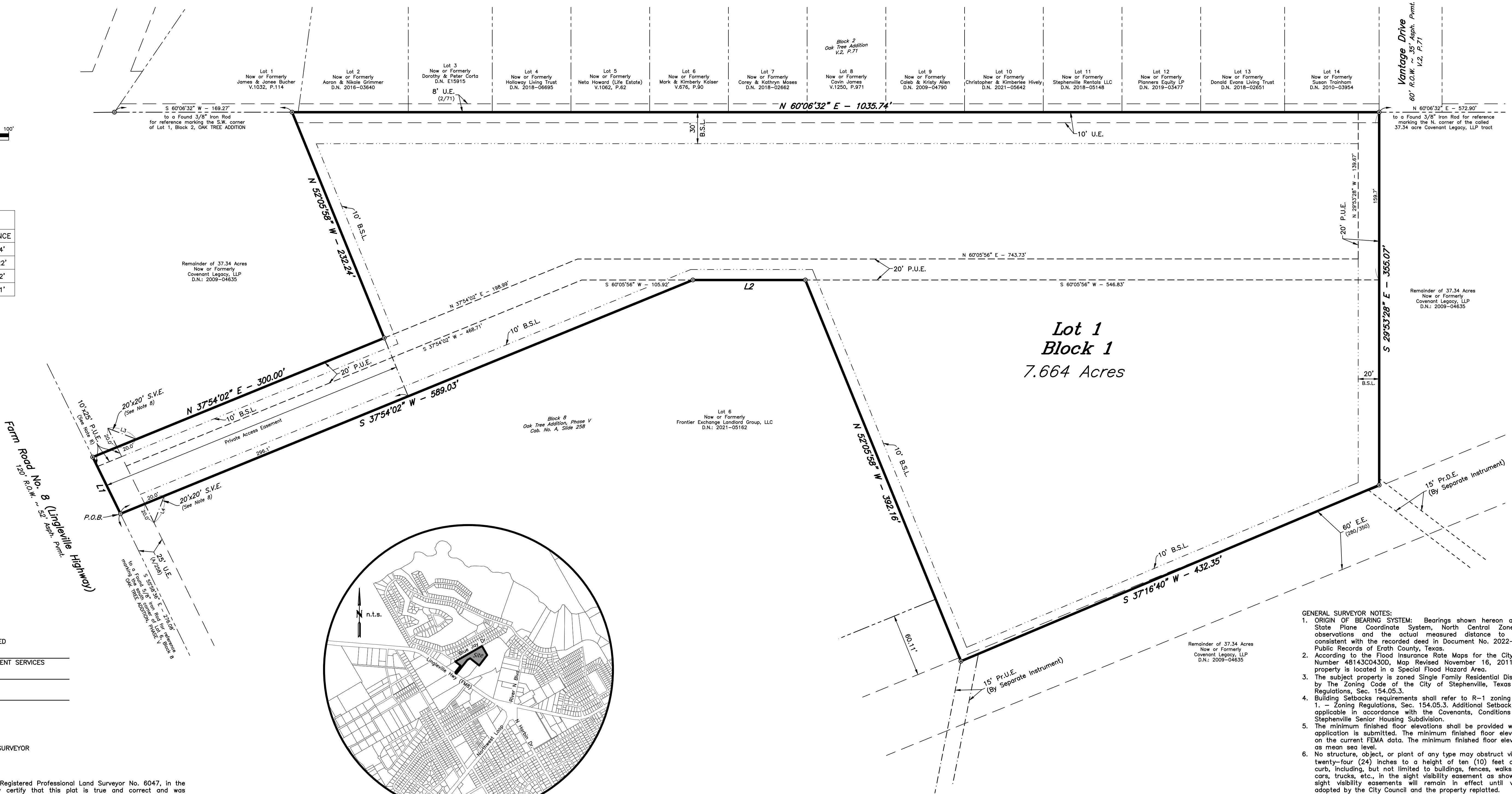


LINE	BEARING	DISTANCE
L1	N 55°58'36" W	60.14'
L2	S 60°05'56" W	107.22'
L3	N 80°57'59" E	29.22'
L4	S 9°02'26" E	27.31'



VICINITY MAP

APPROVED AND ACCEPTED  
 DIRECTOR OF DEVELOPMENT SERVICES  
 ATTEST CITY SECRETARY  
 DATE

CERTIFICATION OF THE SURVEYOR  
 STATE OF TEXAS  
 COUNTY OF BRAZOS  
 I, Gregory Hopcus, Registered Professional Land Surveyor No. 6047, in the State of Texas, hereby certify that this plat is true and correct and was prepared from an actual survey of the property and that property markers and monuments were placed under my supervision on the ground, and that the metes and bounds describing said subdivision will describe a closed geometric form.  
 Gregory Hopcus, R.P.L.S. No. 6047

STATE OF TEXAS  
 COUNTY OF ERATH  
 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/she executed the same for the purposes and consideration therein expressed, in the capacity therein stated, and as the act and deed of said partnership.  
 GIVEN UNDER MY HAND AND SEAL OF OFFICE on the \_\_\_\_ day of \_\_\_\_\_, 2023.  
 Notary Public, Erath County, Texas

CERTIFICATION BY THE COUNTY CLERK  
 (STATE OF TEXAS)  
 (COUNTY OF BRAZOS)  
 I, Gwinda Jones, Clerk of the County Court of Erath County, do hereby certify that the foregoing instrument in writing, with its certificate of authentication was filed for record and duly recorded in my office this \_\_\_\_ day of \_\_\_\_\_, 2023, at \_\_\_\_ o'clock, \_\_\_\_\_ in the Official Public Records of Erath County, Texas 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 County, Texas, the date last shown above written.

Gwinda Jones, Clerk County Court of Erath County, Texas  
 Deputy  
 Elaina D. Glockzin

FIELD NOTES

Being all that certain tract or parcel of land lying and being situated in the JARRETT MENEFFEE SURVEY, Abstract No. 520, in Stephenville, Erath County, Texas and being all of the called 7.664 acre tract described in the deed from Covenant Legacy, LLP to Retirement Living For Seniors, Ltd. recorded in Document No. 2022-06786 of the Official Public Records of Erath County, Texas (O.P.R.E.C.) and being more particularly described by metes and bounds as follows:

BEGINNING: at a found 3/8-inch iron rod marking the south corner of this herein described tract, said iron rod also marking the west corner of Lot 6, Block 8, OAK TREE ADDITION, PHASE V according to the Final Plat recorded in Cabinet No. A, Slide 258 (O.P.R.E.C.) and being in the northeast right-of-way line of Lingleville Highway (based on a 120-foot width), said highway also known as Farm Road No. 8, from whence a found 5/8-inch iron rod marking the south corner of the said Lot 6, Block 8, OAK TREE ADDITION, PHASE V bears S 55°58'36" E at a distance of 276.08 feet for reference;

THENCE: N 55°58'36" W along the northeast right-of-way line of said Lingleville Highway for a distance of 60.14 feet to a found 1/2-inch iron rod marking the most southerly west corner of this tract;

THENCE: along the common line of this tract and the remainder of the called 37.34 acre Covenant Legacy, LLP tract recorded in Document No. 2009-04635 (O.P.R.E.C.) for the following two (2) calls:

- 1) N 37°54'02" E for a distance of 300.00 feet to a found 1/2-inch iron rod marking an interior ell corner of this tract, and
- 2) N 52°05'08" W for a distance of 232.24 feet to a found 1/2-inch iron rod marking the most northerly west corner of this tract, said iron rod also being in the southeast line of Lot 1, Block 2, OAK TREE ADDITION according to the Final Plat recorded in Volume 2, Page 71 (P.R.E.C.), from whence a found 3/8-inch iron rod marking the southwest corner of the said Lot 1, Block 2, OAK TREE ADDITION bears S 60°06'32" W at a distance of 169.27 feet for reference;

THENCE: N 60°06'32" E along the common line of this tract and said OAK TREE ADDITION for a distance of 1,035.74 feet to a found 1/2-inch iron rod marking the north corner of this herein described tract, said iron rod also being in the southeast right-of-way line of Vantage Drive (based on a 60-foot width), from whence a found 3/8-inch iron rod marking the north corner of the called 37.34 acre Covenant Legacy, LLP remainder tract bears N 60°06'32" E at a distance of 572.90 feet for reference;

THENCE: into and through the called 37.34 acre Covenant Legacy, LLP remainder tract and along the common line of this tract and the said Lot 6, Block 8, OAK TREE ADDITION, PHASE V for the following five (5) calls:

- 1) S 29°53'28" E for a distance of 355.07 feet to a found 1/2-inch iron rod marking the east corner of this tract,
- 2) S 37°16'40" W for a distance of 432.35 feet to a found 1/2-inch iron rod marking the most easterly south corner of this tract,
- 3) N 52°05'58" W for a distance of 392.16 feet to a found 3/8-inch iron rod marking an angle corner of this tract, said iron rod also marking the north corner of the said Lot 6, Block 8, OAK TREE ADDITION, PHASE V,
- 4) S 60°05'56" W for a distance of 107.22 feet to a found 3/8-inch iron rod marking an angle corner of this tract, and
- 5) S 37°54'02" W for a distance of 589.03 feet to the POINT OF BEGINNING and containing 7.664 acres of land.

- GENERAL SURVEYOR NOTES:
1. ORIGIN OF BEARING SYSTEM: Bearings shown hereon are Grid North, Texas State Plane Coordinate System, North Central Zone, NAD83 per GPS observations and the actual measured distance to the monuments are consistent with the recorded deed in Document No. 2022-06786 of the Official Public Records of Erath County, Texas.
  2. According to the Flood Insurance Rate Maps for the City of Stephenville, Map Number 48143C0430D, Map Revised November 16, 2011, no portion of this property is located in a Special Flood Hazard Area.
  3. The subject property is zoned Single Family Residential District (R-1) (7,500 ft) by the Zoning Code of the City of Stephenville, Texas Article 1. - Zoning Regulations, Sec. 154.05.3. Additional setback requirements may be applicable in accordance with the Covenants, Conditions and Restrictions for Stephenville Senior Housing Subdivision.
  4. Building setbacks requirements shall refer to R-1 zoning designation in Article 1. - Zoning Regulations, Sec. 154.05.3. Additional setback requirements may be applicable in accordance with the Covenants, Conditions and Restrictions for Stephenville Senior Housing Subdivision.
  5. 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.
  6. No structure, object, or plant of any type may obstruct vision from a height of twenty-four (24) inches to a height of ten (10) feet above the top of the curb, including, but not limited to buildings, fences, walls, signs, trees, shrubs, cars, trucks, etc., in the sight visibility easement as shown on the Plat. These sight visibility easements will remain in effect until vacated by ordinance adopted by the City Council and the property replatted.
  7. Screening will be provided in the setback area consisting of landscaping and fencing.
  8. No vertical structures or signs are to be placed in the 25' P.U.E. or S.V.E. near Farm Road No. 8.
  9. The private access easement will allow direct access to the proposed driveway to both adjoining tracts.
  10. Unless otherwise indicated 1/2" Iron Rods are set at all corners.  
 ⊙ - 1/2" Iron Rod Found  
 ⊙ - 3/8" Iron Rod Found
  11. Abbreviations:  
 B.S.L. - Building Setback Line  
 D.N. - Document Number  
 E.E. - Electrical Easement  
 P.O.B. - Point of Beginning  
 Pr.D.E. - Private Drainage Easement  
 Pr.U.E. - Private Utility Easement  
 P.U.E. - Public Utility Easement  
 S.V.E. - Sight Visibility Easement  
 U.E. - Utility Easement

**FINAL PLAT**

**STEPHENVILLE SENIOR HOUSING SUBDIVISION**

**7.664 ACRES**

**LOT 1, BLOCK 1, 1 TOTAL LOT**

**JARRETT MENEFFEE SURVEY, A-520**

**STEPHENVILLE, ERATH COUNTY, TEXAS**

**SEPTEMBER, 2022**

SCALE: 1" = 50'

Owner: Retirement Living For Seniors, Ltd.  
 P.O. Box 3189  
 Bryan, Texas 77805

Surveyor: McClure & Browne Engineering/Surveying, Inc.  
 1008 Woodcreek Dr., Suite 103  
 College Station, Texas 77845  
 (979) 693-3838

Texas Firm Registration No. 10103300  
 10120046-fp.dwg