

Utility Easements

The streets and easements shown thereon are hereby dedicated to the Public use forever. The streets are dedicated for street purposes. The easements, as shown, are dedicated for the public use forever, for the purposes indicated on this plat. No buildings, fences, trees, shrubs, or other improvements or growths shall be constructed, reconstructed, or placed upon, over or across the easements shown. Said easements being hereby reserved for the mutual use and accommodation of all public utilities using or desiring to use the same. Any, and all public utility shall have the right to remove and keep removed all or part of any buildings, fences, trees, or other improvements or growths which in any way endanger or interfere with the construction, maintenance, or efficiency of its respective system on the easements and all public utilities shall at all times have full right of ingress and egress to or from and upon reconstructing, inspecting, patrolling, maintaining, respective systems without the necessity at any time of procuring the permission of anyone.

Any public utility shall have the right of ingress and egress to private property for the purpose of reading meters and/or for any maintenance and service required or ordinarily performed by that utility. The easements dedicated are for the specific use of installing and maintaining water, sewer, electrical, natural gas, telephone, fiber or cablevision lines, and are not intended to be used for garbage dumpsters, the collection of garbage, or for the use of garbage vehicles in any manner.

Construction Over Easements

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

Underground Utilities

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

Flood Hazard Note

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

Special Notice

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

Additional Notes

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

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

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

Lot X Note

All lots denoted with the suffix of "X" are common areas & green spaces, except for Lot 16X, Block 7 & Lot 36X, Block 8. Lot 16X, Block 7 & Lot 36X, Block 8 are 24' private access, utility, private drainage easements and fire lane.

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

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

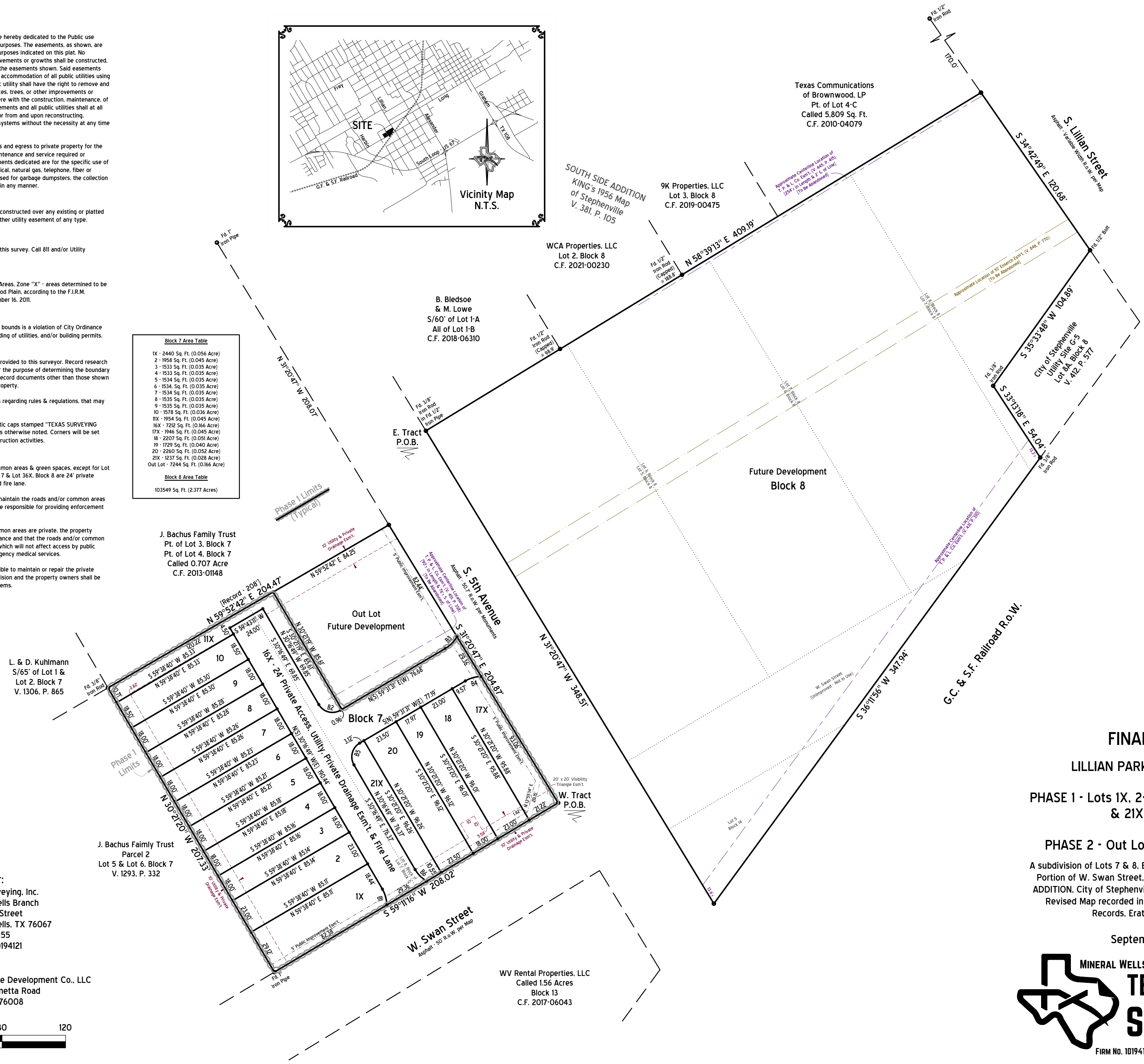
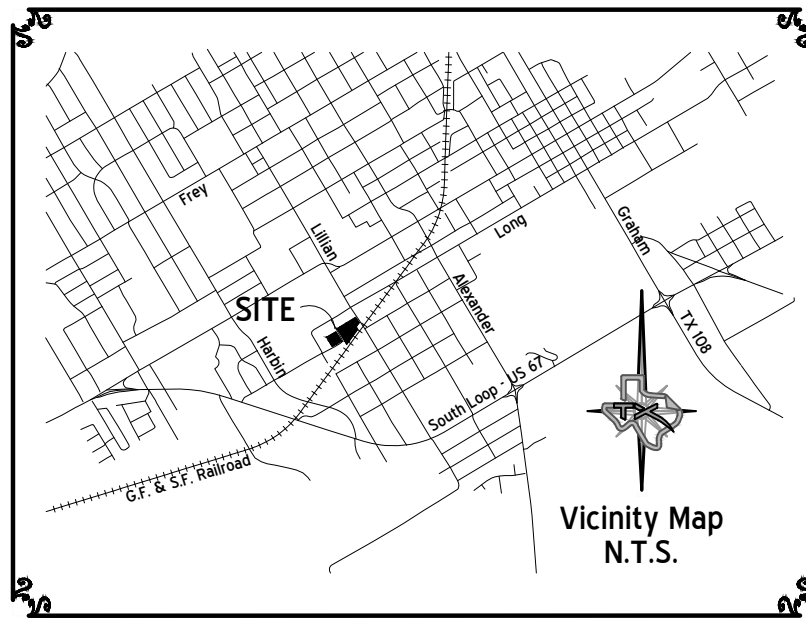
The City of Stephenville will never be responsible to maintain or repair the private water and/or sewer utilities within this subdivision and the property owners shall be perpetually liable for maintenance of said systems.

Block 7 Area Table

1X - 2440 Sq. Ft. (0.056 Acre)
2 - 1958 Sq. Ft. (0.045 Acre)
3 - 1533 Sq. Ft. (0.035 Acre)
4 - 1533 Sq. Ft. (0.035 Acre)
5 - 1534 Sq. Ft. (0.035 Acre)
6 - 1534 Sq. Ft. (0.035 Acre)
7 - 1534 Sq. Ft. (0.035 Acre)
8 - 1535 Sq. Ft. (0.035 Acre)
9 - 1535 Sq. Ft. (0.035 Acre)
10 - 1578 Sq. Ft. (0.036 Acre)
11X - 1954 Sq. Ft. (0.045 Acre)
16X - 7212 Sq. Ft. (0.166 Acre)
17X - 1946 Sq. Ft. (0.045 Acre)
18 - 2207 Sq. Ft. (0.051 Acre)
19 - 1729 Sq. Ft. (0.040 Acre)
20 - 2260 Sq. Ft. (0.052 Acre)
21X - 1237 Sq. Ft. (0.028 Acre)
Out Lot - 7244 Sq. Ft. (0.166 Acre)
103549 Sq. Ft. (2.377 Acres)

Curve Data Table

B1 - Curve (Left)
Radius - 20.00' Arc - 10.50'
Ch. - N 15°14'18" W 10.38'
B2 - Curve (Left)
Radius - 10.00' Arc - 15.74'
Ch. - N 75°22'39" W 14.17'
B3 - Curve (Left)
Radius - 20.00' Arc - 10.43'
Ch. - N 44°35'24" E 10.31'
B4 - Curve (Left)
Radius - 20.00' Arc - 15.52'
Ch. - S 74°35'43" W 10.40'
B5 - Curve (Left)
Radius - 10.00' Arc - 15.67'
Ch. - N 14°37'21" E 14.12'
B6 - Curve (Left)
Radius - 20.00' Arc - 10.44'
Ch. - S 45°14'24" E 10.33'



FINAL PLAT

LILLIAN PARK TOWNHOMES

PHASE 1 - Lots 1X, 2-10, 11X, 16X, 17X, 18-20, & 21X, Block 7

PHASE 2 - Out Lot, Block 7 & Block 8

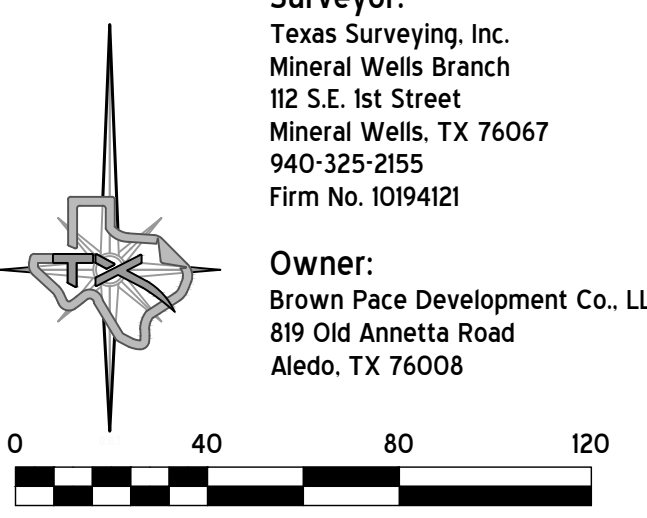
A subdivision of Lots 7 & 8, Block 7, Lots 5, 6, 7, & 8, Block 8. Portion of W. Swan Street, & Lot 5, Block 14, SOUTH SIDE ADDITION, City of Stephenville, according to the King's 1956 Revised Map recorded in Volume 381, Page 105, Deed Records, Erath County, Texas.

September 2023

MINERAL WELLS BRANCH - 940-325-2155

TEXAS SURVEYING INC.

FIRM NO. 10194121 - MINERALWELLS@TXSURVEYING.COM



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

Owner:
Brown Pace Development Co., LLC
819 Old Annetta Road
Aledo, TX 76008

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

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

Owner:
Brown Pace Development Co., LLC
819 Old Annetta Road
Aledo, TX 76008

WEST TRACT SURVEY DESCRIPTION

STATE OF TEXAS
COUNTY OF ERATH

Of a 0.976 acre (42,503 Sq. Ft.) tract of land being all of Lot 7 & Lot 8, Block 7, SOUTH SIDE ADDITION, City of Stephenville, Erath, Texas, according to the King's 1956 Revised Map recorded in Volume 381, Page 105, Deed Records, Erath County, Texas: being all of Tract Two as conveyed to Brown Pace Development Company, LLC in Clerk File No. 2020-05483, Official Public Records, Erath County, Texas: being further described by metes and bounds as follows:

BEGINNING at a set p.k. nail in asphalt at the southeast corner of said Block 7 at the intersection of the west right of way line of S. 5th Avenue with the north right of way line of W. Swan Street, for the southeast corner of this tract.

THENCE S 59°11'16" W 208.02 feet along the north right of way line of said W. Swan Street to a found 1" iron pipe, at the southeast corner of Parcel 2 as conveyed to J. Bachus Family Trust in Volume 1293, Page 332, O.P.R.E.C.T., for the southwest corner of this tract.

THENCE N 30°21'20" W 207.33 feet with the occupied west line of said Lot 7, to a found 3/8" iron rod at the southerly common corner of that certain tract of land conveyed to L. & D. Kuhlmann in Volume 1306, Page 865, O.P.R.E.C.T. & that called 0.707 acres tract of land conveyed to J. Bachus Family Trust in Clerk File No. 2013-01148, O.P.R.E.C.T., for the northwest corner of this tract.

THENCE N 59°52'42" E 204.47 feet along the occupied & apparent north line of said Lot 7 & said Lot 8 to a set 1/2" iron rod with red plastic cap stamped "TEXAS SURVEYING INC", in the west right of way line of said S. 5th Avenue, for the northeast corner of this tract. WHENCE a found 1" iron pipe at the northeast corner of said Block 7 bears N 31°20'47" W 208.07 feet.

THENCE S 31°20'47" E 204.87 feet along the west right of way line of said S. 5th Avenue to the POINT OF BEGINNING.

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

SURVEYOR CERTIFICATION

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

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

Micah Hamilton, Registered Professional Land Surveyor No. 5865
M20159-PLAT-R7 - September 2023

KNOW ALL MEN BY THESE PRESENTS

That, Brown Pace Development Company, LLC, being the sole owner, do hereby adopt this plat designating the herein described real property as

LILLIAN PARK TOWNHOMES

PHASE 1 - Lots 1X, 2-10, 11X, 16X, 17X, 18-20, & 21X, Block 7

PHASE 2 - Out Lot, Block 7 & Block 8

City of Stephenville, Erath County, Texas, and I do hereby dedicate to the public's use forever the easements and rights-of-way shown hereon, witness my hand, this the _____ day of _____, 2023.

OWNER

Agent and/or Representative

Title

STATE OF TEXAS

Before me, the undersigned, a Notary Public in and for the State of Texas on this day personally appeared _____, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same for the purpose and consideration therein expressed. Given under my hand and seal of office, this _____ day of _____, 2023.

Notary Public in and for the State of Texas

EAST TRACT SURVEY DESCRIPTION

STATE OF TEXAS
COUNTY OF ERATH

Of a 2.377 acres (103,548 Sq. Ft.) tract of land being all of Lots 5, 6, 7, & 8, Block 8, that portion of W. Swan Street lying between Block 8 & Block 14, and all of Lot 5, Block 14, SOUTH SIDE ADDITION, City of Stephenville, Erath, Texas, according to the King's 1956 Revised Map recorded in Volume 381, Page 105, Deed Records, Erath County, Texas: being all of Tract One & Tract Three as conveyed to Brown Pace Development Company, LLC in Clerk File No. 2020-05483, Official Public Records, Erath County, Texas: being further described by metes and bounds as follows:

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

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

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

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

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

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

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

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

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

APPROVAL STATEMENT

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

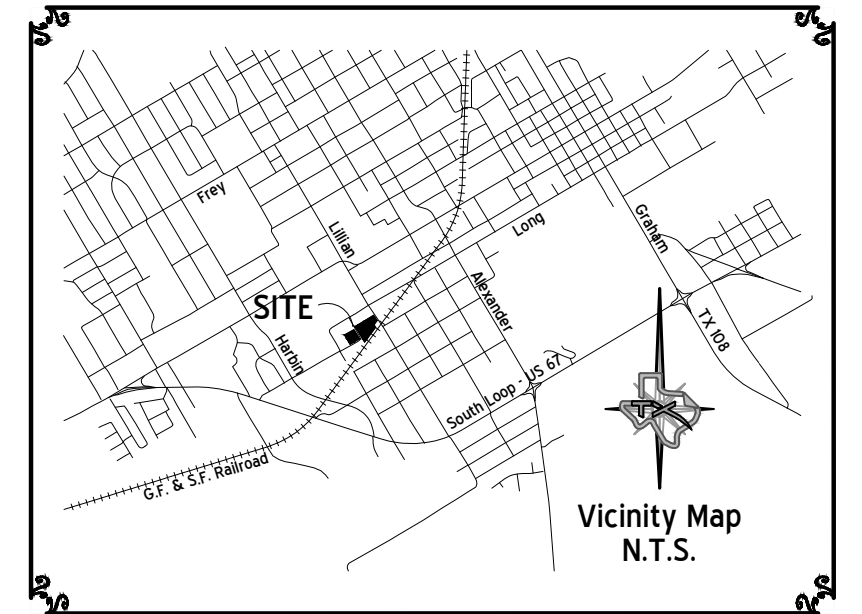
Approved: _____, 2023

City of Stephenville

Erath County, Texas

By: _____
Directory of Development Services

Attest: _____
City Secretary



FINAL PLAT

LILLIAN PARK TOWNHOMES

PHASE 1 - Lots 1X, 2-10, 11X, 16X, 17X, 18-20, & 21X, Block 7

PHASE 2 - Out Lot, Block 7 & Block 8

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September 2023

