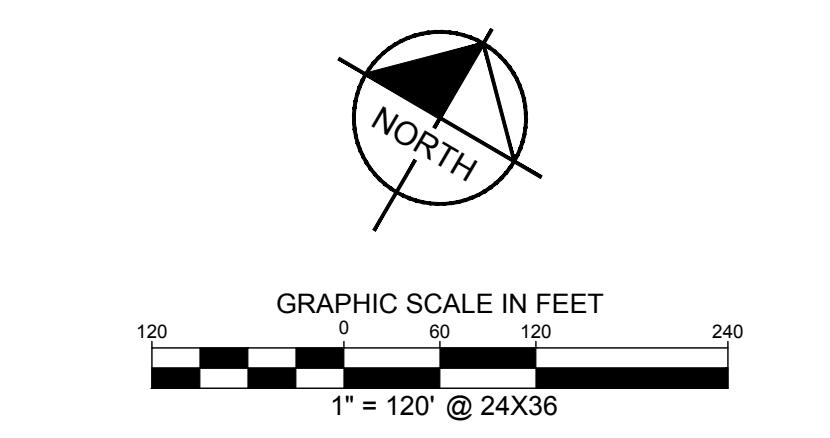


**LINE TYPE LEGEND**

	BOUNDARY LINE
	ADJACENT PROPERTY LINE
	EXISTING EASEMENT LINE
	PROPOSED EASEMENT LINE
	DENIAL OF ACCESS LINE

- LEGEND**
- P.O.B. POINT OF BEGINNING
  - IRF IRON ROD FOUND
  - IRFC IRON ROD FOUND WITH CAP
  - IRSC 5/8" IRON ROD SET WITH A CAP STAMPED "KHA"
  - D.R.E.C.T. DEED RECORDS OF ERATH COUNTY, TEXAS
  - O.P.R.E.C.T. OFFICIAL PUBLIC RECORDS OF ERATH COUNTY, TEXAS



**LINE TABLE**

NO.	BEARING	LENGTH
L1	N59°16'31"E	169.68'
L2	N42°50'41"E	254.42'
L3	S54°46'01"E	58.79'
L5	S68°53'07"E	283.01'
L6	S29°48'32"E	95.04'
L7	S60°10'15"W	50.00'
L8	S40°03'42"E	281.67'

**CURVE TABLE**

NO.	RADIUS	DELTA	CHORD BEARING	CHORD	LENGTH
C1	528.30'	41°00'09"	S74°47'13"E	370.05'	378.07'

**PRELIMINARY PLAT**  
**NOT FOR RECORDING PURPOSES**  
**LA PALOMA RESIDENTIAL**  
**94.893 ACRES**  
**JARRETT MENEFFEE SURVEY**  
**ABSTRACT NO. 520**  
**CITY OF STEPHENVILLE, ERATH COUNTY, TEXAS**

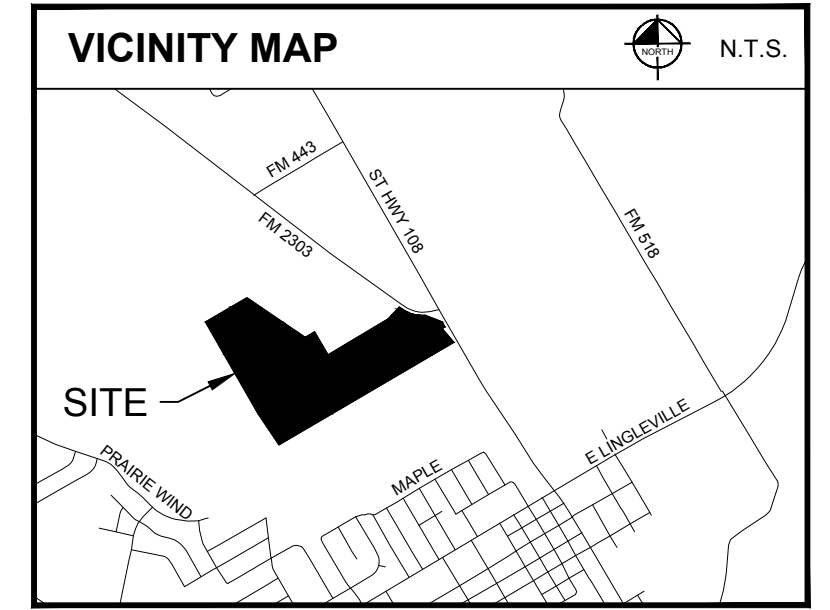
801 Cherry Street, Unit 11, # 1300 Fort Worth, Texas 76102 FIRM # 10194040 Tel. No. (817) 335-6511 www.kimley-horn.com

Scale	Drawn by	Checked by	Date	Project No.	Sheet No.
1" = 120'	BSG	SMP	9/16/2024	061340000	1 OF 4

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DWG NAME: \\KIMLEY-HORN\CLT\TWP\17\JARRETT MENEFFEE SURVEY\08194000-001\_ARCHITEXAS\STEPHENVILLE\_PLAT\REV\1.DWG PLOTTED BY: GARVEY, BRIAN\15/06/2024 4:15 PM LAST SAVE: 09/16/2024 4:11 PM

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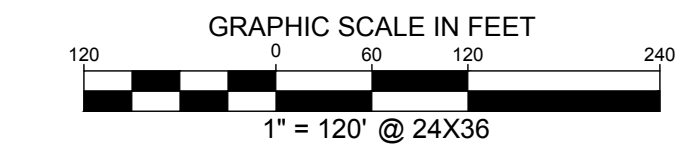
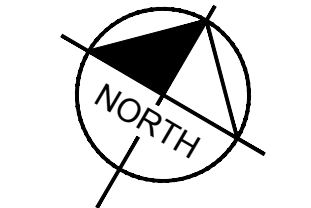


**LINE TYPE LEGEND**

—	BOUNDARY LINE
- - -	ADJACENT PROPERTY LINE
- · - · -	EXISTING EASEMENT LINE
- · - · -	PROPOSED EASEMENT LINE
- · - · -	DENIAL OF ACCESS LINE

**LEGEND**

P.O.B. POINT OF BEGINNING  
 IRF IRON ROD FOUND  
 IRFC IRON ROD FOUND WITH CAP  
 IRSC 5/8" IRON ROD SET WITH A CAP STAMPED "KHA"  
 D.R.E.C.T. DEED RECORDS OF ERATH COUNTY, TEXAS  
 O.P.R.E.C.T. OFFICIAL PUBLIC RECORDS OF ERATH COUNTY, TEXAS

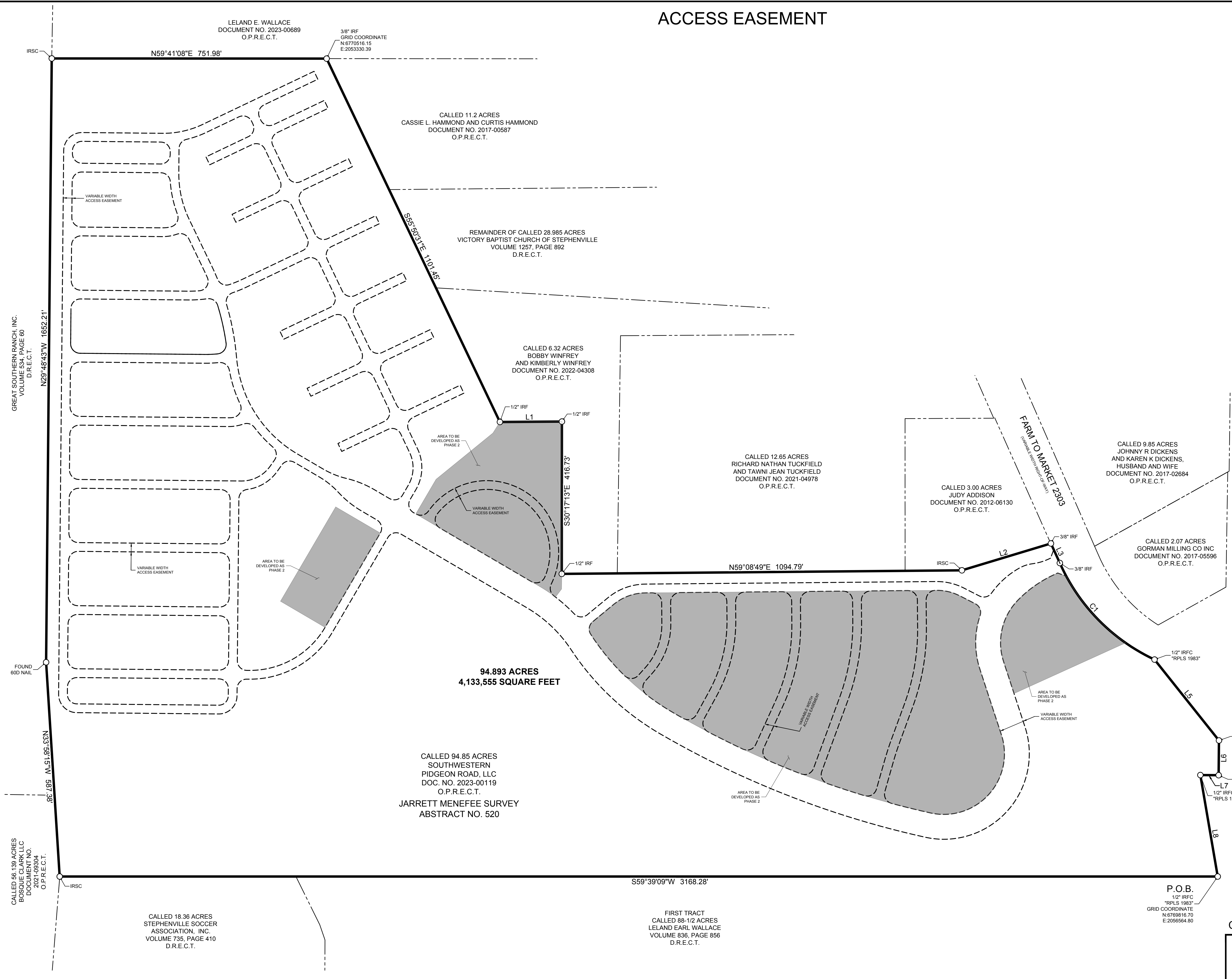


**LINE TABLE**

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**CURVE TABLE**

NO.	RADIUS	DELTA	CHORD BEARING	CHORD	LENGTH
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**PRELIMINARY PLAT**  
**NOT FOR RECORDING PURPOSES**  
 LA PALOMA RESIDENTIAL  
 94.893 ACRES  
 JARRETT MENEFEE SURVEY  
 ABSTRACT NO. 520  
 CITY OF STEPHENVILLE, ERATH COUNTY, TEXAS

**Kimley»Horn**

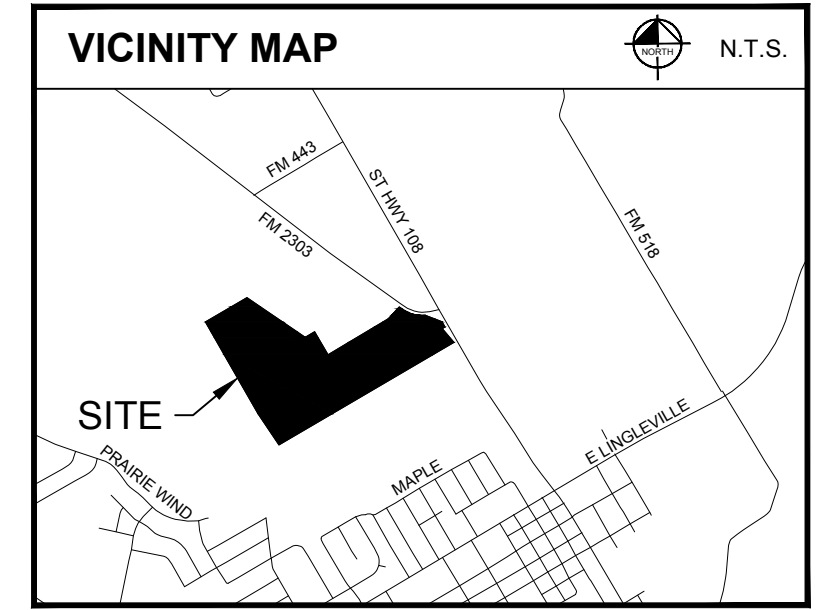
801 Cherry Street, Unit 11, # 1300 Fort Worth, Texas 76102 FIRM # 10194040 Tel. No. (817) 335-6511 www.kimley-horn.com

Scale	Drawn by	Checked by	Date	Project No.	Sheet No.
1" = 120'	BSG	SMP	9/16/2024	061340000	2 OF 4

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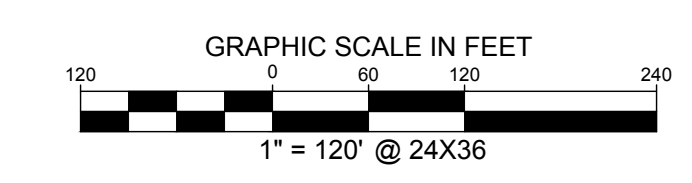
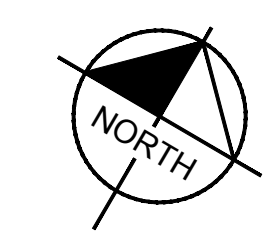
# ELECTRIC AND WATER EASEMENTS



**LINE TYPE LEGEND**

	BOUNDARY LINE
	ADJACENT PROPERTY LINE
	EXISTING EASEMENT LINE
	PROPOSED EASEMENT LINE
	DENAL. OF ACCESS LINE

- LEGEND**
- P.O.B. POINT OF BEGINNING
  - IRF IRON ROD FOUND
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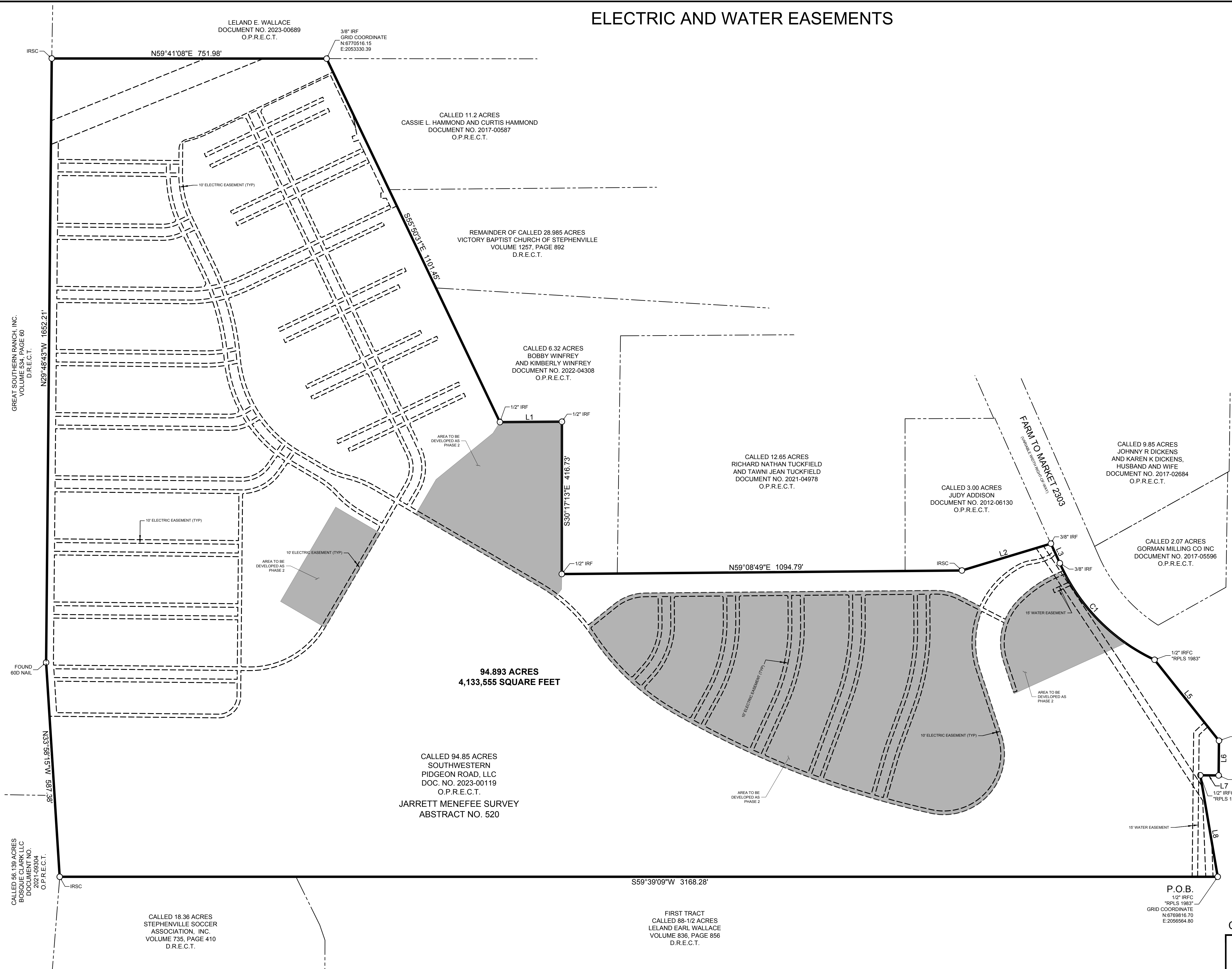


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**CURVE TABLE**

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STATE HIGHWAY 108  
(Variable Right-of-Way)

**PRELIMINARY PLAT**  
**NOT FOR RECORDING PURPOSES**  
 LA PALOMA RESIDENTIAL  
 94.893 ACRES  
 JARRETT MENEFFEE SURVEY  
 ABSTRACT NO. 520  
 CITY OF STEPHENVILLE, ERATH COUNTY, TEXAS

**Kimley»Horn**

801 Cherry Street, Unit 11, # 1300 Fort Worth, Texas 76102 FIRM # 10194040 Tel. No. (817) 335-6511 www.kimley-horn.com

Scale	Drawn by	Checked by	Date	Project No.	Sheet No.
1" = 120'	BSG	SMP	9/16/2024	061340000	3 OF 4

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D:\WORK\2024\LA PALOMA RESIDENTIAL\PLAT\REVISED\LA PALOMA RESIDENTIAL PRELIMINARY PLAT.dwg PLOTTED BY: GARVEY, BRIAN 9/16/2024 4:15 PM LAST SAVE: 9/16/2024 4:11 PM

**OWNER'S CERTIFICATE**  
STATE OF TEXAS §  
COUNTY OF ERATH §

**WHEREAS** Southwestern Financial Group, Inc. is the owner of a 94.893 acre (4,133,555 square foot) tract of land situated in the Jarrett Menefee Survey, Abstract No. 520, Erath County, Texas, and being all of the called 94.85 acre tract of land described in the deed to Southwestern Pidgeon Road, LLC recorded in Document No. 2023-00119 of the Official Public Records of Erath County, Texas, said 94.893 acre (4,133,555 square foot) tract of land being more particularly described by metes and bounds as follows:

**BEGINNING** at a 1/2 inch iron rod with cap stamped "RPLS 1983" found for the east corner of said 94.85 acre tract of land, said 1/2 inch iron rod with cap stamped "RPLS 1983" also being in the southwesterly right-of-way line of State Highway 108 (variable width right-of-way);

**THENCE** South 59 degrees 39 minutes 09 seconds West, with the southeasterly line of said 94.85 acre tract of land, a distance of 3,168.28 feet to a 5/8 inch iron rod with cap stamped "KHA" set for the south corner of said 94.85 acre tract of land;

**THENCE** North 33 degrees 58 minutes 15 seconds West, with the southwesterly line of said 94.85 acre tract of land, a distance of 587.38 feet to a 60d Nail found for corner;

**THENCE** North 29 degrees 48 minutes 43 seconds West, with the southwesterly line of said 94.85 acre tract of land, a distance of 1,652.21 feet to a 5/8 inch iron rod with cap stamped "KHA" set for the west corner of said 94.85 acre tract of land;

**THENCE** North 59 degrees 41 minutes 08 seconds East, with a northwesterly line of said 94.85 acre tract of land, a distance of 751.98 feet to a 3/8 inch iron rod found for the most westerly north corner of said 94.85 acre tract of land;

**THENCE** South 55 degrees 50 minutes 31 seconds East, with a northeasterly line of said 94.85 acre tract of land, a distance of 1,101.45 feet to a 1/2 inch iron rod found for corner;

**THENCE** North 59 degrees 16 minutes 31 seconds East, with a northwesterly line of said 94.85 acre tract of land, a distance of 169.68 feet to a 1/2 inch rod found for corner;

**THENCE** South 30 degrees 17 minutes 13 seconds East, with a northeasterly line of said 94.85 acre tract of land, a distance of 416.73 feet to a 1/2 inch iron rod found for corner;

**THENCE** North 59 degrees 08 minutes 49 seconds East, with a northwesterly line of said 94.85 acre tract of land, a distance of 1,094.79 feet to a 5/8 inch iron rod with cap stamped "KHA" set for corner;

**THENCE** North 42 degrees 50 minutes 41 seconds East, with a northwesterly line of said 94.85 acre tract of land, a distance of 254.42 feet to a 3/8 inch iron rod found for the most easterly north corner of said 94.85 acre tract of land, said 3/8 inch iron rod also being in the southwesterly right-of-way line of Farm to Market Road 2303 (variable width right-of-way);

**THENCE** South 54 degrees 46 minutes 01 second East, with the common northeasterly line of said 94.85 acre tract of land and the southwesterly right-of-way line of said Farm to Market Road 2303, a distance of 58.79 feet to a 3/8 inch iron rod found for the beginning of a non-tangent curve to the left having a radius of 528.30 feet, a central angle of 41 degrees 00 minutes 09 seconds, and a chord that bears South 74 degrees 47 minutes 13 seconds East, a chord distance of 370.05 feet;

**THENCE** Southeasterly, with the common northeasterly line of said 94.85 acre tract of land and the southwesterly right-of-way line of said Farm to Market Road 2303, and with said non-tangent curve to the left, an arc length of 378.07 feet to a 1/2 inch iron rod with cap stamped "RPLS 1983" found for corner;

**THENCE** South 68 degrees 53 minutes 07 seconds East, with the common northeasterly line of said 94.85 acre tract of land and the southwesterly right-of-way line of said Farm to Market Road 2303, a distance of 283.01 feet to a 1/2 inch iron rod with cap stamped "RPLS 1983" found for the intersection of the southwesterly right-of-way line of said Farm to Market Road 2303 with the southwesterly right-of-way line of said State Highway 108;

**THENCE** South 29 degrees 48 minutes 32 seconds East, with the common northeasterly line of said 94.85 acre tract of land and southwesterly right-of-way line of said State Highway 108, a distance of 95.04 feet to a 5/8 inch iron rod with cap stamped "KHA" for corner;

**THENCE** South 60 degrees 10 minutes 15 seconds West, with the common northeasterly line of said 94.85 acre tract of land and southwesterly right-of-way line of said State Highway 108, a distance of 50.00 feet to a 1/2 inch iron rod with cap stamped "RPLS 1983" found for corner;

**THENCE** South 40 degrees 03 minutes 42 seconds East, with the common northeasterly line of said 94.85 acre tract of land and southwesterly right-of-way line of said State Highway 108, a distance of 281.67 feet to the **POINT OF BEGINNING** and containing 4,133,555 square feet or 94.893 acres of land.

**OWNER'S DEDICATION**  
**NOW THEREFORE, KNOW ALL MEN BY THESE PRESENTS:**

**THAT**, Southwestern Financial Group, Inc. do hereby adopt this plat designating the hereinabove described real property as **LA PALOMA RESIDENTIAL**, an 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. All, part of any public utility shall have the right to remove and keep removed all 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.

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, 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.

WITNESS my hand at \_\_\_\_\_, \_\_\_\_\_ County, Texas this the \_\_\_\_\_ day of \_\_\_\_\_, 2024

\_\_\_\_\_  
Cole Gilliam Parks, President

STATE OF \_\_\_\_\_ §  
COUNTY OF \_\_\_\_\_ §

BEFORE ME, the undersigned, a Notary Public in and for the said County and State, on this day personally appeared Cole Gilliam Parks, 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 therein expressed and under oath stated that the statements in the foregoing certificate are true.

GIVEN UNDER MY HAND AND SEAL OF OFFICE this \_\_\_\_ day of \_\_\_\_\_, 2024.

\_\_\_\_\_  
Notary Public in and for the State of \_\_\_\_\_

**NOTES**

- The bearing system for this survey is based on the Texas Coordinate System of 1983 (2011), North Central Zone 4202 based on observations made on June 26, 2024 with an applied combined scale factor of 1.00006.
- The grid coordinates shown hereon are based on the Texas Coordinate System of 1983, North Central Zone 4202, no scale and no projection.
- There are no existing gas, petroleum, or similar common carrier easements located on the property.
- According to Federal Emergency Management Agency's Flood Insurance Rate Map No. 48143C0430D, for Erath County, Texas and incorporated areas, dated November 16, 2011, this property is located within Zone AE defined as "Special flood hazard areas (SFHAs) subject to inundation by the 1% annual chance flood (Base Flood Elevations determined)", Zone X (shaded) defined as "Areas of 0.2% annual chance flood; areas of 1% annual chance flood with average depths of less than 1 foot or with drainage areas less than 1 square mile; and areas protected by levees from 1% annual chance flood" and Zone X (unshaded) defined as "Areas determined to be outside the 0.2% annual chance floodplain" If this site is not within an identified special flood hazard area, this flood statement does not imply that the property and/or the structures thereon will be free from flooding or flood damage. On rare occasions, greater floods can and will occur and flood heights may be increased by man-made or natural causes. This flood statement shall not create liability on the part of the surveyor.
- The purpose of this plat is to create one multi-family lot.
- 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 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 \_\_\_\_\_, 2024, 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

**SURVEYOR'S CERTIFICATION**

I, Shaun Marvin Piepkorn, Registered Professional Land Surveyor, do hereby certify that the plat shown hereon accurately represents the property as determined by an on the ground survey, made under my supervision on August 14, 2024 and that all corners are 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

\_\_\_\_\_  
Shaun Marvin Piepkorn  
Registered Professional Land Surveyor  
No. 6432

**PRELIMINARY PLAT**  
**NOT FOR RECORDING PURPOSES**  
**LA PALOMA RESIDENTIAL**  
**94.893 ACRES**  
**JARRETT MENEFEE SURVEY**  
**ABSTRACT NO. 520**  
**CITY OF STEPHENVILLE, ERATH COUNTY, TEXAS**

**Kimley»Horn**

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Scale	Drawn by	Checked by	Date	Project No.	Sheet No.
N/A	BSG	SMP	9/16/2024	061340000	4 OF 4

**SURVEYOR**  
KIMLEY-HORN AND ASSOC. INC.  
801 CHERRY STREET, UNIT 11, SUITE 1300  
FORT WORTH, TEXAS 76102  
SHAUN MARVIN PIEPKORN, RPLS  
TEL. NO. 817-335-6511  
shaun.piepkorn@kimley-horn.com

**OWNER**  
SOUTHWESTERN LA PALOMA, LLC  
105 EAST ROAD  
STEPHENVILLE, TEXAS 76401  
COLE GILLIAM PARKS  
TEL. NO. 254-968-0074