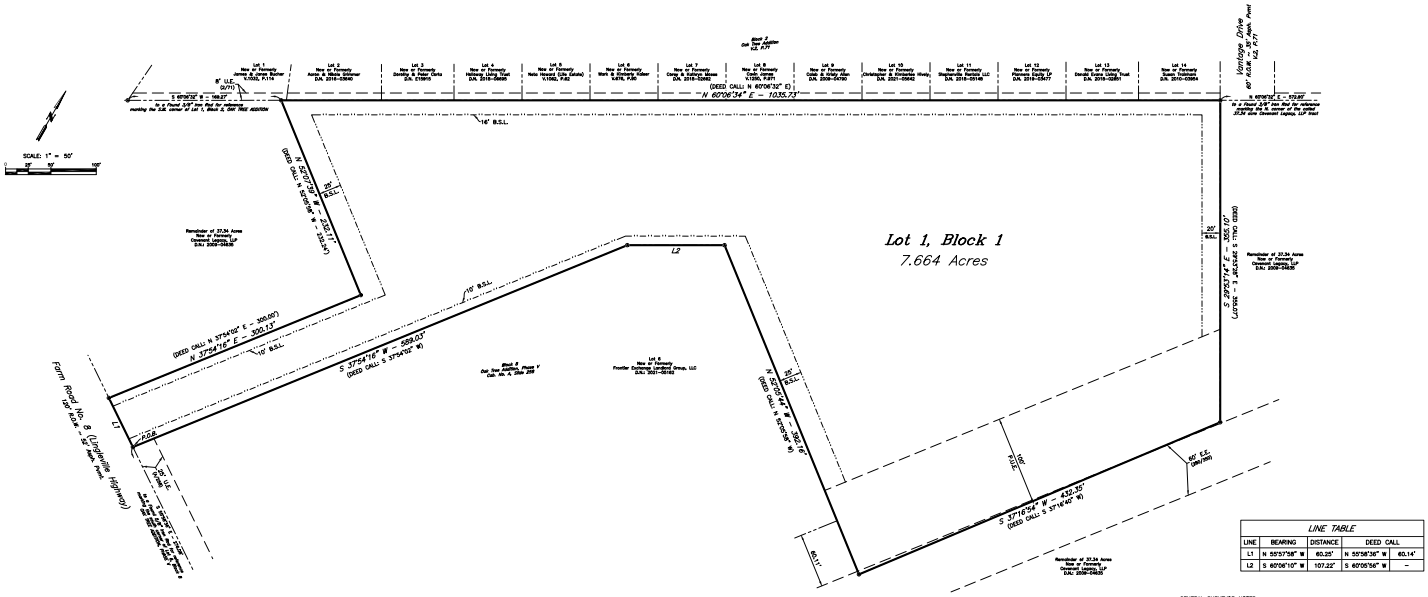

LINE TABLE			
LINE	BEARING	DISTANCE	DEED CALL
L1	N 55°57'08" W	60.25'	N 55°58'36" W 60.14'
L2	S 60°06'10" W	107.22'	S 60°06'58" W –

GENERAL SURVEYOR NOTES:
1. BASIS 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) per Article 1. – Zoning Regulations of the City of Stephenville, Texas Article 1. – Zoning Regulations, Sec. 154.05.3.
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 for construction. 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. Unless otherwise indicated 1/2" Iron Rods are set at all corners.

◆ – 1/2" Iron Rod Found
◆ – 3/8" Iron Rod Found

6. Abbreviations:
B.S.L. – Building Setback Line
Doc. No. – Document Number
E.E. – Electrical Easement
N.T.S. – Not to Scale
P.O.B. – Point of Beginning
P.U.E. – Public Utility Easement
U.E. – Utility Easement

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 all 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 forgoing 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 _____ 2022.

Notary Public, Erath County, Texas

NOW THEREFORE KNOW ALL MEN BY THESE PRESENTS:

THAT, Retirement Living For Seniors, LTD., acting by and through the undersigned, its duly authorized agent, does hereby adopt this plat designated the herein above described property as Lot 1, Block 1, STEPHENVILLE SENIOR HOUSING SUBDIVISION, an addition in the City of Stephenville, Erath County, Texas, and do hereby dedicate the rights of way and easements shown hereon to the public's use unless otherwise noted.

The easements shown hereon 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 parts of any buildings, fences, trees, shrubs, 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 reconstruction, 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 cable vision 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 under my hand _____ day of _____ 2022
By: Retirement Living For Seniors, LTD.

Elaina D. Glockzin

FIELD NOTES

Being all that certain tract or parcel of land lying and being situated in the JARRETT MENEFEE 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 B, 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 B, OAK TREE ADDITION, PHASE V bears S 55°58'36" E at a distance of 276.08 feet for reference;

THENCE: N 55°57'08" W (DEED CALL: N 55°58'36" W – 60.14') along the northeast right-of-way line of said Lingleville Highway for a distance of 60.25 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°54'16" E (DEED CALL: N 37°54'02" E – 300.00') for a distance of 300.13 feet to a found 1/2-inch iron rod marking an interior ell corner of this tract, and
2) N 52°07'36" W (DEED CALL: N 52°05'58" W – 232.24') for a distance of 232.11 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°06'34" E (DEED CALL: N 60°06'32" E) along the common line of this tract and said OAK TREE ADDITION for a distance of 1,035.73 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 80-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 B, OAK TREE ADDITION, PHASE V for the following five (5) calls:

1) S 29°53'14" E (DEED CALL: S 29°53'28" E – 355.07') for a distance of 355.10 feet to a found 1/2-inch iron rod marking an interior ell corner of this tract,
2) S 37°16'54" W (DEED CALL: 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°07'44" W (DEED CALL: N 52°05'58" W) for a distance of 392.16 feet to a found 1/2-inch iron rod marking an angle corner of this tract, said iron rod also marking the north corner of the said Lot 6, Block B, OAK TREE ADDITION, PHASE V,
4) S 60°06'10" W (DEED CALL: S 60°05'58" W) for a distance of 107.22 feet to a found 1/2-inch iron rod marking an angle corner of this tract, and
5) S 37°54'16" W (DEED CALL: S 37°54'02" W) for a distance of 589.03 feet to the POINT OF BEGINNING and containing 7.664 acres of land.

FINAL PLAT

STEPHENVILLE SENIOR HOUSING SUBDIVISION

7.664 ACRES
LOT 1, BLOCK 1, 1 TOTAL LOT
JARRETT MENEFEE SURVEY, A-520
STEPHENVILLE, ERATH COUNTY, TEXAS
SEPTEMBER, 2022
SCALE: 1" = 50'

Owner:
Retirement Living For Seniors, LTD.
P.O. Box 3199
Bryan, Texas 77805

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

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