

City of Stephenville 298 W. Washington Stephenville, TX 76401 (254) 918-1294

ZONING AMENDMENT APPLICATION

CITY OF STEPHENVILLE

APPLICANT/OWN	ER: BROWN PACE DEVS	ELOPMENT CO. L	LC
	First Name		Last Name
ADDRESS:	819 OLD ANUS	TA Pd.	817-501-98/2
	Street/P.O. Box		Phone No.
	1-1200	TX	76008
	City	State	Zip Code
PROPERTY DESC	RIPTION: 422 5. Street Address	LIKLIAN ST	
LEGAL DESCRIPT	ION: TRALT 1: 5,6,7	8 8	SOUTH SIDE Addition
	Lot(s)	Block(s)	
TRACT 2: LOTS	148, BLOCK 7, +7	PACT 33 LOTS	, BLOCK 14, 50074 S
PRESENT ZONING	7 P. 3 MALTIFAM	ILT MARUE HO	nt F
	Zoning District	THOUSE TO	Title
PROPOSED ZONIN	IG: PLANNED DEN	15INDMSALT	
TROTOSED ZONII	Zoning District	czop men	Title
APPLICANTS REQ	UEST FOR ZONING CH	ANGE IS AS FOLLO	ws: I wails
	ABLE TO SELC		
	TO PROVIDE H		1
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\$ 200,00g.		***************************************	
(Attach an additional	sheet if necessary)		
120 100			/)
144			9/15/2020
Signature of Applican	τ		Date'
Signature of City Office	cial Received		Date Received

TBPLS LICENSE NO. 10193830
4104 CR 180
STEPHENVILLE TEXAS 76401
PHONE 817-579-7551
EMAIL JB05590@SBCGLOBALNET JBO SURVEYING

TRACT ONE

Being all that certain lot, tract or parcel of land lying and being Lots 5, 6, 7, 8, Bit SOUTH. SDE ADDITION, to the City of Stephenville, Erath County, Texas, according to the King's Revised 1956 Map recorded in Volume 381, Page 1956, Deed Records, Erath Colevand also being that same tract conveyed to Lillian Park LLC., by deed recorder Deed Doc. Number 2015—04024, Deed Records, Erath County, Texas and being more described by metes and bounds.

WEINCE leaving said West Line of Lillian Avenue, South 35 Degrees 38 Minutes 00 Sec West, 104.80 feet to a 36 inch iron rod found; TRINCE South 33 Degrees 13 Minutes 41 Seconds East, 54.18 feet to a 36 inch iron found in the North Right of way of the C.G. & S.F. Rig.; TRINCE along the North Right of way of the C.G. & S.F. Rig.; TRINCE along the North Right of way. South 36 Degrees 10 Minutes 54 Seconds 79.58 feet to a 36 inch iron rod at the intersection of unimproved West Swan Street (R.R. Right of Way. Right of Way. Trince 10 Right of Way. The Common Street South 59 Degrees 22 Minutes 05 Seconds West, passing a 36 inch iron rod found at 237.97 feet and continuing a tool distance of 24.77 feet to a 45 inch iron rod set in the East line of South Fifth Stee MENCE along said East Line, North 31 Degrees 28 Minutes 55 Seconds West, 242.99 BECINNING at a 36 inch iron rad found at the Northeast corner of Lot 8, Black 8, and the West Line of Lillian Avenue;
THENCE clong the West Line Are illine Area. e West Line of Lillian Avenue; South 34 Deres: 35 Minutes 43 Seco. CE doing the West Line of Lillian Avenue, South 34 Deres: 35 Minutes 43 Seco. 121.68 feet to a Square Headed Bolt and being the Northeast Corner of Lot 8-8.

THENCE

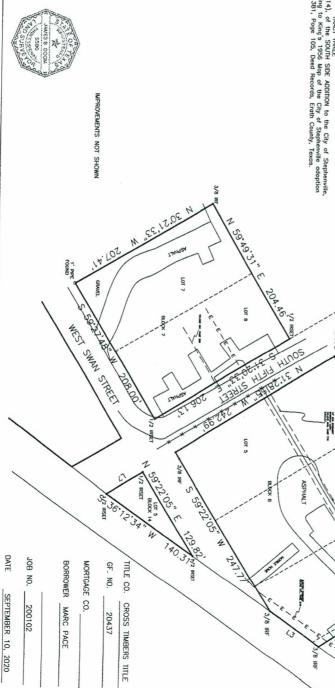
No a ¾ inch iron rod found:
HEKICE teoring said South Fifth Street, North 58 Degrees 44 Minutes 57 Seconds Eas
99.01 feet to a ½ inch capped iron rod found:
HEKICE North 58 Degrees 47 Minutes 48 Seconds East, 90.06 feet to a ½ inch cappe
rod found;

PERVEE North 57 Degrees 50 Minutes 24 Seconds East, 70,74 feet to a ½ inch iron HENCE North 58 Degrees 31 Minutes 04 Seconds East, 149,85 feet to the Point of eginning and containing 2,079 acres of land more or less;

Stephenville, Volume 381, IRACT TWO
Block 7, of the SOUTH SIDE ADDITION to the Addition to County, Texas, occording to King's 1956 Map of said to 105, Dead Records of Erath County, Texas.

IRACT THREE
Lat 5, Black No. Fourteen (14), of the SOUTH SIDE ADDITION to the City of Stephenville
Eath County, Texas, according to King's 1956 Map of the City of Stephenville adoption
thereof recorded in Volume 381, Page 105, Deed Records, Erath County, Texas.

said as recorded in Stephenville, Stephenville,	s 57 Seconds East, to a ½ inch capped iron / to a ½ inch iron rod set; to the Point of	ss 22 Minutes 05 continuing a total of South Fifth Street; ands West, 242.99 feet	to a ½ inch iron rod linutes 54 Seconds West, West Swan Street and the	38 Minutes 00 Seconds	Minutes 43 Seconds t Corner of Lot 8-A,	ot 8. Block 8. and bring	as, according to the Records, Erath County, , by deed recorded in and being more fully	ots 5, 6, 7, 8, Block 8,
N PPER ST	FORMS DEED BEST BLESSON DEED BOX NO. DEED BO			L7 N 31.28.47" W	4	S 33'13'41" S 36'10'54"	LINE BEARING L1 S 35'38'00" w	
THOMAS AND THE ACT OF	VOLUME 1297, Price SST 10 Dept	JAECT. MB REFT. SCHOOL LOT 8	1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1	" W 55.18"		⊗ m	DISTANCE W 104.80°	LONG STREET



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ACCORDING TO THE FIRM PREPARED BY FEMA THIS PROPERTY IS NOT IN THE 100 YEAR FLOOD ZONE, COMMUNITY PANEL NUMBER 4814520430D DATED NOVEMBER 16, 2011 (LIES WITHIN ZONE X.)

SCALE

<u>_</u>"

NORTH

SURVEYED MIES B.

ON THE GROUND

SEPTEMBER 8, 2020 CROSS TIMBERS TITLE

ODOM

R.P.L.S. NO.

COMMITMENT FURNISHED BY: