

The Front Porch Project  
PLANNED DEVELOPMENT DISTRICT

+/- 2.7 Acres

Prepared For:  
TSU Catholic, LLC

APPROVED:  
XX-XX-2024

### **Section I: Introduction**

In addition to applicable provisions of the City of Stephenville Zoning Ordinance, the Property, being within this Planned Development (PD) zoning district as proposed hereby, may be used in compliance with the following development and performance standards (the "Standards"):

The Property consists of tracts defined as:

- A. BEING all of Lots 1, 5, 18, 28, 30-A, 31 and 32 and a portion of Lot 12, Block 134, City Addition, an addition to the City of Stephenville, Erath County, Texas, as shown per King's 1956 Map of the City of Stephenville, as recorded in Volume 381, Page 105, Deed Records, Erath County, Texas (DRECT) and being all of Lot 40, Block 134, City Addition, as shown per replat recorded in Cabinet A, Slide 279A, Plat Records, Erath County, Texas, same being a portion of that tract of land described in the deed to TSU Catholic, LLC, as recorded in Document No. 2022-02799, Real Records, Erath County, Texas (RRECT) and all of that tract of land described in the deed to TSU Catholic, LLC, as recorded in Document No. 2022-05473, RRECT, and being more particularly described by metes and bounds as follows: (Basis of bearing being U.S. State Plane Grid - Texas North Central Zone (4202) NAD83 as established using the AllTerra RTKNet Cooperative Network. Reference frame is NAD83(2011) Epoch 2010.0000. Distances shown are U.S. Survey feet displayed in surface values).
- B. Exhibit A shows vicinity map of subject property, and Exhibit B shows the topographical survey

### **Section II: Zoning and Land Uses**

The current zoning for all 2.648 acres is B-1, B-2, R-3. Exhibit A shows a vicinity map illustrating the location of the subject property. The proposed development is requesting to change the zoning to a Planned Development (PD) District. This Planned Development is intended to redevelop and enhance this site. Exhibits C and D show the conceptual exterior of the newly built structure. This site will be developed to accommodate a community-focused, mixed-use development on the front steps of Tarleton State University off of 1350 W. Washington St, and the development will be named 'The Front Porch'. The development will consist of approximately 13,025 SF of retail shell space and 66 residential beds.

The proposed change in the zoning district compliments the City of Stephenville's Comprehensive Plan. Object L1 (in Chapter 4 of the Comprehensive Plan) states the City's goal to "provide suitable areas for a variety of residential types and densities", object L2.2 states "coordinate with TSU regarding development plans...and need for appropriate student housing", and L4 states "expand retail, office and other commercial and development area". This zoning district will enhance a visible site to the University and Community by providing needed housing and a mixed-use element that will encourage an energetic site that's walkable morning, noon, and night.

- A. **Principal Uses:** No land may be used, and no building may be erected or converted to any use other than the following:
  - 1. Retail/Restaurant/Commercial
  - 2. Residential
  - 3. Telecommunications support structure and antenna facilities within the Tower and Antenna Facilities Site identified on the Minor Plat and the Concept and Development Plans.
- B. **Development Schedule**

1. The Front Porch Project has an approximate completion date of Q3 in 2024 upon City Council approval in Q2 2023. Dependent on City Council approval, building permits will be applied for in Q2 2023 and construction slated to commence shortly after.

### **Section III: Design and Requirements**

The Site Plan for The Front Porch Development can be found in Exhibit E

#### **A. Mixed-Use Requirements:**

1. Structures within this PD are to abide by the following building setbacks:
  - a. Minimum front setback: 0'
  - b. Minimum rear setback: 5'
  - c. Minimum side setback: 10'

#### **A.1. Telecommunications Support Structure and Antenna Facilities Requirements:**

1. Telecommunications support structures and antenna facilities within the Tower and Antenna Facilities Site within this PD are to abide by the following:
    - a. Setbacks:
      - i. Minimum front setback: 0'
      - ii. Minimum rear setback: 0'
      - iii. Minimum side setback: 0'
    - b. Screening and fencing: Chain-link fencing is permitted
    - c. landscaping requirement: No landscaping requirement
- B. Mixed-Use Design:
1. The proposed building height will be 51'5" to the top of the parapet wall, and 57'6" to the top of the elevator shaft roof access, on top of the 3<sup>rd</sup> floor roof.
  2. Maximum building height may be 65' not including rooftop structures, permanent or temporary, for uses including food service, event space including private or otherwise permitted alcohol service, signage, and educational uses. The conceptual exterior building design can be found in Exhibit C and D.

#### **C. Screening and Fencing:**

1. The garbage refuse area will be screened per the requirements detailed in Section 6.7.K. of Stephenville's subdivision ordinance
2. Tubular steel fencing may be permitted in this Planned Development District

#### **D. Building Materials:**

1. Seventy-five percent (75%) of the exterior building façade may be masonry, split faced CMU, rock, stucco and the remaining percentage may be cladded in an appropriate metal surface as defined in City of Stephenville's Exterior Building Material Standard found in Stephenville's Code of Ordinances Section 154.10.E.

#### **E. Lighting:**

1. Exterior lighting features may be placed and reflected to not create annoyances, nuisances, or hazards. The placement of the exterior lighting features, except for the signage, may follow the Exterior Lighting Plan as established in this PD. Exterior lighting specifications inspiration can be found in Exhibit L

#### **F. Signage:**

1. All signage will follow the requirements as stated in Section 154.12 of Stephenville's Zoning Regulations with the following exceptions:
  - a. Neon/LED or similar types of lighting may be permitted in signage.

2. Side building signage may be permitted
3. Off-site advertising may be prohibited
4. Examples of signage inspiration can be found in Exhibit C, D, G, H, L

**G. Sidewalks:**

1. Sidewalks may be constructed to meet the requirements as stated in Section 155.6.11 of Stephenville's Subdivision Ordinance

**H. Mixed-Use Landscaping:**

1. The proposed landscaping plan for this Planned Development District is seen in Exhibit M. By redeveloping this tract the landscape requirement can be met. The development is proposing approximately 30% of total land area may be landscaped, city requirement of 15% landscape coverage is 18,245 square feet. The proposed landscaping coverage is 30% at 37,348 square feet. This 30% consists of trees and shrubs/grasses etc.- this exceeds the minimum quantities of trees and plants established in Section 154.13.C of the City of Stephenville's Landscape Requirements.

*Section IV: Parking and Access Requirements*

**A. Mixed-Use Parking:**

1. (194) parking spaces will be provided for this Planned Development, (6) of these spaces will meet ADA requirements.
2. (99) parking spaces may be provided for all units OR 1.5 per bed. Resident parking will be designated through the use of 'Resident Only' reserved signage towards the south, as shown in Exhibit E, and N.

**B. Access:**

1. The development has frontage on Washington Street, and McNeil Street

*Section V: Considerations*

**A. Comprehensive Plan:**

1. This proposed development compliments the goals outlined in the City of Stephenville's Comprehensive Plan. The proposed development revitalizes a key area for the community and University, and the development will increase the vitality, walkability, and energy of this main corridor by providing residential occupancy and retail/commercial options walkable to and from TSU campus.

**B. Infrastructure:**

1. Water and Sewer are available to the site, and adequate infrastructure will be provided to serve the development. Water, sewer, and paving specifications are detailed in the Civil Construction Plans accompanying this Planned Development District.
2. Design Development DD plans can be found in Exhibit C,D,G,H,I,J,K



PD Exhibits

Exhibit A- The Front Porch Project Vicinity Map

Exhibit A.1- Current Status of the site

Exhibit B- Topographical Land Survey

Exhibit B.1- Current Status of the site

Exhibit C- The Front Porch Project Conceptual Façade

Exhibit D- The Front Porch Project Conceptual Façade (Top)

Exhibit E- Development Site Plan

Exhibit F- Civil Engineer Site Plan

Exhibit G- North & South Elevation Conceptual Drawings/Exterior Building Material Inspiration

Exhibit H- East & West Elevation Conceptual Drawings/ Exterior Building Material Inspiration

Exhibit I- Building Layout Conceptual Design

Exhibit J- Apartment Conceptual Loft Floor Plans

Exhibit K- Apartment Conceptual Loft Interior Inspiration

Exhibit L- Signage & Outdoor Amenity Green Space Inspiration

Exhibit M- Conceptual Preliminary Landscaping Plan

Exhibit N- Reserved Parking Sign Inspiration

Exhibit O- Survey's (including minor-replat draft)

Exhibit P – Site Utility Map



## Proposed Redevelopment Plan:

Boutique Mixed-Use Town Center with Efficiency  
Style Lofts

Lofts will feature Reserved Parking Spaces

1350 W. Washington Stephenville TX 76401

## Questions & Answers

What type of development is this? *Boutique Mixed-Use Development, not a Retail strip center, Not only housing*

What is the Retail SF of the current existing 2-story mixed-use structure? *19,400 SF with only 29 marked parking spaces currently*

What is the Retail SF of the New mixed-use development proposed? *13,025 SF*

How many Beds will there be? *66 Beds (38-1B/1B & 14-2B/2B), efficiency style 450SF to 900SF*

How will Residents park? *66 Total Residents/66 Beds will have 66 Reserved Parking spaces assigned, reserved, and numbered at 1space/Bed. Additional land was acquired just to account for reserved parking for residents at 100%, NOT 59% like other sites.*

What is the parking ratio? *Updated Revision #20 showing Retail = 13,025 SF ( at 5 stalls/1000 SF = 65 spaces ), Beds = 66 ( at 1.5 space/bed = 99 spaces ) = 164 spaces. 194 total spaces provided.*

How did you arrive at current parking stall measurements? *Based on the most efficient civil design to account for parking needed and studied surrounding areas, the measurements reflect this.*

Is TXDOT involved? *Yes, submissions to TXDOT have taken place for entrance off Washington St. to make more efficient and safer.*

Do you have inquiries for the retail spaces from potential tenants? *Yes, 11,000 Retail SF is pre-leased and excited to expand the Retail corridor*

Additional Due Diligence conducted : *Geotech, Asbestos, Environmental Ph I & II, TIA Traffic, TCEQ Fuel pump/tank removal, & Pedestrian studies over \$200k spent*

What about the fuel station? *We are removing the fuel station pumps, and tanks which are within the 100' Right-of-Way, cost to remove is \$80,000*

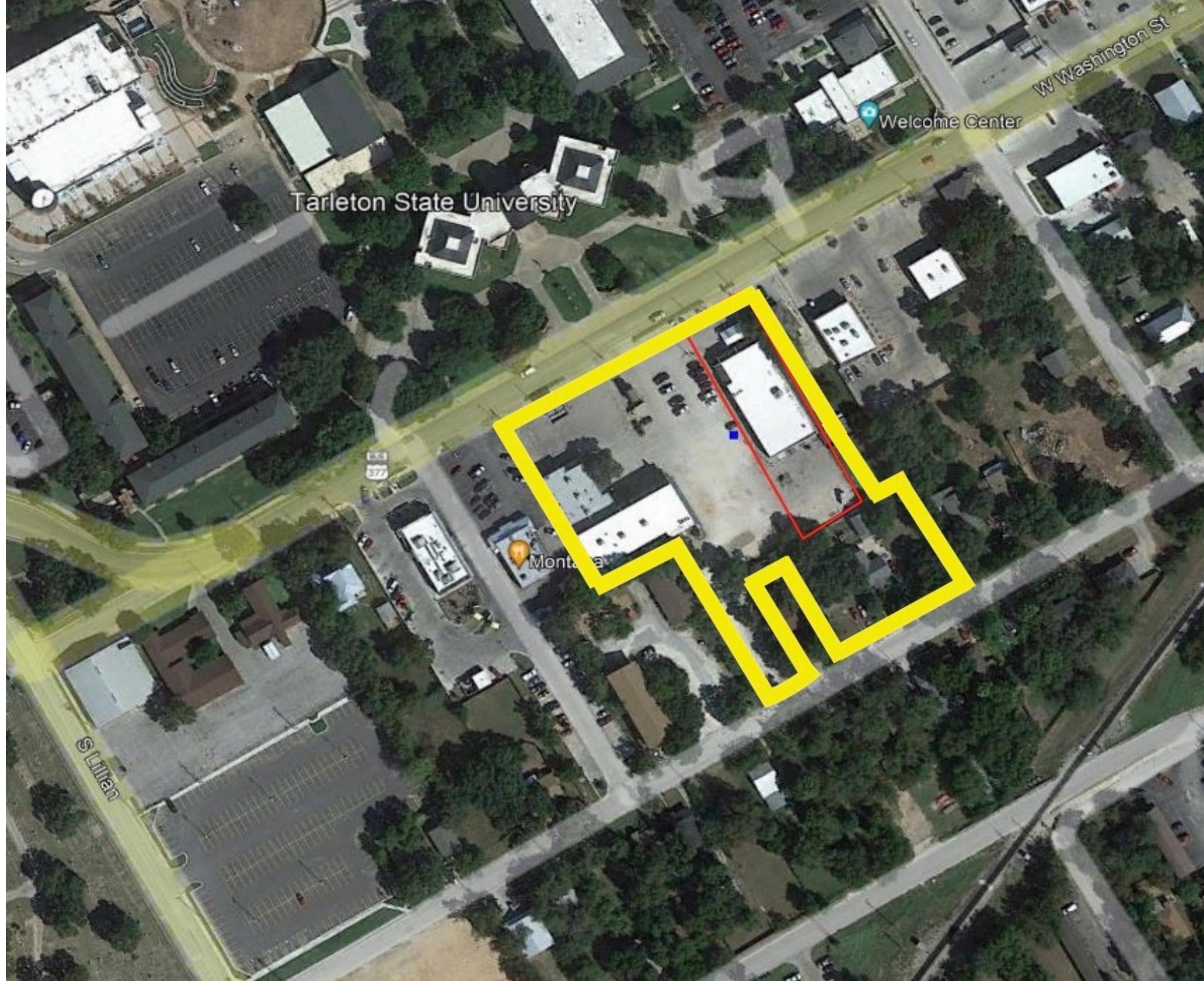
What is Total Investment ? *Total Investment is \$20 MM approx.*

What is the proposed landscape ratio? *15% would be 17,301 SF, conceptual plan accounts for up to 30%*

What about the pedestrian traffic ? *We are conducting a \$20,000 traffic and pedestrian TIA study to submit to TXDOT & City, We are also improving the entry/exits off of Washington St for better flow including a decel lane.*



2.648 acre site at the Front Porch of fast-growing Tarleton State University



TRADE AREA DEMOGRAPHICS

**88,296**

Trade Area  
Population

**54,000**

Daytime  
Population

**36.97**

Median  
Age

**15,000+**

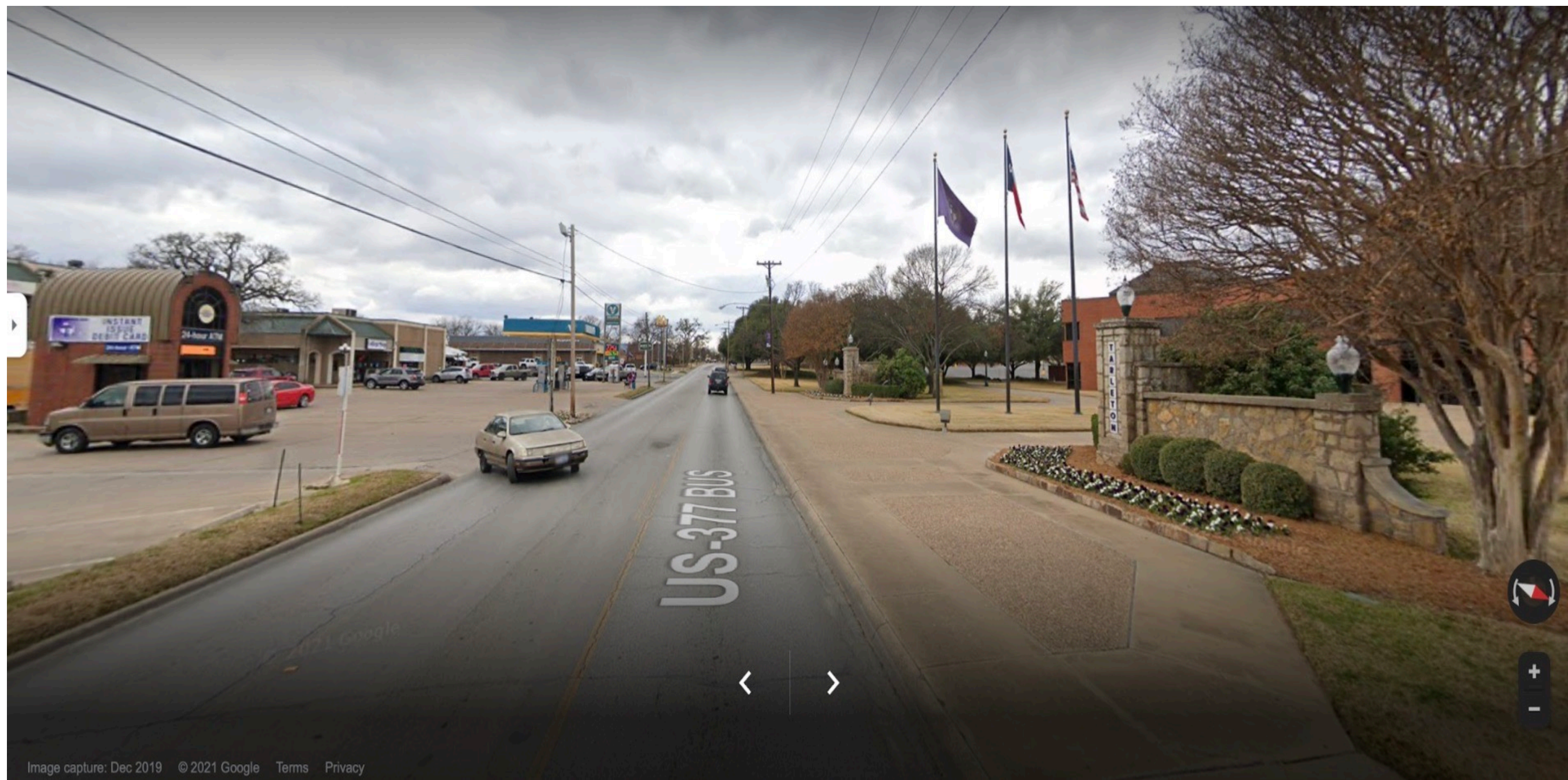
TSU Student  
Population

**\$71,676**

Avg. Household  
Income

A.1

current status of the site







# Topographical Survey

2.648 acres +/- running along Washington St. on the North, McNeil Street to the South, surrounded by commercial businesses to the E. & W., student housing currently exists on all sides, TSU Campus to the N. and residential and student housing to the S.

### LEGEND:

- AC.....Air Conditioning Unit
- AV.....Air and Vacuum
- BOL.....Bollard
- CIRF.....1/2" Capped Iron Rod Found Marked "PRICE SURVEYING"
- CIRS.....5/8 Inch Capped Iron Rod Found Marked "NATIVE CO., LLC"
- CO.....Cleanout
- EM.....Electric Meter
- ET.....Electric Transformer
- FCP.....Fence Corner Post
- GM.....Gas Meter
- GP.....Gas Pump
- GY.....Guy Wire
- ICV.....Irrigation Control Valve
- IRV.....Iron Rod Found
- LT.....Light Pole
- MB.....Mailbox
- OE.....Overhead Electric
- PD.....Phone Pedestal
- PFC.....Point for Corner
- PMK.....Phone Marker
- P.O.B.....Point of Beginning
- P.O.C.....Point of Commencement
- PP.....Power Pole
- PV.....Phone Vault
- UMH.....Unknown Manhole (Fuel?)
- VLV.....Unknown Valve (Fuel)
- WM.....Water Meter
- D.R.E.C.T.....Deed Records, Erath County, Texas
- P.R.E.C.T.....Plat Records, Erath County, Texas
- Chainlink Fence.....
- Wooden Fence.....

### NOTES:

1. Basis of bearing being U.S. State Plane Grid - Texas North Central Zone (4202) NAD83 as established using the AllTerra RTKNet Cooperative Network. Reference frame is NAD83(2011) Epoch 2010.0000. Distances shown are U.S. Survey feet displayed in surface values.
2. Vertical Datum established using the AllTerra RTKNet Cooperative Network. All elevations shown are NAVD88.
- TBM #1 Magnail in asphalt. Elevation = 1321.23'
3. By scaled location of FEMA FIRM Map No. 48143C0430D, effective date November 16, 2011, the subject property lies within Zone X (unshaded) - Areas determined to be outside the 0.2% annual chance floodplain.
4. This Survey Reflects the above ground indications of utilities. The surveyor makes no guarantee that the utilities shown comprise all such utilities in the area, either in service, or abandoned.
5. This survey was prepared without the benefit of a current commitment for title insurance. Additional easements and/or restrictions may affect this property.

LINE DATA TABLE		
NO.	BEARING	DIST
L1	S30°03'54"E	25.14'
L2	S59°16'28"W	49.92'
L3	S59°16'28"W	52.13'

### LEGAL DESCRIPTION:

**BEING** all of Lots 1, 5, 18, 28, 30-A, 31 and 32 and a portion of Lot 12, Block 134, City Addition, an addition to the City of Stephenville, Erath County, Texas, as shown per King's 1956 Map of the City of Stephenville, as recorded in Volume 381, Page 105, Deed Records, Erath County, Texas (DRECT) and being all of Lot 40, Block 134, City Addition, as shown per replat recorded in Cabinet A, Slide 279A, Plat Records, Erath County, Texas, same being a portion of that tract of land described in the deed to TSU Catholic, LLC, as recorded in Document No. 2022-02799, Real Records, Erath County, Texas (RRECT) and all of that tract of land described in the deed to TSU Catholic, LLC, as recorded in Document No. 2022-05473, RRECT, and being more particularly described by metes and bounds as follows: (Basis of bearing being U.S. State Plane Grid - Texas North Central Zone (4202) NAD83 as established using the AllTerra RTKNet Cooperative Network. Reference frame is NAD83(2011) Epoch 2010.0000. Distances shown are U.S. Survey feet displayed in surface values).

**COMMENCING** at a 5/8 inch iron rod found in the south right-of-way line of W. Washington St. for the northeast corner of Lot 18 and the northwest corner of Lot 33, being the northeast corner of the herein described tract;

**THENCE** South 59°18'33" West, with the south line of W. Washington St., passing the northeast corner of said Lot 40 at a distance of 78.55 feet, continuing for a total distance of 80.12 feet to an X-Cut found for the northeast corner of the herein described tract;

**THENCE** South 30°03'54" East, over and across said Lot 40, a distance of 207.48 feet to a cotton spindle found for an inner corner of the herein described tract;

**THENCE** North 59°48'38" East, over and across said Lot 40, the remainder of Lot 12, and Lot 18, a distance of 80.11 feet to a 5/8 inch capped iron rod found marked "NATIVE CO., LLC" (CIRF) in the east line of said Lot 18 and the west line of Lot 33;

**THENCE** South 30°03'54" East, with the common line of Lots 18 and 33, a distance of 25.14 feet to a 1/2 inch capped iron rod found marked "PRICE SURVEYING" for the northwest corner of Lot 32 and the southwest corner of Lot 33;

**THENCE** North 59°18'33" East, with the common line of Lots 32 and 33, a distance of 59.75 feet to a point for the northeast corner of Lot 32 being in the west line of Lot 38, from which a 3/4 inch iron rod found bears South 66°46'13" East, a distance of 1.18 feet;

**THENCE** South 30°03'54" East, with the common line of Lots 32 and 38, a distance of 233.10 feet to a 3/8 inch iron rod found in the north right-of-way line of W. McNeil St. for the southeast corner of Lot 32 and the southeast corner of the herein described tract;

**THENCE** South 59°16'28" West, with the north right-of-way line of W. McNeil St., passing a 1/2 inch pipe found for the southwest corner of Lot 31 and the southeast corner of Lot 30-A, at a distance of 120.33 feet, continuing for a total distance of 190.11 feet to a 1/2 inch pipe found for the southwest corner of Lot 30-A and the southeast corner of Lot 29;

**THENCE** North 30°03'54" West, with the common line of Lots 29 and 30-A, a distance of 150.01 feet to a CIRF for the northwest corner of Lot 30-A and being the northeast corner of a remainder of Lot 29, also being in the south line of Lot 40;

**THENCE** South 59°16'28" West, with the south line of Lot 40, a distance of 49.92 feet to a railroad spike found for the northwest corner of the remainder of Lot 29 and being in the east line of Lot 28 for an inner corner of the herein described tract;

**THENCE** South 30°03'54" East, with the common line of Lots 28 and 29, a distance of 150.01 feet to a 3/8 inch iron rod found in the north right-of-way line of W. McNeil St. for the southeast corner of Lot 28;

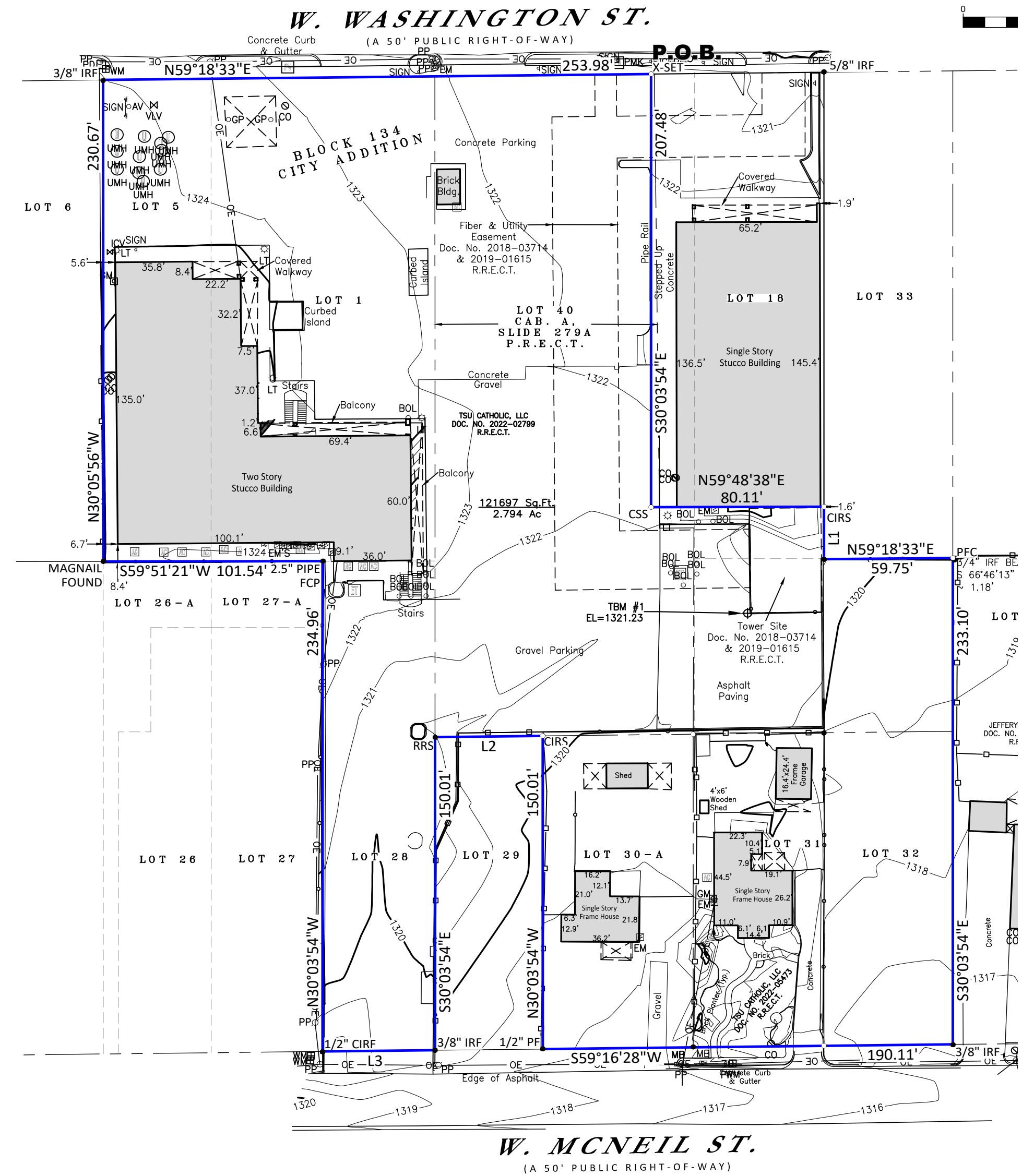
**THENCE** South 59°16'28" West, with the north right-of-way line of W. McNeil St., a distance of 52.13 feet to a 1/2 inch capped iron rod found marked "PRICE SURVEYING" for the southwest corner of Lot 28 and the southeast corner of Lot 27, being southernmost southwest corner of the herein described tract;

**THENCE** North 30°03'54" West, with the common line of Lots 27 and 28, a distance of 234.96 feet to a 2.5 inch pipe fence corner post for the northwest corner of Lot 28 and being in the south line of Lot 1;

**THENCE** South 59°51'21" West, a distance of 101.54 feet to a magnail found for the southwest corner of Lot 5 and the southeast corner of Lot 6, being the westernmost southwest corner of the herein described tract;

**THENCE** North 30°05'56" West, with the common line of Lots 5 and 6, a distance of 230.67 feet to a 3/8 inch iron rod found in the south right-of-way line of W. Washington St. for the northwest corner of Lot 5;

**THENCE** North 59°18'33" East, with the south right-of-way line of W. Washington St., a distance of 253.98 feet to the **POINT OF BEGINNING** and containing 121,697 Square Feet or 2.794 Acres of Land.



**SURVEYOR'S CERTIFICATION:**

I, N. Zane Griffin, a Registered Professional Land Surveyor licensed in the State of Texas, do hereby declare that this survey is true and correct and was prepared from an actual survey made under my supervision on the ground.

*N. Zane Griffin*

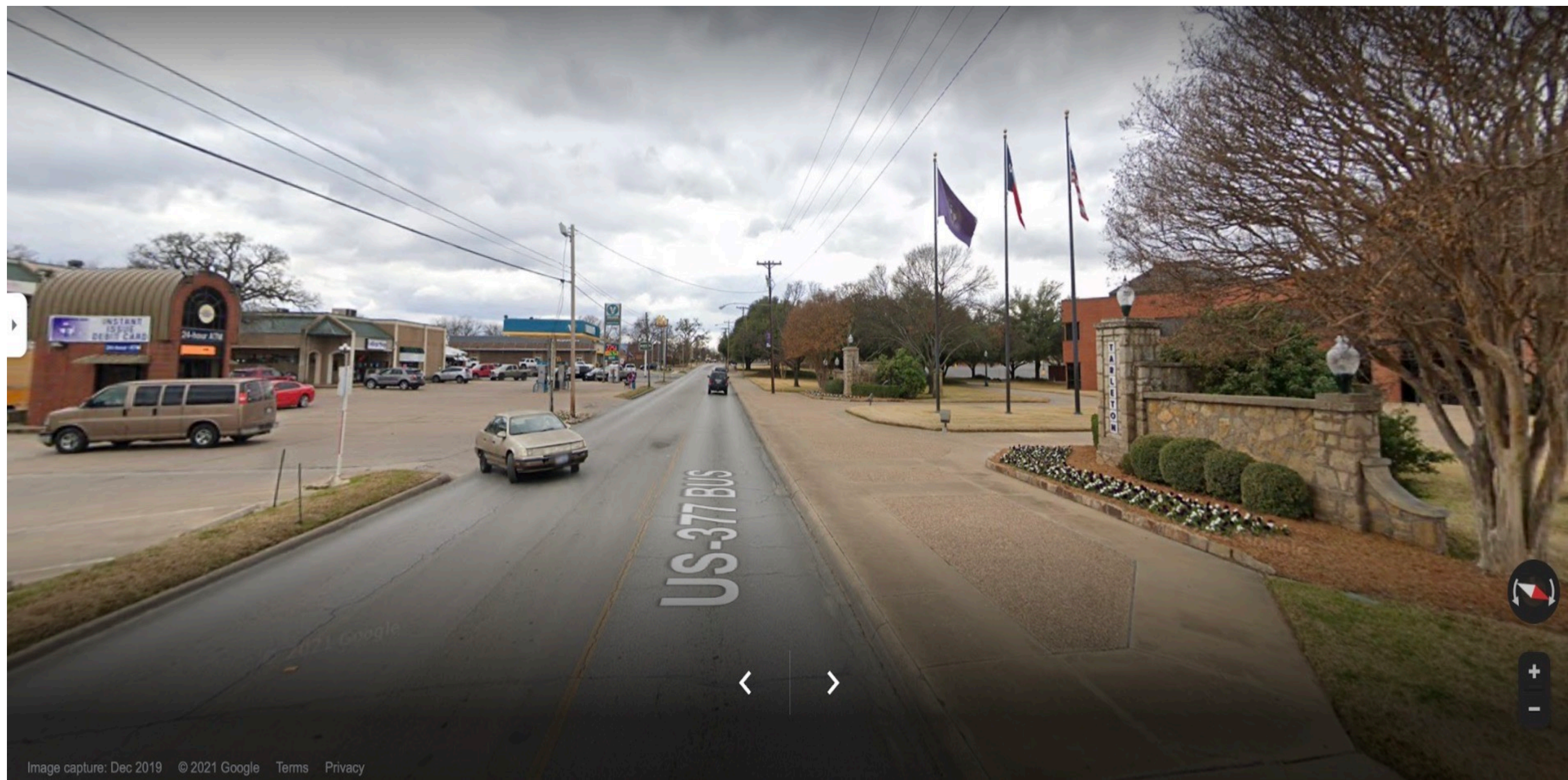
N. Zane Griffin, RPLS No. 6810  
Date: December 12, 2022

**W. WASHINGTON ST. PROJECT**  
STEPHENVILLE, TEXAS 76401

**TOPOGRAP**  
S  
121,697 Squa  
out of Block 13  
Stephenville,

# B.1

current status of the site





CONCEPTUAL FAÇADE FRONT



Referenced from Martsolf Architecture conceptual rendering



Referenced from Martsolf Architecture conceptual rendering

D

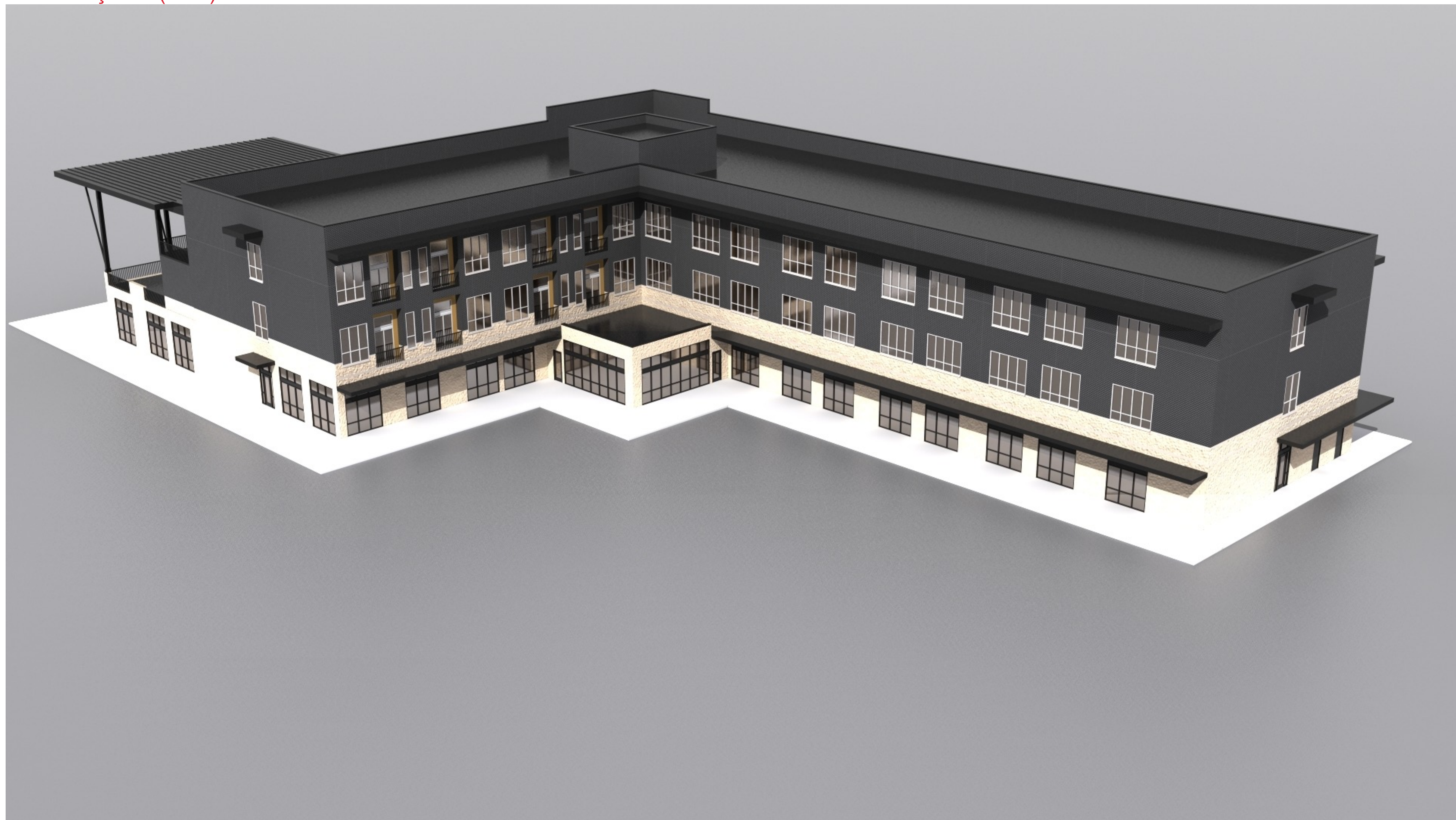
CONCEPTUAL FAÇADE (TOP) FRONT



Referenced from Martsolf Architecture conceptual rendering



## CONCEPTUAL FAÇADE (TOP) REAR



Referenced from Martsolf Architecture conceptual rendering



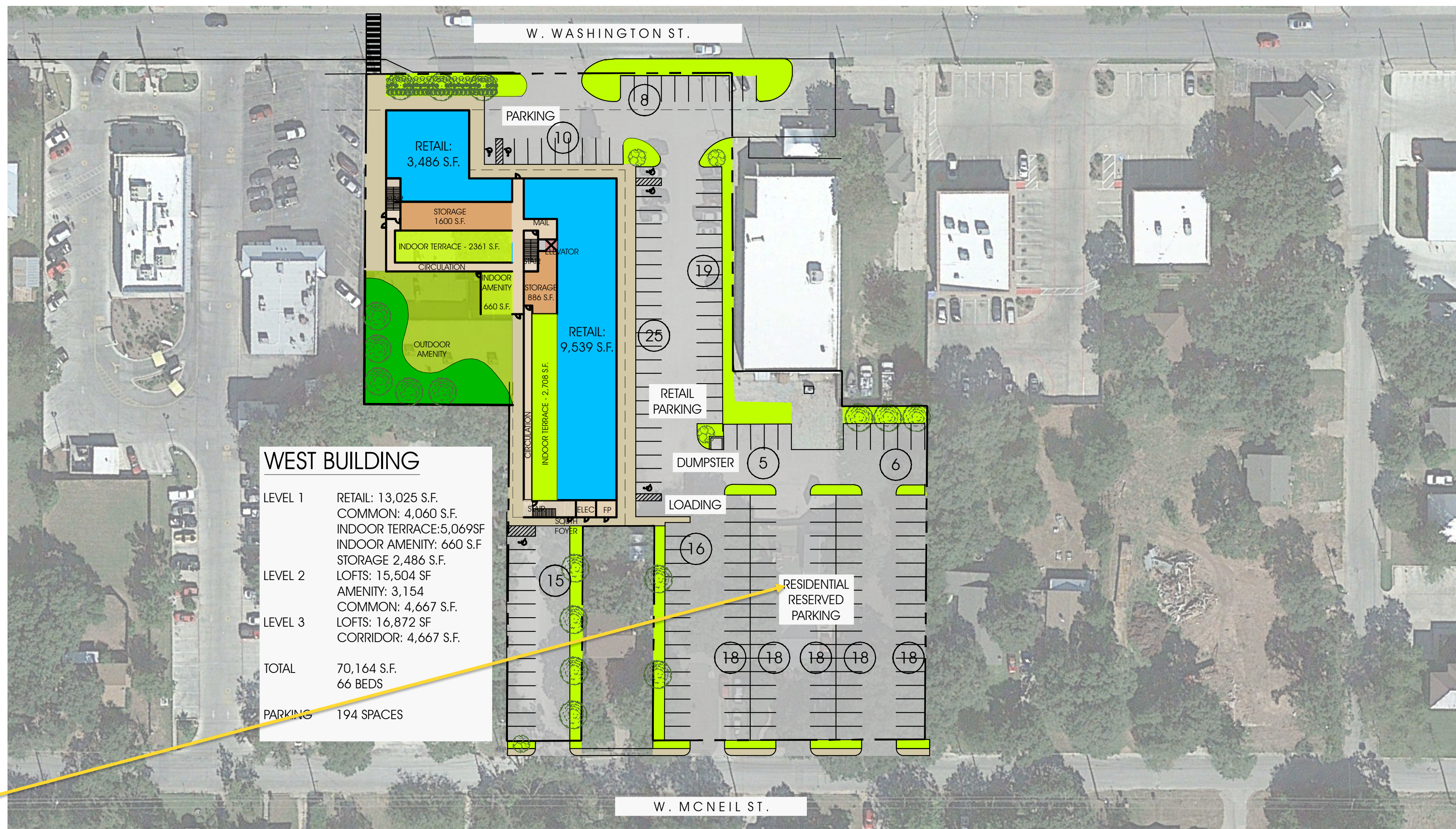
# DEVELOPMENT CONCEPTUAL SITE PLAN

Revision #20 showing 194 total spaces provided

Ratio: Retail = 13,025 SF (at 5 spaces/1,000 SF = 65 spaces), Beds = 66 (at 1.5 spaces/bed= 99 spaces) = 164 spaces

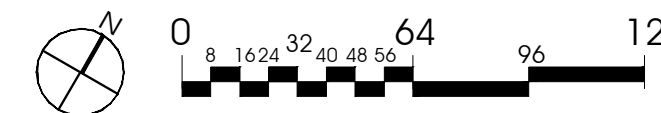
## Bed Parking:

Front Porch Project: 66 efficiency Beds, 1B & 2B. **100% of beds will have an assigned reserved & numbered parking space,** leaving 0 beds without an assigned stall. 1/bed = 100% stalls Reserved



# THE FRONT PORCH

STEPHENVILLE, TEXAS

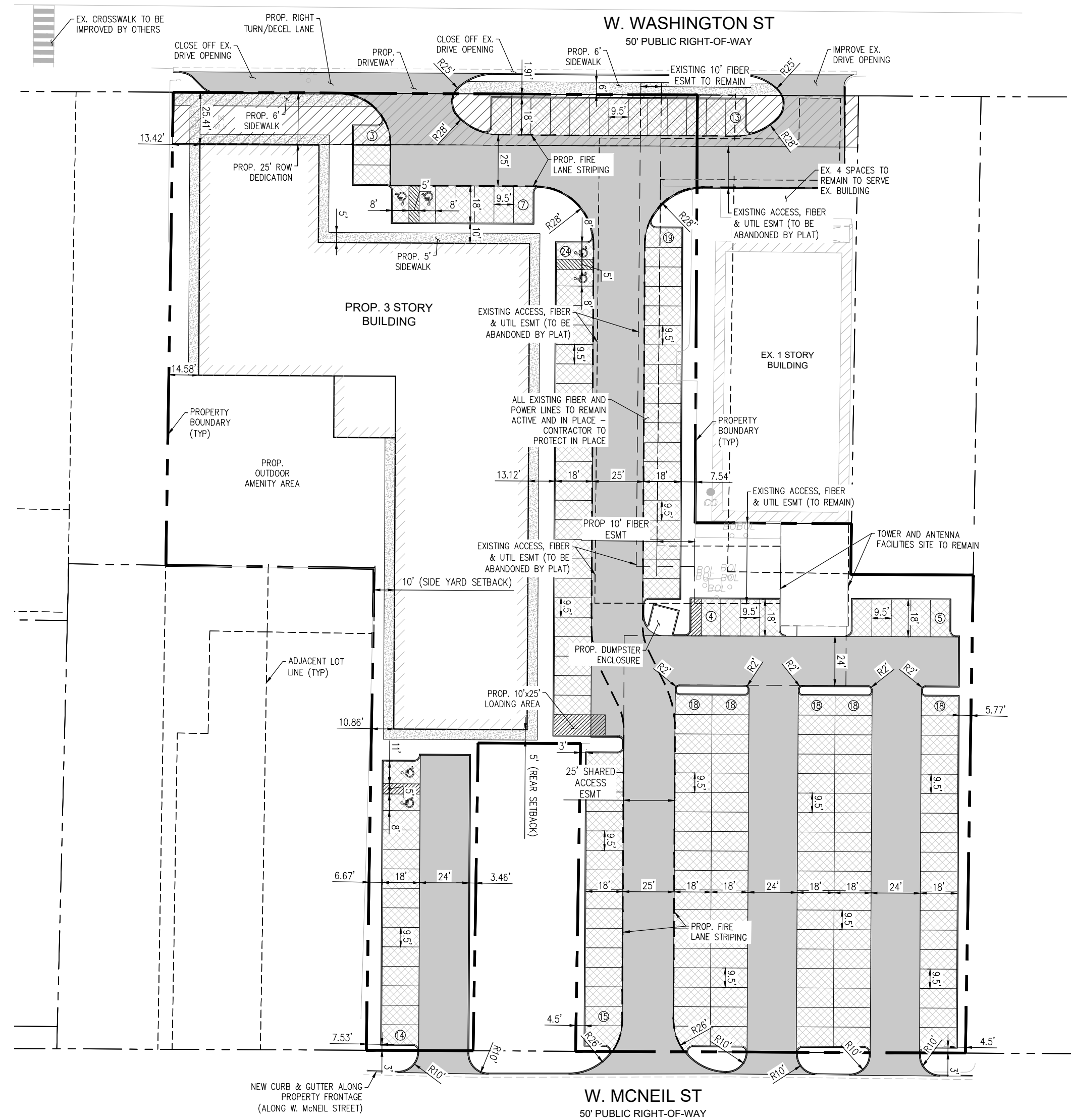


martsolf architecture  
JANUARY 31, 2023



194 parking spaces total, decel lane shown

NO CHANGES ARE TO BE MADE TO THIS DRAWING WITHOUT WRITTEN PERMISSION OF FLANAGAN LAND SOLUTIONS.



- ADA NOTES:**
- CONTRACTOR TO ASSURE SITE ADA ACCESS AREAS AND ROUTES WITHIN:
    - ASSURE THE RUNNING SLOPE AT THE WALKS ALONG THE ACCESSIBLE ROUTE HAVE A RUNNING SLOPE OF 1:20 OR 5% MAXIMUM (EXCEPT AT THE CURB RAMP, WHICH CAN BE UP TO 1:12 OR 8.33%) AND A CROSS SLOPE OF 1:48 OR 2% MAXIMUM. THIS INCLUDES AT THE CROSSING OF DRIVE LANES (A COMMON ISSUE).
    - ASSURE THE MANEUVERING CLEARANCE AT THE EXTERIOR SIDE OF ALL ENTRY DOORS HAVE A SLOPE OF 1:48 OR 2% MAXIMUM IN ANY DIRECTION.
    - ASSURE A 30" X48" CLEAR FLOOR SPACE IS PROVIDED ADJACENT TO THE EXTERIOR SITE ELEMENTS SUCH AS THE BENCHES, TRASH CANS AND BIKE RACKS AND HAVE A SLOPE OF 1:48 OR 2% MAXIMUM IN ANY DIRECTION.
    - CONTRACTOR SHALL ENSURE ACCESSIBLE PARKING SPACES, SIGNAGE, AND STRIPING COMPLY WITH CURRENT ADA STANDARDS/REGULATIONS.
    - THE WORDS "NO PARKING" SHALL BE PAINTED ON ANY ACCESS AISLE ADJACENT TO AN ADA PARKING SPACE.

SITE DATA TABLE	
SITE AREA	2.80 AC (122,201 SF)
BLDG USES:	
RETAIL	13,025 SF
COMMON	8,727 SF
STORAGE	2,486 SF
INDOOR AMENITY	660 SF
INDOOR TERRACE	5,069 SF
LOFTS	32,376 SF
CORRIDOR	4,667 SF
AMENITY	3,154 SF
TOTAL BLDG SQUARE FOOTAGE:	70,164 SF
TOTAL BEDS:	66
PARKING PROVIDED	188
ADA PARKING PROVIDED	6
TOTAL (INCLUDING ADA) PARKING PROVIDED	194

\*\*\*REFER TO ARCHITECTURAL PLANS FOR DETAILED SQUARE FOOTAGE BREAKDOWN PER FLOOR\*\*\*

REVISIONS		
NO.	DESCRIPTION	DATE

- DIMENSION CONTROL NOTES:**
- ALL DIMENSIONS ARE TO THE FACE OF CURB UNLESS OTHERWISE NOTED.
  - ALL WORK SHALL CONFORM TO THESE PLANS AND CONTRACT DOCUMENTS AND THE INTERNATIONAL BUILDING CODE.
  - CONTRACTOR SHALL REFER TO BUILDING PLANS FOR ACTUAL BUILDING DIMENSIONS. DIMENSIONS SHOWN ARE TO OUTSIDE FACE OF BUILDING.
  - THE CONTRACTOR IS RESPONSIBLE FOR ENSURING THAT CURB RAMP ARE INSTALLED IN CONFORMANCE WITH ALL APPLICABLE LOCAL, STATE AND/OR FEDERAL REGULATIONS AND STANDARDS INCLUDING BUT NOT LIMITED TO, THE AMERICANS WITH DISABILITIES ACT (ADA), THE FAIR HOUSING ACT (FHA) AND THE AMERICAN NATIONAL STANDARDS INSTITUTE (ANSI).
  - EXISTING UTILITY DATA IS PROVIDED FOR INFORMATION ONLY. ALTHOUGH DATA IS SHOWN AS ACCURATELY AS POSSIBLE, THE CONTRACTOR IS CAUTIONED THAT THE DEVELOPER AND THE ENGINEER NEITHER ASSUMES NOR IMPLIES ANY RESPONSIBILITY FOR THE ACCURACY OF THIS DATA.
  - CONTRACTOR IS TO VERIFY LOCATION AND ELEVATION OF EXISTING UTILITIES PRIOR TO CONSTRUCTION. SHALL ASSUME RESPONSIBILITY FOR REPAIRS TO EXISTING FACILITIES DAMAGED BY CONTRACTOR'S ACTIVITIES.

- PAVING NOTES:**
- THE SUBGRADE SHALL BE PROOF-ROLLED WITH HEAVY PNEUMATIC EQUIPMENT. ANY SOFT OR PUMPING AREAS SHALL BE EXCAVATED TO FIRM SUBGRADE AND BACKFILLED AND RECOMPACTED FOLLOWING THE MASS GRADING REQUIREMENTS.
  - THE SUBGRADE SHOULD BE UNIFORMLY COMPACTED TO A MINIMUM OF 95 PERCENT OF ASTM D698 BETWEEN 0 TO 4 PERCENT OF THE OPTIMUM MOISTURE CONTENT DETERMINED BY THAT TEST. IT SHOULD BE PROTECTED AND MAINTAINED IN A MOIST CONDITION UNTIL THE PAVEMENT IS PLACED.

- PAVEMENT JOINTING NOTES:**
- SAW CUTTING SHALL BE DONE WITHIN 8 HOURS OF POUR OR AS SOON AS CONCRETE CAN SUPPORT WEIGHT, AND PROVIDE A NEAT CUT WHICH IS TRUE IN ALIGNMENT.
  - ALL JOINTS ARE TO CONTINUE THROUGH THE CURB.
  - RADIAL JOINTS SHOULD BE NO GREATER THAN 18".
  - ALL CONSTRUCTION JOINTS SHALL BE SAWED CLEANED OF DEBRIS, BLOWN DRY AND IMMEDIATELY SEALED.
  - ODD SHAPED PANELS SHALL BE REINFORCED WITH #3 BARS AT 18" EACH WAY. AN ODD SHAPED PANEL IS CONSIDERED TO BE ONE IN WHICH THE SLAB TAPERS TO A SHARP ANGLE WHEN THE LENGTH TO WIDTH RATIO EXCEEDS 3 TO 1 OR WHEN SLAB IS NEITHER SQUARE OR RECTANGLE.

**LEGEND:**

SIDEWALK PAVEMENT	
PARKING PAVEMENT	
DRIVE AISLE/FIRE LANE PAVEMENT	
25' ROW DEDICATION	

THESE PLANS ARE ISSUED FOR THE PURPOSE OF PRELIMINARY REVIEW AND ARE NOT INTENDED FOR CONSTRUCTION. WHEN ISSUED IN FINAL FORM, THEY WILL BE SIGNED, SEALED, AND DATED BY:

M. REECE FLANAGAN, P.E.  
TEXAS REGISTRATION NO. 129781

SCALE: 1" = 30'

**FLANAGAN**  
land solutions

Dallas, Texas | P: 940.327.7963 | flanagan-ls.com | TBPE Firm No. F-22910

THE FRONT PORCH  
STEPHENVILLE, TEXAS

PRELIMINARY SITE PLAN



CALL 3 BUSINESS DAYS IN ADVANCE BEFORE YOU DIG, GRADE, OR EXCAVATE FOR THE MARKING OF UNDERGROUND MEMBER UTILITIES.

DESIGNED: MRF	PROJECT #: 2021-11-02	ISSUE DATE: 02.12.2023	SHEET 1 OF 1
CHECKED: FLS			
DRAWN: MRF			



NORTH ELEVATION CONCEPTUAL DRAWING / EXTERIOR BUILDING MATERIAL INSPIRATION



NORTH ELEVATION



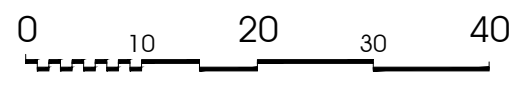
NORTH ELEVATION - RENDERING



UPPER - BRICK



BASE - SPILT-FACED CMU



# WASHINGTON ST. STUDY - E

STEPHENVILLE, TEXAS

martsolf architecture  
JANUARY 6, 2023

Referenced from Martsolf Architecture conceptual rendering showing upper in Brick and Base in Split-faced CMU inspiration



SOUTH ELEVATION CONCEPTUAL DRAWING / EXTERIOR BUILDING MATERIAL IINSPIRATION



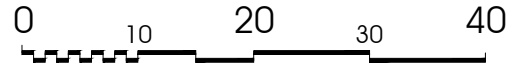
SOUTH ELEVATION



SOUTH ELEVATION

# WASHINGTON ST. STUDY - E

STEPHENVILLE, TEXAS



martsolf architecture  
JANUARY 6, 2023

Referenced from Martsolf Architecture conceptual rendering showing upper in Brick and Base in Split-faced CMU inspiration



# EAST ELEVATION CONCEPTUAL DRAWING / EXTERIOR BUILDING MATERIAL INSPIRATION

Building Height is approx. 51'5" (Top of Parapet), and 57'6" to top of Elevator Roof Access



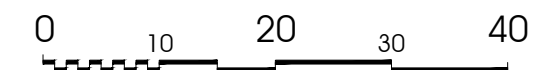
EAST ELEVATION



EAST ELEVATION  
RENDERING

# WASHINGTON ST. STUDY - E

STEPHENVILLE, TEXAS



martsolf architecture  
JANUARY 6, 2023



# WEST ELEVATION CONCEPTUAL DRAWING / EXTERIOR BUILDING MATERIAL INSPIRATION

Building Height is approx. 51'5" (Top of Parapet), and 57'6" to top of Elevator Roof Access



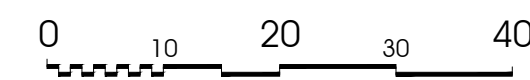
WEST ELEVATION



WEST ELEVATION

# WASHINGTON ST. STUDY - E

STEPHENVILLE, TEXAS



martsolf architecture  
JANUARY 6, 2023

Referenced from Martsolf Architecture conceptual rendering







Apartment Loft Floor Plans  
Inspiration from Martsolf Architecture

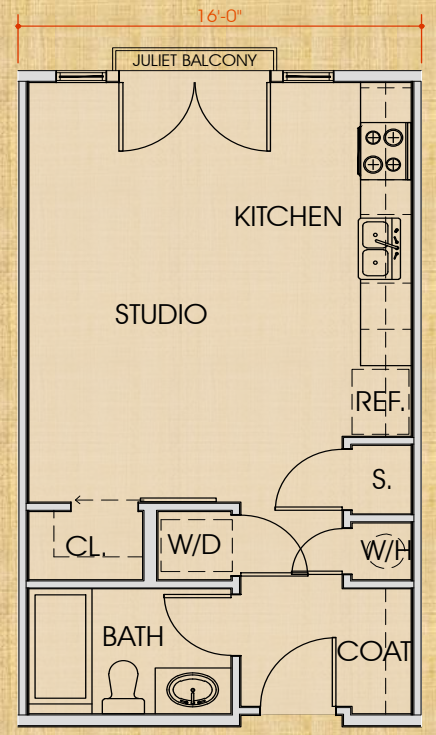


1B/1B & 2B/2B efficiency Lofts:  
66 beds total.  
34 1B/1B, 14 2B/2B

A Units = 450 SF 1B/1B

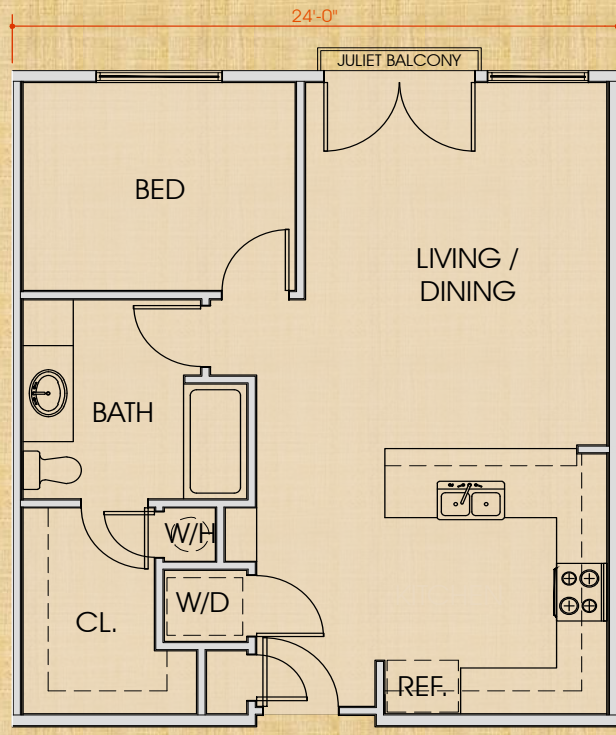
B Units = 680 SF 1B/1B

C Units = 910 SF 2B/2B



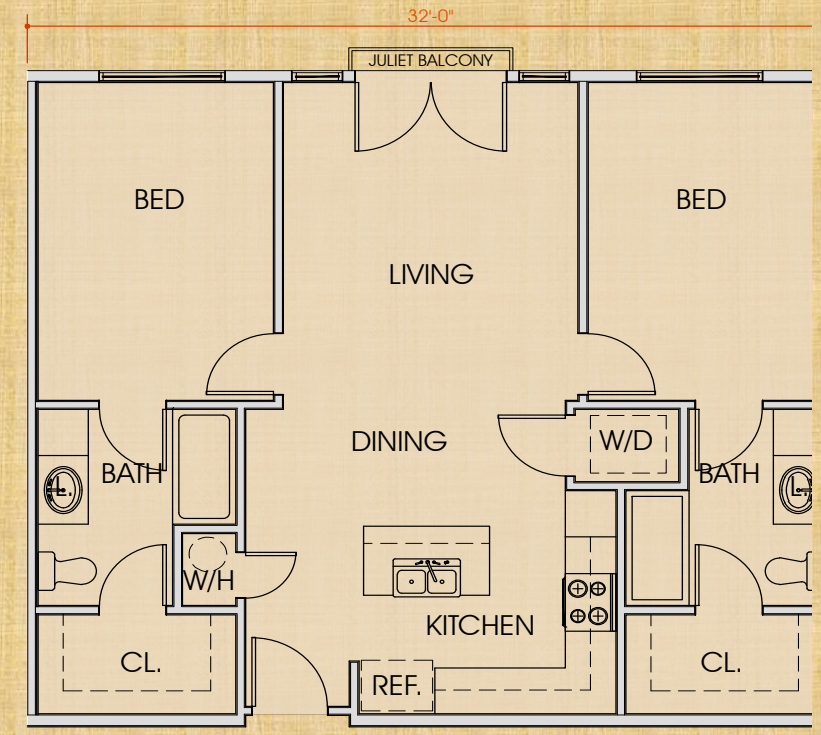
A

450 S.F.



B

680 S.F.



C

910 S.F.

K



Loft Floor Plan Interior  
Inspiration from Martsolf Architecture

A Units = 450 SF 1B/1B

B Units = 680 SF 1B/1B

C Units = 910 SF 2B/2B

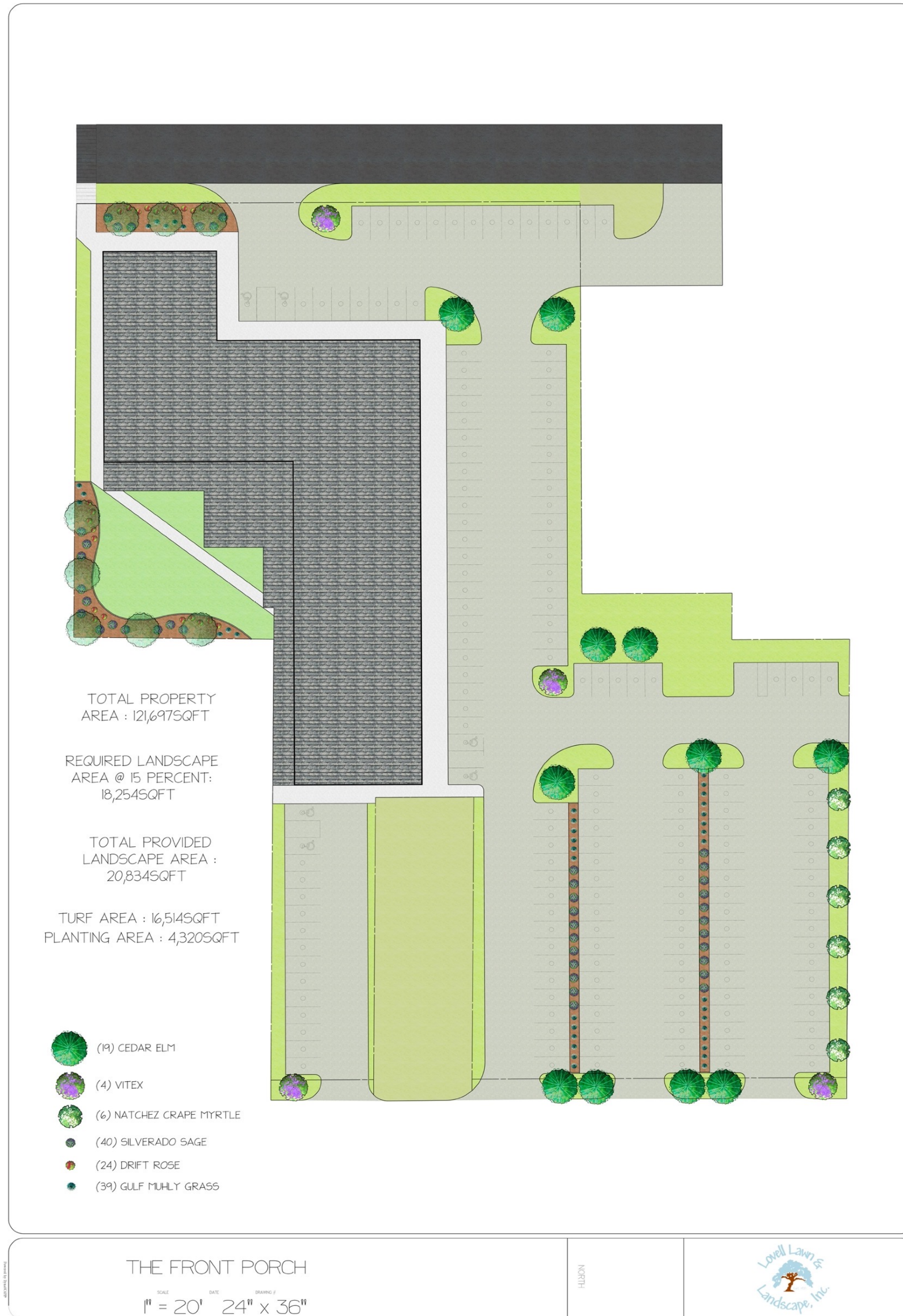
signage, lighting, outdoor amenity green space inspiration  
signage design aesthetics inspiration below.



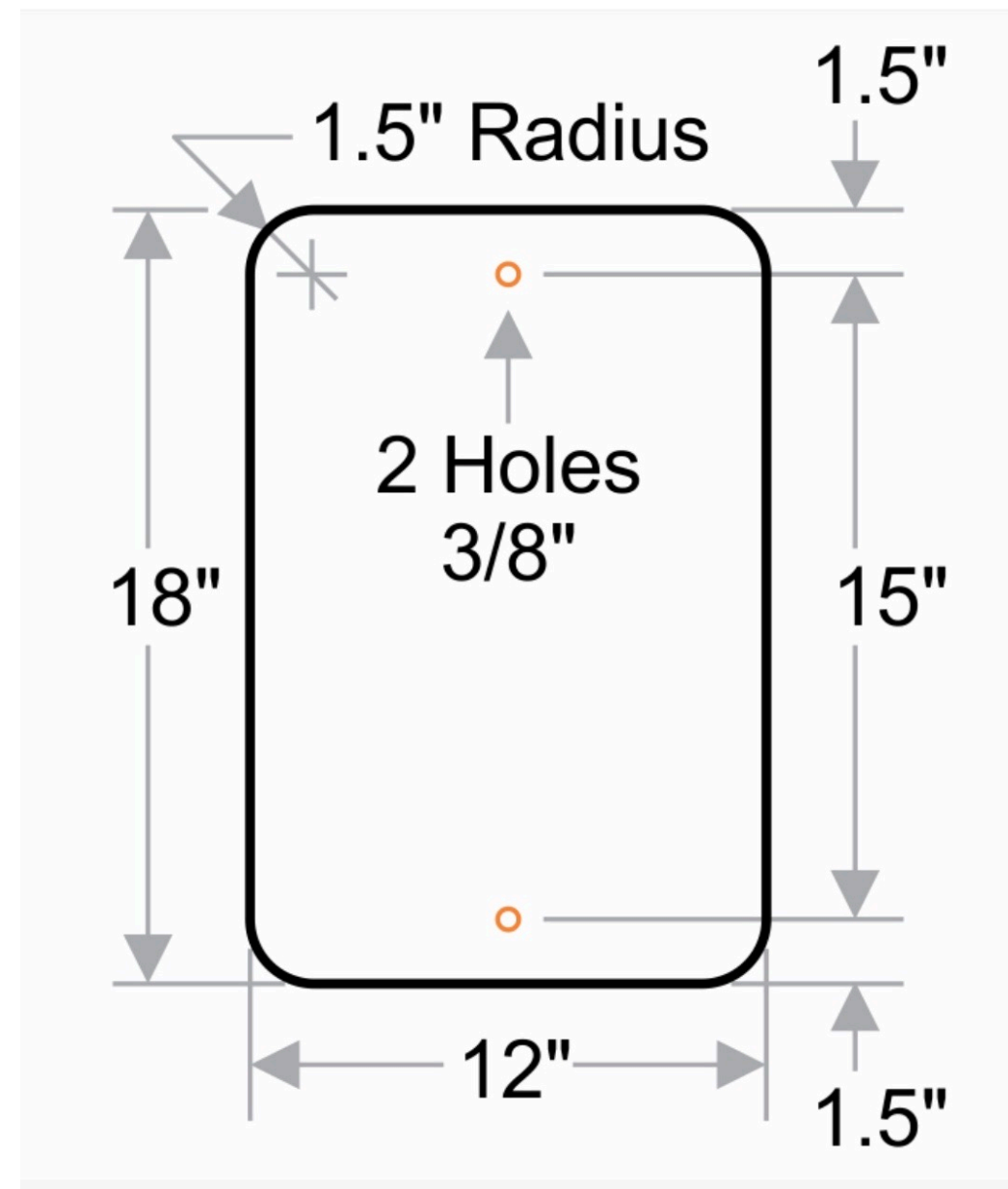


# Conceptual Preliminary Landscape Design Layout

Property = 121,697 sqft  
 Landscape @ 15% = 18,254sqft  
 Landscape @ 17.1%= 20,834 sqft  
 Total Provided Conceptual Landscape Area: 37,348 sqft or (= 30%)



Reserved Parking Sign for 66 Beds : Assigned & Numbered, Reserved 1/bed



University

W Washington St

S McIlhenny St

PROJECT  
LOCATION



APPENDIX

BUS  
377

Stephenville, Texas

Mc Neill

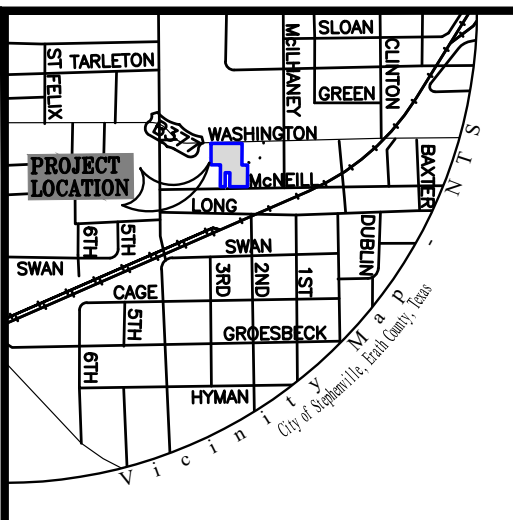
ans  
church



# Minor Re-plat survey draft

(pending final review from Cell Tower Company, then will submit minor-replat to the city)

## 2.7 Acres



- LEGEND:**
- AC.....Air Conditioning Unit
  - AV.....Air and Vacuum
  - BOL.....Bollard
  - CRF.....1/2" Capped Iron Rod Found Marked "PRICE SURVEYING"
  - ORS.....5/8 Inch Capped Iron Rod Found Marked "NATIVE CO., LLC"
  - CO.....Cleanout
  - EM.....Electric Meter
  - ET.....Electric Transformer
  - FCP.....Fence Corner Post
  - GM.....Gas Meter
  - GP.....Gas Pump
  - GV.....Guy Wire
  - ICV.....Irrigation Control Valve
  - IRF.....Iron Rod Found
  - LT.....Light Pole
  - MB.....Mailbox
  - MNF.....Magnail Found
  - OE.....Overhead Electric
  - PD.....Phone Pedestal
  - PFC.....Point for Corner
  - PMK.....Phone Marker
  - P.O.B.....Point of Beginning
  - P.O.C.....Point of Commencement
  - PP.....Power Pole
  - PI.....Phone Vault
  - UMH.....Unknown Manhole (Fuel?)
  - VLV.....Unknown Valve (Fuel)
  - WM.....Water Meter
  - D.R.E.C.T.....Deed Records, Erath County, Texas
  - P.R.E.C.T.....Plat Records, Erath County, Texas
  - Chainlink Fence.....
  - Wooden Fence.....

- NOTES:**
- Basis of bearing being U.S. State Plane Grid - Texas North Central Zone (4202) NAD83 as established using the AllTerra RTKNet Cooperative Network. Reference frame is NAD83(2011) Epoch 2010.0000. Distances shown are U.S. Survey feet displayed in surface values.
  - By scaled location of FEMA FIRM Map No. 48149C04300, effective date November 16, 2011, the subject property lies within Zone X (unshaded) - Areas determined to be outside the 0.2% annual chance floodplain.
  - This Survey Reflects the above ground indications of utilities. The surveyor makes no guarantee that the utilities shown comprise all such utilities in the area, either in service, or abandoned.
  - This plat was prepared without the benefit of a current commitment for title insurance. Additional easements and/or restrictions may affect this property.
  - All corners are 5/8 inch capped iron rods marked "NATIVE CO., LLC" unless otherwise specified.

### OWNERS CERTIFICATION:

§ STATE OF TEXAS  
§ COUNTY OF ERATH

BEING all of Lots 1, 5, 18, 28, 30-A, 31, and 32, Block 134, City Addition, as shown per King's 1956 Map of the City of Stephenville, Erath County, Texas, as recorded in Volume 381, Page 105, Deed Records, Erath County, Texas (DRECT) and being all of Lot 40, Block 134, City Addition, as shown per replat recorded in Cabinet A, Slide 279A, Plat Records, Erath County, Texas, same being all of that tract of land described in the deed to TSU Catholic, LLC, as recorded in Document No. 2022-02799, Real Records, Erath County, Texas (RRECT), all of that tract of land described in the deed to TSU Catholic, LLC, as recorded in Document No. 2022-05473, RRECT, and all of that tract of land described in the deed to Barefoot Equity Partners, LLC, as recorded in Document No. 2022-08301, RRECT, and being more particularly described by metes and bounds as follows: (Basis of bearing being U.S. State Plane Grid - Texas North Central Zone (4202) NAD83 as established using the AllTerra RTKNet Cooperative Network. Reference frame is NAD83(2011) Epoch 2010.0000. Distances shown are U.S. Survey feet displayed in surface values).

**BEGINNING** at a 5/8 inch iron rod found in the south right-of-way line of W. Washington St. for the northeast corner of Lot 18 and the northwest corner of Lot 33, being the northeast corner of the herein described tract;

**THENCE** South 30°03'54" East, with the common line of said Lots 18 and 33, a distance of 233.33 feet to a 1/2 inch capped iron rod found marked "PRICE SURVEYING" for the southeast corner of Lot 18 and the southwest corner of Lot 33, also being the northwest corner of Lot 32, being an inner corner of the herein described tract;

**THENCE** North 59°18'33" East, with the common line of Lots 32 and 33, a distance of 59.75 feet to a point for the northeast corner of Lot 32 being in the west line of Lot 38, from which a 3/4 inch iron rod found bears South 66°46'13" East, a distance of 1.18 feet;

**THENCE** South 30°03'54" East, with the common line of Lots 32 and 38, a distance of 233.10 feet to a 3/8 inch iron rod found in the north right-of-way line of W. McNeil St. for the southeast corner of Lot 32 and the southeast corner of the herein described tract;

**THENCE** South 59°16'28" West, with the north right-of-way line of W. McNeil St., a distance of 190.11 feet to a 1/2 inch pipe found for the southwest corner of Lot 30-A and the southeast corner of Lot 29;

**THENCE** North 30°03'54" West, with the common line of Lots 29 and 30-A, a distance of 150.01 feet to an IRS for the northwest corner of Lot 30-A and being the northeast corner of a remainder of Lot 29, also being in the south line of Lot 40;

**THENCE** South 59°16'28" West, with the south line of Lot 40, a distance of 49.92 feet to a railroad spike found for the northwest corner of the remainder of Lot 29 and being in the east line of Lot 28 for an inner corner of the herein described tract;

**THENCE** South 30°03'54" East, with the common line of Lots 28 and 29, a distance of 150.01 feet to a 3/8 inch iron rod found in the north right-of-way line of W. McNeil St. for the southeast corner of Lot 28;

**THENCE** South 59°16'28" West, with the north right-of-way line of W. McNeil St., a distance of 52.13 feet to a 1/2 inch capped iron rod found marked "PRICE SURVEYING" for the southwest corner of Lot 28 and the southeast corner of Lot 27, being southernmost southwest corner of the herein described tract;

**THENCE** North 30°03'54" West, with the common line of Lots 27 and 28, a distance of 234.96 feet to a 2.5 inch pipe fence corner post for the northwest corner of Lot 28 and being in the south line of Lot 1;

**THENCE** South 59°16'28" West, a distance of 101.54 feet to a magnail found for the southwest corner of Lot 5 and the southeast corner of Lot 6, being the westernmost southwest corner of the herein described tract;

**THENCE** North 30°05'56" West, with the common line of Lots 5 and 6, a distance of 230.67 feet to a 3/8 inch iron rod found in the south right-of-way line of W. Washington St. for the northwest corner of Lot 5;

**THENCE** North 59°18'33" East, with the south right-of-way line of W. Washington St., a distance of 334.09 feet to the **POINT OF BEGINNING** and containing 3.176 Acres of Land.

### NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

THAT, BAREFOOT EQUITY PARTNERS, LLC AND TSU CATHOLIC, LLC, acting by and through the undersigned, their duly authorized agents, does hereby adopt this plat designating the herein above described real property as **LOTS 40R & 41R, BLOCK 134, CITY ADDITION**, an addition to the City of Stephenville, Texas. The streets and easements shown hereon 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.

This plat does not alter or remove existing deed restrictions or covenants, if any, on this property.

Barefoot Equity Partners, LLC - Owner/Representative

§ 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 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 in and for the State of Texas My commission expires \_\_\_\_\_

TSU Catholic, LLC - Owner/Representative

§ 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 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 in and for the State of Texas My commission expires \_\_\_\_\_

### SURVEYOR'S CERTIFICATION:

I, N. Zane Griffin, do hereby certify that I prepared this plat from an actual on the ground survey of the land, and that the corner monuments shown hereon were properly placed under my personal supervision in accordance with the planning rules and regulations of the City of Stephenville, Erath County, Texas.

N. Zane Griffin, RPLS No. 6810  
Date: January 18, 2023

### TOWER & ANTENNA SITE FACILITIES SITE DESCRIPTION:

BEING a tract of land in Lots 18 and 31, Block 134 City Addition, City of Stephenville, Erath County, Texas, as shown per King's 1956 Map of the City of Stephenville, as recorded in Volume 381, Page 105, Deed Records, Erath County, Texas (DRECT) and a portion of Lot 40 of said Block 134 of said City Addition, as shown per the replat recorded in Cabinet A, Slide 279A, Plat Records, Erath County, Texas, same being a portion of that tract of land described in the deed to TSU Catholic, LLC, as recorded in Document No. 2022-027499, Real Records, Erath County, Texas (RRECT), and being more particularly described by metes and bounds as follows: (Basis of bearing being U.S. State Plane Grid - Texas North Central Zone (4202) NAD83 as established using the AllTerra RTKNet Cooperative Network. Reference frame is NAD83(2011) Epoch 2010.0000. Distances shown are U.S. Survey feet displayed in surface values).

**COMMENCING** at a 1/2 inch iron rod found for the southeast corner of Lot 18 and the northeast corner of Lot 31;

**THENCE** North 33°45'49" West, a distance of 24.25 feet to the **POINT OF BEGINNING** and being the northeast corner of this tract;

**THENCE** South 30°16'40" East, a distance of 50.00 feet to a point for corner;

**THENCE** South 59°43'20" West, a distance of 33.00 feet to a point for corner, from which a magnail found bears South 59°43'20" West, a distance of 1.00 feet;

**THENCE** North 30°16'40" West, a distance of 50.00 feet to a point for corner;

**THENCE** North 59°43'20" East, a distance of 33.00 feet to the **POINT OF BEGINNING** and containing 1.650 Square Feet or 0.038 of an Acre of Land.

### FIBER EASEMENT DESCRIPTION:

BEING a tract of land in Lots 12 and 18, Block 134 City Addition, City of Stephenville, Erath County, Texas, as shown per King's 1956 Map of the City of Stephenville, as recorded in Volume 381, Page 105, Deed Records, Erath County, Texas (DRECT) and a portion of Lot 40 of said Block 134 of said City Addition, as shown per the replat recorded in Cabinet A, Slide 279A, Plat Records, Erath County, Texas, same being a portion of that tract of land described in the deed to TSU Catholic, LLC, as recorded in Document No. 2022-027499, Real Records, Erath County, Texas (RRECT), and being more particularly described by metes and bounds as follows: (Basis of bearing being U.S. State Plane Grid - Texas North Central Zone (4202) NAD83 as established using the AllTerra RTKNet Cooperative Network. Reference frame is NAD83(2011) Epoch 2010.0000. Distances shown are U.S. Survey feet displayed in surface values).

**COMMENCING** at a 5/8 inch iron rod found in the south line of W. Washington St. for the northeast corner of Lot 18 and the northwest corner of Lot 33, also being the northeast corner of said TSU Catholic tract;

**THENCE** South 59°18'33" West, with the south line of W. Washington St., a distance of 96.18 feet to a point for the **POINT OF BEGINNING**;

**THENCE** departing the south line of W. Washington St. over and across said TSU Catholic tract, the following courses and distances:

South 30°26'51" East, a distance of 219.92 feet to a point for corner;

North 59°07'01" East, a distance of 60.19 feet to a point for corner;

South 30°16'40" East, a distance of 28.00 feet to a point for corner;

South 59°07'01" West, a distance of 41.61 feet to a point for corner;

North 30°52'59" West, a distance of 18.00 feet to a point for corner;

South 59°07'01" West, a distance of 28.36 feet to a point for corner;

North 30°26'51" West, a distance of 229.95 feet to a point in the south line of W. Washington St. for the northwest corner of this tract;

**THENCE** North 59°18'33" East, a distance of 10.00 feet to the **POINT OF BEGINNING** and containing 3,652 Square Feet or 0.084 of an Acre of Land.

### SHARED ACCESS EASEMENT DESCRIPTION:

BEING a tract of land in Lots 30-A and 31, Block 134 City Addition, City of Stephenville, Erath County, Texas, as shown per King's 1956 Map of the City of Stephenville, as recorded in Volume 381, Page 105, Deed Records, Erath County, Texas (DRECT) and a portion of Lot 40 of said Block 134 of said City Addition, as shown per the replat recorded in Cabinet A, Slide 279A, Plat Records, Erath County, Texas, same being a portion of that tract of land described in the deed to TSU Catholic, LLC, as recorded in Document No. 2022-027499, Real Records, Erath County, Texas (RRECT), and being more particularly described by metes and bounds as follows: (Basis of bearing being U.S. State Plane Grid - Texas North Central Zone (4202) NAD83 as established using the AllTerra RTKNet Cooperative Network. Reference frame is NAD83(2011) Epoch 2010.0000. Distances shown are U.S. Survey feet displayed in surface values).

**COMMENCING** at a 1/2 pipe found in the north line of W. McNeil St. for southwest corner of Lot 30-A and the southeast corner of Lot 29;

**THENCE** North 59°16'28" East, a distance of 6.64 feet to a point for the **POINT OF BEGINNING** and the southeast corner of this tract;

**THENCE** departing the north line of W. McNeil St. and over and across said TSU Catholic tract, the following courses and distances:

North 30°41'27" West, a distance of 149.84 feet to a point for the beginning of a curve to the right, with a radius of 53.00 feet and a chord which bears North 14°16'11" East, a distance of 74.90 feet;

With said curve to the left, through a central angle of 89°55'16", an arc distance of 83.18 feet to a point for corner;

North 30°46'11" West, a distance of 3.68 feet to a point for corner;

North 59°43'20" East, a distance of 40.00 feet to a point for corner;

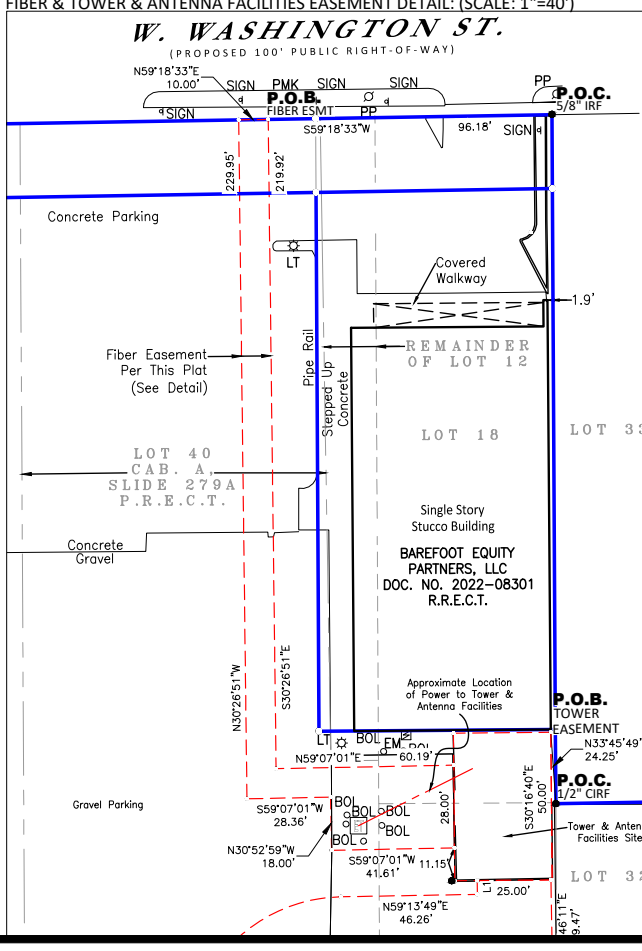
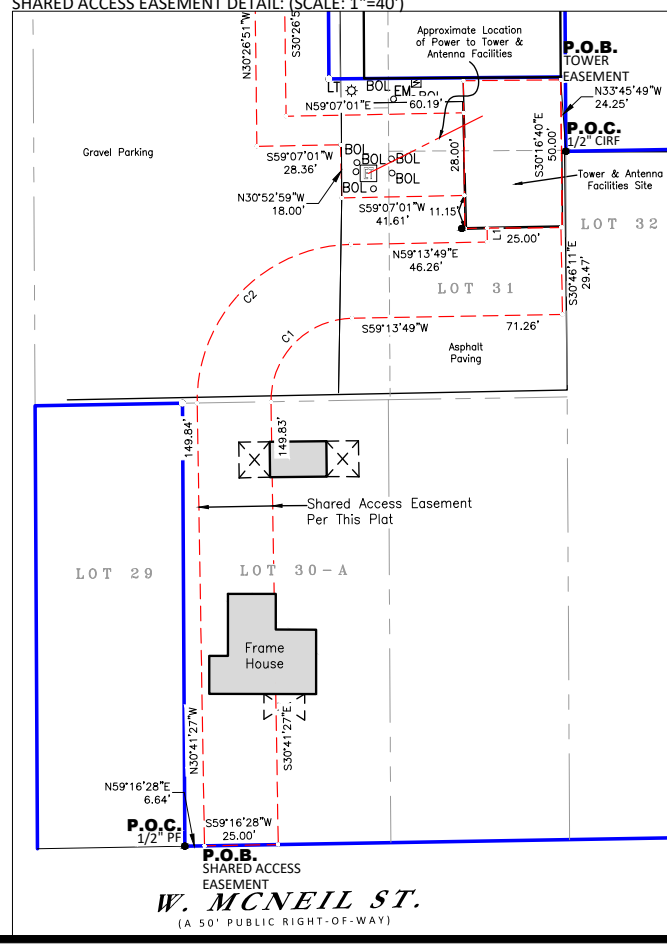
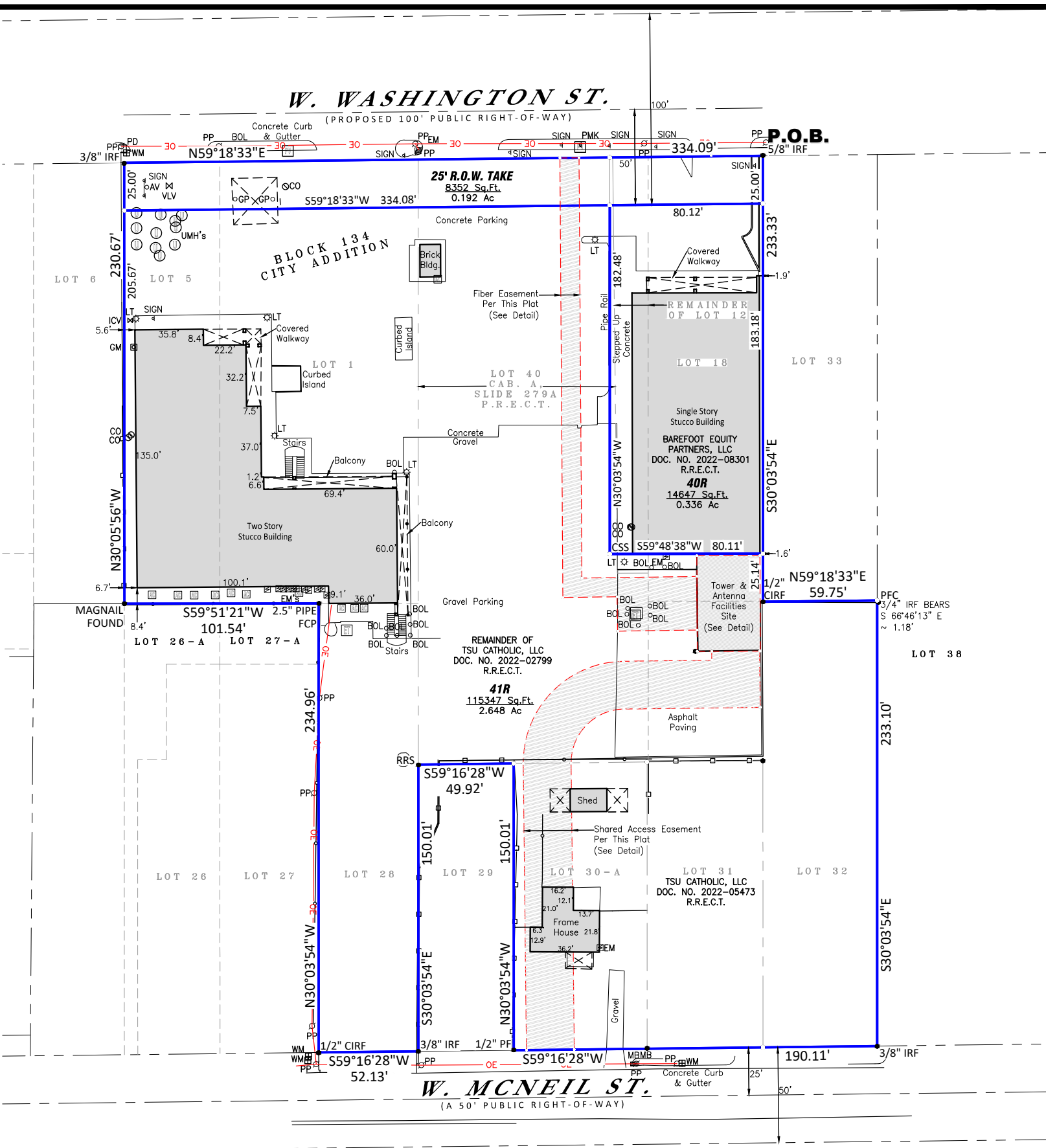
South 30°46'11" East, a distance of 29.47 feet to a point for corner;

South 59°13'49" West, a distance of 71.26 feet to a point for the beginning of a curve to the left, with a radius of 28.00 feet, and a chord which bears South 14°16'11" West, a distance of 39.37;

With said curve to the left, through a central angle of 89°55'16", an arc distance of 43.94 feet;

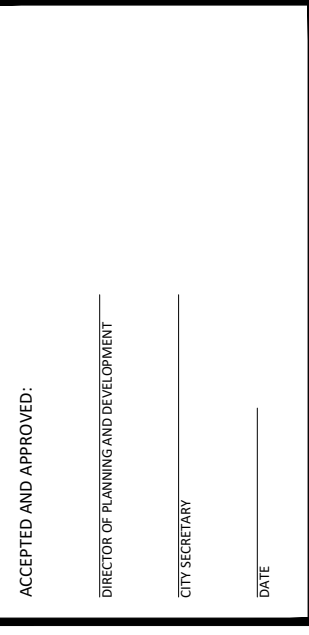
South 30°41'27" East, a distance of 149.83 feet to a point in the north line of W. McNeil St. for the southeast corner of this tract;

**THENCE** South 59°16'28" West, a distance of 25.00 feet to the **POINT OF BEGINNING** and containing 7,321 Square Feet or 0.166 of an Acre of Land.



**MINOR PLAT**  
**LOTS 40R & 41R, BLOCK 134**  
**CITY ADDITION**  
AN ADDITION TO THE CITY OF STEPHENVILLE,  
ERATH COUNTY, TEXAS, AS SHOWN PER KING'S 1956 MAP  
OF THE CITY OF STEPHENVILLE, AS RECORDED IN VOLUME 381,  
PAGE 105, DEED RECORDS, ERATH COUNTY, TEXAS

ACCEPTED AND APPROVED:  
DIRECTOR OF PLANNING AND DEVELOPMENT  
CITY SECRETARY  
DATE



**NATIVE CO.**  
LAND SURVEYING

P.O. Box 2405 Stephenville, TX 76401 44-0605  
zane@nativeco.com  
EIT/PS No. 1074572

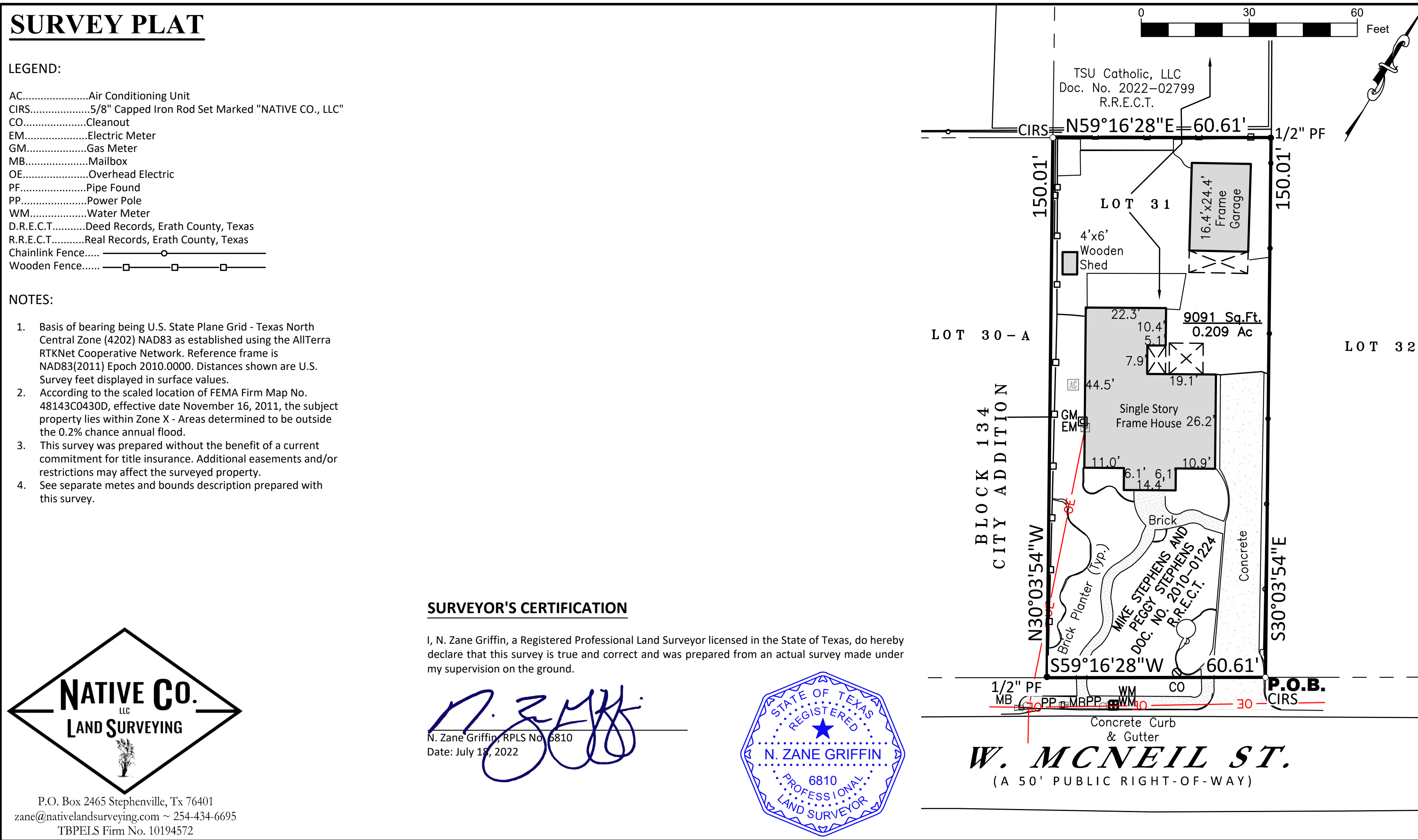






# 1245 McNeil St. Survey

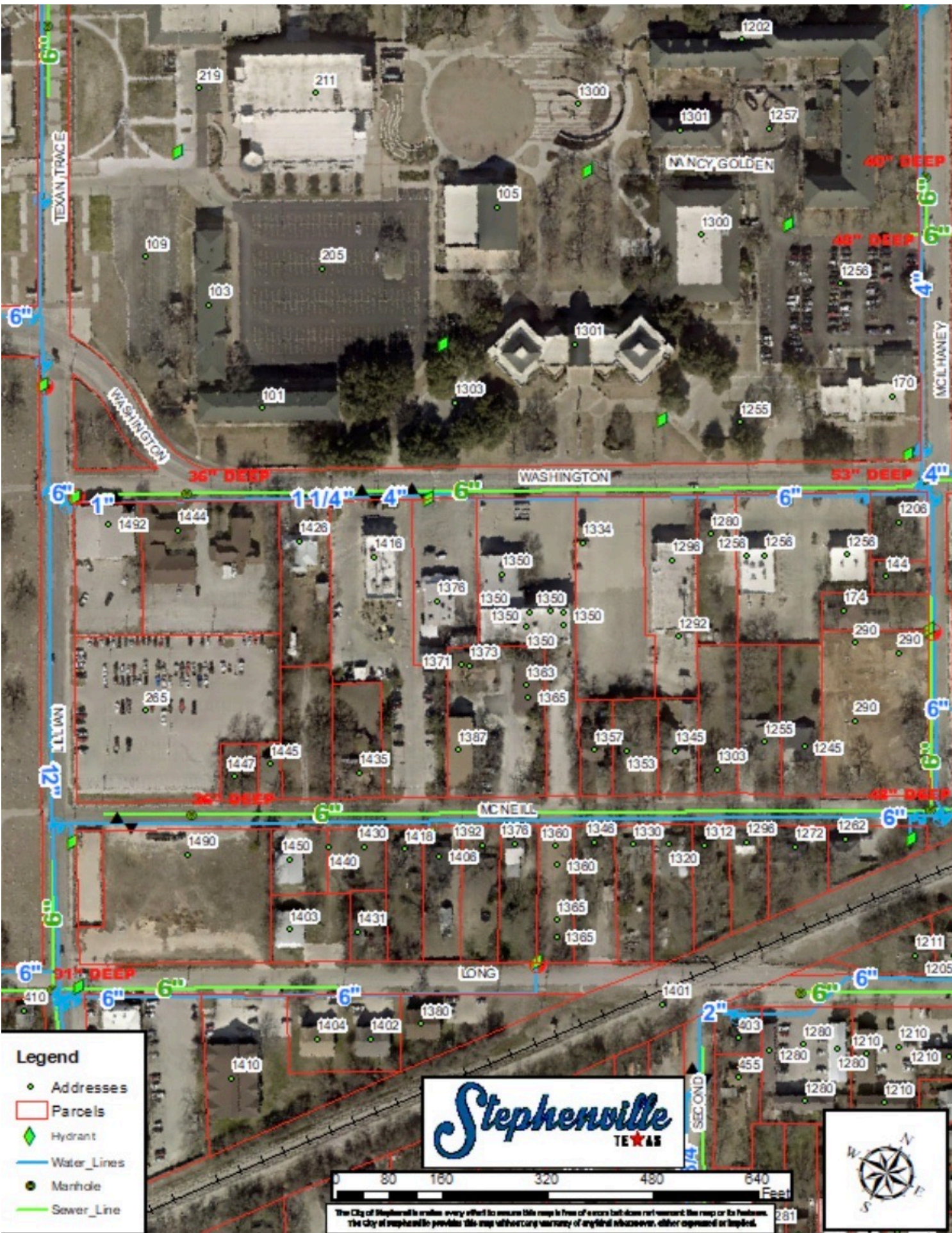
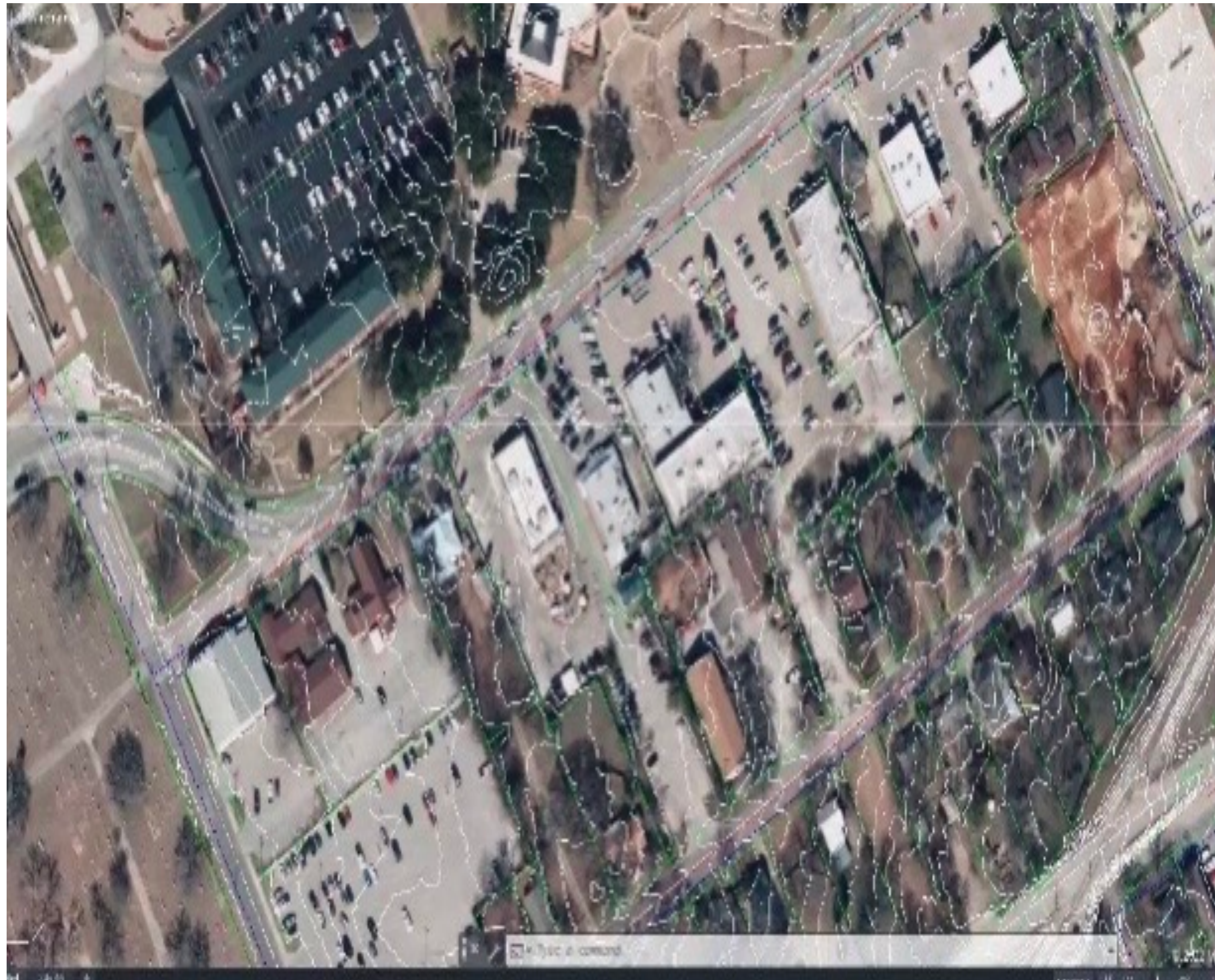
.209 acres running along McNeil St.



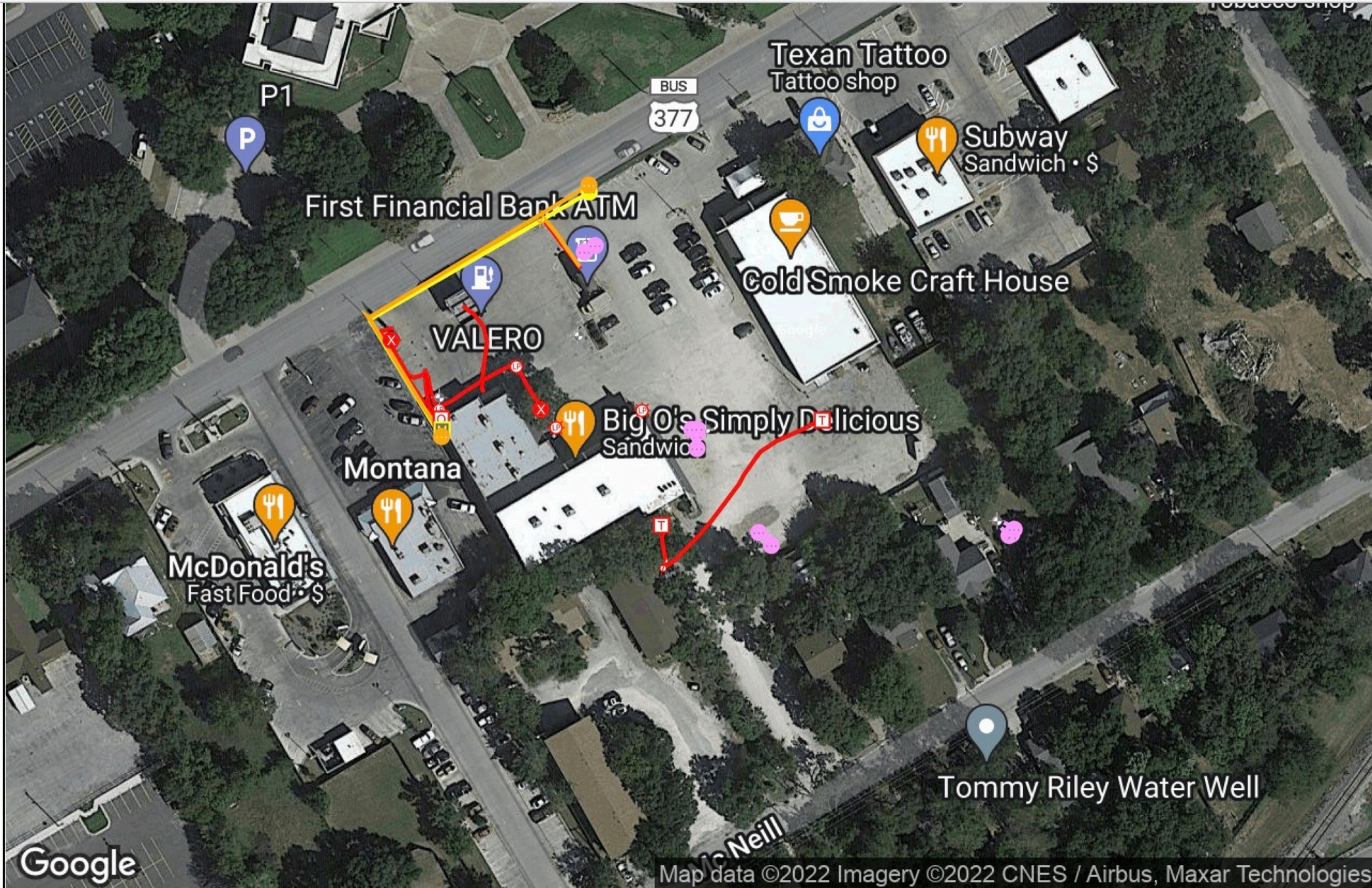


## Civil Engineering Diligence

Civil Engineering study conducted reflects current site has majority impervious state already, will align with public works to account for proper drainage, main sizes, and fire safety



partial utility locating where geotech boring sites were conducted info. only

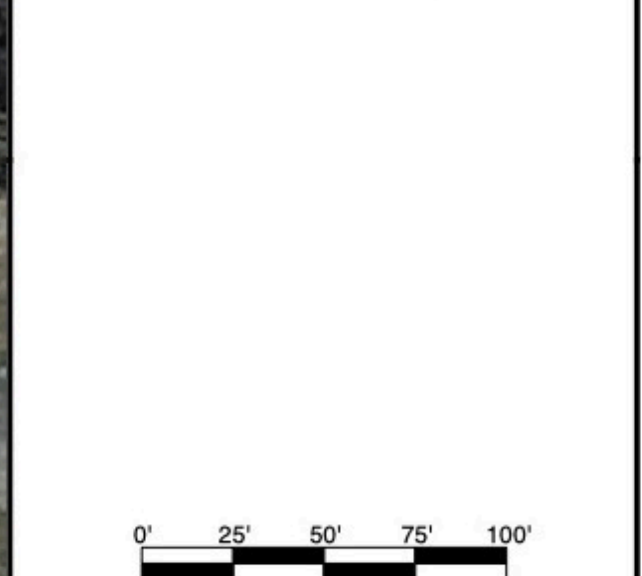


BE CORRECTED AND/OR ADDITIONAL DELIVERABLES CREATED AFTER THE DATA IS FURTHER REVIEWED.

2. AERIAL IMAGERY IS SOMETIMES SHIFTED, OUTDATED, OR INACCURATE WHILE THE LINE AND POINT DATA REMAIN AS COLLECTED IN THE FIELD. IN THE EVENT THE AERIAL IMAGERY NEEDS CORRECTION, ADDITIONAL CAD SERVICES CAN BE ORDERED.
3. GPRS CANNOT GUARANTEE THAT ALL UTILITIES OR OTHER SUBSURFACE FEATURES ON SITE WERE ABLE TO BE LOCATED. ALL FINDINGS ARE SUBJECT TO THE TERMS AND CONDITIONS THAT CAN BE VIEWED AT THIS LINK: <https://gp-radar.com/terms-conditions>
4. GPRS DOES NOT PROVIDE GEOPHYSICAL, GEOLOGICAL, LAND SURVEYING, OR ENGINEERING SERVICES. GPRS IS NOT A LICENSED LAND SURVEYOR. THIS PDF IS NOT A LAND SURVEY AND MAY NOT BE RELIED ON OR USED FOR ANY PURPOSES EXCEPT AS EXPRESSLY STATED HEREIN.
5. FOR ADDITIONAL INFORMATION REGARDING FINDINGS AND EQUIPMENT USED, SEE THE "JOB SUMMARY REPORT" AS WELL AS OTHER SUBMITTALS INCLUDED IN THE SUBMITTAL LETTER SENT VIA EMAIL FOLLOWING COMPLETION OF FIELD WORK.
6. PRIVATE UTILITY LOCATING IS NEVER A REPLACEMENT FOR ONE CALL/811 SERVICES. STATE LAW REQUIRES 811 TO BE CALLED PRIOR TO ANY AND ALL EXCAVATION ACTIVITIES.

**LEGEND**

<span style="color: red;">—</span>	ELECTRICAL
<span style="color: yellow;">—</span>	FUEL/GAS/OIL
<span style="color: pink;">—</span>	MISCELLANEOUS
<span style="color: orange;">—</span>	TELECOMM
<span style="color: purple;">—</span>	UNKNOWN



**811** Know what's below. Call before you dig.

GPRS IS NOT AFFILIATED WITH 811 BUT DOES RECOMMEND THAT THE SERVICE IS USED ON EVERY PROJECT IN ADDITION TO OUR OWN. SEE NOTE #6 ABOVE.

**FOR INFORMATION ONLY**

**GPRS FINDINGS MAP**

PREPARED FOR:  
ALPHA TESTING

LOCATION:

1362 W WASHINGTON ST  
STEPHENVILLE, TX

PROJECT MANAGER:  
TERREL KUYKENDALL  
TERREL.KUYKENDALL@GPRSINC.COM

DATE	2022 DEC 08
DRAWING NO.	1 REV. 0

Google

Map data ©2022 Imagery ©2022 CNES / Airbus, Maxar Technologies

partial utility locating where geotech boring sites were conducted info. only



# partial utility locating where geotech boring sites were conducted info. only

	AIR_COMPRESSOR		ELEC_BOX		FUEL_AST		MISC_CONTINUOUS		STEAM_CONTINUOUS		TREE_CONIFEROUS
	AIR_CONTINUOUS		ELEC_CABINET		FUEL_CONTINUOUS		MISC_DEPTH		STEAM_EOI		TREE_DECIDUOUS
	AIR_EOI		ELEC_CONTINUOUS		FUEL_EOI		MISC_EOI		STEAM_MANHOLE		UNKN_CONTINUOUS
	AIR_MANHOLE		ELEC_EOI		FUEL_MANHOLE		MISC_MANHOLE		STEAM_MISC		UNKN_EOI
	AIR_MISC		ELEC_EQUIPMENT		FUEL_MISC		MISC_POINT		STEAM_VALVE		UNKN_MANHOLE
	AIR_PUMP		ELEC_LANDSCAPELIGHT		FUEL_PUMP		MISC_VALVE		STRM_CATCHBASINROUND		UNKN_MISC
	AIR_RISER		ELEC_MANHOLE		FUEL_RISER		OIL_CONTINUOUS		STRM_CATCHBASINSQUARE		UNKN_VALVE
	CHEM_AST		ELEC_METER		FUEL_UST		OIL_EOI		STRM_CLEANOUT		WTR_BACKFLOWPREVENTOR
	CHEM_CONTINUOUS		ELEC_MISC		FUEL_VALVE		OIL_MANHOLE		STRM_CURBINLET		WTR_CONTINUOUS
	CHEM_EOI		ELEC_PANEL		FUEL_VAULT		OIL_MISC		STRM_ENDPIPE		WTR_EOI
	CHEM_MANHOLE		ELEC_POWERPOLE		FUEL_VENT		OIL_PUMP		STRM_LIFTSTATION		WTR_HYDRANT
	CHEM_MISC		ELEC_SIGN		GAS_AST		OIL_RISER		STRM_MANHOLE		WTR_MANHOLE
	CHEM_PUMP		ELEC_SITELIGHT		GAS_CONTINUOUS		OIL_TANK		STRM_MISC		WTR_METER
	CHEM_TANK		ELEC_TRANSFORMER		GAS_EOI		OIL_UST		STRM_ROOFDRAIN		WTR_MISC
	CHEM_VALVE		ELEC_UTILITYPOLE		GAS_MANHOLE		OIL_VALVE		STRM_UST		WTR_POSTINDICATORVALVE
	COMM_BOX		ELEC_VAULT		GAS_METER		OIL_VAULT		STRM_VALVE		WTR_RISER
	COMM_CAMERA		FIRE_BACKFLOWPREVENTOR		GAS_MISC		OIL_VENT		STRM_TRENCHDRAIN		WTR_VALVE
	COMM_CONTINUOUS		FIRE_CONTINUOUS		GAS_PUMP		SAN_CLEANOUT		STRM_UST		WTR_WELLHEAD
	COMM_EOI		FIRE_EOI		GAS_RISER		SAN_CONTINUOUS		STRM_VAULT		BUILDING CORNER
	COMM_MANHOLE		FIRE_HYDRANT		GAS_UST		SAN_EOI		STRM_VENT		FLAGPOLE
	COMM_MISC		FIRE_MANHOLE		GAS_VALVE		SAN_GREASETRAP		STRM_YARDBASIN		GRAVE
	COMM_PEDESTAL		FIRE_METER		GAS_VAULT		SAN_INVERT		TRAF_BOX		GRAVE
	COMM_POLE		FIRE_MISC		GAS_VENT		SAN_LIFTSTATION		TRAF_CABINET		HEADSTONE NO GRAVE
	COMM_VAULT		FIRE_POSTINDICATORVALVE		IRR_BACKFLOWPREVENTOR		SAN_MANHOLE		TRAF_CONTINUOUS		MAILBOX
			FIRE_RISER		IRR_CONTINUOUS		SAN_MARKER		TRAF_EOI		POST
			FIRE_VALVE		IRR_CONTROL VALVE		SAN_MISC		TRAF_MANHOLE		SATELLITE
					IRR_EOI		SAN_SEPTICTANK		TRAF_MISC		SIGN
					IRR_MISC		SAN_VAULT		TRAF_PARKINGMETER		SOIL BORING MARKER
					IRR_RISER		SAN_VENT		TRAF_SIGN		SOIL BORING MARKER
					IRR_SPRINKLER				TRAF_SIGNAL		
									TRAF_STREETLIGHT		



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**LEGEND**

	ELECTRICAL
	FUEL/GAS/OIL
	MISCELLANEOUS
	TELECOMM
	UNKNOWN



**FOR INFORMATION ONLY**

**GPRS FINDINGS MAP**

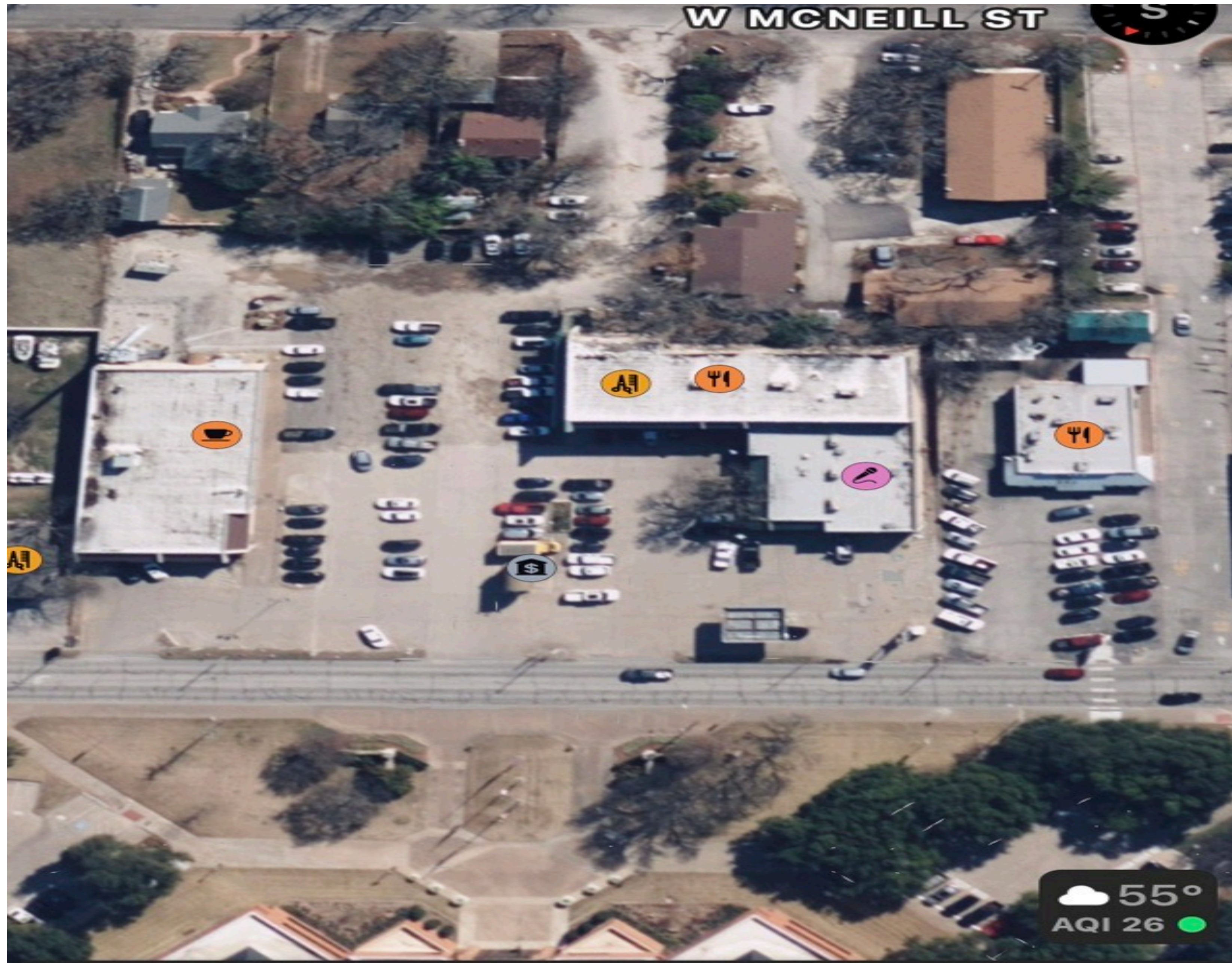
PREPARED FOR:  
ALPHA TESTING

LOCATION:  
1362 W WASHINGTON ST  
STEPHENVILLE, TX

PROJECT MANAGER:  
TERREL KUYKENDALL  
TERREL.KUYKENDALL@GPRSINC.COM

DATE	2022 DEC 08
DRAWING NO.	2 REV. 0

Existing TXDOT crosswalk on Washington St. exists and is faded on Washington



**TIA Traffic & Pedestrian Study Report ( insert when received )**



**TRIP GENERATION COMAPRISON**

<b>EXISTING DEVELOPMENT</b>									
<b>Land Use</b>	<b>ITE Code</b>	<b>Size</b>	<b>DAILY</b>	<b>AM PEAK HOUR</b>			<b>PM PEAK HOUR</b>		
				<b>TOTAL</b>	<b>ENTER</b>	<b>EXIT</b>	<b>TOTAL</b>	<b>ENTER</b>	<b>EXIT</b>
Strip Retail Plaza (<40K)	822	12,161 sq ft	662	29	17	12	89	45	44
Convenience Store/Gas Station	945	3,072 sq ft	1,483	64	32	32	74	37	37
		4 vfp	1,916	125	62	63	149	74	75
		Average	1,700	95	47	48	112	56	56
<b>TOTAL</b>			<b>2,362</b>	<b>124</b>	<b>64</b>	<b>60</b>	<b>201</b>	<b>101</b>	<b>100</b>

<b>FRONT PORCH DEVELOPMENT</b>									
<b>Land Use</b>	<b>ITE Code</b>	<b>Size</b>	<b>DAILY</b>	<b>AM PEAK HOUR</b>			<b>PM PEAK HOUR</b>		
				<b>TOTAL</b>	<b>ENTER</b>	<b>EXIT</b>	<b>TOTAL</b>	<b>ENTER</b>	<b>EXIT</b>
Off-Campus Student Apartment (Low-Rise) Adjacent to Campus	225	66 Bedrooms	408	19	7	12	27	14	13
Strip Retail Plaza (<40K)	822	22,417 sq ft	1,222	53	32	21	148	74	74
<b>TOTAL</b>			<b>1,630</b>	<b>72</b>	<b>39</b>	<b>33</b>	<b>175</b>	<b>88</b>	<b>87</b>

<b>Difference in Trips from Existing Development</b>			<b>-732</b>	<b>-52</b>	<b>-25</b>	<b>-27</b>	<b>-26</b>	<b>-13</b>	<b>-13</b>
--	--	--	-------------	------------	------------	------------	------------	------------	------------

Kelly D. Parma,  
P.E., PTOE

## TIA Traffic Consultant Feedback on scope of work to be conducted 1.6.23

### Trip Generation (see attached)

- Estimated trip generation of existing development = 2,350 daily / 125 AM peak hour / 200 PM peak hour
- Estimated trip generation of proposed development = 1,625 daily / 75 AM peak hour / 175 PM peak hour

The proposed development is predicted to generate fewer trips than the existing development.

The City requires TIAs for residential developments generating 1,000 **new** daily trips and for non-residential developments generating more than 2,500 **new** daily trips. As seen by the trip generation estimates, the new daily trip thresholds are NOT exceeded.

### Study Intersections

For developments with daily trips between 1,000 and 3,000, TxDOT requires all major roadways and signalized intersections within ¼-mile radius of the development.

The City requires the study area to include the site and area within ½-mile from the boundary of the site.

#### *Signalized Intersections within ¼-mile:*

- Lillian @ Washington Street (Business 377)
- Ollie Avenue/Alexander Road @ Washington Street (Business 377)

#### *Signalized Intersections within ½-mile:*

- Felix Street @ Washington Street (Business 377)
- Harbin Drive @ Washington Street (Business 377) – As discussed, this intersection falls just outside the ½-mile boundary. Would this intersection need to be included in the study?

#### *Site Driveways to Analyze*

- Two (2) driveways on Washington Street (Business 377)
- Four (4) driveways on McNeill

#### *Other Intersections – Would these intersections need to be included in the study?*

- Lillian @ McNeill
- Alexander Road @ McNeill

### Analysis Years

- Existing
- Build-Out Year (without and with site traffic included)
- Horizon Year (without and with site traffic included)

Analysis will include weekday AM and PM peak hours

### Driveway Analysis (would use TxDOT requirements for Washington Street)

- Need for right turn deceleration lanes (Needed if right turn volumes during the peak hour are greater than 60; Based on 30 mph posted speed limit)
- Adequacy with TxDOT driveway spacing criteria (200 feet minimum for 30 mph roadway; 80% limitation = 160 feet)
- Availability of sight distance

### Pedestrian Analysis

- Evaluation of existing and proposed pedestrian crossings of Washington Street (Business 377)
- Identification of any improvements needed for the existing pedestrian crossing on Washington Street (Business 377)

Please let me know if the City would require anything beyond the above presented in the TIA.

Thanks,  
Kelly

# Zoning Amendment Application



City of Stephenville  
 298 W. Washington  
 Stephenville, TX 76401  
 (254) 918-1213

NO. \_\_\_\_\_

## ZONING AMENDMENT APPLICATION

### CITY OF STEPHENVILLE

1. **APPLICANT/OWNER:** TSU Catholic, LLC

	<b>First Name</b>	<b>Last Name</b>
<b>ADDRESS:</b>	201 Main St, Suite 1198	817.533.3170
	<b>Street/P.O. Box</b>	<b>Phone No.</b>
	Fort Worth TX	76102
	<b>City</b>	<b>State</b>
	Reagan@reloadcap.com	
	<b>Email Address</b>	

2. **PROPERTY DESCRIPTION:** 1334 W. Washington St

3. **LEGAL DESCRIPTION:** \_\_\_\_\_  
Being all of Lots 1, 5, 18, 28, 30-A, 31 and 32 and a portion of Lot 12, Block 134, City Addition, an addition to the City of Stephenville, Erath County, Texas, as shown per King's 1956 Map of the City of Stephenville, as recorded in Volume 381, Page 105, Deed Records, Erath County, Texas (DRECT) and being all of Lot 40, Block 134, City Addition

4. **PRESENT ZONING:** B-1, B-2, R-3

Zoning District	Title
-----------------	-------

**PROPOSED ZONING:** PD

Zoning District	Title
-----------------	-------

5. **APPLICANTS REQUEST FOR ZONING CHANGE IS AS FOLLOWS:** \_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_

(Attach an additional sheet if necessary)

Signature of Applicant	1.18.23
	Date

Signature of City Official Received	Date Received
-------------------------------------	---------------

# Study Results - Environmental Ph I & Ph II conducted on fuel station tanks – no abnormal leakage found



**ENVIRONMENTAL SITE INVESTIGATION**  
on  
**Commercial Property**  
1296, 1348 and 1350 W. Washington Street and 1353 W. McNeill  
Stephenville, Texas

**ALPHA REPORT NO. E213715-2**  
**January 6, 2022**

Prepared for:

**Advancement Foundation Catholic Diocese of Fort Worth**  
201 Main Street, Suite 1198  
Fort Worth, Texas 76102  
Attention: Mr. Clint Weber

PREPARED BY:  
Alpha Testing, LLC  
2209 Wisconsin Street, Suite 100  
Dallas, Texas 75229

**PHASE I ENVIRONMENTAL SITE  
ASSESSMENT**

on  
**Commercial Property**  
1296, 1348 & 1350 W. Washington Street  
and 1353 W. McNeill  
Stephenville, Texas

**ALPHA REPORT NO. E213715**  
**January 5, 2022**

Prepared for:

**Advancement Foundation Catholic Diocese of Fort Worth**  
201 Main Street, Suite 1198  
Fort Worth, Texas 76102  
Attention: Mr. Clint Weber

PREPARED BY:  
Alpha Testing, LLC.  
2209 Wisconsin Street, Suite 100  
Dallas, Texas 75229

## P&Z, City Council submittal dates

Application Deadline (26 days prior to P&Z meeting)	Newspaper Deadline to Publish Notice	Publish Notice (Min of 16 days prior to P&Z meeting)	Mailed Notice (Min of 11 days prior to P&Z meeting)	Packets go to P&Z Members (Friday prior to P&Z meeting)	P&Z Meeting	City Council Meeting
December 23, 2022	December 28, 2022	December 31, 2022	January 6, 2023	January 13, 2023	January 18, 2023	February 7, 2023
January 20, 2023	January 25, 2023	January 28, 2023	February 3, 2023	February 10, 2023	February 15, 2023	March 7, 2023
February 17, 2023	February 22, 2023	February 25, 2023	March 3, 2023	March 10, 2023	March 15, 2023	April 4, 2023
March 24, 2023	March 29, 2023	April 1, 2023	April 6, 2023	April 14, 2023	April 19, 2023	May 2, 2023
April 21, 2023	April 26, 2023	April 29, 2023	May 5, 2023	May 12, 2023	May 17, 2023	June 6, 2023
May 26, 2023	May 31, 2023	June 3, 2023	June 9, 2023	June 16, 2023	June 21, 2023	TBD
June 23, 2023	June 28, 2023	July 1, 2023	July 7, 2023	July 14, 2023	July 19, 2023	August 1, 2023
July 21, 2023	July 26, 2023	July 29, 2023	August 4, 2023	August 11, 2023	August 16, 2023	September 5, 2023
August 25, 2023	August 30, 2023	September 2, 2023	September 8, 2023	September 15, 2023	September 20, 2023	October 3, 2023
September 21, 2023	September 27, 2023	September 30, 2023	October 6, 2023	October 13, 2023	October 18, 2023	November 7, 2023
October 20, 2023	October 25, 2023	October 28, 2023	November 3, 2023	November 9, 2023	November 15, 2023	December 5, 2023
November 22, 2023	November 29, 2023	December 2, 2023	December 8, 2023	December 15, 2023	December 20, 2023	TBD

PLEASE NOTE: DATES ARE SUBJECT TO CHANGE