

Utility Easements

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According to the F.I.R.M. Community Panel 48143C0430D, dated November 16, 2011, for up to date flood hazard information always visit the official F.E.M.A. website at (www.FEMA.gov).

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Additional Notes

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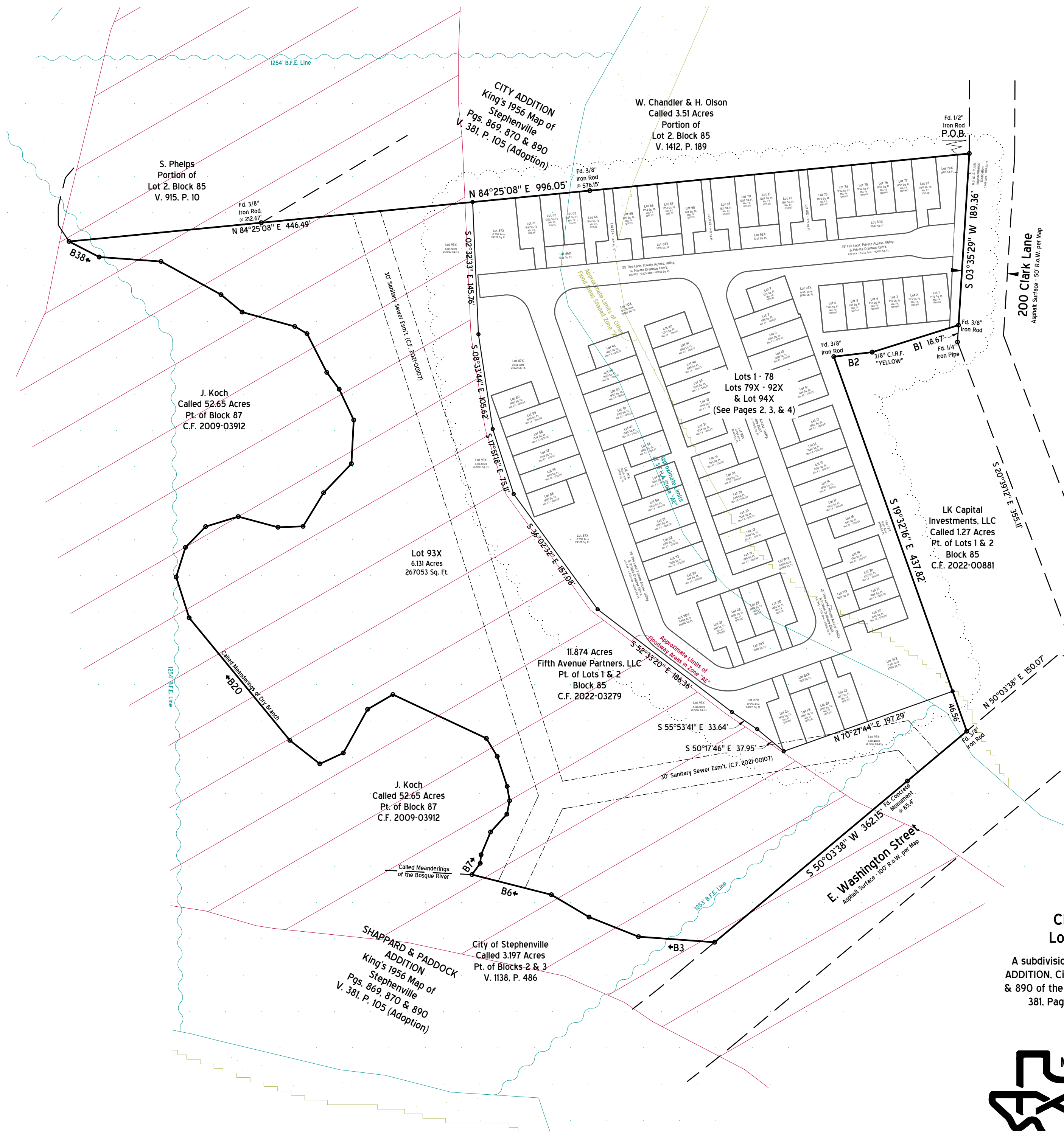
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Subdivision Data Table

B1	- S 72°33'53" W 99.66'
B2	- S 83°26'00" W 42.56'
B3	- N 85°47'53" W 84.03'
B4	- N 68°19'37" W 58.57'
B5	- N 59°23'10" W 48.22'
B6	- N 75°44'45" W 90.20'
B7	- N 36°03'34" E 15.33'
B8	- N 05°58'04" E 9.43'
B9	- N 22°36'20" E 27.19'
B10	- N 42°21'13" E 26.65'
B11	- N 11°31'05" E 15.04'
B12	- N 09°38'21" W 16.01'
B13	- N 18°16'39" W 34.87'
B14	- N 31°00'43" W 23.17'
B15	- N 64°52'19" W 113.71'
B16	- S 59°41'51" W 32.30'
B17	- S 28°59'39" W 55.06'
B18	- S 65°12'38" W 28.52'
B19	- N 51°51'03" W 41.98'
B20	- N 39°23'34" W 174.70'
B21	- N 17°43'36" W 47.12'
B22	- N 17°25'38" E 34.22'
B23	- N 44°09'34" E 31.94'
B24	- N 72°57'04" E 37.50'
B25	- S 74°59'39" E 45.37'
B26	- N 87°52'51" E 27.62'
B27	- N 31°26'54" E 43.40'
B28	- N 43°44'43" E 44.26'
B29	- N 03°00'51" E 48.18'
B30	- N 25°14'04" W 37.60'
B31	- N 36°29'17" W 22.94'
B32	- N 27°00'51" W 47.97'
B33	- N 59°37'22" W 15.61'
B34	- N 74°45'25" W 60.05'
B35	- N 50°25'38" W 30.26'
B36	- N 61°04'11" W 75.43'
B37	- N 85°53'39" W 68.22'
B38	- N 62°39'29" W 37.39'



Preliminary Plat

**CLARK LANE TOWNHOMES
Lots 1 - 78 & Lots 79X - 94X**

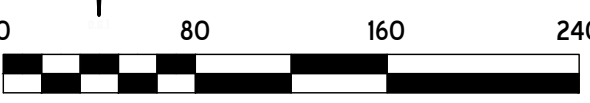
A subdivision of a portion of Lot 1 & Lot 2, Block 85, CITY ADDITION, City of Stephenville, according to Pages 869, 870 & 890 of the King's 1956 Revised Map as adopted in Volume 381, Page 105, Deed Records, Erath County, Texas.

May 2024

MINERAL WELLS BRANCH - 940-325-2155
TEXAS SURVEYING INC.
 FIRM NO. 10194121 - MINERALWELLS@TXSURVEYING.COM

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

Owner:
 Fifth Avenue Partners, LLC
 819 Old Annetta Road
 Aledo, TX 76008



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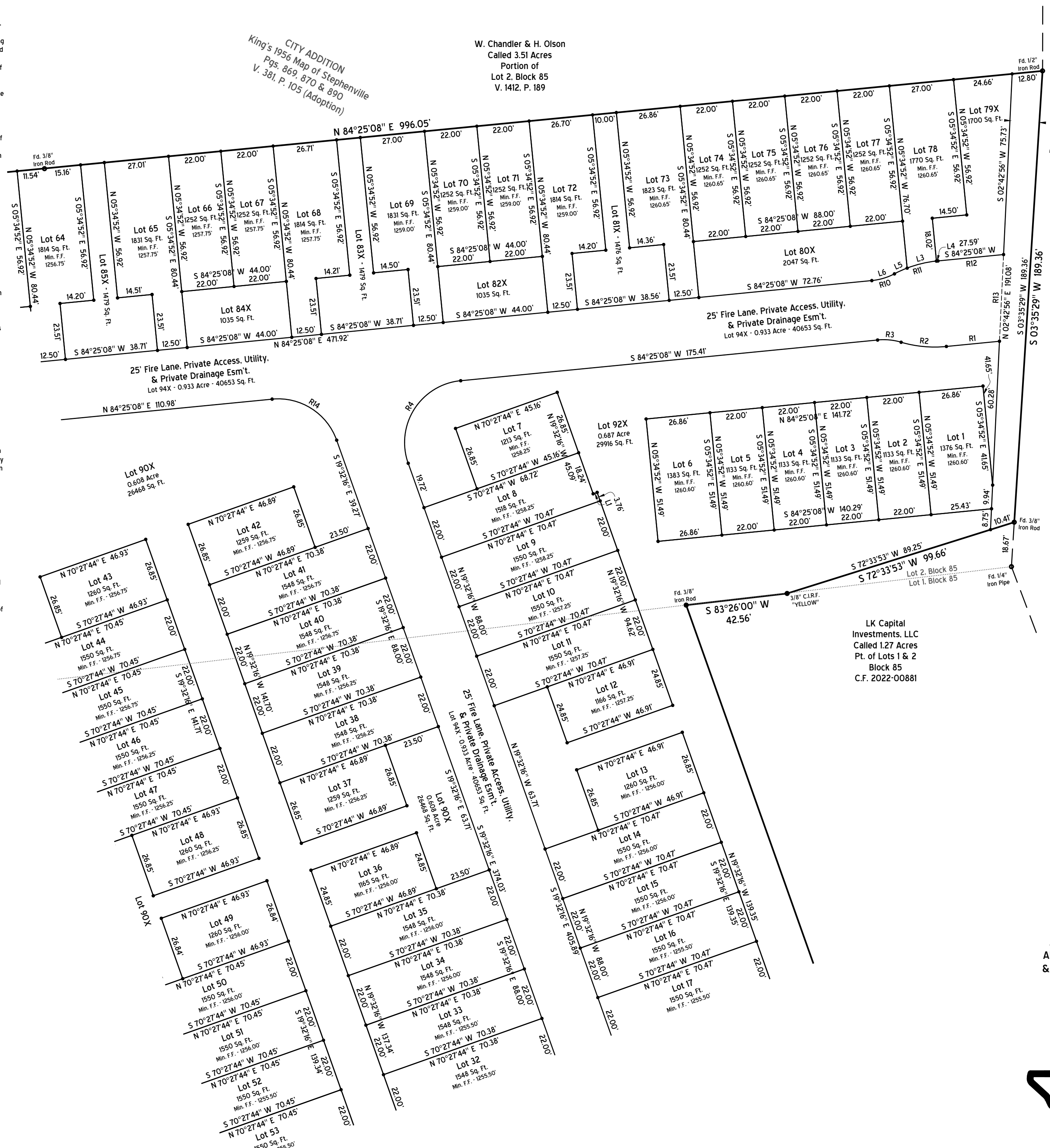
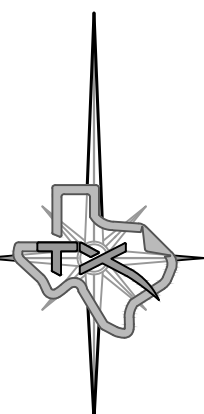
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Surveyor:
Texas Surveying, Inc.
Mineral Wells Branch
112 S.E. 1st Street
Mineral Wells, TX 76067
940-325-2155
Firm No. 10194121

Owner:
Fifth Avenue Partners, LLC
819 Old Annetta Road
Aledo, TX 76008



R.O.W. & Public Improvements Dedication
0.049 Acre - 2139 Sq. Ft.

Clark Lane
50' R.O.W. per Map

Access Lot Data Table

Call	Bearing	Distance	Radius	Arc	Delta
R1	S 84°25'08" W	22.34'			
R2	N 84°36'56" W	19.02'	50.00'	19.14'	21°55'53"
R3	N 84°36'56" W	9.89'	26.00'	9.95'	21°55'53"
R4	S 32°26'26" W	40.96'	26.00'	47.17'	103°57'23"
R5	N 81°04'29" W	48.61'	51.00'	50.67'	56°55'32"
R6	N 36°04'29" W	29.03'	51.00'	29.44'	33°04'28"
R7	N 57°33'34" W	32.03'	26.00'	34.51'	76°02'37"
R8	S 84°25'08" W	26.85'			
R9	N 05°34'52" W	25.00'			
R10	N 73°27'11" E	9.89'	26.00'	9.95'	21°55'53"
R11	N 73°27'11" E	19.02'	50.00'	19.14'	21°55'53"
R12	N 84°25'08" E	27.59'			
R13	S 02°42'56" W	36.38'	26.00'	34.51'	76°02'37"
R15	S 25°27'44" W	36.77'	26.00'	40.84'	90°00'00"
R16	N 81°04'29" W	24.78'	26.00'	25.83'	56°55'32"
R17	N 36°04'29" W	14.80'	26.00'	15.01'	33°04'28"
R18	N 32°26'26" E	40.96'	26.00'	47.17'	103°57'23"

Non-Access Lot Data Table

Call	Bearing	Distance	Radius	Arc	Delta
L1	N 70°27'44" E	1.75'	26.00'	2.65'	5°49'44"
L2	S 73°22'36" W	2.64'	50.00'	12.66'	14°30'11"
L3	N 76°25'45" E	0.64'	50.00'	0.64'	0°44'17"
L4	S 84°02'59" W	0.64'	50.00'	0.64'	0°44'17"
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Preliminary Plat

CLARK LANE TOWNHOMES
Lots 1 - 78 & Lots 79X - 94X

A subdivision of a portion of Lot 1 & Lot 2, Block 85, CITY ADDITION, City of Stephenville, according to Pages 869, 870 & 890 of the King's 1956 Revised Map as adopted in Volume 381, Page 105, Deed Records, Erath County, Texas.

May 2024

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TEXAS SURVEYING
INC.
FIRM NO. 10194121 - MINERALWELLS@TXSURVEYING.COM

W. Chandler & H. Olson
Called 3.51 Acres
Portion of
Lot 2, Block 85
V. 1412, P. 189

CITY ADDITION
King's 1956 Map of Stephenville
Pgs. 869, 870 & 890
V. 381, P. 105 (Adoption)

LK Capital Investments, LLC
Called 1.27 Acres
Pt. of Lots 1 & 2
Block 85
C.F. 2022-00881

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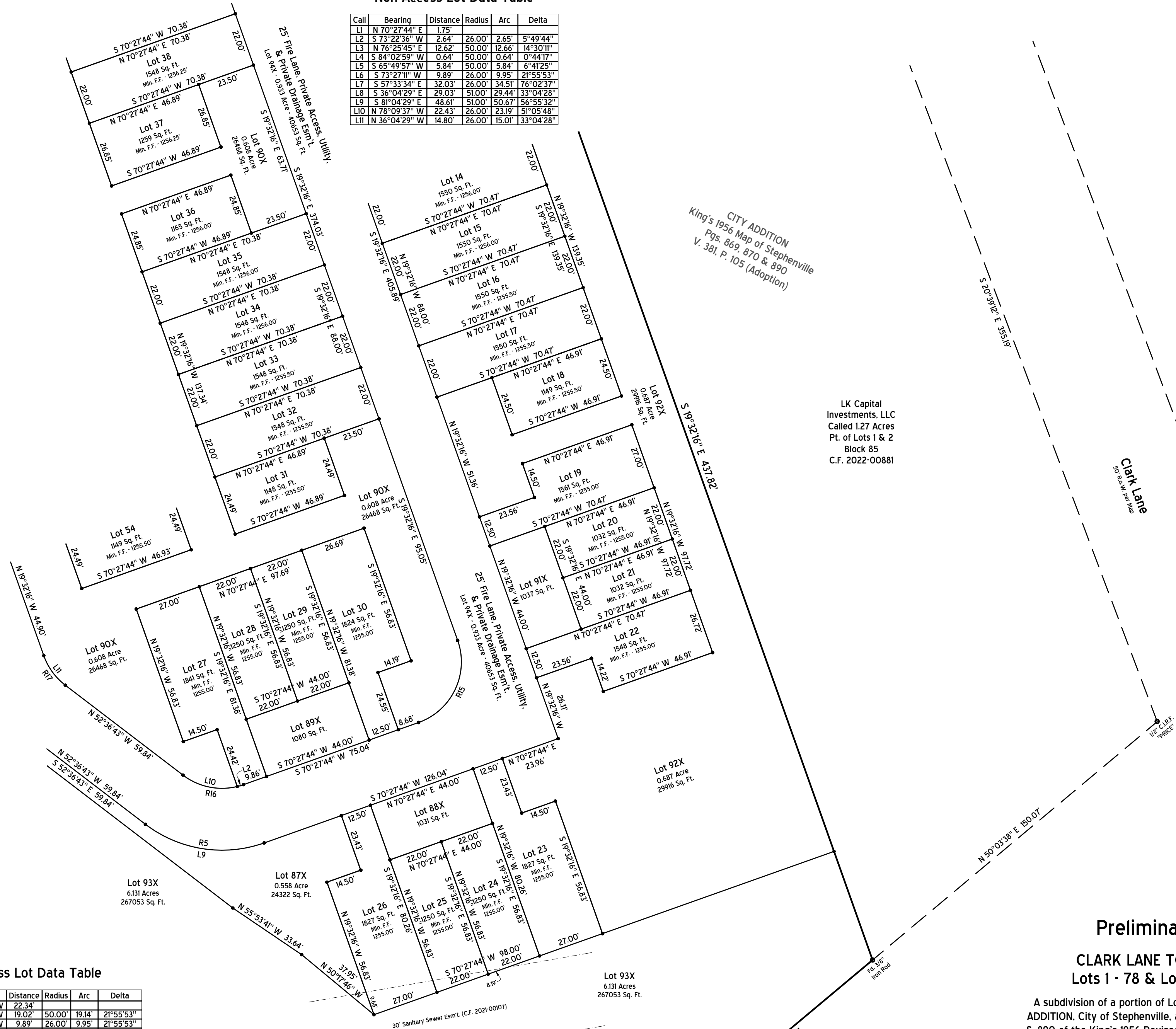
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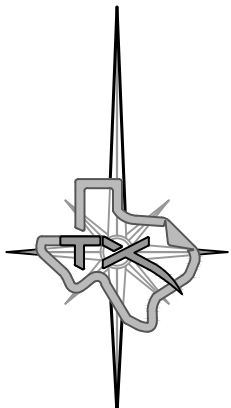


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Surveyor: Texas Surveying, Inc. Mineral Wells Branch 112 S.E. 1st Street Mineral Wells, TX 76067 940-325-2155 Firm No. 10194121

Owner: Fifth Avenue Partners, LLC 819 Old Annetta Road Aledo, TX 76008



CITY ADDITION King's 1956 Map of Stephenville Pgs. 869, 870 & 890 V. 381, P. 105 (Adoption)

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Preliminary Plat

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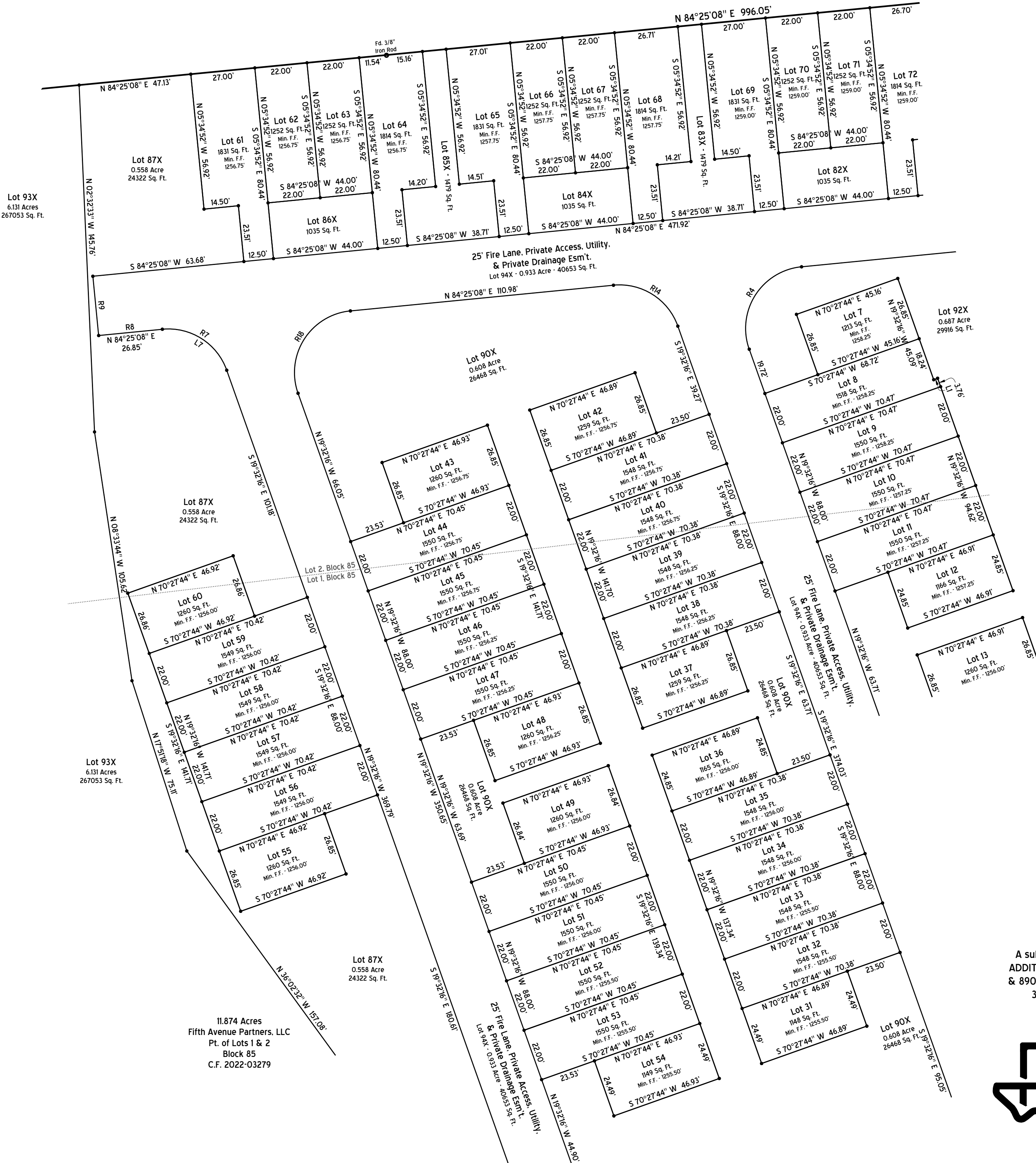
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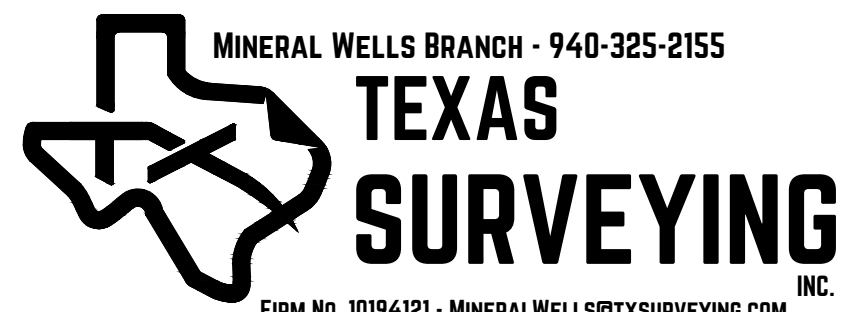
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May 2024

MINERAL WELLS BRANCH - 940-325-2155

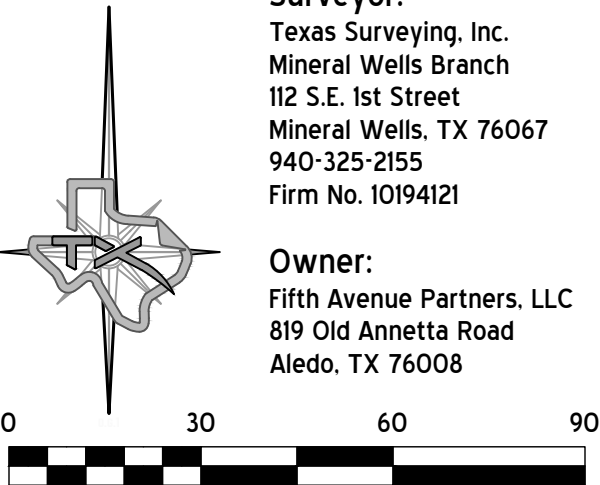


FIRM NO. 10194121 - MINERALWELLS@TXSURVEYING.COM

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

Owner:
Fifth Avenue Partners, LLC
819 Old Annetta Road
Aledo, TX 76008

11.874 Acres
Fifth Avenue Partners, LLC
Pt. of Lots 1 & 2
Block 85
C.F. 2022-03279



Utility Easements

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

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

Construction Over Easements

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

Underground Utilities

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

Flood Hazard Note

Currently this tract appears to be located within one or more of the following areas: Special Flood Hazard Areas, Zone "AE" - Base Flood Elevations determined. Floodway Areas in Zone "AE" - The floodway is the channel plus any adjacent floodplain areas that must be kept free of encroachment so that the 1% annual chance flood can be carried without substantial increases in flood heights. Other Flood Areas, Shaded Zone "X" - 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. Other Areas, Zone "X" - Areas determined to be outside the 0.2% annual chance floodplain.

According to the F.I.R.M. Community Panel 48143C0430D, dated November 16, 2011, for up to date flood hazard information always visit the official F.E.M.A. website at (www.FEMA.gov).

Special Notice

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

Additional Notes

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

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

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

Elevation Note

Minimum Finished Floor Elevations provided by Reece Flanagan, PE with Flanagan Land Solutions, LLC, Dallas, Texas (Tel: 940-327-7963). The information was provided in good faith, and the surveyor makes no assurances as to its calculation, completeness, or accuracy. The use of this data is at the sole discretion of the end-user and/or assigns, all injuries, claims, losses, expenses, damages, or claim expenses arising from the use of this finished floor elevation data are the responsibility of the end-user and/or assigns.

Lot X Note

All lots denoted with the suffix of "X" are common areas and/or green spaces. Lot 94X is additionally a fire lane, private access, utility, & private drainage easement and Lots 79X thru 92X are additionally parking & private access easements.

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

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

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

Surveyor: Texas Surveying, Inc. Mineral Wells Branch 112 S.E. 1st Street Mineral Wells, TX 76067 940-325-2155 Firm No. 10194121 Owner: Fifth Avenue Partners, LLC 819 Old Annetta Road Aledo, TX 76008



Subdivision Description

STATE OF TEXAS

COUNTY OF ERATH

Of a 11.874 acres tract of land out of CITY ADDITION, an addition to the City of Stephenville, Erath County, Texas: being a portion of Lot 1 & Lot 2, Block 85, CITY ADDITION, according to the King's 1956 Map of Stephenville, Pages 869, 870 & 890, as adopted in Volume 381, Page 105, Deed Records, Erath County, Texas: being all of that certain tract of land conveyed to Fifth Avenue Partners, LLC in Clerk File No. 2022-03279, Official Public Records, Erath County, Texas: being further described by metes and bounds as follows:

Bearings, Distances, and/or Areas derived from GNSS observations performed by Texas Surveying, Inc. and reflect Surface Adjusted, N.A.D. 1983, Texas State Plane Coordinate System, North Central Zone 4202, using Texas Department of Transportation Surface Adjustment Factor of 1.00012.

BEGINNING at a found 1/2" iron rod in the west line of Clark Lane, at the southeast corner of that called 3.51 acres tract of land conveyed to W. Chandler & H. Olson in Volume 1412, Page 189, O.P.R.E.C.T., for the northeast and beginning corner of this tract, WHENCE a found 1/4" iron pipe at the called easterly common corner of said Lot 1 & Lot 2 bears S 03°35'29" W 208.03 feet.

THENCE S 03°35'29" W 189.36 feet along the west line of said Clark Lane to a found 3/8" iron rod, at the northeast corner of that called 1.27 acres tract of land conveyed to LK Capital Investments, LLC in Clerk File No. 2023-03137, O.P.R.E.C.T., for the easterly southeast corner of this tract.

THENCE along the common line of said Fifth Avenue tract & said LK Capital tract as follows: S 72°33'53" W 99.66 feet to a found 3/8" iron rod with yellow plastic cap, in the called common line of said Lot 1 & Lot 2, for a corner of this tract. S 83°26'00" W 42.56 feet with the common line of said Lot 1 & Lot 2 to a found 3/8" iron rod, for an ell corner of this tract. S 19°32'16" E 437.82 feet to a found 3/8" iron rod in the north line of E. Washington Street, for the southeast corner of this tract. WHENCE a found 1/2" iron rod with plastic cap stamped "PRICE" at the southeast corner of said Block 85 bears N 50°03'38" E 150.07 feet.

THENCE S 50°03'38" W along the north line of said E. Washington at 85.4 feet pass a found concrete monument, continuing for a total distance of 362.15 feet to a point, within the Bosque River, same being the common southerly corner of Block 2, SHAPPARD & PADDOCK ADDITION, according to the King's 1956 Map of Stephenville, Pages 869, 870 & 890, as adopted in Volume 381, Page 105, D.R.E.C.T., for the southerly southwest corner of this tract.

THENCE westerly along the common line of said Block 2 & said Block 85 and with the called meanderings of said Bosque River as follows: N 85°47'53" W 84.03 feet to a point; N 68°19'37" W 58.57 feet to a point; N 59°23'10" W 48.22 feet to a point; N 75°44'45" W 90.20 feet to a point, at the southerly common corner of said Block 85 & Block 87, CITY ADDITION, for the southwest corner of this tract.

THENCE northerly along the common line of said Block 85 & said Block 87 and with the called meanderings of Dry Branch as follows: N 36°03'34" E 15.33 feet to a point; N 05°58'04" E 9.43 feet to a point; N 22°36'20" E 27.19 feet to a point; N 42°21'13" E 26.65 feet to a point; N 11°31'05" E 15.04 feet to a point; N 09°38'21" W 16.01 feet to a point; N 18°16'39" W 34.87 feet to a point; N 31°00'43" W 23.17 feet to a point; N 64°52'19" W 113.71 feet to a point; S 59°41'51" W 32.30 feet to a point; S 28°59'39" W 55.06 feet to a point; S 65°12'38" W 28.52 feet to a point; N 51°51'03" W 41.98 feet to a point; S 39°23'34" W 174.70 feet to a point; N 17°43'36" W 47.12 feet to a point; N 17°25'38" E 34.22 feet to a point; N 44°09'34" E 31.94 feet to a point; N 72°57'04" E 37.50 feet to a point; S 74°59'39" E 45.37 feet to a point; N 87°52'51" E 27.62 feet to a point; N 31°26'54" E 43.40 feet to a point; N 43°44'43" E 44.26 feet to a point; N 03°00'51" E 48.18 feet to a point; N 25°14'04" W 37.60 feet to a point; N 36°29'17" W 22.94 feet to a point; N 27°00'51" W 47.97 feet to a point; N 59°37'22" W 15.61 feet to a point; N 74°45'25" W 60.05 feet to a point; N 50°25'38" W 30.26 feet to a point; N 61°04'11" W 75.43 feet to a point; N 85°53'39" W 68.22 feet to a point; N 62°39'29" W 37.39 feet to a point, at the southwest corner of that certain tract of land conveyed to S. Phelps in Volume 915, Page 10, O.P.R.E.C.T., for the northwest corner of this tract.

THENCE N 84°25'08" E along the north line of said Fifth Avenue tract at 212.67 feet pass a found 3/8" iron rod at the common corner of said Phelps tract & said called 3.51 acres tract, at 576.15 feet pass a found 3/8" iron rod, continuing for a total distance of 996.05 feet to the POINT OF BEGINNING.

Surveyors Certification

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

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

Micah Hamilton, Registered Professional Land Surveyor No. 5865 M22128-P-R1 - May 2024

Known All Men By These Presents

That, Fifth Avenue Partners, LLC, being the sole owner, does hereby adopt this plat designating the herein described real property as

CLARK LANE TOWNHOMES Lots 1 - 78 & Lots 79X - 94X

City of Stephenville, Erath County, Texas, and I do hereby dedicate to the public's use forever the easements and rights-of-way shown hereon, witness my hand, this the _____ day of _____, 2024.

Owner

Fifth Avenue Partners, LLC

Agent and/or Representative

Title

State of Texas

Before me, the undersigned, a Notary Public in and for the State of Texas on this day personally appeared _____, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same for the purpose and consideration therein expressed. Given under my hand and seal of office, this _____ day of _____, 2024.

Notary Public in and for the State of Texas

Approval Statement

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

Approved: _____, 2024

City of Stephenville

Erath County, Texas

By: _____ Director of Development Services

Attest: _____ City Secretary

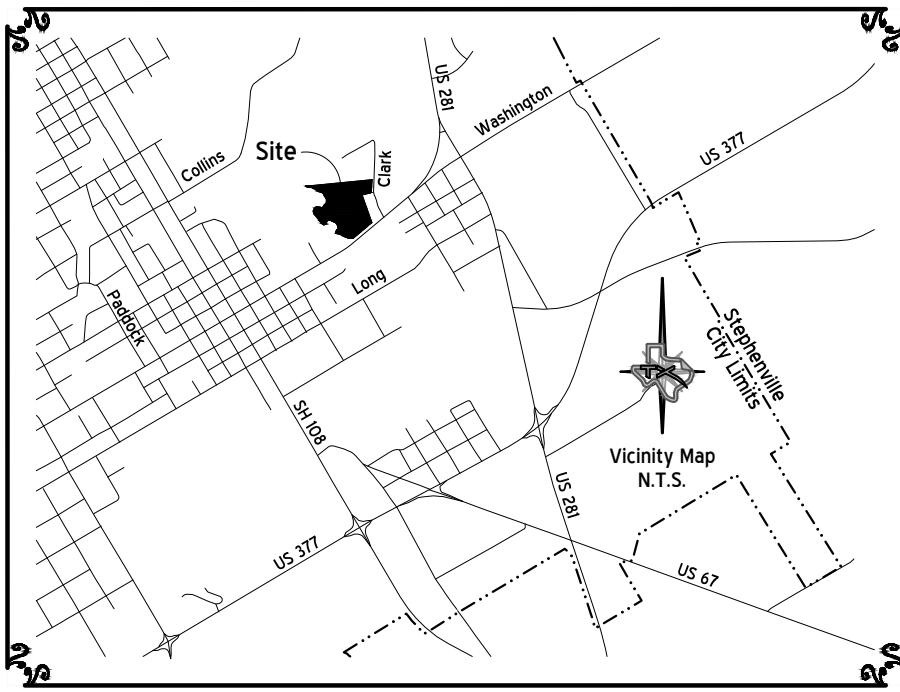
County Clerk Statement

Clerk's Notice: Any provisions herein which restrict the sale, rental or use of the described real property because of color or race, is invalid and unenforceable under federal law.

I, Gwinda Jones, Clerk of the County Court of Erath County, do hereby certify that the foregoing instrument in writing, with this certificate of authentication was filed for record and duly recorded at my office this _____ day of _____, 2024, at _____ o'clock, _____ in the Official Public Records of Erath County, Texas, in Document No. _____, Cabinet _____. Slide _____.

Gwinda Jones, Clerk of County Court of Erath County, Texas

Deputy



Preliminary Plat

CLARK LANE TOWNHOMES Lots 1 - 78 & Lots 79X - 94X

A subdivision of a portion of Lot 1 & Lot 2, Block 85, CITY ADDITION, City of Stephenville, according to Pages 869, 870 & 890 of the King's 1956 Revised Map as adopted in Volume 381, Page 105, Deed Records, Erath County, Texas.

May 2024

