



SPECIALLY CALLED MEETING OF THE PLANNING AND ZONING COMMISSION

City Hall Council Chambers, 298 W. Washington
Monday, December 04, 2023 at 5:30 PM

AGENDA

CALL TO ORDER

PUBLIC HEARING

1. Case No.: RZ2023-009

Applicant Oncor Electric Delivery Company LLC, representing Kam Woon Ip, is requesting a rezone for property located at W Lingleville Rd, being Parcel R22664, Acres 11.918, A0520 MENEFEER JARRETT; of the City of Stephenville, Erath County, Texas from (B-1) Neighborhood Business to (IND) Industrial.

2. Case No.: RZ2023-010

Applicant Oncor Electric Delivery Company LLC, representing Allen Real Properties LTD is requesting a rezone for property located at W Lingleville Rd, being Parcel R22557, Acres 10.925, A0520 MENEFEER JARRETT; of the City of Stephenville, Erath County, Texas from (B-1) Neighborhood Business to (IND) Industrial.

3. Case No.: CP2023-001

Applicant Oncor Electric Delivery Company LLC, representing Kam Woon Ip and Allen Real Properties LTD is requesting a conveyance plat of properties located at W Lingleville Rd, being Parcel R22664, Acres 11.918, A0520 MENEFEER JARRETT and W Lingleville Rd, being Parcel R22557, Acres 10.925, A0520 MENEFEER JARRETT of the City of Stephenville, Erath County, Texas.

ADJOURN

In accordance with the Americans with Disabilities Act, persons who need accommodation to attend or participate in this meeting should contact City Hall at 254-918-1287 within 48 hours prior to the meeting to request such assistance.



STAFF REPORT

SUBJECT: Case No.: RZ2023-009

Applicant Oncor Electric Delivery Company LLC, representing Kam Woon Ip, is requesting a rezone for property located at W Lingleville Rd, being Parcel R22664, Acres 11.918, A0520 MENEFFEE JARRETT; of the City of Stephenville, Erath County, Texas from (B-1) Neighborhood Business to (IND) Industrial.

DEPARTMENT: Development Services

STAFF CONTACT: Steve Killen, Director of Development Services

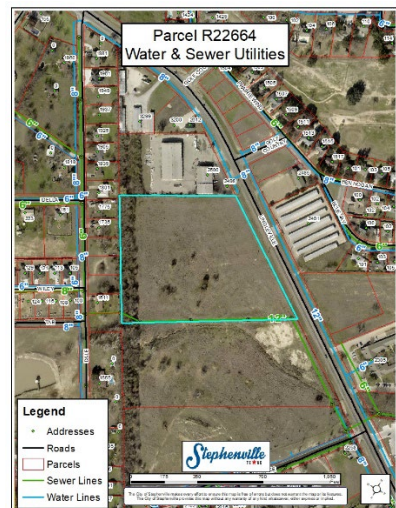
RECOMMENDATION:

The property has current zoning of (B-1) Neighborhood Business. The Future Land Use for this property is designated as (B-1) Neighborhood Business.

The rezone request is only applicable to the portion of the parcel being acquired by Oncor and as illustrated in the conveyance plat. The existing zoning will remain intact for the portion of the parcel that is not included in the conveyance.

BACKGROUND:

PROPERTY PROFILE:



Sec. 154.06.6. Industrial district (I).

6.6.A Description. The Industrial District is intended to serve as the location for general industrial activities.

6.6.B Permitted Uses.

- (1) Airport, heliport or landing field;
- (2) Animal grooming;
- (3) Athletic field;
- (4) Auto paint and body shop/repair;
- (5) Auto parking lot or building (commercial);
- (6) Auto parts sales;
- (7) Auto repair/mechanic garage;
- (8) Auto sales;
- (9) Auto storage;
- (10) Auto wrecking or salvage yard;
- (11) Automobile rental;
- (12) Automobile service station and car care center;
- (13) Bail bond service;
- (14) Bakery—Wholesale and distribution;
- (15) Banks or other financial institutions;
- {16} Boat sales;
- (17) Bottling works (wholesale);
- (18) Building material sales;
- (19) Bulk grain/feed storage;
- (20) Cabinet and upholstering shop;
- (21) Car wash;
- (22) Chemical supply;
- (23) Civic/community center;
- (24) College or university;
- (25) Commercial amusement (indoor and outdoor);
- (26) Concrete or asphalt batching plant;
- (27) Convenience store (with pumps); including the sale of alcohol, as licensed by the Texas Alcoholic Beverage Commission;
- (28) Convenience/grocery store (without pumps); including the sale of alcohol, as licensed by the Texas Alcoholic Beverage Commission;
- (29) Construction equipment rental and sales;
- (30) Construction yard (temporary);
- (31) Contractor shop and storage yard;
- (32) Feed, seed and fertilizer store-no bulk storage;
- (33) Feed store;
- (34) Field office (temporary);
- (35) Flea market;
- (36) Frozen foods locker;
- (37) Health club, weight and aerobic center;

- (38) Heavy machinery sales and storage;
- (39) Heavy manufacturing or industrial;
- (40) Home improvement center;
- (41) Hotels and motels; including the sale of alcohol, as licensed by the Texas Alcoholic Beverage Commission;
- (42) Industrial manufacturing/fabrication/assembly (closed);
- (43) Industrial manufacturing/fabrication/assembly (outside storage);
- (44) Kennel;
- (45) Kiosk;
- (46) Laboratory (medical);
- (47) Landscaping service;
- (48) Laundry plant;
- (49) Lawn equipment and small engine sales and services;
- (50) Light manufacturing or industrial;
- (51) Machine shop;
- (52) Micro brewery; including the sale of alcohol, as licensed by the Texas Alcoholic Beverage Commission;
- (53) Mini storage/warehouses;
- (54) Mobile homes/manufactured home parks;
- (55) Mobile home display and sales;
- (56) Moving company;
- (57) Newspaper printing;
- (58) Office-professional and general administration;
- (59) Overnight delivery and service center;
- (60) Package Store; including the sale of alcohol, as licensed by the Texas Alcoholic Beverage Commission;
- (61) Pawn shop;
- (62) Plumbing shop;
- (63) Portable building sales;
- (64) Printing;
- (65) Produce stand;
- (66) Propane sales (filling stations);
- (67) Radio, television, microwave or electric generating tower;
- (68) Recreational vehicle sales;
- (69) Railroad or bus passenger station;
- (70) Recycling collection center;
- (71) Recycling kiosk;
- (72) Research lab (non-hazardous);
- (73) Restaurant (drive-in type); including the sale of alcohol, as licensed by the Texas Alcoholic Beverage Commission;
- (74) Restaurant or cafeteria-without drive-in service; including the sale of alcohol, as licensed by the Texas Alcoholic Beverage Commission;

- (75) Restaurant with alcoholic beverage service; including the sale of alcohol, as licensed by the Texas Alcoholic Beverage Commission;
- (76) Roofing and siding supply;
- (77) Sand/gravel/caliche/stone sales (storage);
- (78) Shopping center; including the sale of alcohol, as licensed by the Texas Alcoholic Beverage Commission;
- (79) Sign manufacturing;
- (80) Stone/clay/glass manufacture;
- (81) Storage or repair of furniture and appliance (inside);
- (82) Studio for radio and television;
- (83) Tattoo parlor/body piercing studio;
- (84) Taxidermy;
- (85) Tobacco shop;
- (86) Trade or commercial schools;
- (87) Tire retreading;
- (88) Tool equipment rental shop;
- (89) Trailer rental/sales;
- (90) Truck stop;
- (91) Veterinary clinic or hospital;
- (92) Veterinary services;
- (93) Warehouse, wholesale (enclosed and outside storage);
- (94) Welding shop;
- (95) Wholesale distribution centers;
- (96) Wholesale production and distribution of ice (mfg. by machine only); and
- (97) Wrecking yard.

6.6.C Conditional Uses (Special Use Permit required).

- (1) Day care center—12 or more children; and
- (2) Sexually oriented business;
- (3) Citizen collection station;
- (4) Permitted uses not specifically designated for alcohol sales when licensed for the sale of alcohol by the Texas Alcoholic Beverage Commission.

6.6.D Height, Area, Yard and Lot Coverage Requirements.

- (1) Maximum density: There is no maximum density requirement.
- (2) Minimum lot area: There is no minimum area requirement.
- (3) Minimum lot width: There is no minimum width requirement.
- (4) Minimum lot depth: There is no minimum depth requirement.
- (5) Minimum depth of front setback: 20 feet minimum.
- (6) Minimum depth of rear setback: There is no minimum rear setback requirement unless the lot abuts upon a Residential District, then a minimum ten feet is required.
- (7) Minimum width of side setback:

- (a) Internal lot: There is no minimum side setback requirement unless the lot abuts upon a Residential District, then a minimum five feet is required.
- (b) Corner lot: 20 feet minimum.
- (8) Building size: There are no minimum size regulations
- (9) Maximum height of structures: No building shall exceed 75 feet.
- (10) Public, semi-public or public service buildings, hospitals, institutions or schools may not exceed a height of 60 feet. Churches, temples and mosques may not exceed 75 feet, if the building is set back from each yard line at least one foot for each two feet additional height above the height limit in this district.



Note: All uses, no rear or side yard except when the lot abuts upon a Residential District, then the minimum set back for the rear yard is ten feet and side yard is five feet.

6.6.E Parking Regulations. All uses permitted in the I District: See Section 11 for Parking Regulations.

6.6.F Sign Regulation. See Section 12 for Sign Regulations.

6.6.G Exceptions to Use, Height and Area Regulations. See Section 10.

6.6.H Garbage Regulations. Industrial District businesses will provide a serviceable area specifically for refuse collection designed for refuse canisters. Each designated canister area will be nine feet wide and eight feet deep (72 square feet), with a cement slab base. If the location of the cement slab is adjacent to a residential district, the slab must be at least five feet from the property line. The refuse area will be enclosed on three sides by a privacy fence. Approach areas will meet the requirements of Subsection 6.6.I.

6.6.I Loading and Unloading Regulations. All loading, unloading and maneuvering of vehicles connected with the activity must be on the premises and will not be permitted in any street. Loading and unloading areas must be paved with a sealed surface pavement and maintained in such a manner that no dust will be produced.

(Am. Ord. 2008-07, passed 5-6-2008; Am. Ord. 2009-23, passed 12-1-2009; Am. Ord. No. 2018-O-25 , § 1, 8-7-2018; Am. Ord. 2009-23, passed 12-1-2009; Am. Ord. 2018-O-32 , § 2, passed 8-28-2018; Ord. No. 2021-O-17 , §§ 1, 5, passed 6-1-2021; Ord. No. 2022-O-26 , § 1, passed 9-6-2023)

FACTORS TO CONSIDER:

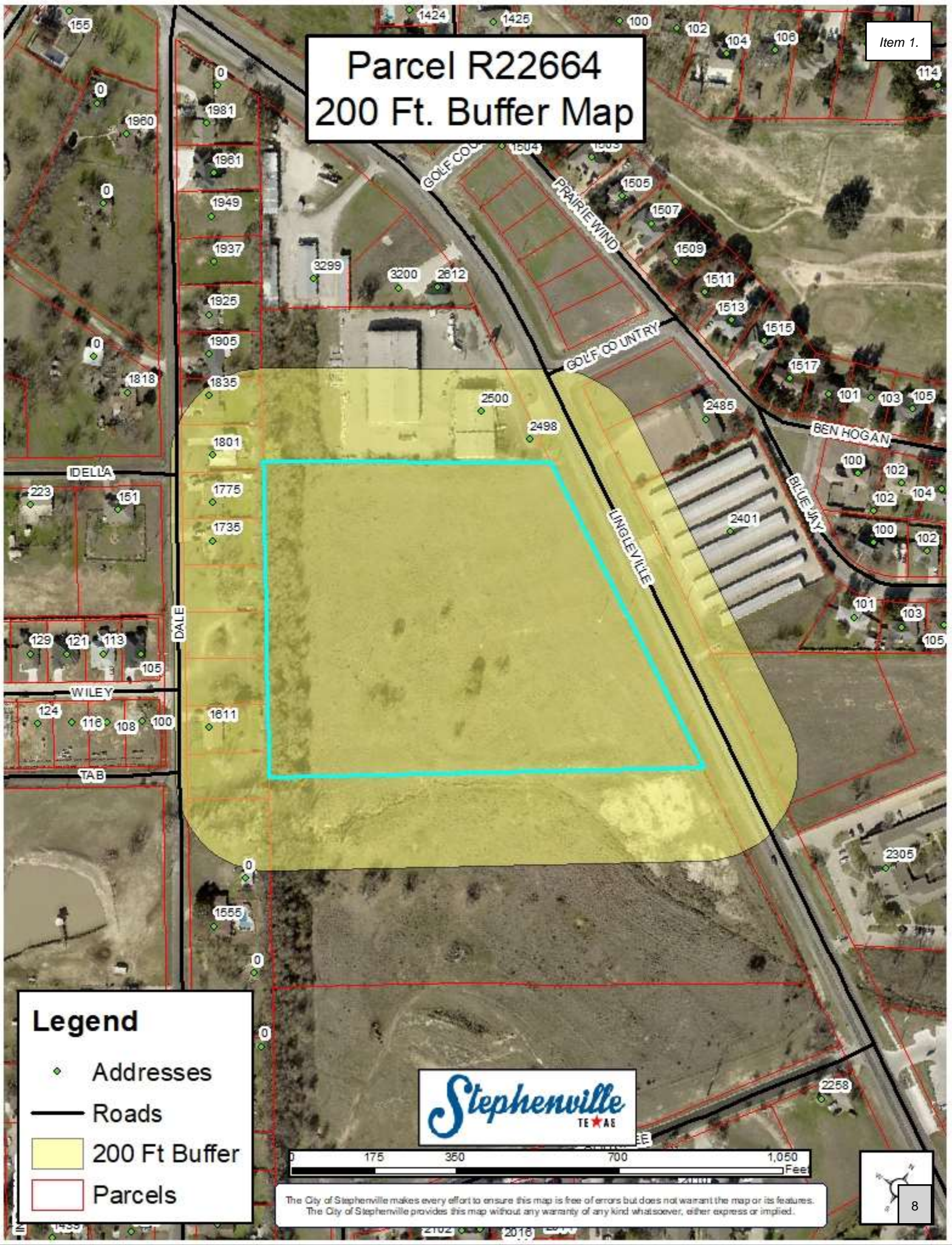
- Compliance with Comprehensive Plan?
- Is application consistent with Plan?
- If not, have conditions changed or new information been offered to support change?
- Surrounding Zoning and Land Use
- Infrastructure Impacts
- Size and Location of Parcel – is land large enough and in property location for proposed use?
- Reasonable Use of Property – does proposed change provide reasonable use of property?
- Zoning has great discretion – deny if applicant has not proven it is in the best interest of City to approve

ALTERNATIVES:

- 1) Recommend the City Council approve the rezoning request.
- 2) Recommend the City Council deny the rezoning request.

Parcel R22664 200 Ft. Buffer Map

Item 1.



Legend

- ◆ Addresses
- Roads
- 200 Ft Buffer
- Parcels



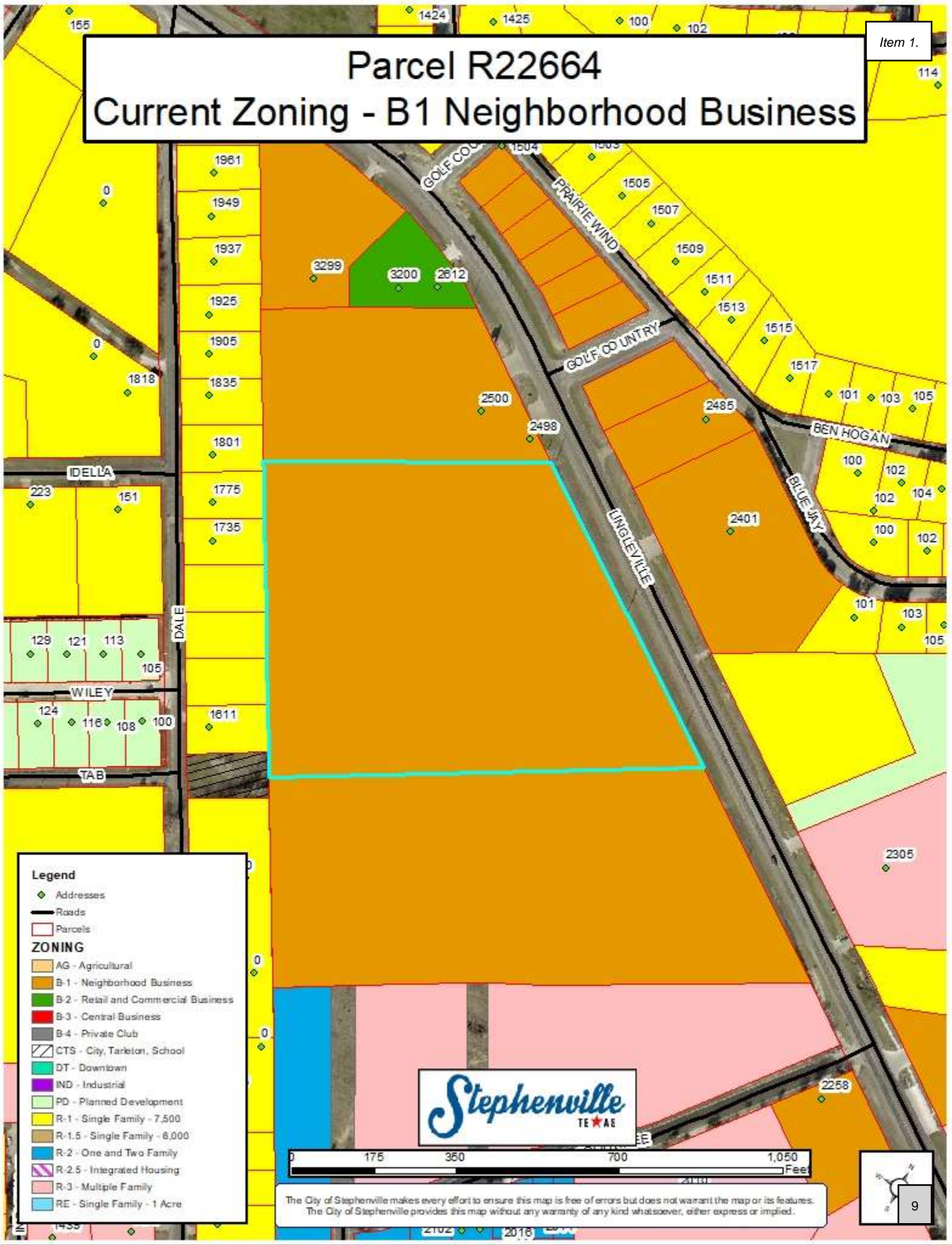
The City of Stephenville makes every effort to ensure this map is free of errors but does not warrant the map or its features. The City of Stephenville provides this map without any warranty of any kind whatsoever, either express or implied.



Parcel R22664

Current Zoning - B1 Neighborhood Business

Item 1.



Legend

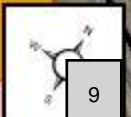
- ◆ Addresses
- Roads
- Parcels

ZONING

- AG - Agricultural
- B-1 - Neighborhood Business
- B-2 - Retail and Commercial Business
- B-3 - Central Business
- B-4 - Private Club
- CTS - City, Tareton, School
- DT - Downtown
- IND - Industrial
- PD - Planned Development
- R-1 - Single Family - 7,500
- R-1.5 - Single Family - 8,000
- R-2 - One and Two Family
- R-2.5 - Integrated Housing
- R-3 - Multiple Family
- RE - Single Family - 1 Acre



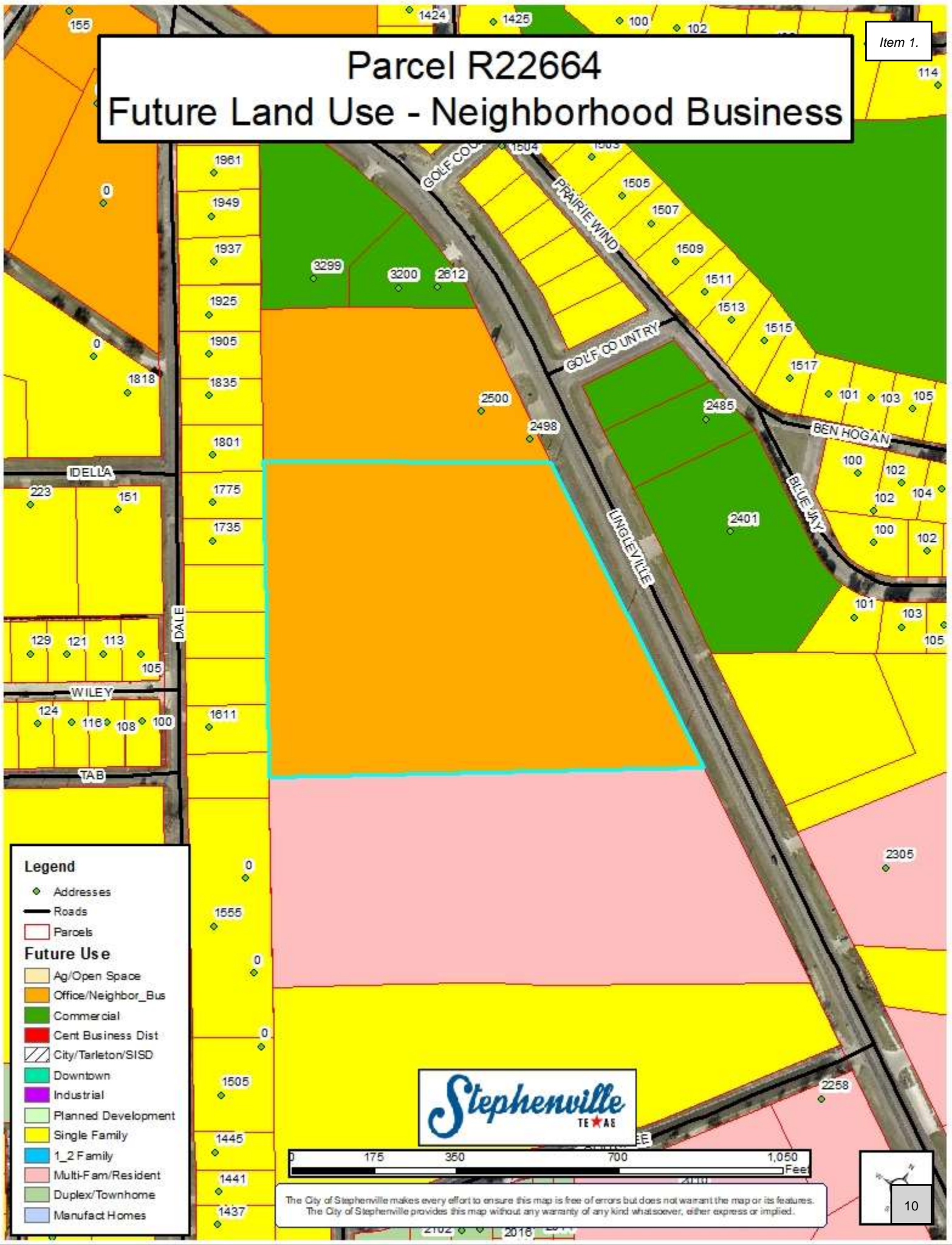
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Parcel R22664

Future Land Use - Neighborhood Business

Item 1.



Legend

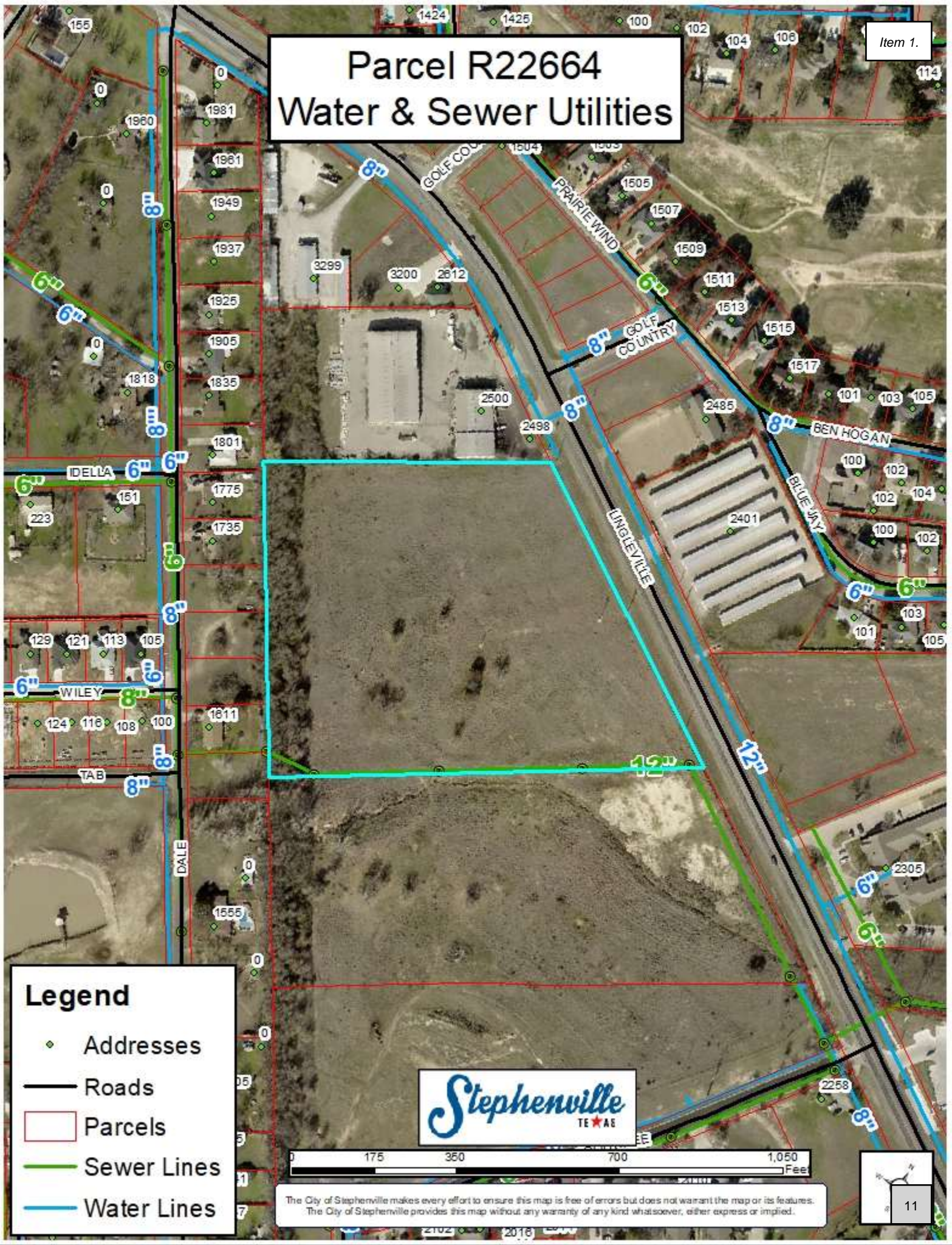
- ◆ Addresses
- Roads
- Parcels
- Future Use**
- Ag/Open Space
- Office/Neighbor_Bus
- Commercial
- Cent Business Dist
- City/Tarleton/SISD
- Downtown
- Industrial
- Planned Development
- Single Family
- 1_2 Family
- Multi-Fam/Resident
- Duplex/Townhome
- Manufact Homes



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Parcel R22664 Water & Sewer Utilities

Item 1.



Legend

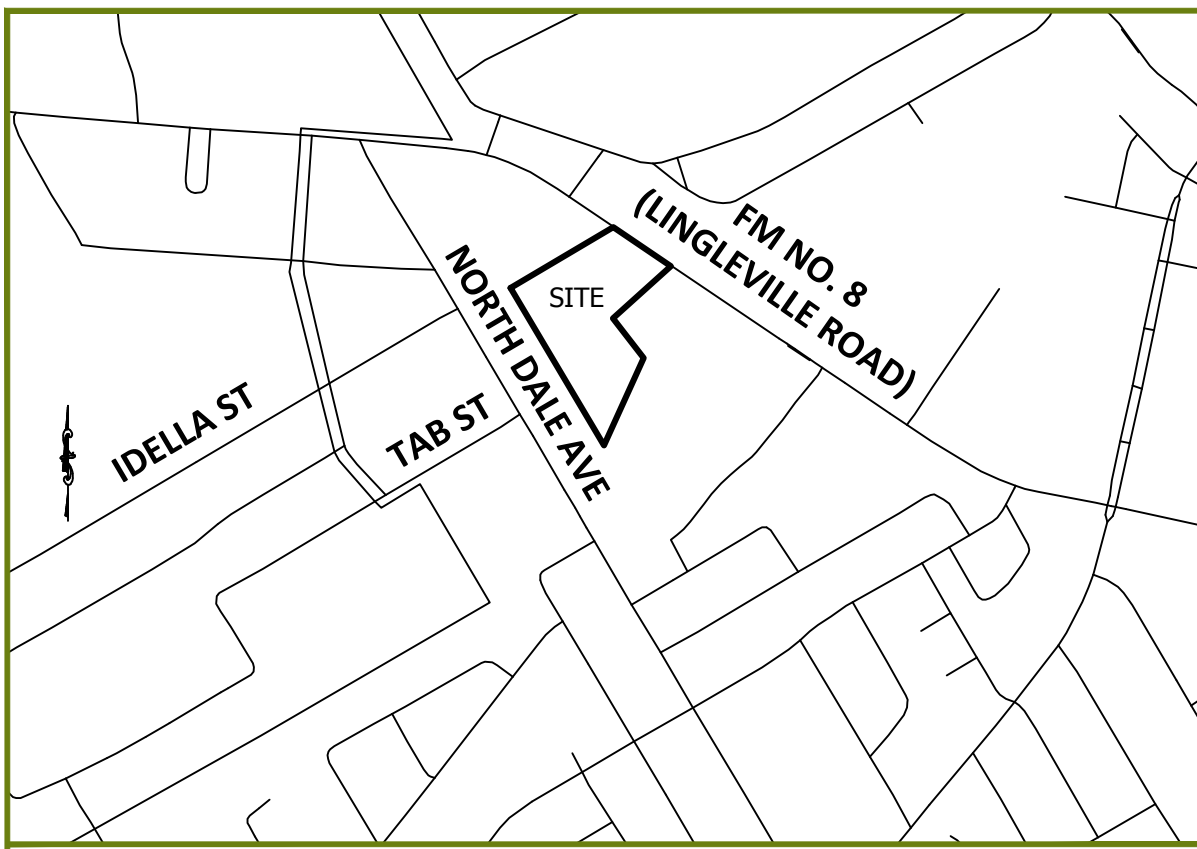
- ◆ Addresses
- Roads
- ▭ Parcels
- Sewer Lines
- Water Lines



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Parcel R22664 Addresses

Parcel ID	Parcel Address	Parcel Owner	Owner Address	City	State	Zip Code
R000022557	0 W LINGLEVILLE RD	ALLEN REAL PROPERTIES LTD	PO BOX 953	STEPHENVILLE	TX	76401
R000031793	1775 N DALE AVE	ALLISON THOMAS & MICHELLE L	1421 CREEKVIEW DR	LEWISVILLE	TX	75067
R000031773	2401 W LINGLEVILLE RD	BACHUS JAMES O FAMILY TRUST	PO BOX 552	STEPHENVILLE	TX	76401-0552
R000074099	0 N DALE AVE	CITY OF STEPHENVILLE	298 W WASHINGTON	STEPHENVILLE	TX	76401-4257
R000031798	1611 N DALE AVE	CLARK DANNY WAYNE & JAIME RENEE	1611 N DALE AVE	STEPHENVILLE	TX	76401
R000022552	0 W LINGLEVILLE RD	COVENANT LEGACY LP	2915 W WASHINGTON	STEPHENVILLE	TX	76401
R000031794	1735 N DALE AVE	HARRISON RHETT	1735 N DALE	STEPHENVILLE	TX	76401-1633
R000031795	0 N DALE AVE	HARRISON RHETT & CONTESSA	1735 N DALE	STEPHENVILLE	TX	76401
R000031796	0 N DALE AVE	HARRISON RHETT & CONTESSA	1735 N DALE	STEPHENVILLE	TX	76401
R000031797	0 N DALE AVE	HARRISON RHETT & CONTESSA	1735 N DALE	STEPHENVILLE	TX	76401
R000031792	1801 N DALE AVE	HOGAN SHERRY & OLIVER WEIR	1801 N DALE	STEPHENVILLE	TX	76401
R000022664	0 W LINGLEVILLE RD	IP KAM WOON	PO BOX 192	STEPHENVILLE	TX	76401-0000
R000031802	1555 N DALE AVE	MANUEL WESLEY	1555 N DALE	STEPHENVILLE	TX	76401
R000077868	0 W LINGLEVILLE RD	RETIREMENT LIVING FOR SENIORS LTD	PO BOX 3189	BRYAN	TX	77805
R000031791	1835 N DALE AVE	SOWELL GEORGE LAWRENCE & VICKIE J	1835 N DALE AVE	STEPHENVILLE	TX	76401
R000040129	2500 W LINGLEVILLE RD	STORE MASTER FUNDING X LLC	2150 E LAKE COOK RD, 10TH FL	BUFFALO GROVE	IL	60089
R000031790	1905 N DALE AVE	WALL SAMMY M & JOLENE H	700 BLUEBONNET DR	STEPHENVILLE	TX	76401
R000062044	2485 W LINGLEVILLE RD	WESTSIDE CHURCH OF CHRIST	P O BOX 1097	STEPHENVILLE	TX	76401-0000
R000031774	2485 W LINGLEVILLE RD	WESTSIDE CHURCH OF CHRIST	PO BOX 1097	STEPHENVILLE	TX	76401-0000



VICINITY MAP NOT TO SCALE

STATE OF TEXAS § COUNTY OF ERATH §

WHEREAS, Allen Real Properties, LTD. & Kam Woon IP are the Owners of the following tracts of land situated in the Jarrett Menefee Survey, Abstract No. 520, Erath County, Texas, herein described tract of land being a portion of a 11.918 acre tract conveyed to Kam Woon IP and a portion of a 10.925 acre tract conveyed to Allen Real Properties, LTD. and being more particularly described as follows:

Metes & Bounds Description

BEING a 10.01 acre tract of land situated in the Jarrett Menefee Survey, Abstract No. 520, City of Stephenville, Erath County, Texas, and being a portion of a called 11.918 acre tract of land described in deed to Kam Woon IP, as recorded in Volume 618, Page 572, Deed Records of Erath County, Texas (D.R.E.C.T.) and being a portion of a called 10.925 acre tract of land described as "Tract Thirteen" in deed to Allen Real Properties, Ltd., as recorded in Document No. 2013-05023, Official Public Records of Erath County, Texas (O.P.R.E.C.T.), said 10.01 acre tract of land being more particularly described by metes and bounds as follows:

BEGINNING at a set 5/8-inch iron rod with yellow cap stamped "DUNAWAY ASSOC" (hereinafter referred to as 5/8-inch YCIR) for the northeast corner of said Woon tract, said corner being the southeast corner of a called 4.13 acre tract of land described in deed to Store Master Funding X, LLC, as recorded in Document No. 2021-03896 and a point on southwest right-of-way line of Farm to Market Road No. 8 (FM Road No. 8) (a 120' wide right-of-way), as recorded in Volume 260, Page 339, Volume 260, Page 425 and Volume 259, Page 496, D.R.E.C.T., from which a found 3/8-inch iron rod with yellow cap (illegible) bears North 58 degrees 15 minutes 28 seconds West, a distance of 0.36 feet, said POINT OF BEGINNING being locatable by NAD83 Grid Coordinate N: 6,766,763.28, E: 2,048,542.87; THENCE South 55 degrees 55 minutes 46 seconds East, along the northeast line of said Woon tract and the southwest right-of-way of said FM Road No. 8, a distance of 362.20 feet to a found 5/8-inch iron rod with blue cap stamped "NATIVE C.O. LLC" (hereinafter referred to as 5/8-inch BCIR) for corner; THENCE South 48 degrees 00 minutes 32 seconds West, departing the southwest right-of-way of said FM Road No. 8, across said Woon tract, a distance of 406.52 feet to a found 5/8-inch BCIR for corner; THENCE South 37 degrees 40 minutes 43 seconds East, continuing across said Woon tract, a distance of 260.25 feet to a set 5/8-inch YCIR for corner in said Allen Tract Thirteen; THENCE South 24 degrees 21 minutes 01 second West, continuing across said Allen Tract Thirteen, a distance of 499.94 feet to set 5/8-inch YCIR for corner, said corner on the northeast line of Block 1, Green Acres Addition, an addition to the City of Stephenville, as recorded in Volume 414, Page 165, Plat Records of Erath County, Texas (P.R.E.C.T.), from which a found 5/8-inch BCIR bears North 24 degrees 21 minutes 01 second East, a distance of 0.46 feet; THENCE North 30 degrees 40 minutes 29 seconds West, along the common southwest line of said Allen Tract Thirteen, the southwest line of said Woon tract, and the northeast line of said Block 1, Green Acres Addition, a distance of 954.02 feet to a set 5/8-inch YCIR for the northwest corner of said Woon tract and the southwest corner of a said Store Master Funding tract; THENCE North 59 degrees 29 minutes 23 seconds East, departing the northeast line of said Block 1, Green Acres Addition, along the northwest line of said Woon tract and the southeast line of said Store Master Funding tract, a distance of 622.01 feet to the POINT OF BEGINNING and containing 10.01 acres (or 436,084 square feet) of land, more or less.

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

That Kam Woon IP & J. Brad Allen (of Allen Real Properties, LTD.) acting herein by and through its duly authorized officers, do hereby adopt this plat designating the herein above described property as LOT 1, BLOCK A, ONCOR STEPHENVILLE, an addition to the City of Stephenville, Texas, and does hereby dedicate, in fee simple, to the public use forever, the streets and alleys shown thereon. 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, 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 approved subject to all platting ordinances, rules, regulations and resolutions of the City of Stephenville, Texas

WITNESS UNDER MY HAND this the _____ day of _____, 2023.

By: Kam Woon IP Owner

STATE OF TEXAS § COUNTY OF ERATH §

Before me, the undersigned authority, a Notary Public in and for the State of Texas, on this day personally appeared Kam Woon IP, Owner, 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 considerations therein expressed.

Given under my hand and seal of office, this _____ day of _____, 2023.

Notary Public in and for the State of Texas

My Commission Expires On:

WITNESS UNDER MY HAND this the _____ day of _____, 2023.

By: J. Brad Allen Owner

STATE OF TEXAS § COUNTY OF ERATH §

Before me, the undersigned authority, a Notary Public in and for the State of Texas, on this day personally appeared J. Brad Allen (of Allen Real Properties, LTD.), Owner, 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 considerations therein expressed.

Given under my hand and seal of office, this _____ day of _____, 2023.

Notary Public in and for the State of Texas

My Commission Expires On:



550 Bailey Avenue • Suite 400 • Fort Worth, Texas 76107 Tel: 817.335.1121 TEXAS REGISTERED SURVEYING FIRM NO. 10098100

KNOW ALL MEN BY THESE PRESENTS:

That I, Hal Mollenkopf, do hereby certify that I prepared this plat from an actual and accurate survey of the land and that the corner monuments shown thereon as set were properly placed under my personal supervision in accordance with the Subdivision Ordinance of the City of Stephenville.

Hal Mollenkopf Registered Professional Land Surveyor Texas Registration No. 5439

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.

STATE OF TEXAS § COUNTY OF ERATH § KNOW ALL MEN BY THESE PRESENTS;

I, Gwinda Jones, Clerk of the County Court of Erath County, do hereby certify that the foregoing instrument in writing, with its certificate of authentication was filed for record and duly recorded in my office this _____ day of _____, 20____, at _____ o'clock, _____ M., in the Official Public Records of Erath County in Document No. _____, Cabinet _____, Side _____ TO CERTIFY WHICH, WITNESS my hand and seal at the County Court of Erath County, at my office in Erath, Texas, the date last shown above written.

By: GWINDA JONES Clerk of County Court of Erath County, Texas

By: Deputy

CITY OF STEPHENVILLE ERATH COUNTY, TEXAS

Director of Development Services Date of Approval _____

Attest: _____ City Secretary Date _____

LEGEND

- = EASEMENT
--- = PROPERTY LINE OR RIGHT-OF-WAY
--- = SUBJECT TRACT
D.R.E.C.T. = DEED RECORDS OF ERATH COUNTY, TEXAS
O.P.R.E.C.T. = OFFICIAL PUBLIC RECORDS OF ERATH COUNTY, TEXAS
P.R.E.C.T. = PLAT RECORDS OF ERATH COUNTY, TEXAS
● = 5/8-INCH IRON ROD WITH YELLOW CAP STAMPED "DUNAWAY ASSOC" SET UNLESS OTHERWISE NOTED

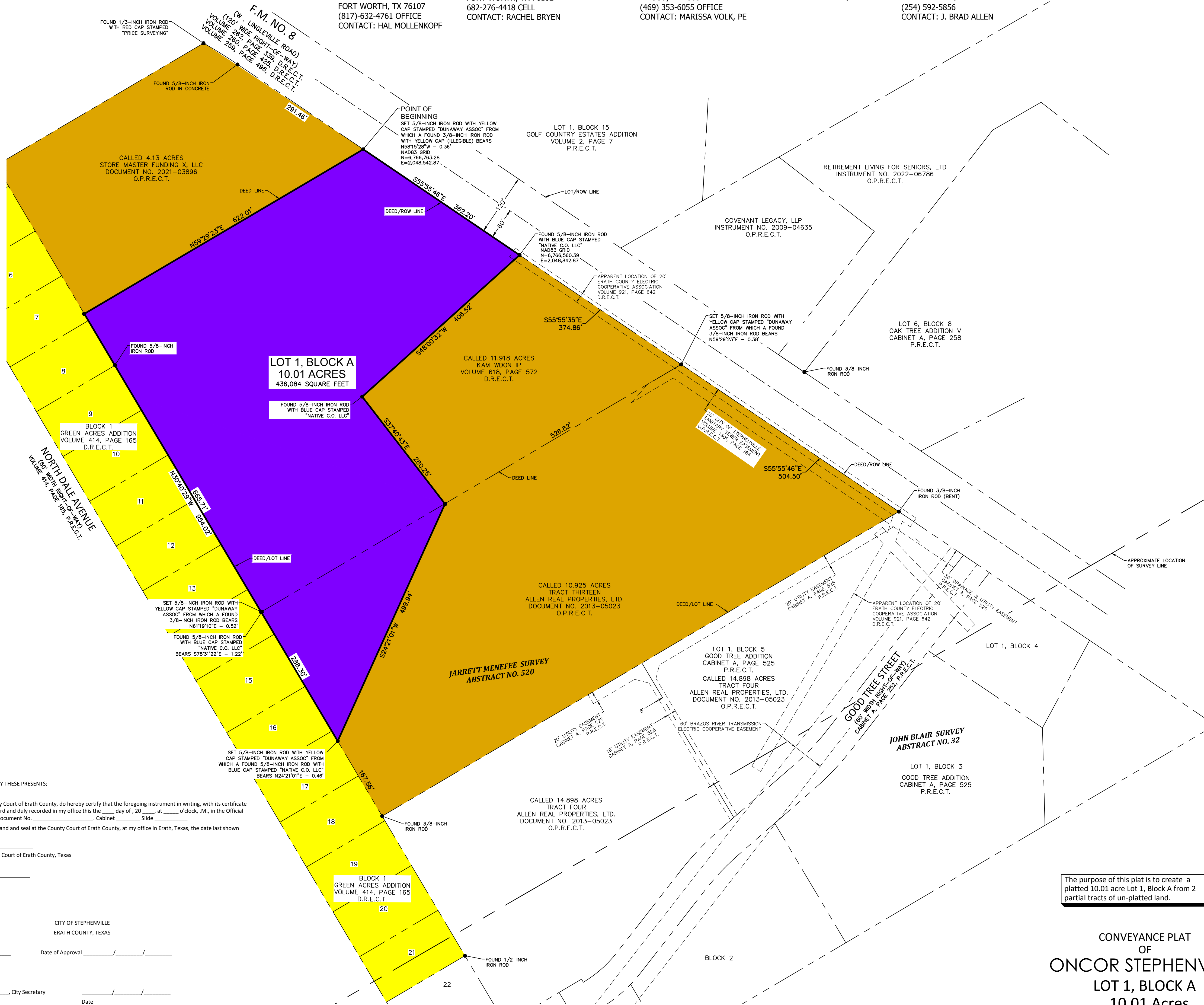
SURVEYOR: DUNAWAY ASSOCIATES, L.L.C. 550 BAILEY AVENUE SUITE 400 FORT WORTH, TX 76107 (817)-632-4761 OFFICE CONTACT: HAL MOLLENKOPF

DEVELOPER: ONCOR ELECTRIC DELIVERY COMPANY, LLC 777 MAIN STREET FORT WORTH, TX 76102 682-276-4418 CELL CONTACT: RACHEL BRYEN

ENGINEER: KIMLEY-HORN 6160 WARREN PARKWAY - SUITE 210 FRISCO, TX 75034 (469) 353-6055 OFFICE CONTACT: MARISSA VOLK, PE

OWNER: KAM WOON IP P.O. BOX 192 STEPHENVILLE, TX 76661

OWNER: ALLEN REAL PROPERTIES, LTD. P.O. BOX 953 STEPHENVILLE, TX 76401 (254) 592-5856 CONTACT: J. BRAD ALLEN



The purpose of this plat is to create a platted 10.01 acre Lot 1, Block A from 2 partial tracts of un-platted land.

CONVEYANCE PLAT OF ONCOR STEPHENVILLE LOT 1, BLOCK A 10.01 Acres

Oncor Electric Delivery Company LLC 777 Main Street, Fort Worth, Texas 76102 (682) 276-4418 Situated in the

Jarrett Menefee Survey, Abstract No. 520, City of Stephenville, Erath County, Texas

This plat was prepared in November 2023

- NOTES: 1. The basis of bearings for this survey is the Texas State Coordinate System, North Central Zone, based upon GPS measurements. Distances and areas hereon are surface values. A combined scale factor of 0.99991535 was used for this project. 2. Building lines will be per the City of Stephenville Zoning Ordinances. 3. This plat does not alter or remove deed restrictions or covenants, if any on this property. 4. No existing gas, petroleum, or common carrier easements or pipelines are located within the property. 5. Minimum finished floor elevations for Lot 1, Block A required. 6. The minimum finish floor elevations shall be provided when a building permit application is submitted. The minimum finished floor elevations shall be based on the current FEMA data. The minimum finished floor elevations shall be stated as mean sea level.



STAFF REPORT

SUBJECT: Case No.: RZ2023-010

Applicant Oncor Electric Delivery Company LLC, representing Allen Real Properties LTD is requesting a rezone for property located at W Lingleville Rd, being Parcel R22557, Acres 10.925, A0520 MENEFFEE JARRETT; of the City of Stephenville, Erath County, Texas from (B-1) Neighborhood Business to (IND) Industrial.

DEPARTMENT: Development Services

STAFF CONTACT: Steve Killen, Director of Development Services

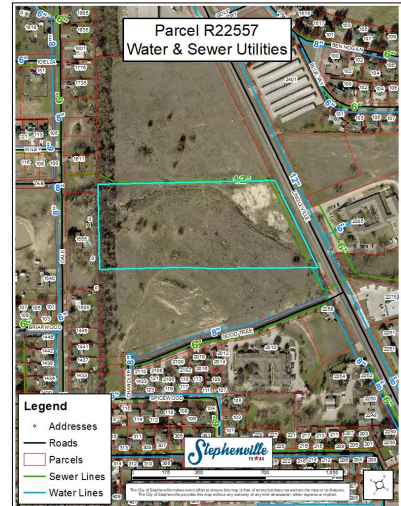
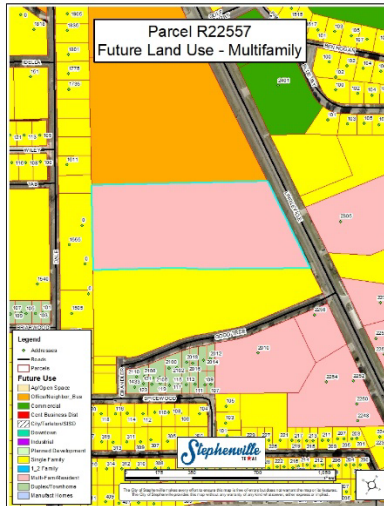
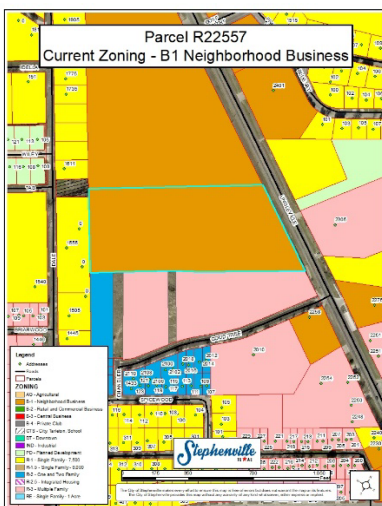
RECOMMENDATION:

The property has current zoning of (B-1) Neighborhood Business. The Future Land Use for this property is designated as (B-1) Neighborhood Business.

The rezone request is only applicable to the portion of the parcel being acquired by Oncor and as illustrated in the conveyance plat. The existing zoning will remain intact for the portion of the parcel that is not included in the conveyance.

BACKGROUND:

PROPERTY PROFILE:



Sec. 154.06.6. Industrial district (I).

6.6.A Description. The Industrial District is intended to serve as the location for general industrial activities.

6.6.B Permitted Uses.

- (1) Airport, heliport or landing field;
- (2) Animal grooming;
- (3) Athletic field;
- (4) Auto paint and body shop/repair;
- (5) Auto parking lot or building (commercial);
- (6) Auto parts sales;
- (7) Auto repair/mechanic garage;
- (8) Auto sales;
- (9) Auto storage;
- (10) Auto wrecking or salvage yard;
- (11) Automobile rental;
- (12) Automobile service station and car care center;
- (13) Bail bond service;
- (14) Bakery—Wholesale and distribution;
- (15) Banks or other financial institutions;
- {16} Boat sales;
- (17) Bottling works (wholesale);
- (18) Building material sales;
- (19) Bulk grain/feed storage;
- (20) Cabinet and upholstering shop;
- (21) Car wash;
- (22) Chemical supply;
- (23) Civic/community center;
- (24) College or university;
- (25) Commercial amusement (indoor and outdoor);
- (26) Concrete or asphalt batching plant;
- (27) Convenience store (with pumps); including the sale of alcohol, as licensed by the Texas Alcoholic Beverage Commission;
- (28) Convenience/grocery store (without pumps); including the sale of alcohol, as licensed by the Texas Alcoholic Beverage Commission;
- (29) Construction equipment rental and sales;
- (30) Construction yard (temporary);
- (31) Contractor shop and storage yard;
- (32) Feed, seed and fertilizer store-no bulk storage;
- (33) Feed store;
- (34) Field office (temporary);
- (35) Flea market;
- (36) Frozen foods locker;
- (37) Health club, weight and aerobic center;

- (38) Heavy machinery sales and storage;
- (39) Heavy manufacturing or industrial;
- (40) Home improvement center;
- (41) Hotels and motels; including the sale of alcohol, as licensed by the Texas Alcoholic Beverage Commission;
- (42) Industrial manufacturing/fabrication/assembly (closed);
- (43) Industrial manufacturing/fabrication/assembly (outside storage);
- (44) Kennel;
- (45) Kiosk;
- (46) Laboratory (medical);
- (47) Landscaping service;
- (48) Laundry plant;
- (49) Lawn equipment and small engine sales and services;
- (50) Light manufacturing or industrial;
- (51) Machine shop;
- (52) Micro brewery; including the sale of alcohol, as licensed by the Texas Alcoholic Beverage Commission;
- (53) Mini storage/warehouses;
- (54) Mobile homes/manufactured home parks;
- (55) Mobile home display and sales;
- (56) Moving company;
- (57) Newspaper printing;
- (58) Office-professional and general administration;
- (59) Overnight delivery and service center;
- (60) Package Store; including the sale of alcohol, as licensed by the Texas Alcoholic Beverage Commission;
- (61) Pawn shop;
- (62) Plumbing shop;
- (63) Portable building sales;
- (64) Printing;
- (65) Produce stand;
- (66) Propane sales (filling stations);
- (67) Radio, television, microwave or electric generating tower;
- (68) Recreational vehicle sales;
- (69) Railroad or bus passenger station;
- (70) Recycling collection center;
- (71) Recycling kiosk;
- (72) Research lab (non-hazardous);
- (73) Restaurant (drive-in type); including the sale of alcohol, as licensed by the Texas Alcoholic Beverage Commission;
- (74) Restaurant or cafeteria-without drive-in service; including the sale of alcohol, as licensed by the Texas Alcoholic Beverage Commission;

- (75) Restaurant with alcoholic beverage service; including the sale of alcohol, as licensed by the Texas Alcoholic Beverage Commission;
- (76) Roofing and siding supply;
- (77) Sand/gravel/caliche/stone sales (storage);
- (78) Shopping center; including the sale of alcohol, as licensed by the Texas Alcoholic Beverage Commission;
- (79) Sign manufacturing;
- (80) Stone/clay/glass manufacture;
- (81) Storage or repair of furniture and appliance (inside);
- (82) Studio for radio and television;
- (83) Tattoo parlor/body piercing studio;
- (84) Taxidermy;
- (85) Tobacco shop;
- (86) Trade or commercial schools;
- (87) Tire retreading;
- (88) Tool equipment rental shop;
- (89) Trailer rental/sales;
- (90) Truck stop;
- (91) Veterinary clinic or hospital;
- (92) Veterinary services;
- (93) Warehouse, wholesale (enclosed and outside storage);
- (94) Welding shop;
- (95) Wholesale distribution centers;
- (96) Wholesale production and distribution of ice (mfg. by machine only); and
- (97) Wrecking yard.

6.6.C Conditional Uses (Special Use Permit required).

- (1) Day care center—12 or more children; and
- (2) Sexually oriented business;
- (3) Citizen collection station;
- (4) Permitted uses not specifically designated for alcohol sales when licensed for the sale of alcohol by the Texas Alcoholic Beverage Commission.

6.6.D Height, Area, Yard and Lot Coverage Requirements.

- (1) Maximum density: There is no maximum density requirement.
- (2) Minimum lot area: There is no minimum area requirement.
- (3) Minimum lot width: There is no minimum width requirement.
- (4) Minimum lot depth: There is no minimum depth requirement.
- (5) Minimum depth of front setback: 20 feet minimum.
- (6) Minimum depth of rear setback: There is no minimum rear setback requirement unless the lot abuts upon a Residential District, then a minimum ten feet is required.
- (7) Minimum width of side setback:

- (a) Internal lot: There is no minimum side setback requirement unless the lot abuts upon a Residential District, then a minimum five feet is required.
- (b) Corner lot: 20 feet minimum.
- (8) Building size: There are no minimum size regulations
- (9) Maximum height of structures: No building shall exceed 75 feet.
- (10) Public, semi-public or public service buildings, hospitals, institutions or schools may not exceed a height of 60 feet. Churches, temples and mosques may not exceed 75 feet, if the building is set back from each yard line at least one foot for each two feet additional height above the height limit in this district.



Note: All uses, no rear or side yard except when the lot abuts upon a Residential District, then the minimum set back for the rear yard is ten feet and side yard is five feet.

6.6.E Parking Regulations. All uses permitted in the I District: See Section 11 for Parking Regulations.

6.6.F Sign Regulation. See Section 12 for Sign Regulations.

6.6.G Exceptions to Use, Height and Area Regulations. See Section 10.

6.6.H Garbage Regulations. Industrial District businesses will provide a serviceable area specifically for refuse collection designed for refuse canisters. Each designated canister area will be nine feet wide and eight feet deep (72 square feet), with a cement slab base. If the location of the cement slab is adjacent to a residential district, the slab must be at least five feet from the property line. The refuse area will be enclosed on three sides by a privacy fence. Approach areas will meet the requirements of Subsection 6.6.I.

6.6.I Loading and Unloading Regulations. All loading, unloading and maneuvering of vehicles connected with the activity must be on the premises and will not be permitted in any street. Loading and unloading areas must be paved with a sealed surface pavement and maintained in such a manner that no dust will be produced.

(Am. Ord. 2008-07, passed 5-6-2008; Am. Ord. 2009-23, passed 12-1-2009; Am. Ord. No. 2018-O-25, § 1, 8-7-2018; Am. Ord. 2009-23, passed 12-1-2009; Am. Ord. 2018-O-32, § 2, passed 8-28-2018; Ord. No. 2021-O-17, §§ 1, 5, passed 6-1-2021; Ord. No. 2022-O-26, § 1, passed 9-6-2023)

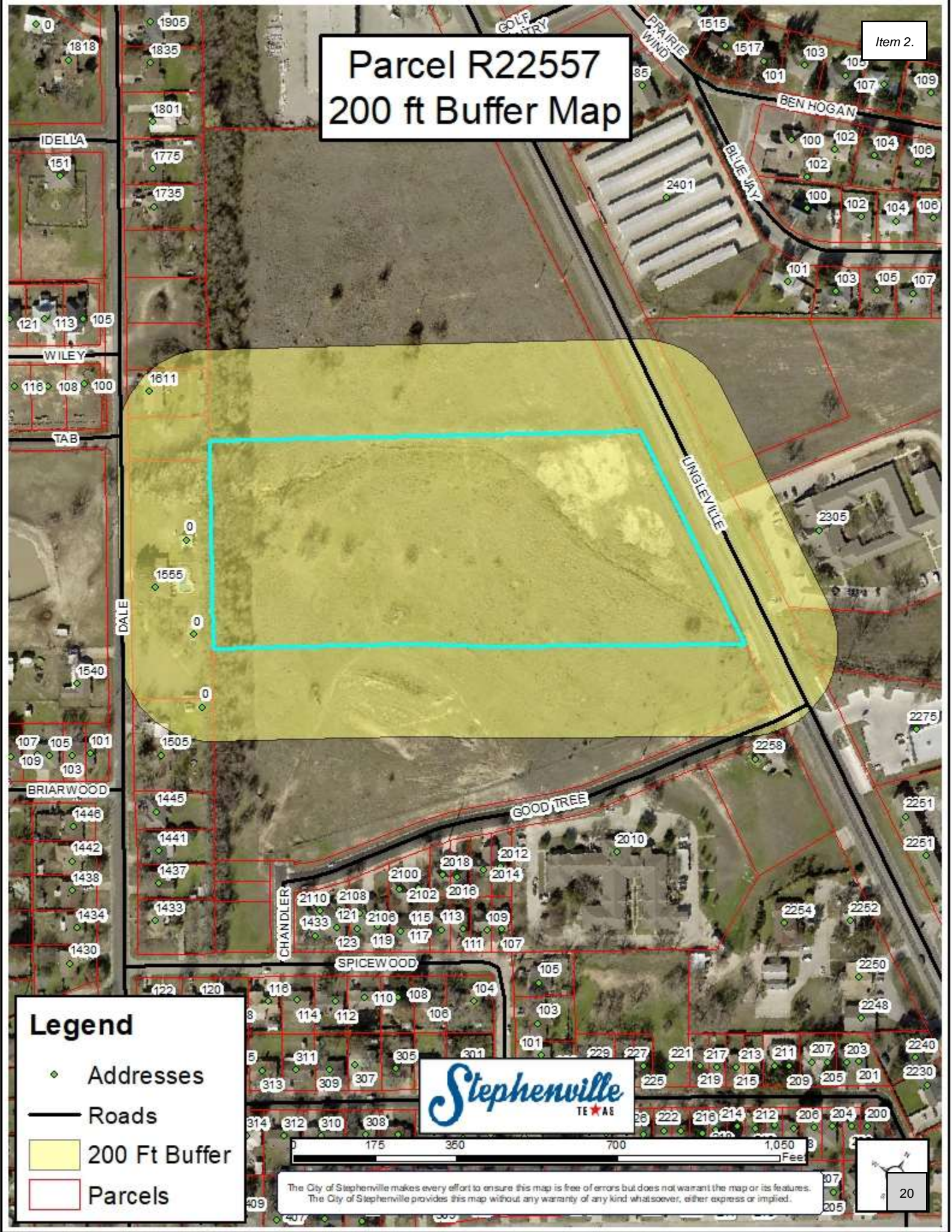
FACTORS TO CONSIDER:

- Compliance with Comprehensive Plan?
- Is application consistent with Plan?
- If not, have conditions changed or new information been offered to support change?
- Surrounding Zoning and Land Use
- Infrastructure Impacts
- Size and Location of Parcel – is land large enough and in property location for proposed use?
- Reasonable Use of Property – does proposed change provide reasonable use of property?
- Zoning has great discretion – deny if applicant has not proven it is in the best interest of City to approve

ALTERNATIVES:

- 1) Recommend the City Council approve the rezoning request.
- 2) Recommend the City Council deny the rezoning request.

Parcel R22557 200 ft Buffer Map



Legend

- ◆ Addresses
- Roads
- 200 Ft Buffer
- Parcels

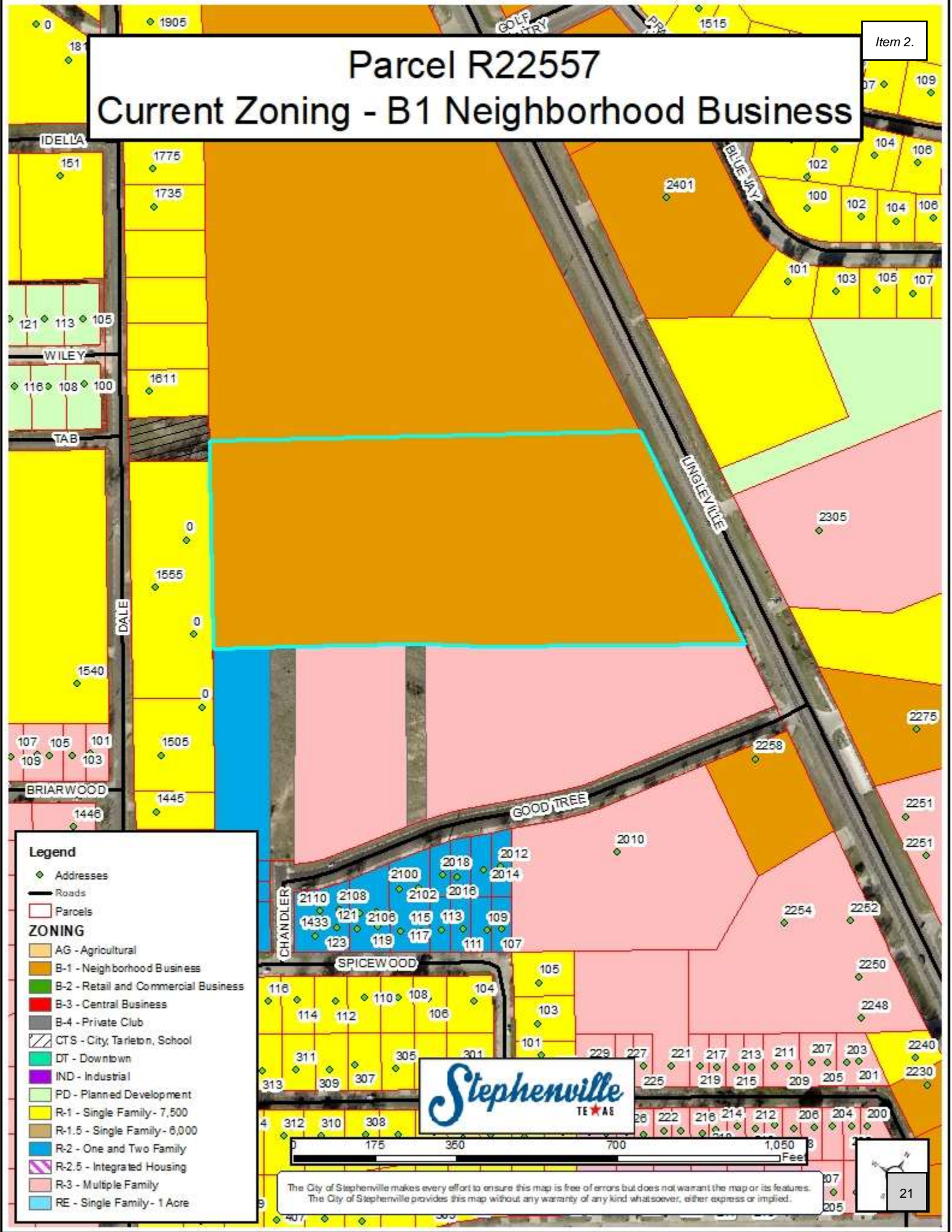


The City of Stephenville makes every effort to ensure this map is free of errors but does not warrant the map or its features. The City of Stephenville provides this map without any warranty of any kind whatsoever, either express or implied.

Parcel R22557

Current Zoning - B1 Neighborhood Business

Item 2.



Legend

- ◆ Addresses
- Roads
- ▭ Parcels

ZONING

- AG - Agricultural
- B-1 - Neighborhood Business
- B-2 - Retail and Commercial Business
- B-3 - Central Business
- B-4 - Private Club
- CTS - City, Tarleton, School
- DT - Downtown
- IND - Industrial
- PD - Planned Development
- R-1 - Single Family - 7,500
- R-1.5 - Single Family - 6,000
- R-2 - One and Two Family
- R-2.5 - Integrated Housing
- R-3 - Multiple Family
- RE - Single Family - 1 Acre

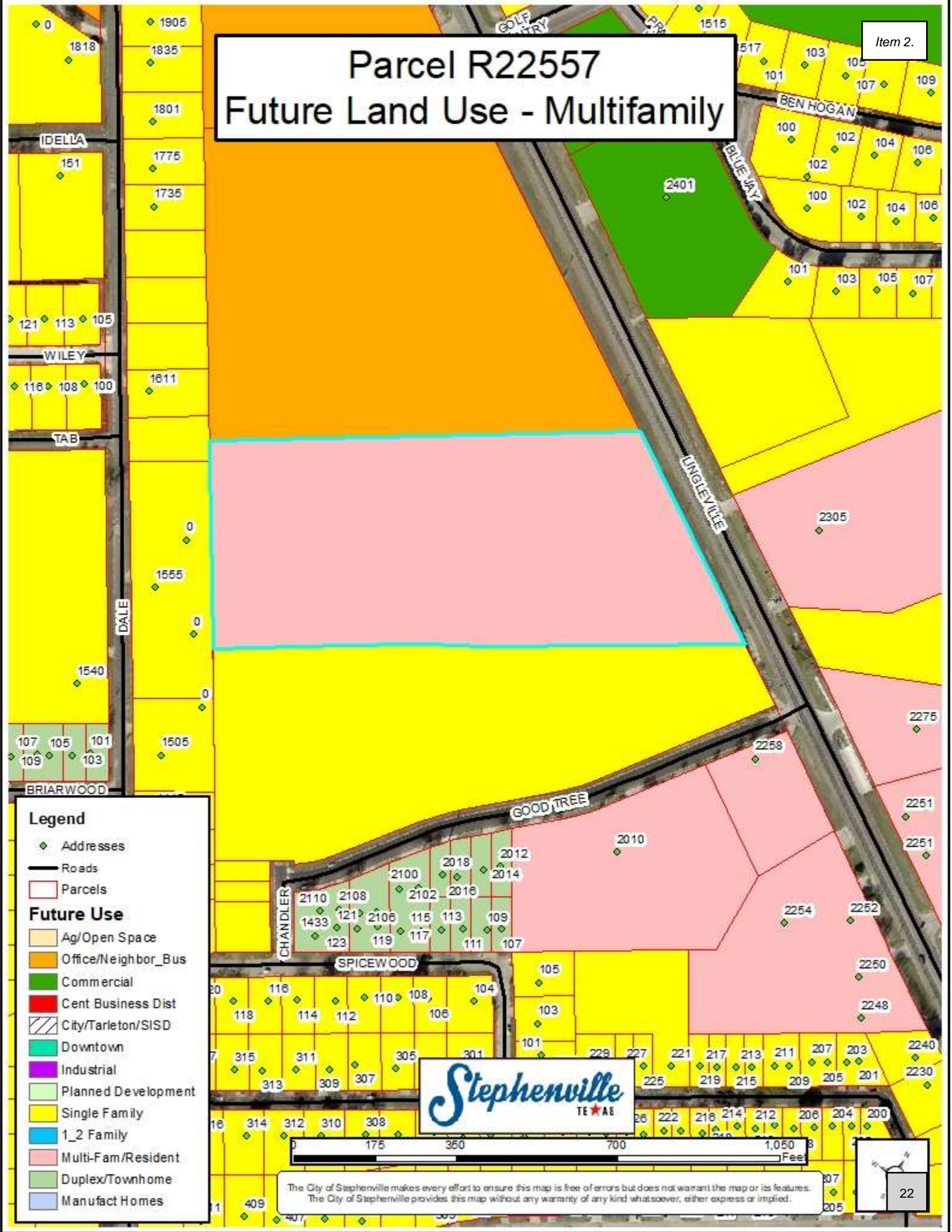


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Parcel R22557

Future Land Use - Multifamily

Item 2.



Legend

- ◆ Addresses
- Roads
- ▭ Parcels

Future Use

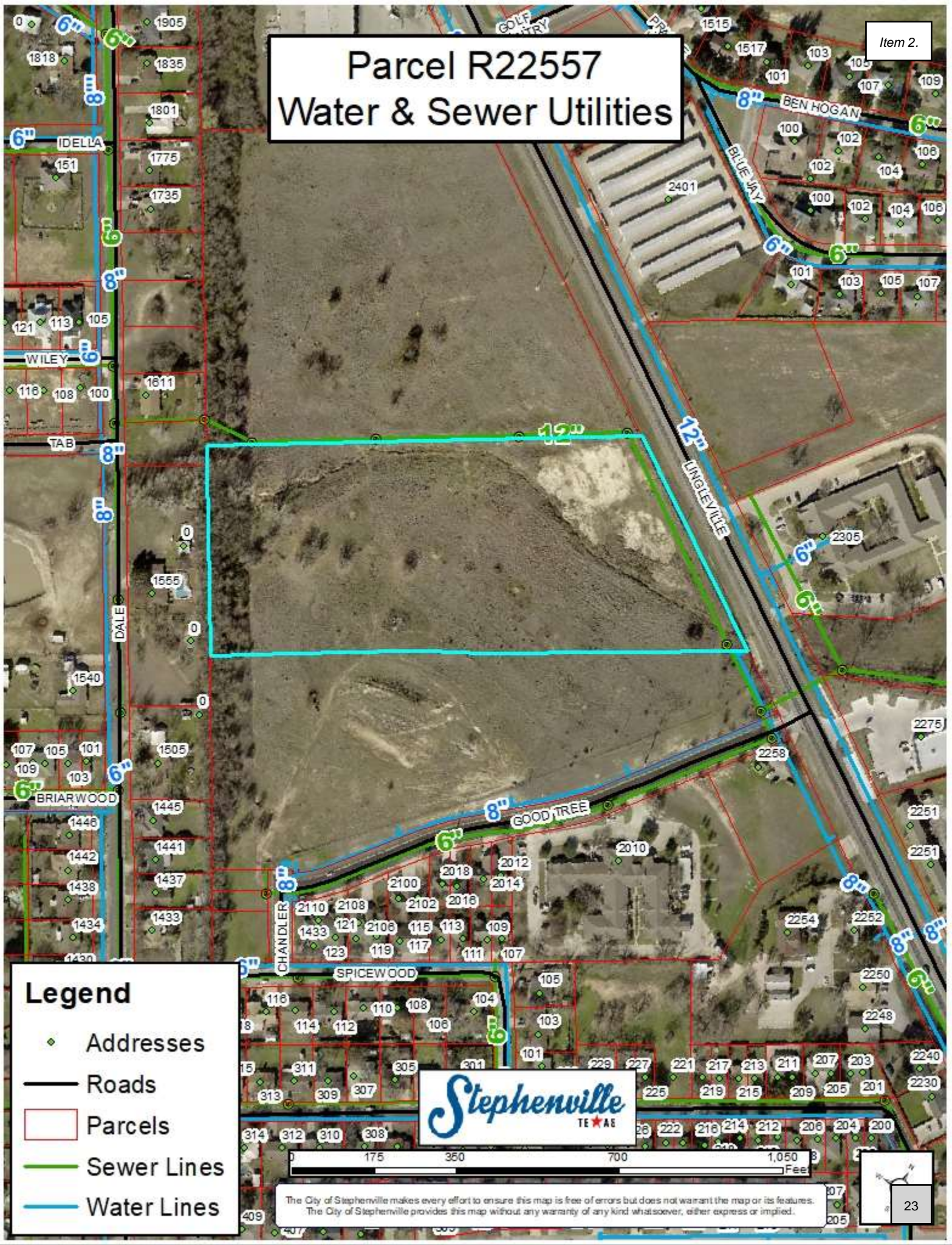
- Ag/Open Space
- Office/Neighbor_Bus
- Commercial
- Cent Business Dist
- City/Tarleton/SISD
- Downtown
- Industrial
- Planned Development
- Single Family
- 1_2 Family
- Multi-Fam/Resident
- Duplex/Townhome
- Manufact Homes



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Parcel R22557 Water & Sewer Utilities

Item 2.

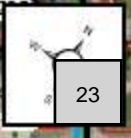


Legend

- ◆ Addresses
- Roads
- ▭ Parcels
- Sewer Lines
- Water Lines



The City of Stephenville makes every effort to ensure this map is free of errors but does not warrant the map or its features. The City of Stephenville provides this map without any warranty of any kind whatsoever, either express or implied.



Parcel R22557 Addresses

Parcel ID	Parcel Address	Parcel Owner	Owner Address	City	State	Zip Code
R000063790	0 GOOD TREE	ALLEN REAL PROPERTIES LTD	PO BOX 953	STEPHENVILLE	TX	76401
R000022557	0 W LINGLEVILLE RD	ALLEN REAL PROPERTIES LTD	PO BOX 953	STEPHENVILLE	TX	76401
R000074099	0 N DALE AVE	CITY OF STEPHENVILLE	298 W WASHINGTON	STEPHENVILLE	TX	76401-4257
R000063792	0 GOOD TREE	CITY OF STEPHENVILLE	298 W WASHINGTON	STEPHENVILLE	TX	76401-4257
R000031798	1611 N DALE AVE	CLARK DANNY WAYNE & JAIME RENEE	1611 N DALE AVE	STEPHENVILLE	TX	76401
R000022552	0 W LINGLEVILLE RD	COVENANT LEGACY LP	2915 W WASHINGTON	STEPHENVILLE	TX	76401
R000022552	0 W LINGLEVILLE RD	COVENANT LEGACY LP	2915 W WASHINGTON	STEPHENVILLE	TX	76401
R000063739	2305 W LINGLEVILLE RD	FRONTIER EXCHANGE LANDLORD GROUP LLC	4500 DORR ST	TOLEDO	OH	43615
R000066982	2275 W LINGLEVILLE RD	GREATER GOOD X LLC	3195 S ACCESS RD	ENGLEWOOD	FL	34224
R000031797	0 N DALE AVE	HARRISON RHETT & CONTESSA	1735 N DALE	STEPHENVILLE	TX	76401
R000022664	0 W LINGLEVILLE RD	IP KAM WOON	PO BOX 192	STEPHENVILLE	TX	76401-0000
R000031802	1555 N DALE AVE	MANUEL WESLEY	1555 N DALE	STEPHENVILLE	TX	76401
R000031806	1505 N DALE AVE	PEARCEY LEROY GENE & KAREN B	2501 CR371	DUBLIN	TX	76446
R000077868	0 W LINGLEVILLE RD	RETIREMENT LIVING FOR SENIORS LTD	PO BOX 3189	BRYAN	TX	77805



VICINITY MAP NOT TO SCALE

STATE OF TEXAS § COUNTY OF ERATH §

WHEREAS, Allen Real Properties, LTD. & Kam Woon IP are the Owners of the following tracts of land situated in the Jarrett Menefee Survey, Abstract No. 520, Erath County, Texas, herein described tract of land being a portion of a 11.918 acre tract conveyed to Kam Woon IP and a portion of a 10.925 acre tract conveyed to Allen Real Properties, LTD. and being more particularly described as follows:

Metes & Bounds Description BEING a 10.01 acre tract of land situated in the Jarrett Menefee Survey, Abstract No. 520, City of Stephenville, Erath County, Texas, and being a portion of a called 11.918 acre tract of land described in deed to Kam Woon IP, as recorded in Volume 618, Page 572, Deed Records of Erath County, Texas (D.R.E.C.T.) and being a portion of a called 10.925 acre tract of land described as "Tract Thirteen" in deed to Allen Real Properties, Ltd., as recorded in Document No. 2013-05023, Official Public Records of Erath County, Texas (O.P.R.E.C.T.), said 10.01 acre tract of land being more particularly described by metes and bounds as follows:

BEGINNING at a set 5/8-inch iron rod with yellow cap stamped "DUNAWAY ASSOC" (hereinafter referred to as 5/8-inch YCIR) for the northeast corner of said Woon tract, said corner being the southeast corner of a called 4.13 acre tract of land described in deed to Store Master Funding X, LLC, as recorded in Document No. 2021-03896 and a point on southwest right-of-way line of Farm to Market Road No. 8 (FM Road No. 8) (a 120' wide right-of-way), as recorded in Volume 262, Page 339, Volume 260, Page 425 and Volume 259, Page 496, D.R.E.C.T., from which a found 3/8-inch iron rod with yellow cap (illegible) bears North 58 degrees 15 minutes 28 seconds West, a distance of 0.36 feet, said POINT OF BEGINNING being locatable by NAD83 Grid Coordinate N: 6,766,763.28, E: 2,048,542.87; THENCE South 55 degrees 55 minutes 46 seconds East, along the northeast line of said Woon tract and the southwest right-of-way of said FM Road No. 8, a distance of 362.20 feet to a found 5/8-inch iron rod with blue cap stamped "NATIVE C.O. LLC" (hereinafter referred to as 5/8-inch BCIR) for corner; THENCE South 48 degrees 00 minutes 32 seconds West, departing the southwest right-of-way of said FM Road No. 8, across said Woon tract, a distance of 406.52 feet to a found 5/8-inch BCIR for corner; THENCE South 37 degrees 40 minutes 43 seconds East, continuing across said Woon tract, a distance of 260.25 feet to a set 5/8-inch YCIR for corner in said Allen Tract Thirteen; THENCE South 24 degrees 21 minutes 01 second West, continuing across said Allen Tract Thirteen, a distance of 499.94 feet to set 5/8-inch YCIR for corner, said corner on the northeast line of Block 1, Green Acres Addition, an addition to the City of Stephenville, as recorded in Volume 414, Page 165, Plat Records of Erath County, Texas (P.R.E.C.T.), from which a found 5/8-inch BCIR bears North 24 degrees 21 minutes 01 second East, a distance of 0.46 feet; THENCE North 30 degrees 40 minutes 29 seconds West, along the common southwest line of said Allen Tract Thirteen, the southwest line of said Woon tract, and the northeast line of said Block 1, Green Acres Addition, a distance of 954.02 feet to a set 5/8-inch YCIR for the northwest corner of said Woon tract and the southwest corner of a said Store Master Funding tract; THENCE North 59 degrees 29 minutes 23 seconds East, departing the northeast line of said Block 1, Green Acres Addition, along the northwest line of said Woon tract and the southeast line of said Store Master Funding tract, a distance of 622.01 feet to the POINT OF BEGINNING and containing 10.01 acres (or 436,084 square feet) of land, more or less.

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

That Kam Woon IP & J. Brad Allen (of Allen Real Properties, LTD.) acting herein by and through its duly authorized officers, do hereby adopt this plat designating the herein above described property as LOT 1, BLOCK A, ONCOR STEPHENVILLE, an addition to the City of Stephenville, Texas, and does hereby dedicate, in fee simple, to the public use forever, the streets and alleys shown thereon. 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, 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 approved subject to all platting ordinances, rules, regulations and resolutions of the City of Stephenville, Texas

WITNESS UNDER MY HAND this _____ day of _____, 2023.

By: Kam Woon IP Owner

STATE OF TEXAS § COUNTY OF ERATH §

Before me, the undersigned authority, a Notary Public in and for the State of Texas, on this day personally appeared Kam Woon IP, Owner, 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 considerations therein expressed.

Given under my hand and seal of office, this _____ day of _____, 2023.

Notary Public in and for the State of Texas

My Commission Expires On:

WITNESS UNDER MY HAND this _____ day of _____, 2023.

By: J. Brad Allen Owner

STATE OF TEXAS § COUNTY OF ERATH §

Before me, the undersigned authority, a Notary Public in and for the State of Texas, on this day personally appeared J. Brad Allen (of Allen Real Properties, LTD.), Owner, 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 considerations therein expressed.

Given under my hand and seal of office, this _____ day of _____, 2023.

Notary Public in and for the State of Texas

My Commission Expires On:



550 Bailey Avenue • Suite 400 • Fort Worth, Texas 76107 Tel: 817.335.1121 TEXAS REGISTERED SURVEYING FIRM NO. 10098100

KNOW ALL MEN BY THESE PRESENTS:

That I, Hal Mollenkopf, do hereby certify that I prepared this plat from an actual and accurate survey of the land and that the corner monuments shown thereon as set were properly placed under my personal supervision in accordance with the Subdivision Ordinance of the City of Stephenville.

Hal Mollenkopf Registered Professional Land Surveyor Texas Registration No. 5439

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.

STATE OF TEXAS § COUNTY OF ERATH §

I, Gwinda Jones, Clerk of the County Court of Erath County, do hereby certify that the foregoing instrument in writing, with its certificate of authentication was filed for record and duly recorded in my office this _____ day of _____, 20____, at _____ o'clock, _____ M., in the Official Public Records of Erath County in Document No. _____, Cabinet _____, Side _____.

TO CERTIFY WHICH, WITNESS my hand and seal at the County Court of Erath County, at my office in Erath, Texas, the date last shown above written.

By: GWINDA JONES Clerk of County Court of Erath County, Texas

By: Deputy

CITY OF STEPHENVILLE ERATH COUNTY, TEXAS

Date of Approval _____

Director of Development Services

Attest: _____ City Secretary

Date _____

LEGEND

----- = EASEMENT --- = PROPERTY LINE OR RIGHT-OF-WAY - - - - - = SUBJECT TRACT

D.R.E.C.T. = DEED RECORDS OF ERATH COUNTY, TEXAS O.P.R.E.C.T. = OFFICIAL PUBLIC RECORDS OF ERATH COUNTY, TEXAS P.R.E.C.T. = PLAT RECORDS OF ERATH COUNTY, TEXAS ● = 5/8-INCH IRON ROD WITH YELLOW CAP STAMPED "DUNAWAY ASSOC" SET UNLESS OTHERWISE NOTED

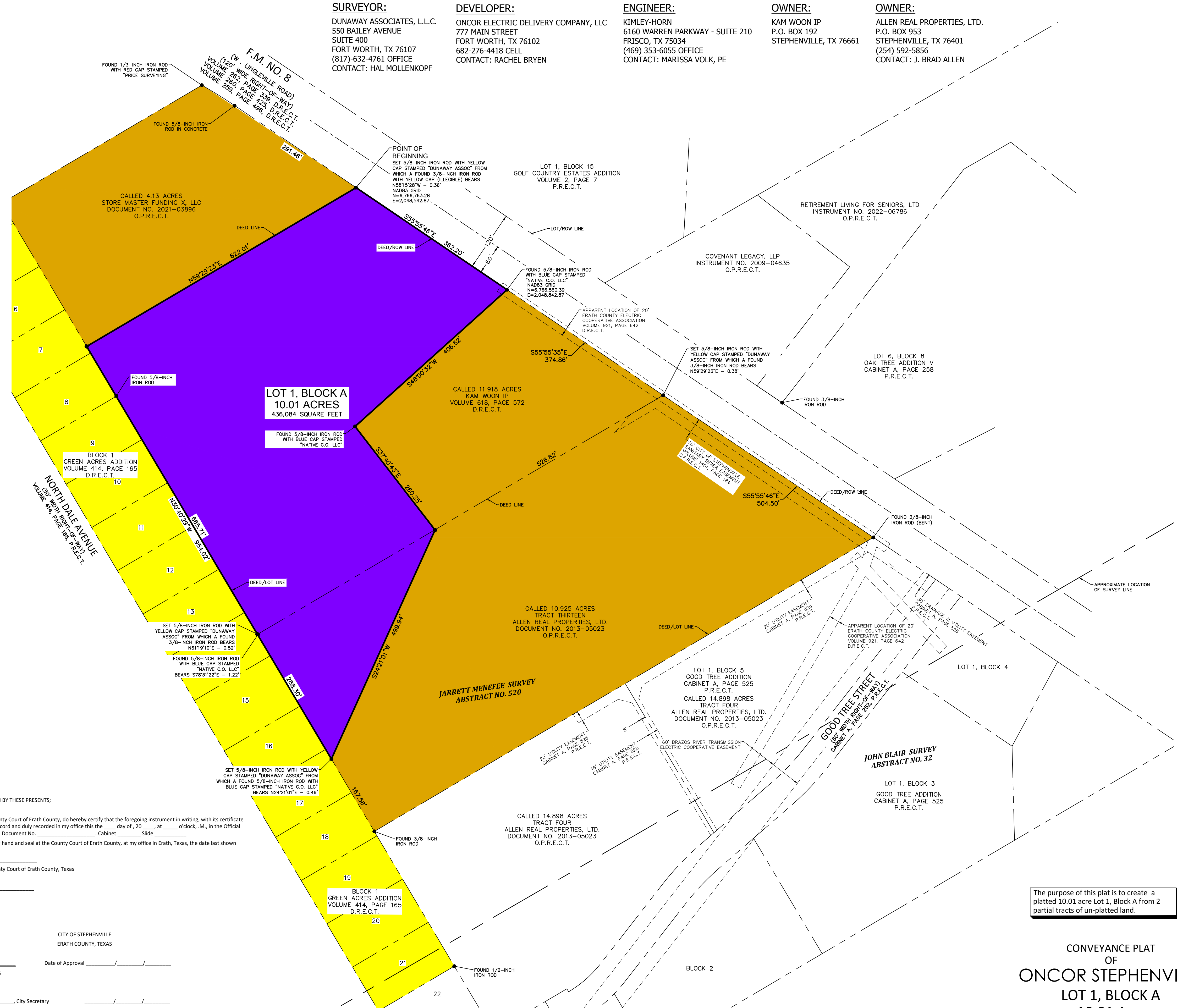
SURVEYOR: DUNAWAY ASSOCIATES, L.L.C. 550 BAILEY AVENUE SUITE 400 FORT WORTH, TX 76107 (817)-632-4761 OFFICE CONTACT: HAL MOLLENKOPF

DEVELOPER: ONCOR ELECTRIC DELIVERY COMPANY, LLC 777 MAIN STREET FORT WORTH, TX 76102 682-276-4418 CELL CONTACT: RACHEL BRYEN

ENGINEER: KIMLEY-HORN 6160 WARREN PARKWAY - SUITE 210 FRISCO, TX 75034 (469) 353-6055 OFFICE CONTACT: MARISSA VOLK, PE

OWNER: KAM WOON IP P.O. BOX 192 STEPHENVILLE, TX 76661

OWNER: ALLEN REAL PROPERTIES, LTD. P.O. BOX 953 STEPHENVILLE, TX 76401 (254) 592-5856 CONTACT: J. BRAD ALLEN



The purpose of this plat is to create a platted 10.01 acre Lot 1, Block A from 2 partial tracts of un-platted land.

CONVEYANCE PLAT OF ONCOR STEPHENVILLE LOT 1, BLOCK A 10.01 Acres

Oncor Electric Delivery Company LLC 777 Main Street, Fort Worth, Texas 76102 (682) 276-4418 Situated in the

Jarrett Menefee Survey, Abstract No. 520, City of Stephenville, Erath County, Texas

This plat was prepared in November 2023

- NOTES: 1. The basis of bearings for this survey is the Texas State Coordinate System, North Central Zone, based upon GPS measurements. Distances and areas hereon are surface values. A combined scale factor of 0.99991535 was used for this project. 2. Building lines will be per the City of Stephenville Zoning Ordinances. 3. This plat does not alter or remove deed restrictions or covenants, if any on this property. 4. No existing gas, petroleum, or common carrier easements or pipelines are located within the property. 5. Minimum finished floor elevations for Lot 1, Block A required. 6. The minimum finish floor elevations shall be provided when a building permit application is submitted. The minimum finished floor elevations shall be based on the current FEMA data. The minimum finished floor elevations shall be stated as mean sea level.



STAFF REPORT

SUBJECT: Case No.: CP2023-001

Applicant Oncor Electric Delivery Company LLC, representing Kam Woon Ip and Allen Real Properties LTD is requesting a conveyance plat of properties located at W Lingleville Rd, being Parcel R22664, Acres 11.918, A0520 MENEFEE JARRETT and W Lingleville Rd, being Parcel R22557, Acres 10.925, A0520 MENEFEE JARRETT of the City of Stephenville, Erath County, Texas.

DEPARTMENT: Development Services

STAFF CONTACT: Steve Killen, Director of Development Services

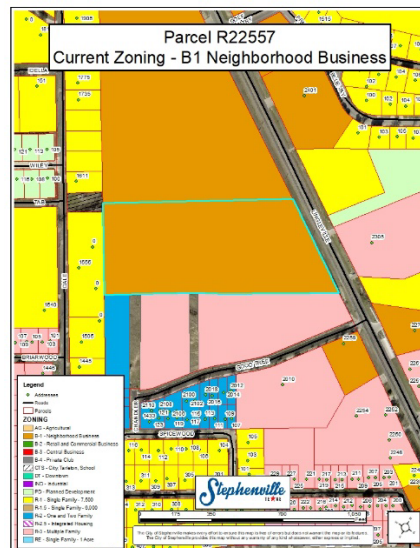
RECOMMENDATION:

The applicant has submitted a Conveyance Plat that has been reviewed by staff. Staff is requesting the Planning and Zoning Commission grant Approval of the Conveyance Plat for subdivision and recordation purposes only as outlined in Section 155.4.12 of the City of Stephenville’s Subdivision ordinance.

BACKGROUND:

Oncor Electric Delivery Company LLC is proposing a conveyance plat in order to acquire portions of Parcels R22664 and R22557.

PROPERTY PROFILE:



Sec. 155.4.12. Conveyance plat.

A. Purpose.

1. The purpose of a Conveyance Plat is to subdivide land and to provide for recordation of same, for the purpose of conveying (i.e., selling) the property without developing it.
2. A Conveyance Plat may be used to convey the property or interests therein; however, a Conveyance Plat does not constitute approval for any type of development on the property.

B. *Applicability.* A Conveyance Plat may be used in lieu of a Final Plat to record only the subdivision of property in the following instances:

1. *Remainder Tract.*

- a. To record the remainder of a tract that is created by a Final Plat, provided that the remainder is not intended for immediate development; and
- b. The remainder of a tract that was involved in a Final Plat must be larger than five (5) acres.

2. *Inheritance or Holding Tract.* To record the subdivision of property into parcels, five (5) acres or smaller in size, that are not intended for immediate development, provided all required Public Improvements exist to the City's current standards prior to approval and minimum frontage requirements are met.

- a. All public Right-of-Way must be dedicated, contingent that alignments have been determined.
- b. Installation of on-site improvements may be delayed if development of other tracts is not affected. All easements shall be dedicated to allow subdivided lot within the conveyance plat access to public infrastructure and/or drainage ways from the parent tract, if applicable.

C. *Review and Consideration.* Unless otherwise specified within this Section 4.12 Conveyance Plat for specific requirements for a Conveyance Plat, a Conveyance Plat shall be processed and approved using the same timing and procedures, including recordation, as specified for a Final Plat, refer to Section 4.06 Final Plat.

D. *Concurrent or Prior Filing of a Final Plat.* No Final Plat processed and approved in association with a Conveyance Plat shall be filed without the concurrent or prior filing of the associated approved Conveyance Plat for the remainder of the subject property.

E. *Conveyance Plat Requirements.*

- a. No building or development permits shall be issued nor permanent utility service provided for land that has only received approval as a Conveyance Plat; a Final Plat must be filed for building and development permits and for utility service.
 - b. Notwithstanding the above, the Building Official may authorize temporary building permits, temporary occupancy permits, and temporary utility service.
 - c. A Conveyance Plat may be superseded by a revised Conveyance Plat or a Final Plat in total or in part through compliance with the procedures and requirements of these regulations.
2. Require a Preliminary Site Plan or Sketch Plan per the request of the City to ensure all Conveyance Plat tracts and remainder tracts have adequate access to public utilities and infrastructure.

F. *Standards for Approval.*

1. *Access.*

- a. All lots created by a Conveyance Plat must have frontage and access to an existing or proposed public street, defined in the Comprehensive Plan, or an existing standard street meeting City construction standards and accessing the existing City street system.
 - b. All lots created by a Conveyance Plat must provide points of access as required by this Subdivision Ordinance.
2. *Dedication of Right-of-Way.* Dedication of Right-of-Way shall be required in accordance with the City requirements.

G. *Effect of Approval.*

1. *Development on the Property Prohibited.* The approval of a Conveyance Plat authorizes conveyance of the lot(s) created thereon, but does not authorize any type of development on the property.
2. *Future Development Requires Compliance.* The Applicant and future owner(s) of the property remain obligated to comply with all provisions in this Subdivision Ordinance upon future development of the property including, but not limited to, all requirements for platting, required Public Improvements, utility extensions, street improvements or assessments, Right-of-Way and easement dedications, and all other requirements in these regulations.

FACTORS TO CONSIDER:

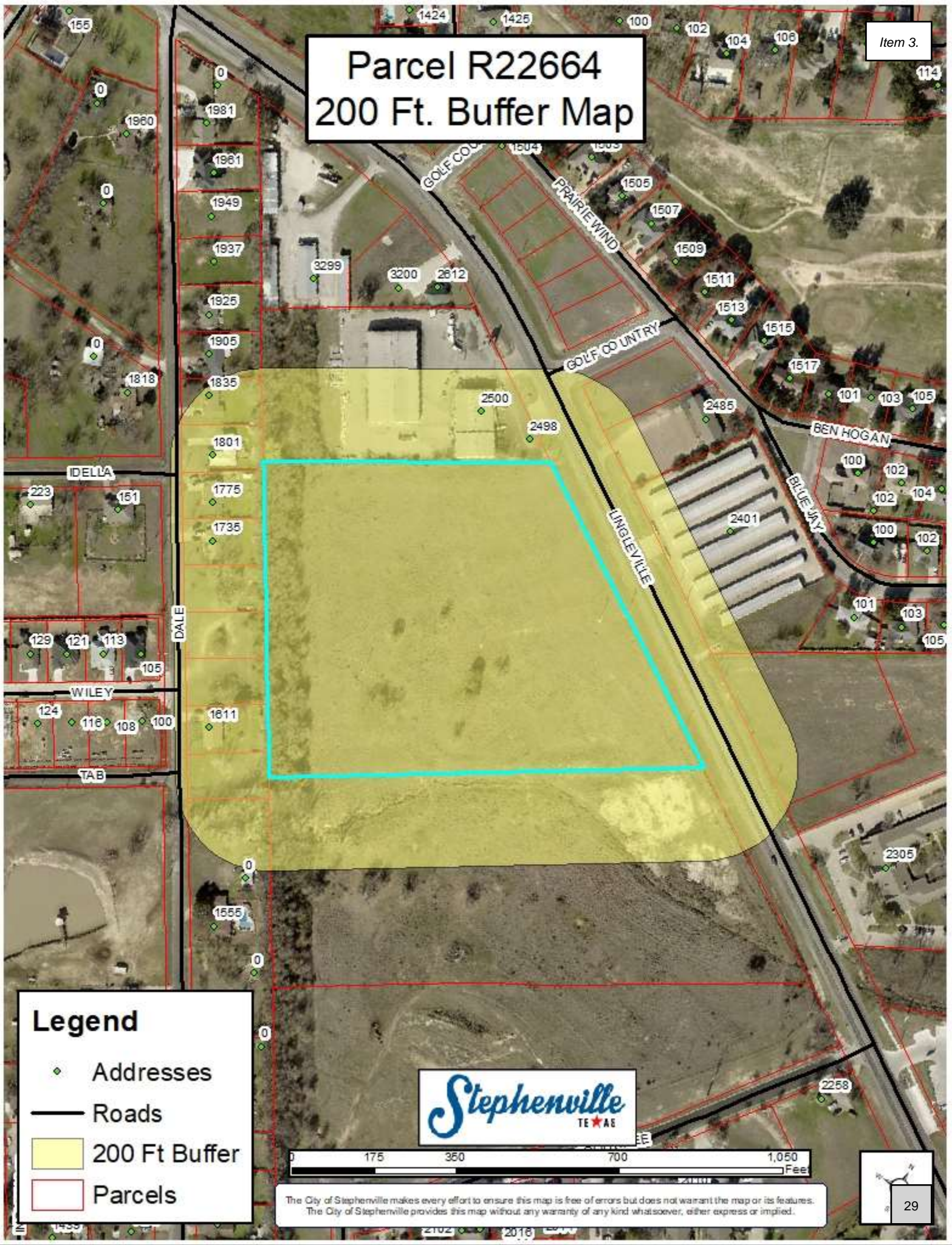
- Compliance with Comprehensive Plan?
- Is application consistent with Plan?
- If not, have conditions changed or new information been offered to support change?
- Surrounding Zoning and Land Use
- Infrastructure Impacts
- Size and Location of Parcel – is land large enough and in property location for proposed use?
- Reasonable Use of Property – does proposed change provide reasonable use of property?
- Zoning has great discretion – deny if applicant has not proven it is in the best interest of City to approve

ALTERNATIVES:

- 1) Approve the Conveyance Plat.
- 2) Deny the Conveyance Plat.

Parcel R22664 200 Ft. Buffer Map

Item 3.



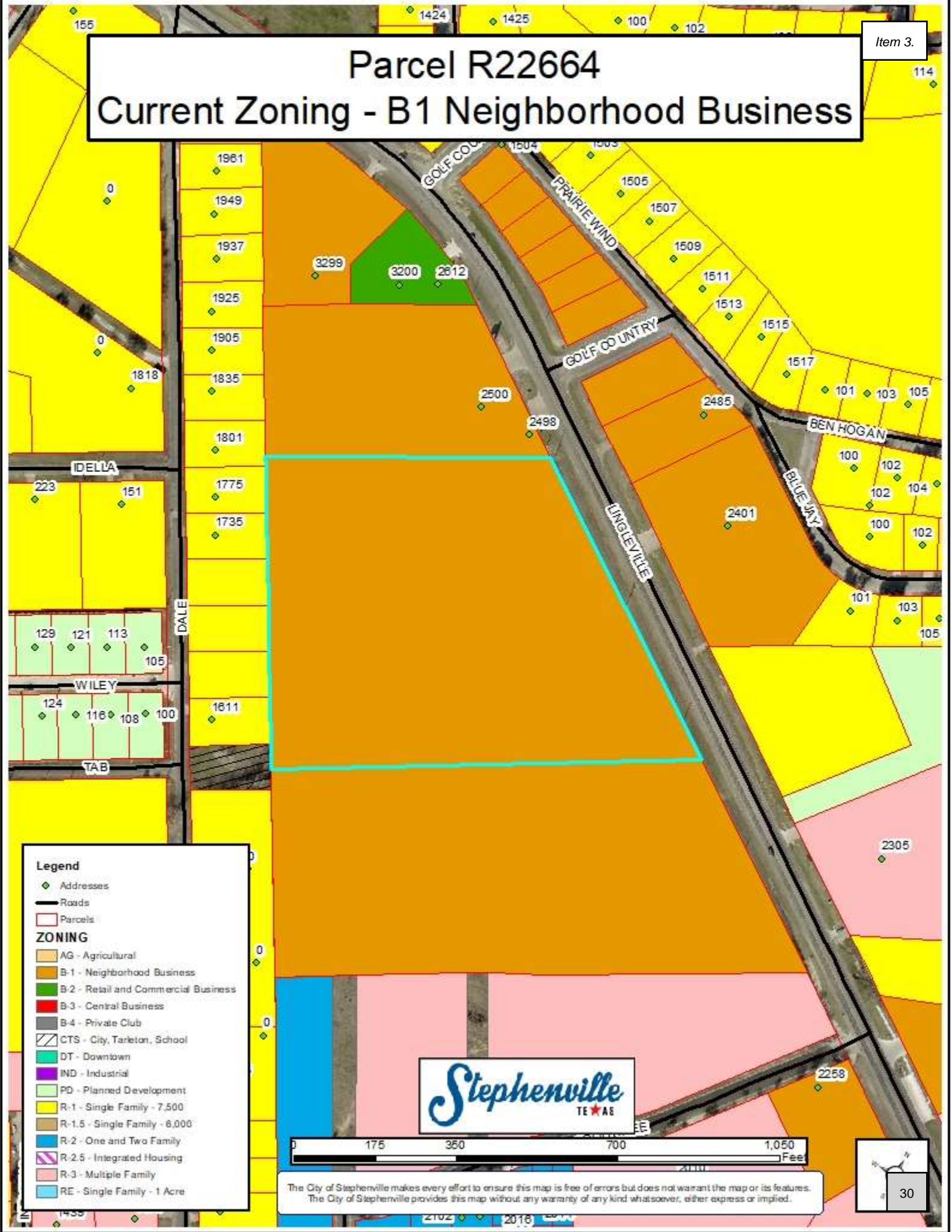
Legend

- ◆ Addresses
- Roads
- 200 Ft Buffer
- Parcels



The City of Stephenville makes every effort to ensure this map is free of errors but does not warrant the map or its features. The City of Stephenville provides this map without any warranty of any kind whatsoever, either express or implied.

Parcel R22664 Current Zoning - B1 Neighborhood Business



Legend

- ◆ Addresses
- Roads
- Parcels

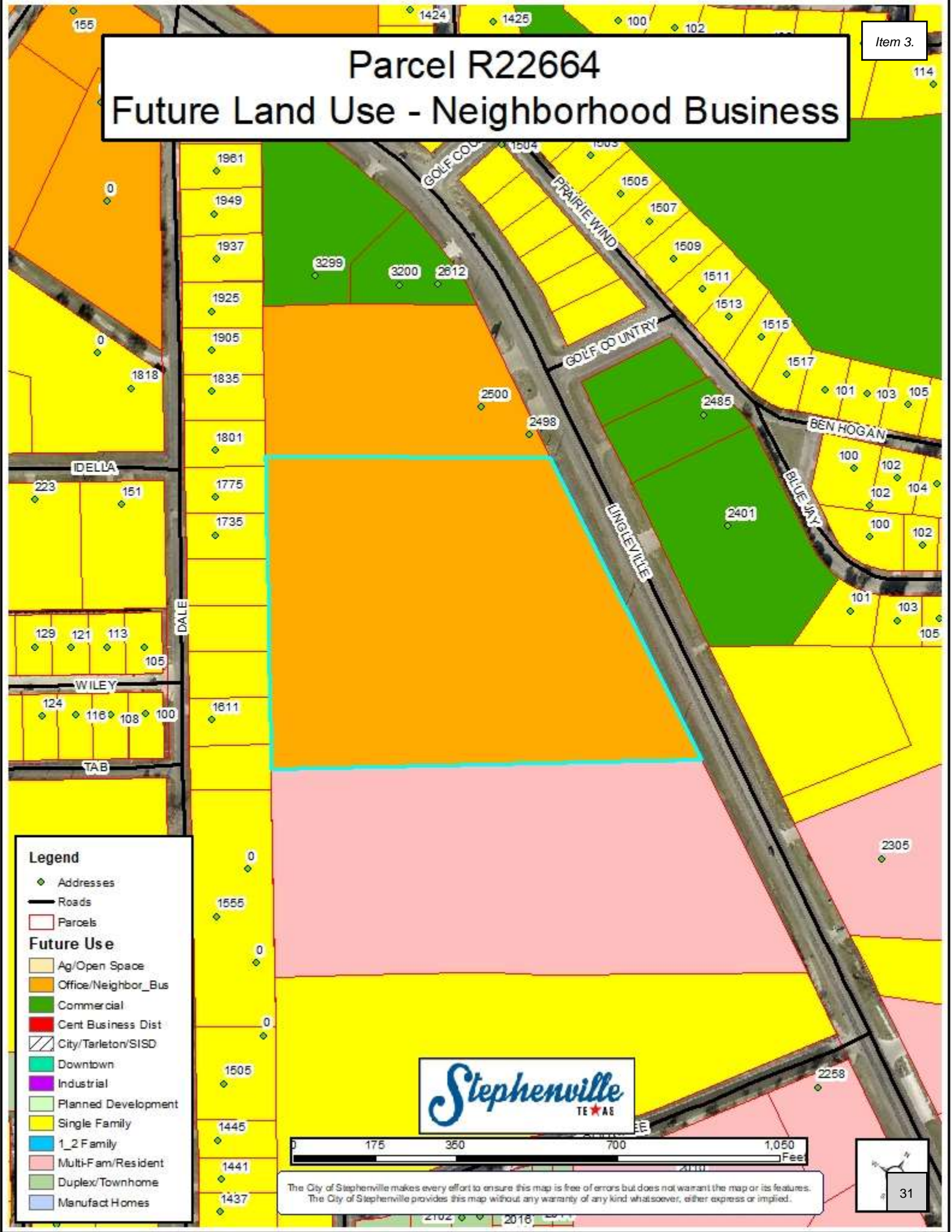
ZONING

- AG - Agricultural
- B-1 - Neighborhood Business
- B-2 - Retail and Commercial Business
- B-3 - Central Business
- B-4 - Private Club
- CTS - City, Tarrant, School
- DT - Downtown
- IND - Industrial
- PD - Planned Development
- R-1 - Single Family - 7,500
- R-1.5 - Single Family - 6,000
- R-2 - One and Two Family
- R-2.5 - Integrated Housing
- R-3 - Multiple Family
- RE - Single Family - 1 Acre



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Parcel R22664 Future Land Use - Neighborhood Business



Legend

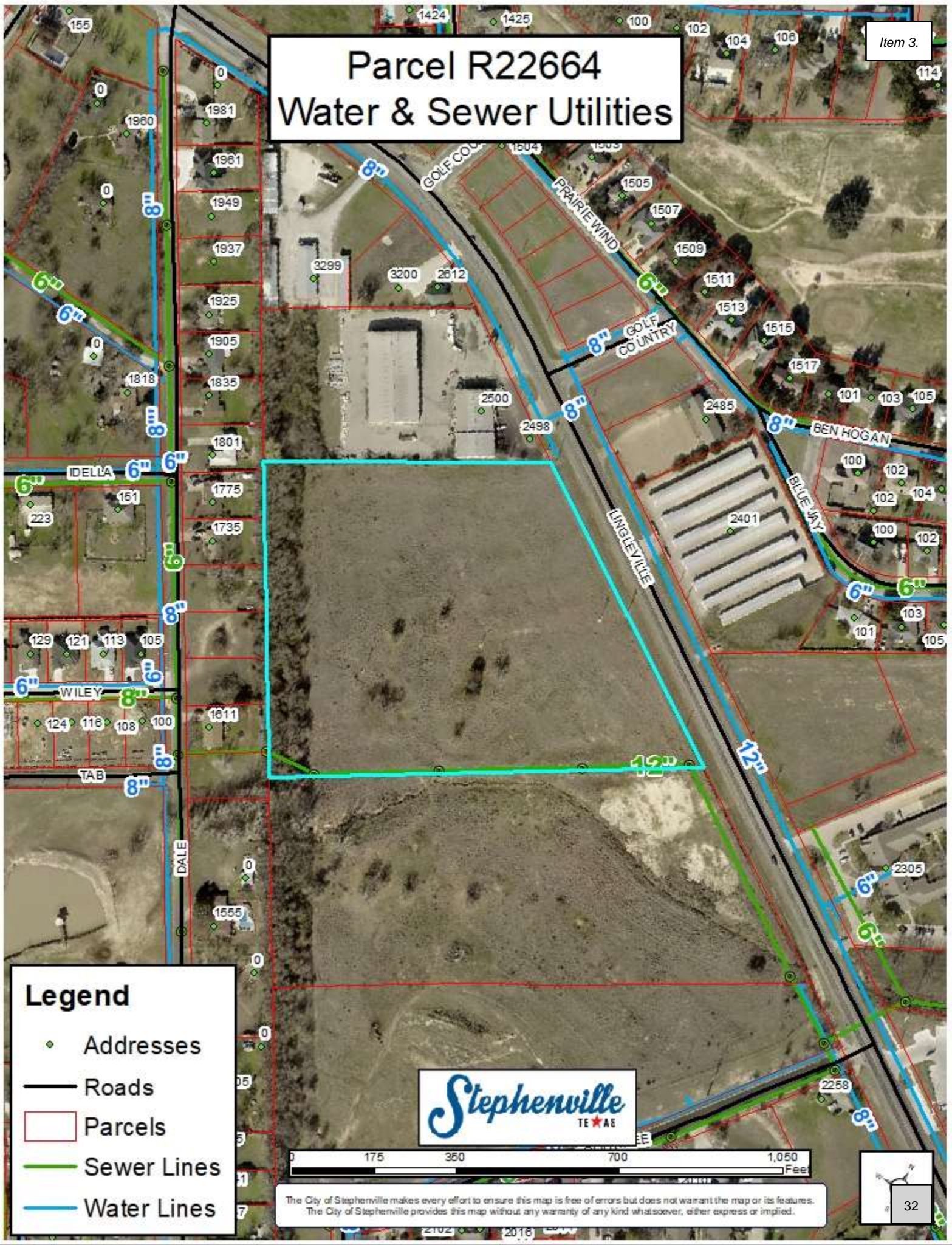
- ◆ Addresses
- Roads
- ▭ Parcels
- Future Use**
- Ag/Open Space
- Office/Neighbor_Bus
- Commercial
- Cent Business Dist
- City/Tarleton/SISD
- Downtown
- Industrial
- Planned Development
- Single Family
- 1_2 Family
- Multi-Fam/Resident
- Duplex/Townhome
- Manufact Homes



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Parcel R22664 Water & Sewer Utilities

Item 3.



Legend

- ◆ Addresses
- Roads
- ▭ Parcels
- Sewer Lines
- Water Lines

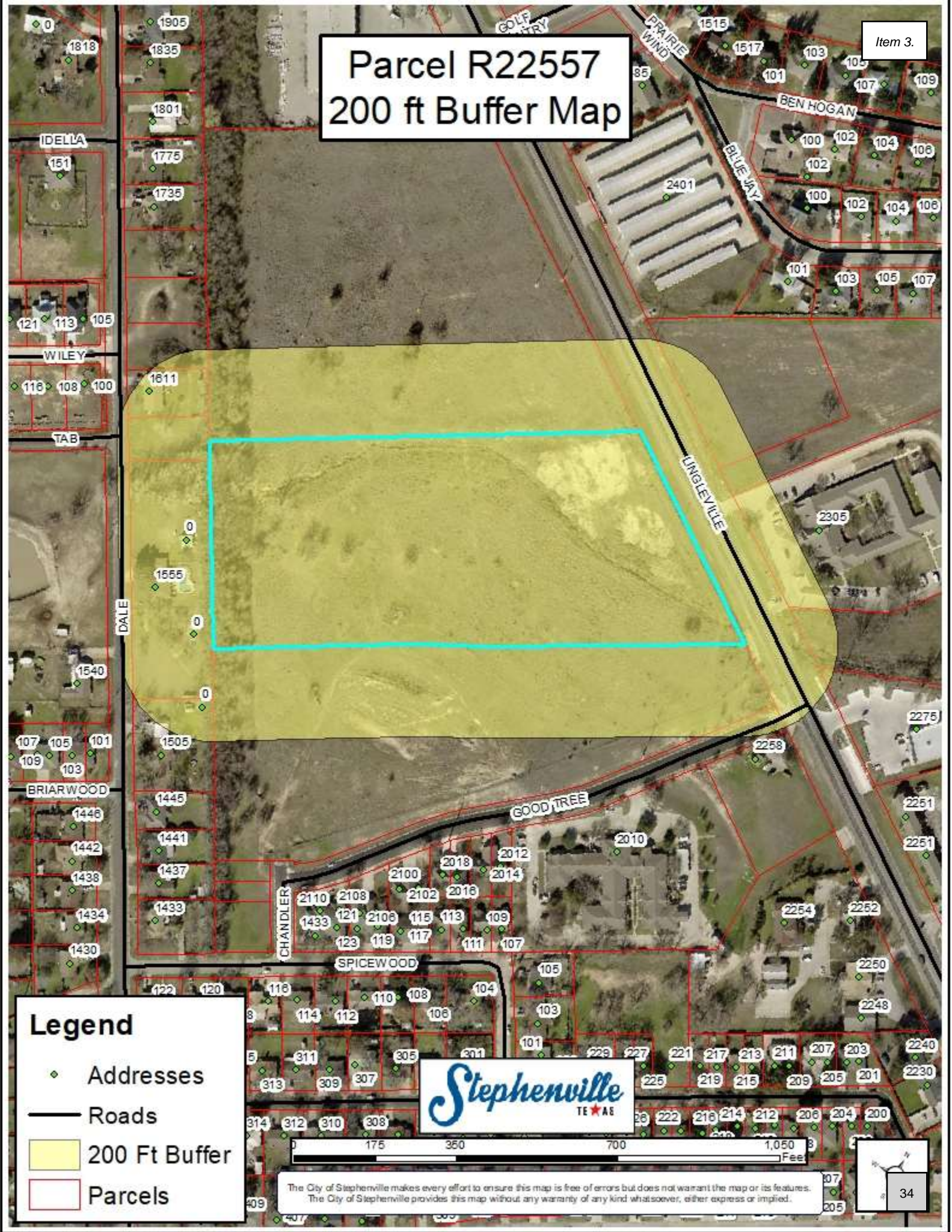


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Parcel R22664 Addresses

Parcel ID	Parcel Address	Parcel Owner	Owner Address	City	State	Zip Code
R000022557	0 W LINGLEVILLE RD	ALLEN REAL PROPERTIES LTD	PO BOX 953	STEPHENVILLE	TX	76401
R000031793	1775 N DALE AVE	ALLISON THOMAS & MICHELLE L	1421 CREEKVIEW DR	LEWISVILLE	TX	75067
R000031773	2401 W LINGLEVILLE RD	BACHUS JAMES O FAMILY TRUST	PO BOX 552	STEPHENVILLE	TX	76401-0552
R000074099	0 N DALE AVE	CITY OF STEPHENVILLE	298 W WASHINGTON	STEPHENVILLE	TX	76401-4257
R000031798	1611 N DALE AVE	CLARK DANNY WAYNE & JAIME RENEE	1611 N DALE AVE	STEPHENVILLE	TX	76401
R000022552	0 W LINGLEVILLE RD	COVENANT LEGACY LP	2915 W WASHINGTON	STEPHENVILLE	TX	76401
R000031794	1735 N DALE AVE	HARRISON RHETT	1735 N DALE	STEPHENVILLE	TX	76401-1633
R000031795	0 N DALE AVE	HARRISON RHETT & CONTESSA	1735 N DALE	STEPHENVILLE	TX	76401
R000031796	0 N DALE AVE	HARRISON RHETT & CONTESSA	1735 N DALE	STEPHENVILLE	TX	76401
R000031797	0 N DALE AVE	HARRISON RHETT & CONTESSA	1735 N DALE	STEPHENVILLE	TX	76401
R000031792	1801 N DALE AVE	HOGAN SHERRY & OLIVER WEIR	1801 N DALE	STEPHENVILLE	TX	76401
R000022664	0 W LINGLEVILLE RD	IP KAM WOON	PO BOX 192	STEPHENVILLE	TX	76401-0000
R000031802	1555 N DALE AVE	MANUEL WESLEY	1555 N DALE	STEPHENVILLE	TX	76401
R000077868	0 W LINGLEVILLE RD	RETIREMENT LIVING FOR SENIORS LTD	PO BOX 3189	BRYAN	TX	77805
R000031791	1835 N DALE AVE	SOWELL GEORGE LAWRENCE & VICKIE J	1835 N DALE AVE	STEPHENVILLE	TX	76401
R000040129	2500 W LINGLEVILLE RD	STORE MASTER FUNDING X LLC	2150 E LAKE COOK RD, 10TH FL	BUFFALO GROVE	IL	60089
R000031790	1905 N DALE AVE	WALL SAMMY M & JOLENE H	700 BLUEBONNET DR	STEPHENVILLE	TX	76401
R000062044	2485 W LINGLEVILLE RD	WESTSIDE CHURCH OF CHRIST	P O BOX 1097	STEPHENVILLE	TX	76401-0000
R000031774	2485 W LINGLEVILLE RD	WESTSIDE CHURCH OF CHRIST	PO BOX 1097	STEPHENVILLE	TX	76401-0000

Parcel R22557 200 ft Buffer Map



Legend

- ◆ Addresses
- Roads
- 200 Ft Buffer
- Parcels

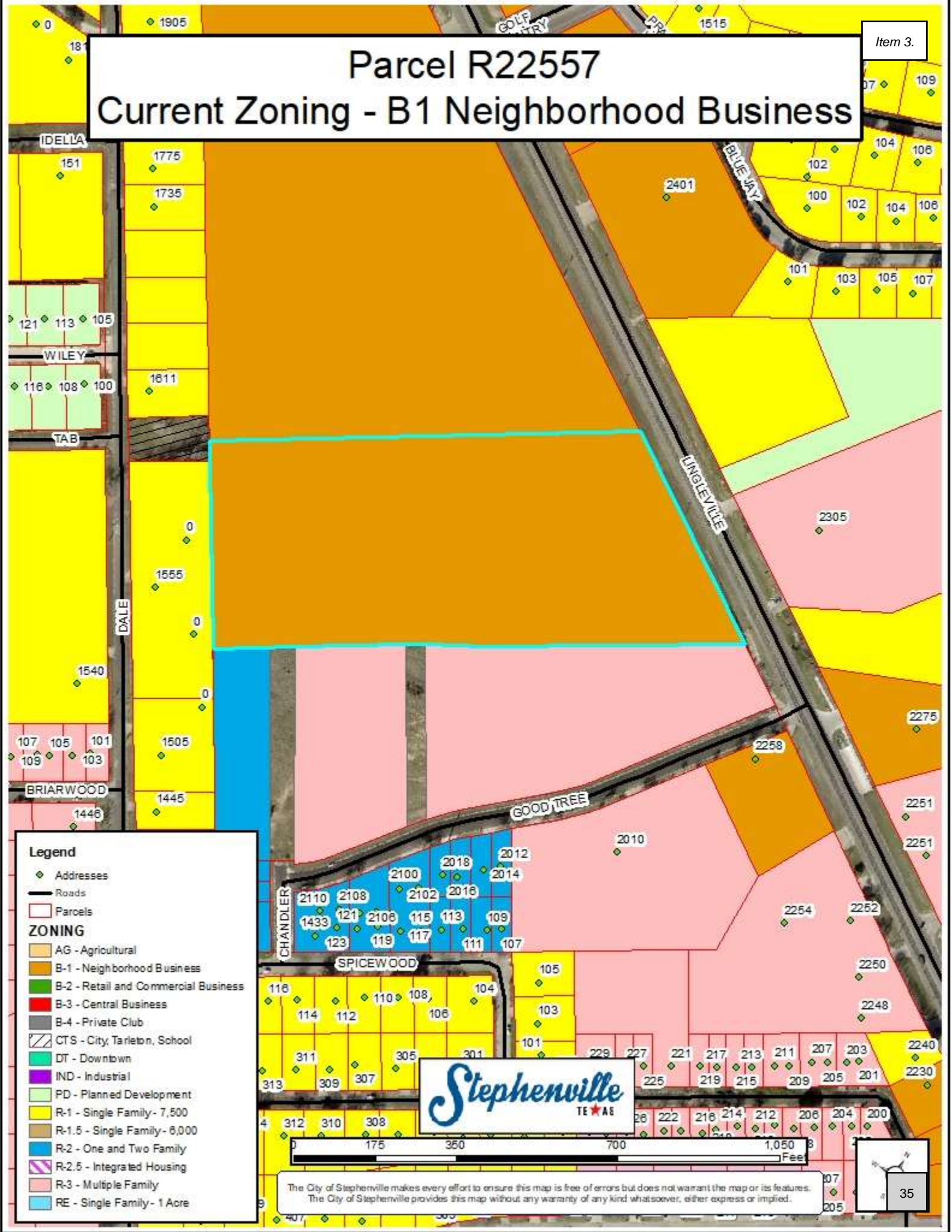


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Parcel R22557

Current Zoning - B1 Neighborhood Business

Item 3.



Legend

- ◆ Addresses
- Roads
- Parcels

ZONING

- AG - Agricultural
- B-1 - Neighborhood Business
- B-2 - Retail and Commercial Business
- B-3 - Central Business
- B-4 - Private Club
- CTS - City, Tarleton, School
- DT - Downtown
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- R-3 - Multiple Family
- RE - Single Family - 1 Acre

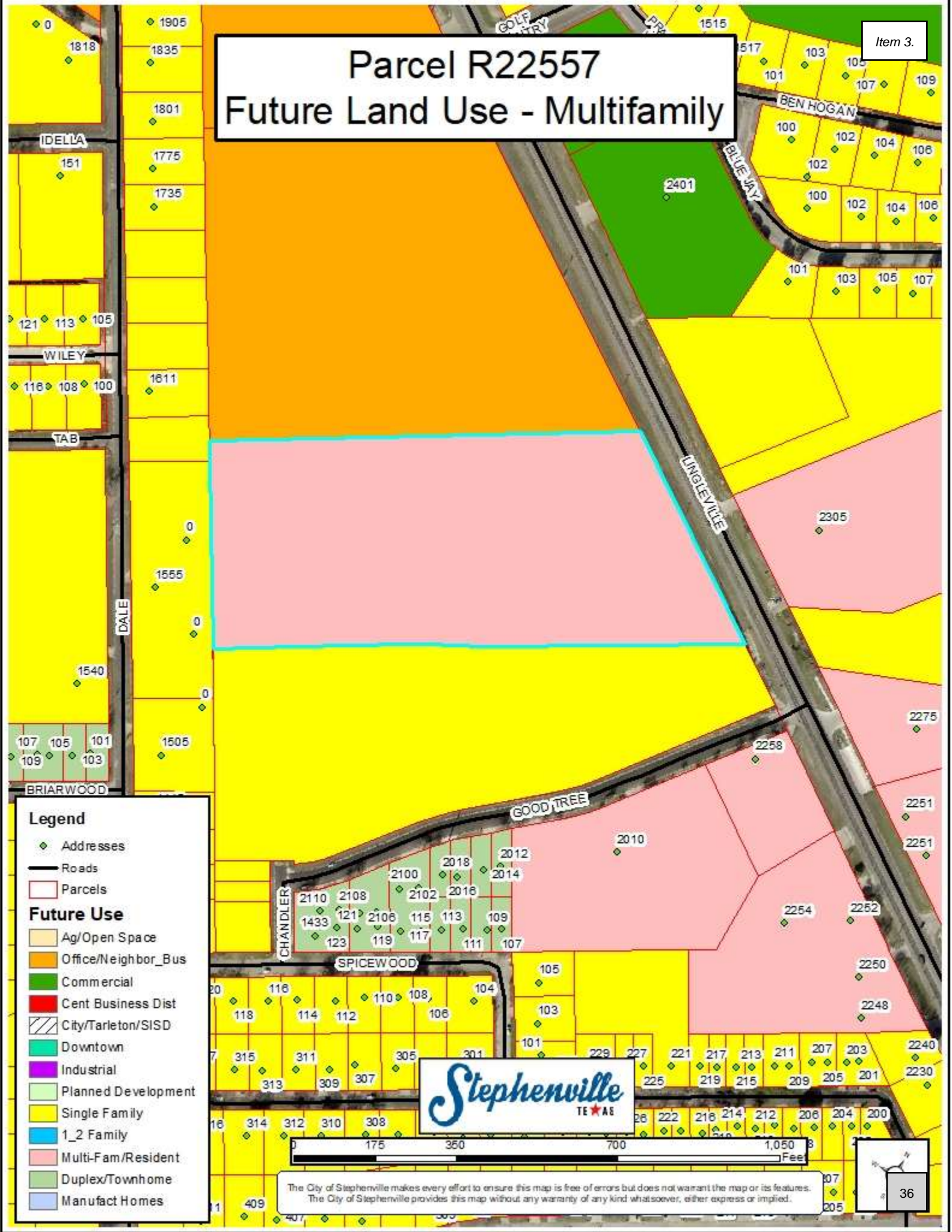


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Parcel R22557

Future Land Use - Multifamily

Item 3.



Legend

- ◆ Addresses
- Roads
- ▭ Parcels

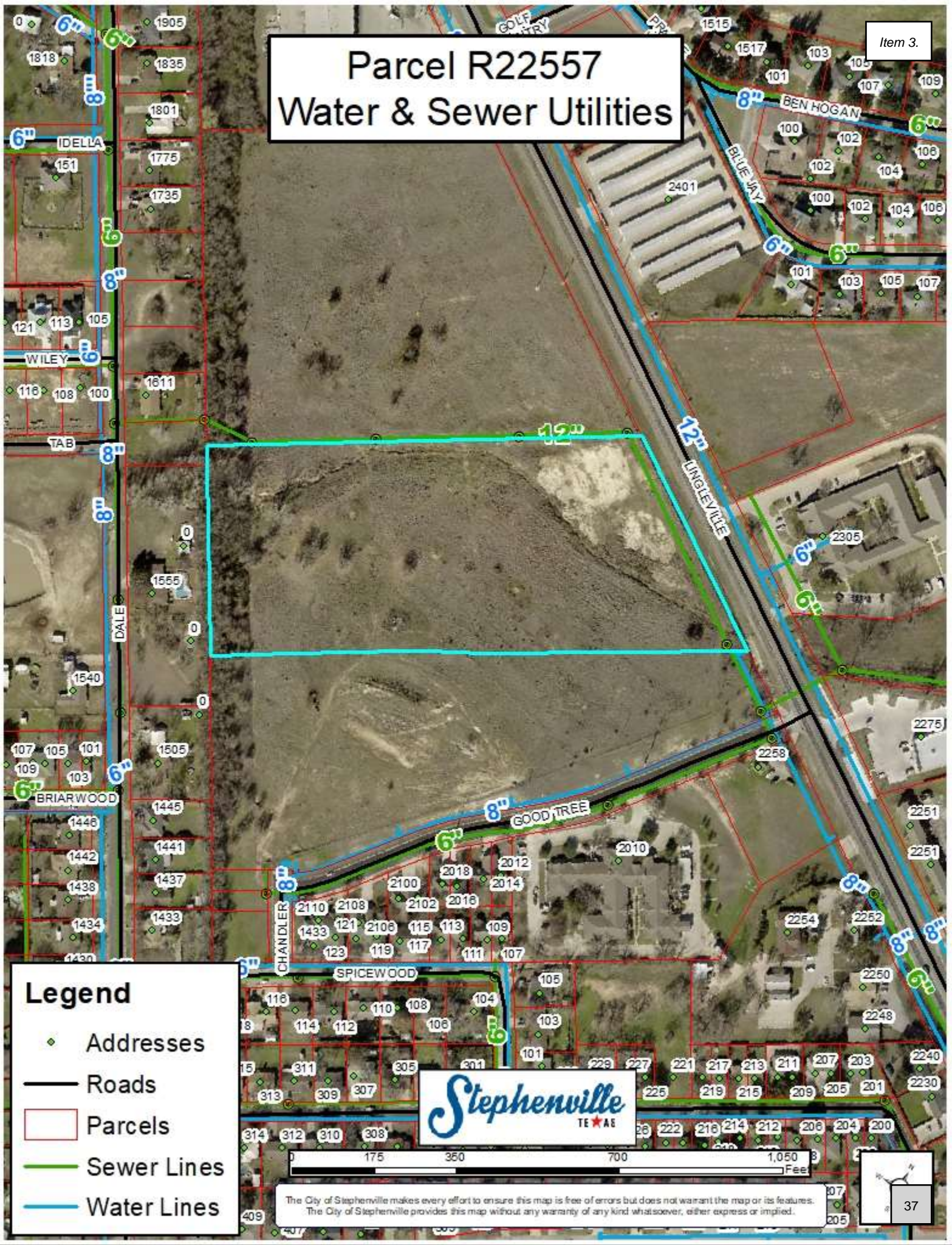
Future Use

- Ag/Open Space
- Office/Neighbor_Bus
- Commercial
- Cent Business Dist
- City/Tarleton/SISD
- Downtown
- Industrial
- Planned Development
- Single Family
- 1_2 Family
- Multi-Fam/Resident
- Duplex/Townhome
- Manufact Homes



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Parcel R22557 Water & Sewer Utilities



Legend

- ◆ Addresses
- Roads
- Parcels
- Sewer Lines
- Water Lines

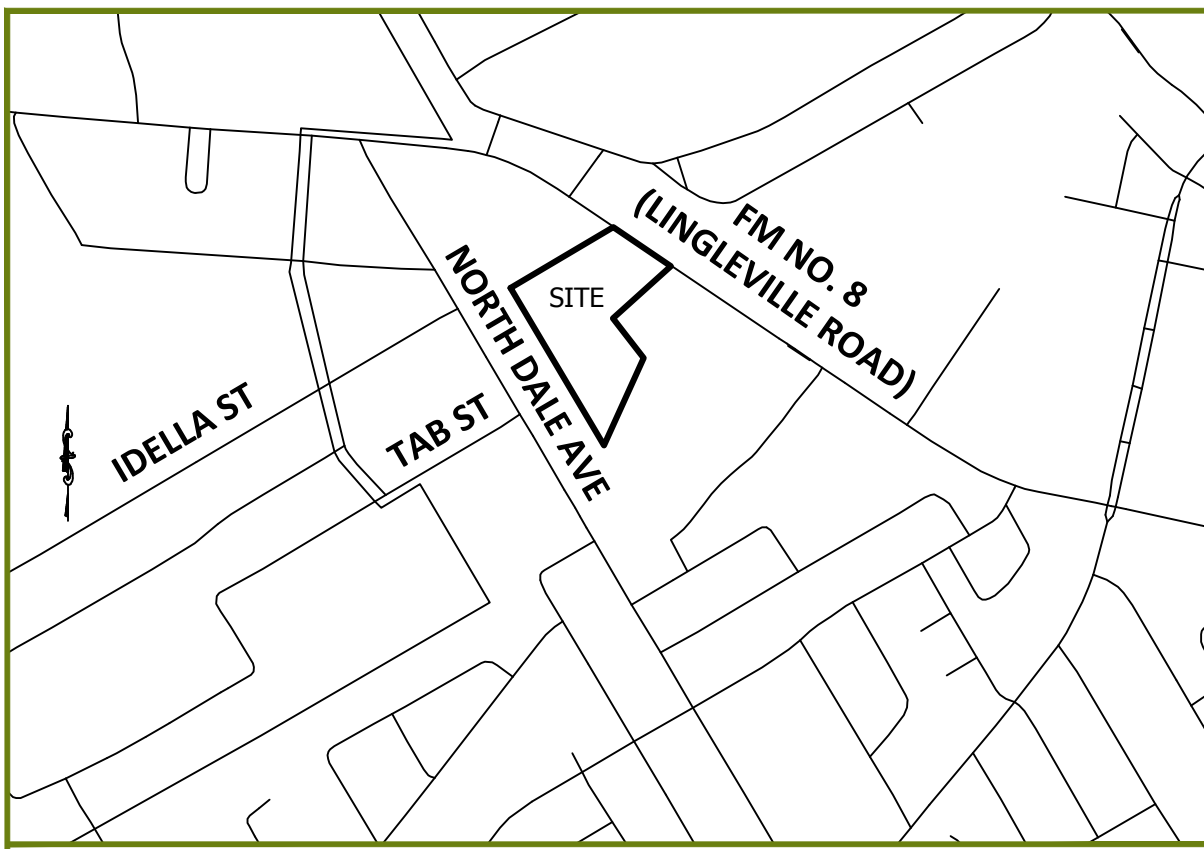


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Parcel R22557 Addresses

Parcel ID	Parcel Address	Parcel Owner	Owner Address	City	State	Zip Code
R000063790	0 GOOD TREE	ALLEN REAL PROPERTIES LTD	PO BOX 953	STEPHENVILLE	TX	76401
R000022557	0 W LINGLEVILLE RD	ALLEN REAL PROPERTIES LTD	PO BOX 953	STEPHENVILLE	TX	76401
R000074099	0 N DALE AVE	CITY OF STEPHENVILLE	298 W WASHINGTON	STEPHENVILLE	TX	76401-4257
R000063792	0 GOOD TREE	CITY OF STEPHENVILLE	298 W WASHINGTON	STEPHENVILLE	TX	76401-4257
R000031798	1611 N DALE AVE	CLARK DANNY WAYNE & JAIME RENEE	1611 N DALE AVE	STEPHENVILLE	TX	76401
R000022552	0 W LINGLEVILLE RD	COVENANT LEGACY LP	2915 W WASHINGTON	STEPHENVILLE	TX	76401
R000022552	0 W LINGLEVILLE RD	COVENANT LEGACY LP	2915 W WASHINGTON	STEPHENVILLE	TX	76401
R000063739	2305 W LINGLEVILLE RD	FRONTIER EXCHANGE LANDLORD GROUP LLC	4500 DORR ST	TOLEDO	OH	43615
R000066982	2275 W LINGLEVILLE RD	GREATER GOOD X LLC	3195 S ACCESS RD	ENGLEWOOD	FL	34224
R000031797	0 N DALE AVE	HARRISON RHETT & CONTESSA	1735 N DALE	STEPHENVILLE	TX	76401
R000022664	0 W LINGLEVILLE RD	IP KAM WOON	PO BOX 192	STEPHENVILLE	TX	76401-0000
R000031802	1555 N DALE AVE	MANUEL WESLEY	1555 N DALE	STEPHENVILLE	TX	76401
R000031806	1505 N DALE AVE	PEARCEY LEROY GENE & KAREN B	2501 CR371	DUBLIN	TX	76446
R000077868	0 W LINGLEVILLE RD	RETIREMENT LIVING FOR SENIORS LTD	PO BOX 3189	BRYAN	TX	77805



VICINITY MAP NOT TO SCALE

STATE OF TEXAS §
COUNTY OF ERATH §

WHEREAS, Allen Real Properties, LTD. & Kam Woon IP are the Owners of the following tracts of land situated in the Jarrett Menefee Survey, Abstract No. 520, Erath County, Texas, herein described tract of land being a portion of a 11.918 acre tract conveyed to Kam Woon IP and a portion of a 10.925 acre tract conveyed to Allen Real Properties, LTD. and being more particularly described as follows:

Metes & Bounds Description

BEING a 10.01 acre tract of land situated in the Jarrett Menefee Survey, Abstract No. 520, City of Stephenville, Erath County, Texas, and being a portion of a called 11.918 acre tract of land described in deed to Kam Woon IP, as recorded in Volume 618, Page 572, Deed Records of Erath County, Texas (D.R.E.C.T.) and being a portion of a called 10.925 acre tract of land described as "Tract Thirteen" in deed to Allen Real Properties, Ltd., as recorded in Document No. 2013-05023, Official Public Records of Erath County, Texas (O.P.R.E.C.T.), said 10.01 acre tract of land being more particularly described by metes and bounds as follows:

BEGINNING at a set 5/8-inch iron rod with yellow cap stamped "DUNAWAY ASSOC" (hereinafter referred to as 5/8-inch YCIR) for the northeast corner of said Woon tract, said corner being the southeast corner of a called 4.13 acre tract of land described in deed to Store Master Funding X, LLC, as recorded in Document No. 2021-03896 and a point on southwest right-of-way line of Farm to Market Road No. 8 (FM Road No. 8) (a 120' wide right-of-way), as recorded in Volume 260, Page 425 and Volume 259, Page 496, D.R.E.C.T., from which a found 3/8-inch iron rod with yellow cap (Hagble) bears North 58 degrees 15 minutes 28 seconds West, a distance of 0.36 feet, said POINT OF BEGINNING being locatable by NAD83 Grid Coordinate N: 6,766,763.28, E: 2,048,542.87;
THENCE South 55 degrees 55 minutes 46 seconds East, along the northeast line of said Woon tract and the southwest right-of-way of said FM Road No. 8, a distance of 362.20 feet to a found 5/8-inch iron rod with blue cap stamped "NATIVE C.O. LLC" (hereinafter referred to as 5/8-inch BCIR) for corner;
THENCE South 48 degrees 00 minutes 32 seconds West, departing the southwest right-of-way of said FM Road No. 8, across said Woon tract, a distance of 406.52 feet to a found 5/8-inch BCIR for corner;
THENCE South 37 degrees 40 minutes 43 seconds East, continuing across said Woon tract, a distance of 260.25 feet to a set 5/8-inch YCIR for corner in said Allen Tract Thirteen;
THENCE South 24 degrees 21 minutes 01 second West, continuing across said Allen Tract Thirteen, a distance of 499.94 feet to set 5/8-inch YCIR for corner, said corner on the northeast line of Block 1, Green Acres Addition, an addition to the City of Stephenville, as recorded in Volume 414, Page 165, Plat Records of Erath County, Texas (P.R.E.C.T.), from which a found 5/8-inch BCIR bears North 24 degrees 21 minutes 01 second East, a distance of 0.46 feet;
THENCE North 30 degrees 40 minutes 29 seconds West, along the common southwest line of said Allen Tract Thirteen, the southwest line of said Woon tract, and the northeast line of said Block 1, Green Acres Addition, a distance of 954.02 feet to a set 5/8-inch YCIR for the northwest corner of said Woon tract and the southwest corner of said Store Master Funding tract;
THENCE North 59 degrees 29 minutes 23 seconds East, departing the northeast line of said Block 1, Green Acres Addition, along the northwest line of said Woon tract and the southeast line of said Store Master Funding tract, a distance of 622.01 feet to the POINT OF BEGINNING and containing 10.01 acres (or 436,084 square feet) of land, more or less.

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

That Kam Woon IP & J. Brad Allen (of Allen Real Properties, LTD.) acting herein by and through its duly authorized officers, do hereby adopt this plat designating the herein above described property as LOT 1, BLOCK A, ONCOR STEPHENVILLE, an addition to the City of Stephenville, Texas, and does hereby dedicate, in fee simple, to the public use forever, the streets and alleys shown thereon. The streets and alleys are dedicated for street purposes. The Easements and public use areas, 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 or placed upon, over or across the Easements as shown, except that landscape improvements may be placed in Landscape Easements, if approved by the City of Stephenville. In addition, Utility Easements may also be used for the mutual use and accommodation of all public utilities desiring to use or using the same unless the easement limits the use to particular utilities, said use by public utilities being subordinate to the Public's and City of Stephenville's use thereof. The City of Stephenville and public utility entities shall have the right to remove and keep removed all or parts of any buildings, fences, trees, shrubs or other improvements or growths which may in any way endanger or interfere with the construction, maintenance, or efficiency of their respective systems in said Easements. The City of Stephenville and public utility entities shall at all times have the full right of Ingress and Egress to or from their respective easements for the purpose of constructing, reconstructing, inspecting, patrolling, maintaining, reading meters, and adding to or removing all or parts of their respective systems without the necessity at any time procuring permission from anyone.

This plat approved subject to all platting ordinances, rules, regulations and resolutions of the City of Stephenville, Texas

WITNESS UNDER MY HAND this _____ day of _____, 2023.

By: Kam Woon IP, Owner

STATE OF TEXAS §
COUNTY OF ERATH §

Before me, the undersigned authority, a Notary Public in and for the State of Texas, on this day personally appeared Kam Woon IP, Owner, 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 considerations therein expressed.

Given under my hand and seal of office, this _____ day of _____, 2023.

Notary Public in and for the State of Texas

My Commission Expires On:

WITNESS UNDER MY HAND this _____ day of _____, 2023.

By: J. Brad Allen, Owner

STATE OF TEXAS §
COUNTY OF ERATH §

Before me, the undersigned authority, a Notary Public in and for the State of Texas, on this day personally appeared J. Brad Allen (of Allen Real Properties, LTD.), Owner, 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 considerations therein expressed.

Given under my hand and seal of office, this _____ day of _____, 2023.

Notary Public in and for the State of Texas

My Commission Expires On:



550 Bailey Avenue • Suite 400 • Fort Worth, Texas 76107
Tel: 817.335.1121
TEXAS REGISTERED SURVEYING FIRM NO. 10098100

KNOW ALL MEN BY THESE PRESENTS:

That I, Hal Mollenkopf, do hereby certify that I prepared this plat from an actual and accurate survey of the land and that the corner monuments shown thereon as set were properly placed under my personal supervision in accordance with the Subdivision Ordinance of the City of Stephenville.

Hal Mollenkopf
Registered Professional Land Surveyor
Texas Registration No. 5439

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.

LEGEND

--- = EASEMENT
--- = PROPERTY LINE OR RIGHT-OF-WAY
--- = SUBJECT TRACT

D.R.E.C.T. = DEED RECORDS OF ERATH COUNTY, TEXAS
O.P.R.E.C.T. = OFFICIAL PUBLIC RECORDS OF ERATH COUNTY, TEXAS
P.R.E.C.T. = PLAT RECORDS OF ERATH COUNTY, TEXAS
● = 5/8-INCH IRON ROD WITH YELLOW CAP STAMPED "DUNAWAY ASSOC" SET UNLESS OTHERWISE NOTED

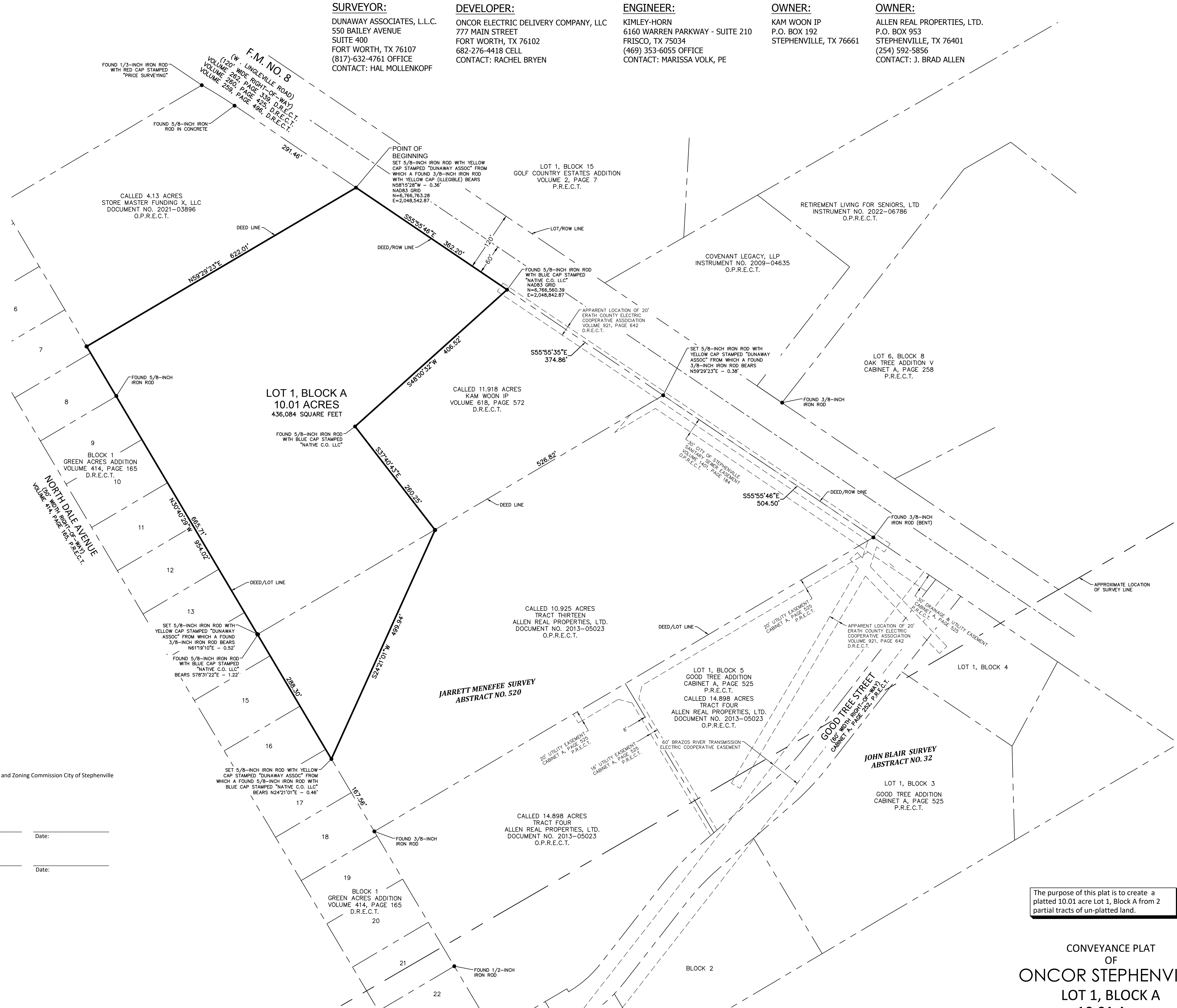
SURVEYOR:
DUNAWAY ASSOCIATES, L.L.C.
550 BAILEY AVENUE
SUITE 400
FORT WORTH, TX 76107
(817)-632-4761 OFFICE
CONTACT: HAL MOLLENKOPF

DEVELOPER:
ONCOR ELECTRIC DELIVERY COMPANY, LLC
777 MAIN STREET
FORT WORTH, TX 76102
682-276-4418 CELL
CONTACT: RACHEL BRYEN

ENGINEER:
KIMLEY-HORN
6160 WARREN PARKWAY - SUITE 210
FRISCO, TX 75034
(469) 353-6055 OFFICE
CONTACT: MARISSA VOLK, PE

OWNER:
KAM WOON IP
P.O. BOX 192
STEPHENVILLE, TX 76661

OWNER:
ALLEN REAL PROPERTIES, LTD.
P.O. BOX 953
STEPHENVILLE, TX 76401
(254) 592-5856
CONTACT: J. BRAD ALLEN



NOTES:

- 1. The basis of bearings for this survey is the Texas State Coordinate System, North Central Zone, based upon GPS measurements. Distances and areas hereon are surface values. A combined scale factor of 0.99991535 was used for this project.
2. Building lines will be per the City of Stephenville Zoning Ordinances.
3. This plat does not alter or remove deed restrictions or covenants, if any on this property.
4. No existing gas, petroleum, or common carrier easements or pipelines are located within the property.
5. Minimum finished floor elevations for Lot 1, Block A required.
6. The minimum finish floor elevations shall be provided when a building permit application is submitted. The minimum finished floor elevations shall be based on the current FEMA data. The minimum finished floor elevations shall be stated as mean sea level.

The purpose of this plat is to create a partitioned 10.01 acre Lot 1, Block A from 2 partial tracts of un-platted land.

CONVEYANCE PLAT OF
ONCOR STEPHENVILLE
LOT 1, BLOCK A
10.01 Acres

Oncor Electric Delivery Company LLC
777 Main Street, Fort Worth, Texas 76102
(682) 276-4418
Situated in the

Jarrett Menefee Survey, Abstract No. 520,
City of Stephenville, Erath County, Texas

This plat was prepared in November 2023



VICINITY MAP NOT TO SCALE

STATE OF TEXAS § COUNTY OF ERATH §

WHEREAS, Allen Real Properties, LTD. & Kam Woon IP are the Owners of the following tracts of land situated in the Jarrett Menefee Survey, Abstract No. 520, Erath County, Texas, herein described tract of land being a portion of a 11.918 acre tract conveyed to Kam Woon IP and a portion of a 10.925 acre tract conveyed to Allen Real Properties, LTD. and being more particularly described as follows:

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BEGINNING at a set 5/8-inch iron rod with yellow cap stamped "DUNAWAY ASSOC" (hereinafter referred to as 5/8-inch YCIR) for the northeast corner of said Woon tract, said corner being the southeast corner of a called 4.13 acre tract of land described in deed to Store Master Funding X, LLC, as recorded in Document No. 2021-03896 and a point on southwest right-of-way line of Farm to Market Road No. 8 (FM Road No. 8) (a 120' wide right-of-way), as recorded in Volume 262, Page 339, Volume 260, Page 425 and Volume 259, Page 496, D.R.E.C.T., from which a found 3/8-inch iron rod with yellow cap (illegible) bears North 58 degrees 15 minutes 28 seconds West, a distance of 0.36 feet, said POINT OF BEGINNING being locatable by NAD83 Grid Coordinate N: 6,766,763.28, E: 2,048,542.87; THENCE South 55 degrees 55 minutes 46 seconds East, along the northeast line of said Woon tract and the southwest right-of-way of said FM Road No. 8, a distance of 362.20 feet to a found 5/8-inch iron rod with blue cap stamped "NATIVE C.O. LLC" (hereinafter referred to as 5/8-inch BCIR) for corner; THENCE South 48 degrees 00 minutes 32 seconds West, departing the southwest right-of-way of said FM Road No. 8, across said Woon tract, a distance of 406.52 feet to a found 5/8-inch BCIR for corner; THENCE South 37 degrees 40 minutes 43 seconds East, continuing across said Woon tract, a distance of 260.25 feet to a set 5/8-inch YCIR for corner in said Allen Tract Thirteen; THENCE South 24 degrees 21 minutes 01 second West, continuing across said Allen Tract Thirteen, a distance of 499.94 feet to set 5/8-inch YCIR for corner, said corner on the northeast line of Block 1, Green Acres Addition, an addition to the City of Stephenville, as recorded in Volume 414, Page 165, Plat Records of Erath County, Texas (P.R.E.C.T.), from which a found 5/8-inch BCIR bears North 24 degrees 21 minutes 01 second East, a distance of 0.46 feet; THENCE North 30 degrees 40 minutes 29 seconds West, along the common southwest line of said Allen Tract Thirteen, the southwest line of said Woon tract, and the northeast line of said Block 1, Green Acres Addition, a distance of 954.02 feet to a set 5/8-inch YCIR for the northwest corner of said Woon tract and the southwest corner of a said Store Master Funding tract; THENCE North 59 degrees 29 minutes 23 seconds East, departing the northeast line of said Block 1, Green Acres Addition, along the northwest line of said Woon tract and the southeast line of said Store Master Funding tract, a distance of 622.01 feet to the POINT OF BEGINNING and containing 10.01 acres (or 436,084 square feet) of land, more or less.

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

That Kam Woon IP & J. Brad Allen (of Allen Real Properties, LTD.) acting herein by and through its duly authorized officers, do hereby adopt this plat designating the herein above described property as LOT 1, BLOCK A, ONCOR STEPHENVILLE, an addition to the City of Stephenville, Texas, and does hereby dedicate, in fee simple, to the public use forever, the streets and alleys shown thereon. 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, 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 approved subject to all platting ordinances, rules, regulations and resolutions of the City of Stephenville, Texas

WITNESS UNDER MY HAND this _____ day of _____, 2023.

By: Kam Woon IP Owner

STATE OF TEXAS § COUNTY OF ERATH §

Before me, the undersigned authority, a Notary Public in and for the State of Texas, on this day personally appeared Kam Woon IP, Owner, 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 considerations therein expressed.

Given under my hand and seal of office, this _____ day of _____, 2023.

Notary Public in and for the State of Texas

My Commission Expires On:

WITNESS UNDER MY HAND this _____ day of _____, 2023.

By: J. Brad Allen Owner

STATE OF TEXAS § COUNTY OF ERATH §

Before me, the undersigned authority, a Notary Public in and for the State of Texas, on this day personally appeared J. Brad Allen (of Allen Real Properties, LTD.), Owner, 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 considerations therein expressed.

Given under my hand and seal of office, this _____ day of _____, 2023.

Notary Public in and for the State of Texas

My Commission Expires On:



550 Bailey Avenue • Suite 400 • Fort Worth, Texas 76107 Tel: 817.335.1121 TEXAS REGISTERED SURVEYING FIRM NO. 10098100

KNOW ALL MEN BY THESE PRESENTS:

That I, Hal Mollenkopf, do hereby certify that I prepared this plat from an actual and accurate survey of the land and that the corner monuments shown thereon as set were properly placed under my personal supervision in accordance with the Subdivision Ordinance of the City of Stephenville.

Hal Mollenkopf Registered Professional Land Surveyor Texas Registration No. 5439

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.

STATE OF TEXAS § COUNTY OF ERATH §

I, Gwinda Jones, Clerk of the County Court of Erath County, do hereby certify that the foregoing instrument in writing, with its certificate of authentication was filed for record and duly recorded in my office this _____ day of _____, 20____, at _____ o'clock, _____ M., in the Official Public Records of Erath County in Document No. _____, Cabinet _____, Side _____.

TO CERTIFY WHICH, WITNESS my hand and seal at the County Court of Erath County, at my office in Erath, Texas, the date last shown above written.

By: GWINDA JONES Clerk of County Court of Erath County, Texas

By: Deputy

CITY OF STEPHENVILLE ERATH COUNTY, TEXAS

Date of Approval

Attest: _____ City Secretary

Date

LEGEND

----- = EASEMENT --- = PROPERTY LINE OR RIGHT-OF-WAY - - - - - = SUBJECT TRACT

D.R.E.C.T. = DEED RECORDS OF ERATH COUNTY, TEXAS O.P.R.E.C.T. = OFFICIAL PUBLIC RECORDS OF ERATH COUNTY, TEXAS P.R.E.C.T. = PLAT RECORDS OF ERATH COUNTY, TEXAS

● = 5/8-INCH IRON ROD WITH YELLOW CAP STAMPED "DUNAWAY ASSOC" SET UNLESS OTHERWISE NOTED

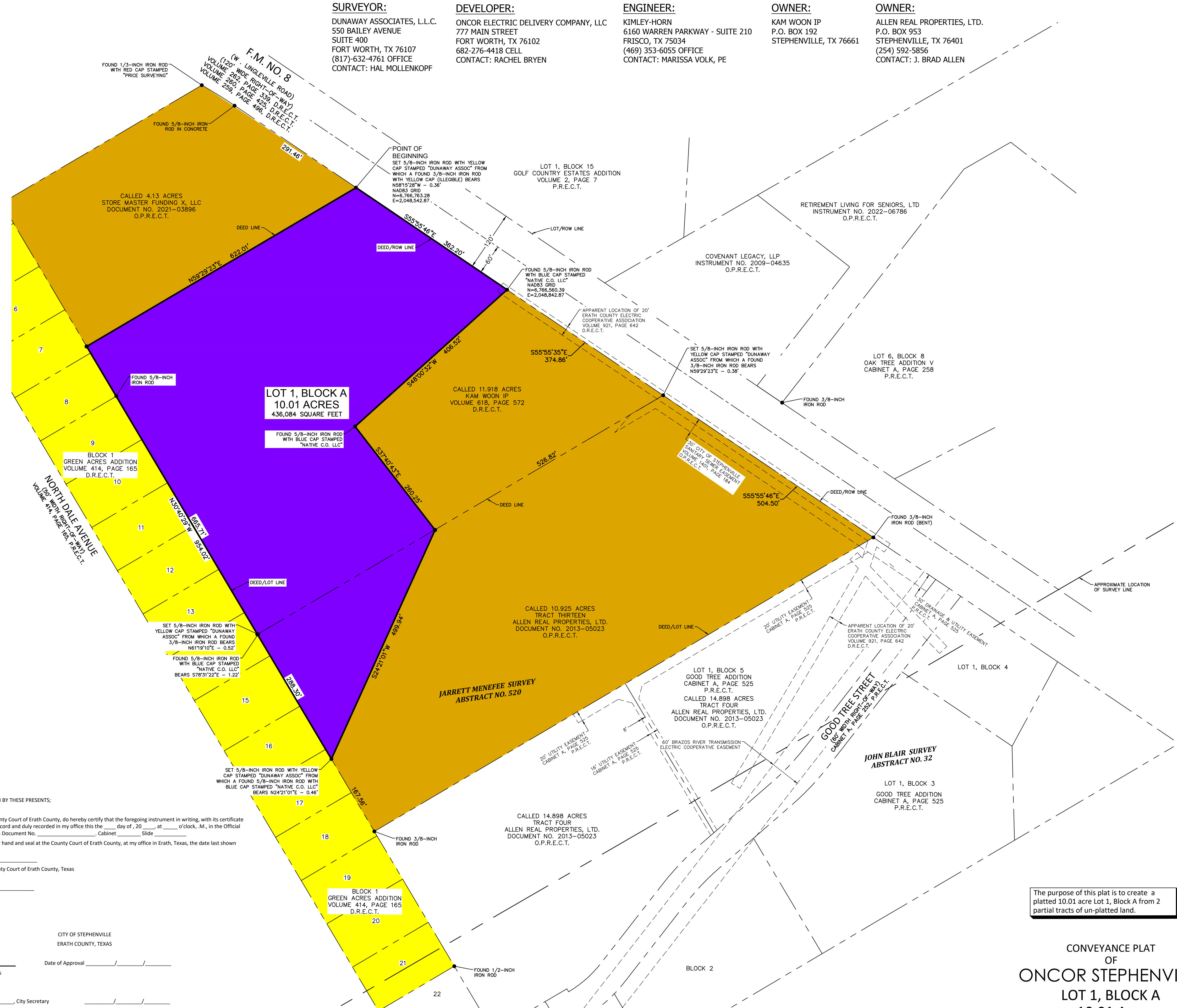
SURVEYOR: DUNAWAY ASSOCIATES, L.L.C. 550 BAILEY AVENUE SUITE 400 FORT WORTH, TX 76107 (817)-632-4761 OFFICE CONTACT: HAL MOLLENKOPF

DEVELOPER: ONCOR ELECTRIC DELIVERY COMPANY, LLC 777 MAIN STREET FORT WORTH, TX 76102 682-276-4418 CELL CONTACT: RACHEL BRYEN

ENGINEER: KIMLEY-HORN 6160 WARREN PARKWAY - SUITE 210 FRISCO, TX 75034 (469) 353-6055 OFFICE CONTACT: MARISSA VOLK, PE

OWNER: KAM WOON IP P.O. BOX 192 STEPHENVILLE, TX 76661

OWNER: ALLEN REAL PROPERTIES, LTD. P.O. BOX 953 STEPHENVILLE, TX 76401 (254) 592-5856 CONTACT: J. BRAD ALLEN



NOTES:

- 1. The basis of bearings for this survey is the Texas State Coordinate System, North Central Zone, based upon GPS measurements. Distances and areas hereon are surface values. A combined scale factor of 0.99991535 was used for this project.
2. Building lines will be per the City of Stephenville Zoning Ordinances.
3. This plat does not alter or remove deed restrictions or covenants, if any on this property.
4. No existing gas, petroleum, or common carrier easements or pipelines are located within the property.
5. Minimum finished floor elevations for Lot 1, Block A required.
6. The minimum finish floor elevations shall be provided when a building permit application is submitted. The minimum finished floor elevations shall be based on the current FEMA data. The minimum finished floor elevations shall be stated as mean sea level.

The purpose of this plat is to create a platted 10.01 acre Lot 1, Block A from 2 partial tracts of un-platted land.

CONVEYANCE PLAT OF ONCOR STEPHENVILLE LOT 1, BLOCK A 10.01 Acres

Oncor Electric Delivery Company LLC 777 Main Street, Fort Worth, Texas 76102 (682) 276-4418 Situated in the

Jarrett Menefee Survey, Abstract No. 520, City of Stephenville, Erath County, Texas

This plat was prepared in November 2023