

A G E N D A

The Waxahachie Planning & Zoning Commission will hold a regular meeting on ***Tuesday, February 9, 2021 at 7:00 p.m.*** in the Council Chamber at 401 S. Rogers St., Waxahachie, TX.

Commission Members: Rick Keeler, Chairman
Melissa Ballard, Vice Chairman
Betty Square Coleman
Bonney Ramsey
Jim Phillips
David Hudgins
Erik Test

1. Call to Order
2. Invocation
3. ***Public Comments:*** Persons may address the Planning & Zoning Commission on any issues. This is the appropriate time for citizens to address the Commission on any concern whether on this agenda or not. In accordance with the State of Texas Open Meetings Act, the Commission may not comment or deliberate such statements during this period, except as authorized by Section 551.042, Texas Government Code.

4. ***Consent Agenda***

All matters listed under Item 4, Consent Agenda, are considered routine by the Planning & Zoning Commission and will be enacted by one motion. There will not be separate discussion of these items. Approval of the Consent Agenda authorizes the Chairman to execute all matters necessary to implement each item. Any item may be removed from the Consent Agenda for separate discussion and consideration by any member of the Planning & Zoning Commission.

- a. Minutes of the regular Planning & Zoning Commission meeting of January 26, 2021
 - b. Minutes of the Planning and Zoning Commission briefing of January 26, 2021
5. ***Continue Public Hearing*** on a request by George Salvador, Lilian Custom Homes, for a **Zoning Change** from a Single Family Residential-1 zoning district to Planned Development-Single Family Residential-3, located at 401 Ovilla Road (Property ID 180391) - Owner: WAXAHACHIE ONE DEVELOPMENT (ZDC-179-2020)
6. ***Consider*** recommendation of Zoning Change No. ZDC-179-2020
7. ***Consider*** request by Tim Jackson, Texas Reality Capture & Surveying LLC, for a **Plat** of Macias Estates for 2 lots being 7.000 acres situated in the GW Younger Survey, Abstract 1195, and the B Barton Survey, Abstract 137 (Property ID 192608) in the Extra Territorial Jurisdiction – Owner: RICHARD & MARIA G MACIAS (SUB-146-2020)

8. **Consider** request by Tim Jackson, Texas Reality Capture & Surveying LLC, for a **Plat** of Anglen Acres for 2 lots being 10.048 acres situated in the M Myers Survey, Abstract 714, JC Armstrong Survey, Abstract 6, and the J Fifer Survey, Abstract 351 (Property ID 179026) in the Extra Territorial Jurisdiction – Owner: AARON & BARBARA ANGLENN (SUB-165-2020)
9. **Consider** request by Robert Hill, P&R Builders, LLC for a **Plat** of Country Meadows Phase 3 for thirty-six (36) residential lots being 45.121 acres situated in the G.W. Younger Survey, Abstract 1195 (Property ID 192620) in the Extra Territorial Jurisdiction – Owner: P&R Builders, LLC (SUB-150-2020)
10. Adjourn

The P&Z reserves the right to go into Executive Session on any posted item.

This meeting location is wheelchair-accessible. Parking for mobility-impaired persons is available. Any request for sign interpretive services must be made forty-eight hours ahead of the meeting. To make arrangements, call the City Secretary at (469) 309-4005 or (TDD) 1-800-RELAY TX.

Notice of Potential Quorum

One or more members of the Waxahachie City Council may be present at this meeting.

No action will be taken by the City Council at this meeting.

Planning and Zoning Commission
January 26, 2021

The Waxahachie Planning & Zoning Commission held a regular meeting on Tuesday, January 26, 2021 at 7:00 p.m. in the Council Chamber at 401 S. Rogers St., Waxahachie, TX.

Members Present: Rick Keeler, Chairman
Melissa Ballard, Vice Chairman
Betty Square Coleman
Bonney Ramsey
Jim Phillips
Erik Test

Member Absent: David Hudgins

Others Present: Shon Brooks, Director of Planning
Colby Collins, Senior Planner
Chris Webb, Planner
Macey Martinez, Graduate Engineer
Tommy Ludwig, Assistant City Manager
Lori Cartwright, City Secretary
Mary Lou Shipley, Council Representative

1. **Call to Order**
2. **Invocation**

Chairman Rick Keeler called the meeting to order and gave the invocation.

3. **Public Comments**

None

4. **Consent Agenda**

- a. Minutes of the regular Planning & Zoning Commission meeting of January 12, 2021
- b. Minutes of the Planning and Zoning Commission briefing of January 12, 2021

Action:

Mrs. Bonney Ramsey moved to approve items a. and b. on the Consent Agenda. Ms. Betty Square Coleman seconded, All Ayes.

5. **Consider request by Tim Jackson, Texas Reality Capture & Surveying, LLC for a Plat of Garcia Estates for one (1) residential lot being 5.000 acre situated in the G.W. Younger Survey, Abstract 1195 and the B. Barton Survey, Abstract 137 (Property ID 192608) in the Extra Territorial Jurisdiction – Owner: Julio Menchaca and Alma Rios (SUB-136-2020)**

Planner Chris Webb reported the applicant is requesting to plat a 5-acre tract for residential use. He stated all staff comments have been addressed and recommended approval.

Action:

Vice Chairman Melissa Ballard moved to approve a request by Tim Jackson, Texas Reality Capture & Surveying, LLC for a Plat of Garcia Estates for one (1) residential lot being 5.000 acre situated in the G.W. Younger Survey, Abstract 1195 and the B. Barton Survey, Abstract 137 (Property ID 192608) in the Extra Territorial Jurisdiction – Owner: Julio Menchaca and Alma Rios (SUB-136-2020) subject to staff comments. Mr. Jim Phillips seconded, All Ayes.

6. **Consider request by Lisa Martinkus for a Plat of Martinkus Addition for one (1) residential lot being 1.000 acre situated in the T.R. Follett Survey, Abstract 373 (Property ID 183567) in the Extra Territorial Jurisdiction – Owner: Anthony C. Martinkus and Lisa Martinkus (SUB-162-2020)**

Mr. Webb reported the applicant is requesting to plat Martinkus Addition for one (1) residential lot. A water letter from Rockett SUD states that an existing tap already exists at this location and recommended approval.

Action:

Vice Chairman Melissa Ballard moved to approve a request by Lisa Martinkus for a Plat of Martinkus Addition for one (1) residential lot being 1.000 acre situated in the T.R. Follett Survey, Abstract 373 (Property ID 183567) in the Extra Territorial Jurisdiction – Owner: Anthony C. Martinkus and Lisa Martinkus (SUB-162-2020) subject to staff comments. Mrs. Bonney Ramsey seconded, All Ayes.

7. **Consider request by Tim Jackson, Texas Reality Capture & Surveying, LLC for a Plat of Garcia Addition for one (1) residential lot being 6.221 acres situated in the B.B.B. & C.C.R. Survey, Abstract 175 and the S.S. Wilson Survey, Abstract 1141 (Property ID 275526) in the Extra Territorial Jurisdiction – Owner: Eduardo Garcia (SUB-141-2020)**

Mr. Webb reported the applicant is requesting to replat the property into one lot for residential use. He stated the property is located in the ETJ, and has adequate domestic water service available to the site. Mr. Webb reported all staff comments have been met and recommended approval.

Action:

Mrs. Bonney Ramsey moved to approve a request by Tim Jackson, Texas Reality Capture & Surveying, LLC for a Plat of Garcia Addition for one (1) residential lot being 6.221 acres situated in the B.B.B. & C.C.R. Survey, Abstract 175 and the S.S. Wilson Survey, Abstract 1141 (Property ID 275526) in the Extra Territorial Jurisdiction – Owner: Eduardo Garcia (SUB-141-2020). Mr. Erik Test seconded, All Ayes.

8. **Public Hearing on a request by Chris Reeves, Quickway Signs, for a Specific Use Permit (SUP) for Pole Sign use within a Light Industrial-1 zoning district located at 7240 Interstate 35E (Property ID 186924) - Owner: 7240 I35 EAST LLC (ZDC-177-2020)**

Chairman Keeler opened the Public Hearing.

Mr. Webb reported the applicant is requesting a Specific Use Permit to allow for the construction of a pole sign for USA Trucks located at 7240 Interstate 35E. The pole sign will be set thirty-five feet (35) back from the roadway and will have a height of twenty (20) feet. The proposed sign will have two (2) poles with underground concrete footing to provide support. Staff recommended approval.

There being no others to speak for or against ZDC-177-2020, Chairman Keeler closed the Public Hearing.

9. Consider recommendation of Zoning Change No. ZDC-177-2020

Action:

Mr. Jim Phillips moved to approve a request by Chris Reeves, Quickway Signs, for a Specific Use Permit (SUP) for Pole Sign use within a Light Industrial-1 zoning district located at 7240 Interstate 35E (Property ID 186924) - Owner: 7240 I35 EAST LLC (ZDC-177-2020). Vice Chairman Melissa Ballard seconded, All Ayes.

10. Public Hearing on a request by Kellen Robertson, RLG Consulting Engineers, for a Zoning Change from a Planned Development-Commercial zoning district to Planned Development-Commercial, located at 2460 Interstate 35E (Property ID 261917) - Owner: BAYLOR SCOTT & WHITE PROFESSIONAL PLAZA I (ZDC-181-2020)

Chairman Keeler opened the Public Hearing.

Mr. Webb reported the applicant is requesting to amend the existing Planned Development (Ordinance 2649) in order to move the current billboard approximately eight (8) feet east of its present location. Mr. Webb explained the request is due to TxDOT widening Interstate 35E. Staff recommended approval.

There being no others to speak for or against ZDC-181-2020, Chairman Keeler closed the Public Hearing.

11. Consider recommendation of Zoning Change No. ZDC-181-2020

Action:

Mrs. Bonney Ramsey moved to approve a request by Kellen Robertson, RLG Consulting Engineers, for a Zoning Change from a Planned Development-Commercial zoning district to Planned Development-Commercial, located at 2460 Interstate 35E (Property ID 261917) - Owner: BAYLOR SCOTT & WHITE PROFESSIONAL PLAZA I (ZDC-181-2020). Ms. Betty Square Coleman seconded, All Ayes.

12. Public Hearing on a request by Ben Talley, LJA Engineering, for an Amendment to Ordinance No. 2302 for Saddlebrook Estates to increase the Maximum Lot Coverage from 35% to 50% by main building and accessory structures in the remaining South Tract and Central Tract West (ZDC-180-2020)

Chairman Keeler opened the Public Hearing.

Planner Colby Collins reported the applicant intends to amend Ordinance 2302 to increase the maximum lot coverage from 35% to 50% in the Villages of Mustang Creek for Saddlebrook Estates. He reviewed the proposed Site Plan and recommended approval.

There being no others to speak for or against ZDC-180-2020, Chairman Keeler closed the Public Hearing.

13. Consider recommendation of Zoning Change No. ZDC-180-2020

Action:

Mr. Erik Test moved to approve a request by Ben Talley, LJA Engineering, for an Amendment to Ordinance No. 2302 for Saddlebrook Estates to increase the Maximum Lot Coverage from 35% to 50% by main building and accessory structures in the remaining South Tract and Central Tract West (ZDC-180-2020). Vice Chairman Melissa Ballard seconded, All Ayes.

14. Public Hearing on a request by Cliff Bartosh, SAGU, for a Specific Use Permit (SUP) for Accessory Building (Non-Residential) use within a Planned Development-General Retail zoning district located at 1200 Sycamore Street (Property ID 193782) - Owner: SOUTHWESTERN BIBLE INSTITUTE (ZDC-176-2020)

Chairman Keeler opened the Public Hearing.

Mr. Collins reported the applicant is requesting to construct a +700 square foot (6,000 square feet) multi-purpose accessory building for the Southwestern Assemblies of God University baseball team. He reviewed the proposed Site Plan and recommended approval.

There being no others to speak for or against ZDC-176-2020, Chairman Keeler closed the Public Hearing.

15. Consider recommendation of Zoning Change No. ZDC-176-2020

Action:

Vice Chairman Melissa Ballard moved to approve a request by Cliff Bartosh, SAGU, for a Specific Use Permit (SUP) for Accessory Building (Non-Residential) use within a Planned Development-General Retail zoning district located at 1200 Sycamore Street (Property ID 193782) - Owner: SOUTHWESTERN BIBLE INSTITUTE (ZDC-176-2020). Mr. Jim Phillips seconded, All Ayes.

16. Public Hearing on a request by Joshua Ward for a Specific Use Permit (SUP) for Accessory Building (Residential), Greater than or Equal to 700 SF, use within a Planned Development-23-Single-Family Residential-1 zoning district located at 125 Homestead Lane (Property ID 269684) - Owner: JOSHUA WARD & SABRINA HULL-WARD (ZDC-175-2020)

Chairman Keeler opened the Public Hearing.

Mr. Collins reported the applicant is requesting to construct a +700 square feet (3,600 square feet) accessory structure in the rear of a single-family property. He noted 1,600 square feet would be used as covered patio space. The applicant intends to use the accessory structure for storage of supplies and vehicles, and workshop space. Mr. Collins reported the primary structure on the property is 3,019 square feet. He stated staff's concern is the proposed accessory building is larger than the primary structure and recommended the applicant reduce the size of the proposed structure. After further discussion, it was determined to reduce the accessory structure to 3,100 square feet.

There being no others to speak for or against ZDC-175-2020, Chairman Keeler closed the Public Hearing.

17. Consider recommendation of Zoning Change No. ZDC-175-2020

Action:

Ms. Betty Square Coleman moved to approve a request by Joshua Ward for a Specific Use Permit (SUP) for Accessory Building (Residential), Greater than or Equal to 700 SF, use within a Planned Development-23-Single-Family Residential-1 zoning district located at 125 Homestead Lane (Property ID 269684) - Owner: JOSHUA WARD & SABRINA HULL-WARD (ZDC-175-2020) subject to staff recommendation to reduce the accessory structure to 3,100 square feet and comments. Vice Chairman Melissa Ballard seconded, All Ayes.

18. Public Hearing on a request by Joseph Ray, D&R Solutions LLC, for a Zoning Change from a Single-Family Residential-3 zoning district to Two-Family Residential-Duplex (2F), located at 200 Peters Street (Property ID 283063) - Owner: D & R SOLUTIONS LLC (ZDC-182-2020)

Chairman Keeler opened the Public Hearing.

Planner Chris Webb reported the applicant is requesting a zoning change from single-family-3 (SF3) to two-family residential (2F) to allow a duplex. Staff reported currently, the applicant has renovated nearly 75% to help enhance the subject property. Senior Planner Colby Collins stated the city has not released building permits to the applicant for construction. Staff will recommend denial.

Mr. Joseph Ray, D&R Solutions, LLC, applicant, 1861 Brown Blvd., Arlington, Texas, reported he was told it was a duplex at the time of purchase. Staff reported permits were issued for cosmetics such as painting, flooring, etc.; however, permits have not been issued for the zoning change to proceed with construction noting the applicant proceeded with construction.

There being no others to speak for or against ZDC-182-2020, Chairman Keeler closed the Public Hearing.

19. Consider recommendation of Zoning Change No. ZDC-182-2020**Action:**

Mr. Jim Phillips moved to deny a request by Joseph Ray, D&R Solutions LLC, for a Zoning Change from a Single-Family Residential-3 zoning district to Two-Family Residential-Duplex (2F), located at 200 Peters Street (Property ID 283063) - Owner: D & R SOLUTIONS LLC (ZDC-182-2020). Ms. Betty Square Coleman seconded, All Ayes.

20. Public Hearing on a request by George Salvador, Lilian Custom Homes, for a Zoning Change from a Single Family Residential-1 zoning district to Planned Development-Single Family Residential-3, located at 401 Ovilla Road (Property ID 180391) - Owner: WAXAHACHIE ONE DEVELOPMENT (ZDC-179-2020)

Chairman Keeler opened the Public Hearing and announced the applicant requested to continue ZDC-179-2020 to the Planning and Zoning Commission meeting of February 9, 2021.

21. Consider recommendation of Zoning Change No. ZDC-179-2020**Action:**

Mrs. Bonney Ramsey moved to continue a request by George Salvador, Lilian Custom Homes, for a Zoning Change from a Single Family Residential-1 zoning district to Planned Development-Single Family Residential-3, located at 401 Ovilla Road (Property ID 180391) - Owner: WAXAHACHIE ONE DEVELOPMENT (ZDC-179-2020) to the Planning and Zoning Commission meeting of February 9, 2021. Vice Chairman Melissa Ballard seconded, All Ayes.

22. Adjourn

There being no further business, the meeting adjourned at 7:43 p.m.

Respectfully submitted,

Lori Cartwright
City Secretary

Planning and Zoning Commission
January 26, 2021

The Waxahachie Planning & Zoning Commission held a briefing session on Tuesday, January 26, 2021 at 6:15 p.m. in the City Council Conference Room at 401 S. Rogers St., Waxahachie, TX.

Members Present:	Rick Keeler, Chairman Melissa Ballard, Vice Chairman Bonney Ramsey Jim Phillips Erik Test
Member Absent:	Betty Square Coleman David Hudgins
Others Present:	Shon Brooks, Director of Planning Colby Collins, Senior Planner Chris Webb, Planner Macey Martinez, Graduate Engineer Lori Cartwright, City Secretary Mary Lou Shipley, Council Representative

1. Call to Order

Chairman Rick Keeler called the meeting to order.

2. Conduct a briefing to discuss items for the 7:00 p.m. regular meeting

Planner Chris Webb reviewed the following cases:

- SUB-136-2020 – The applicant is requesting to plat a 5-acre tract for residential use. He stated all staff comments have been addressed and recommended approval.
- SUB-162-2020 – The applicant is requesting to plat Martinkus Addition for one (1) residential lot. A water letter from Rockett SUD states that an existing tap already exists at this location and will recommend approval.
- SUB-141-2020 – The applicant is requesting to replat the property into one lot for residential use. The property is located in the ETJ, and has adequate domestic water service available to the site. Mr. Webb reported all staff comments have been met and recommend approval.
- ZDC-177-2020 – The applicant is requesting a Specific Use Permit to allow for the construction of a pole sign for USA Trucks located at 7240 Interstate 35E. The pole sign will be set thirty-five feet (35) back from the roadway. Staff will recommend approval.
- ZDC-181-2020 – The applicant is requesting to amend the existing Planned Development (Ordinance 2649) in order to move the current billboard approximately eight (8) feet east of its present location. Mr. Webb explained the request is due to TXDOT widening Interstate 35E. Staff recommended approval.

Senior Planner Colby Collins presented the following cases:

- ZDC-180-2020 – The applicant intends to amend Ordinance 2302 to increase the maximum lot coverage from 35% to 50% in the Villages of Mustang Creek for Saddlebrook Estates. Mr. Collins reviewed the proposed Site Plan and stated staff will recommend approval.
- ZDC-176-2020 – The applicant is requesting to construct a +700 square foot (6,000 square feet) multi-purpose accessory building for the Southwestern Assemblies of God University baseball team. Mr. Collins reviewed the proposed Site Plan and stated staff will recommend approval.
- ZDC-175-2020 – The applicant is requesting to construct a +700 square feet (3,600 square feet) accessory structure in the rear of a single-family property. Mr. Collins reported staff's concern is the requested accessory structure is more square footage than the primary structure and recommended the applicant reduce the size of the proposed structure.
- ZDC-182-2020 – Planner Chris Webb reported the applicant is requesting a zoning change from single-family-3 (SF3) to two-family residential (2F) to allow a duplex. Staff reported currently, the applicant has renovated nearly 75% to help enhance the subject property. Senior Planner Colby Collins stated the city has not released building permits to the applicant for construction. Staff will recommend denial.
- ZDC-179-2020 – The applicant request to continue to the Planning and Zoning Commission meeting of February 9, 2021.

3. Adjourn

There being no further business, the meeting adjourned at 6:43 p.m.

Respectfully submitted,

Lori Cartwright
City Secretary

(5 + 6)



Memorandum

To: Honorable Mayor and City Council
From: Shon Brooks, Director of Planning
Thru: Michael Scott, City Manager
Date: January 29, 2021
Re: ZDC-179-2020 – Dominion Park

On January 29, 2021, the applicant requested to continue case number ZDC-179-2020 from the February 9, 2021 Planning and Zoning Commission meeting agenda and the February 15, 2021 City Council meeting agenda to the February 23, 2021 Planning and Zoning Commission meeting agenda, and the March 1, 2021 City Council meeting agenda.

Planning & Zoning Department

Plat Staff Report

Case: SUB-146-2020



MEETING DATE(S)

Planning & Zoning Commission: February 9, 2021

CAPTION

Consider request by Richard Macias for a Plat of Macias Estates for two (2) residential lot being 7.000 acre situated in the G.W. Younger Survey, Abstract 1195 and the B. Barton Survey, Abstract 137 (Property ID: 283836) in the Extra Territorial Jurisdiction – Owner: Richard and Maria Macias

APPLICANT REQUEST

The applicant is requesting to plat the subject property into two (2) lots.

CASE INFORMATION

<i>Applicant:</i>	Richard Macias
<i>Property Owner(s):</i>	Richard and Maria Macias
<i>Site Acreage:</i>	7.000 acres
<i>Number of Lots:</i>	2 lots
<i>Number of Dwelling Units:</i>	2 units
<i>Park Land Dedication:</i>	N/A (ETJ)
<i>Adequate Public Facilities:</i>	A water letter signed by Rockett SUD states that adequate domestic flow is available and has indicated that adequate fire flow can be obtained (1,500 gpm for two (2) residences).

SUBJECT PROPERTY

<i>General Location:</i>	Located at the corner of Gibson Rd and Country Meadows Dr
<i>Parcel ID Number(s):</i>	283836
<i>Current Zoning:</i>	N/A (ETJ)
<i>Existing Use:</i>	Undeveloped
<i>Platting History:</i>	Situated in the G.W. Younger Survey, Abstract 1195 and the B. Barton Survey, Abstract 137

Site Aerial:**RECOMMENDATION**

Based on the details provided in this Staff Report and the present status of the documents subject to the request, the Planning and Zoning Department recommends:

- ☐ Disapproval
- ☒ Approval, as presented.
- ☐ Approval, per the following conditions:

ATTACHED EXHIBITS

1. Plat Drawing
2. Water Letter

APPLICANT REQUIREMENTS

1. If approved by City Council, within 30 days the applicant shall provide the Planning Department one revised electronic plan set that incorporates all comments.

CITY REQUIREMENTS FOR PLAT RECORDING AND FILING

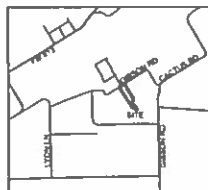
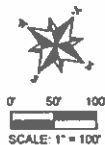
A plat shall not be filed with the Ellis County Clerk until:

1. All utilities, infrastructure, and other required improvements have been installed and a letter of acceptance associated with the utilities and infrastructure installation has been received from the Public Works Department;
2. A drainage study has been conducted and/or a traffic impact analysis has been conducted as required by the City's subdivision ordinance.

STAFF CONTACT INFORMATION

Prepared by:
Chris Webb
Planner
cwebb@waxahachie.com

Reviewed by:
Shon Brooks, AICP
Director of Planning
sbrooks@waxahachie.com



VICINITY MAP
NTS

NOTES

BEARING BASIS FOR THIS SURVEY IS TEXAS COORDINATE SYSTEM, NORTH CENTRAL ZONE 4202, NAD 83 PER GPS OBSERVATIONS

THE SUBJECT PROPERTY LIES WITHIN ZONE "X", DEFINED AS "AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN", ACCORDING TO THE FLOOD INSURANCE RATE MAP NO. 48150C0200F, DATED JUNE 3, 2013, AS PUBLISHED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY

ALL LOTS SHALL BE SERVED BY AN ON-SITE SEWAGE FACILITY SYSTEM FOR RESIDENTIAL USE. AN ON-SITE EVALUATION SHALL BE PERFORMED BY A REGISTERED ENGINEER AND/OR A REGISTERED SANITARIAN

20' RSE = 20' ROCKWELL SPECIAL UTILITY DISTRICT EASEMENT DEDICATED BY THIS PLAT THE LOCATION IS CENTERED ON THE EXISTING PIPELINE AS INSTALLED. THE LOCATION SHOWN HEREON IS APPROXIMATE.

ROBIN RUSHINKO
VOL. 2708, PG. 1016
OPRECT

ALMA RIOS &
JULIO GARCIA MENCHACA
INST. NO. 2020140
OPRECT

RONALD L. HOPKINS &
DAANE E. HOPKINS
INST. NO. 1723190
OPRECT

REMAINDER
ELLIS HAS, LLC
INST. NO. 2025232
OPRECT

RONALD L. HOPKINS &
DAANE E. HOPKINS
VOL. 725, PG. 359
OPRECT

ESQUEL R. OLIVAREZ &
VIRGINIA M. OLIVAREZ
INST. NO. 1900588
OPRECT

OWNER:
RICHARD MACIAS &
MARIA MACIAS
2406 HICKOLSON DRIVE
DALLAS, TX 75224
972.323.8173

SURVEYOR:
TEXAS REALITY CAPTURE &
SURVEYING, LLC
P.O. BOX 232
WAXAHACHIE, TEXAS 75158
409.518.5539
TBP'S FIRM NO. 10194250

PLAT MACIAS ESTATES

7.000 ACRES

SITUATED IN THE
G.W. YOUNGER SURVEY
ABSTRACT NO. 1195

&
B. BARTON SURVEY
ABSTRACT NO. 137
ETJ CITY OF WAXAHACHIE
ELLIS COUNTY, TEXAS
2 RESIDENTIAL LOT
CASE NO. SUB-148-2020

JOB NO. 196481

OCTOBER 2020

PAGE 1 OF 2

(7)

STATE OF TEXAS §
COUNTY OF ELLIS 1

OWNER'S CERTIFICATE

WHEREAS, RICHARD MACIAS AND MARIA MACIAS, ARE THE SOLE OWNERS OF A TRACT OF LAND SITUATED IN THE G.W. YOUNGER SURVEY, ABSTRACT NO. 1195 AND THE B. BARTON SURVEY, ABSTRACT NO. 137, ELLIS COUNTY, TEXAS AND BEING A PORTION OF THAT TRACT OF LAND DESCRIBED IN DEED TO RICHARD MACIAS AND MARIA D. MACIAS, RECORDED IN INSTRUMENT NO. 203484, OF THE OFFICIAL PUBLIC RECORDS OF ELLIS COUNTY, TEXAS (OPRECT) AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A NAIL SET FOR CORNER IN THE NORTH LINE OF SAID MACIAS TRACT, THE APPROXIMATE CENTERLINE OF GIBSON ROAD (A VARIABLE WIDTH UNRECORDED AND DEDICATED RIGHT-OF-WAY) AND THE COMMON SOUTH LINE OF COUNTRY MEADOWS, PHASE ONE, RECORDED IN CABINET D. SLIDE 75, OPRECT, FROM WHICH A NAIL SET FOR THE NORTHWEST CORNER OF SAID MACIAS TRACT, BEARS S 54°09'18" W A DISTANCE OF 150.00 FEET.

THENCE N 58°09'18" E, ALONG THE NORTH LINE OF SAID MACIAS TRACT, THE COMMON SOUTH LINE OF SAID COUNTRY MEADOWS AND THE APPROXIMATE CENTERLINE OF SAID GIBSON ROAD, A DISTANCE OF 300.34 FEET TO A NAIL SET FOR CORNER.

THENCE S 31°28'30" E, ALONG THE EAST LINE OF SAID MACIAS TRACT, PASSING AT A DISTANCE OF 30.00 FEET A 5/8" IRON ROD WITH CAP STAMPED "TXRCS" SET FOR WITNESS, A TOTAL DISTANCE OF 808.31 FEET TO A 5/8" IRON ROD WITH CAP STAMPED "TXRCS" SET FOR THE SOUTHEAST CORNER OF SAID MACIAS TRACT AND IN THE NORTH LINE OF A TRACT OF LAND DESCRIBED IN DEED TO ROWLAND L. HOPKINS AND DAHME E. HOPKINS, RECORDED IN VOLUME 725, PAGE 398, OPRECT, FROM WHICH A 3/4" IRON ROD FOUND FOR THE SOUTHEAST CORNER OF A TRACT OF LAND DESCRIBED IN DEED ELLIS H&L, LLC, RECORDED IN 2025232, OPRECT, BEARS N 49°23'23" E, A DISTANCE OF 156.79 FEET.

THENCE S 54°23'02" W, ALONG A SOUTH LINE OF SAID MACIAS AND THE COMMON NORTH LINE OF SAID HOPKINS TRACT, A DISTANCE OF 74.66 FEET TO A 10" WOOD POST FOUND FOR ANGLE POINT IN THE SOUTH LINE OF SAID MACIAS TRACT AND THE COMMON NORTHWEST CORNER OF SAID HOPKINS TRACT.

THENCE S 00°55'28" W, ALONG A SOUTH LINE OF SAID MACIAS TRACT AND THE COMMON WEST LINE OF SAID HOPKINS TRACT, A DISTANCE OF 129.29 FEET TO A 3/4" IRON ROD FOUND FOR CORNER IN THE SOUTH LINE OF SAID MACIAS TRACT AND THE COMMON SOUTHWEST CORNER OF SAID HOPKINS TRACT AND THE COMMON NORTHWEST CORNER OF A TRACT OF LAND DESCRIBED IN DEED TO EZEQUIEL R. OLIVAREZ AND VIRGINIA M. OLIVAREZ, RECORDED IN INSTRUMENT NO. 160668, OPRECT.

THENCE S 01°15'34" E, CONTINUING ALONG THE SOUTH LINE OF SAID MACIAS TRACT AND THE COMMON WEST LINE OF SAID OLIVAREZ TRACT, A DISTANCE OF 202.87 FEET TO A 5/8" IRON ROD WITH CAP STAMPED "TXRCS" SET FOR THE SOUTHWEST CORNER OF SAID MACIAS TRACT AND THE COMMON SOUTHWEST CORNER OF A TRACT OF LAND DESCRIBED IN DEED TO ALMA ROSA AND JULED GARCIA MENCHACA, RECORDED IN INSTRUMENT NO. 2033140, OPRECT, FROM WHICH A 1/2" IRON ROD FOUND FOR THE SOUTHWEST CORNER OF SAID MENCHACA TRACT, BEARS S 01°15'34" E, A DISTANCE OF 318.82 FEET.

THENCE N 32°08'09" W, ALONG THE WEST LINE OF SAID MACIAS TRACT AND THE COMMON EAST LINE OF SAID MENCHACA TRACT, PASSING AT A DISTANCE OF 1228.85 FEET A 5/8" IRON ROD WITH CAP STAMPED "TXRCS" SET FOR WITNESS, A TOTAL DISTANCE OF 1258.85 FEET TO THE POINT OF BEGINNING AND CONTAINING 7.000 ACRES OF LAND MORE OR LESS.

1. THE STREETS AND ALLEYS ARE DEDICATED IN FEE SIMPLE FOR STREET AND ALLEY PURPOSES.
2. ALL PUBLIC IMPROVEMENTS AND DEDICATIONS SHALL BE FREE AND CLEAR OF ALL DEBT, LIENS, AND/OR ENCUMBRANCES.
3. THE EASEMENTS AND PUBLIC USE AREAS, AS SHOWN, AND CREATED BY THIS PLAT ARE DEDICATED FOR THE PUBLIC USE FOREVER FOR THE PURPOSES INDICATED ON THIS PLAT.
4. NO BUILDINGS, FENCES, TREES, SHRUBS OR OTHER IMPROVEMENTS OR GROWTHS SHALL BE CONSTRUCTED OR PLACED UPON, OVER OR ACROSS THE EASEMENTS AS SHOWN.
5. ELLIS COUNTY IS NOT RESPONSIBLE FOR REPLACING ANY IMPROVEMENTS IN, UNDER, OR OVER ANY EASEMENTS CAUSED BY MAINTENANCE OR REPAIR.
6. 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 ELLIS COUNTY'S USE THEREOF.
7. ELLIS COUNTY AND/OR PUBLIC UTILITIES 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 THE EASEMENTS.
8. ELLIS COUNTY AND PUBLIC UTILITIES SHALL AT ALL TIMES HAVE THE FULL RIGHT OF ACCESS AND EGRESS TO OR FROM THEIR RESPECTIVE EASEMENTS FOR THE PURPOSE OF CONSTRUCTING, RECONSTRUCTING, INSPECTING, MAINTAINING, 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.
9. ALL MODIFICATIONS TO THIS DOCUMENT SHALL BE BY MEANS OF PLAT AND APPROVED BY ELLIS COUNTY.

THIS PLAT IS APPROVED SUBJECT TO ALL PLATTING ORDINANCES, RULES, REGULATIONS AND RESOLUTIONS OF THE ELLIS COUNTY, TEXAS.

WITNESS, MY HAND, THIS THE _____ DAY OF _____, 2021

BY

RICHARD MACIAS

MARIA MACIAS

STATE OF TEXAS
COUNTY OF ELLIS

BEFORE ME, THE UNDERSIGNED AUTHORITY, A NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS, ON THIS DAY PERSONALLY APPEARED RICHARD MACIAS, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT AND ACKNOWLEDGED TO ME THAT HE/SHE EXECUTED THE SAME FOR THE PURPOSE HEREIN EXPRESSED AND IN THE CAPACITY STATED.

GIVEN UNDER MY HAND AND SEAL THIS, THE _____ DAY OF _____, 2021

NOTARY PUBLIC, IN AND FOR THE
STATE OF TEXAS

STATE OF TEXAS
COUNTY OF ELLIS

BEFORE ME, THE UNDERSIGNED AUTHORITY, A NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS, ON THIS DAY PERSONALLY APPEARED MARIA MACIAS, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT AND ACKNOWLEDGED TO ME THAT HE/SHE EXECUTED THE SAME FOR THE PURPOSE HEREIN EXPRESSED AND IN THE CAPACITY STATED.

GIVEN UNDER MY HAND AND SEAL THIS, THE _____ DAY OF _____, 2021

NOTARY PUBLIC, IN AND FOR THE
STATE OF TEXAS

I, TRACOTHY L. JACKSON, RPLS, HEREBY CERTIFY THAT THIS PLAT WAS MADE ON THE GROUND, UNDER MY DIRECT SUPERVISION, ON THE DATE SHOWN, AND THAT ALL PROPERTY CORNERS HEREON HAVE BEEN FOUND OR SET AS SHOWN.

"PRELIMINARY. THIS DOCUMENT
SHALL NOT BE RECORDED FOR ANY
FUTURE AND SHALL NOT BE USED
OR VIEWED OR RELEASED UPON AS A
FINAL SURVEY DOCUMENT."
TRACOTHY L. JACKSON
REGISTRATION NUMBER 5644

STATE OF TEXAS
COUNTY OF ELLIS

CERTIFICATE (IF APPROVAL BY THE COMMISSIONERS COURT OF ELLIS COUNTY TEXAS.

APPROVED THIS, THE _____ DAY OF _____, 2021

TODD LITTLE
COUNTY JUDGE

RANDY STINSON
COMMISSIONER PRECINCT 1

LANE GRAYSON
COMMISSIONER PRECINCT 2

PAUL PERRY
COMMISSIONER PRECINCT 3

KYLE BUTLER
COMMISSIONER PRECINCT 4

ATTEST:

KRYSTAL VALDEZ
COUNTY CLERK

THIS PLAT HAS BEEN APPROVED BY THE DEPARTMENT OF DEVELOPMENT FOR AN ON-SITE SEWAGE FACILITY SYSTEM PENDING ANY AND ALL INFORMATION AS MAY BE REQUIRED BY THE ELLIS COUNTY DEPARTMENT OF DEVELOPMENT.

DEPARTMENT OF DEVELOPMENT DIRECTOR DATE

APPROVED BY PLANNING AND ZONING COMMISSION CITY OF WAXAHACHE

BY CHAIRPERSON DATE

ATTEST DATE

PLAT
MACIAS ESTATES

7.000 ACRES

BEHAVIOR BY THE
G.W. YOUNGER SURVEY
ABSTRACT NO. 1195

&
B. BARTON SURVEY
ABSTRACT NO. 137
ETJ CITY OF WAXAHACHE
ELLIS COUNTY, TEXAS
2 RESIDENTIAL LOT

OWNER:
RICHARD MACIAS &
MARIA MACIAS
2408 HICKOLSON DRIVE
DALLAS, TX 75224
972 523 8173
MONREAL04@YAHOO.COM
SURVEYOR:
TEXAS REALITY CAPTURE &
SURVEYING, LLC
P.O. BOX 252
WAXAHACHE, TEXAS 75108
808 518 0306
TBPLS FIRM NO 10194350

JOB NO 100481

OCTOBER 2020

PAGE 2 OF 2

(7)

(7)



PLANNING & ZONING DEPARTMENT
 401 South Rogers Street | Waxahachie, Texas 75168
 (469) 309-4290 | www.waxahachie.com/Departments/PlanningandZoning



WATER UTILITY PROVIDER'S ENDORSEMENT

Applicant Name: Richard Macias Parcel ID #: 192608
 Subdivision Name: _____

The City of Waxahachie requires new lots in subdivisions have adequate water flow and pressure to comply with TCEQ and latest Insurance Service Office (ISO) guidelines. Subdivisions served by water providers outside of the City of Waxahachie will need to ensure they can provide water flow/pressure per TCEQ and fire flow per the latest ISO guidelines.

Applicants, please submit this form to your water provider for completion. This completed form must be turned in at the time you submit your application packet to the Planning Department.

Contact Information:

Buena Vista-Bethel SUD (972) 937-1212
 Carroll Water Company (972) 617-0817
 Mountain Peak SUD (972) 775-3765
 Rockett SUD (972) 617-3524
 Sardis-Lone Elm WSC (972) 775-8566
 Nash Foreston WSC (972) 483-3039

To be completed by the water utility provider:

	Yes	No
1. I have reviewed a copy of the proposed plat.	<input checked="" type="checkbox"/>	<input type="checkbox"/>
2. The platted lots fall within our CCN area.	<input checked="" type="checkbox"/>	<input type="checkbox"/>
3. Our water system can provide water flow and pressure for domestic service per TCEQ regulations.	<input checked="" type="checkbox"/>	<input type="checkbox"/>
4. Our water system can provide the water flow and pressure for firefighting per ISO guidelines. <u>1,500 gpm can be projected</u>	<input type="checkbox"/>	<input type="checkbox"/>
5. The water line size servicing the lots is <u>6</u> inches.	<input type="checkbox"/>	<input type="checkbox"/>

Morgan Massey, Development Coordinator
 Print Name of General Manager of water provider or Designee

Rockett SUD
 Name of water provider company

Morgan Massey
 Signature of General Manager of water provider or Designee

10/20/20
 Date

Planning & Zoning Department

Plat Staff Report

Case: SUB-165-2020



MEETING DATE(S)

Planning & Zoning Commission: February 9, 2021

CAPTION

Consider request by Barbara Anglen for a Plat of Anglen Acres for two (2) lots being 10.048 acres situated in the M. Myers Survey, Abstract 714, J.C. Armstrong Survey, Abstract No. 6, and the J. Fifer Survey, Abstract No. 351 (Property ID: 179026) in the Extra Territorial Jurisdiction – Owner: Aaron and Barbara Anglen

APPLICANT REQUEST

The applicant is requesting to plat the property into two (2) lots. One lot would be for continued residential use and the other lot will be for continued commercial use.

CASE INFORMATION

Applicant: Barbara Anglen

Property Owner(s): Aaron and Barbara Anglen

Site Acreage: 10.048 acres

Number of Lots: 2 lots

Number of Dwelling Units: 1 unit

Park Land Dedication: N/A (ETJ)

Adequate Public Facilities: Buena Vista-Bethel SUD provided staff with a water letter stating adequate domestic flow exists for this site, but adequate fire flow is not available.

SUBJECT PROPERTY

General Location: 1549 FM 1446

Parcel ID Number(s): 179026

Current Zoning: N/A (ETJ)

Existing Use:

The subject property currently has a mixed use. The southwest $\frac{1}{4}$ of the lot (proposed Lot 2, Block A) is being used for residential purposes while the northeast quadrant of the subject property (proposed Lot 1, Block A) has an automotive shop located on the site.

Platting History:

Situated in the M. Myers Survey, Abstract 714, J.C. Armstrong Survey, Abstract No. 6, and the J. Fifer Survey, Abstract No. 351

Site Aerial:**RECOMMENDATION**

Based on the details provided in this Staff Report and the present status of the documents subject to the request, the Planning and Zoning Department recommends:

- ☐ Disapproval
- ☒ Approval, as presented.
- ☐ Approval, per the following conditions:

ATTACHED EXHIBITS

1. Plat Drawing
2. Water Letter

APPLICANT REQUIREMENTS

1. If approved by City Council, within 30 days the applicant shall provide the Planning Department one revised electronic plan set that incorporates all comments.

CITY REQUIREMENTS FOR PLAT RECORDING AND FILING

A plat shall not be filed with the Ellis County Clerk until:

1. All utilities, infrastructure, and other required improvements have been installed and a letter of acceptance associated with the utilities and infrastructure installation has been received from the Public Works Department;
2. A drainage study has been conducted and/or a traffic impact analysis has been conducted as required by the City's subdivision ordinance.

STAFF CONTACT INFORMATION

Prepared by:

Chris Webb

Planner

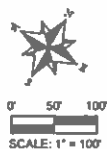
cwebb@waxahachie.com

Reviewed by:

Shon Brooks, AICP

Director of Planning

sbrooks@waxahachie.com



OWNER'S CERTIFICATE

STATE OF TEXAS
COUNTY OF ELLIS

WHEREAS, AARON ANGLE and BARBARA ANGLE are the owner of a tract of land situated in the M MYERS SURVEY ABSTRACT NO. 714 THE J.C. ARMSTRONG SURVEY ABSTRACT NO. 6 AND THE J. FIFER SURVEY ABSTRACT NO. 351, ELLIS COUNTY, TEXAS AND BEING A PORTION OF THAT TRACT OF LAND DESCRIBED IN DEED TO AARON ANGLE AND BARBARA ANGLE, RECORDED IN VOLUME 3299, PAGE 1241, OF THE OFFICIAL PUBLIC RECORDS OF ELLIS COUNTY, TEXAS (OPRECT), AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A 1/2" IRON ROD WITH CAP STAMPED "RPLS 4486" FOUND FOR THE NORTHWEST CORNER OF SAID ANGLE TRACT, THE CORNER NORTH-EAST CORNER OF A TRACT OF LAND DESCRIBED IN DEED TO SANDRA COOK, RECORDED IN VOLUME 1937, PAGE 2297, OPRECT, AND IN THE SOUTH RIGHT-OF-WAY BROWN LINE OF FM HIGHWAY 1446 (A CALLED BE ROW), FROM WHICH A 1/2" IRON ROD WITH CAP STAMPED "RPLS 4486" IS FOUND FOR THE NORTHWEST CORNER OF SAID COOK TRACT, BEARS S 81°11'33" E, A DISTANCE OF 393.25 FEET.

THENCE S 81°11'33" E, ALONG THE NORTH LINE OF SAID ANGLE TRACT AND THE COMMON SOUTH RIGHT LINE OF SAID COOK TRACT, A DISTANCE OF 188.41 FEET TO A 1/2" IRON ROD WITH CAP STAMPED "RPLS 4486" FOUND FOR THE NORTHEAST CORNER OF SAID ANGLE TRACT, THE COMMON NORTHWEST CORNER OF A TRACT OF LAND DESCRIBED IN DEED TO LEEWAYNE, LLC, RECORDED IN VOLUME 1913, PAGE 1596, OPRECT, AND IN THE SOUTH RIGHT-OF-WAY BROWN LINE OF FM HIGHWAY 1446 (A CALLED BE ROW), FROM WHICH A 1/2" IRON ROD FOUND FOR THE NORTHEAST CORNER OF SAID LEEWAYNE TRACT, BEARS S 81°11'33" E, A DISTANCE OF 739.31 FEET.

THENCE S 36°54'36" E, ALONG THE EAST LINE OF SAID ANGLE TRACT AND THE COMMON WEST LINE OF SAID LEEWAYNE TRACT, A DISTANCE OF 734.56 FEET TO A 1/2" IRON ROD FOUND FOR THE SOUTHEAST CORNER OF SAID ANGLE TRACT, THE COMMON SOUTHWEST CORNER OF SAID LEEWAYNE TRACT AND IN THE NORTH LINE OF A TRACT OF LAND DESCRIBED AS TRACT 3 IN DEED TO MARVEENE ADAY, RECORDED IN VOLUME 2198, PAGE 3408, OPRECT, FROM WHICH A 1/2" IRON ROD FOUND FOR THE NORTHEAST CORNER OF SAID ADAY TRACT, BEARS N 64°32'54" E, A DISTANCE OF 543.82 FEET.

THENCE S 64°32'54" E, ALONG THE SOUTH LINE OF SAID ANGLE TRACT AND THE COMMON NORTH LINE OF SAID ADAY TRACT, A DISTANCE OF 673.24 FEET TO A 1/2" IRON ROD WITH CAP STAMPED "RPLS 4486" FOUND FOR THE SOUTHWEST CORNER OF SAID ANGLE TRACT AND THE COMMON NORTHWEST CORNER OF SAID ADAY TRACT.

THENCE N 36°54'36" E, ALONG THE WEST LINE OF SAID ANGLE TRACT AND THE COMMON EAST LINE OF SAID COOK TRACT, A DISTANCE OF 465.86 FEET TO A 1/2" IRON ROD WITH CAP STAMPED "RPLS 4486" FOUND FOR THE EAST CORNER OF SAID ANGLE TRACT AND AN INTERIOR ELL CORNER OF SAID COOK TRACT.

THENCE N 36°54'36" E, ALONG A NORTH LINE OF SAID ANGLE TRACT AND A COMMON SOUTH LINE OF SAID COOK TRACT, A DISTANCE OF 66.17 FEET TO A 1/2" IRON ROD FOUND FOR AN INTERIOR ELL CORNER OF SAID ANGLE TRACT AND A COMMON ELL CORNER OF SAID COOK TRACT.

THENCE N 28°50'12" E, ALONG THE WEST LINE OF SAID ANGLE TRACT AND THE COMMON EAST LINE OF SAID COOK TRACT, A DISTANCE OF 463.22 FEET TO THE POINT OF BEGINNING AND CONTAINING 10.846 ACRES OF LAND MORE OR LESS.

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

THAT AARON ANGLE AND BARBARA ANGLE, DOES HEREBY CERTIFY AND ADOPT THIS PLAT DESIGNATING THE HEREIN ABOVE DESCRIBED PROPERTY AS PLAT ANGLE ACRES, IN ADDITION TO ELLIS COUNTY, AND DOES HEREBY DEDICATE TO THE PUBLIC USE FOREVER, THE STREETS AND ALLEYS SHOWN THEREON. AARON ANGLE AND BARBARA ANGLE DOES HEREBY CERTIFY THE FOLLOWING:

1. THE STREETS AND ALLEYS ARE DEDICATED IN FEE SIMPLE FOR STREET AND ALLEY PURPOSES.
2. ALL PUBLIC IMPROVEMENTS AND DEDICATIONS SHALL BE FREE AND CLEAR OF ALL DEBT, LIENS, AND/OR ENCUMBRANCES.
3. THE EASEMENTS AND PUBLIC USE AREAS, AS SHOWN, AND CREATED BY THIS PLAT, ARE DEDICATED FOR THE PUBLIC USE FOREVER FOR THE PURPOSES INDICATED ON THIS PLAT.
4. NO BUILDINGS, FENCES, TREES, SHRUBS OR OTHER IMPROVEMENTS OR GROWTHS SHALL BE CONSTRUCTED OR PLACED UPON, OVER OR ACROSS THE EASEMENTS AS SHOWN.
5. ELLIS COUNTY IS NOT RESPONSIBLE FOR REPLACING ANY IMPROVEMENTS IN, UNDER, OR OVER ANY EASEMENTS CAUSED BY MAINTENANCE OR REPAIR.
6. 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 PUBLICS AND ELLIS COUNTY'S USE THEREOF.
7. ELLIS COUNTY AND/OR PUBLIC UTILITIES 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 THE EASEMENTS AND ELLIS COUNTY AND PUBLIC UTILITIES 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, REPAIRING, AND/OR TO OR REMOVING ALL OR PARTS OF THEIR RESPECTIVE SYSTEMS WITHOUT THE NECESSITY AT ANY TIME PROCURING PERMISSION FROM ANYONE.
8. ALL MODIFICATIONS TO THIS DOCUMENT SHALL BE BY MEANS OF PLAT AND APPROVED BY ELLIS COUNTY.

THIS PLAT IS APPROVED SUBJECT TO ALL PLATTING ORDINANCES, RULES, REGULATIONS AND RESOLUTIONS OF THE ELLIS COUNTY, TEXAS.

WITNESS MY HAND, THIS THE _____ DAY OF _____, 2021.

BY

AARON ANGLE

BARBARA ANGLE

STATE OF TEXAS
COUNTY OF ELLIS

BEFORE ME, THE UNDERSIGNED AUTHORITY, A NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS, ON THIS DAY PERSONALLY APPEARED AARON ANGLE, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT AND ACKNOWLEDGED TO ME THAT HE/SH/HE EXECUTED THE SAME FOR THE PURPOSE HEREIN EXPRESSED AND IN THE CAPACITY STATED.

GIVEN UNDER MY HAND AND SEAL THIS, THE _____ DAY OF _____, 2021.

NOTARY PUBLIC IN AND FOR THE
STATE OF TEXAS

STATE OF TEXAS
COUNTY OF ELLIS

BEFORE ME, THE UNDERSIGNED AUTHORITY, A NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS, ON THIS DAY PERSONALLY APPEARED BARBARA ANGLE, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT AND ACKNOWLEDGED TO ME THAT HE/SH/HE EXECUTED THE SAME FOR THE PURPOSE HEREIN EXPRESSED AND IN THE CAPACITY STATED.

GIVEN UNDER MY HAND AND SEAL THIS, THE _____ DAY OF _____, 2021.

NOTARY PUBLIC IN AND FOR THE
STATE OF TEXAS

I, THOMAS L. JACKSON, RPLS, HEREBY CERTIFY THAT THIS PLAT WAS MADE ON THE GROUND, UNDER MY DIRECT SUPERVISION, ON THE DATE SHOWN, AND THAT ALL PROPERTY CORNERS HEREON HAVE BEEN FOUND OR SET AS SHOWN.

"PRELIMINARY: THIS DOCUMENT
SHALL NOT BE RECORDED FOR ANY
PURPOSE AND SHALL NOT BE USED
OR RE-FILED IN THE PUBLIC RECORDS
UNLESS IT IS FIRST RECORDED IN THE
PUBLIC RECORDS OF ELLIS COUNTY."
THOMAS L. JACKSON
REGISTRATION NUMBER 5644

LEGEND

CRS = 5/8" IRON ROD WITH YELLOW PLASTIC CAP STAMPED "TRINCS" SET
RPL = IRON ROD FOUND
FND = FOUND
OPRECT = OFFICIAL PUBLIC RECORDS ELLIS COUNTY TEXAS
U/E = UTILITY EASEMENT
B/L = BUILDING LINE

NOTES

BEARING BASE FOR THIS SURVEY IS TEXAS COORDINATE SYSTEM NORTH CENTRAL ZONE 4282.
NAD 83 PER GPS OBSERVATION.
THE SUBJECT PROPERTY LIES WITHIN ZONE "1", DEFINED AS "AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN", ACCORDING TO THE THE FLOOD INSURANCE RATE MAP NO. 48180179P, DATED JUNE 8, 2013, AS PUBLISHED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY.

ALL LOTS SHALL BE SERVICED BY AN ON-SITE SEWAGE FACILITY SYSTEM FOR RESIDENTIAL USE. AN ON-SITE EVALUATION SHALL BE PERFORMED BY A REGISTERED ENGINEER AND/OR A REGISTERED SANITARIAN.

STATE OF TEXAS
COUNTY OF ELLIS

CERTIFICATE OF APPROVAL BY THE COMMISSIONER'S COURT OF ELLIS COUNTY TEXAS

APPROVED THIS, THE _____ DAY OF _____, 2021.

TODD LITTLE
COUNTY JUDGE

RANDY STUBBINS
COMMISSIONER PRECINCT 1

LANE GRAYSON
COMMISSIONER PRECINCT 2

PAUL PERITY
COMMISSIONER PRECINCT 3

STYLIE BUTLER
COMMISSIONER PRECINCT 4

ATTEST

CRYSTAL VALDEZ
COUNTY CLERK

THIS PLAT HAS BEEN APPROVED BY THE DEPARTMENT OF DEVELOPMENT FOR AN ON-SITE SEWAGE FACILITY SYSTEM PERMITS AND ALL INFORMATION AS MAY BE REQUIRED BY THE ELLIS COUNTY DEPARTMENT OF DEVELOPMENT.

DEPARTMENT OF DEVELOPMENT DIRECTOR DATE

APPROVED BY PLANNING AND ZONING COMMISSION CITY OF WAXAHACHE

BY CHAIRPERSON DATE

ATTEST DATE

PLAT

ANGLEN ACRES

10.048 ACRES

BEING PART OF THE

M. MYERS SURVEY, ABSTRACT NO. 714,
J.C. ARMSTRONG SURVEY, ABSTRACT NO. 6
AND

THE J. FIFER SURVEY, ABSTRACT NO. 351

ETJ CITY OF WAXAHACHE

ELLIS COUNTY, TEXAS

2 RESIDENTIAL LOTS

CASE NO. SUB - 165 - 2020

NOVEMBER 2020

PAGE 1 OF 1

JOB NO 1656A



PLANNING & ZONING DEPARTMENT
401 South Rogers Street | Waxahachie, Texas 75168
(469) 309-4290 | www.waxahachie.com/Departments/PlanningandZoning



WATER UTILITY PROVIDER'S ENDORSEMENT

Applicant Name: Aaron & Barbara Anglen Parcel ID #: _____
Subdivision Name: Anglen Acres

The City of Waxahachie requires new lots in subdivisions have adequate water flow and pressure to comply with TCEQ and latest Insurance Service Office (ISO) guidelines. Subdivisions served by water providers outside of the City of Waxahachie will need to ensure they can provide water flow/pressure per TCEQ and fire flow per the latest ISO guidelines.

Applicants, please submit this form to your water provider for completion. This completed form must be turned in at the time you submit your application packet to the Planning Department.

Contact Information:

Buena Vista-Bethel SUD	(972) 937-1212
Carroll Water Company	(972) 617-0817
Mountain Peak SUD	(972) 775-3765
Rockett SUD	(972) 617-3524
Sardis-Lone Elm WSC	(972) 775-8566
Nash Foreston WSC	(972) 483-3039

To be completed by the water utility provider:

	Yes	No
1. I have reviewed a copy of the proposed plat.	<input checked="" type="checkbox"/>	<input type="checkbox"/>
2. The platted lots fall within our CCN area.	<input checked="" type="checkbox"/>	<input type="checkbox"/>
3. Our water system can provide water flow and pressure for domestic service per TCEQ regulations.	<input checked="" type="checkbox"/>	<input type="checkbox"/>
4. Our water system can provide the water flow and pressure for firefighting per ISO guidelines.	<input type="checkbox"/>	<input checked="" type="checkbox"/>
5. The water line size servicing the lots is <u>6</u> inches.	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Wayne Pratt
Joe Buchanan
Print Name of General Manager of water provider or Designee

[Signature]
Signature of General Manager of water provider or Designee

Buena Vista-Bethel S.U.D.
Name of water provider company

11-13-2020
Date



TEXAS REGISTERED ENGINEERING FIRM F-702

ROBERT T. CHILDRESS, JR., P.E. • BENJAMIN S. SHANKLIN, P.E. • ROBERT T. CHILDRESS III, P.E.

November 2, 2020

Mr. Joe Buchanan, Manager
Buena Vista-Bethel Special Utility District
312 S. Oak Branch Road
Waxahachie, Texas 75167

Re: Hydraulic Analysis for
Anglen Acres
2 Meters Near Node 258
Map Sheet 28

Dear Mr. Buchanan,

In response to your request, we have examined the hydraulic capability of your system to provide the above referenced service from either the 4" or the 6" main along FM 1446.

Our evaluation indicates that at this time the existing system can furnish the requested domestic service in conformity with Texas Commission on Environmental Quality standards for water distribution. A fireflow of 325 gpm can be projected off of the 6" main at this location.

Please be advised that this hydraulic analysis is only good for six (6) months from the date of this letter.

If you have any questions concerning this matter, please call.

Very truly yours,

CHILDRESS ENGINEERS

Benjamin S. Shanklin, P.E.

BSS/cv

Planning & Zoning Department

Plat Staff Report

Case: SUB-150-2020



MEETING DATE(S)

Planning & Zoning Commission: February 9, 2021

CAPTION

Consider request by Robert Hill, P&R Builders, LLC for a Plat of Country Meadows Phase 3 for thirty-six (36) residential lots being 45.121 acres situated in the G.W. Younger Survey, Abstract 1195 (Property ID: 192620) in the Extra Territorial Jurisdiction – Owner: P&R Builders, LLC

APPLICANT REQUEST

The applicant is requesting to plat the subject property into thirty-six (36) lots for residential use as the third phase of County Meadows Estates.

CASE INFORMATION

Applicant: Robert Hill, P&R Builders

Property Owner(s): P&R Builders, LLC

Site Acreage: 45.121 acres

Number of Lots: 36 lots

Number of Dwelling Units: 36 units

Park Land Dedication: N/A (ETJ)

Adequate Public Facilities: Per a water letter received from Rockett SUD, adequate domestic and fire flow are available to the subject property.

SUBJECT PROPERTY

General Location: The subject property is adjacent to and east of the existing Country Meadows Phase 2. Country Meadows Phase 2 has a roadway connection at Gibson Rd. and Country Meadows Dr.

Parcel ID Number(s): 192620

Current Zoning: N/A (ETJ)

Existing Use: The subject property is currently undeveloped.

Platting History: The subject property is situated in the G.W. Younger Survey, Abstract 1195

Site Aerial:**RECOMMENDATION**

Based on the details provided in this Staff Report and the present status of the documents subject to the request, the Planning and Zoning Department recommends:

- ☐ Disapproval
- ☒ Approval, as presented.
- ☐ Approval, per the following conditions:

ATTACHED EXHIBITS

1. Plat Drawing
2. Water Letter

APPLICANT REQUIREMENTS

1. If approved by City Council, within 30 days the applicant shall provide the Planning Department one revised electronic plan set that incorporates all comments.

CITY REQUIREMENTS FOR PLAT RECORDING AND FILING

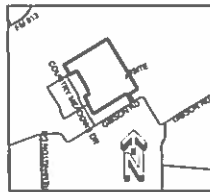
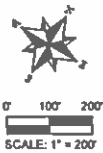
A plat shall not be filed with the Ellis County Clerk until:

1. All utilities, infrastructure, and other required improvements have been installed and a letter of acceptance associated with the utilities and infrastructure installation has been received from the Public Works Department;
2. A drainage study has been conducted and/or a traffic impact analysis has been conducted as required by the City's subdivision ordinance.

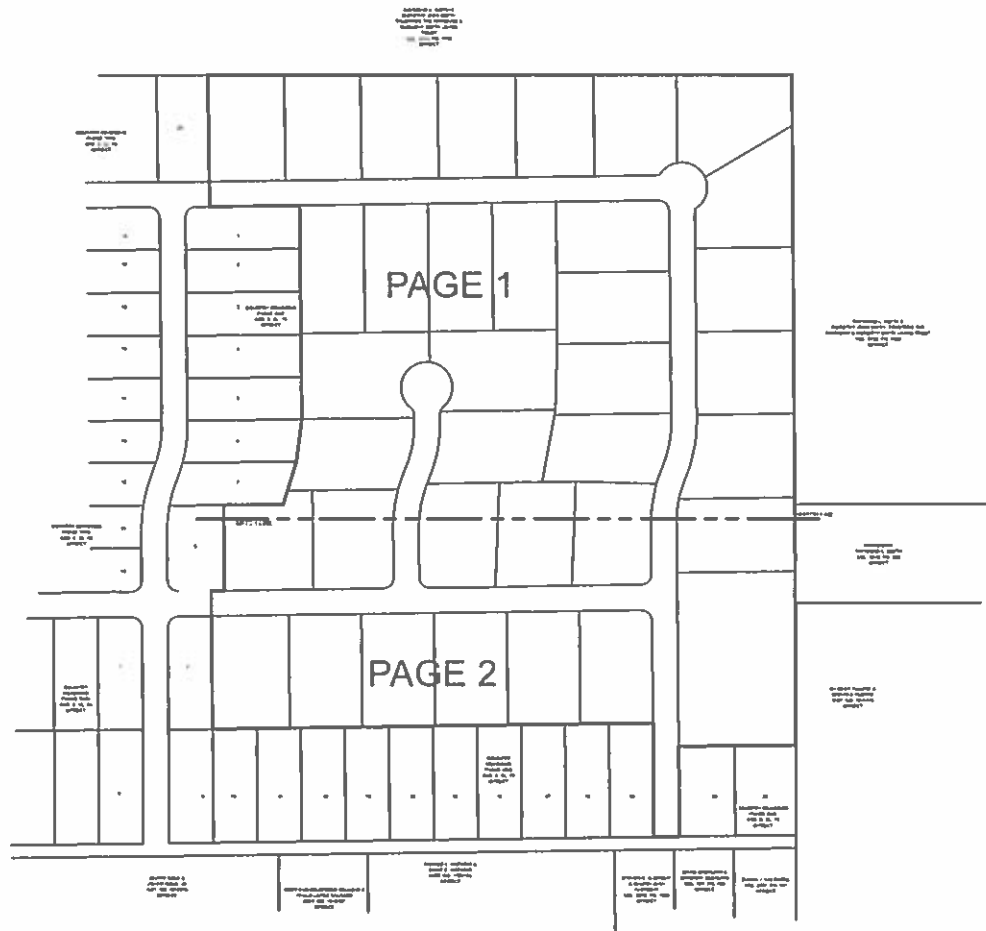
STAFF CONTACT INFORMATION

Prepared by:
Chris Webb
Planner
cwebb@waxahachie.com

Reviewed by:
Shon Brooks, AICP
Director of Planning
sbrooks@waxahachie.com



VICINITY MAP
NOT TO SCALE



OWNER
P&R BUILDINGS, LLC
152 LYNN CREEK DR
MABANK, TX 75156
873 567 0630
P&R155602@AOL.COM

SURVEYOR
TEXAS REALITY CAPTURE &
SURVEYING, LLC
P.O. BOX 252
WAXAHACHE, TEXAS 75108
409 516 0208
TBPLS FIRM NO 10184358

PLAT
COUNTRY MEADOWS
ESTATES
PHASE THREE

45.121 ACRES

SITUATE IN THE
G W YOUNGER SURVEY,
ABSTRACT NO 1195
ETJ OF THE CITY OF WAXAHACHE
ELLIS COUNTY, TEXAS
36 RESIDENTIAL LOTS
CASE NO. SUB-0150-2020
SEPTEMBER 2020

JOB NO 1864

PAGE 1 OF 4

(b)



0' 50' 100'
SCALE: 1" = 100'

RAYMOND L. SMITH &
DOROTHY JEAN SMITH,
TRUSTEES THE RAYMOND &
DOROTHY SMITH LIVING
TRUST
VOL. 2730 PG. 1380
OPRECT

P.O.B.

COUNTRY MEADOWS
PHASE TWO
CAB. E. SL. 98
OPRECT

PARK MEADOWS DRIVE
(CALLED 80' ROW)

COUNTRY MEADOWS DRIVE
(CALLED 80' ROW)

COUNTRY MEADOWS
PHASE TWO
CAB. E. SL. 98
OPRECT

FLOWER MEADOWS DRIVE
(CALLED 80' ROW)

LEGEND
CRS = 5/8 IRON ROD WITH YELLOW PLASTIC CAP STAMPED "TINCE" SET
80' = IRON ROD FOUND
FND = FOUND
OPRECT = OFFICIAL PUBLIC RECORDS ELLIS COUNTY TEXAS
U.E. = UTILITY EASEMENT
B.L. = BUILDING LINE
RSE = ROCKWELL SPECIAL UTILITY DISTRICT EASEMENT

N 59°01'57" E 1366.30'

PARK MEADOWS DRIVE
(80' ROW)

FLOWER MEADOWS DRIVE
(80' ROW)

ROAD

LOT #

TYPICAL EASEMENTS
(UNLESS OTHERWISE NOTED)

RAYMOND L. SMITH &
DOROTHY JEAN SMITH, TRUSTEES THE
RAYMOND & DOROTHY SMITH LIVING TRUST
VOL. 2730, PG. 1380
OPRECT

REMAINDER
RAYMOND L. SMITH
VOL. 1776, PG. 320
OPRECT

PLAT
COUNTRY MEADOWS
ESTATES
PHASE THREE

45.121 ACRES

G.W. YOUNGER SURVEY,
ABSTRACT NO. 1195
ETJ OF THE CITY OF WAXAHACHIE
ELLIS COUNTY, TEXAS
36 RESIDENTIAL LOTS
CASE NO. SUB-0150-2020

OWNER
PAR BUILDINGS, LLC
152 LYNN CREEK DR
MADISON, TX 75116
972.567.0830
R@ELLIS6608@GMAIL.COM

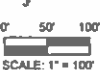
SURVEYOR
TEXAS REALITY CAPTURE &
SURVEYING, LLC
P.O. BOX 252
WAXAHACHIE, TEXAS 75116
409.818.0538
TBPLS FIRM NO. 10194359

JOB NO. 1684

SEPTEMBER 2020

PAGE 2 OF 4

(9)



FLOWER MEADOWS DRIVE
(CALLED BY RON)

COUNTRY
MEADOWS
PHASE TWO
CAB. E. SL. 85
DIRECT

COUNTRY MEADOWS DRIVE
(CALLED BY MOM)

JAVIER NAVA &
JAVIER NAVA, JR
INST NO 1832919
DIRECT

MARY ANN MEJORADO SALAZAR &
PAULO LOPEZ SALAZAR
HST NO 1618087
DIRECT

RONALD L. HOPKINS &
DIANE E. HOPKINS
INST NO 1723190
DIRECT

STEVEN E. ALBRIGHT
& GLORIA JEAN
ALBRIGHT
VOL. 237B, PG. 198A
CORRECT

DAVID COSTLOW
BARBARA COSTLOW
VOL. 684, PG. 880
DIRECT

SUSAN J. CALDWELL
VOL. 2031, PG.
OPRECT

NOTES

MEANING BASIS FOR THIS SURVEY IS TEXAS COORDINATE SYSTEM, NORTH CENTRAL ZONE 4202.
NAD 83 PER GPS OBSERVATIONS

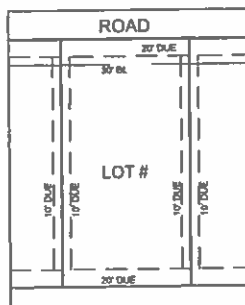
THE SUBJECT PROPERTY LIES WITHIN ZONE "X" DEFINED AS "AREAS DETERMINED TO BE OUTSIDE THE 1% ANNUAL CHANCE FLOODPLAIN" ACCORDING TO THE FLOOD INSURANCE RATE MAP NO. 48126C0308F, DATED JUNE 3, 2015, AS PUBLISHED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY.

ALL LOTS SHALL BE SERVICED BY AN ON-SITE SEWAGE FACILITY SYSTEM FOR RESIDENTIAL USE. AN ON-SITE EVALUATION SHALL BE PERFORMED BY A REGISTERED ENGINEER AND/OR A REGISTERED

ALL DRAINAGE FACILITIES AND DETENTION AREAS SHALL BE MAINTAINED BY THE INDIVIDUAL LOT OWNERS. THE CITY OF WAXAHAMIE AND ELLIOT COUNTY ARE NOT RESPONSIBLE FOR MAINTENANCE OF DETENTION AREAS OR DRAINAGE FACILITIES.

LEGEND

CIRS = 1/8" IRON ROD WITH YELLOW PLASTIC CAP STAMPED "TRUSS" SET
 BRG = IRON ROD FOUND
 FND = FOUND
 OPRECT = OFFICIAL PUBLIC RECORDS ELLIS COUNTY TEXAS
 U.E. = UTILITY EASEMENT
 @ L = BUILDING LINE
 RSE = ROCKET SPECIAL UTILITY DISTRICT EASEMENT



**TYPICAL EASEMENTS
(UNLESS OTHERWISE NOTED)**

RAYMOND L. SMITH &
DOROTHY JEAN SMITH, TRUSTEES THE
RAYMOND & DOROTHY SMITH LIVING TRUST
VOL. 2730, PG. 1380
DPRECT

REMAINDER
RAYMOND L. SMITH
VOL. 1378, PG. 220
OPRECT

GILBERT DUARTE &
MARCELA DUARTE
INST NO 1615175
OPRECT

PLAT
COUNTRY MEADOWS
ESTATES
PHASE THREE

45.121 ACRES
SITUATED IN THE
G.W. YOUNGER SURVEY,
ABSTRACT NO 1195
ETJ OF THE CITY OF WAXAHACHE
ELLIS COUNTY, TEXAS
38 RESIDENTIAL LOTS
CASE NO. SUB-0150-2020

OWNER
P&R BUILDINGS, LLC
152 LYNN CREEK DR
MABANK, TX 75156
972 567 0830
PRILL86408@aol.com

SURVEYOR.
TEXAS REALITY CAPTURE &
SURVEYING LLC.
P.O. BOX 252
WAXAHACHE, TEXAS 75168
409.516.0336
TDLPS FIRM NO 10194356

JOB NO 1684

SEPTEMBER 2020 PAGE 3 OF 4

(a)

STATE OF TEXAS
COUNTY OF ELLIS

OWNER'S CERTIFICATE

WHEREAS, PAR BUILDINGS, LLC IS THE OWNER OF A TRACT OF LAND SITUATED IN THE G.W. YOUNGER SURVEY ABSTRACT NO. 1196, ELLIS COUNTY, TEXAS, AND BEING ALL OF THAT TRACT OF LAND DESCRIBED IN DEED TO PAR BUILDINGS, LLC, RECORDED IN INSTRUMENT NO. 2019782, OF THE OFFICIAL PUBLIC RECORDS OF ELLIS COUNTY, TEXAS (CORRECT), AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A 1/2" IRON ROD FOUND FOR THE NORTHWEST CORNER OF SAID PAR TRACT, THE COMMON NORTHEAST CORNER OF COUNTRY MEADOWS, PHASE TWO, RECORDED IN CABINET E, BLIDE 88, CORRECT, AND IN THE SOUTH LINE OF A TRACT OF LAND DESCRIBED IN DEED TO RAYMOND L. SMITH AND DOROTHY JEAN SMITH, TRUSTEES, THE RAYMOND AND DOROTHY SMITH LIVING TRUST, RECORDED IN VOLUME 3738, PAGE 1398, CORRECT.

THENCE N 87°15'17" E, ALONG THE NORTH LINE OF SAID PAR TRACT AND THE COMMON SOUTH LINE OF SAID SMITH TRACT, A DISTANCE OF 1388.80 FEET TO A 1/2" IRON ROD FOUND FOR THE NORTHEAST CORNER OF SAID PAR TRACT AND A COMMON INTERIOR ELL CORNER OF SAID SMITH TRACT.

THENCE S 31°20'27" E, ALONG THE EAST LINE OF SAID PAR TRACT AND A COMMON WEST LINE OF SAID SMITH TRACT, A DISTANCE OF 1076.37 FEET TO A 1/2" IRON ROD FOUND FOR THE SOUTHWEST CORNER OF SAID SMITH TRACT AND THE COMMON NORTHWEST CORNER OF A TRACT OF LAND DESCRIBED IN DEED TO RAYMOND L. SMITH, RECORDED IN VOLUME 1376, PAGE 228, CORRECT.

THENCE S 31°22'09" E, ALONG THE EAST LINE OF SAID PAR TRACT, THE COMMON WEST LINE OF SAID SMITH TRACT AND THE COMMON WEST LINE OF A TRACT OF LAND DESCRIBED IN DEED TO ROBERT QUANTE AND MARIELA QUANTE, RECORDED IN INSTRUMENT NO. 1818178, CORRECT, A DISTANCE OF 864.28 FEET TO A 5/8" IRON ROD WITH CAP STAMPED "TJRCB" SET FOR ELL CORNER OF SAID PAR TRACT AND A COMMON NORTHEAST CORNER OF COUNTRY MEADOWS, PHASE ONE, RECORDED IN CABINET D, BLIDE 75, CORRECT.

THENCE ALONG THE SOUTH LINE OF SAID PAR TRACT AND THE COMMON NORTH LINE OF SAID COUNTRY MEADOWS, PHASE ONE, AS FOLLOWS:

S 64°15'27" W, A DISTANCE OF 275.25 FEET TO A 5/8" IRON ROD WITH CAP STAMPED "TJRCB" SET FOR AN INTERIOR ELL CORNER.

S 31°44'31" E, A DISTANCE OF 215.09 FEET TO A 1/2" IRON ROD WITH CAP STAMPED "RPLS 448F" FOUND FOR CORNER.

S 64°18'34" W, A DISTANCE OF 88.89 FEET TO A 1/2" IRON ROD WITH CAP STAMPED "RPLS 448F" FOUND FOR CORNER.

N 31°47'31" W, A DISTANCE OF 288.43 FEET TO A 1/2" IRON ROD FOUND FOR CORNER.

S 64°11'50" W, A DISTANCE OF 1838.85 FEET TO A 1/2" IRON ROD FOUND FOR THE SOUTHWEST CORNER OF SAID PAR TRACT.

THENCE ALONG THE WEST LINE OF SAID PAR TRACT AND THE COMMON EAST LINE OF SAID COUNTRY MEADOWS, PHASE TWO, AS FOLLOWS:

N 31°42'44" W, A DISTANCE OF 525.43 FEET TO 5/8" IRON ROD WITH CAP STAMPED "TJRCB" SET FOR CORNER.

N 60°16'37" E, A DISTANCE OF 31.88 FEET TO 5/8" IRON ROD WITH CAP STAMPED "TJRCB" SET FOR CORNER.

N 31°42'22" W, A DISTANCE OF 188.84 FEET TO 5/8" IRON ROD WITH CAP STAMPED "TJRCB" SET FOR CORNER.

N 60°16'37" E, A DISTANCE OF 138.28 FEET TO 5/8" IRON ROD WITH CAP STAMPED "TJRCB" SET FOR CORNER.

N 13°50'50" W, A DISTANCE OF 164.96 FEET TO A 1/2" IRON ROD WITH CAP STAMPED "RPLS 448F" FOUND FOR CORNER.

N 23°42'25" W, A DISTANCE OF 165.88 FEET TO A 1/2" IRON ROD WITH CAP STAMPED "RPLS 448F" FOUND FOR CORNER.

N 31°41'51" W, A DISTANCE OF 562.11 FEET TO A 1/2" IRON ROD WITH CAP STAMPED "RPLS 448F" FOUND FOR CORNER.

S 64°16'37" W, A DISTANCE OF 218.13 FEET TO 5/8" IRON ROD WITH CAP STAMPED "TJRCB" SET FOR CORNER.

N 31°46'10" W, A DISTANCE OF 318.39 FEET TO THE POINT OF BEGINNING AND CONTAINING 45.121 ACRES OF LAND MORE OR LESS.

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

THAT ROBERT HILL, DOES HEREBY CERTIFY AND ADOPT THIS PLAT DESIGNATING THE HEREIN ABOVE DESCRIBED PROPERTY AS COUNTRY MEADOWS ESTATES, PHASE THREE, AN ADDITION TO ELLIS COUNTY AND DOES HEREBY DEDICATE TO THE PUBLIC USE FOREVER, THE STREETS AND ALLEYS SHOWN THEREON. ROBERT HILL DOES HEREBY CERTIFY THE FOLLOWING:

1. THE STREETS AND ALLEYS ARE DEDICATED IN FULL WHOLE FOR STREET AND ALLEY PURPOSES.

2. ALL PUBLIC IMPROVEMENTS AND DEDICATIONS SHALL BE FREE AND CLEAR OF ALL DEBT, LIENS, INCUMBRANCES.

3. THE EASEMENTS AND PUBLIC USE AREAS, AS SHOWN AND CREATED BY THIS PLAT, ARE DEDICATED FOR THE PUBLIC USE FOREVER FOR THE PURPOSES INDICATED ON THIS PLAT.

4. NO BUILDINGS, FENCES, TREES, SHRUBS OR OTHER IMPROVEMENTS OR GROWTHS SHALL BE CONSTRUCTED OR PLACED UPON, OVER OR ACROSS THE EASEMENTS AS SHOWN.

5. ELLIS COUNTY IS NOT RESPONSIBLE FOR OR BE PLACING ANY IMPROVEMENTS IN, UNDER, OR OVER ANY EASEMENTS CAUSED BY MAINTENANCE OR REPAIR.

6. 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 ELLIS COUNTY'S USE THEREOF.

7. ELLIS COUNTY AND/OR PUBLIC UTILITIES SHALL HAVE THE RIGHT TO REMOVE AND KEEP REMOVED ALL OR PARTS OF ANY BUILDING, FENCES, TREES, SHRUBS OR OTHER IMPROVEMENTS OR GROWTHS WHICH MAY IN ANY WAY ENHANCE OR INTERFERE WITH THE CONSTRUCTION, MAINTENANCE, OR EFFICIENCY OF THEIR RESPECTIVE SYSTEMS IN THE EASEMENTS.

8. ELLIS COUNTY AND PUBLIC UTILITIES SHALL AT ALL TIMES HAVE THE FULL RIGHT OF ACCESS AND EGRESS TO OR FROM THEIR RESPECTIVE EASEMENTS FOR THE PURPOSES OF CONSTRUCTING, RECONSTRUCTING, IMPROVING, MAINTAINING, OPERATING, REPAIRING, AND ADDING TO OR REMOVING ALL OR PARTS OF THEIR RESPECTIVE SYSTEMS WITHOUT THE NECESSITY AT ANY TIME, PRECLUDING PERMISSION FROM ANYONE.

9. ALL MODIFICATIONS TO THIS DOCUMENT SHALL BE BY MEANS OF PLAT AND APPROVED BY ELLIS COUNTY.

THIS PLAT IS APPROVED SUBJECT TO ALL PLATTING ORDINANCES, RULES, REGULATIONS AND RESOLUTIONS OF THE ELLIS COUNTY TEXAS.

WITNESS MY HAND, THIS THE _____ DAY OF _____, 2021.

BY _____

ROBERT HILL
PAR BUILDINGS, LLC

STATE OF TEXAS
COUNTY OF ELLIS

BEFORE ME, THE UNDERSIGNED AUTHORITY, A NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS, ON THIS DAY, I PERSONALLY APPEARED ROBERT HILL, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT AND ACKNOWLEDGED TO ME THAT HE/SHE EXECUTED THE SAME FOR THE PURPOSES HE/SHE EXPRESSED AND IN THE CAPACITY STATED.

GAVE N UNDER MY HAND AND SEAL, THIS, THE _____ DAY OF _____, 2021.

NOTARY PUBLIC, IN AND FOR THE
STATE OF TEXAS

I, TIMOTHY L. JACKSON, RPLS, HEREBY CERTIFY THAT THIS PLAT WAS MADE ON THE GROUND, UNDER MY DIRECT SUPERVISION, ON THE DATE SHOWN, AND THAT ALL PROPERTY CORNERS HEREON HAVE BEEN FOUND OR SET AS SHOWN.

"PRELIMINARY: THIS DOCUMENT SHALL NOT BE RECORDED FOR ANY PURPOSE AND SHALL NOT BE USED OR RELIED UPON AS A FINAL SURVEY DOCUMENT."
TIMOTHY L. JACKSON
REGISTRATION NUMBER 5644

STATE OF TEXAS
COUNTY OF ELLIS

CERTIFICATE OF APPROVAL BY THE COMMISSIONERS COURT OF ELLIS COUNTY TEXAS

APPROVED THIS, THE _____ DAY OF _____, 2021.

_____ TOOD LITTLE
COUNTY JUDGE

_____ RANDY STRONG
COMMISSIONER PRECINCT 1

_____ PAUL PERRY
COMMISSIONER PRECINCT 3

ATTEST

_____ CRYSTAL WALDEZ
COUNTY CLERK

THIS PLAT HAS BEEN APPROVED BY THE DEPARTMENT OF DEVELOPMENT FOR AN ON-SITE SEWERAGE FACILITY SYSTEM PERIODS ANY AND ALL INFORMATION AS MAY BE REQUIRED BY THE ELLIS COUNTY DEPARTMENT OF DEVELOPMENT.

DEPARTMENT OF DEVELOPMENT DIRECTOR DATE

APPROVED BY PLANNING AND ZONING COMMISSION CITY OF WAXAHACHIE

BY _____
CHAIRPERSON DATE

ATTEST _____
DATE

LINE	BEARING	DISTANCE
1	N 15°00'00" W	115.00
2	S 75°00'00" E	117.00
3	S 15°00'00" W	117.00
4	N 75°00'00" E	117.00
5	N 15°00'00" W	117.00
6	S 75°00'00" E	117.00
7	S 15°00'00" W	117.00
8	N 75°00'00" E	117.00
9	N 15°00'00" W	117.00
10	S 75°00'00" E	117.00
11	S 15°00'00" W	117.00
12	N 75°00'00" E	117.00

LINE	BEARING	DISTANCE	LINE	BEARING	DISTANCE	LINE	BEARING	DISTANCE	LINE	BEARING	DISTANCE
C1	N 00°00'00" W	115.00	C13	S 75°00'00" E	117.00	C25	N 15°00'00" W	117.00	C37	N 15°00'00" W	117.00
C2	N 00°00'00" W	115.00	C14	S 75°00'00" E	117.00	C26	N 15°00'00" W	117.00	C38	N 15°00'00" W	117.00
C3	N 00°00'00" W	115.00	C15	S 75°00'00" E	117.00	C27	N 15°00'00" W	117.00	C39	N 15°00'00" W	117.00
C4	N 00°00'00" W	115.00	C16	S 75°00'00" E	117.00	C28	N 15°00'00" W	117.00	C40	N 15°00'00" W	117.00
C5	N 00°00'00" W	115.00	C17	S 75°00'00" E	117.00	C29	N 15°00'00" W	117.00	C41	N 15°00'00" W	117.00
C6	N 00°00'00" W	115.00	C18	S 75°00'00" E	117.00	C30	N 15°00'00" W	117.00	C42	N 15°00'00" W	117.00
C7	N 00°00'00" W	115.00	C19	S 75°00'00" E	117.00	C31	N 15°00'00" W	117.00	C43	N 15°00'00" W	117.00
C8	N 00°00'00" W	115.00	C20	S 75°00'00" E	117.00	C32	N 15°00'00" W	117.00	C44	N 15°00'00" W	117.00
C9	N 00°00'00" W	115.00	C21	S 75°00'00" E	117.00	C33	N 15°00'00" W	117.00	C45	N 15°00'00" W	117.00
C10	N 00°00'00" W	115.00	C22	S 75°00'00" E	117.00	C34	N 15°00'00" W	117.00	C46	N 15°00'00" W	117.00
C11	N 00°00'00" W	115.00	C23	S 75°00'00" E	117.00	C35	N 15°00'00" W	117.00	C47	N 15°00'00" W	117.00
C12	N 00°00'00" W	115.00	C24	S 75°00'00" E	117.00	C36	N 15°00'00" W	117.00	C48	N 15°00'00" W	117.00
C13	N 00°00'00" W	115.00	C25	S 75°00'00" E	117.00	C37	N 15°00'00" W	117.00	C49	N 15°00'00" W	117.00
C14	N 00°00'00" W	115.00	C26	S 75°00'00" E	117.00	C38	N 15°00'00" W	117.00	C50	N 15°00'00" W	117.00
C15	N 00°00'00" W	115.00	C27	S 75°00'00" E	117.00	C39	N 15°00'00" W	117.00			
C16	N 00°00'00" W	115.00	C28	S 75°00'00" E	117.00	C40	N 15°00'00" W	117.00			
C17	N 00°00'00" W	115.00	C29	S 75°00'00" E	117.00	C41	N 15°00'00" W	117.00			
C18	N 00°00'00" W	115.00	C30	S 75°00'00" E	117.00	C42	N 15°00'00" W	117.00			
C19	N 00°00'00" W	115.00	C31	S 75°00'00" E	117.00	C43	N 15°00'00" W	117.00			
C20	N 00°00'00" W	115.00	C32	S 75°00'00" E	117.00	C44	N 15°00'00" W	117.00			
C21	N 00°00'00" W	115.00	C33	S 75°00'00" E	117.00	C45	N 15°00'00" W	117.00			
C22	N 00°00'00" W	115.00	C34	S 75°00'00" E	117.00	C46	N 15°00'00" W	117.00			
C23	N 00°00'00" W	115.00	C35	S 75°00'00" E	117.00	C47	N 15°00'00" W	117.00			
C24	N 00°00'00" W	115.00	C36	S 75°00'00" E	117.00	C48	N 15°00'00" W	117.00			
C25	N 00°00'00" W	115.00	C37	S 75°00'00" E	117.00	C49	N 15°00'00" W	117.00			
C26	N 00°00'00" W	115.00	C38	S 75°00'00" E	117.00	C50	N 15°00'00" W	117.00			
C27	N 00°00'00" W	115.00	C39	S 75°00'00" E	117.00						
C28	N 00°00'00" W	115.00	C40	S 75°00'00" E	117.00						
C29	N 00°00'00" W	115.00	C41	S 75°00'00" E	117.00						
C30	N 00°00'00" W	115.00	C42	S 75°00'00" E	117.00						
C31	N 00°00'00" W	115.00	C43	S 75°00'00" E	117.00						
C32	N 00°00'00" W	115.00	C44	S 75°00'00" E	117.00						
C33	N 00°00'00" W	115.00	C45	S 75°00'00" E	117.00						
C34	N 00°00'00" W	115.00	C46	S 75°00'00" E	117.00						
C35	N 00°00'00" W	115.00	C47	S 75°00'00" E	117.00						
C36	N 00°00'00" W	115.00	C48	S 75°00'00" E	117.00						
C37	N 00°00'00" W	115.00	C49	S 75°00'00" E	117.00						
C38	N 00°00'00" W	115.00	C50	S 75°00'00" E	117.00						
C39	N 00°00'00" W	115.00									
C40	N 00°00'00" W	115.00									
C41	N 00°00'00" W	115.00									
C42	N 00°00'00" W	115.00									
C43	N 00°00'00" W	115.00									
C44	N 00°00'00" W	115.00									
C45	N 00°00'00" W	115.00									
C46	N 00°00'00" W	115.00									
C47	N 00°00'00" W	115.00									
C48	N 00°00'00" W	115.00									
C49	N 00°00'00" W	115.00									
C50	N 00°00'00" W	115.00									

OWNER
PAR BUILDINGS, LLC
152 LYNN CREEK DR
MABANK, TX 75156
872.567.0830
PHILL06408@AOL.COM

SURVEYOR
TEXAS REALITY CAPTURE &
SURVEYING, LLC
P.O. BOX 252
WAXAHACHIE, TEXAS 75180
409.618.9238
TRPLS FROM NO 10194358

PLAT
COUNTRY MEADOWS
ESTATES
PHASE THREE
45.121 ACRES

G.W. YOUNGER SURVEY,
ABSTRACT NO 1195
ETJ OF THE CITY OF WAXAHACHIE
ELLIS COUNTY, TEXAS
36 RESIDENTIAL LOTS
CASE NO. SUB-0150-2020

(9)



PLANNING & ZONING DEPARTMENT
401 South Rogers Street | Waxahachie, Texas 75168
(469) 309-4290 | www.waxahachie.com/Departments/PlanningandZoning



WATER UTILITY PROVIDER'S ENDORSEMENT

Applicant Name: Robert Hill / P&R Builders Parcel ID #: 192620
Subdivision Name: Country Meadows/Ph. 3

The City of Waxahachie requires new lots in subdivisions have adequate water flow and pressure to comply with TCEQ and latest Insurance Service Office (ISO) guidelines. Subdivisions served by water providers outside of the City of Waxahachie will need to ensure they can provide water flow/pressure per TCEQ and fire flow per the latest ISO guidelines.

Applicants, please submit this form to your water provider for completion. This completed form must be turned in at the time you submit your application packet to the Planning Department.

Contact Information:

Buena Vista-Bethel SUD (972) 937-1212
Carroll Water Company (972) 617-0817
Mountain Peak SUD (972) 775-3765
Rockett SUD (972) 617-3524
Sardis-Lone Elm WSC (972) 775-8566
Nash Foreston WSC (972) 483-3039

To be completed by the water utility provider:

	Yes	No
1. I have reviewed a copy of the proposed plat.	<input checked="" type="checkbox"/>	<input type="checkbox"/>
2. The platted lots fall within our CCN area.	<input checked="" type="checkbox"/>	<input type="checkbox"/>
3. Our water system can provide water flow and pressure for domestic service per TCEQ regulations.	<input checked="" type="checkbox"/>	<input type="checkbox"/>
4. Our water system can provide the water flow and pressure for firefighting per ISO guidelines.	<input checked="" type="checkbox"/>	<input type="checkbox"/>
5. The water line size servicing the lots is <u>6 & 12</u> inches.	<input type="checkbox"/>	<input type="checkbox"/>

Morgan Massey, Development Coordinator
Print Name of General Manager of water provider or Designee

Rockett SUD
Name of water provider company

Morgan Massey
Signature of General Manager of water provider or Designee

02-01-2021
Date