

A G E N D A

The Waxahachie Planning & Zoning Commission will hold a regular meeting on ***Tuesday, September 27, 2022 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 September 13, 2022
 - b. Minutes of the Planning & Zoning Commission briefing of September 13, 2022
5. ***Consider*** a request by Chad Adams, Levante Partners, LP, for a Plat of Levante, Lot 1X, Block A, Lots 1-6, 7X, 8-20, Block B, Lots 1-8, 9X, 10-11, Block C, Lots 1-17, Block D, Lots 1-18, Block E, Lots 1X, 2-10, Block F, Lots 1-26, Block G, Lots 1-9, Block H, Lots 1-13, Block I, being 150.59 acres, located on the west side of Howard Road (FM 877) across from 3175 Howard Road, situated in the S.M. Durrett Survey, Abstract No. 272, an addition to the City of Waxahachie (Property ID 182020) – Owner: LEVANTE PARTNERS, LP (SUB-66-2022) Staff: Eleana Tuley
 6. ***Consider*** a request by Daniel and Alba Villareal, for a Plat of Villareal Estate, Tract 3, Block 1, 1 lot being 1.700 acres, located on Patrick Road, situated in the Carter H. Hurst Survey, Abstract 456, an addition in the Extra Territorial Jurisdiction of the City of Waxahachie (Property ID: 197804) – Owner: DANIEL VILLAREAL AND ALBA VILLAREAL. (SUB-91-2022) Staff: Ashlie Jones

7. **Consider** a request by Donna Arnold for a Plat of Arnold Addition, Lots 1 & 2, Block A, being 3.746 acres, located at 7845 Little Branch Road, situated in the W.C. Berry Survey, Abstract 73, an addition in the Extra Territorial Jurisdiction of the City of Waxahachie (Property ID: 180068) – Owner: ARNOLD DONNA J (SUB-86-2022) Staff: Zack King
8. **Consider** a request by Claudia and Jose Rodriguez for a Plat of Compton Estates, three (3) lots being 10.300 acres, located on Compton Lane, situated in the J. Fifer Survey, Abstract 351, an addition in the Extra Territorial Jurisdiction of the City of Waxahachie (Property ID: 217169) – Owner: CLAUDIA RODRIGUEZ AND JOSE RODRIGUEZ (SUB-94-2022) Staff: Ashlie Jones
9. **Consider** a request by Garrett Rhoden, Johnson Volk Consulting Inc., for a Plat of Wooded Creek, 30 single family lots, being 52.243 acres, located directly west of Waterford Crossing, situated in the John Drinkard Survey, Abstract 273, an addition in the Extra Territorial Jurisdiction of the City of Waxahachie (Property ID 196487) – Owner: SOUTH PRONG CREEK VENTURE, LLC, SERIES 2 (SUB-95-2022) Staff: Zack King
10. **Consider** a request by Mike Davis, Bannister Engineering, for a Plat of Villaggio at Victron Park, 143 residential lots and 19 open space lots, being 16.975 acres, located southwest of the intersection of Butcher Road and US Highway 77, situated in the Albert Pruitt Survey, Abstract 848, the John Shaver Survey, Abstract 1000, and the Peter B. Stout Survey, Abstract 1003, an addition to the City of Waxahachie (Property ID: 189377) – Owner: VICTRON PARK DEVELOPMENT LP (SUB-98-2022) Staff: Zack King
11. 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) 309-4006 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.***

The Waxahachie Planning & Zoning Commission held a regular meeting on Tuesday, September 13, 2022 at 7:00 p.m. in the Council Chamber at 401 S. Rogers St., Waxahachie, TX.

Members Present: Rick Keeler, Chairman
Bonney Ramsey
Jim Phillips
David Hudgins
Erik Test

Members Absent: Melissa Ballard, Vice Chairman
Betty Square Coleman

Others Present: Jennifer Pruitt, Director of Planning
Eleana Tuley, Senior Planner
Amber Villarreal, City Secretary
Chris Wright, 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 August 23, 2022
- b. Minutes of the Planning and Zoning Commission briefing of August 23, 2022

Action:

Ms. Bonney Ramsey moved to approve items a. and b. on the Consent Agenda. Mr. David Hudgins seconded, All Ayes.

5. **Consider request by Christopher Walton, for a Plat of Cunningham Estates Phase 2, 109 single family residential lots and three (3) common area lots, being 153.126 acres, located southwest of the intersection of Old Maypearl Road and Cunningham Meadows Road, situated in the W. Lockwood Survey, Abstract 647 and the A. Ferguson Survey, Abstract 350, an addition in the Extra Territorial Jurisdiction of the City of Waxahachie (Property ID: 183334 & 187067) – Owner: OLD MAYPEARL ROAD LLC. (SUB-64-2022) Staff: Zack King**

Jennifer Pruitt, Senior Director of Planning, reviewed the case noting the applicant is requesting to plat the subject property into 109 single-family residential lots and three (3) common area lots as part of Phase 2 of the Cunningham Meadow Estates subdivision. Ms. Pruitt noted the plat meets all ETJ requirements and the applicant is not requesting any waivers. Staff recommended approval per the following staff comment:

(4a)

1. The applicant shall complete the review process of the traffic impact analysis (TIA) with City staff and shall install or meet any and all requirements of the TIA prior to the recording of this plat.

Action:

Mr. Jim Phillips moved to approve a request by Christopher Walton, for a Plat of Cunningham Estates Phase 2, 109 single family residential lots and three (3) common area lots, being 153.126 acres, located southwest of the intersection of Old Maypearl Road and Cunningham Meadows Road, situated in the W. Lockwood Survey, Abstract 647 and the A. Ferguson Survey, Abstract 350, an addition in the Extra Territorial Jurisdiction of the City of Waxahachie (Property ID: 183334 & 187067) – Owner: OLD MAYPEARL ROAD LLC. (SUB-64-2022). Mr. Erik Test seconded, All Ayes.

6. Adjourn

Mayor Pro Tem Chris Wright and Planning and Zoning Commission members thanked Jim Phillips for his service on the Commission.

There being no further business, the meeting adjourned at 7:05 p.m.

Respectfully submitted,

Amber Villarreal
City Secretary

(4b)

Planning and Zoning Commission
September 13, 2022

The Waxahachie Planning & Zoning Commission held a briefing session on Tuesday, September 13, 2022 at 6:45 p.m. in the City Council Conference Room at 401 S. Rogers St., Waxahachie, TX.

Members Present: Rick Keeler, Chairman
Bonney Ramsey
Jim Phillips
David Hudgins
Erik Test

Members Absent: Melissa Ballard, Vice Chairman
Betty Square Coleman

Others Present: Jennifer Pruitt, Senior Director of Planning
Eleana Tuley, Senior Planner
Amber Villarreal, City Secretary
Chris Wright, 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

Jennifer Pruitt, Senior Director of Planning, reviewed the following case:

- SUB-64-2022, the applicant is requesting to plat the subject property into 109 single-family residential lots and three (3) common area lots as part of Phase 2 of the Cunningham Meadow Estates subdivision. Staff recommended approval per the following staff comment:
 - The applicant shall complete the review process of the traffic impact analysis (TIA) with City staff and shall install or meet any and all requirements of the TIA prior to the recording of this plat.

3. Adjourn

There being no further business, the meeting adjourned at 6:59 p.m.

Respectfully submitted,

Amber Villarreal
City Secretary

(5)

Planning & Zoning Department

Plat Staff Report

Case: SUB-66-2022



MEETING DATE(S)

Planning & Zoning Commission: September 27, 2022

CAPTION

Consider a request by Chad Adams, Levante Partners, LP, for a Plat of Levante, Lot 1X, Block A, Lots 1-6, 7X, 8-20, Block B, Lots 1-8, 9X, 10-11, Block C, Lots 1-17, Block D, Lots 1-18, Block E, Lots 1X, 2-10, Block F, Lots 1-26, Block G, Lots 1-9, Block H, Lots 1-13, Block I, being 150.59 acres, located on the west side of Howard Road (FM 877) across from 3175 Howard Road, situated in the S.M. Durrett Survey, Abstract No. 272, an addition to the City of Waxahachie (Property ID 182020) – Owner: Levante Partners, LP (SUB-66-022)

APPLICANT REQUEST

The Applicant is requesting to plat approximately 150 acres into 121 single-family lots and four open space lots.

CASE INFORMATION

Applicant: Chad Adams, Levante Partners, LP

Property Owner(s): Chad Adams, Levante Partners, LP

Site Acreage: 150.6 acres

Number of Lots: 121 lots

Number of Dwelling Units: 121 units

Park Land Dedication: The cash in lieu of park land dedication is \$48,400.00 (121 residential dwellings at \$400.00 per dwelling).

Adequate Public Facilities: Adequate public facilities are available to the subject property.

SUBJECT PROPERTY

General Location: West side of Howard Road (FM 877) across from 3175 Howard Road

Parcel ID Number(s): 182020

Current Zoning: PD-SF-1 (Ord. No. 3324)

Existing Use: Undeveloped Land

Platting History: N/A

Site Aerial:



PLATTING ANALYSIS

The Applicant is proposing to plat approximately 150 acres into one hundred and twenty-one (121) single-family lots and four (4) open space lots. The proposed development complies with all other provisions within the governing zoning, including lot count and minimum lot size.

Since the zoning request, the Applicant has performed a Traffic Impact Analysis (TIA) and started designing the infrastructure and improvements for the project. During this process, the Applicant determined that the topography and the road's curvature obstructed the minimum sight distance for the ingress and egress on the second point of access which was initially proposed in the concept plan for the zoning request (ZDC-27-2022). Given the limited sight distance, the second entry point would have been dangerous for people trying to enter and exit the subdivision specifically from the southeast. To resolve this issue, the project will have additional access through the proposed Hightower development to the south.

The concept plan associated with the zoning request is in the attached exhibits for informational purposes. The plat reflects the ingress and egress layout with a divided point of access and also access through the south into the subdivision.

PUBLIC NOTIFICATIONS

The City mailed 17 courtesy notices to property owners within 200 feet of the request, and the notice was published in the Waxahachie Sun. The City has received one (1) letter of opposition at the time of publishing this report.

RECOMMENDATION

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

- Denial
- Approval, as presented.
- Approval, per the following comments:

1. The Applicant revise and update the plat in the future to reflect the right-of-way improvements required by the TIA.

ATTACHED EXHIBITS

1. Plat
2. Concept Plan (ZDC-27-2022)
3. Letter of Opposition

APPLICANT REQUIREMENTS

1. If approved by the Planning & Zoning Commission, within 30 days the applicant shall provide the Planning Department one revised electronic plan set that incorporates all comments.
2. Once the revised plans are provided, staff will verify all outstanding comments were satisfied.
 - a. If comments were not satisfied, then Applicant will be notified to make corrections.
 - b. If all comments satisfied, Applicant shall provide five signed, hard-copy plats.

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.

STAFF CONTACT INFORMATION

Prepared by:
 Eleana Tuley, AICP
 Senior Planner
eleana.tuley@waxahachie.com

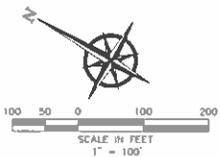
Reviewed by:
 Jennifer Pruitt, AICP, LEED-AP, CNU-A
 Senior Director of Planning
jennifer.pruitt@waxahachie.com

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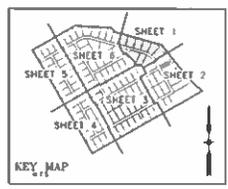


CURVE TABLE						
CURVE	DELTA	RADIUS	TANGENT	LENGTH	CHORD BEARING	CHORD
C1	73°02'	1472.40'	96.51'	197.74'	S 43°26'40\"	192.40'
C2	114°43'33\"	1185.92'	124.78'	242.71'	S 52°03'24\"	242.28'
C3	182°27'12\"	800.00'	115.66'	229.73'	S 50°31'56\"	226.94'
C4	7°38'27\"	800.00'	53.42'	106.69'	S 62°54'19\"	106.61'
C5	45°13'34\"	400.00'	166.61'	315.74'	N 52°29'42\"	307.80'
C6	45°13'35\"	250.00'	104.13'	197.24'	S 36°30'18\"	192.23'
C7	45°20'00\"	330.00'	137.82'	261.10'	S 61°13'31\"	254.34'
C8	5°15'14\"	1672.40'	87.28'	179.02'	S 42°19'17\"	174.97'
C9	12°00'55\"	1120.00'	119.19'	237.48'	S 51°01'21\"	237.03'
C10	9°47'04\"	1542.40'	132.02'	263.40'	S 44°35'12\"	263.00'
C11	106°15'37\"	50.00'	66.67'	92.73'	S 30°52'55\"	80.00'
C12	106°15'37\"	50.00'	66.67'	92.73'	S 30°52'55\"	80.00'
C13	106°15'37\"	50.00'	66.67'	92.73'	S 30°52'55\"	80.00'
C14	106°15'37\"	50.00'	66.67'	92.73'	S 30°52'55\"	80.00'
C15	106°15'37\"	50.00'	66.67'	92.73'	S 30°52'55\"	80.00'
C16	106°15'37\"	50.00'	66.67'	92.73'	S 30°52'55\"	80.00'
C17	180°00'00\"	8.00'	INFINITY	25.13'	N 36°27'58\"	16.00'
C18	180°00'00\"	8.00'	INFINITY	25.13'	S 30°16'32\"	16.00'

LINE TABLE		
NO	DIRECTION	DISTANCE
L1	S 40°32'29\"	29.17'
L2	S 44°08'30\"	142.13'
L3	S 50°16'22\"	25.00'
L4	N 125°31'1\"	30.00'
L5	N 75°52'55\"	20.28'
L6	N 23°58'06\"	84.03'
L7	S 23°58'06\"	27.50'
L8	S 30°22'51\"	74.23'
L9	N 00°16'06\"	35.38'
L10	N 84°42'39\"	35.55'
L11	S 75°37'36\"	21.31'
L12	S 14°24'00\"	71.11'
L13	S 59°39'43\"	21.49'
L14	N 30°08'14\"	20.85'
L15	N 14°07'05\"	21.21'
L16	N 75°52'55\"	21.21'
L17	N 14°07'05\"	21.21'
L18	S 13°40'28\"	21.26'
L19	N 78°19'37\"	31.17'
L20	S 76°02'45\"	21.27'
L21	S 13°57'15\"	21.15'
L22	S 76°02'45\"	21.27'
L23	N 12°57'15\"	21.15'
L24	N 12°57'15\"	21.15'
L25	S 76°02'45\"	21.27'
L26	S 76°02'45\"	21.27'
L27	S 13°57'15\"	21.15'
L28	S 13°40'28\"	21.26'
L29	N 78°19'37\"	21.17'
L30	S 14°07'05\"	21.21'
L31	N 75°52'55\"	21.21'



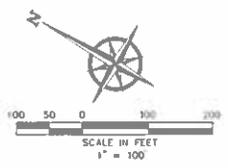
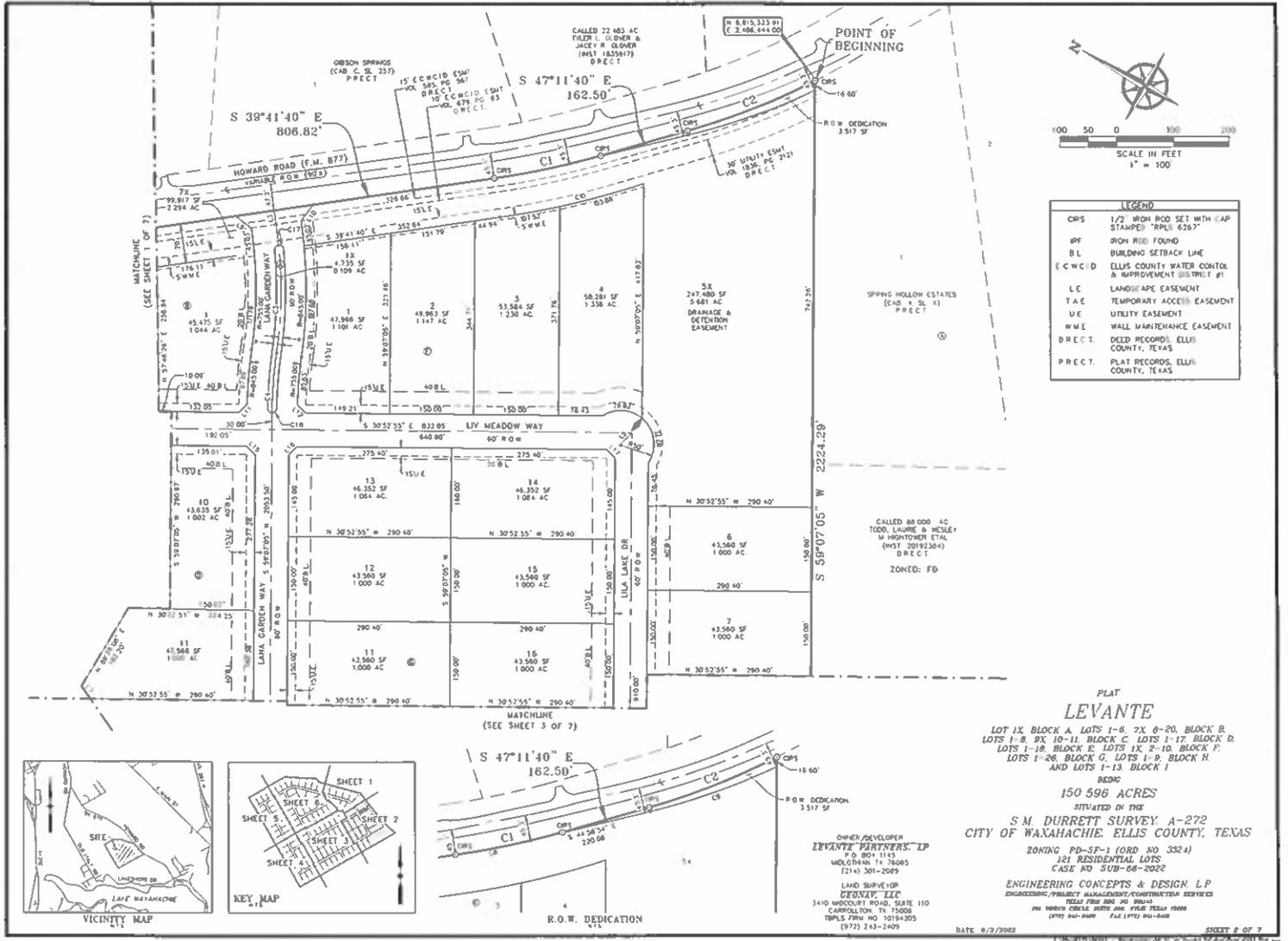
- LEGEND**
- CWS 1/2" IRON ROD SET WITH CAP STAMPED "RPLS 6267"
 - IRF IRON ROD FOUND
 - BL BUILDING SETBACK LINE
 - E C W C I D ELLIS COUNTY WATER CONTROL & IMPROVEMENT DISTRICT #1
 - LE LANDSCAPE EASEMENT
 - TAE TEMPORARY ACCESS EASEMENT
 - UE UTILITY EASEMENT
 - WWE WALL MAINTENANCE EASEMENT
 - D P R E C T DEED RECORDS, ELLIS COUNTY, TEXAS
 - P R E C T. PLAT RECORDS, ELLIS COUNTY, TEXAS



PLAT
LEVANTE
 LOT 1X, BLOCK A, LOTS 1-6 7X 8-10, BLOCK B,
 LOTS 1-8, 9X 10-11, BLOCK C, LOTS 1-11, BLOCK D,
 LOTS 1-18, BLOCK E, LOTS 1X 2-10, BLOCK F,
 LOTS 1-80, BLOCK G, LOTS 1-9, BLOCK H,
 AND LOTS 1-13, BLOCK I
 BEING
 150.596 ACRES
 SITUATED IN THE
 S.M. DURRETT SURVEY, A-272
 CITY OF WAXAHACHIE, ELLIS COUNTY, TEXAS
 ZONING PD-SF-1 (URD NO. 3324)
 121 RESIDENTIAL LOTS
 CASE NO. SUB-06-00002
 ENGINEERING CONCEPTS & DESIGN, L.P.
 REGISTERED PROFESSIONAL ENGINEERS
 10000 W. WOODWAY, SUITE 110
 HOUSTON, TEXAS 77055
 (713) 241-2400
 (713) 241-2400 FAX (713) 241-2400

OWNER/DEVELOPER
LEVANTE PARTNERS, LP
 P.O. BOX 1145
 MCKINNEY, TX 75065
 (214) 301-3088
 LAND SURVEYOR
CRONIN, LTD.
 2410 MIDCOURT ROAD, SUITE 110
 CARROLLTON, TX 75006
 TBRPLS FPM NO. 10584305
 (972) 243-2400

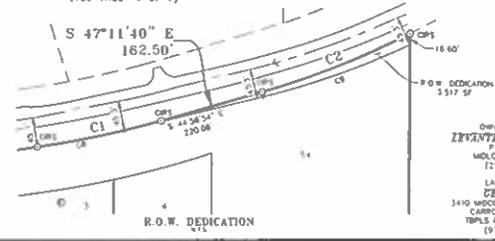
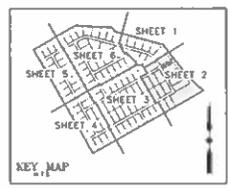
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LEGEND

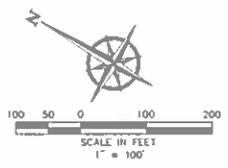
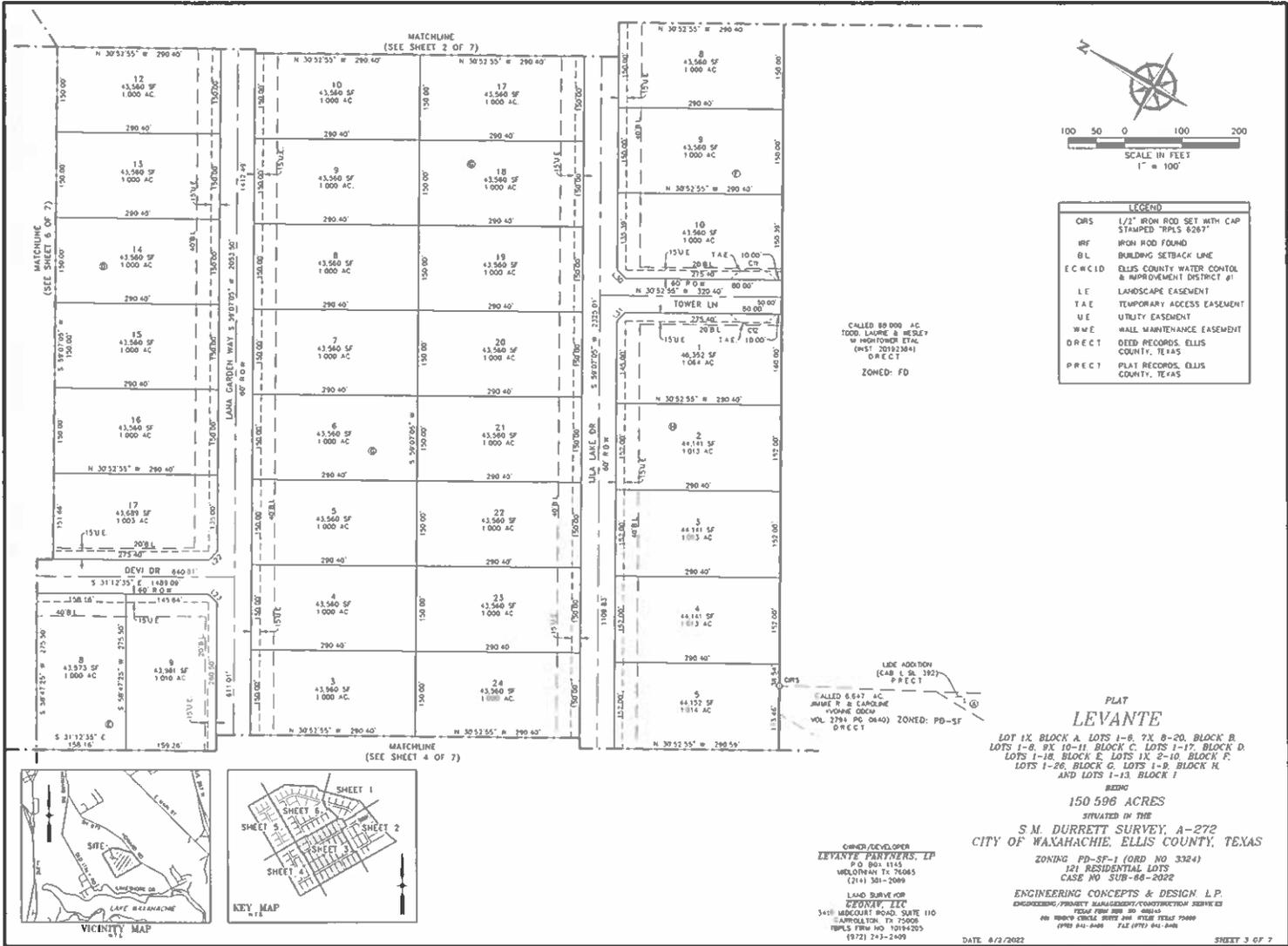
CMS	1/2" IRON ROD SET WITH CAP STAMPED "TBLPL 6267"
WF	IRON ROD FOUND
BL	BUILDING SETBACK LINE
CWCID	ELLIS COUNTY WATER CONTROL & IMPROVEMENT DISTRICT #1
LE	LANDSCAPE EASEMENT
TAE	TEMPORARY ACCESS EASEMENT
UE	UTILITY EASEMENT
WME	WALL MAINTENANCE EASEMENT
DRECT	DEED RECORDS, ELLIS COUNTY, TEXAS
PRECT	PLAT RECORDS, ELLIS COUNTY, TEXAS

PLAT LEVANTE
 LOT 1X, BLOCK A, LOTS 1-6, 7X 8-20, BLOCK B, LOTS 1-8, 9X 10-11, BLOCK C, LOTS 1-17, BLOCK D, LOTS 1-18, BLOCK E, LOTS 1X 2-10, BLOCK F, LOTS 1-28, BLOCK G, LOTS 1-D, BLOCK H, AND LOTS 1-13, BLOCK I.
 BEING 150.596 ACRES SITUATED IN THE S.M. DURRETT SURVEY A-272 CITY OF WAXAHACHIE, ELLIS COUNTY, TEXAS
 ZONING PD-SF-1 (ORD. NO. 3324) 121 RESIDENTIAL LOTS
 CASE NO. SUB-66-2022
 ENGINEERING CONCEPTS & DESIGN, L.P.
 ENGINEERING/PROJECT MANAGEMENT/CONSTRUCTION SERVICES
 1001 FIVE RIMS, SUITE 100
 200 HODGES CORNER, STATE AVE., FRESH MEADOWS 76040
 (972) 941-5400 FAX (972) 941-8400



OWNER/DEVELOPER
LEVANTE PARTNERS, LP
 P.O. BOX 1145
 WAXAHACHIE, TX 76085
 (214) 301-2069
 LAND SURVEYOR
CEONAY, LLC
 3410 WOODCOURT ROAD, SUITE 110
 CARROLLTON, TX 75006
 TBLPL FIRM NO. 10194205
 (972) 243-2409

(5)



LEGEND	
ORS	1/2" IRON ROD SET WITH CAP STAMPED "TRPS 6287"
WR	IRON ROD FOUND
BL	BUILDING SETBACK LINE
EC#CID	ELLIS COUNTY WATER CONTROL & IMPROVEMENT DISTRICT #1
LE	LANDSCAPE EASEMENT
TAE	TEMPORARY ACCESS EASEMENT
UE	UTILITY EASEMENT
WME	WALL MAINTENANCE EASEMENT
DRECT	DEED RECORDS, ELLIS COUNTY, TEXAS
PRECT	PLAT RECORDS, ELLIS COUNTY, TEXAS

CALLED 80.000 AC
TODD, LAURIE B & BESEY
W HIGHTOWER ETAL
(INST 20192304)
DRECT
ZONED: FD

LAND ADDITION
(C&B 156, 162)
PRECT
CALLED 6.647 AC
JIMBE R & CAROLINE
KORNE COOK
VOL 2794, PG 04403 ZONED: PD-SF
DRECT

PLAT
LEVANTE
LOT 1X, BLOCK A, LOTS 1-8, 7X 8-20, BLOCK B,
LOTS 1-8, 8X 10-11, BLOCK C, LOTS 1-17, BLOCK D,
LOTS 1-18, BLOCK E, LOTS 1X 2-10, BLOCK F,
LOTS 1-26, BLOCK G, LOTS 1-8, BLOCK H,
AND LOTS 1-13, BLOCK I

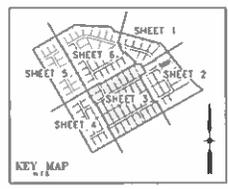
150.598 ACRES
SITUATED IN THE
S.M. DURRETT SURVEY, A-272
CITY OF WAXAHACHIE, ELLIS COUNTY, TEXAS

ZONING PD-SF-1 (ORD NO 3324)
121 RESIDENTIAL LOTS
CASE NO SUB-88-2022

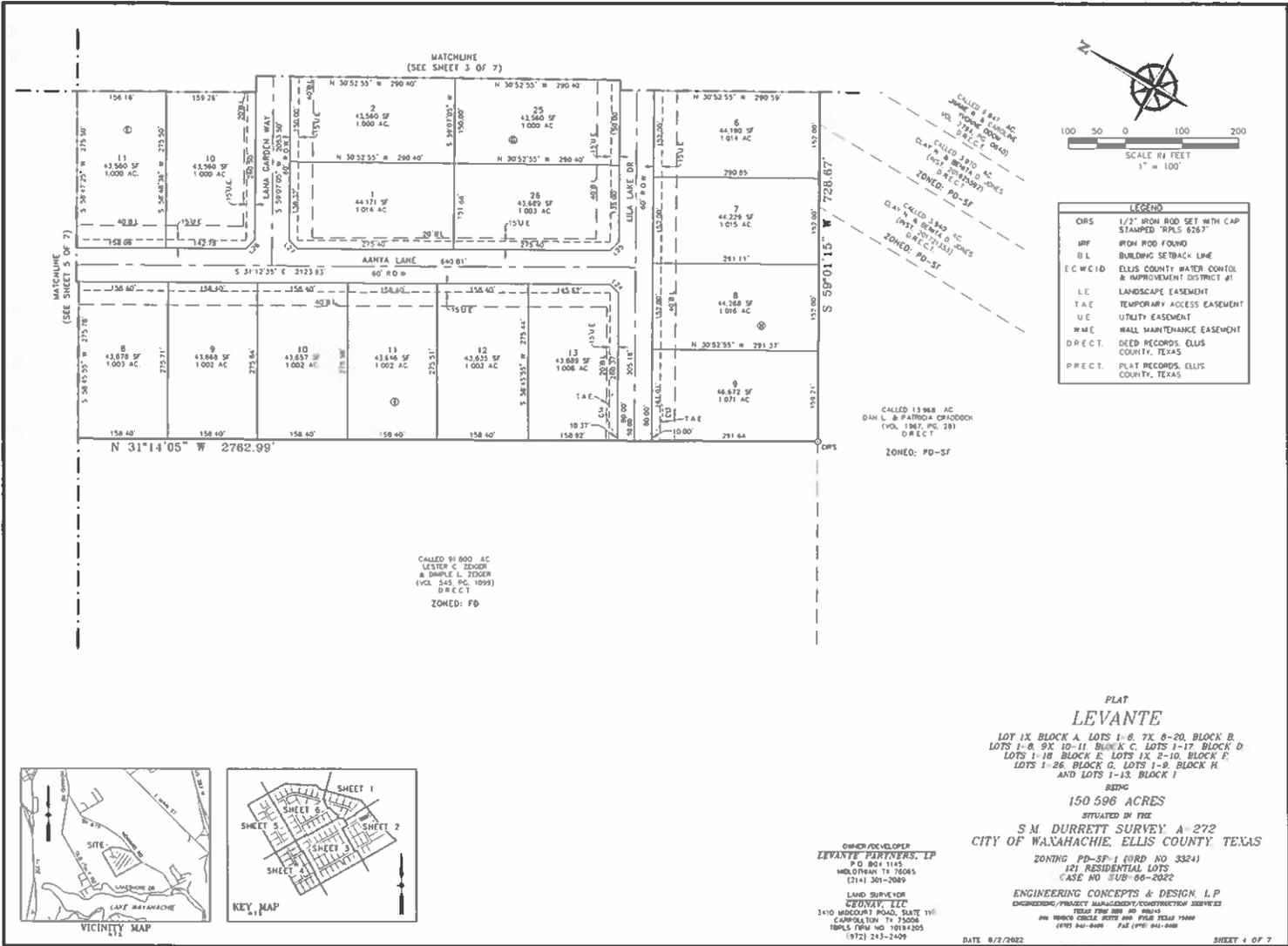
ENGINEERING CONCEPTS & DESIGN L.P.
ENGINEERING/PROJECT MANAGEMENT/CONSTRUCTION SERVICES
1000 W. WILSON ST. SUITE 200
WAXAHACHIE, TEXAS 76085
(940) 941-2400 FAX (972) 941-2408

OWNER/DEVELOPER
LEVANTE PARTNERS, LP
P.O. BOX 1145
WAXAHACHIE, TX 76085
(214) 381-2069

LAND SURVEY FOR
LEVANTE, LLC
3411 MIDCOURT ROAD, SUITE 110
DALLAS, TEXAS 75205
FBIPLS FIRM NO 10194205
(972) 233-2499



(5)



PLAT
LEVANTE
LOT IX, BLOCK A, LOTS 1-8, 7X 8-20, BLOCK B,
LOTS 1-8, 9X 10-11, BLOCK C, LOTS 1-17, BLOCK D,
LOTS 1-18, BLOCK E, LOTS 1X 2-10, BLOCK F,
LOTS 1-26, BLOCK G, LOTS 1-9, BLOCK H,
AND LOTS 1-13, BLOCK I

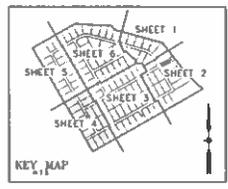
150.596 ACRES
SITUATED IN FREE
S.M. DURRETT SURVEY A-272
CITY OF WAXAHACHIE, ELLIS COUNTY, TEXAS

ZONING PD-SF-1 (ORD NO 3324)
121 RESIDENTIAL LOTS
CASE NO SUB-06-2022

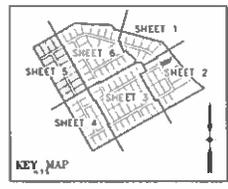
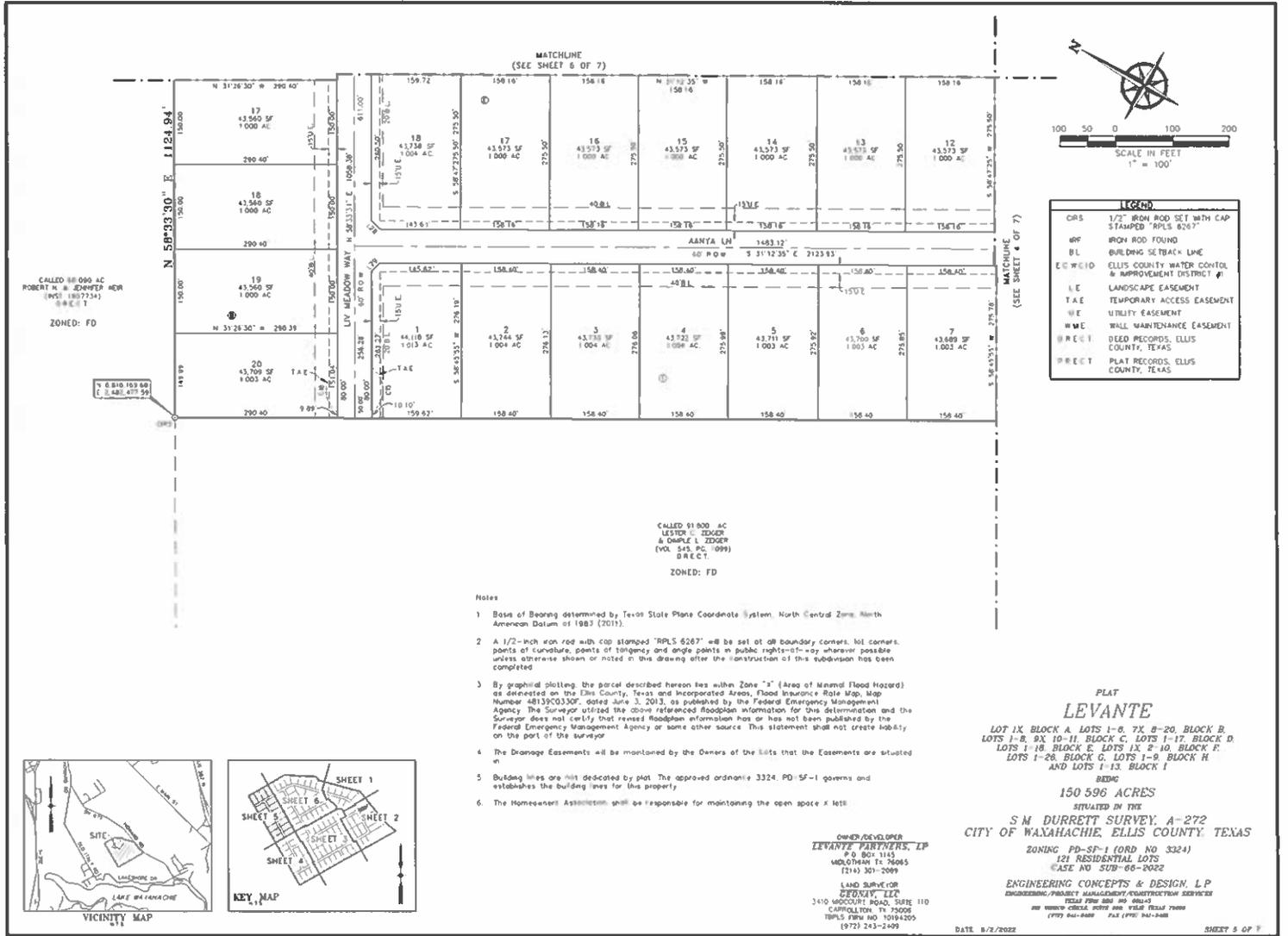
ENGINEERING CONCEPTS & DESIGN, L.P.
ENGINEERING/PROJECT MANAGEMENT/CONSTRUCTION SERVICES
TELE: 940-840-8840
800 TOLL FREE: 877-888-7888 FAX: 940-840-8888

OWNER/DEVELOPER
LEVANTE PARTNERS, LP
P.O. BOX 1145
MELROSE PARK, TX 76065
(714) 301-2069

LAND SURVEYOR
CEUNAY, LLC
1410 MIDCOURT ROAD, SUITE 110
CARROLLTON, TX 75006
TBPUS PERM NO 10194205
(972) 243-2499



(5)



LEGEND

- CRS 1/2" IRON ROD SET WITH CAP STAMPED TPLS 6267
- WR IRON ROD FOUND
- BL BUILDING SETBACK LINE
- ECW/EID ELLIS COUNTY WATER CONTROL & IMPROVEMENT DISTRICT #1
- LE LANDSCAPE EASEMENT
- TAE TEMPORARY ACCESS EASEMENT
- WE UTILITY EASEMENT
- WME WELL MAINTENANCE EASEMENT
- REC.I DEED RECORDS, ELLIS COUNTY, TEXAS
- REC.II PLAT RECORDS, ELLIS COUNTY, TEXAS

CALLLED 91.000 AC
LESTER C. EDGER
A CHARLES L. EDGER
(VOL. 543, PG. 1099)
DIRECT.

ZONED: FD

- Notes**
1. Base of Bearing determined by Texas State Plane Coordinate System, North Central Zone, North American Datum of 1983 (2011).
 2. A 1/2-inch iron rod with cap stamped TPLS 6267 will be set at all boundary corners, lot corners, points of curvature, points of tangency and angle points in public right-of-way wherever possible unless otherwise shown or noted in this drawing after the construction of this subdivision has been completed.
 3. By graphical plotting, the parcel described herein lies within Zone "3" (Area of Minimal Flood Hazard) as delineated on the Ellis County, Texas and Incorporated Areas, Flood Insurance Rate Map, Map Number 48139C0330F, dated June 3, 2013, as published by the Federal Emergency Management Agency. The Surveyor utilized the above referenced Floodplain information for this determination and the Surveyor does not certify that revised Floodplain information has or has not been published by the Federal Emergency Management Agency or some other source. This statement shall not create liability on the part of the surveyor.
 4. The Drainage Easements will be maintained by the Owners of the Lots that the Easements are situated on.
 5. Building lines are not dictated by plot. The approved ordinance 3324, PD-SF-1 governs and establishes the building lines for this property.
 6. The Homeowners Association shall be responsible for maintaining the open space X lot.

PLAT
LEVANTE
LOT IX, BLOCK A, LOTS 1-8, 7X 8-20, BLOCK B,
LOTS 1-8, 8X 10-11, BLOCK C, LOTS 1-17, BLOCK D,
LOTS 1-18, BLOCK E, LOTS 1X 2-10, BLOCK F,
LOTS 1-28, BLOCK G, LOTS 1-8, BLOCK H,
AND LOTS 1-13, BLOCK I

150.596 ACRES
SITUATED IN THE
S.M. DURRETT SURVEY, A-272
CITY OF WAXAHACHIE, ELLIS COUNTY, TEXAS

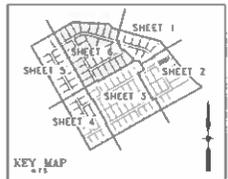
ZONING PD-SF-1 (ORD NO. 3324)
121 RESIDENTIAL LOTS
CASE NO. SUB-66-2022

ENGINEERING CONCEPTS & DESIGN, L.P.
ENGINEERING, PROJECT MANAGEMENT, CONSTRUCTION SERVICES
TELUS 2000 800 464-8045
100 WINDY CIRCLE, SUITE 800, PEARL TEXAS 75086
(972) 941-8888 FAX (972) 941-9488

DATE: 8/2/2022

SHEET 5 OF 7

(5)

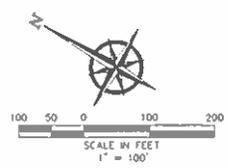


LEGEND

- CRS 1/2" IRON ROD SET WITH LEAD STAMPED "RPLS 6267"
- RF IRON ROD FOUND
- BL BUILDING SETBACK LINE
- CCWCID ELLIS COUNTY WATER CONTROL & IMPROVEMENT DISTRICT #1
- LE LANDSCAPE EASEMENT
- IAE TEMPORARY ACCESS EASEMENT
- UE UTILITY EASEMENT
- WME WALL MAINTENANCE EASEMENT
- DRECT DEED RECORDS, ELLIS COUNTY, TEXAS
- PRECT PLAT RECORDS, ELLIS COUNTY, TEXAS



PLAT
LEVANTE
LOT 1X BLOCK A, LOTS 1-6, 7X 8-20, BLOCK B,
LOTS 1-8 BK B-1, BLOCK C, LOTS 1-17, BLOCK D,
LOTS 1-16, BLOCK E, LOTS 1X 2-10, BLOCK F,
LOTS 1-26, BLOCK G, LOTS 1-9, BLOCK H,
AND LOTS 1-13, BLOCK I
BEING
150.596 ACRES
SITUATED IN THE
S.M. DURRETT SURVEY A-272
CITY OF WAXAHACHIE, ELLIS COUNTY, TEXAS
ZONING PD-SP-1 (ORD NO 3324)
121 RESIDENTIAL LOTS
CASE NO SUB-60-2028
ENGINEERING CONCEPTS & DESIGN, L.P.
ENGINEERING/PROJECT MANAGEMENT/CONSTRUCTION SERVICES
2825 FIRM RD, SUITE 100
14703 BAY PARK, FLE (770) 940-0488



OWNER/DEVELOPER
LEVANTE PARTNERS, LP
P.O. BOX 1114
MCKINNEY, TX 75065
(214) 301-2009
LAND SURVEYOR
GEORVAY, LLC
3140 WOODCROFT ROAD, SUITE 300
CARROLLTON, TX 75006
RPLS FIRM NO. 10184205
(972) 243-2409

(5)

OWNER'S CERTIFICATE AND DEDICATION

STATE OF TEXAS §
COUNTY OF ELLIS §

WHEREAS LEVANTE PARTNERS, LP are the owners of a tract of land situated in the S. M. Durrett Survey, Abstract Number 272, City of Waxahachie, Ellis County, Texas, and being all of those tracts of land described as "Tract Two and "Tract Three of Parcel 1- Staples Farm"...

BEGINNING at the most easterly southeast corner of said Tract Three, said corner being on the southwesterly right-of-way line of F.M. 877 (Howard Road a variable width right-of-way).

THENCE South 59 degrees 07 minutes 05 seconds West, along the south line of said Tract Three, a distance of 2,224.29 feet to a point for corner.

THENCE South 59 degrees 01 minutes 15 seconds West, continuing along said south line, a distance of 728.67 feet to a point for the most southerly corner of said Tract Three.

North 31 degrees 14 minutes 05 seconds West, along the southwesterly lines of said Tract Three and Tract Two, a distance of 2,762.99 feet to a point for the most westerly northeast corner of said Tract Two.

THENCE North 58 degrees 33 minutes 30 seconds East, along the north line of said Tract Two, a distance of 1,124.94 feet to a point for the most northerly corner of said Tract Two, said corner being the most westerly southeast corner of that tract of land described in deed to the State of Texas, as described in Volume 593, Page 220, D.R.E.C.T.

THENCE South 87 degrees 37 minutes 29 seconds East, along the common south line of said State of Texas tract and said north line of Tract Two, a distance of 437.74 feet to a point for corner.

THENCE South 89 degrees 30 minutes 29 seconds East, continuing along said common line, a distance of 400.00 feet to a point for corner.

THENCE South 44 degrees 06 minutes 29 seconds East, continuing along said common line, a distance of 142.42 feet to a point for corner.

THENCE South 76 degrees 06 minutes 29 seconds East, continuing along said common line, a distance of 1,123.59 feet to a point for corner.

THENCE South 40 degrees 12 minutes 29 seconds East, along the common said southwesterly right-of-way line of F.M. 877 and the northeasterly line of said Tract Two, a distance of 29.17 feet to a point for corner.

THENCE South 39 degrees 41 minutes 40 seconds East, along the common said southwesterly right-of-way line and the northeast line of said Tract Three, a distance of 806.82 feet to a point for the point of curvature of a tangent circular curve to the left having a radius of 1472.40 feet, whose chord bears South 43 degrees 26 minutes 40 seconds East, a distance of 192.60 feet.

THENCE continuing along said common line and along said curve, through a central angle of 07 degrees 30 minutes 00 seconds, an arc distance of 192.74 feet to a point for corner.

THENCE South 47 degrees 11 minutes 40 seconds East, continuing along said common line, a distance of 162.50 feet to a point for the point of curvature of a tangent circular curve to the left having a radius of 1185.92 feet, whose chord bears South 53 degrees 03 minutes 26 seconds East, a distance of 242.28 feet.

THENCE Southwesterly, continuing along said common line and along said curve, through a central angle of 11 degrees 43 minutes 33 seconds, an arc distance of 242.71 feet to the POINT OF BEGINNING AND CONTAINING 6,559,967 square feet or 150.566 acres of land, more or less.

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS

THAT LEVANTE PARTNERS, LP, acting herein by and through its duly authorized officers, does hereby adopt this plat designating the herein above described property as LEVANTE, an addition to the City of Waxahachie, 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 purpose 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 on landscape Easements, if approved by the City of Waxahachie. 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 of particular utilities, said use by public utilities being subordinate to the Public's and City of Waxahachie's use thereof. The City of Waxahachie and public utility entities shall at all times have the full right of ingress and egress to or from the respective easements for the purpose of constructing, reconstructing, inspecting, patrolling, maintaining, reading meters, and adding to or removing all or parts of their respective system 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 Waxahachie, Texas.

WITNESS, my hand, this ___ day of _____, 2022

FOR LEVANTE PARTNERS, LP

By: Chad Adams, Managing Partner

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 Chad Adams, 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 the ___ day of _____, 2022.

Notary Public in and for the State of Texas
My Commission Expires on _____

SURVEYOR'S CERTIFICATE

KNOW ALL MEN BY THESE PRESENTS

That I, Joel C. Howard, hereby certify that this plat was prepared under my supervision from an actual and accurate survey of the land and that the corner monuments shown thereon as set will be properly placed under my personal supervision in accordance with the Subdivision Ordinance of the City of Waxahachie.

Given under my hand and seal of office, this ___ day of _____, 2022

PRELIMINARY: THIS DOCUMENT SHALL NOT BE RECORDED FOR ANY PURPOSE

JOEL C. HOWARD
REGISTERED PROFESSIONAL LAND SURVEYOR
STATE OF TEXAS NO. 6267



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 Joel C. Howard, 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 _____, 2022

Notary Public in and for the State of Texas
My Commission Expires _____

APPROVAL CERTIFICATE

APPROVED BY Planning and Zoning Commission City of Waxahachie, Texas

By: Chairperson Date

By: Attest Date

PLAT
LEVANTE
LOT 1X, BLOCK A, LOTS 1-8, 7X, 8-20, BLOCK B, LOTS 1-8, 9X, 10-11, BLOCK C, LOTS 1-17, BLOCK D, LOTS 1-16, BLOCK E, LOTS 1X, 2-10, BLOCK F, LOTS 1-28, BLOCK G, LOTS 1-9, BLOCK H, AND LOTS 1-13, BLOCK I

150.596 ACRES

SITUATED IN THE

S.M. DURRETT SURVEY, A-272
CITY OF WAXAHACHIE, ELLIS COUNTY, TEXAS

ZONING PD-SF-1 (ORD. NO. 3324)

121 RESIDENTIAL LOTS

CASE NO. SUB-66-2022

ENGINEERING CONCEPTS & DESIGN, L.P.

ENGINEERING, PROJECT MANAGEMENT, CONSTRUCTION SERVICES

1211 FIVE STAR DRIVE, SUITE 100, WAXAHACHIE, TEXAS 75165

TEL: 940-249-4444 FAX: 940-249-4444

OWNER/DEVELOPER
LEVANTE PARTNERS, LP
P.O. BOX 1145
WAXAHACHIE, TX 75165
(940) 249-2089
LAND SURVEYOR
CRONIN, LLC
3416 WINDMILL ROAD, SUITE 110
COPPOLINO, TX 75006
MPLS. FIRM NO. 10184205
(972) 243-2409

DATE: 8/2/2022

SHEET 7 OF 7

(5)

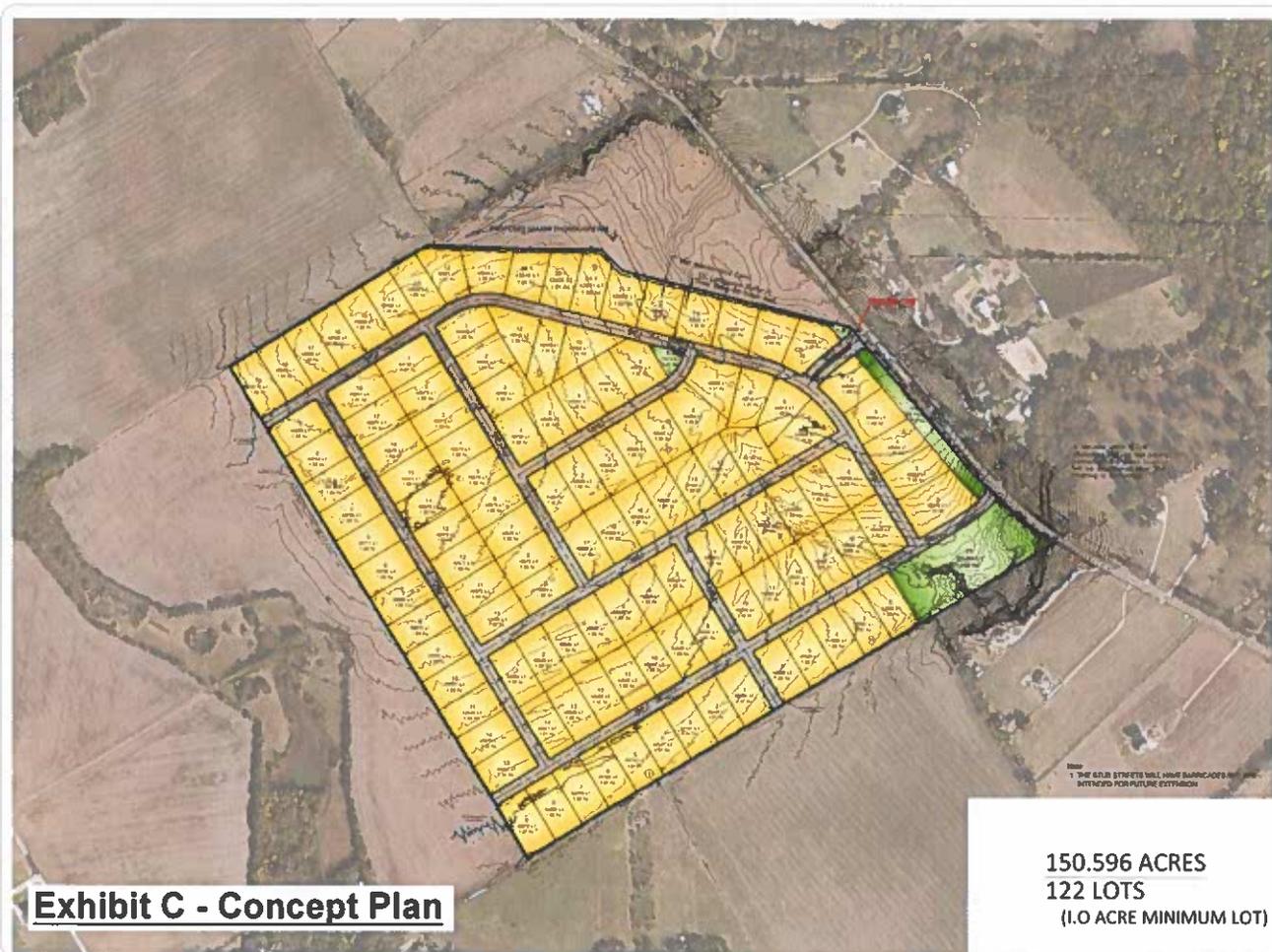


Exhibit C - Concept Plan

150.596 ACRES
122 LOTS
(1.0 ACRE MINIMUM LOT)

CONCEPT PLAN
LEVANTE
CITY WAXAHACHIE, TEXAS



MARCH 31, 2012
SHEET NO. 3 OF 3
PROJECT 405553

(5)

If you cannot attend the hearings, you may express your views by filling in and returning the bottom portion of this notice. Please contact the Planning Department at (469) 309-4290 or via email: Planning@Waxahachie.com for additional information on this request.

Case Number: SUB-66-2022

City Reference: 225303

Your response to this notification is optional. If you choose to respond, please return this form by 5:00 P.M. on **August 17, 2022** to ensure inclusion in the Agenda Packet. Forms can be e-mailed to Planning@Waxahachie.com or you may drop off/mail your form to City of Waxahachie, Attention: Planning, 401 South Rogers Street, Waxahachie, TX 75165.

SUPPORT

OPPOSE

Comments:

Howard Road is not equipped to handle the increase in traffic generated by the size of the development.

Janice Scarpinato
Signature

8-17-2022
Date

Janice Scarpinato
Printed Name and Title

3203 Howard Road
Address

It is a crime to knowingly submit a false zoning reply form. (Texas Penal Code 37.10)

If you are not the addressee at the top of this form, but would like to submit a response, please contact the City for a blank form.

(L)

Planning & Zoning Department Plat Staff Report



Case: SUB-91-2022

MEETING DATE(S)

Planning & Zoning Commission: September 27, 2022

CAPTION

Consider a request by Daniel and Alba Villareal for a Plat of Villareal Estate, Tract 3, Block 1, 1 lot being 1.700 acres, located on Patrick Road, situated in the Carter H. Hurst Survey, Abstract 456, an addition in the Extra Territorial Jurisdiction of the City of Waxahachie (Property ID: 197804) – Owner: DANIEL VILLAREAL AND ALBA VILLAREAL. (SUB-91-2022).

APPLICANT REQUEST

The applicant is requesting to plat the subject property into one lot for residential use.

CASE INFORMATION

<i>Applicant:</i>	Daniel & Alba Villareal
<i>Property Owner(s):</i>	Daniel & Alba Villareal
<i>Site Acreage:</i>	1.700 Acres
<i>Number of Lots:</i>	1 lot
<i>Number of Dwelling Units:</i>	N/A
<i>Park Land Dedication:</i>	N/A
<i>Adequate Public Facilities:</i>	Adequate public utilities are provided to the property.

SUBJECT PROPERTY

<i>General Location:</i>	Located near 2020 Patrick Road.
<i>Parcel ID Number(s):</i>	197804
<i>Current Zoning:</i>	N/A
<i>Existing Use:</i>	The subject property is undeveloped
<i>Platting History:</i>	The subject property is currently part of the Carter H. Hurst Survey, A-456.

Site Aerial:



PLATTING ANALYSIS

The applicant is requesting to Plat Villareal Estate, resulting in 1 lot, being 1.700 acres. All City of Waxahachie and Elis County standards have been met. The plat does provide a 30' ROW dedication on Patrick Road in conformance with the City of Waxahachie and Ellis County thoroughfare plans.

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:

- Approval, as presented.

ATTACHED EXHIBITS

1. Plat
2. Water Letter

APPLICANT REQUIREMENTS

1. If approved by the Planning and Zoning Commission, 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.

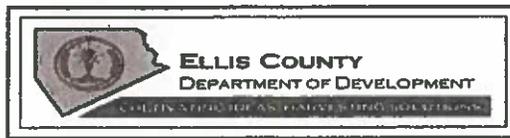
STAFF CONTACT INFORMATION

Prepared by:
 Ashlie Jones
 Senior Planner
ashlie.jones@waxahachie.com

Reviewed by:
 Jennifer Pruitt, AICP, LEED-AP, CNU-A
 Senior Director of Planning
jennifer.pruitt@waxahachie.com

109 South Jackson Street
Waxahachie, TX 75165

Main Phone:
972-825-5200



(10)

Department Website:
www.co.ellis.tx.us/dod

Department Email:
dod@co.ellis.tx.us

WATER UTILITY PROVIDER ENDORSEMENT

Ellis County requires new lots in subdivisions to have adequate water flow and pressure to comply with Texas Commission on Environmental Quality (TCEQ) and the latest adopted Fire Code. Subdivisions served by water providers will need to ensure they can provide water flow/pressure per TCEQ and fire flow per the latest adopted Fire Code.

Applicants, please submit this form to your water provider for completion. This completed form must be turned in at the time you submit your plat application packet. If this letter is not submitted, it will be considered an incomplete application.

PROPERTY INFORMATION

Site Address/General Location: TBD Patrick Rd City/State: Waxahachie ZIP: 75167
Legal Description: _____
Proposed Use of plat or development: Residential Acres: 1.70 Lots: 1

APPLICANT/OWNER INFORMATION

Applicant/Agent Name: Daniel Villareal Company Name: _____
Mailing Address: 1411 Heather run City/State: Duncanville/TX ZIP: 75137
Main Phone: (817) 366-2747 Email: Dnlvillareal@yahoo.com

TO BE COMPLETED BY THE WATER UTILITY PROVIDER

	YES	NO
1. I have reviewed a copy of the proposed plat/development.	<input checked="" type="checkbox"/>	<input type="checkbox"/>
2. The proposed plat/development falls 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 the latest adopted TCEQ regulations and requirements.	<input checked="" type="checkbox"/>	<input type="checkbox"/>
4. Our water system can provide the water flow and necessary minimum pressure for firefighting purposes, per established County regulations and Fire Code (<u>5,500</u> gpm fire flow only).	<input checked="" type="checkbox"/>	<input type="checkbox"/>
5. The waterline size service the proposed plat/development is currently listed as <u>16"</u> inches and located along <u>the Patrick Rd</u> Dr/Ln/St/Blvd, etc.	<input type="checkbox"/>	<input type="checkbox"/>
6. Are there plans to upsize or increase the existing water line mention in Question No. 5?	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Jacob morales Development Coordinator Rockett SUD
Print Name of General Manager of Water Provider or Designee Name of Water Provider Company

Jacob Morales _____
Signature of General Manager of Water Provider or Designee Date 7/21/22

CONTACT INFORMATION

Buena Vista-Bethel SUD 972-937-1212
Carroll Water Company 972-617-0817
Files Valley 254-689-2331
Hill Co. Coop. 800-338-6425

Mountain Peak SUD 972-775-3765
Nash Forreston WSC 972-483-3039
Rockett SUD 972-617-3524
Sardis Lone Elm WSC 972-775-8566
South Ellis County WSC 972-483-6885
South Garrett Water 972-875-5893

(1)

Planning & Zoning Department

Plat Staff Report

Case: SUB-86-2022



MEETING DATE(S)

Planning & Zoning Commission: September 27, 2022

CAPTION

Consider request by Donna Arnold for a Plat of Arnold Addition, Lots 1 & 2, Block A, being 3.746 acres, located at 7845 Little Branch Road, situated in the W.C. Berry Survey, Abstract 73, an addition in the Extra Territorial Jurisdiction of the City of Waxahachie (Property ID: 180068) – Owner: ARNOLD DONNA J (SUB-86-2022) Staff: Zack King

APPLICANT REQUEST

The applicant is requesting to plat the subject property into two (2) lots for single-family residential use.

CASE INFORMATION

<i>Applicant:</i>	Donna J. Arnold
<i>Property Owner(s):</i>	Donna J. Arnold
<i>Site Acreage:</i>	3.746 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>	Adequate public facilities are available to the subject property via Sardis-Lone Elm WSC and on-site sewage systems.

SUBJECT PROPERTY

<i>General Location:</i>	7845 Little Branch Road
<i>Parcel ID Number(s):</i>	180086
<i>Current Zoning:</i>	N/A (ETJ)
<i>Existing Use:</i>	The subject property is currently undeveloped.
<i>Platting History:</i>	The subject property is a portion of the W.C. Berry Survey, Abstract 73.

Site Aerial:



PLATTING ANALYSIS

The applicant is proposing to plat the subject property into two (2) lots for single-family residential use. The applicant is providing a 40' right-of-way (ROW) dedication for Little Branch Road in conformance with the City of Waxahachie Thoroughfare Plan. All lot size and dimension requirements have been met.

The plat document currently contains two minor textual errors that will need to be corrected prior to filing. The Instrument Number identified in the Owner's Certificate is mistyped and will need to be corrected to 215912. Additionally, due to the location of the subject property in the Waxahachie ETJ, the Owner's Dedication will need to be updated to replace references to the City of Waxahachie with "Ellis County".

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:

- Approval, per the following conditions:
 1. The Instrument Number identified in the Owner's Certificate is updated to read "215912".
 2. The Owner's Dedication is updated to identify "Ellis County" instead of the City of Waxahachie.

ATTACHED EXHIBITS

1. Plat
2. Water Letter

APPLICANT REQUIREMENTS

1. If approved by the Planning & Zoning Commission, within 30 days the applicant shall provide the Planning Department one revised electronic plan set that incorporates all comments.
2. Once the revised plans are provided, staff will verify all outstanding comments were satisfied.
 - a. If comments were not satisfied, then the applicant will be notified to make corrections.
 - b. If all comments were satisfied, then the applicant shall provide five signed, hard-copy plats.

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:

Zack King

Senior Planner

zking@waxahachie.com

Reviewed by:

Jennifer Pruitt, AICP, LEED-AP, CNU-A

Senior Director of Planning

jennifer.pruitt@waxahachie.com



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: _____ Parcel ID #: 180068
 Subdivision Name: Arnold Addition 7845 Little Branch Rd

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. <i>Fire hydrant on 12" main 450' north</i>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
5. The water line size servicing the lots is <u>2"</u> inches.	<input type="checkbox"/>	<input type="checkbox"/>

PAUL TISCHLER

Print Name of General Manager of water provider or Designee

Signature of General Manager of water provider or Designee

Sardis Lone Elm WSC

Name of water provider company

7-26-2022

Date

Planning & Zoning Department Plat Staff Report



Case: SUB-94-2022

MEETING DATE(S)

Planning & Zoning Commission: September 27, 2022

CAPTION

Consider a request by Claudia and Jose Rodriguez for a Plat of Compton Estates, 3 lots being 10.300 acres, located on Compton Lane, situated in the J. Fifer Survey, Abstract 351, an addition in the Extra Territorial Jurisdiction of the City of Waxahachie (Property ID: 217169) – Owner: CLAUDIA RODRIGUEZ AND JOSE RODRIGUEZ. (SUB-94-2022).

APPLICANT REQUEST

The applicant is requesting to plat the subject property into three lots for residential use.

CASE INFORMATION

<i>Applicant:</i>	Claudia & Jose Rodriguez
<i>Property Owner(s):</i>	Claudia & Jose Rodriguez
<i>Site Acreage:</i>	10.300 Acres
<i>Number of Lots:</i>	3 lots
<i>Number of Dwelling Units:</i>	1
<i>Park Land Dedication:</i>	N/A
<i>Adequate Public Facilities:</i>	Adequate public utilities are provided to the property.

SUBJECT PROPERTY

<i>General Location:</i>	Located near 441 Compton Lane.
<i>Parcel ID Number(s):</i>	217169
<i>Current Zoning:</i>	N/A
<i>Existing Use:</i>	The existing use is residential
<i>Platting History:</i>	The subject property is currently part of the J. Fifer Survey, A-351.

Site Aerial:



PLATTING ANALYSIS

The applicant is requesting to Plat Compton Estates, resulting in 3 lots, being 10.300 acres. All City of Waxahachie and Elis County standards have been met. The plat does provide a 56' ROW dedication on Compton Lane in conformance with the City of Waxahachie and Ellis County thoroughfare plans.

Adequate public facilities can be provided to the site via Buena Vista-Bethel SUD (BVBSUD) and on-site sewage systems. However, a Water Endorsement Letter received from BVBSUD stated that adequate water flow is available to the site for domestic services only. Water flow and pressure for firefighting and fire suppression purposes is not available. The City of Waxahachie Subdivision Ordinance allows plats of fewer than 4 lots in the Waxahachie ETJ to be approved without adequate fire flow; provided that the plat include a note indicating this fact. The applicant will provide this required note on the plat prior to plat filing.

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:

- Approval, per condition.
 1. A revised version of the plat shall be provided to staff that includes a note stating the following: "NOTE: AT THE TIME OF PLAT APPROVAL, THIS DEVELOPMENT DOES NOT HAVE ADEQUATE WATER FLOW TO ALLOW FOR FIRE FIGHTING AND FIRE SUPPRESSION SERVICES TO ANY IMPROVED PROPERTIES."

ATTACHED EXHIBITS

1. Plat
2. Water Letter

APPLICANT REQUIREMENTS

1. If approved by the Planning and Zoning Commission, 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:

Ashlie Jones

Senior Planner

ashlie.jones@waxahachie.com

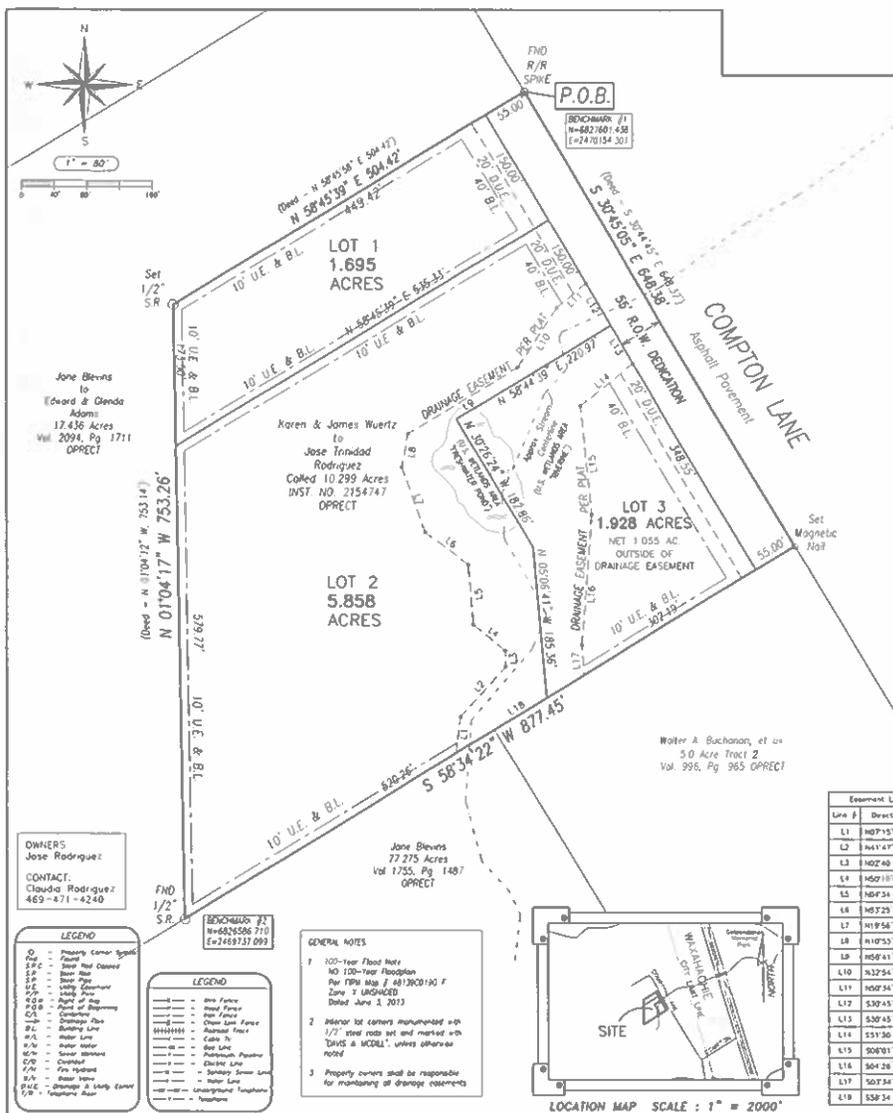
Reviewed by:

Jennifer Pruitt, AICP, LEED-AP, CNU-A

Senior Director of Planning

jennifer.pruitt@waxahachie.com

(8)



STATE OF TEXAS
 COUNTY OF ELLIS KNOW ALL MEN BY THESE PRESENTS

WHEREAS, Claudia and Jose Rodriguez are the Owners of all of that certain lot, tract or parcel of land situated in the J. Fifer Survey, Abstract No. 351, and being all of a ceded 10.299 acres tract of land described in deed from Karen & James Wuerz to Jose Trinidad Rodriguez recorded in instrument number 2154747, Official Public Records, Ellis County, Texas (OPRECT), and being more particularly described as follows:

BEGINNING at a railroad spike found in the centerline of Compton Lane (a county road) for the north corner of said Rodriguez tract, and being the same for this tract, and being the east corner of a ceded 17.436 acres tract described in deed from Jane Blevins to Edward & Glenda Adams recorded in Volume 2084, Page 1711 OPRECT,

THENCE South 30°45'05" East, 648.38 feet (Deed - S 30°44'45" E 648.37') with the centerline of Compton Lane along the centerline of said Rodriguez tract, and same for this tract to a Magnetic Nail set for the east corner of said Rodriguez tract, and being the same for this tract, and being the north corner of a ceded 3.0 acres tract described in deed to Walter A. Buchanan, et ux recorded in Volume 996, Page 955, OPRECT,

THENCE South 58°34'22" West, 877.45 feet, of approximately, 55.00 feet passing a 1/2" capped steel rod marked "DAVIS AND MCDILL" set, at approximately 432.06 feet passing the west corner of said Buchanan tract and the north corner of the residual of a ceded 77.275 acres tract described in deed to Jane Blevins recorded in Volume 1775, Page 1487 OPRECT, and continuing a total distance of 877.45 feet to a 1/2" steel rod found for the south corner of said Rodriguez tract,

THENCE North 01°04'17" East, 753.26 feet (Deed - N 01°04'12" W, 753.14') along the west line of said Rodriguez tract and this tract, and along an east line of said Adams tract to a 1/2" capped steel rod marked "DAVIS AND MCDILL" set for the northeast corner of said Rodriguez tract, and being the same for this tract, and being on east corner of said Adams tract,

THENCE North 58°45'39" East (Deed - N 58°45'58" E, 504.42') along the northwest line of said Rodriguez tract and this tract, and along the southeast line of said Adams tract, at approximately 449.42 feet passing a 1/2" capped steel rod marked "DAVIS AND MCDILL" set, and continuing a total distance of 504.42 feet to the POINT OF BEGINNING and containing approximately 10.300 acres of land.

SURVEYOR'S CERTIFICATE

This is to certify that I, Stuart G. Hamilton, a Registered Public Land Surveyor of the State of Texas, have plotted the subdivision hereon from an actual survey on the ground and that all lot corners, angle points, and points of curve have been properly marked on the ground, and that this plot correctly represents that survey made by me.

"PRELIMINARY, THIS DOCUMENT SHALL NOT BE RECORDED FOR ANY PURPOSES."

Stuart G. Hamilton Date _____
 Registered Professional Land Surveyor
 Number 4480

THIS SURVEY IS VALID ONLY WITH ORIGINAL SIGNATURE IN RED INK

Revisions	By

Davis & McDill LLC

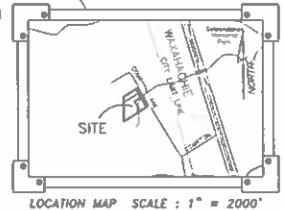
SURVEYING, LAND MANAGEMENT, EROSION MANAGEMENT
 P.O. BOX 208 WAXAHACHIE, TEXAS 75166
 PHONE: 972-436-1185
 A Texas licensed surveying firm # 1018488



Date: **9/9/2022**
 Scale: **1" = 80'**
 Drawn: **D. McDill**
 Job: **222-0068**
 Sheet **1** of **2** sheets

PLAT
COMPTON ESTATES
 Being a 10.300 Acres Addition
 out of the J. Fifer Survey, Abst. 351
 in the Extra-Territorial Jurisdiction
 of the City of Waxahachie
 in Ellis County, Texas
 3 Residential Lots
 Case No. SUB-04-2022

Line #	Bearing	Length
L1	N 87°15'00" E	46.73
L2	N 41°47'24" E	82.81
L3	N 02°48'47" W	118.97
L4	N 62°18'05" W	181.58
L5	N 67°34'47" W	73.81
L6	N 67°25'13" W	168.21
L7	N 19°56'12" W	85.14
L8	N 10°53'15" E	41.31
L9	N 58°41'12" E	156.88
L10	N 32°54'51" E	87.70
L11	N 60°34'47" E	47.31
L12	S 30°45'05" E	181.81
L13	S 30°45'05" E	54.14
L14	S 51°30'19" W	83.89
L15	S 08°01'47" E	133.61
L16	S 64°28'13" W	180.80
L17	S 07°34'41" E	31.17
L18	S 58°34'22" W	182.11



OWNERS
 Jose Rodriguez
 CONTACT:
 Claudia Rodriguez
 469-471-4240

LEGEND

- - Property Corner Symbol
- S.P.C. - Steel Pipe Cap
- S.P. - Steel Pipe
- S.P.E. - Steel Pipe End
- S.P.S. - Steel Pipe Set
- S.P.T. - Steel Pipe Tap
- S.P.W. - Steel Pipe Weld
- S.P.Y. - Steel Pipe Yoke
- S.P.Z. - Steel Pipe Zerk
- S.P.A. - Steel Pipe Arm
- S.P.B. - Steel Pipe Band
- S.P.C. - Steel Pipe Cap
- S.P.D. - Steel Pipe Drip
- S.P.E. - Steel Pipe End
- S.P.F. - Steel Pipe Flange
- S.P.G. - Steel Pipe Gasket
- S.P.H. - Steel Pipe Head
- S.P.I. - Steel Pipe Inlet
- S.P.J. - Steel Pipe Joint
- S.P.K. - Steel Pipe Key
- S.P.L. - Steel Pipe Lock
- S.P.M. - Steel Pipe Mount
- S.P.N. - Steel Pipe Nut
- S.P.O. - Steel Pipe Outlet
- S.P.P. - Steel Pipe Plug
- S.P.Q. - Steel Pipe Quarter
- S.P.R. - Steel Pipe Ring
- S.P.S. - Steel Pipe Set
- S.P.T. - Steel Pipe Tap
- S.P.U. - Steel Pipe Union
- S.P.V. - Steel Pipe Valve
- S.P.W. - Steel Pipe Weld
- S.P.X. - Steel Pipe X
- S.P.Y. - Steel Pipe Yoke
- S.P.Z. - Steel Pipe Zerk

GENERAL NOTES

1. 100'-Year Flood Rate
 10 100'-Year Floodplain
 Per FEMA Map # 4812001100 F
 Zone F UNSHADED
 Dated: June 1, 2013
2. Interior lot corners monumented with 1/2" steel rods set and marked with "DAVIS & MCDILL", unless otherwise noted.
3. Property owners shall be responsible for maintaining all drainage easements.

(8)



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: Claudia Rodriguez Parcel ID #: 217169
Subdivision Name: Compton Estates

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>3</u> inches.	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Joe Buchanan

Print Name of General Manager of water provider or Designee

Buena Vista-Bethel S.U.D.

Name of water provider company

Joe Buchanan
Signature of General Manager of water provider or Designee

8-2-2022

Date

Planning & Zoning Department

Plat Staff Report

Case: SUB-95-2022



MEETING DATE(S)

Planning & Zoning Commission: September 27, 2022

CAPTION

Consider the request by Garrett Rhoden, Johnson Volk Consulting Inc., for a **Plat** of Wooded Creek, 30 single-family lots, being 52.243 acres, located directly west of Waterford Crossing, situated in the John Drinkard Survey, Abstract 273, an addition in the Extra Territorial Jurisdiction of the City of Waxahachie (Property ID 196487) – Owner: South Prong Creek Venture, LLC, Series 2 (SUB-95-2022) Staff: Zack King

APPLICANT REQUEST

The applicant is requesting to plat the subject property into thirty (30) lots for single family residential use as part of the Wooded Creek subdivision.

CASE INFORMATION

<i>Applicant:</i>	Garrett Rhoden, Johnson Volk Consulting Inc.
<i>Property Owner(s):</i>	South Prong Creek Venture LLC Series 2
<i>Site Acreage:</i>	52.243 acres
<i>Number of Lots:</i>	30 lots
<i>Number of Dwelling Units:</i>	30 units
<i>Park Land Dedication:</i>	N/A (ET)
<i>Adequate Public Facilities:</i>	Adequate public water facilities for this subdivision are available via Buena Vista-Bethel SUD. Wastewater facilities will be provided via on-site septic systems.

SUBJECT PROPERTY

<i>General Location:</i>	Directly west of Waterford Crossing
<i>Parcel ID Number(s):</i>	196487
<i>Current Zoning:</i>	N/A (ETJ)
<i>Existing Use:</i>	The subject property is currently undeveloped.
<i>Platting History:</i>	The subject property is not currently platted; but did complete a Land Use Study (LUS-26-2021) with the City of Waxahachie in 2021. The layout of the subdivision approved with the Land Use Study is no longer the layout proposed by the applicant.

Site Aerial:



PLATTING ANALYSIS

The applicant is proposing to plat the subject property into thirty (30) lots for single-family residential use as part of the Wooded Creek Subdivision. The applicant is providing a variable width right-of-way (ROW) dedication along the northern boundary of the property in conformance with the City of Waxahachie Thoroughfare Plan. All lot size and dimension requirements have been met. Two points of access are provided with this plat via an active connection to the existing Waterford Drive and a future connection to the future 80' thoroughfare shown on the City of Waxahachie Thoroughfare Plan to run along the northern boundary of the subdivision.

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:

- Approval as presented

ATTACHED EXHIBITS

1. Plat
2. Water Letter

APPLICANT REQUIREMENTS

1. If approved by the Planning & Zoning Commission, within 30 days the applicant shall provide the Planning Department one revised electronic plan set that incorporates all comments.
2. Once the revised plans are provided, staff will verify all outstanding comments were satisfied.
 - a. If comments were not satisfied, then the applicant will be notified to make corrections.
 - b. If all comments were satisfied, then the applicant shall provide five signed, hard-copy plats.

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:

Zack King

Senior Planner

zking@waxahachie.com

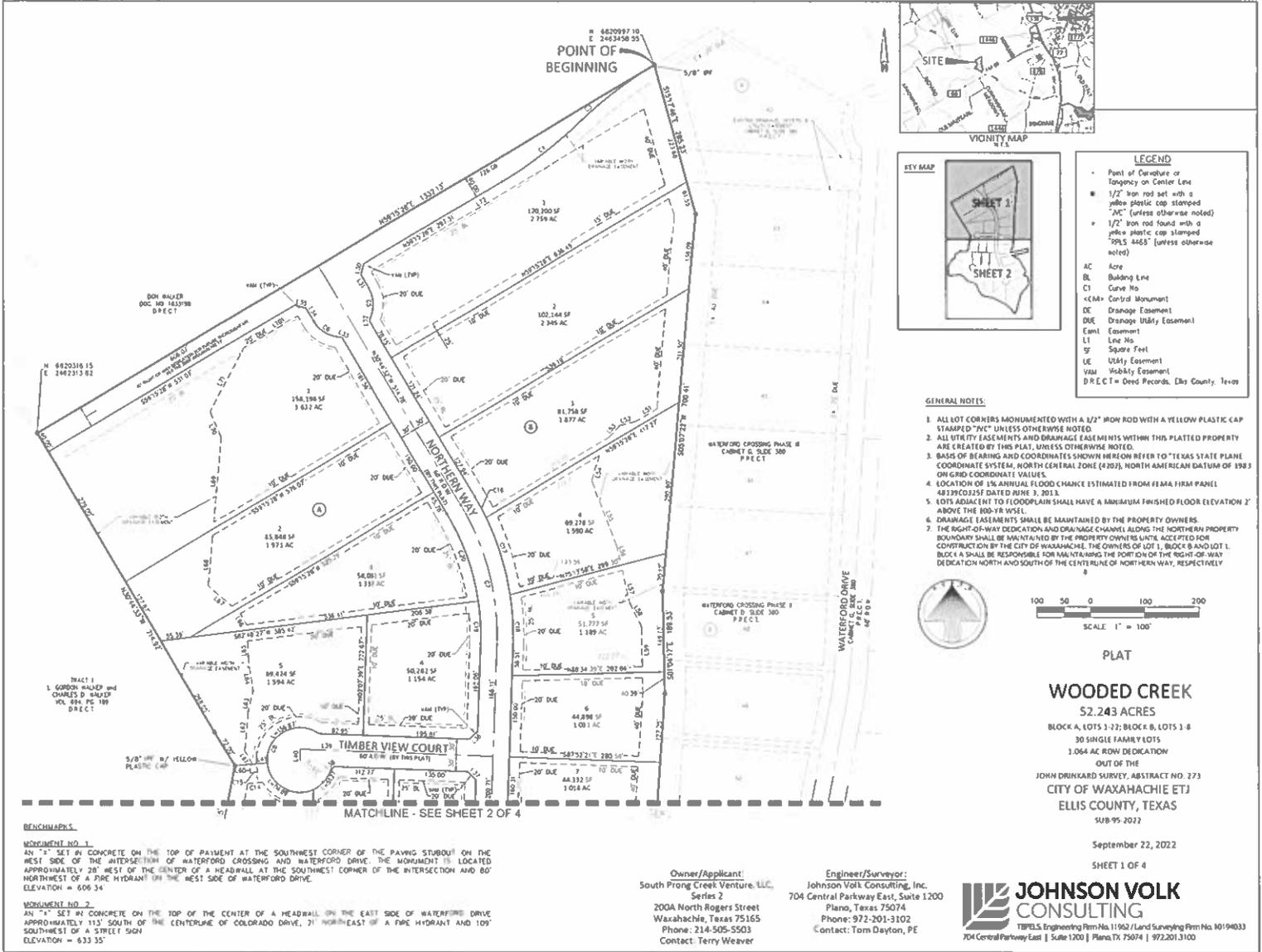
Reviewed by:

Jennifer Pruitt, AICP, LEED-AP, CNU-A

Senior Director of Planning

jennifer.pruitt@waxahachie.com

(9)



LEGEND

- Point of Curvature or Tangency on Center Line
- 1/2" iron rod set with a yellow plastic cap stamped "AVC" (unless otherwise noted)
- 1/2" iron rod found with a yellow plastic cap stamped "PPS 4468" (unless otherwise noted)

AC Acre
 BL Building Line
 CL Curve No.
 <M> Curved Monument
 DE Drainage Easement
 DUE Drainage Utility Easement
 Easmt. Easement
 LL Line No.
 SF Square Feet
 UE Utility Easement
 VAM Visibility Easement
 DRECT = Deed Records, Ellis County, Texas

GENERAL NOTES:

- ALL LOT CORNERS MONUMENTED WITH A 1/2" IRON ROD WITH A YELLOW PLASTIC CAP STAMPED "AVC" UNLESS OTHERWISE NOTED.
- ALL UTILITY EASEMENTS AND DRAINAGE EASEMENTS WITHIN THIS PLATTED PROPERTY ARE CREATED BY THIS PLAT, UNLESS OTHERWISE NOTED.
- BASIS OF BEARING AND COORDINATES SHOWN HEREON REFER TO TEXAS STATE PLANE COORDINATE SYSTEM, NORTH CENTRAL ZONE (4303), NORTH AMERICAN DATUM OF 1983 ON GRID COORDINATE VALUES.
- LOCATION OF 1% ANNUAL FLOOD CHANCE ESTIMATED FROM FEMA FIRM PANEL 48139C0325F DATED JUNE 3, 2013.
- LOTS ADJACENT TO FLOODPLAIN SHALL HAVE A MINIMUM FINISHED FLOOR ELEVATION 2' ABOVE THE 100-YR FSEL.
- DRAINAGE EASEMENTS SHALL BE MAINTAINED BY THE PROPERTY OWNERS.
- THE RIGHT-OF-WAY DEDICATION AND DRAINAGE CHANNEL ALONG THE NORTHERN PROPERTY BOUNDARY SHALL BE MAINTAINED BY THE PROPERTY OWNERS UNTIL ACCEPTED FOR CONSTRUCTION BY THE CITY OF WAXAHACHIE. THE OWNERS OF LOT 1, BLOCK B AND LOT 1, BLOCK A SHALL BE RESPONSIBLE FOR MAINTAINING THE PORTION OF THE RIGHT-OF-WAY DEDICATION NORTH AND SOUTH OF THE CENTERLINE OF NORTHERN WAY, RESPECTIVELY.



PLAT
WOODED CREEK
 52.243 ACRES

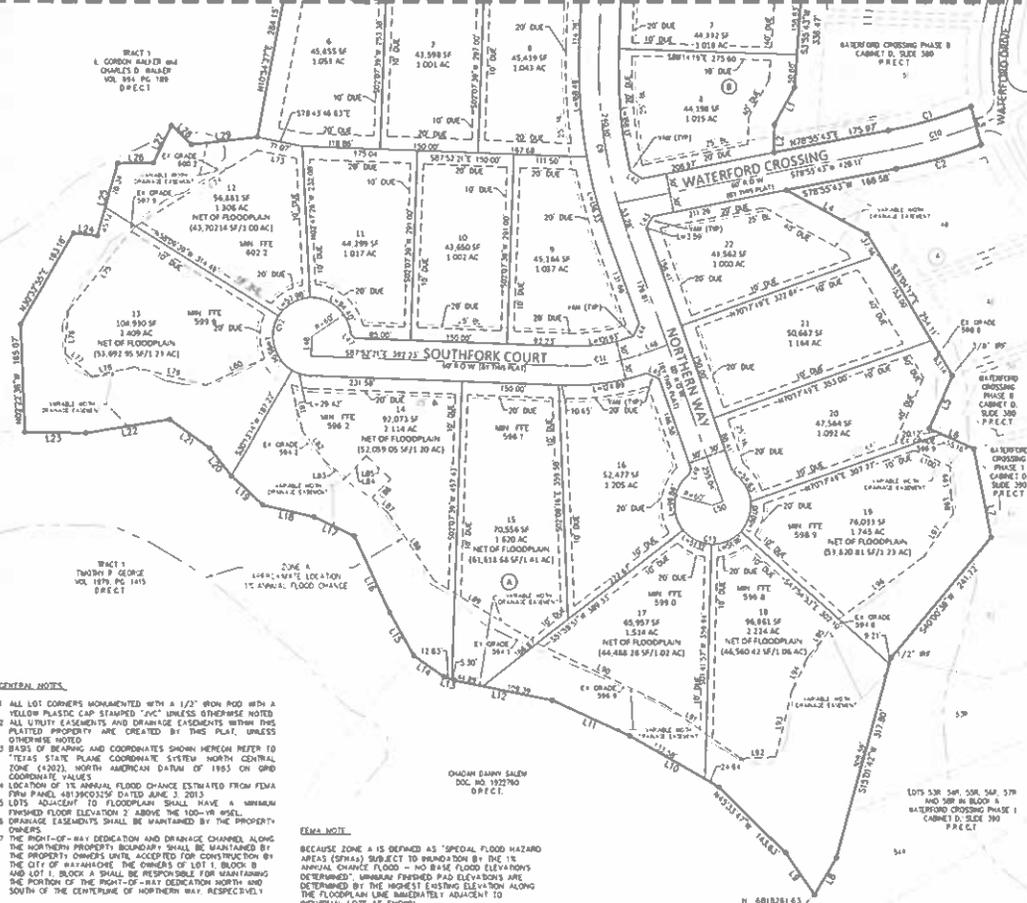
BLOCK A, LOTS 1-7; BLOCK B, LOTS 1-4
 30 SINGLE FAMILY LOTS
 1,064 AC ROW DEDICATION
 OUT OF THE
 JOHN DRINKARD SURVEY, ABSTRACT NO. 273
 CITY OF WAXAHACHIE ETJ
 ELLIS COUNTY, TEXAS
 SUB-95-2072

September 22, 2022
 SHEET 1 OF 4

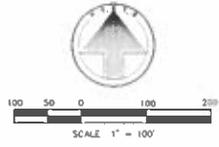
JOHNSON VOLK CONSULTING
 TITEL'S Engineering Firm No. 11962 / Land Surveying Firm No. 1019403
 704 Central Parkway East | Suite 1200 | Plano, TX 75074 | 972.201.3100

(9)

MATCHLINE - SEE SHEET 1 OF 4



- LEGEND**
- Point of Curvature or Tangency on Center Line
 - 1/2" Iron rod set in 8" yellow plastic cap stamped "AC" (unless otherwise noted)
 - 1/2" Iron rod found with a yellow plastic cap stamped "PLS 4468" (unless otherwise noted)
- AC Acre
BL Building Line
CL Curve No.
C&M Control Monument
DE Drainage Easement
DUE Drainage Utility Easement
Easmt Easement
L1 Line No.
SF Square Feet
UE Utility Easement
VAM Visibility Easement
D.P.E.C. = Deed Records, Ellis County, Texas



- CENTRAL NOTES**
- ALL LOT CORNERS MONUMENTED WITH A 1/2" IRON ROD WITH A YELLOW PLASTIC CAP STAMPED "C" UNLESS OTHERWISE NOTED.
 - ALL UTILITY EASEMENTS AND DRAINAGE EASEMENTS WITHIN THESE PLATTED PROPERTIES ARE CREATED BY THIS PLAT, UNLESS OTHERWISE NOTED.
 - BASES OF BEARING AND COORDINATES SHOWN HEREON REFER TO TEXAS STATE PLANE COORDINATE SYSTEM NORTH CENTRAL ZONE (+302), NORTH AMERICAN DATUM OF 1983 ON GRID COORDINATE VALUES.
 - LOCATION OF 1% ANNUAL FLOOD CHANGE ESTIMATED FROM FEMA FIRM PANEL 48190D001A DATED JUNE 3, 2013.
 - LOTS ADJACENT TO FLOODPLAIN SHALL HAVE A MINIMUM FINISHED FLOOR ELEVATION 2' ABOVE THE 100-YR RISER.
 - DRAINAGE EASEMENTS SHALL BE MAINTAINED BY THE PROPERTY OWNERS.
 - THE RIGHT-OF-WAY DEDICATION AND DRAINAGE CHANNEL ALONG THE NORTHERN PROPERTY BOUNDARY SHALL BE MAINTAINED BY THE PROPERTY OWNERS UNLESS ACCEPTED FOR CONSTRUCTION BY THE CITY OF WAXAHACHIE. THE OWNERS OF LOT 1, BLOCK B AND LOT 1, BLOCK A SHALL BE RESPONSIBLE FOR MAINTAINING THE PORTION OF THE RIGHT-OF-WAY DEDICATION NORTH AND SOUTH OF THE CENTERLINE OF NORTHERN WAY, RESPECTIVELY.

FEMA NOTE

BECAUSE ZONE A IS DEFINED AS "SPECIAL FLOOD HAZARD AREAS (SFHAs) SUBJECT TO INWASH ZONE BY THE 1% ANNUAL CHANCE FLOOD - NO BASE FLOOD ELEVATION) DETERMINED" UNIFORM FINISHED FLOOR ELEVATIONS ARE DETERMINED BY THE HIGHEST EXISTING ELEVATION ALONG THE FLOODPLAIN LINE IMMEDIATELY ADJACENT TO INDIVIDUAL LOTS AS SHOWN.

- REMARKS**
- MONUMENT NO. 1**
2x4" SET IN CONCRETE ON THE TOP OF PAVEMENT AT THE SOUTHWEST CORNER OF THE PAVING STOPPOINT ON THE WEST SIDE OF THE INTERSECTION OF WATERFORD CROSSING AND WATERFORD DRIVE. THE MONUMENT IS LOCATED APPROXIMATELY 29' WEST OF THE CENTER OF A HEADSAIL AT THE SOUTHWEST CORNER OF THE INTERSECTION AND 80' NORTHWEST OF A FIRE HYDRANT ON THE WEST SIDE OF WATERFORD DRIVE. ELEVATION = 608.34
- MONUMENT NO. 2**
2x4" SET IN CONCRETE ON THE TOP OF THE CENTER OF A HEADSAIL ON THE EAST SIDE OF WATERFORD DRIVE APPROXIMATELY 113' SOUTH OF THE CENTERLINE OF COLORADO DRIVE, 71' NORTHEAST OF A FIRE HYDRANT AND 100' SOUTHWEST OF A STREET SIGN. ELEVATION = 633.35

PLAT

WOODED CREEK

52.243 ACRES

BLOCK A, LOTS 1-22; BLOCK B, LOTS 1-8

30 SINGLE FAMILY LOTS

1.064 AC R/W DEDICATION

DIST OF THE

JOHN DRINKARD SURVEY, ABSTRACT NO. 273

CITY OF WAXAHACHIE ETJ

ELLIS COUNTY, TEXAS

SUB-95-2022

September 22, 2022

SHEET 2 OF 4

Owner/Applicant:
South Prong Creek Venture, LLC,
Series 2
2004 North Rogers Street
Waxahachie, Texas 75165
Phone: 214-505-5503
Contact: Terry Weaver

Engineer/Surveyor:
Johnson Volk Consulting, Inc.
704 Central Parkway East, Suite 1200
Plano, Texas 75074
Phone: 972-201-3102
Contact: Tom Dayton, PE

JOHNSON VOLK CONSULTING

TIPELS Engineering Firm No. 81902 / Land Surveying Firm No. 10194033
704 Central Parkway East | Suite 1200 | Plano, TX 75074 | 972.201.3100

(9)

LEGAL DESCRIPTION
WOODED CREEK
52.243 ACRES

BEING a tract of land situated in the JOHN DRINKARD SURVEY, ABSTRACT NO. 273, Ellis County, Texas and being all of that tract of land described in Deed to South Prong Creek Venture, LLC, Series 2, as recorded in Document No. 2100335, Deed Records, Ellis County, Texas and being more particularly described as follows:

BEGINNING at a 5/8 inch iron rod found in the southeast line of that tract of land described in Deed to Don Walker, as recorded in Document No. 1833198, Deed Records, Ellis County, Texas for the common northeast corner of said South Prong Creek Venture, LLC, Series 2 tract and northeast corner of WATERFORD CROSSING PHASE II, an Addition to Ellis County, Texas according to the Plat thereof recorded in Cabinet C, Slide 380, Plat Records, Ellis County, Texas;

THENCE South 15 degrees 17 minutes 46 seconds East, with the common east line of said South Prong Creek Venture, LLC, Series 2 tract and west line of said Addition, a distance of 285.23 feet to a 1/2 inch iron rod with a yellow plastic cap stamped "JVC" set for corner;

THENCE South 05 degrees 07 minutes 22 seconds West, continuing with said common line, a distance of 700.41 feet to a 1/2 inch iron rod with a yellow plastic cap stamped "JVC" set for corner in the common east line of said South Prong Creek Venture, LLC, Series 2 tract and west line of WATERFORD CROSSING PHASE II, an Addition to Ellis County, Texas according to the Plat thereof recorded in Cabinet D, Slide 308, Plat Records, Ellis County, Texas;

THENCE Southerly, with said common line, the following thirteen (13) courses and distances

South 01 degrees 04 minutes 17 seconds East, a distance of 189.53 feet to a 1/2 inch iron rod with a yellow plastic cap stamped "JVC" set for corner;

South 03 degrees 55 minutes 43 seconds West, a distance of 336.47 feet to a 1/2 inch iron rod with a yellow plastic cap stamped "JVC" set for corner;

South 28 degrees 55 minutes 43 seconds West, a distance of 64.62 feet to a 1/2 inch iron rod with a yellow plastic cap stamped "JVC" set for corner;

South 00 degrees 55 minutes 43 seconds West, a distance of 42.97 feet to a 1/2 inch iron rod with a yellow plastic cap stamped "JVC" set for corner;

North 78 degrees 55 minutes 43 seconds East, a distance of 175.97 feet to a 1/2 inch iron rod with a yellow plastic cap stamped "RPLS 4468" found for corner at the beginning of a curve to the left having a central angle of 09 degrees 54 minutes 55 seconds, a radius of 770.00 feet and a chord bearing and distance of North 73 degrees 58 minutes 15 seconds East, 133.09 feet;

Easterly, with said curve to the left, an arc distance of 133.25 feet to a 1/2 inch iron rod with a yellow plastic cap stamped "RPLS 4468" found for corner;

South 14 degrees 47 minutes 46 seconds East, a distance of 60.33 feet to a 1/2 inch iron rod with a yellow plastic cap stamped "RPLS 4468" found for corner at the beginning of a curve to the left having a central angle of 09 degrees 27 minutes 59 seconds, a radius of 830.00 feet and a chord bearing and distance of South 74 degrees 11 minutes 44 seconds West, 136.98 feet;

Westerly, with said curve to the right, an arc distance of 137.13 feet to a 1/2 inch iron rod found for corner;

South 78 degrees 55 minutes 43 seconds West, a distance of 168.58 feet to a 1/2 inch iron rod with a yellow plastic cap stamped "JVC" set for corner;

South 61 degrees 04 minutes 17 seconds East, a distance of 138.33 feet to a 1/2 inch iron rod with a yellow plastic cap stamped "JVC" set for corner;

South 31 degrees 04 minutes 17 seconds East, a distance of 254.11 feet to a 3/8 inch iron rod found for corner;

South 23 degrees 55 minutes 43 seconds West, a distance of 68.73 feet to a 1/2 inch iron rod with a yellow plastic cap stamped "JVC" set for corner;

South 66 degrees 04 minutes 17 seconds East, a distance of 75.28 feet to a 1/2 inch iron rod with a yellow plastic cap stamped "JVC" set for the common southwest corner of said WATERFORD CROSSING PHASE II Addition and northwest corner of WATERFORD CROSSING PHASE I, an Addition to Ellis County, Texas according to the Replat thereof recorded in Cabinet D, Slide 390, Plat Records, Ellis County, Texas;

THENCE Southerly, with the common east line of said Tom Manley Properties Inc tract and west line of said WATERFORD CROSSING PHASE I Addition, the following four (4) courses and distances

South 11 degrees 05 minutes 25 seconds East, a distance of 138.55 feet to a 1/2 inch iron rod with a yellow plastic cap stamped "JVC" set for corner;

South 40 degrees 00 minutes 36 seconds West, a distance of 241.72 feet to a 1/2 inch iron rod found for corner;

South 15 degrees 01 minutes 42 seconds West, a distance of 317.80 feet to a 1/2 inch iron rod with a yellow plastic cap stamped "JVC" set for corner;

South 30 degrees 26 minutes 59 seconds West, a distance of 65.34 feet to a 1/2 inch iron rod with a yellow plastic cap stamped "JVC" set for the common most southerly southeast corner of said Tom Manley Properties Inc tract and an exterior corner of said WATERFORD CROSSING PHASE I Addition, said point being in the approximate centerline of a creek;

THENCE Northwesterly, with said approximate centerline, the following twenty-five (25) courses and distances

North 34 degrees 17 minutes 16 seconds West, a distance of 78.20 feet to a point for corner;

North 45 degrees 33 minutes 47 seconds West, a distance of 143.63 feet to a point for corner;

North 60 degrees 29 minutes 57 seconds West, a distance of 158.22 feet to a point for corner;

North 64 degrees 53 minutes 35 seconds West, a distance of 129.46 feet to a point for corner;

North 78 degrees 45 minutes 03 seconds West, a distance of 154.28 feet to a point for corner;

North 71 degrees 55 minutes 07 seconds West, a distance of 17.93 feet to a point for corner;

North 54 degrees 35 minutes 43 seconds West, a distance of 57.14 feet to a point for corner;

North 28 degrees 27 minutes 13 seconds West, a distance of 74.27 feet to a point for corner;

North 24 degrees 32 minutes 55 seconds West, a distance of 129.31 feet to a point for corner;

North 64 degrees 33 minutes 28 seconds West, a distance of 88.01 feet to a point for corner;

North 77 degrees 04 minutes 52 seconds West, a distance of 81.33 feet to a point for corner;

North 47 degrees 11 minutes 39 seconds West, a distance of 65.79 feet to a point for corner;

North 38 degrees 13 minutes 30 seconds West, a distance of 54.65 feet to a point for corner;

North 54 degrees 30 minutes 53 seconds West, a distance of 74.82 feet to a point for corner;

South 80 degrees 39 minutes 11 seconds West, a distance of 130.61 feet to a point for corner;

North 89 degrees 18 minutes 03 seconds West, a distance of 95.35 feet to a point for corner;

North 02 degrees 22 minutes 36 seconds West, a distance of 165.07 feet to a point for corner;

North 30 degrees 32 minutes 55 seconds East, a distance of 163.16 feet to a point for corner;

South 83 degrees 49 minutes 46 seconds East, a distance of 37.06 feet to a point for corner;

North 15 degrees 50 minutes 26 seconds East, a distance of 115.45 feet to a point for corner;

North 89 degrees 32 minutes 07 seconds East, a distance of 54.77 feet to a point for corner;

North 25 degrees 59 minutes 46 seconds East, a distance of 64.15 feet to a point for corner;

South 46 degrees 37 minutes 15 seconds East, a distance of 42.66 feet to a point for corner;

North 83 degrees 27 minutes 50 seconds East, a distance of 101.79 feet to a point for corner;

North 10 degrees 54 minutes 27 seconds East, a distance of 284.15 feet to a 1/2 inch iron rod with a yellow plastic cap stamped "JVC" set for corner;

THENCE North 30 degrees 44 minutes 33 seconds West, passing at a distance of 72.00 feet a 5/8 inch iron rod found with yellow plastic cap, and continuing in oil for a total distance of 714.92 feet to a 1/2 inch iron rod with a yellow plastic cap stamped "RPLS 4468" found for the common northwest corner of said South Prong Creek Venture, LLC, Series 2 tract and south corner of the above mentioned Don Walker tract;

THENCE North 59 degrees 15 minutes 28 seconds East, with the common northeast line of said South Prong Creek Venture, LLC, Series 2 tract and southeast line of said Don Walker tract, a distance of 1,332.13 feet to the POINT OF BEGINNING and containing 52.243 acres of land, more or less

PLAT

WOODED CREEK
52.243 ACRES
BLOCK A, LOTS 1-22; BLOCK B, LOTS 1-8
30 SINGLE FAMILY LOTS
1.064 AC ROW DEDICATION
PART OF THE
JOHN DRINKARD SURVEY, ABSTRACT NO. 273
CITY OF WAXAHACHIE ETJ
ELLIS COUNTY, TEXAS
SUB 95-2022

September 22, 2022
SHEET 3 OF 4

Owner/Applicant:
South Prong Creek Venture, LLC,
Series 2
200A North Rogers Street
Waxahachie, Texas 75165
Phone: 214-505-5503
Contact: Terry Weaver

Engineer/Surveyor:
Johnson Volk Consulting, Inc.
704 Central Parkway East, Suite 1200
Piano, Texas 75074
Phone: 972-201-3102
Contact: Tom Dayton, PE



JOHNSON VOLK CONSULTING
TIPELS Engineering Firm No. 11902 / Land Surveying Firm No. 10194033
704 Central Parkway East | Suite 1200 | Plano, TX 75074 | 972.201.3100

(9)

Line Table with columns: Line, Length, Direction. Rows 11-20.

Line Table with columns: Line, Length, Direction. Rows 21-30.

Line Table with columns: Line, Length, Direction. Rows 31-40.

Line Table with columns: Line, Length, Direction. Rows 41-50.

Line Table with columns: Line, Length, Direction. Rows 51-60.

Line Table with columns: Line, Length, Direction. Rows 61-70.

Curve Table with columns: Curve #, Length, Radius, Delta, Chord Length, Chord Bearing. Rows C1-C10.

Curve Table with columns: Curve #, Length, Radius, Delta, Chord Length, Chord Bearing. Rows C11-C20.

OWNER'S DEDICATION.

NOW HEREOF, KNOW ALL MEN BY THESE PRESENTS That SOUTH PRONG CREEK VENTURE, LLC...

- 1. The streets and alleys are dedicated in fee simple for street and alley purposes.
2. All public improvements and obligations shall be free and clear of all debt, bond, and/or encumbrances.
3. The improvements and public use areas, easements, and created by this plat are dedicated for the public use forever for the purposes indicated on this plat.

By JOHN WRAY, MANAGER

STATE OF TEXAS COUNTY OF EL PASO

BEFORE ME the undersigned authority, a Notary Public in and for said County and State on the date personally appeared JOHN WRAY, known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed the same to the purposes and considerations therein expressed and in the capacity therein stated.

GIVEN UNDER MY HAND AND SEAL OF OFFICE this 22nd day of September, 2022

Notary Public in and for the State of Texas

My Commission Expires

ON-SITE SEWAGE FACILITY STATEMENT

This plat has been approved by the Department of Development of El Paso County, Texas for on-site sewage disposal facilities and meets or exceeds the minimum requirements established by TCEQ and the El Paso County Sanitary Order, pending any and all information as may be required by the El Paso County Department of Development.

Department of Development Director Approved Date

SURVEYORS CERTIFICATE:

KNOW ALL MEN BY THESE PRESENTS That I, Ryan S. Reynolds, do hereby certify that I prepared this plat from an actual and accurate survey of the land and that the corner monuments shown thereon are set upon property placed under my personal supervision in accordance with the plotting rules and regulations of City of Waxahachie, Texas.

PRELIMINARY, THIS DOCUMENT SHALL NOT BE RECORDED FOR ANY PURPOSE AND SHALL NOT BE USED OR WEIVED OR RELIED UPON AS A FINAL SURVEY DOCUMENT.

CERTIFICATE OF APPROVAL

STATE OF TEXAS COUNTY OF EL PASO

Certificate of approval by the Commissioners' Court of El Paso County, Texas Approved this 22nd day of September, 2022

Notary Public, County Judge

Randy Stinson, Commissioner, Precinct No. 1; Leo Grayson, Commissioner, Precinct No. 2

Paul Perry, Commissioner, Precinct No. 3; Kyle Butler, Commissioner, Precinct No. 4

Attest: Wanda Velaz, County Clerk

APPROVED BY: Planning and Zoning Commission City of Waxahachie. Fields for Chairperson, Date, Attest, Date.

PLAT

WOODED CREEK 52.243 ACRES

BLOCK A, LOTS 1-22; BLOCK B, LOTS 1-4 30 SINGLE FAMILY LOTS

1,064 AC ROW DEDICATION CITY OF THE

JOHN DRINKARD SURVEY, ABSTRACT NO. 273 CITY OF WAXAHACHIE ETJ

ELLIS COUNTY, TEXAS SUB-95-2022

September 22, 2022

SHEET 4 OF 4

Owner/Applicant: South Prong Creek Venture, LLC, Series 2 200A North Rogers Street Waxahachie, Texas 75165 Phone: 214-505-5503 Contact: Terry Weaver

Engineer/Surveyor: Johnson Volk Consulting, Inc. 704 Central Parkway East, Suite 1200 Plano, Texas 75074 Phone: 972-201-3102 Contact: Tom Dayton, PE



(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: Garrett Rhoden Parcel ID #: 196487
Subdivision Name: Wooded Creek

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>8</u> inches.	<input type="checkbox"/>	<input type="checkbox"/>

Wagner Pratt
Print Name of General Manager of water provider or Designee

Buena Vista - Bethel SUD
Name of water provider company

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

7-19-22
Date

(10)

Planning & Zoning Department

Plat Staff Report

Case: SUB-98-2022



MEETING DATE(S)

Planning & Zoning Commission: September 27, 2022

CAPTION

Consider the request by Mike Davis, Bannister Engineering, for a Plat of Villaggio at Victron Park, 143 residential lots and 19 open space lots, being 16.975 acres, located southwest of the intersection of Butcher Road and US Highway 77, situated in the Albert Pruitt Survey, Abstract 848, the John Shaver Survey, Abstract 1000, and the Peter B. Stout Survey, Abstract 1003, an addition to the City of Waxahachie (Property ID: 290586) – Owner: Victron Park Development, LP (SUB-98-2022) Staff: Zack King.

APPLICANT REQUEST

The applicant requests to plat the subject property into 143 residential lots and 19 open space lots.

CASE INFORMATION

Applicant: Mike Davis, Bannister Engineering

Property Owner(s): Victron Park Development, LP

Site Acreage: 16.975 acres

Number of Lots: 162 lots

Number of Dwelling Units: 143 units

Park Land Dedication: The cash in lieu of park land dedication is \$57,200.00 (143 residential units at \$400.00 per unit.)

Adequate Public Facilities: Adequate public facilities are available to the subject property.

SUBJECT PROPERTY

General Location: Southwest of the intersection of Butcher Road & US Highway 77

Parcel ID Number(s): 290586

Current Zoning: Planned Development-General Retail/Planned Development-Multi Family-2 (PD-GR/PD-MF-2)

Existing Use: The subject property is currently undeveloped.

Platting History: The subject property is a portion of the approved Land Use Study (LUS-169-2020) for Victron Park. However, changes to the proposed lot layout have been made since the approval of the Land Use Study.

Site Aerial:



PLATTING ANALYSIS

The applicant is proposing to plat the subject property into 143 residential lots and 19 open space lots for the Villaggio at Victron Park, which is a townhome development within the Victron Park PD. All lot size, dimension, setback, and easement requirements have been met in accordance with the Victron Park PD.

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:

- Approval, as presented.

ATTACHED EXHIBITS

1. Plat

APPLICANT REQUIREMENTS

1. If approved by the Planning & Zoning Commission, within 30 days, the applicant shall provide the Planning Department with one revised electronic plan set that incorporates all comments.
2. Once the revised plans are provided, staff will verify that all outstanding comments were satisfied.
 - a. If comments were not satisfied, the applicant will be notified to make corrections.
 - b. If all comments were satisfied, then the applicant shall provide five signed, hard-copy plats.

CITY REQUIREMENTS FOR PLAT RECORDING AND FILING

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

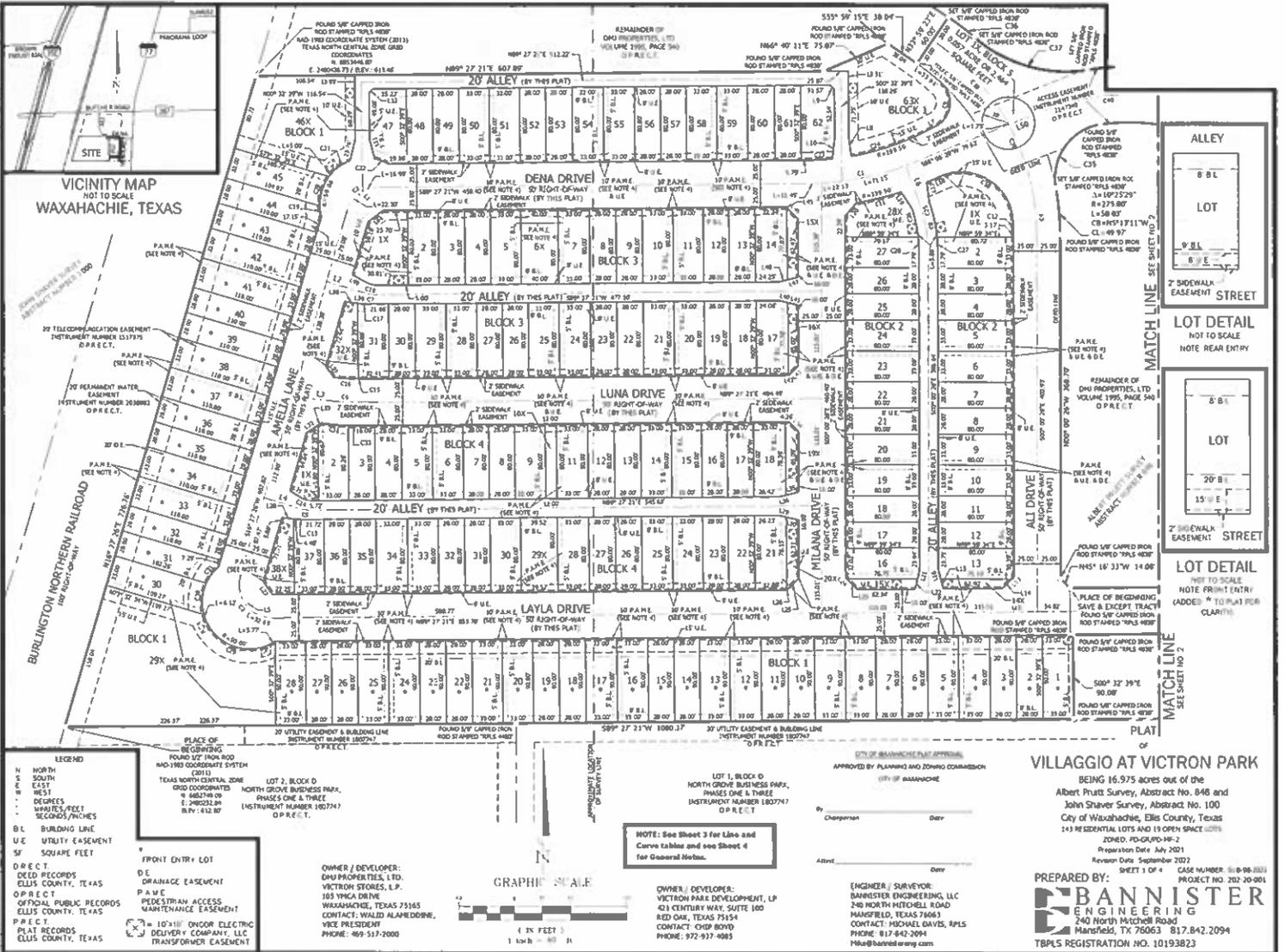
1. All utilities, infrastructure, and other required improvements have been installed, and a letter of acceptance associated with the utilities and infrastructure installation has been received from the Public Works Department;
2. A drainage study has been conducted and/or a traffic impact analysis has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

STAFF CONTACT INFORMATION

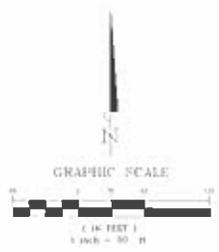
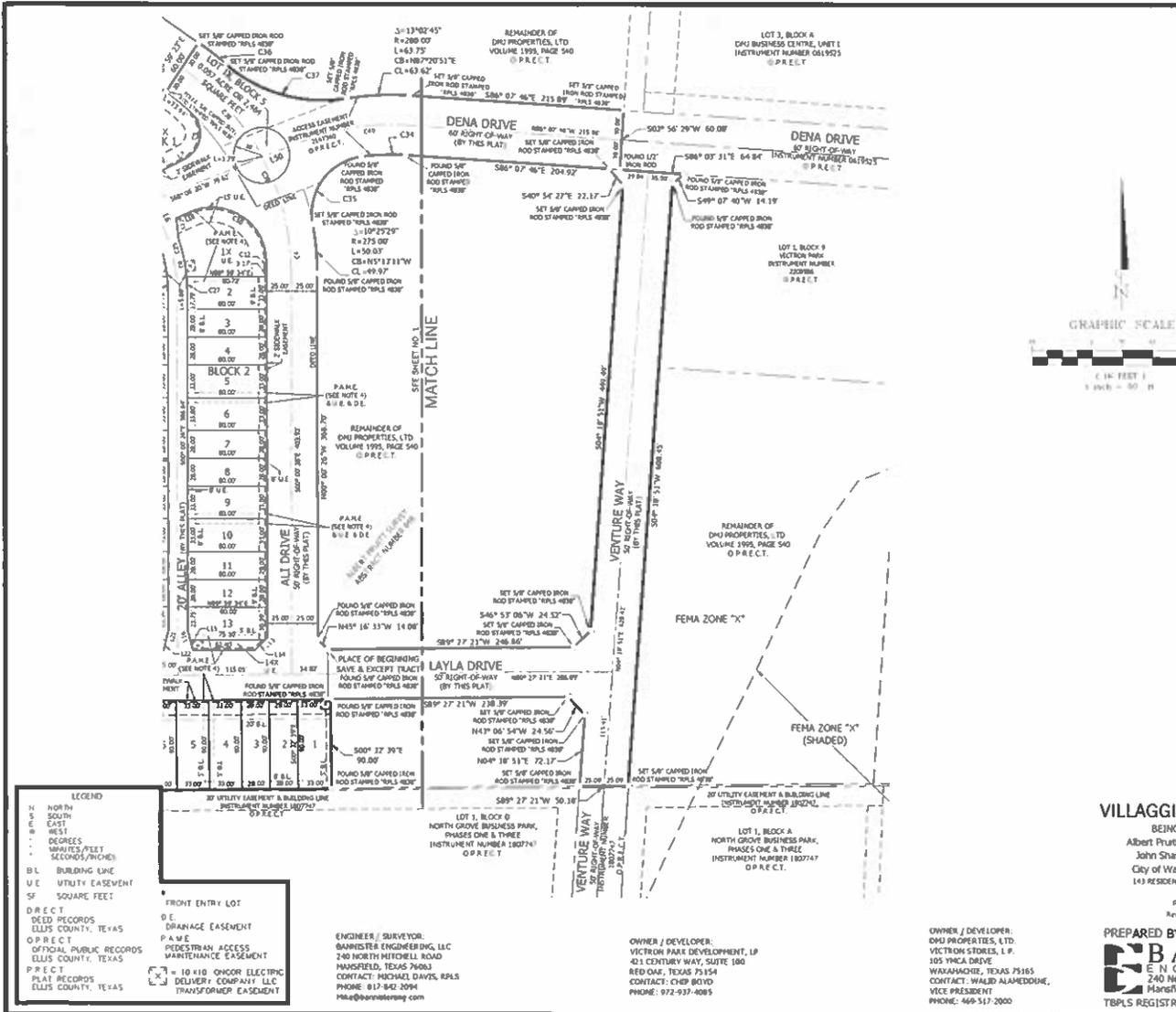
Prepared by:
 Zack King
 Senior Planner
zking@waxahachie.com

Reviewed by:
 Jennifer Pruitt, AICP, LEED-AP, CNU-A
 Senior Director of Planning
jennifer.pruitt@waxahachie.com

(10)



(10)



PLAT
 OF
VILLAGGIO AT VICTRON PARK
 BEING 16.975 acres out of the
 Albert Trust Survey, Abstract No. 848 and
 John Shaver Survey, Abstract No. 100
 City of Waxahachie, Ellis County, Texas
 143 RESIDENTIAL LOTS AND 15 OPEN SPACE LOTS
 ZONED: PD-OR/PD-MF-2
 Preparation Date: July 2021
 Revision Date: September 2022
 SHEET 1 OF 4 CASE NUMBER: 50-08-08-2022
 PROJECT NO: 202-20-001

(10)

Line #	Length	Direction
L1	13.90	N33° 23' 57"W
L2	45.47	N73° 33' 34"W
L3	41.39	S83° 33' 56"E
L4	40.73	S73° 32' 34"E
L5	4.48	S52° 18' 40"W
L6	42.33	S20° 21' 06"E
L7	6.47	N62° 27' 53"E
L8	19.49	S7° 40' 09"E
L9	5.95	N45° 37' 39"W
L10	22.14	N63° 36' 31"E
L11	23.91	S14° 34' 50"E
L12	5.95	S44° 27' 21"W
L13	3.67	N44° 47' 27"E
L14	14.24	N44° 47' 27"E
L15	21.63	S14° 04' 29"E
L16	9.54	S14° 04' 29"E
L17	21.27	S6° 41' 47"E
L18	17.83	S66° 16' 39"W
L19	21.27	N33° 30' 33"W
L20	16.73	S40° 57' 09"W
L21	9.34	N13° 59' 48"E
L22	11.32	N13° 59' 48"E
L23	16.44	S45° 16' 33"E
L24	1.34	S45° 16' 33"E
L25	17.24	N44° 47' 27"E
L26	0.18	N44° 47' 27"E
L27	16.98	S37° 02' 37"E
L28	12.45	N84° 16' 32"W
L29	6.99	N76° 14' 16"W
L30	13.81	N76° 14' 16"W
L31	12.81	S54° 42' 36"E
L32	14.58	S54° 25' 45"W
L33	4.28	S56° 25' 45"W
L34	14.63	N45° 00' 13"W
L35	13.80	N73° 41' 33"E
L36	6.79	N73° 41' 33"E
L37	15.83	S37° 02' 37"E
L38	13.82	N62° 28' 17"W
L39	2.39	N62° 28' 17"W
L40	9.21	N76° 28' 37"W
L41	11.36	N76° 28' 37"W
L42	14.71	N44° 47' 27"E
L43	0.31	N44° 47' 27"E
L44	19.79	S54° 57' 17"W
L45	1.07	N45° 42' 10"W
L46	16.70	N45° 42' 10"W
L47	11.84	N73° 27' 06"E
L48	9.02	N73° 27' 06"E
L49	15.00	S60° 23' 32"E
L50	68.81	S68° 08' 20"W

Curve Table					
Curve #	Length	Radius	Delta	Chord Direction	Chord Length
C1	117.19	314.50	31° 21' 01"	S79° 46' 57"W	116.52
C2	44.59	35.00	72° 59' 53"	S52° 57' 23"W	41.64
C3	65.36	35.00	107° 00' 05"	S17° 02' 37"E	56.27
C4	77.59	230.00	1° 24' 07"	S48° 52' 56"E	77.29
C5	13.35	43.00	1° 20' 05"	S82° 02' 37"E	13.30
C6	30.30	250.00	4° 56' 43"	S67° 01' 18"E	30.29
C7	8.90	35.00	1° 20' 05"	N81° 02' 37"W	8.87
C8	33.16	150.00	3° 09' 40"	S10° 10' 46"E	32.98
C9	52.77	29.50	104° 05' 34"	N63° 53' 57"E	45.53
C10	102.32	54.50	107° 33' 56"	N57° 31' 35"W	87.94
C11	49.82	139.50	4° 22' 34"	S76° 22' 05"W	49.59
C12	15.98	23.50	4° 04' 11"	N2° 02' 37"W	15.98
C13	6.84	63.50	4° 16' 03"	N87° 24' 38"W	6.82
C14	15.30	37.50	31° 52' 14"	S74° 38' 32"E	15.10
C15	0.59	23.50	0° 00' 02"	N89° 31' 31"E	0.59
C16	25.99	22.50	4° 37' 04"	S67° 02' 04"E	25.97
C17	0.61	63.50	0° 00' 22"	N86° 30' 38"W	0.60
C18	15.81	30.00	30° 12' 00"	S75° 26' 38"E	15.63
C19	11.99	50.00	17° 44' 17"	N47° 23' 31"W	11.96
C20	33.64	50.00	38° 32' 52"	N17° 45' 03"E	33.01
C21	29.10	30.00	33° 20' 50"	N33° 41' 54"E	28.69
C22	15.81	50.00	18° 07' 01"	S70° 15' 38"E	15.74
C23	27.28	289.50	9° 22' 38"	N86° 43' 22"E	27.27
C24	92.15	289.50	18° 14' 16"	N70° 54' 45"E	91.76
C25	38.58	160.00	13° 48' 56"	S73° 12' 18"E	38.49
C26	31.37	140.00	12° 50' 21"	N17° 29' 48"W	31.31
C27	15.23	160.00	5° 27' 16"	S2° 44' 04"E	15.23
C28	15.24	140.00	6° 14' 11"	N1° 07' 32"W	15.23
C29	94.59	30.00	108° 23' 19"	N66° 27' 05"W	91.10
C30	34.41	50.00	39° 16' 02"	N4° 27' 33"E	33.74
C31	22.30	50.00	23° 53' 00"	N36° 57' 08"E	22.11
C32	59.55	307.96	5° 29' 50"	N45° 12' 57"W	59.54
C33	11.82	275.00	3° 29' 02"	N49° 18' 10"W	11.82
C34	45.34	220.00	13° 46' 51"	N67° 38' 48"E	45.16
C35	93.66	58.00	92° 31' 18"	N55° 49' 44"E	83.81
C36	34.91	280.00	7° 06' 27"	S52° 26' 18"E	34.89
C37	129.95	148.00	50° 18' 31"	S74° 01' 13"E	125.82
C38	122.18	250.00	28° 00' 00"	S42° 02' 33"E	120.97
C39	44.59	250.00	10° 17' 03"	S23° 57' 38"E	44.52
C40	112.47	250.00	25° 43' 54"	S80° 59' 17"W	111.48

BLOCK 1		
Lot Area Table		
Parcel #	Square Feet	Acres
1	7970	0.068
2	2520	0.058
3	2520	0.058
4	2970	0.068
5	2970	0.068
6	2520	0.058
7	2520	0.058
8	2970	0.068
9	2970	0.068
10	2520	0.058
11	2520	0.058
12	2970	0.068
13	2970	0.068
14	2520	0.058
15	2520	0.058
16	2970	0.068
17	2970	0.068
18	2520	0.058
19	2520	0.058
20	2970	0.068
21	2970	0.068
22	2520	0.058
23	2520	0.058
24	2970	0.068
25	2970	0.068
26	2520	0.058
27	2520	0.058
28	2970	0.068
29	2970	0.068
30	3424	0.079
31	2962	0.066
32	2080	0.021

BLOCK 1		
Lot Area Table		
Parcel #	Square Feet	Acres
33	2630	0.063
34	2630	0.063
35	3080	0.071
36	3080	0.071
37	2630	0.063
38	2630	0.063
39	3080	0.071
40	3080	0.071
41	2630	0.063
42	2630	0.063
43	3080	0.071
44	3080	0.071
45	3414	0.079
46	11197	0.257
47	3014	0.069
48	2740	0.051
49	2740	0.051
50	2640	0.061
51	2640	0.061
52	2740	0.051
53	2740	0.051
54	2640	0.061
55	2640	0.061
56	2740	0.051
57	2740	0.051
58	2640	0.061
59	2640	0.061
60	2740	0.051
61	2740	0.051
62	2808	0.064
63	9909	0.218

BLOCK 2		
Lot Area Table		
Parcel #	Square Feet	Acres
1	2566	0.121
2	2644	0.061
3	2240	0.051
4	2240	0.051
5	2640	0.061
6	2640	0.061
7	2240	0.051
8	2240	0.051
9	2640	0.061
10	2640	0.061
11	2240	0.051
12	2240	0.051
13	2624	0.060
14	715	0.016
15	785	0.018
16	7829	0.060
17	2240	0.051
18	2240	0.051
19	2640	0.061
20	2640	0.061
21	2240	0.051
22	2240	0.051
23	2640	0.061
24	2640	0.061
25	2240	0.051
26	2240	0.051
27	2636	0.063
28	2640	0.061
29	2640	0.061
30	2240	0.051
31	2644	0.061
32	2062	0.047

BLOCK 3		
Lot Area Table		
Parcel #	Square Feet	Acres
1	3803	0.087
2	2640	0.061
3	2240	0.051
4	2240	0.051
5	2640	0.061
6	3000	0.073
7	2640	0.061
8	2240	0.051
9	2240	0.051
10	2640	0.061
11	2640	0.061
12	2240	0.051
13	2240	0.051
14	2630	0.060
15	810	0.019
16	785	0.018
17	2630	0.060
18	2240	0.051
19	2240	0.051
20	2640	0.061
21	2640	0.061
22	2240	0.051
23	2240	0.051
24	2640	0.061
25	2640	0.061
26	2240	0.051
27	2240	0.051
28	2640	0.061
29	2640	0.061
30	2240	0.051
31	2644	0.061
32	2062	0.047

BLOCK 4		
Lot Area Table		
Parcel #	Square Feet	Acres
1	1010	0.023
2	904	0.021
3	2634	0.060
4	2240	0.051
5	2240	0.051
6	2640	0.061
7	2640	0.061
8	2240	0.051
9	2240	0.051
10	2640	0.061
11	2640	0.061
12	2240	0.051
13	2240	0.051
14	2630	0.060
15	810	0.019
16	785	0.018
17	2630	0.060
18	2240	0.051
19	2240	0.051
20	2640	0.061
21	2640	0.061
22	2240	0.051
23	2240	0.051
24	2640	0.061
25	2640	0.061
26	2240	0.051
27	2240	0.051
28	2640	0.061
29	2640	0.061
30	2240	0.051
31	2644	0.061
32	2062	0.047

ENGINEER / SURVEYOR:
 BANNISTER ENGINEERING, LLC
 240 NORTH MITCHELL ROAD
 HANCOCKFIELD, TEXAS 75063
 CONTACT: MICHAEL DAVIES, RPLS
 PHONE: 817-842-2094
 MJD@bannistereng.com

OWNER / DEVELOPER:
 VICTRON PARK DEVELOPMENT, LP
 471 CENTINLEY WAY, SUITE 102
 RED OAK, TEXAS 75154
 CONTACT: CHRIS BOYD
 PHONE: 972-937-9065

OWNER / DEVELOPER:
 DHU PROPERTIES, LTD.
 VICTRON STORES, LP
 103 YNCA DRIVE
 WAXAHACHIE, TEXAS 75145
 CONTACT: WALID ALAMEDDINE,
 VICE PRESIDENT
 PHONE: 469-517-2000

PLAT
 OF
VILLAGGIO AT VICTRON PARK
 BEING 16.975 acres out of the
 Albert Prutt Survey, Abstract No. 848 and
 John Shaver Survey, Abstract No. 100
 City of Waxahachie, Ellis County, Texas
 143 RESIDENTIAL LOTS AND 18 OPEN SPACE LOTS
 ZONED: PD-GP-10-1
 Preparation Date: July 2021
 Revision Date: September 2022
 SHEET 3 OF 4
 CASE NUMBER: SUB-98-2021
 PROJECT NO.: 202-20-001

PREPARED BY:
BANNISTER
 ENGINEERING
 240 North Mitchell Road
 Hancockfield, TX 75063 817.842.2094
 TBPLS REGISTRATION NO. 10193823

(10)

OWNER'S CERTIFICATE

STATE OF TEXAS
COUNTY OF ELLIS

WHEREAS, Victoria Park Development, LP and DMJ PROPERTIES, LTD., are the owners of a tract of land in the Albert Pruitt Survey, Abstract Number 848, John Shaver Survey, Abstract Number 1000 and Peter B. Stout Survey, Abstract Number 1003, City of Wauwachoe, Ellis County, Texas, said 16.975 acres (778,414 square feet) of land being all of that certain tract of land described in a Special Warranty Deed to Victoria Park Development, LP (hereinafter referred to as Victoria Park Development Deed), as recorded in Instrument Number 214740, Chhoad Public Records, Ellis County, Texas (O.P.R.E.C.T.) and being a portion of that certain tract of land described in a Warranty Deed with Vendor's Lien to DMJ Properties, Ltd. (hereinafter referred to as DMJ Properties tract), as recorded in Volume 1975, Page 540, David Records, Ellis County, Texas (D.R.E.C.T.); said 18.975 acres (778,414 square feet) of land being more particularly described, by metes and bounds, as follows:

BEGINNING at a one-half inch iron rod found for the Southwest corner of said Victoria Park Development tract, same being the Northwest corner of said North Grape Business Park, Phases One & Three, same also being the existing East right-of-way line of Burlington Northern Railroad (100 right-of-way);

THENCE North 16 degrees 27 minutes 26 seconds East with the common line between said Victoria Park Development tract and the existing East right-of-way line of Burlington Northern Railroad, a distance of 726.76 feet to a five-eighths inch iron rod with plastic cap stamped "RPLS 483B" found for corner, same being the Northwest corner of said DMJ Properties tract;

THENCE with the common line between the remainder of said DMJ Properties tract and said Victoria Park Development tract for the following 3 courses:

- 1. North 09 degrees 27 minutes 21 seconds East, departing the existing East right-of-way line of said Burlington Northern Railroad, a distance of 607.89 feet to a five-eighths inch iron rod with plastic cap stamped "RPLS 483B" found for corner;
- 2. North 66 degrees 40 minutes 11 seconds East, a distance of 75.07 feet to a five-eighths inch iron rod with plastic cap stamped "RPLS 483B" found for corner;
- 3. South 15 degrees 59 minutes 15 seconds East, a distance of 38.04 feet to a five-eighths inch iron rod with plastic cap stamped "RPLS 483B" found for corner;

THENCE crossing said DMJ Properties tract for the following 5 courses:

- 1. North 33 degrees 59 minutes 23 seconds East, a distance of 10.00 feet to a five-eighths inch iron rod with plastic cap stamped "RPLS 483B" set for corner, same being the beginning of a non-tangent curve to the right, whose long chord bears South 53 degrees 26 minutes 18 seconds East, a distance of 34.89 feet;
- 2. Southeastward with said non-tangent curve to the right, having a radius of 280.00 feet, through a central angle of 07 degrees 08 minutes 37 seconds, for an arc distance of 34.91 feet to a five-eighths inch iron rod with plastic cap stamped "RPLS 483B" set for corner, same being the beginning of a non-tangent curve to the left, whose long chord bears South 72 degrees 01 minute 15 seconds East, a distance of 125.82 feet;
- 3. Easterly with said curve to the left, having a radius of 148.00 feet, through a central angle of 50 degrees 18 minutes 31 seconds, for an arc distance of 129.95 feet to a five-eighths inch iron rod with plastic cap stamped "RPLS 483B" set for corner, same being the beginning of a non-tangent curve to the right, whose long chord bears North 87 degrees 10 minutes 51 seconds East, a distance of 63.83 feet;
- 4. Easterly with said curve to the right, having a radius of 200.00 feet, through a central angle of 13 degrees 03 minutes 45 seconds, for an arc distance of 83.75 feet to a five-eighths inch iron rod with plastic cap stamped "RPLS 483B" set for corner;
- 5. South 86 degrees 07 minutes 46 seconds East, a distance of 115.89 feet to a five-eighths inch iron rod with plastic cap stamped "RPLS 483B" set for corner at the Northeast corner of the existing right-of-way line of Dena Drive (60 right-of-way), as recorded in Instrument Number 061952, O.P.R.E.C.T.;

THENCE South 03 degrees 56 minutes 29 seconds West with the common line between the remainder of said DMJ Properties tract and the Westward terminus of said Dena Drive, a distance of 50.00 feet to a one-half inch iron rod found for the Southwest corner of the existing right-of-way line of said Dena Drive;

THENCE South 86 degrees 01 minutes 31 seconds East with the common line between the remainder of said DMJ Properties tract and the existing Southern right-of-way line of said Dena Drive, a distance of 64.84 feet to a five-eighths inch iron rod with plastic cap stamped "RPLS 483B" found for corner, same being the Northeast corner of that certain tract of land described as Lot 1, Block 9, Victoria Park (hereinafter referred to as Lot 1), Block 9, Victoria Park (hereinafter referred to as Lot 1), an addition to the City of Wauwachoe, Ellis County, Texas, according to the plat recorded in Instrument Number 213986, O.P.R.E.C.T.;

THENCE South 49 degrees 02 minutes 40 seconds West with the common line between the remainder of said DMJ Properties tract and said Lot 1, a distance of 14.19 feet to a five-eighths inch iron rod with plastic cap stamped "RPLS 483B" found for corner;

THENCE South 04 degrees 18 minutes 51 seconds West, continuing with the common line between the remainder of said DMJ Properties tract and said Lot 1, pass at a distance of 186.00 feet, a distance of 608.45 feet to a five-eighths inch iron rod with plastic cap stamped "RPLS 483B" set for corner at the South line of said DMJ Properties tract;

THENCE South 89 degrees 27 minutes 21 seconds West with the South line of said DMJ Properties tract, a distance of 50.18 feet to a five-eighths inch iron rod with plastic cap stamped "RPLS 483B" set for corner;

THENCE North 04 degrees 18 minutes 51 seconds East, crossing said DMJ Properties tract, a distance of 72.17 feet to a five-eighths inch iron rod with plastic cap stamped "RPLS 483B" set for corner;

THENCE North 43 degrees 06 minutes 54 seconds West, continuing crossing said DMJ Properties tract, a distance of 24.56 feet to a five-eighths inch iron rod with plastic cap stamped "RPLS 483B" set for corner;

THENCE South 89 degrees 27 minutes 21 seconds West, crossing said DMJ Properties tract, a distance of 226.39 feet to a five-eighths inch iron rod with plastic cap stamped "RPLS 483B" found for corner in the East line of said Victoria Park Development tract;

THENCE South 00 degrees 32 minutes 39 seconds East with the common line between the remainder of said DMJ Properties tract and said Victoria Park Development tract, a distance of 60.00 feet to a five-eighths inch iron rod with plastic cap stamped "RPLS 483B" found for corner, same being the Southeast corner of said Victoria Park Development tract;

THENCE South 09 degrees 27 minutes 21 seconds West, with the South line of said Victoria Park Development tract, a distance of 1080.37 feet to the **PLACE OF BEGINNING**;

TOGETHER with the following **SAVE & EXCEPT**

BEING a portion of that certain tract of land in the Albert Pruitt Survey, Abstract Number 848, City of Wauwachoe, Ellis County, Texas, and being a portion of that certain tract of land described in a Warranty Deed with Vendor's Lien to DMJ Properties, Ltd. (hereinafter referred to as DMJ Properties tract), as recorded in Volume 1975, Page 540, David Records, Ellis County, Texas (D.R.E.C.T.); said 16.975 acres (778,414 square feet) of land being more particularly described, by metes and bounds, as follows:

BEGINNING at a five-eighths inch iron rod with plastic cap stamped "RPLS 483B" found for an angle point in the East line of that certain tract of land described in a Special Warranty Deed to Victoria Park Development, LP (hereinafter referred to as Victoria Park Development Deed), as recorded in Instrument Number 214740, Chhoad Public Records, Ellis County, Texas (O.P.R.E.C.T.)

THENCE North 45 degrees 18 minutes 37 seconds West with the common line between the remainder of said DMJ Properties tract and said Victoria Park Development tract, a distance of 14.06 feet to a five-eighths inch iron rod with plastic cap stamped "RPLS 483B" found for corner;

Caveats

THENCE North 03 degrees 02 minutes 26 seconds West, commencing with the common line between the remainder of said DMJ Properties tract and said Victoria Park Development tract, a distance of 308.70 feet to a five-eighths inch iron rod with plastic cap stamped "RPLS 483B" found for corner, same being the beginning of a curve to the left, whose long chord bears North 03 degrees 02 minutes 26 seconds West, a distance of 49.97 feet;

THENCE Northward, continuing with the common line between the remainder of said DMJ Properties tract and said Victoria Park Development tract, with said curve to the left, having a radius of 275.00 feet, through a central angle of 10 degrees 25 minutes 29 seconds, for an arc distance of 161.03 feet to a five-eighths inch iron rod with plastic cap stamped "RPLS 483B" set for corner, same being the beginning of a non-tangent curve to the right, whose long chord bears North 33 degrees 49 minutes 44 seconds East, a distance of 63.81 feet;

THENCE Northward, crossing said DMJ Properties tract, with said curve to the right, having a radius of 58.00 feet, through a central angle of 97 degrees 31 minutes 18 seconds, for an arc distance of 53.66 feet to a five-eighths inch iron rod with plastic cap stamped "RPLS 483B" set for corner, same being the beginning of a non-tangent curve to the right, whose long chord bears North 67 degrees 58 minutes 48 seconds East, a distance of 45.18 feet;

THENCE Easterly, crossing said DMJ Properties tract, with said curve to the right, having a radius of 220.00 feet, through a central angle of 11 degrees 46 minutes 51 seconds, for an arc distance of 43.24 feet to a five-eighths inch iron rod with plastic cap stamped "RPLS 483B" set for corner;

THENCE North 86 degrees 06 minutes 46 seconds East, crossing said DMJ Properties tract, a distance of 204.92 feet to a five-eighths inch iron rod with plastic cap stamped "RPLS 483B" set for corner;

THENCE South 40 degrees 54 minutes 27 seconds East, crossing said DMJ Properties tract, a distance of 201.11 feet to a five-eighths inch iron rod with plastic cap stamped "RPLS 483B" set for corner;

THENCE South 04 degrees 18 minutes 51 seconds West, crossing said DMJ Properties tract, a distance of 449.49 feet to a five-eighths inch iron rod with plastic cap stamped "RPLS 483B" set for corner;

THENCE South 46 degrees 13 minutes 06 seconds West, crossing said DMJ Properties tract, a distance of 24.52 feet to a five-eighths inch iron rod with plastic cap stamped "RPLS 483B" set for corner;

THENCE South 89 degrees 27 minutes 21 seconds West, crossing said DMJ Properties tract, a distance of 246.86 feet to the **PLACE OF BEGINNING**, and containing a calculated area of 16,975 acres (778,414 square feet) of land

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS

That Victoria Park Development, LP and DMJ PROPERTIES, LTD., acting herein by and through its duly authorized officers does hereby adopt the plat designating the herein above described property as VILLAGGIO AT VICTRON PARK, an addition in the City of Wauwachoe, 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. These easements and public use areas, as shown, are dedicated to the public use forever, for the purposes indicated on the plat. Its buildings, fences, trees, shrubs or other improvements or grounds shall be constructed or placed upon, over or across the easements as shown, except that buildings improvements may be placed on Landscaping Easements. That the City of Wauwachoe 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 grounds which they in any way endanger or interfere with the construction, maintenance, or efficiency of their respective systems in said easements. The City of Wauwachoe and public utility entities shall at all times have the full right of Egress and Ejecta to or from their respective easements for the purposes of constructing, reconstructing, inspecting, repairing, 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 pertinent ordinances, rules, regulations and resolutions of the City of Wauwachoe, Texas

WITNESSE, my hand, on the ____ day of _____, 2012

OWNER: Victoria Park Development, LP
By: _____
Chip Boyd, Manager

OWNER: DMJ PROPERTIES, LTD., a Texas limited partnership
By: DMJ LLC, a Texas limited liability company, its Managing General Partner

By: _____
Walter Alameddine, Vice President

STATE OF TEXAS
COUNTY OF ELLIS

BEFORE ME, the undersigned authority, on the day personally appeared Chip Boyd, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he or she executed the same for the purpose and consideration therein expressed, as Manager of Victoria Park Development, LP, on behalf of said limited partnership

Notary Public, State of Texas

STATE OF TEXAS
COUNTY OF ELLIS

BEFORE ME, the undersigned authority, on the day personally appeared Walter Alameddine, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same for the purpose and consideration therein expressed, as Vice President of DMJ LLC, a Texas limited liability company, the Managing General Partner of DMJ PROPERTIES, LTD., a Texas limited partnership, on behalf of said limited liability company and limited partnership

GIVEN UNDER MY HAND AND SEAL OF OFFICE on the ____ day of _____, 2012

Notary Public, State of Texas

ENGINEER / SURVEYOR:
BANNISTER ENGINEERING, LLC
240 NORTH MITCHELL ROAD
HANSFORD, TEXAS 76663
CONTACT: MICHAEL DAVIES, RPLS
PHONE: 817-842-2094
MHA@bannistereng.com

OWNER / DEVELOPER:
VICTRON PARK DEVELOPMENT, LP
421 CENTURY WAY, SUITE 100
RED OAK, TEXAS 75154
CONTACT: CHIP BOYD
PHONE: 972-937-4065

OWNER / DEVELOPER:
DMJ PROPERTIES, LTD.
105 YMCA DRIVE
WAUWACHOE, TEXAS 75165
CONTACT: WALID ALAMEDDINE,
VICE PRESIDENT
PHONE: 409-517-2000

GENERAL NOTES

1. All bearings shown herein are Texas State Plane Coordinate System, NAD83 (CONS), Texas North Central Zone (4202). All distances shown herein are surface distances.

2. According to surveyor's interpretation of information shown on the National Flood Insurance Program (NFIP) "Flood Insurance Rate Map" (FIRM), Community Panel No. 4819C0200F, dated June 3, 2013, the property appears to be within Zone "X" and the entire property lies within a "Area determined to be outside of the 0.2% annual chance floodplain" zone as defined by the U.S. Department of Housing and Urban Development, Federal Insurance Administration, or the Federal Emergency Management Agency.

The above referenced FIRM map is for use in administering the NFIP. It does not necessarily show all areas subject to flooding, particularly from local sources of small size which could be flooded by severe concentrated rainfall coupled with inadequate local drainage systems. There may be other streams, creeks, low areas, drainage systems or other surface or subsurface conditions existing on or near the subject property which are not studied or addressed as a part of the NFIP.

3. All lot corners (Original Monumentation) shall be iron rods found are 3/8 inch with a red plastic cap stamped "RPLS 483B"

4. P.A.M.E. are Pedestrian Access and Maintenance Easements for the purpose of the Home Owner's Association to have sidewalks between buildings

5. Home Owner's Association will maintain all open space lots (X Lots).

SURVEYOR'S CERTIFICATE

KNOW ALL MEN BY THESE PRESENTS

That I, Michael Dan Davis, a Registered Professional Land Surveyor in the State of Texas, do hereby certify that I prepared 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 Wauwachoe.

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

Michael Dan Davis DATE
Registered Professional Land Surveyor No. 4816
BANNISTER ENGINEERING, LLC
T.B.P.L.S. REGISTRATION NO. 10193823



PLAT
OF
VILLAGGIO AT VICTRON PARK
BEING 16.975 acres out of the
Albert Pruitt Survey, Abstract No. 848 and
John Shaver Survey, Abstract No. 100
City of Wauwachoe, Ellis County, Texas
143 RESIDENTIAL LOTS AND 19 OPEN SPACE LOTS
ZONED R-0.5(10) MC-2
Preparation Date: July 2012
Revision Date: September 2012
SHEET 4 OF 4 CASE NUMBER 508-98-2002
PROJECT NO. 702-20-001

PREPARED BY:
BANNISTER
ENGINEERING
240 North Mitchell Road
Hansford, TX 76663 817.842.2094
T.B.P.L.S. REGISTRATION NO. 10193823