

A G E N D A

The Waxahachie Planning & Zoning Commission will hold a regular meeting on ***Tuesday, October 25, 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
David Hudgins
Erik Test
Ron Ansell

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 October 11, 2022
- b. Minutes of the Planning and Zoning Commission briefing of October 11, 2022

5. ***Recognize*** Mr. Jim Phillips for his service on the Planning & Zoning Commission
6. ***Convene*** into Executive Session for consultation with attorney regarding pending or contemplated litigation as permitted under Section 551.071, Texas Government Code
7. ***Reconvene*** and take any necessary action
8. ***Consider*** a request by Christopher Hernandez, Kimley-Horn & Associates, Inc., for a **Plat** of Haven Ranch Phase 1, 172 Residential Lots & 10 Open Space HOA X Lots, being 190.6221 acres, located west of the intersection of Harrington Road and Hunter Pass, situated in the William Stewart Survey, Abstract 956, the James Young Survey, abstract 1199, and the Norman H. Whittenberg Survey, Abstract 1128, an addition to the City of Waxahachie and the Extra Territorial Jurisdiction of the City of Waxahachie (Property ID: 183003, 192730, 236610, 236611, 236612, 289474, 289475, 289476, & 289477) – Owner: GRBK EDGEWOOD LLC (SUB-126-2022) Staff: Zack King

9. **Consider** a request by John Ed Justice, BKG Legacy Ranch I, LLC, for a **Replat** of Lot 1, Block A, Legacy Ranch, Phase One, two lots, being 1.390 acres, located at 1000 Legacy Ranch Road (Property ID 267508) – Owner: BKG LEGACY RANCH I LLC (SUB-122-2022) Staff: Eleana Tuley
10. **Consider** a request by Erik Shoquist, for a **Replat** of Cardinal I G Addition, Lots 1R and 2R, Block A, 2 Industrial Lots, being 66.456 acres, located at 201 & 203 Cardinal Road, situated in the Allen W. Brown Survey, Abstract 102, an addition in the City of Waxahachie (Property ID: 209418, 226867, 285601 & 285602) – Owner: CARDINAL I G COMPANY (SUB-40-2022) Staff: Jennifer Pruitt
11. **Public Hearing** on a request by Rodney & Suzie Bell, Cove Construction, for a **Specific Use Permit (SUP)** for an Accessory Structure +700sf, use within a Single Family – 1 (SF-1) zoning district located at 601 N. Grand Ave (Property ID 176840) - Owner: THOMAS A. & VERONICA SCHAEFFER (ZDC-121-2022) Staff: Jennifer Pruitt
12. **Consider** recommendation of Zoning Change No. ZDC-121-2022
13. 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.***

Planning and Zoning Commission
October 11, 2022

The Waxahachie Planning & Zoning Commission held a regular meeting on Tuesday, October 11, 2022 at 7:00 p.m. in the Council Chamber at 401 S. Rogers St., Waxahachie, TX.

Members Present: Rick Keeler, Chairman
Betty Square Coleman
Bonney Ramsey
David Hudgins
Erik Test
Ron Ansell

Member Absent: Melissa Ballard, Vice Chairman

Others Present: Shon Brooks, Executive Director of Development Services
Jennifer Pruitt, Senior Director of Planning
Eleana Tuley, Senior Planner
Macey Martinez, Graduate Engineer
Jami Bonner, Assistant City Secretary

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

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

3. **Public Comments**

None.

4. **Reorganize the Commission**

Action:

Ms. Bonney Ramsey moved to nominate Rick Keeler as Chairman and Melissa Ballard as Vice Chairman. Mr. David Hudgins seconded, All Ayes.

5. **Consent Agenda**

- a. Minutes of the regular Planning & Zoning Commission meeting of September 27, 2022
- b. Minutes of the Planning and Zoning Commission briefing of September 27, 2022

Action:

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

6. **Present Proclamation proclaiming October 2022 as Community Planning Month**

Chairman Keeler presented Proclamation proclaiming October 2022 as Community Planning Month and presented it to the P&Z Commission and City staff on behalf of Mayor Hill.

7. Recognize Mr. Jim Phillips for his service on the Planning & Zoning Commission

Chairman Keeler announced Jim Phillips was unable to attend and would be recognized at a future meeting.

8. Public Hearing on a request by Reginald Levingston, for a Specific Use Permit (SUP) for an Accessory Structure +700sf, use within a Single Family – 3 (SF-3) zoning district located at 110 Elder St (Property ID 171560) - Owner: REGINALD LEVINGSTON (ZDC-93-2022) Staff: Ashlie Jones

Chairman Keeler opened the Public Hearing.

Senior Director of Planning Jennifer Pruitt reviewed the case noting the applicant is requesting a Specific Use Permit for an existing metal carport structure exceeding 700+ sq. ft. Staff recommended approval per staff comments:

1. The accessory structure shall not be used as a dwelling.
2. The accessory structure shall not be used for commercial purposes.
3. The accessory structure shall not be leased or sold separately from the primary residence and shall not be separately metered.
4. The applicant shall obtain a permit from the City of Waxahachie Building Department.

There being no others to speak for or against ZDC-93-2022, Chairman Keeler closed the Public Hearing.

9. Consider recommendation of Zoning Change No. ZDC-93-2022

Action:

Ms. Bonney Ramsey moved to approve a request by Reginald Levingston, for a Specific Use Permit (SUP) for an Accessory Structure +700sf, use within a Single Family – 3 (SF-3) zoning district located at 110 Elder St (Property ID 171560) - Owner: REGINALD LEVINGSTON (ZDC-93-2022) per staff comments. Ms. Betty Square Coleman seconded, All Ayes.

10. Consider a request by Priya Acharya, Wier & Associates, Inc, for a Replat of Lot 3, Block 2, Interstate Industrial Park Addition, two (2) lots, being 3.454 acres, located at 3348 S Interstate 35E, (Property ID 284599) – Owner: DML LAND, LLC (SUB-113-2022) Staff: Eleana Tuley

Senior Planner Eleana Tuley reviewed the case noting the applicant is requesting to replat the subject property into two (2) lots for commercial use. She noted the applicant is proposing a mutual access easement that is not reflected on the proposed Plat, but will be recorded as a separate instrument. Staff recommended approval as presented with the condition the Plat is revised to include the mutual access easement recording information prior to the Plat being filed with Ellis County.

Action:

Mr. David Hudgins moved to approve a request by Priya Acharya, Wier & Associates, Inc, for a Replat of Lot 3, Block 2, Interstate Industrial Park Addition, two (2) lots, being 3.454 acres, located at 3348 S Interstate 35E, (Property ID 284599) – Owner: DML LAND, LLC (SUB-113-2022) per staff comments. Ms. Betty Square Coleman seconded, All Ayes.

- 11. Consider a request by Mike Davis, Bannister Engineering, for a Plat of Victron Park, eight (8) commercial lots and four (4) open space lots, being 21.228 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: DMJ Properties LTD (SUB-96-2022) Staff: Zack King**

Ms. Pruitt presented the case noting the applicant is requesting to plat the subject property into eight (8) commercial lots and four (4) open space lots as part of the Victron Park Planned Development. She noted the applicant is providing a 10' right-of-way dedication along Butcher Road. Staff recommended approval per the following comments:

1. The plat will be updated to include the recording information for Dena Drive, Ali Drive, Venture Way, and the adjacent Villaggio at Victron park prior to plat filing.

Action:

Mr. David Hudgins moved to approve a request by Mike Davis, Bannister Engineering, for a Plat of Victron Park, eight (8) commercial lots and four (4) open space lots, being 21.228 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: DMJ Properties LTD (SUB-96-2022) per staff comment. Ms. Bonney Ramsey seconded, All Ayes.

- 12. Consider a request by Mike Davis, Bannister Engineering, for a Plat of Victron Park, Lot 2, Block 6, one (1) commercial lot, being 0.882 acres, 171 W Butcher Road, situated in the Albert Pruitt Survey, Abstract 848, an addition to the City of Waxahachie (Property ID: 289909) – Owner: KUMAR INVESTMENTS PROP-CO TX LLC (SUB-97-2022) Staff: Zack King**

Ms. Pruitt reviewed the case noting the applicant is requesting to plat the subject property into one (1) lot for commercial use as a Taco Bell. Staff recommends approval as presented.

Action:

Ms. Bonney Ramsey moved to approve a request by Mike Davis, Bannister Engineering, for a Plat of Victron Park, Lot 2, Block 6, one (1) commercial lot, being 0.882 acres, 171 W Butcher Road, situated in the Albert Pruitt Survey, Abstract 848, an addition to the City of Waxahachie (Property ID: 289909) – Owner: KUMAR INVESTMENTS PROP-CO TX LLC (SUB-97-2022) as presented. Mr. Erik Test seconded, All Ayes.

- 13. Adjourn**

(4a)

Planning and Zoning Commission

October 11, 2022

Page 4

Commissioners welcomed newly appointed P&Z Commissioner Ron Ansell.

Chairman Keeler and Mr. Hudgins thanked Eleana Tuley for the comprehensive plan work session during the Briefing.

Mr. Ron Ansell thanked the P&Z Commissioners and staff for their welcome and recognized the continued discussions around Highway 77.

Executive Director of Development Services Shon Brooks recognized Eleana Tuley for her leadership on the comprehensive plan and welcomed Ron Ansell to the P&Z Commission.

There being no further business, the meeting adjourned at 7:18 p.m.

Respectfully submitted,

Jami Bonner

Assistant City Secretary

Planning and Zoning Commission
October 11, 2022

The Waxahachie Planning & Zoning Commission held a briefing session on Tuesday, October 11, 2022 at 6:15 p.m. in the City Council Conference Room at 401 S. Rogers St., Waxahachie, TX.

Members Present: Rick Keeler, Chairman
Bonney Ramsey
Ron Ansell
David Hudgins
Erik Test

Members Absent: Melissa Ballard, Vice Chairman
Betty Square Coleman

Others Present: Shon Brooks, Executive Director of Development Services
Jennifer Pruitt, Senior Director of Planning
Eleana Tuley, Senior Planner
Macey Martinez, Graduate Engineer
Jami Bonner, Assistant City Secretary

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 cases:

- ZDC-93-2022, the applicant is requesting a Specific Use Permit for an existing metal carport structure exceeding 700+ sq. ft. Staff recommends approval per staff comments.
- SUB-96-2022, the applicant is requesting to plat the subject property into eight (8) commercial lots and four (4) open space lots as part of the Victron Park Planned Development. She noted the applicant is providing a 10' right-of-way dedication along Butcher Road. Staff recommends approval per staff comments.
- SUB-97-2022, the applicant is requesting to plat the subject property into one (1) lot for commercial use as a Taco Bell. Staff recommends approval as presented.

Eleana Tuley, Senior Planner, reviewed the following case:

- SUB-113-2022, the applicant is requesting to replat the subject property into two (2) lots for commercial use. She noted the applicant is proposing a mutual access easement that is not reflected on the proposed Plat, but will be recorded as a separate instrument. Staff recommends approval as presented with the condition the Plat is revised to include the mutual access easement recording information prior to the Plat being filed with Ellis County.

3. Work Session: What is a Comprehensive Plan?

(4b)

Planning and Zoning Commission

October 11, 2022

Page 2

Ms. Pruitt introduced a new agenda item for P&Z Commission Briefings. She explained “Work Sessions” will be added to agendas, as time permits, to allow time for staff to speak on various topics related to planning with the goal of providing up to date information and standards.

Ms. Tuley reviewed the comprehensive plan process and noted the Comprehensive Plan Advisory Committee (CPAC) began the process in early 2021 and is nearing completion of Waxahachie’s plan. She encouraged citizens and CPAC members to provide input to shape the vision for the future of Waxahachie by contacting City staff or visiting www.waxahachieplan.com.

4. Adjourn

There being no further business, the meeting adjourned at 6:54 p.m.

Respectfully submitted,

Jami Bonner
Assistant City Secretary

Planning & Zoning Department

Plat Staff Report

Case: SUB-126-2022



MEETING DATE(S)

Planning & Zoning Commission: October 25, 2022

CAPTION

Consider request by Christopher Hernandez, Kimley-Horn & Associates, Inc., for a **Plat** of Haven Ranch Phase 1, 172 Residential Lots & 10 Open Space HOA X Lots, being 190.6221 acres, located west of the intersection of Harrington Road and Hunter Pass, situated in the William Stewart Survey, Abstract 956, the James Young Survey, abstract 1199, and the Norman H. Whittenberg Survey, Abstract 1128, an addition to the City of Waxahachie and the Extra Territorial Jurisdiction of the City of Waxahachie (Property ID: 183003, 192730, 236610, 236611, 236612, 289474, 289475, 289476, & 289477) – Owner: GRBK EDGEWOOD LLC (SUB-126-2022) Staff: Zack King

APPLICANT REQUEST

The applicant is requesting to plat the subject property into 172 residential lots and 10 open space HOA X lots.

CASE INFORMATION

<i>Applicant:</i>	Christopher Hernandez, Kimley-Horn & Associates, Inc.
<i>Property Owner(s):</i>	GRBK EDGEWOOD LLC
<i>Site Acreage:</i>	190.6221 acres
<i>Number of Lots:</i>	182 lots
<i>Number of Dwelling Units:</i>	172 units
<i>Park Land Dedication:</i>	N/A (All residential units proposed within the ETJ)
<i>Adequate Public Facilities:</i>	No information has been provided to demonstrate the provision of adequate water and wastewater services for the subject property and the proposed lots as required by Section 5.1 of the Waxahachie Subdivision Ordinance.

SUBJECT PROPERTY

<i>General Location:</i>	West of the intersection of Harrington Road and Hunter Pass
<i>Parcel ID Number(s):</i>	183003, 192730, 236610, 236611, 236612, 289474, 289475, 289476, & 289477
<i>Current Zoning:</i>	Future Development (FD) & N/A (ETJ)
<i>Existing Use:</i>	The subject property is currently undeveloped

Platting History: The subject property is part of the William Stewart Survey, Abstract 956, the James Young Survey, abstract 1199, and the Norman H. Whittenberg Survey, Abstract 1128.

Site Aerial:



PLANNING ANALYSIS:

The applicant is proposing to plat the subject property into 172 residential lots and 10 open space HOA X lots. A small portion of the subject property is currently located within the Waxahachie City Limits; however, all residential lots proposed with the plat are located within the Waxahachie ETJ. In order to provide multiple points of access to the planned residential lots, the applicant is proposing to extend Harrington Road to the site and dedicate a 110' right-of-way (ROW) from E Haven Road to the site.

STAFF CONCERNS

The plat application is currently deemed to be incomplete & not filed due to the applicant's failure to provide the supplemental documentation required with the plat and address the plat comments identified below. The items listed below are for informational purposes only and do not serve as conditions of approval.

Supplemental Documentation:

- No information has been provided to demonstrate the provision of adequate water and wastewater services for the subject property and the proposed lots as required by Section 2.4(c)(13) & 5.1 of the Waxahachie Subdivision Ordinance and Section V – Special District Regulations of the Ellis County Subdivision and Development Standards.
- A Traffic Impact Analysis (TIA), as per Section 31 of the Waxahachie Subdivision Ordinance.
- A signed Waiver of Takings Impact Assessment document required as part of the Ellis County Plat Application.

Plat Comments:

- Since no information has been provided to demonstrate the provision of water and wastewater services to the property, all proposed lots within the ETJ have been reviewed under Vol. I Section IV – General Requirements of the Ellis County Subdivision and Development Standards. The lots & build lines proposed with this plat do not meet minimum size or dimensions required by the Ellis County Subdivision and Development Standards.

- The Point of Beginning (POB) survey monument coordinates for the plat do not match the location of the POB shown on the plat. Correct coordinates for the POB survey monument is required by Section 2.4 of the Waxahachie Subdivision Ordinance.
- A minimum utility easement fifteen (15) feet wide or wider is required along adjacent to all street right-of-way (ROW). The proposed plat only provides a 10-foot utility easement for residential lots and no utility easement for open space HOA X lots.
- The subject property includes 4 existing platted lots; which are part of the Harrington Acres #2 plat. Due to this, the application needs to be amended to address the existing plat. The existing platted lots either need to be replatted or vacated as per Section 2.6 or 2.8 of the Waxahachie Subdivision Ordinance.
- The plat does not include street width labels or street names for all proposed streets as required by Section 2.4(c)(4) of the Waxahachie Subdivision Ordinance.
- The plat does not include curve details for all proposed lots as required by Section 2.4(c)(18) of the Waxahachie Subdivision Ordinance.

RECOMMENDATION

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

- Disapproval, due to the items listed below.

1. Required Supplemental Documentation Not Provided:

- a. No information has been provided to demonstrate the provision of adequate water and wastewater services for the subject property and the proposed lots as required by Section 5.1 of the Waxahachie Subdivision Ordinance and Section V – Special District Regulations of the Ellis County Subdivision and Development Standards.
- b. A Traffic Impact Analysis (TIA), as per Section 31 of the Waxahachie Subdivision Ordinance.
- c. A signed Waiver of Takings Impact Assessment document required as part of the Ellis County Plat Application.

2. Comments Rendering the Plat Incomplete:

- a. Since no information has been provided to demonstrate the provision of water and wastewater services to the property, all proposed lots within the ETJ have been reviewed under Vol. I Section IV – General Requirements of the Ellis County Subdivision and Development Standards. The lots & build lines proposed with this plat do not meet minimum size or dimensions required by the Ellis County Subdivision and Development Standards.
- b. The Point of Beginning (POB) survey monument coordinates for the plat do not match the location of the POB shown on the plat. Correct coordinates for the POB survey monument is required by Section 2.4 of the Waxahachie Subdivision Ordinance.
- c. A minimum utility easement fifteen (15) feet wide or wider is required along adjacent to all street right-of-way (ROW). The proposed plat only provides a 10-foot utility easement for residential lots and no utility easement for open space HOA X lots.

- d. The subject property includes 4 existing platted lots; which are part of the Harrington Acres #2 plat. Due to this, the application needs to be amended to address the existing plat. The existing platted lots either need to be replatted or vacated as per Section 2.6 or 2.8 of the Waxahachie Subdivision Ordinance.
- e. The plat does not include street width labels or street names for all proposed streets as required by Section 2.4(c)(4) of the Waxahachie Subdivision Ordinance.
- f. The plat does not include curve details for all proposed lots as required by Section 2.4(c)(18) of the Waxahachie Subdivision Ordinance.

ATTACHED EXHIBITS

1. Plat Letter
2. Plat
3. Staff 1st Review Comments
4. Applicant request to continue to 10/25 P&Z

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.
 - a. Once the revised plans are provided, staff will verify all outstanding comments were satisfied.
 - i. If comments were not satisfied, then the applicant will be notified to make corrections.
 - ii. 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 City of Waxahachie Public Works Department, or Ellis County Department of Development for ETJ plats;
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

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Matthew McPhail
direct dial: 512.370.2811
mmcphail@winstead.com

September 14, 2022

**Via Electronic Submission and
Email to jennifer.pruitt@waxahachie.com**

Jennifer Pruitt
City of Waxahachie (the "City")
401 South Rogers Street
Waxahachie, Texas 75165

Re: Land Use Study and Plat submittal for the Haven Ranch development (the "Project")

Ms. Pruitt:

We represent GRBK Edgewood LLC ("GRBK") in connection with the Project, which lies entirely within the extraterritorial jurisdiction ("ETJ") of the City.

Enclosed herewith is a Land Use Study (herein so called) for the Project, which is submitted in accordance with the Plat Application and Checklist promulgated by the City's Planning and Zoning Department and in an effort to comply with the City's subdivision ordinance (the "Ordinance"). However, the Ordinance contains no rules, regulations, or guidelines of any kind relating to such land use studies. In fact, the term "land use study," is not referenced at any point throughout the Ordinance. As such, City staff and applicants alike are left with no clear direction regarding the purpose of the land use study, nor the applicable review process or standard of approval.

Despite the vague nature of the Ordinance with respect to the land use study, it must nevertheless be considered and treated as a "plat" or "plan" covered by Chapter 212, Texas Local Government Code ("Chapter 212"). First, an applicant seeking approval of a land use study is directed by the City staff to utilize the City's "Plat Application" and "Plat Checklist" forms, which are also the appropriate forms for the following applications: plat, replat, amended plat, plat vacation, and development plat—all of which by name alone fall within the purview of Chapter 212. The inclusion of land use study alongside other plat applications reveals the City's intention that it is a type of plat application. In addition, Chapter 212 broadly defines a "plat" to include a "general plan," and a "plan" as "a subdivision development plan, including a subdivision plan, subdivision construction plan, site plan, land development application, and site development plan." Tex. Loc. Gov't Code § 212.001. Notably, the Plat Checklist makes zero distinction between the required content for a plat application and the required content for a land use study application. As such, a land use study must equally fall within the definition of "plan" or "plat"

under Chapter 212. In light of the above, GRBK expects the City will treat the enclosed Land Use Study as a plan or plat submittal, subject to the rules and regulations of Chapter 212.¹

The Land Use Study further qualifies as a "permit" or "plan for development" under Chapter 245, Texas Local Government Code ("Chapter 245"). Tex. Loc. Gov't Code § 245.001, -.002(a). By submission thereof, the City has received fair notice of the Project, and the Project is entitled to all rights and protections afforded under Chapter 245.

Also enclosed herewith is a separate Plat application for the first phase of the Project (the "Phase 1 Plat"), prepared in accordance with the Plat Application, Plat Checklist, and Ordinance; the review and approval of which shall also follow the rules set forth in Chapter 212. Like the Land Use Study, the Phase 1 Plat qualifies as a permit under Chapter 245. *Id.* Notably, Section 2.3(e) of the Ordinance states that construction plans for the subdivision must be submitted within one year following approval of the plat or the plat shall be deemed withdrawn by the applicant and shall no longer be considered an approved plat. But Section 2.3(e) is in direct conflict with Chapter 245, which prohibits a City from placing an expiration date of less than two years on an individual permit. See Tex. Loc. Gov't Code § 245.005(b) ("A regulatory agency may enact an ordinance, rule, or regulation that places an expiration date of not less than two years on an individual permit if no progress has been made towards completion of the project."). As such, Section 2.3(e) is unenforceable and the City may not expire either the Land Use Study nor the Phase 1 Plat for failure to submit construction plans within one year following their respective approval.

Our office has previously reached out to the County to inquire about the review rights applicable to a project and received a copy of the Interlocal Agreement Between the County of Ellis and the City of Waxahachie Regarding Plat Approval Jurisdiction in the City's ETJ (the "Interlocal"). It is our expectation that the submittal to the City is sufficient to satisfy the submittal process for a plat under Chapter 212 and that the City will forward any required plans to the County per the terms of the Interlocal.

Best regards,



Matt McPhail

Enclosure

cc: Robert Brown, City Attorney (rbrown@bhlaw.net)
Art Anderson, of the Firm (aanderson@winstead.com)
Bobby Samuel, GRBK Edgewood LLC (bsamuel@greenbrickpartners.com)

¹ With special consideration being given to Sections 212.003(a), -.005, and -.009-.010.

A Land Use Study will be required including but not limited to the following: Preliminary Utility, Grading, Drainage Plans, Street Typical Details.....

In CCN. Need preliminary Civil plan.

A vast majority of this property is located within the City of Waxahachie ETJ. Since no information has been provided to demonstrate the provision of water and wastewater services to the property, all proposed lots within the ETJ have been reviewed under Vol. I Section IV - General Requirements of the Ellis County Subdivision and Development Standards. You can refer to the Ellis County Subdivision and Development Standards for further reference to these requirements.

In short, the following is required for lots in the ETJ:
 - 1 acre minimum size to meet the County's septic order
 - 150' minimum frontage & depth
 - 25' minimum setback along internal roads
 - 40' minimum setback along major roads
 - 20' minimum utility/drainage easement along the rear
 - 10' minimum utility/drainage easement along the sides

All proposed lots are required to meet or exceed the aforementioned standards as per the Ellis County and City of Waxahachie Interlocal Agreement & Vol. I Section IV - General Requirements of the Ellis County Subdivision and Development Standards.

*This comment applies to all subsequent pages; but is not duplicated.

OVERALL BOUNDARY KEY MAP

Please provide the CAD files used for this Plat so that our GIS team can properly map the subdivision and evaluate the location of proposed lots and streets.

These sheet numbers to not match the sheet numbers identified on the following pages.

No structures shall be placed within the floodplain. No grading shall be done within the floodplain without a flood study.

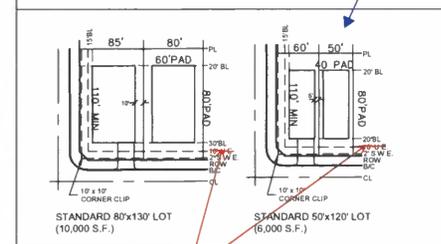
There are still comments on the TIA that need to be addressed.

Show the existing infrastructure (Hunter Pass) and how it will tie in.

Where is detention being proposed? Detention or a downstream assessment will be required. Detention cannot be placed inside the floodplain. Label detention pond areas as "Drainage and detention easement".

Why are there two separate sets of the plat here? Only one copy of the plat should be included in this document. (Both the boundary of the entire plat and the lot details need to be included on this single copy of the plat.)

STANDARD LOT DETAIL



Refer to the County's requirements for lot utility easements.

OWNER
 GRBK EDGEWOOD, LLC
 2805 Dallas Parkway, Suite 400
 Plano, Texas 75093
 Phone 817-658-2112
 Contact Bobby Samuel

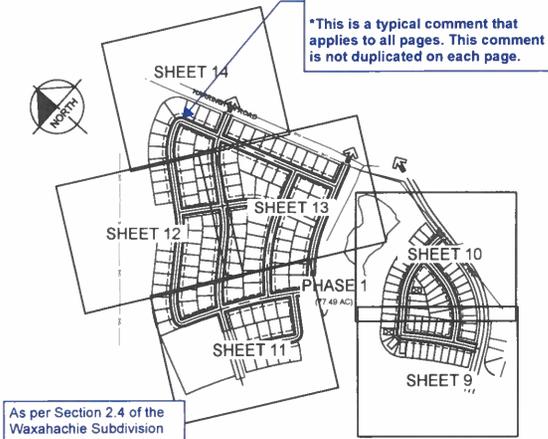
SURVEYOR
 Kimley-Horn and Associates, Inc
 13455 Noel Road, Two Galleria Office Tower, Suite 700
 Dallas Texas 75240
 Phone 972-776-1300
 Contact Craig Bartosh RPLS

APPLICANT
 Kimley-Horn and Associates, Inc
 13455 Noel Road, Two Galleria Office Tower, Suite 700
 Dallas Texas 75240
 Phone 972-776-1765
 Contact Christopher Hernandez P E

LOT DETAIL SHEET INDEX

As per Section 2.4(c)(18) of the Waxahachie Subdivision Ordinance, each individual curve needs to have a curve detail.

*This is a typical comment that applies to all pages. This comment is not duplicated on each page.



As per Section 2.4 of the Waxahachie Subdivision Ordinance, a 2"x2" blank box needs to be added to the bottom left corner of each page for plat recording purposes.

It appears there is curve data missing.

NOTES:

- All easements within this platted property are created by this plat, unless otherwise noted
- Bearing and coordinates shown hereon are based on the Texas Coordinate System of 1983, North Central Zone (4202), North American Datum of 1983 (2011)
- Abstract lines shown hereon are approximate
- Approximate location of Waxahachie City Limits
- Lots designated with an "X" and not named hereon are Open Space/Park Lots maintained by the HOA
- FLOOD STATEMENT:**
 According to Federal Emergency Management Agency's Flood Insurance Rate 48139C0330F for Ellis County, Texas and incorporated areas, dated June 3, 2013, portions of property are located within Zone A defined as "Special flood hazard areas (SFHAs) subject to inundation by the 1% annual chance flood (No Base Flood Elevations determined)". If this site is not within an identified special flood hazard area this flood statement does not imply that the property and/or the structures thereon will be free from flooding or flood damage. On rare occasions greater floods can and will occur and flood heights may be increased by man-made or natural causes. This flood statement shall not create liability on the part of the surveyor.
 Flood elevations for any lots which may ultimately be adjacent to floodplain shall be designed and constructed a minimum of 2 feet above adjacent floodplain base elevation.
- See sheets 9 - 15 for lot dimensions and details.
- See standard lot detail for side building lines.
- See sheet 15 for line and curve table.
- See lot tables on sheet 16 for areas of all lots.

What is the total acreage of property within the Waxahachie City Limits?

Per Section 3.1 of the Waxahachie Subdivision Ordinance, a Traffic Impact Analysis (TIA) is needed with this application due to the number of proposed lots.

CITY CASE NO. SUB-126-2022

PLAT HAVEN RANCH

Add "Phase 1" to this title.

190.6221 ACRES OUT OF THE
 WILLIAM STEWART SURVEY, ABSTRACT NO. 956, JAMES YOUNG SURVEY, ABSTRACT NO. 1199, NORMAN H. WHITTENBURG SURVEY, ABSTRACT NO. 1128
 CITY OF WAXAHACHIE AND WAXAHACHIE ETJ, ELLIS COUNTY, TEXAS

Confirm the total acreage of the HOA X Lots.

172 RESIDENTIAL LOTS & 10 OPEN SPACE HOA X LOTS
 PORTIONS WITHIN CITY LIMITS ZONED FD - FUTURE DEVELOPMENT

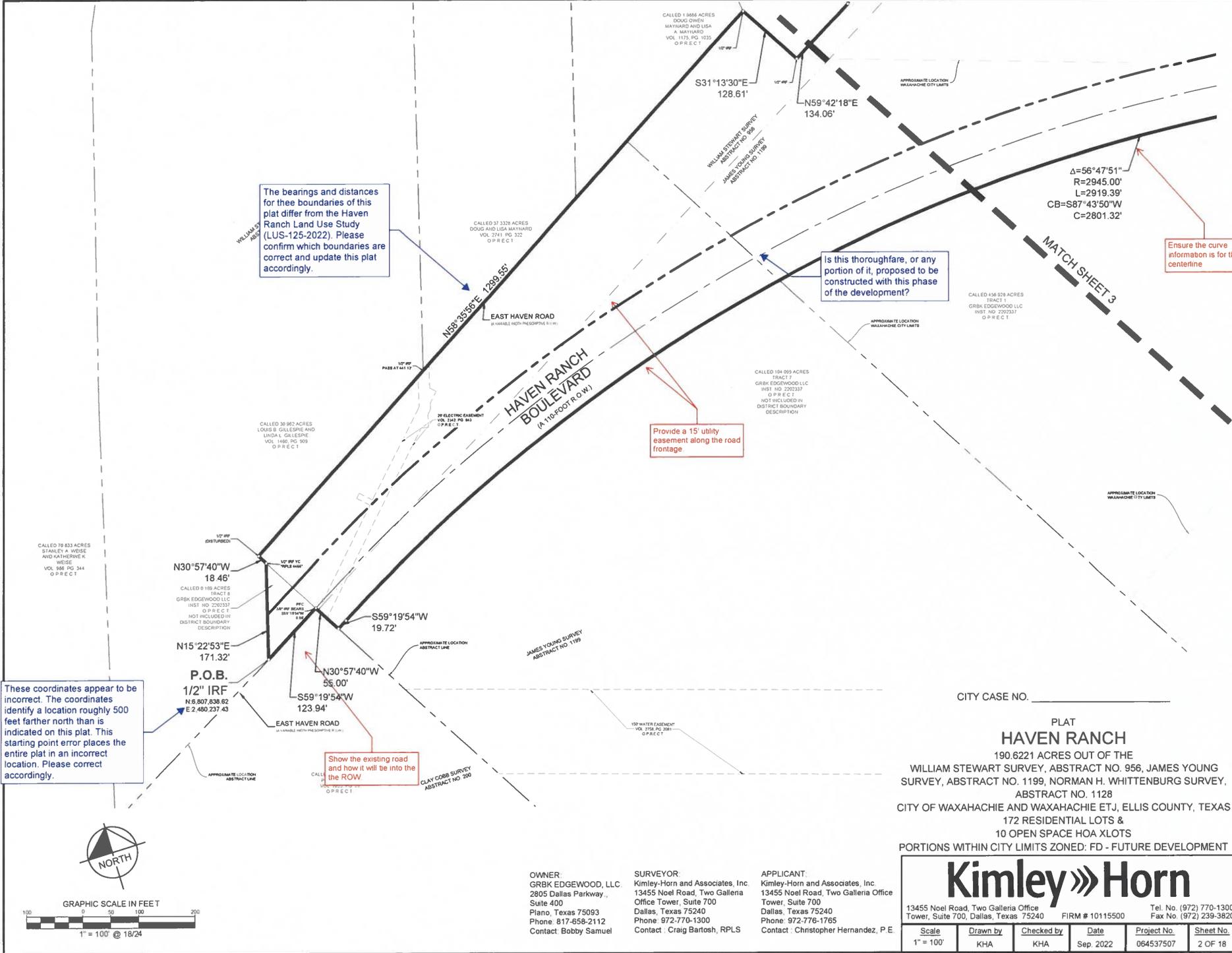
Kimley»Horn

13455 Noel Road Two Galleria Office Tower Suite 700 Dallas Texas 75240 FIRM # 10115500 Tel. No. (972) 770-1300 Fax No. (972) 239-3820

Scale	Drawn by	Checked by	Date	Project No.	Sheet No.
	DWP	KHA	Sep. 2022	064537507	1 OF 18

LUCO ALEXIS M/4/2022 2:48 PM LAST SAVED: 04/20/22 2:45 PM

(8)



The bearings and distances for these boundaries of this plat differ from the Haven Ranch Land Use Study (LUS-125-2022). Please confirm which boundaries are correct and update this plat accordingly.

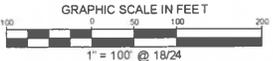
Is this thoroughfare, or any portion of it, proposed to be constructed with this phase of the development?

Ensure the curve information is for the centerline

Provide a 15' utility easement along the road frontage

Show the existing road and how it will be into the ROW

These coordinates appear to be incorrect. The coordinates identify a location roughly 500 feet farther north than is indicated on this plat. This starting point error places the entire plat in an incorrect location. Please correct accordingly.



CITY CASE NO. _____

PLAT
HAVEN RANCH
 190.6221 ACRES OUT OF THE
 WILLIAM STEWART SURVEY, ABSTRACT NO. 956, JAMES YOUNG SURVEY, ABSTRACT NO. 1199, NORMAN H. WHITTENBURG SURVEY, ABSTRACT NO. 1128
 CITY OF WAXAHACHIE AND WAXAHACHIE ETJ, ELLIS COUNTY, TEXAS
 172 RESIDENTIAL LOTS &
 10 OPEN SPACE HOA XLOTS
 PORTIONS WITHIN CITY LIMITS ZONED: FD - FUTURE DEVELOPMENT

OWNER
 GRBK EDGEWOOD, LLC
 2805 Dallas Parkway, Suite 400
 Plano, Texas 75093
 Phone: 817-658-2112
 Contact: Bobby Samuel

SURVEYOR
 Kimley-Horn and Associates, Inc.
 13455 Noel Road, Two Galleria Office Tower, Suite 700
 Dallas, Texas 75240
 Phone: 972-776-1300
 Contact: Craig Bartosh, RPLS

APPLICANT
 Kimley-Horn and Associates, Inc.
 13455 Noel Road, Two Galleria Office Tower, Suite 700
 Dallas, Texas 75240
 Phone: 972-776-1765
 Contact: Christopher Hernandez, P.E.

Kimley»Horn

13455 Noel Road, Two Galleria Office Tower, Suite 700, Dallas, Texas 75240 FIRM # 10115500 Tel. No. (972) 770-1300 Fax No. (972) 239-3820

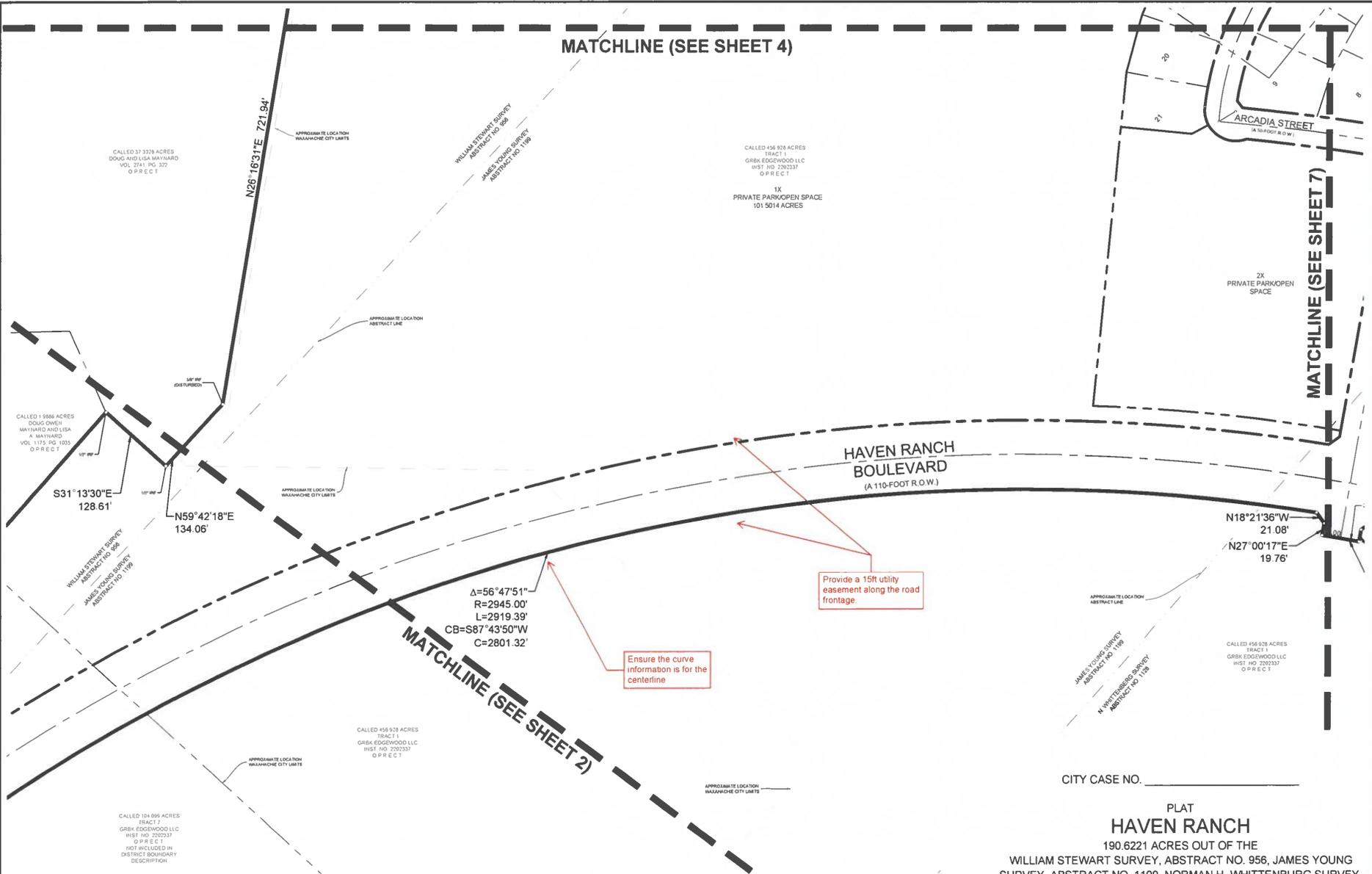
Scale	Drawn by	Checked by	Date	Project No.	Sheet No.
1" = 100'	KHA	KHA	Sep. 2022	064537507	2 OF 18

DRAWN: WAXAHACHIE, TEXAS; DATE: 09/14/2022; TIME: 10:00 AM; PROJECT: HAVEN RANCH; DRAWING NO: 064537507; REV: P1; FINAL PLAT AT DWG PLOTTED BY: LUCO; ALES: 09/14/2022 2:43 PM; LAST SAVED: 09/14/2022 2:41 PM

(8)

MATCHLINE (SEE SHEET 4)

MATCHLINE (SEE SHEET 7)



$\Delta=56^{\circ}47'51''$
 $R=2945.00'$
 $L=2919.39'$
 $CB=S87^{\circ}43'50''W$
 $C=2801.32'$

Provide a 15ft utility easement along the road frontage.

Ensure the curve information is for the centerline

CITY CASE NO. _____

PLAT
HAVEN RANCH
 190.6221 ACRES OUT OF THE
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Kimley»Horn

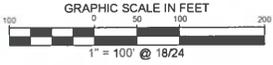
13455 Noel Road, Two Galleria Office Tower, Suite 700, Dallas, Texas 75240 FIRM # 10115500 Tel. No. (972) 770-1300 Fax No. (972) 239-3820

Scale	Drawn by	Checked by	Date	Project No	Sheet No.
1" = 100'	KHA	KHA	Sep 2022	064537507	3 OF 18

OWNER:
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(8)

D:\NAME\WAXLEY\HORN\COUNTY_DAL_2024_SURVEY\064537507\HAVEN RANCH\DWG\064537507 - HWY_P11_FINAL_PLAT.dwg PLOTTED BY LUCIO_ALEJOS 9/14/2022 2:41 PM

MATCHLINE (SEE SHEET 5)

APPROXIMATE LIMIT OF F.E.M.A. ZONE A 100-YEAR FLOODPLAIN
PER FIRM PANEL NO. 48138C0330F
EFFECTIVE DATE: JUNE 3, 2013

WILLIAM STEWART SURVEY
ABSTRACT NO. 956
JAMES YOUNG SURVEY
ABSTRACT NO. 1199

CALLED 37.3328 ACRES
DOUG AND LISA MAYNARD
VOL. 2741 PG. 322
O.P.R.E.C.T.

CALLER 456.928 ACRES
TRACT 1
GRBK EDGEWOOD LLC
INST. NO. 2202337
O.P.R.E.C.T.

CALLER 58.011 ACRES
TRACT 3
GRBK EDGEWOOD LLC
INST. NO. 2202337
O.P.R.E.C.T.

1X
PRIVATE PARKOPEN SPACE
101.5014 ACRES

No structures shall be placed within the floodplain. No grading shall be done within the floodplain without a flood study.

Why are some property lines bold? Symbolize all property lines with the same symbol.

CALLED 37.3328 ACRES
DOUG AND LISA MAYNARD
VOL. 2741 PG. 322
O.P.R.E.C.T.

WILLIAM STEWART SURVEY
ABSTRACT NO. 956
JAMES YOUNG SURVEY
ABSTRACT NO. 1199

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GRBK EDGEWOOD LLC
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O.P.R.E.C.T.

1X
PRIVATE PARKOPEN SPACE
101.5014 ACRES

MATCHLINE (SEE SHEET 3)

CITY CASE NO. _____

PLAT
HAVEN RANCH
190.6221 ACRES OUT OF THE
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172 RESIDENTIAL LOTS &
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PORTIONS WITHIN CITY LIMITS ZONED: FD - FUTURE DEVELOPMENT



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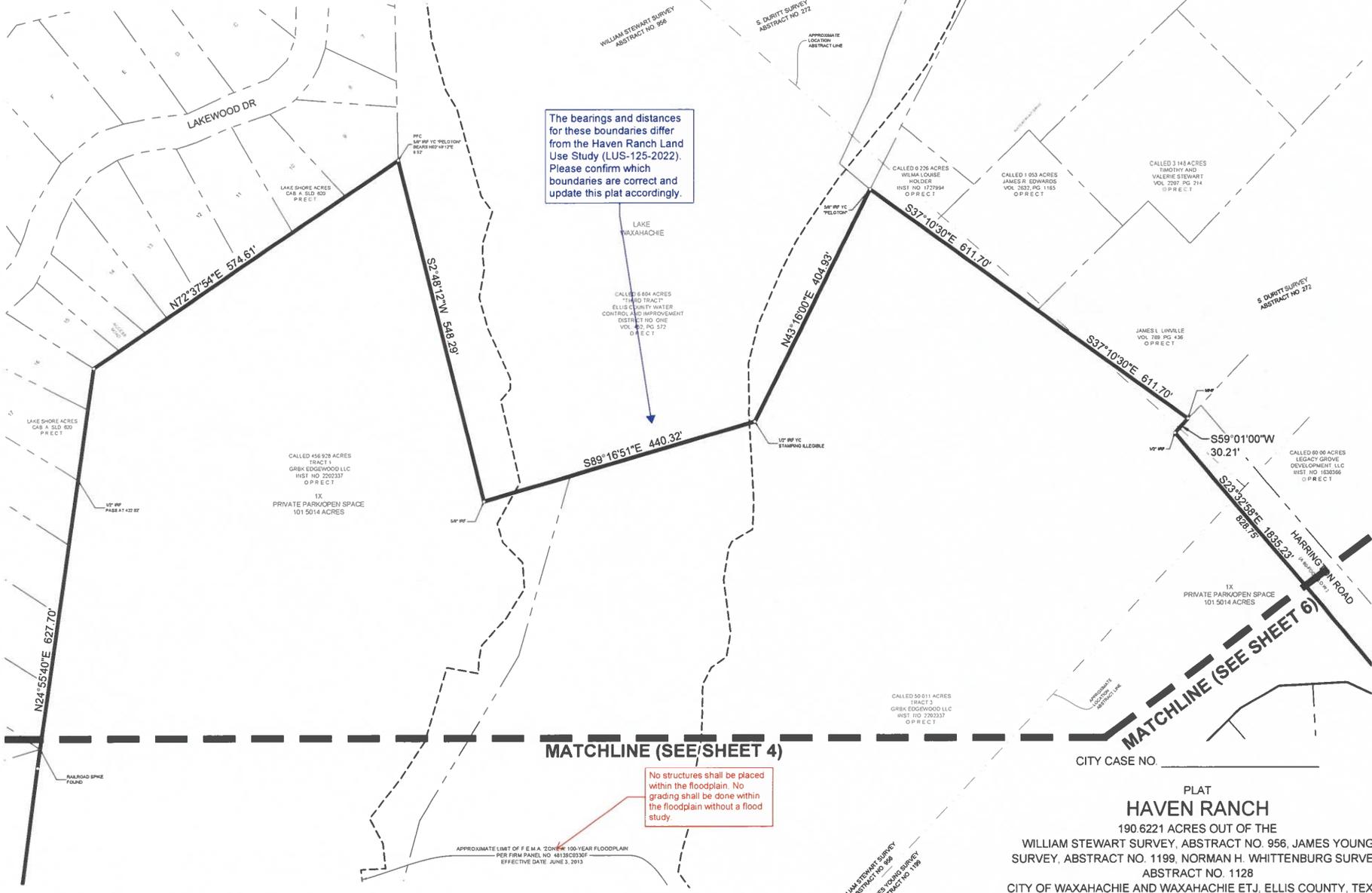
Kimley»Horn

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Scale	Drawn by	Checked by	Date	Project No.	Sheet No.
1" = 100'	KHA	KHA	Sep 2022	064537507	4 OF 18

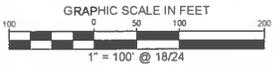
DWG NAME: KIMLEY-HORN-COUNTY_TX_DWG_ZONE_A_SURVEY_064537507-HAVEN RANCH-DWG-064537507-HRV_P01_FINAL PLAT-A.DWG PLOTTED BY: LUCIO_ALEJOS 9/16/2022 2:43 PM LAST SAVED: 9/16/2022 2:41 PM

(8)



The bearings and distances for these boundaries differ from the Haven Ranch Land Use Study (LUS-125-2022). Please confirm which boundaries are correct and update this plat accordingly.

No structures shall be placed within the floodplain. No grading shall be done within the floodplain without a flood study.



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PLAT
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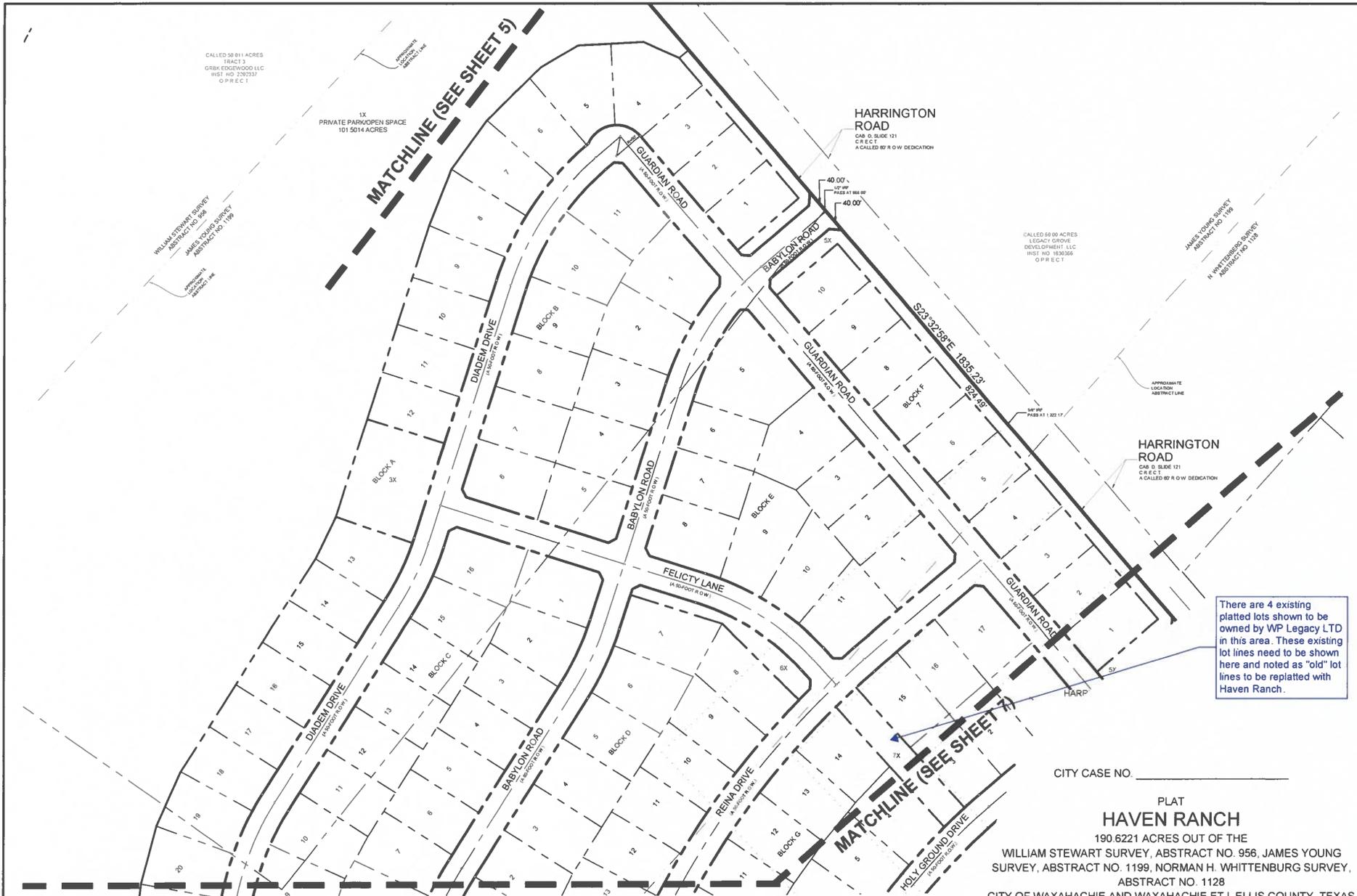
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Scale	Drawn by	Checked by	Date	Project No.	Sheet No.
1" = 100'	KHA	KHA	Sep 2022	064537507	5 OF 18

(8)

DWS:NAME:KIMLEY-HORN;COUNTY:DA;LOCAL_SURVEY:064537507;HAVEN_RANCH;HORN;PMT_FINAL_PLOT;A;DWS;PLOTED_BY:LUCAS;ALSO:BY:062922;4;PHI;LAST_SAVED:09/16/2022;2:41:PM



CALLED 50.911 ACRES
TRACT 3
GRBK EDGEWOOD, LLC
HST NO 270237
D P R E C T

1X
PRIVATE PARKOPEN SPACE
101 5014 ACRES

WILLIAM STEWART SURVEY
ABSTRACT NO. 956
JAMES YOUNG SURVEY
ABSTRACT NO. 1199

APPROXIMATE
LOCATION
ABSTRACT LINE

HARRINGTON ROAD
CAR D. SLIDE 121
C R E C T
A CALLED 67' R O W DEDICATION

CALLED 60.00 ACRES
LEGACY GROVE
DEVELOPMENT, LLC
HST NO 180838
D P R E C T

JAMES YOUNG SURVEY
ABSTRACT NO. 1199
N WHITTENBURG SURVEY
ABSTRACT NO. 1128

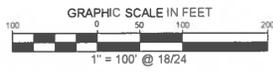
APPROXIMATE
LOCATION
ABSTRACT LINE

HARRINGTON ROAD
CAR D. SLIDE 121
C R E C T
A CALLED 67' R O W DEDICATION

There are 4 existing
platted lots shown to be
owned by WP Legacy LTD
in this area. These existing
lot lines need to be shown
here and noted as "old" lot
lines to be replatted with
Haven Ranch.

CITY CASE NO. _____

PLAT
HAVEN RANCH
190.6221 ACRES OUT OF THE
WILLIAM STEWART SURVEY, ABSTRACT NO. 956, JAMES YOUNG
SURVEY, ABSTRACT NO. 1199, NORMAN H. WHITTENBURG SURVEY,
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Kimley»Horn

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Scale	Drawn by	Checked by	Date	Project No.	Sheet No.
1" = 100'	KHA	KHA	Sep. 2022	064537507	6 OF 18

(8)

DWG NAME: WAXAHACHIE, DALLAS COUNTY, TEXAS, 064537507-HAVEN RANCH\DWG064537507-HRV_2011_FINAL_PLAT_A.DWG, PLOTTED BY: LUCIO_ALEJOS_9/14/2022 2:43 PM, LAST SAVED: 9/14/2022 2:41 PM

MATCHLINE (SEE SHEET 3)

MATCHLINE (SEE SHEET 7)

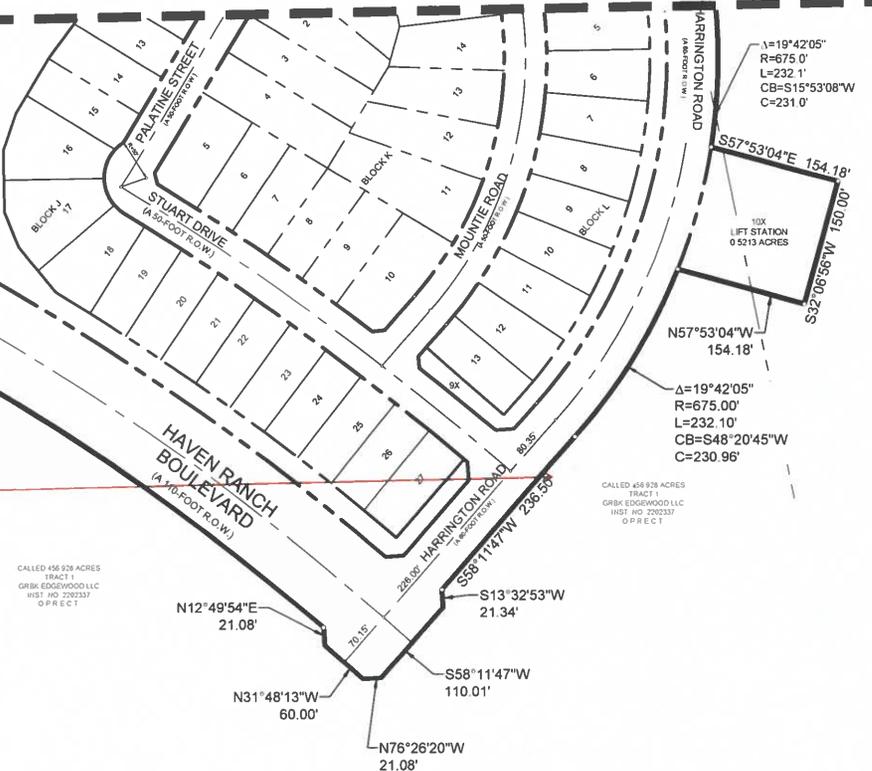
S72°22'11"W
21.08'
S27°00'17"W
19.76'
N62°59'43"W
60.00'

HAVEN RANCH
BOULEVARD
(A 110-FOOT R.O.W.)

$\Delta=29^{\circ}26'26''$
 $R=2945.00'$
 $L=1513.24'$
 $CB=N47^{\circ}23'58''W$
 $C=1496.65'$

Ensure the curve information is for the centerline

Provide a 15ft utility easement along the road frontage.



$\Delta=19^{\circ}42'05''$
 $R=675.0'$
 $L=232.1'$
 $CB=S15^{\circ}53'08''W$
 $C=231.0'$

N57°53'04"W
154.18'

$\Delta=19^{\circ}42'05''$
 $R=675.00'$
 $L=232.10'$
 $CB=S48^{\circ}20'45''W$
 $C=230.96'$

CALLED 456.928 ACRES
TRACT 1
GRBK EDGEWOOD LLC
HST NO. 2202337
OPRECT

CALLED 458.928 ACRES
TRACT 1
GRBK EDGEWOOD LLC
HST NO. 2202337
OPRECT



CITY CASE NO. _____

PLAT
HAVEN RANCH
190.6221 ACRES OUT OF THE
WILLIAM STEWART SURVEY, ABSTRACT NO. 956, JAMES YOUNG
SURVEY, ABSTRACT NO. 1199, NORMAN H. WHITTENBURG SURVEY,
ABSTRACT NO. 1128
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Scale	Drawn by	Checked by	Date	Project No	Sheet No
1" = 100'	KHA	KHA	Sep 2022	064537507	8 OF 18

(8)

DWG NAME: WAXAHACHIE-HORN COUNTY, DALLAS, SURVEY 0064537507-HAVEN RANCH; DRAWN BY: LUCIO ALEJANDRO; PLOTTED BY: LUCIO ALEJANDRO; PLOT DATE: 9/14/2022 2:41 PM; LAST SAVED: 9/14/2022 2:41 PM



LEGEND

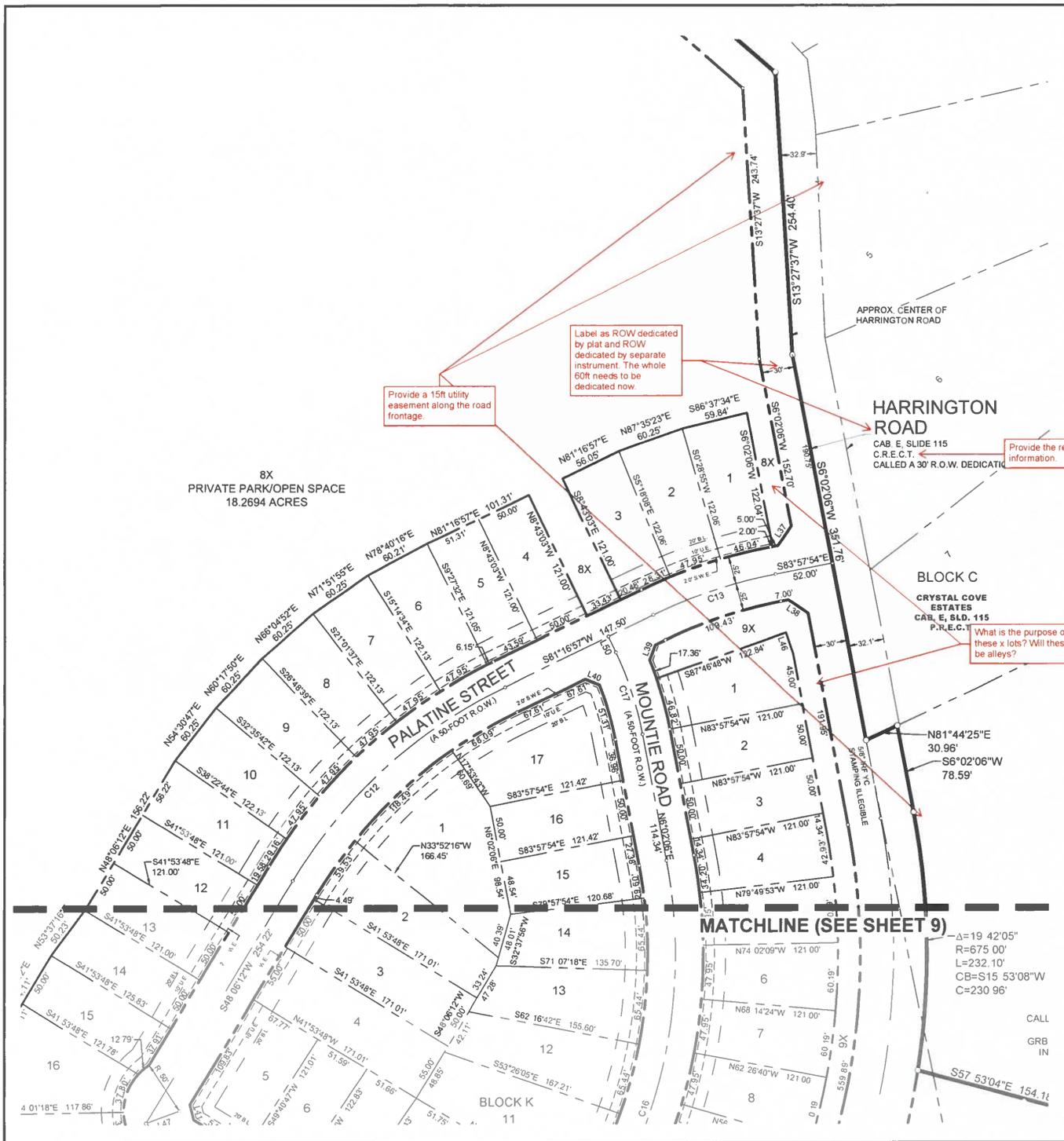
- A = CENTRAL ANGLE
- P O B = POINT OF BEGINNING
- IRF = IRON ROD FOUND
- R O W = RIGHT-OF-WAY
- VE = VISIBILITY EASEMENT B L = BUILDING LINE
- U E = UTILITY EASEMENT
- S W E = SIDEWALK EASEMENT
- ◆ = STREET NAME CHANGE
- D R E C T = DEED RECORDS OF ELLIS COUNTY, TEXAS
- O P R D C T = OFFICIAL PUBLIC RECORDS, ELLIS COUNTY, TEXAS
- P R E C T = PLAT RECORDS OF ELLIS COUNTY, TEXAS

Provide a 15ft utility easement along the road frontage.

Label as ROW dedicated by plat and ROW dedicated by separate instrument. The whole 60ft needs to be dedicated now.

Provide the recording information

What is the purpose of these x lots? Will these be alleys?



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PLAT
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Scale	Drawn by	Checked by	Date	Project No	Sheet No
1" = 60'	DWP	KHA	Sep. 2022	064537507	10 OF 18

DRAWN BY: KIMLEY-HORN AND ASSOCIATES, INC. DATE PLOTTED: 9/14/2022 2:41 PM

(8)

MATCHLINE (SEE SHEET 12)

MATCHLINE (SEE SHEET 13)

Ensure all knuckles and cul-de-sac ROW radii meets City details requirements. (Show/label dimensions as shown on the City detail.)

This does not match the land use study. It shows a transition down to 50ft before the intersection.

What is the purpose of these x lots?

Provide a 15ft utility easement along the road frontage

CALLED 456.928 ACRES TRACT 1 GRBK EDGEWOOD LLC INST. NO. 2202337 O.P.R.E.C.T.

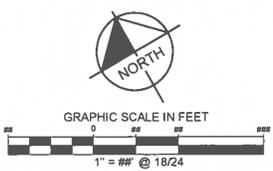
2X PRIVATE PARK/OPEN SPACE 4.230 ACRES

8X PRIVATE PARK/OPEN SPACE 18.2694 ACRES

$\Delta = 7^{\circ}24'15''$
 $R = 3080.00'$
 $L = 398.02'$
 $CB = N67^{\circ}19'19''W$
 $C = 387.74'$

$C = 4232.41'$
 $CB = N75^{\circ}48'22''W$
 $L = 4697.94'$
 $R = 3000.00'$
 $\Delta = 89^{\circ}43'27''$

LEGEND
 Δ = CENTRAL ANGLE
P.O.B. = POINT OF BEGINNING
IRF = IRON ROD FOUND
R.O.W. = RIGHT-OF-WAY
V.E. = VISIBILITY EASEMENT B.L. = BUILDING LINE
U.E. = UTILITY EASEMENT
S.W.E. = SIDEWALK EASEMENT
 = STREET NAME CHANGE
D.R.E.C.T. = DEED RECORDS OF ELLIS COUNTY, TEXAS
O.P.R.E.C.T. = OFFICIAL PUBLIC RECORDS, ELLIS COUNTY, TEXAS
P.R.E.C.T. = PLAT RECORDS OF ELLIS COUNTY, TEXAS



N18°21'36"W 21.08'
N27°00'17"E 19.76'
N62°59'43"W 60.00'
S72°22'11"W 21.08'
S27°00'17"W 19.76'
 $\Delta = 29^{\circ}26'26''$
R=2045.00'
L=1513.24'
CB=N47°23'58"W
C=1496.65'

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1" = 60'	DWP	KHA	Sep 2022	064537507	11 OF 18

LUCID: KLEUB 9/4/2022 4:30 PM LAST SAVED: 9/4/2022 2:41 PM

(8)

**MATCHLINE
(SEE SHEET 14)**

What is this x lot for?

Utility easements must extend across x lots.

What is the purpose of these x lots? Will these be alleys?

LEGEND

- Δ = CENTRAL ANGLE
- P O B = POINT OF BEGINNING
- IRF = IRON ROD FOUND
- R O W = RIGHT-OF-WAY
- V E = VISIBILITY EASEMENT
- U E = UTILITY EASEMENT
- S W E = SIDEWALK EASEMENT
- B L = BUILDING LINE
- = STREET NAME CHANGE
- D R E C T = DEED RECORDS OF ELLIS COUNTY, TEXAS
- O P R D C T = OFFICIAL PUBLIC RECORDS, ELLIS COUNTY, TEXAS
- P R E C T = PLAT RECORDS OF ELLIS COUNTY, TEXAS



GRAPHIC SCALE IN FEET



CITY CASE NO. _____

**PLAT
HAVEN RANCH**

190.6221 ACRES OUT OF THE
WILLIAM STEWART SURVEY, ABSTRACT NO. 956, JAMES YOUNG SURVEY, ABSTRACT NO. 1199, NORMAN H. WHITTENBURG SURVEY, ABSTRACT NO. 1128
CITY OF WAXAHACHIE AND WAXAHACHIE ETJ, ELLIS COUNTY, TEXAS
172 RESIDENTIAL LOTS &
10 OPEN SPACE HOA XLOTS
PORTIONS WITHIN CITY LIMITS ZONED: FD - FUTURE DEVELOPMENT

Kimley»Horn

13455 Noel Road, Two Galleria Office Tower, Suite 700, Dallas, Texas 75240 FIRM # 10115500 Tel No (972) 770-1300 Fax No (972) 239-3820

Scale	Drawn by	Checked by	Date	Project No	Sheet No
1" = 60'	DWP	KHA	Sep 2022	064537507	12 OF 18

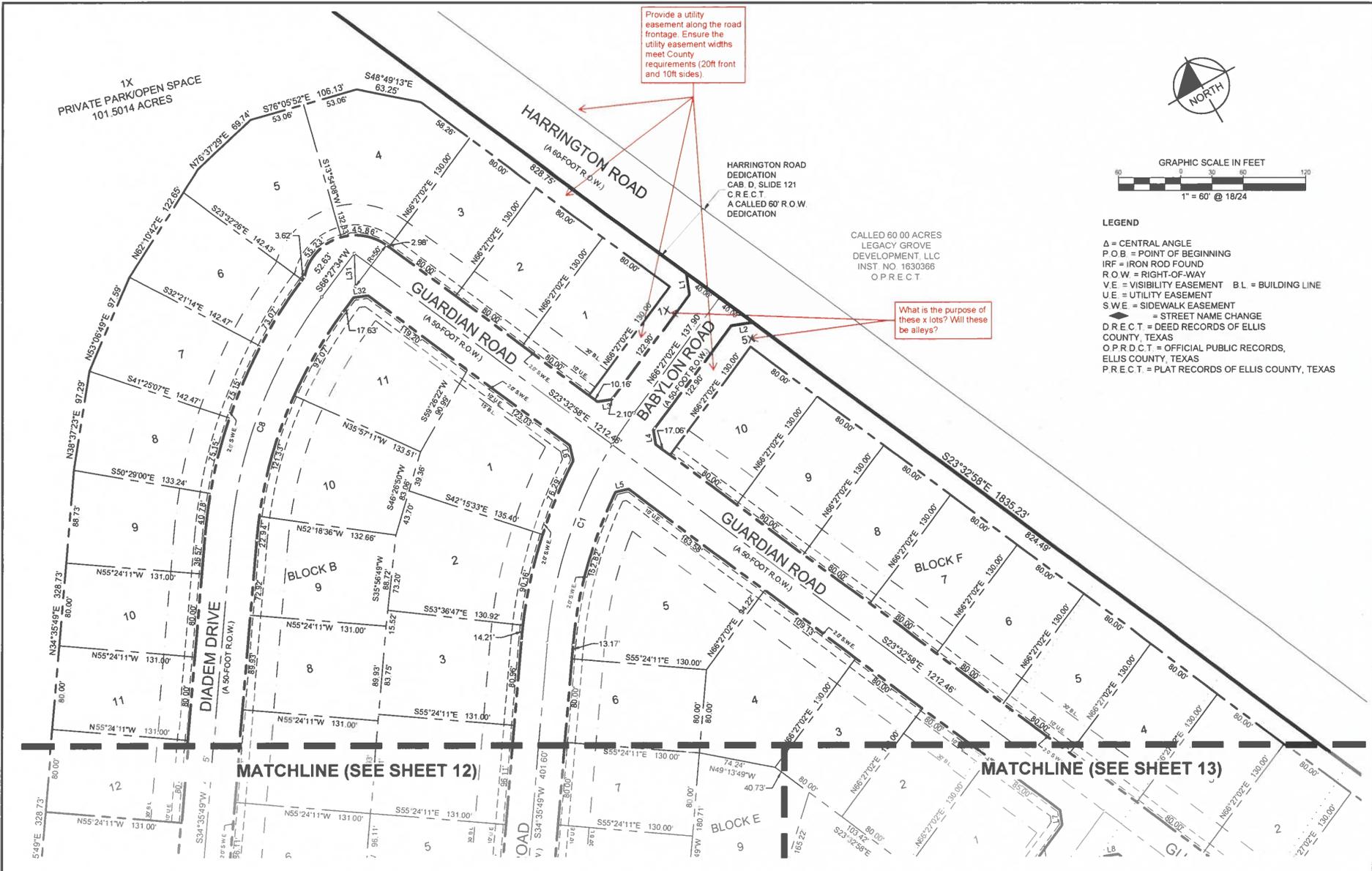
OWNER
GRBK EDGEWOOD, LLC
2805 Dallas Parkway, Suite 400
Plano, Texas 75093
Phone: 817-658-2112
Contact: Bobby Samuel

SURVEYOR:
Kimley-Horn and Associates, Inc.
13455 Noel Road, Two Galleria Office Tower, Suite 700
Dallas, Texas 75240
Phone: 972-770-1300
Contact: Craig Bartosh, RPLS

APPLICANT:
Kimley-Horn and Associates, Inc.
13455 Noel Road, Two Galleria Office Tower, Suite 700
Dallas, Texas 75240
Phone: 972-776-1765
Contact: Christopher Hernandez, P.E.

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(8)



CITY CASE NO. _____

PLAT
HAVEN RANCH

190.6221 ACRES OUT OF THE
WILLIAM STEWART SURVEY, ABSTRACT NO. 956, JAMES YOUNG
SURVEY, ABSTRACT NO. 1199, NORMAN H. WHITTENBURG SURVEY,
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Scale	Drawn by	Checked by	Date	Project No.	Sheet No.
1" = 60'	DWP	KHA	Sep. 2022	064537507	14 OF 18

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(8)

LOT TABLE																										
LOT NO	ACRES	SQ. FT.																								
LOT 1 BLOCK A	0.239	10,400	LOT 1 BLOCK B	0.333	14,509	LOT 1 BLOCK C	0.272	11,857	LOT 1 BLOCK D	0.321	13,992	LOT 1 BLOCK E	0.282	12,300	LOT 1 BLOCK F	0.239	10,400	LOT 1 BLOCK G	0.285	12,395	LOT 1 BLOCK H	0.313	13,641	LOT 1 BLOCK I	0.246	10,725
LOT 2 BLOCK A	0.239	10,400	LOT 2 BLOCK B	0.317	13,830	LOT 2 BLOCK C	0.274	11,945	LOT 2 BLOCK D	0.273	11,879	LOT 2 BLOCK E	0.239	10,400	LOT 2 BLOCK F	0.239	10,400	LOT 2 BLOCK G	0.241	10,480	LOT 2 BLOCK H	0.244	10,642	LOT 2 BLOCK I	0.244	10,631
LOT 3 BLOCK A	0.239	10,400	LOT 3 BLOCK B	0.292	12,734	LOT 3 BLOCK C	0.241	10,480	LOT 3 BLOCK D	0.264	11,511	LOT 3 BLOCK E	0.239	10,400	LOT 3 BLOCK F	0.239	10,400	LOT 3 BLOCK G	0.244	10,626	LOT 3 BLOCK H	0.244	10,639	LOT 3 BLOCK I	0.244	10,631
LOT 4 BLOCK A	0.343	14,946	LOT 4 BLOCK B	0.289	12,590	LOT 4 BLOCK C	0.241	10,480	LOT 4 BLOCK D	0.264	11,511	LOT 4 BLOCK E	0.349	15,186	LOT 4 BLOCK F	0.239	10,400	LOT 4 BLOCK G	0.275	11,972	LOT 4 BLOCK H	0.244	10,627	LOT 4 BLOCK I	0.244	10,631
LOT 5 BLOCK A	0.324	14,097	LOT 5 BLOCK B	0.288	12,540	LOT 5 BLOCK C	0.241	10,480	LOT 5 BLOCK D	0.267	11,622	LOT 5 BLOCK E	0.466	20,377	LOT 5 BLOCK F	0.239	10,400	LOT 5 BLOCK G	0.270	11,755	LOT 5 BLOCK H	0.246	10,701	LOT 5 BLOCK I	0.244	10,649
LOT 6 BLOCK A	0.279	12,161	LOT 6 BLOCK B	0.288	12,540	LOT 6 BLOCK C	0.241	10,480	LOT 6 BLOCK D	0.289	12,597	LOT 6 BLOCK E	0.239	10,400	LOT 6 BLOCK F	0.239	10,400	LOT 6 BLOCK G	0.270	11,763	LOT 6 BLOCK H	0.245	10,665			
LOT 7 BLOCK A	0.280	12,186	LOT 7 BLOCK B	0.270	11,780	LOT 7 BLOCK C	0.255	11,109	LOT 7 BLOCK D	0.304	13,245	LOT 7 BLOCK E	0.239	10,400	LOT 7 BLOCK F	0.239	10,400	LOT 7 BLOCK G	0.270	11,775	LOT 7 BLOCK H	0.243	10,581			
LOT 8 BLOCK A	0.269	11,736	LOT 8 BLOCK B	0.270	11,780	LOT 8 BLOCK C	0.293	12,743	LOT 8 BLOCK D	0.311	13,545	LOT 8 BLOCK E	0.297	12,956	LOT 8 BLOCK F	0.239	10,400	LOT 8 BLOCK G	0.283	12,346	LOT 8 BLOCK H	0.243	10,570			
LOT 9 BLOCK A	0.250	10,909	LOT 9 BLOCK B	0.280	12,186	LOT 9 BLOCK C	0.315	13,704	LOT 9 BLOCK D	0.274	11,927	LOT 9 BLOCK E	0.377	16,405	LOT 9 BLOCK F	0.239	10,400	LOT 9 BLOCK G	0.274	11,927	LOT 9 BLOCK H	0.243	10,567			
LOT 10 BLOCK A	0.241	10,480	LOT 10 BLOCK B	0.316	13,784	LOT 10 BLOCK C	0.263	11,470	LOT 10 BLOCK D	0.253	11,014	LOT 10 BLOCK E	0.302	13,172	LOT 10 BLOCK F	0.239	10,400	LOT 10 BLOCK G	0.258	11,242	LOT 10 BLOCK H	0.258	11,234			
LOT 11 BLOCK A	0.241	10,480	LOT 11 BLOCK B	0.321	13,974	LOT 11 BLOCK C	0.250	10,888	LOT 11 BLOCK D	0.247	10,789	LOT 11 BLOCK E	0.301	13,126				LOT 11 BLOCK G	0.258	11,226						
LOT 12 BLOCK A	0.241	10,480				LOT 12 BLOCK C	0.250	10,888	LOT 12 BLOCK D	0.252	10,957							LOT 12 BLOCK G	0.258	11,242						
LOT 13 BLOCK A	0.275	11,982				LOT 13 BLOCK C	0.250	10,888	LOT 13 BLOCK D	0.262	11,403							LOT 13 BLOCK G	0.258	11,248						
LOT 14 BLOCK A	0.241	10,480				LOT 14 BLOCK C	0.250	10,888	LOT 14 BLOCK D	0.300	13,055							LOT 14 BLOCK G	0.263	11,454						
LOT 15 BLOCK A	0.241	10,480				LOT 15 BLOCK C	0.266	11,599										LOT 15 BLOCK G	0.256	11,131						
LOT 16 BLOCK A	0.241	10,480				LOT 16 BLOCK C	0.280	12,215										LOT 16 BLOCK G	0.241	10,480						
LOT 17 BLOCK A	0.241	10,480																LOT 17 BLOCK G	0.285	12,395						
LOT 18 BLOCK A	0.248	10,798																								
LOT 19 BLOCK A	0.257	11,205																								
LOT 20 BLOCK A	0.257	11,205																								
LOT 21 BLOCK A	0.249	10,848																								

LOT NO	ACRES	SQ. FT.	OPEN SPACE
1X	99.368	4,328,468	OPEN SPACE
2X	4.230	184,271	OPEN SPACE
3X	0.503	21,926	OPEN SPACE
4X	0.115	5,012	OPEN SPACE
5X	0.547	23,848	OPEN SPACE
6X	0.200	8,696	OPEN SPACE
7X	0.271	11,793	OPEN SPACE
8X	18.170	791,500	OPEN SPACE
9X	0.517	22,534	OPEN SPACE
10X	0.521	22,709	LIFT STATION
R.O.W.	26.279	1,144,710	LIFT STATION

LOT TABLE			LOT TABLE			LOT TABLE		
LOT NO	ACRES	SQ. FT.	LOT NO	ACRES	SQ. FT.	LOT NO	ACRES	SQ. FT.
LOT 1 BLOCK J	0.150	6,554	LOT 1 BLOCK K	0.301	13,109	LOT 1 BLOCK L	0.156	6,793
LOT 2 BLOCK J	0.151	6,574	LOT 2 BLOCK K	0.203	8,862	LOT 2 BLOCK L	0.139	6,050
LOT 3 BLOCK J	0.146	6,353	LOT 3 BLOCK K	0.196	8,551	LOT 3 BLOCK L	0.139	6,050
LOT 4 BLOCK J	0.139	6,050	LOT 4 BLOCK K	0.216	9,406	LOT 4 BLOCK L	0.147	6,401
LOT 5 BLOCK J	0.140	6,114	LOT 5 BLOCK K	0.161	7,903	LOT 5 BLOCK L	0.150	6,542
LOT 6 BLOCK J	0.150	6,546	LOT 6 BLOCK K	0.142	6,169	LOT 6 BLOCK L	0.150	6,542
LOT 7 BLOCK J	0.151	6,578	LOT 7 BLOCK K	0.144	6,283	LOT 7 BLOCK L	0.150	6,542
LOT 8 BLOCK J	0.151	6,578	LOT 8 BLOCK K	0.148	6,438	LOT 8 BLOCK L	0.150	6,542
LOT 9 BLOCK J	0.151	6,578	LOT 9 BLOCK K	0.152	6,634	LOT 9 BLOCK L	0.150	6,542
LOT 10 BLOCK J	0.146	6,361	LOT 10 BLOCK K	0.212	9,235	LOT 10 BLOCK L	0.150	6,542
LOT 11 BLOCK J	0.139	6,050	LOT 11 BLOCK K	0.257	11,207	LOT 11 BLOCK L	0.150	6,542
LOT 12 BLOCK J	0.139	6,050	LOT 12 BLOCK K	0.197	8,576	LOT 12 BLOCK L	0.150	6,542
LOT 13 BLOCK J	0.142	6,171	LOT 13 BLOCK K	0.182	7,926	LOT 13 BLOCK L	0.142	6,192
LOT 14 BLOCK J	0.144	6,264	LOT 14 BLOCK K	0.164	7,152			
LOT 15 BLOCK J	0.197	8,583	LOT 15 BLOCK K	0.147	6,399			
LOT 16 BLOCK J	0.210	9,149	LOT 16 BLOCK K	0.139	6,071			
LOT 17 BLOCK J	0.171	7,448	LOT 17 BLOCK K	0.246	10,736			
LOT 18 BLOCK J	0.141	6,127						
LOT 19 BLOCK J	0.141	6,127						
LOT 20 BLOCK J	0.141	6,127						
LOT 21 BLOCK J	0.141	6,127						
LOT 22 BLOCK J	0.141	6,127						
LOT 23 BLOCK J	0.141	6,127						
LOT 24 BLOCK J	0.141	6,127						
LOT 25 BLOCK J	0.141	6,127						
LOT 26 BLOCK J	0.142	6,204						
LOT 27 BLOCK J	0.142	6,204						

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PLAT
HAVEN RANCH
 190.6221 ACRES OUT OF THE
 WILLIAM STEWART SURVEY, ABSTRACT NO. 956, JAMES YOUNG
 SURVEY, ABSTRACT NO. 1199, NORMAN H. WHITTENBURG SURVEY,
 ABSTRACT NO. 1128
 CITY OF WAXAHACHIE AND WAXAHACHIE ETJ, ELLIS COUNTY, TEXAS
 172 RESIDENTIAL LOTS &
 10 OPEN SPACE HOA XLOTS
 PORTIONS WITHIN CITY LIMITS ZONED: FD - FUTURE DEVELOPMENT

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 Phone: 817-658-2112
 Contact: Bobby Samuel

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Scale	Drawn by	Checked by	Date	Project No.	Sheet No.
	KHA	KHA	Sep. 2022	064537507	16 OF 18

DRAWN BY: WIMLEY-HORN COUNTY, DALZONAL_SURVEY064537507-HAVEN RANCH064537507 - HRW_P011 FINAL.PLA1.DWG PLOTTED BY: LUCIO_ALEJOS 9/14/2022 4:13 PM LAST SAVED: 9/14/2022 4:11 PM

(8)

OWNER'S CERTIFICATE AND DEDICATION
STATE OF TEXAS §
COUNTY OF ELLIS §

Since this property is located within the Waxahachie ETJ, the Ellis County Owner's Certificate language should be used. Refer to the Ellis County Sample Plat for required language.

PROPERTY DESCRIPTION

WHEREAS, GRBK Edgewood LLC, is the sole owner of a tract of land situated in the William Stewart Survey, Abstract No. 956, the James Young Survey, Abstract No. 1199, and the Norman H. Whittenburg Survey, Abstract No. 1128, City of Waxahachie, Ellis County, Texas, and being a portion of a called 456.928 acre tract of land designated as "Tract 1"; a portion of a called 420.642 acre tract of land designated as "Tract 2"; all of a called 50.011 acre tract of land designated as "Tract 3"; a portion of a called 104.099 acre tract of land designated as "Tract 7"; and all of a called 0.169 acre tract of land designated as "Tract B" in a Special Warranty Deed to GRBK Edgewood LLC, recorded in Instrument No. 2202337, Official Public Records, Ellis County, Texas (O.P.R.E.C.T.), and being all of Lots 1 through 4, Harrington Road, recorded in Instrument No. 2, an addition to Ellis County, Texas, according to the plat thereof recorded in Cabinet H, Slide 317, Plat Records, Ellis County, Texas (P.R.E.C.T.), and designated as "Tract 6" in said Special Warranty Deed to GRBK Edgewood LLC, and being more particularly described as follows:

BEGINNING at a 1/2" iron rod found at the most southerly corner of said 0.169 acre tract, and being at the most southerly southeast corner of a called 30.962 acre tract of land described in a Warranty Deed to Louis B. Gillespie and wife, Linda L. Gillespie, recorded in Volume 1460, Page 909, O.P.R.E.C.T., and being in the north line of a called 140.0321 acre tract of land described in a Warranty Deed to Patman Farms, recorded in Volume 1633, Page 20, O.P.R.E.C.T., and being in the approximate centerline of Haven Road (a variable width prescriptive right-of-way),

THENCE North 15°22'53" East, with the common line of said 0.169 acre tract and said 30.962 acre tract, and along said Haven Road, a distance of 171.32 feet to a 1/2" iron rod with yellow plastic cap stamped "RPLS 4466" found at the most northerly corner of said 0.169 acre tract, being at a southeasterly corner of said 30.962 acre tract, and being in the southwest line of said 104.099 acre tract,

THENCE North 30°57'40" West, with the common line of said 104.099 acre tract and said 30.962 acre tract, and continuing along said Haven Road, a distance of 18.46 feet to a disturbed 1/2" iron rod found at the northwest corner of said 104.099 acre tract, and being at an interior corner of said 30.962 acre tract;

THENCE North 58°35'56" East, continuing with the common line of said 104.099 acre tract and said 30.962 acre tract, and continuing along said Haven Road, passing at a distance of 441.13 feet, a 1/2" iron rod found at the southeast corner of said 30.962 acre tract, same being the most westerly southwest corner of a called 37.3328 acre tract of land described in a Warranty Deed to Doug and Lisa Maynard, recorded in Volume 2741, Page 322, O.P.R.E.C.T., and continuing with the northwest line of said 104.099, the northwest line of the aforementioned 456.928 acre tract, and the southeast line of said 37.3328 acre tract, and the southeast line of a called 1.9886 acre tract of land described in a Deed to Doug Owen Maynard and Lisa A. Maynard, recorded in Volume 1175, Page 1035, O.P.R.E.C.T., and along said Haven Road, for a total distance of 1,299.55 feet to a 1/2" iron rod found at the southeast corner of said 1.9886 acre tract, a southeasterly interior corner of said 37.3328 acre tract, and being at a northerly reentrant corner of said 456.928 acre tract;

THENCE with the northwesterly lines of said 456.928 acre tract, the following courses and distances:

South 31°13'30" East, a distance of 128.61 feet to a 1/2" iron rod found for corner;

North 59°42'18" East, a distance of 134.06 feet to a disturbed 3/8" iron rod found for corner;

North 26°16'31" East, a distance of 721.94 feet to a 5/8" iron rod with yellow plastic cap stamped "Peloton" found for corner;

North 20°23'23" East, a distance of 502.03 feet to a 5/8" iron rod with yellow plastic cap stamped "Peloton" found for corner;

North 24°07'47" East, a distance of 547.11 feet to a railroad spike found at the northeast corner of the aforementioned 37.3328 acre tract, and being at the common southerly corner of Lot 22 and Lot 23, Lake Shore Acres, an addition to Ellis County, Texas, according to the plat thereof recorded in Cabinet H, Slide 620, P.R.E.C.T.,

THENCE North 24°55'40" East, with the southeasterly line of said Lake Shore Acres, passing at a distance of 422.02 feet, a 1/2" iron rod found at the recognized common southerly corner of Lot 18 and Lot 17 of said Lake Shore Acres, and continuing with said southeasterly line for a total distance of 627.70 feet to a 5/8" iron rod with red plastic cap stamped "KHA" set at the recognized common southerly corner of Lot 16 and Lot 15 of said Lake Shore Acres;

THENCE North 72°37'54" East, continuing with said southeasterly line, passing at a distance of 375.18 feet, a railroad spike found at the recognized common southerly corner of Lot 11 and Lot 10 of said Lake Shore Acres, and continuing with said southeasterly line for a total distance of 574.61 feet to the southeast corner of Lot 9 of said Lake Shore Acres and the most northerly corner of said 456.928 acre tract, and being in the westerly line of Lake Waxahachie at the northwest corner of a called 6.804 acre tract of land designated as the "Third Tract" in a Deed to Ellis County Water Control and Improvement District No. One, recorded in Volume 452, Page 572, Deed Records, Ellis County, Texas, from which a 5/8" iron rod with yellow plastic cap stamped "Peloton" found bears North 02°48'12" East, a distance of 8.52 feet;

THENCE with the common line of said 456.928 acre tract, the aforementioned 50.011 acre tract, and said 6.804 acre tract, the following courses and distances:

South 02°48'12" West, a distance of 548.29 feet to a 5/8" iron rod found for corner;

South 89°16'51" East, a distance of 440.32 feet to a 1/2" iron rod with yellow plastic cap (stamping illegible) found for corner;

North 43°16'00" East, a distance of 404.93 feet to a 5/8" iron rod with yellow plastic cap stamped "Peloton" found at the southeast corner of said 6.804 acre tract, and being a northerly corner of said 50.011 acre tract;

THENCE South 37°10'30" East, with the easterly line of said 50.011 acre tract, a distance of 611.70 feet to a mag nail found at an easterly corner of said 50.011 acre tract, and being in the north line of a called 2.335 acre Roadway Dedication, Harrington Road, an addition to the City of Waxahachie, Texas, according to the plat thereof recorded in Cabinet D, Slide 121, P.R.E.C.T.,

THENCE South 59°01'00" West, with the north line of said roadway dedication, and continuing with the easterly line of said 50.011 acre tract, a distance of 30.21 feet to a 1/2" iron rod found at the northwest corner of said roadway dedication;

THENCE South 23°32'58" East, with the westerly line of said roadway dedication, same being the westerly right-of-way line of said Harrington Road, and continuing with the easterly line of said 50.011 acre tract, passing at a distance of 866.00 feet, a 1/2" iron rod found at the southeast corner of said 50.011 acre tract, and being at a reentrant corner of the aforementioned 456.928 acre tract, and continuing with said westerly right-of-way line and the easterly line of said 456.928 acre tract, passing at a distance of 1,322.17 feet, a 5/8" iron rod found at the northeast corner of Lot 4 of the aforementioned Harrington Acres No. 2, and continuing with said westerly right-of-way line and the easterly line of said Harrington Acres No. 2 for a total distance of 1,835.23 feet to a 1/2" iron rod found at the southwest corner of said roadway dedication;

THENCE South 31°03'14" East, continuing with the easterly line of said Harrington Acres No. 2, and with the westerly right-of-way line of said Harrington Road a distance of 87.93 feet to a 5/8" iron rod with red plastic cap stamped "KHA" set at the southeast corner of Lot 1 of said Harrington Acres No. 2.

THENCE North 63°30'51" East, a distance of 22.88 feet to a 5/8" iron rod with red plastic cap stamped "KHA" set for corner in the approximate centerline of said Harrington Road, and being at a northeasterly corner of said 456.928 acre tract;

THENCE with the northeasterly line of said 456.928 acre tract and along said Harrington Road, the following courses and distances:

South 32°06'39" East, a distance of 332.18 feet to a 5/8" iron rod found for corner;

South 13°27'37" West, a distance of 254.40 feet to a disturbed 5/8" iron rod with yellow plastic cap (stamping illegible) found for corner;

South 06°02'06" West, a distance of 351.76 feet to a 5/8" iron rod with yellow plastic cap (stamping illegible) found in the approximate centerline of Harrington Road (a variable width prescriptive right-of-way) at the southwest corner of a called 30-foot right-of-way dedication conveyed on the Final Plat of Crystal Cove Estates, an addition to the City of Waxahachie, Texas, according to the plat thereof recorded in Cabinet E, Slide 115, P.R.E.C.T., same being the most northerly northwest corner of the aforementioned 420.642 acre tract;

THENCE North 81°44'25" East, with the common line of said right-of-way dedication and said 420.642 acre tract, a distance of 30.96 feet to a 5/8" iron rod with red plastic cap stamped "KHA" set for corner;

THENCE over and across said 420.642 acre tract, said 456.928 acre tract, and said 104.099 acre tract, the following courses and distances:

South 06°02'06" West, a distance of 78.59 feet to a 5/8" iron rod with red plastic cap stamped "KHA" set at the beginning of a tangent curve to the right having a central angle of 19°42'05", a radius of 675.00 feet, a chord bearing and distance of South 15°53'08" West, 230.96 feet;

In a southwesterly direction, with said tangent curve to the right, an arc distance of 232.10 feet to a 5/8" iron rod with red plastic cap stamped "KHA" set for corner;

South 57°53'04" East, a distance of 154.18 feet to a 5/8" iron rod with red plastic cap stamped "KHA" set for corner;

South 32°06'56" West, a distance of 150.00 feet to a 5/8" iron rod with red plastic cap stamped "KHA" set for corner;

North 57°53'04" West, a distance of 154.18 feet to a 5/8" iron rod with red plastic cap stamped "KHA" set at the beginning of a non-tangent curve to the right having a central angle of 19°42'05", a radius of 675.00 feet, a chord bearing and distance of South 48°20'45" West, 230.96 feet.

In a southwesterly direction, with said non-tangent curve to the right, an arc distance of 232.10 feet to a 5/8" iron rod with red plastic cap stamped "KHA" set for corner;

South 58°11'47" West, a distance of 236.50 feet to a 5/8" iron rod with red plastic cap stamped "KHA" set for corner;

South 13°32'53" West, a distance of 21.34 feet to a 5/8" iron rod with red plastic cap stamped "KHA" set for corner;

South 58°11'47" West, a distance of 110.01 feet to a 5/8" iron rod with red plastic cap stamped "KHA" set for corner;

North 76°26'20" West, a distance of 21.08 feet to a 5/8" iron rod with red plastic cap stamped "KHA" set for corner;

North 31°48'13" West, a distance of 60.00 feet to a 5/8" iron rod with red plastic cap stamped "KHA" set for corner;

North 12°49'54" East, a distance of 21.08 feet to a 5/8" iron rod with red plastic cap stamped "KHA" set at the beginning of a non-tangent curve to the left having a central angle of 29°26'26", a radius of 2,945.00 feet, a chord bearing and distance of North 47°23'58" West, 1,496.65 feet.

In a northwesterly direction, with said non-tangent curve to the left, an arc distance of 1,513.24 feet to a 5/8" iron rod with red plastic cap stamped "KHA" set for corner;

South 72°22'11" West, a distance of 21.08 feet to a 5/8" iron rod with red plastic cap stamped "KHA" set for corner;

South 27°00'17" West, a distance of 19.76 feet to a 5/8" iron rod with red plastic cap stamped "KHA" set for corner;

North 62°59'43" West, a distance of 60.00 feet to a 5/8" iron rod with red plastic cap stamped "KHA" set for corner;

North 27°00'17" East, a distance of 19.76 feet to a 5/8" iron rod with red plastic cap stamped "KHA" set for corner;

North 18°21'36" West, a distance of 21.08 feet to a 5/8" iron rod with red plastic cap stamped "KHA" set at the beginning of a non-tangent curve to the left having a central angle of 56°47'51", a radius of 2,945.00 feet, a chord bearing and distance of South 87°43'50" West, 2,801.32 feet.

In a southwesterly direction, with said non-tangent curve to the left, an arc distance of 2,919.39 feet to a 5/8" iron rod with red plastic cap stamped "KHA" set for corner;

South 59°19'54" West, a distance of 19.72 feet to a 5/8" iron rod with red plastic cap stamped "KHA" set in the southwest line of said 104.099 acre tract, and being in the northeast line of the aforementioned 140.0321 acre tract;

THENCE North 30°57'40" West, with the common line of said 104.099 acre tract and said 140.0321 acre tract, a distance of 55.00 feet to the northeast corner of said 140.0321 acre tract, and being at the most easterly corner of the aforementioned 0.169 acre tract, from which a 3/8" iron rod found bears South 59°19'54" West, a distance of 0.56 feet;

THENCE South 59°19'54" West, with the common line of said 140.0321 acre tract and said 0.169 acre tract, a distance of 123.94 feet to the POINT OF BEGINNING and containing 8,303.500 square feet or 190.6221 acres of land.

OWNER:
GRBK EDGEWOOD, LLC,
2805 Dallas Parkway,
Suite 400
Plano, Texas 75093
Phone 817-658-2112
Contact: Bobby Samuel

SURVEYOR:
Kimley-Horn and Associates, Inc.
13455 Noel Road, Two Galleria
Office Tower, Suite 700
Dallas, Texas 75240
Phone 972-776-1300
Contact: Craig Bartosh, RPLS

APPLICANT:
Kimley-Horn and Associates, Inc.
13455 Noel Road, Two Galleria Office
Tower, Suite 700
Dallas, Texas 75240
Phone 972-776-1765
Contact: Christopher Hernandez, P.E.

CITY CASE NO. _____

PLAT
HAVEN RANCH

190.6221 ACRES OUT OF THE

WILLIAM STEWART SURVEY, ABSTRACT NO. 956, JAMES YOUNG SURVEY, ABSTRACT NO. 1199, NORMAN H. WHITTENBURG SURVEY, ABSTRACT NO. 1128

CITY OF WAXAHACHIE AND WAXAHACHIE ETJ, ELLIS COUNTY, TEXAS

172 RESIDENTIAL LOTS &

10 OPEN SPACE HOA XLOTS

PORTIONS WITHIN CITY LIMITS ZONED: FD - FUTURE DEVELOPMENT

Kimley»Horn

13455 Noel Road, Two Galleria Office Tower, Suite 700, Dallas, Texas 75240 FIRM # 10115500 Tel No (972) 770-1300 Fax No (972) 239-3820

Scale	Drawn by	Checked by	Date	Project No	Sheet No
	KHA	KHA	Sep 2022	064537507	17 OF 18

DWG NAME: WALLEY-HORN\CD\TX_DAL\2022\13455 NOEL RD\172 RESIDENTIAL LOTS & 10 OPEN SPACE HOA XLOTS\172 OF 18.DWG PLOTTED BY: LUCAS ALBERTS 9/16/2022 2:43 PM (LAST SAVED 9/16/2022 2:41 PM)

(8)

OWNERS DEDICATION

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS

That GRBK EDGEWOOD LLC, acting herein by and through its duly authorized officers does hereby adopt this plat designating the herein above described property as HAVEN RANCH, 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. Those Easements and public use areas, as shown, are dedicated to the public use forever, for the purposes indicated on this plat. No buildings, fences, trees, shrubs or other improvements or growths shall be constructed or placed upon, over or across the Easements as shown, except that landscape improvements may be placed in Landscape Easements. The City of Waxahachie and public utility entities shall have the right to remove and keep removed all or parts of any buildings, fences, trees, shrubs or other improvements or growths which may in any way endanger or interfere with the construction, maintenance, or efficiency of their respective systems in said Easements. The City of Waxahachie and public utility entities shall at all times have the full right of Ingress and Egress to or from their respective easements for the purpose of constructing, reconstructing, inspecting, patrolling, maintaining, reading meters, and adding to or removing all or parts of their respective systems without the necessity at any time procuring permission from anyone

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

WITNESS, my hand, this the ____ day of _____, 2022.

Print the name and title of the signatory for GRBK EDGEWOOD LLC (and any other ownership entities) under the signature line and in the notary block.

By _____
Name _____
Title _____

STATE OF TEXAS §

COUNTY OF _____ §

Before me, the undersigned authority in and for _____ County, Texas, on this day personally appeared _____ known to me to be the person and officer whose name is subscribed to the foregoing instrument and acknowledged to me that he/she is _____, and that he/she is authorized to execute the foregoing instrument for the purposes and consideration therein expressed, and in the capacity therein stated.

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

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

TYPE OR PRINT NOTARY'S NAME

MY COMMISSION EXPIRES _____

If a variance, Petition for Relief Waiver, or Petition for Hardship Waiver is requested, the plat will be required to be approved by City Council. Add a City Council Signature Block if necessary.

Since this property is located within the Waxahachie ETJ, the Ellis County Owner's Certificate language should be used. Refer to the Ellis County Sample Plat for required language.

SURVEYOR'S CERTIFICATE

THAT I, Craig Bartosh, do hereby certify that I prepared this plat from an actual and accurate survey of the land and that the corner monuments shown thereon as set were properly placed under my personal supervision in accordance with the subdivision ordinance of the City of Waxahachie.

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

Craig Bartosh Date
Registered Professional Land Surveyor NO 6459
13455 Noel Road, Two Galleria Office Tower, Suite 700
Dallas, Texas 75240
Ph. (972) 770-1300
craig.bartosh@kimley-horn.com

STATE OF _____ §
COUNTY OF _____ §

BEFORE ME, the undersigned, a Notary Public in and for the State of Texas, on this day personally appeared _____ known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed the same for the purpose and 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

APPROVED BY:
PLANNING AND ZONING COMMISSION CITY OF WAXAHACHIE

Chairperson _____ Date _____

Attest _____ Date _____

It is not necessary to include a Notary Block for the Surveyor. The Surveyor's seal is sufficient.

Since this property is located within the Waxahachie ETJ, any future plat application would need to include the Ellis County Commissioner's Signature Block.

CITY CASE NO. _____

PLAT
HAVEN RANCH
190.6221 ACRES OUT OF THE
WILLIAM STEWART SURVEY, ABSTRACT NO. 956, JAMES YOUNG SURVEY, ABSTRACT NO. 1199, NORMAN H. WHITTENBURG SURVEY, ABSTRACT NO. 1128
CITY OF WAXAHACHIE AND WAXAHACHIE ETJ, ELLIS COUNTY, TEXAS
172 RESIDENTIAL LOTS &
10 OPEN SPACE HOA XLOTS
PORTIONS WITHIN CITY LIMITS ZONED: FD - FUTURE DEVELOPMENT

OWNER:
GRBK EDGEWOOD, LLC,
2805 Dallas Parkway,
Suite 400
Plano, Texas 75093
Phone: 817-658-2112
Contact: Bobby Samuel

SURVEYOR:
Kimley-Horn and Associates, Inc.
13455 Noel Road, Two Galleria
Office Tower, Suite 700
Dallas, Texas 75240
Phone: 972-770-1300
Contact: Craig Bartosh, RPLS

APPLICANT:
Kimley-Horn and Associates, Inc.
13455 Noel Road, Two Galleria Office
Tower, Suite 700
Dallas, Texas 75240
Phone: 972-776-1765
Contact: Christopher Hernandez, P.E.

Kimley»Horn

13455 Noel Road, Two Galleria Office Tower, Suite 700, Dallas, Texas 75240 FIRM # 10115500 Tel. No. (972) 770-1300 Fax No. (972) 239-3620

Scale	Drawn by	Checked by	Date	Project No.	Sheet No.
	DWP	KHA	Sep. 2022	064537507	18 OF 18

DWG NAME: KIMLEY-HORN-COUNTY_CASE_PLAT_FINAL.DWG PLOTTED BY: LUCAS_ALEISS 9/14/2022 2:41 PM LAST SAVED: 9/14/2022 2:41 PM

(8)

Development Review Committee (DRC)

Staff Comments

Case: SUB-126-2022 Report Date: 9/26/2022

**Staff has completed a review of your request.
Additional reviews may occur based on your response.**



MEETING DATES

Planning & Zoning Commission: October 25, 2022

City Council: TBD (Applicable if a variance or Petition for Relief/Hardship waiver is pursued.)

PLANNING, CASE MANAGER – Zack King (469) 309-4294; zking@waxahachie.com

1. All comments related directly to the Plat document have been provided on the "1st Review" Plat document. (comments in blue)
2. No information has been provided to demonstrate the provision of adequate water and wastewater services for the subject property and the proposed lots. Due to this, the proposed lots have been reviewed under Vol. I Section IV – General Requirements, as per the Ellis County & City of Waxahachie Interlocal Agreement.
3. If a Special District is proposed to be utilized for the provision of water and wastewater service to the subject property, please provide preliminary utility plans and proof of the establishment of said district. Be sure to include the supplementary documentation necessary to satisfy Section V – Special District Regulations of the Ellis County Subdivision and Development Standards.
4. Following your review of these comments, City staff is willing and available to meet with you to discuss this application or any concerns regarding 1st Review comments.
5. There are four (4) existing platted lots shown to be owned by WP Legacy LTD by the Ellis County Appraisal District (ECAD) that are included within the boundary of this plat. Proof of ownership of these lots needs to be provided to staff. Alternatively, ownership information for WP Legacy LTD needs to be added to the plat.
6. Confirm with staff whether you intend to pursue an annexation request for the subject property.
7. Please inform staff of any variance requests, Petition for Relief Waivers, or Petition for Hardship Waivers. (This includes requests for a waiver of potential Park Land Dedication Fees.)
8. Due to the outstanding items noted above, this application is currently deemed incomplete.
9. Confirm with staff if you would like to proceed to the October 25th Planning and Zoning Commission meeting. Alternatively, provide a request in writing to delay scheduling the case for a Planning and Zoning Commission meeting until all staff comments have been addressed and the application has been deemed complete by staff.
10. *Note:* As resubmittals are provided, staff may provide additional comments.
11. In order to proceed with additional reviews of this Plat application, a revised submittal that addresses all staff comments will need to be provided.
12. Submit a Comment Response Sheet detailing how each comment provided by staff has been addressed.
13. Be sure to check the ENERGOV portal for case number SUB-126-2022, for any additional comments from staff.

CITY ENGINEER – Macey Martinez (469) 309-4296; Macey.Martinez@waxahachie.com

1. All comments related directly to the Plat document have been provided on the "1st Review" Plat document. (comments in red)

CITY ENGINEER (UTILITIES) – Johnny Partain (469) 309-4307; johnny.partain@waxahachie.com

1. All comments related directly to the Plat document have been provided on the "1st Review" Plat document. (comments in red)

FIRE MARSHAL – Gary Myers (469) 309-4204; gmyers@waxahachiefire.org

1. No current comments.

BUILDING AND COMMUNITY SERVICES DEPARTMENT – Building Department (469) 309-4020;

1. No current comments.

ELLIS COUNTY DEPARTMENT OF DEVELOPMENT – Alberto Mares (972) 825-5200; alberto.mares@co.ellis.tx.us

In reviewing the proposed plat of Haven Ranch Phase 1, the following was noted for revision:

*Since the County has not received confirmation of service from the applicant for sewer service, this proposed plat was reviewed under Vol. I Section IV – General Requirements and Section V – Special District Regulations.

1. Lots within the proposed Haven Ranch subdivision do not meet the following requirements:
 - a. Lots must be a minimum of one acre in accordance with the County's septic order.
 - b. Lots must have a minimum of 150' of road frontage.
 - c. Lots must be 150' wide by 150' deep before narrowing.
 - d. Lots must have a side yard utility easement of 10' on each side.
 - e. Lots must have a rear yard utility easement of 20'.
2. Please update the owner's certificate language. Attached is a sample plat containing the required language for plats.
3. Please add the County's signature block to the plat.
4. Please shade in the floodplain.
5. Please keep the city limit marking boundary throughout the plat.
6. Road widths may need to be adjusted depending on the type of application submitted (special district vs. non).

Additionally, the following documentation required at the time of submittal of the plat application has not been received:

1. Completed Plat Application signed by property owner (separate letters of authorization without signed applications will NOT be accepted).
2. Special Districts must supply the following: Proof of creation, proof of adequate water and wastewater collection and treatment, voluntary developer agreements, voluntary service agreements, financial plan for the development, and a maintenance dedication plan and information. A predevelopment meeting with the county is required.
3. Application plat fee paid in full at time of submittal. An invoice for this application is attached. Please contact staff for the fee schedule for this project.
4. Signed Water Utility Endorsement Letter (non-special districts).
5. Signed Waiver of Takings Impact Assessment.
6. Approval or release letter from County Engineer's Office regarding construction/engineering plans for the proposed subdivision.
7. City approval if the property is in the extraterritorial jurisdiction (ETJ).
8. Original Tax Certificate with raised seal from the County Tax Office demonstrating all current property taxes are paid in full.
9. Street names must be approved by GIS. Please contact Rebecca Charles at rebecca.charles@co.ellis.tx.us.

At this time due to the items listed above, this plat application is currently deemed incomplete. Please let me know if you have any questions.

FEE EXPLANATIONS AND CALCULATIONS – Planning Department (469) 309-4290

1. Application Fee = PAID
2. Park Land Dedication
 - a. Per Subdivision Ordinance Section 4.4.d, nonresidential property shall be responsible for a cash payment in lieu of park dedication at a rate of \$600.00 per acre of land, with a \$600.00 minimum assessed on all nonresidential property, even if under one acre.
 - i. The cash in lieu of park land dedication for this case is estimated at \$TBD (TBD acres at \$600.00 per acre).
 1. This payment should be made at time of permitting.
3. Ellis County Fees = TBD (dependent on the final page count for the proposed plat), which is due prior to plat filing.

ELLIS COUNTY TAX ASSESSMENT – Richard Rozier (972) 825-5150

For plats to be recorded after September 1, 2022:

If the taxes for 2022 *have not been* calculated, you will need to obtain a 2021 Tax Certificate and also obtain a statement from the [Ellis County Tax Office](#) indicating that the taxes have not yet been calculated.

If the taxes for 2022 *have been* calculated, you will need to obtain a 2022 Tax Certificate. This means taxes for 2022 will have to be paid in full prior to your plat being recorded.

This is a requirement of [Chapter 12, Section 12.002 of the Property Code](#). Please plan accordingly to avoid any potential delays in the recording of your plat.

Please resubmit revised plans at your earliest convenience to avoid a delay in your case through [Energov](#) or email (zking@waxahachie.com). The resubmittal should include revised plan(s) and a letter describing how all staff comments were addressed. Please notify the case manager if you choose to resubmit revised plans through Energov. This case will be noticed and placed on a Planning and Zoning Commission and/or City Council agenda when all staff comments are addressed, and project fees are paid. Fees associated with this application can be viewed and paid on Energov.

(8)

From: Bobby Samuel <bsamuel@greenbrickpartners.com>
Sent: Thursday, September 29, 2022 11:11 AM
To: King, Zack; christopher.hernandez@kimley-horn.com; bryan.moody@kimley-horn.com; Brad Williams
Cc: Venissat, Michelle; Jones, Ashlie; Tuley, Eleana; Pruitt, Jennifer; Brooks, Shon
Subject: RE: Completeness Check & Staff Comments for SUB-126-2022 - Haven Ranch Phase 1

Zack,

Good morning. We appreciate the City providing comment and our team is currently reviewing. Please accept this email as confirmation that we'd like to proceed to the October 25th P&Z Meeting, pursuant to Item 9 listed in your email below.

Thanks,

Bobby L. Samuel III
National Vice President of Land
bsamuel@greenbrickpartners.com
817-658-2112 (mobile)



2805 Dallas Parkway, Suite 400
Plano, Texas 75093
greenbrickpartners.com
NYSE: GRBK

Planning & Zoning Department

Plat Staff Report

Case: SUB-122-2022



MEETING DATE(S)

Planning & Zoning Commission: October 25, 2022

CAPTION

Consider a request by John Ed Justice, BKG Legacy Ranch I, LLC, for a **Replat** of Lot 1, Block A, Legacy Ranch, Phase One, two lots, being 1.390 acres, located at 1000 Legacy Ranch Road (Property ID 267508) – Owner: BKG LEGACY RANCH I LLC (SUB-122-2022)

APPLICANT REQUEST

The request is to subdivide an existing lot (1.390 acres) into two (2) lots for professional office and commercial use.

CASE INFORMATION

Applicant: John Ed Justice, BKG Legacy Ranch I, LLC

Property Owner(s): John Ed Justice, BKG Legacy Ranch I, LLC

Site Acreage: 1.390 acres

Number of Lots: 2 lots

Number of Dwelling Units: 0 units

Park Land Dedication: Per Section 4.4.c of the subdivision regulations, the Applicant is responsible for paying a parkland dedication fee of \$834 (1.390 acres at \$600 per acre) prior to filing the plat with the County.

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

SUBJECT PROPERTY

General Location: 1000 Legacy Ranch Road

Parcel ID Number(s): 267508

Current Zoning: PD-GR (Ord. No. 2771)

Existing Use: Undeveloped Land

Platting History: The subject property was previously platted as Lot 1, Block A of Legacy Ranch Phase One.

Site Aerial:



PLANNING ANALYSIS

The Applicant is requesting to subdivide an existing lot (1.390 acres) into two (2) lots for professional office and commercial use. The plat complies with the City’s zoning and subdivision requirements, and as such Staff recommends approval of the proposed plat.

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:

ATTACHED EXHIBITS

- 1. Replat

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.
- 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

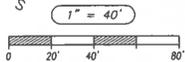
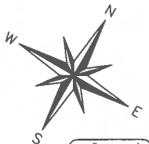
A plat shall not be filed with the Ellis County Clerk until:

- 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



JONATHAN PRINCE SURVEY ABST. 844
 1971 John Arden Drive
 Ken Box, and wife, Dietra Box
 to
 International Church of the Foursquare Gospel
 Volume 1773, Page 1747, OPRECT
 ZONED PD-16-LI-1

OWNERS:
 BKG LEGACY RANCH 1, LLC
 238 KATY LAKE DR
 WAXAHACHIE, TX 75165
 214-676-3673

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

WHEREAS, BKG LEGACY RANCH 1, LLC is the Owner of all of that certain lot, tract or parcel of land situated in the Jonathan E. Prince Survey, Abstract No. 844, in the City of Waxahachie, in Ellis County, Texas, and being all of that tract of land known as "LOT 1, BLOCK A, LEGACY RANCH, PHASE ONE", an addition to the City of Waxahachie, Ellis County, Texas according to the plat thereof recorded in Cabinet I, Slides 737-738, Plat Records, Ellis County, Texas (PRECT), and being more particularly described as follows:

FIELD NOTES Legacy Ranch Block A
 Job Number 222-0193

BEGINNING at a point on the southwest right of way line of John Arden Drive, an 80 foot wide public road right of way, at the northeast corner of said Lot 1 and the southeast corner of the 15.455 acre tract described in deed from Ken Box, and wife, Dietra Box to International Church of the Foursquare Gospel, recorded in Volume 1773, Page 1747, OPRECT, a 1/2 inch steel rod found, having surface coordinate values of North = 6839438.981 feet and East = 2475365.095 feet, based on the Texas Coordinate System, North Central Zone (Zone 4202) North American Datum of 1983 and are obtained from observations of Global Positioning System satellites;

THENCE S 30°37'58" E, with said John Arden Drive right of way and the northeast line of said Lot 1 for 308.91 feet to the northwest right of way line of Legacy Ranch Road and the southeast corner of said Lot 1, a 1/2 inch steel rod found;

THENCE S 59°19'14" W, with said Legacy Ranch Road right of way line, 195.75 feet to the southwest corner of said Lot 1 and the southeast corner of Lot 2R-A, Replat Lots 2R-A, 2R-B & 3R-A, 3R-B Block A, Legacy Ranch Phase One, an addition to the City of Waxahachie, according to the plat thereof recorded in Cabinet K, Slide 6, PRECT, an "X" cut into concrete;

THENCE N 30°40'00" W, with the southwest line of said Lot 1 and the northeast line of said Lot 2R-A and Lot 2R-B, Legacy Ranch, Phase One, recorded in Cabinet 6, Slide 6, PRECT, 309.51 feet to the northwest corner of said Lot 1 and the northeast corner of said Lot 2R-B and on the southeast line of said International Church of the Foursquare Gospel tract, a 1/2 inch steel rod found;

THENCE N 59°29'50" E, with the northwest line of said Lot 1 and the southeast line of said International Church of the Foursquare Gospel tract, 195.93 feet to the point of beginning and containing approximately 1.390 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 plat correctly represents that survey made by me.

Stuart G. Hamilton
 Registered Professional Land Surveyor
 Number 4480

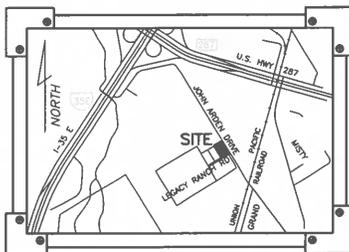
Date

**THIS SURVEY IS VALID
 ONLY WITH ORIGINAL
 SIGNATURE IN RED INK**

LINE TABLE			LINE TABLE		
L1 - N 59°18'32" E, 10.00'	L8 - N 30°40'00" W, 29.73'		L9 - N 01°00'21" W, 20.21'		
L2 - S 14°20'00" W, 40.45'	L10 - N 30°40'00" W, 118.36'		L11 - N 59°20'00" E, 10.00'		
L3 - S 30°40'00" E, 34.72'	L12 - S 01°00'21" E, 20.21'		L13 - S 30°40'00" E, 27.08'		
L4 - S 59°19'14" W, 10.00'	L14 - S 59°19'14" W, 10.00'		L15 - N 30°40'00" W, 152.08'		
L5 - N 30°40'00" W, 38.87'					
L6 - N 14°20'00" E, 40.45'					
L7 - N 30°40'00" W, 2.41'					

CURVE TABLE				
CURVE NO	ARC LENGTH	RADIUS	LONG CHORD	
C1	43.98'	28.00'	N 14°20'00" E, 39.60'	
C2	73.54'	52.00'	N 14°20'01" E, 73.54'	
C3	77.25'	52.00'	N 73°13'35" W, 70.34'	
C4	43.98'	28.00'	S 75°40'00" W, 39.60'	
C5	43.98'	28.00'	S 14°20'01" W, 39.60'	
C6	43.98'	28.00'	S 75°40'00" E, 39.60'	
C7	43.98'	28.00'	N 14°20'00" E, 39.60'	

JOHN ARDEN DRIVE
 80' R.O.W.
 S 30°37'58" E
 308.91'



LOCATION MAP SCALE: 1" = 2000'

LEGEND	
O	Property Corner Symbol
Fnd.	Found
S.R.C.	Steel Rod Capped
S.R.	Steel Rod
S.P.	Steel Pipe
U.E.	Utility Easement
P.P.	Utility Pole
R.O.W.	Right of Way
P.O.B.	Point of Beginning
C/L	Centerline
→	Drainage Flow
BL	Building Line
W/L	Water Line
W/M	Water Meter
M/H	Sewer Manhole
C/O	Cleanout
F/H	Fire Hydrant
W/V	Water Valve
D.U.E.	Drainage & Utility Easement
T/R	Telephone Riser

LEGEND	
X	Wire Fence
W	Wood Fence
I	Iron Fence
U	Chain Link Fence
	Railroad Track
—	Cable TV
—	Gas Line
—	Petroleum Pipeline
—	Electric Line
—	Sanitary Sewer Line
—	Water Line
—(u)—	Underground Telephone
—	Telephone

GENERAL NOTES:
 1. 100-Year Flood Note:
 NO 100-Year Floodplain
 Per FIRM Map # 48139C0190 F
 Zone: X UNSHADED
 Dated: June 3, 2013
 2. Interior lot corners monumented with 1/2" steel rods set and marked with "DAVIS & MCDILL", unless otherwise noted.

**REPLAT
 LEGACY RANCH
 PHASE ONE**

**LOTS 1R-A1 and 1R-B1, BLOCK A
 1.390 Acres**

**Being a replat of Lot 1, Block A, Legacy Ranch,
 Phase One, an addition to the City of Waxahachie,
 Ellis County, Texas according to the plat thereof
 in Cabinet I, Slides 737-738, Plat Records,
 Ellis County, Texas and situated in
 the H. Prince Survey, Abstract 844
 2 nonresidential lots
 Zoning: PD-GR**

Case Number: SUB-122-2022

Revisions	By
Comments	DH

Davis & McDill, LLC

SURVEYING - LAND PLANNING - FLOODPLAIN MANAGEMENT
 P.O. BOX 428, WAXAHACHIE, TEXAS 75168
 PHONE: 972-938-1185
 A Texas licensed surveying firm # 10194661



Date: 10/13/2022
 Scale: 1" = 50'
 Drawn: D. Hocutt
 Job: 222-0193
 Sheet 1 of 2 sheets.

(b)

OWNERS:
 BKG LEGACY RANCH 1, LLC
 238 KATY LAKE DR
 WAXAHACHIE, TX 75165
 214-676-3673

OWNER'S CERTIFICATE

NOW THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

THAT WE, BKG LEGACY RANCH 1, LLC, acting herein by and through its duly authorized officers, does hereby adopt this replat designating the herein above described property as LEGACY RANCH, PHASE ONE, Lots 1R-A1 and 1R-B1, BLOCK A, being a replat of Lot 1, Block A, Legacy Ranch, Phase One, an addition to the City of Waxahachie, Ellis County, Texas, according to the plat thereof recorded in Cabinet I, Slides 737-738, Plat Records, Ellis County, Texas, and does hereby dedicate, in fee simple, to the public use forever, the streets and alleys shown thereon. The streets and alleys are dedicated for street purposes. The Easements and public use areas, as shown, are dedicated, for the public use forever, for the purposes indicated on this plat. No buildings, fences, trees, shrubs or other improvements or growths shall be constructed or placed upon, over or across the Easements as shown, except that landscape improvements may be placed in Landscape Easements, if approved by the City of 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 to 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 have the right to remove and keep removed all or parts of any buildings, fences, trees, shrubs or other improvements or growths which may in any way endanger or interfere with the construction, maintenance, or efficiency of their respective systems in said Easements. The City of Waxahachie and public utility entities shall at all times have the full right of Ingress and Egress to or from their respective easements for the purpose of constructing, reconstructing, inspecting, patrolling, maintaining, reading meters, and adding to or removing all or parts of their respective systems without the necessity at any time procuring permission from anyone.

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

WITNESS, my hand, this the _____ day of _____, 20_____.

BY:

 John Ed Justice, Owner
 BKG Legacy Ranch 1, LLC

STATE OF TEXAS §
 COUNTY OF ELLIS §

Before me, the undersigned authority, a Notary Public in and for the State of Texas, on this day personally appeared John Ed Justice, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that she executed the same for the purpose and considerations therein expressed.

Given under my hand and seat of office, this _____ day of _____, 2022.

Notary My Commission Expires On: _____

WITNESS, my hand, this the _____ day of _____, 2022.

STATE OF TEXAS:
 COUNTY OF ELLIS:

APPROVED BY: Planning and Zoning Commission City of Waxahachie

By: _____ Date _____
 Chairperson

Attest _____

DRAINAGE NOTES:

- (1) BLOCKING THE FLOW OF WATER OR CONSTRUCTING IMPROVEMENTS IN THE DRAINAGE EASEMENTS, AND FILLING OR OBSTRUCTION OF THE FLOODWAY IS PROHIBITED.
- (2) THE EXISTING CREEKS OR DRAINAGE CHANNELS TRAVERSING ALONG OR ACROSS THE ADDITION WILL REMAIN AS OPEN CHANNELS AND WILL BE MAINTAINED BY THE INDIVIDUAL OWNERS OF THE LOT OR LOTS THAT ARE TRAVERSED BY OR ADJACENT TO THE DRAINAGE COURSES ALONG OR ACROSS SAID LOTS.
- (3) CITY OF WAXAHACHIE WILL NOT BE RESPONSIBLE FOR THE MAINTENANCE AND OPERATIONS OF SAID DRAINAGE WAYS OR FOR THE CONTROL OF EROSION.
- (4) CITY OF WAXAHACHIE WILL NOT BE RESPONSIBLE FOR ANY DAMAGE, PERSONAL INJURY OR LOSS OF LIFE OR PROPERTY OCCASIONED BY FLOODING OR FLOOD CONDITIONS.

NOTE:
 PROPERTY IS IN THE JURISDICTION OF THE CITY OF WAXAHACHIE, TEXAS AND IS SUBJECT TO THEIR PLATTING RULES AND REGULATIONS.

Revisions	By
Comments	DH

Davis & McDill, LLC
 SURVEYING - LAND PLANNING - FLOODPLAIN MANAGEMENT
 P.O. BOX 428, WAXAHACHIE, TEXAS 75168
 PHONE: 972-938-1185
 A Texas licensed surveying firm # 10194681



SURVEYOR'S CERTIFICATE

This is to certify that I, Stuart G. Hamilton, a Registered Public Land Surveyor of the State of Texas, have platted 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 plat correctly represents that survey made by me.

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

THIS SURVEY IS VALID
 ONLY WITH ORIGINAL
 SIGNATURE IN RED INK

**REPLAT
 LEGACY RANCH
 PHASE ONE
 LOTS 1R-A1 and 1R-B1, BLOCK A
 1.390 Acres**

**Being a replat of Lot 1, Block A, Legacy Ranch,
 Phase One, an addition to the City of Waxahachie,
 Ellis County, Texas according to the plat thereof
 in Cabinet I, Slides 737-738, Plat Records,
 Ellis County, Texas and situated in
 the H. Prince Survey, Abstract 844
 2 nonresidential lots
 Zoning: PD-GR
 Case Number: SUB-122-2022**

Date: 10/13/2022
Scale: N/A
Drawn: D. Hocutt
Job: 222-0193
Sheet <u>2</u>
of <u>2</u> sheets.

(b)

Planning & Zoning Department

Plat Staff Report

Case: SUB-40-2022



MEETING DATE(S)

Planning & Zoning Commission: October 25, 2022

CAPTION

Consider a request Erik Shoquist, for a Replat of Cardinal I G Addition, Lots 1R, and 2R, Block A, 2 Industrial Lots, being 66.456 acres, located at 201 & 203 Cardinal Road, situated in the Allen W. Brown Survey, Abstract 102, an addition in the City of Waxahachie (Property ID: 209418, 226867, 285601 & 285602) – Owner: CARDINAL I G COMPANY (SUB-40-2022).

APPLICANT REQUEST

The applicant requests to replat the subject property from one (1) lot into two (2) lots for industrial use.

CASE INFORMATION

Applicant: Erik Shoquist, Cardinal IG

Property Owner(s): Cardinal IG Company

Site Acreage: 66.456 acres

Number of Lots: 2 lots

Number of Dwelling Units: 0 units

Park Land Dedication: N/A

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

SUBJECT PROPERTY

General Location: 201 & 203 Cardinal Road

Parcel ID Number(s): 209418, 226867, 285601, & 285602

Current Zoning: Light Industrial-1 (LI-1) & Light Industrial-2 (LI-2)

Existing Use: The subject property is occupied by the Cardinal IG and Cardinal CG plants.

Platting History: Lot 1, Block A, Cardinal I G Addition

Site Aerial:**PLATTING ANALYSIS**

The applicant is proposing to replat the subject property from one (1) lot into two (2) lots for industrial use. All City of Waxahachie lot size and dimension requirements have been met.

With this replat, the applicant is dedicating 110' of Right-of-Way (ROW) for Cardinal Road in conformance with the City of Waxahachie Thoroughfare Plan. This ROW dedication is intended to facilitate the extension of Cardinal Road westward to Lofland Road. The development agreement was drafted at the applicant's request to allow the property owner to privately utilize the ROW dedication until the City extends Cardinal Road. City Council on November 7th will review this development agreement.

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

Identify the exhibits that will be included as agenda backup material.

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, 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 and a traffic impact analysis has been conducted as required by the City's Subdivision ordinance.

STAFF CONTACT INFORMATION

Reviewed by:

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

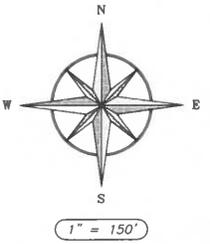
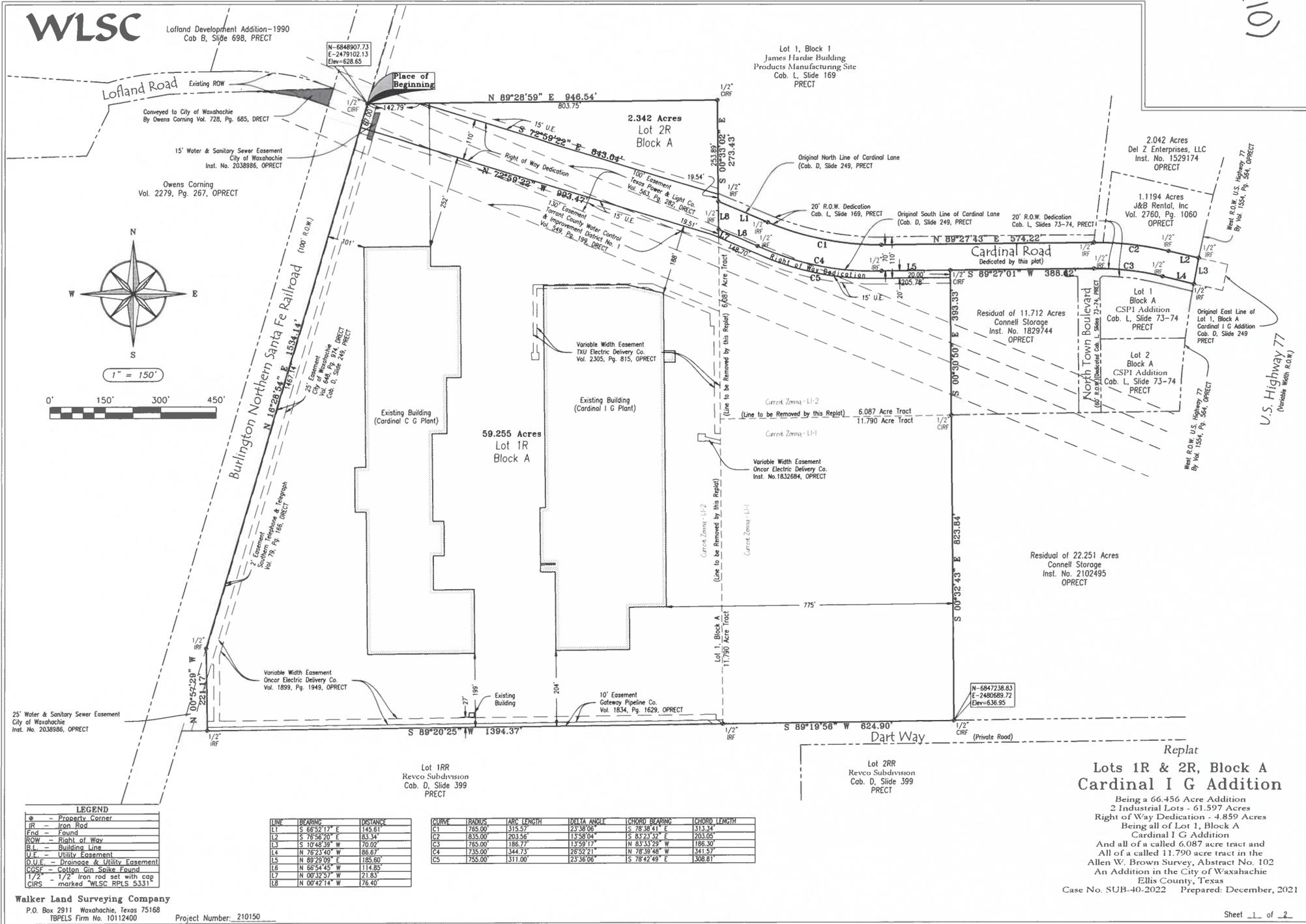
Senior Director of Planning

jennifer.pruitt@waxahachie.com

WLSC

Lofland Development Addition-1990
Cab. D, Slide 698, PRECT

(10)



LINE	BEARING	DISTANCE
L1	S 66°52'17" E	145.61
L2	S 78°59'22" E	83.34
L3	S 10°48'39" W	70.02
L4	N 76°23'40" W	86.67
L5	N 89°29'09" E	185.60
L6	N 66°54'45" W	114.85
L7	N 00°32'57" W	21.83
L8	N 00°42'14" W	76.40

CURVE	RADIUS	ARC LENGTH	DELTA ANGLE	CHORD BEARING	CHORD LENGTH
C1	765.00	315.57	23°38'06"	S 78°38'41" E	313.34
C2	833.00	203.58	13°58'04"	S 83°23'32" E	203.05
C3	765.00	186.77	13°59'17"	N 83°33'29" W	186.30
C4	735.00	344.73	26°52'21"	N 76°39'48" W	341.57
C5	755.00	311.00	23°36'06"	S 78°42'49" E	308.87

LEGEND
 * - Property Corner
 IR - Iron Rod
 Fnd - Found
 ROW - Right of Way
 B.L. - Building Line
 U.E. - Utility Easement
 D.U.E. - Drainage & Utility Easement
 C.C.S.F. - Cotton Gin Spike Found
 1/2" - 1/2" from rod set with cap
 C.R.F.S. - marked WLSC RPLS 5331"

Walker Land Surveying Company
 P.O. Box 2911 Waxahachie, Texas 75168
 TBPELS Firm No. 10112400 Project Number: 210150

Replat
Lots 1R & 2R, Block A
Cardinal I G Addition
 Being a 66.456 Acre Addition
 2 Industrial Lots - 61.597 Acres
 Right of Way Dedication - 4.859 Acres
 Being all of Lot 1, Block A
 Cardinal I G Addition
 And all of a called 6.087 acre tract and
 All of a called 11.790 acre tract in the
 Allen W. Brown Survey, Abstract No. 102
 An Addition in the City of Waxahachie
 Ellis County, Texas
 Case No. SUB-40-2022 Prepared: December, 2021

OWNER'S CERTIFICATE
State of Texas
County of Ellis

Whereas, Cardinal IG Company are the owners of that certain parcel of land being situated in the ALLEN W. BROWN SURVEY, ABSTRACT NO. 102, Ellis County, Texas, and being all of Lot 1, Block A of Cardinal I G Addition, an addition in the City of Waxahachie, Texas, according to the Plat thereof recorded in Cabinet D, Slide 249 of the Plat Records of Ellis County, Texas (PRECT) and all of the 6.087 acre tract of land conveyed to Cardinal IG Company by Texas General Warranty Deed recorded in Instrument Number 2105457 of the Official Public Records of Ellis County, Texas (OPRECT) and all of the 11.790 acre tract of land conveyed to Cardinal IG Company by Texas Special Warranty Deed recorded in Instrument Number 2105464, OPRECT, and being more particularly described as follows:

BEGINNING at a 1/2" iron rod found with cap marked "RPLS 4466" in the east line of the Burlington Northern Santa Fe Railroad for the northwest corner of Cardinal I G Addition and the westerly southwest corner of Lot 1, Block 1 of James Hardie Building Products Manufacturing Site, an addition in the City of Waxahachie, Texas, according to the Plat thereof recorded in Cabinet L, Slide 169, PRECT;

THENCE N 89°28'59" E, along the westerly north line of Cardinal I G Addition and the westerly south line of James Hardie Building Products Manufacturing Site, a distance of 946.54 feet to a 1/2" iron rod found with cap marked "RPLS 4466" for the northeast corner of Cardinal I G Addition and an interior corner of James Hardie Building Products Manufacturing Site;

THENCE S 00°33'02" E, along the northerly east line of Cardinal I G Addition and the southerly west line of James Hardie Building Products Manufacturing Site, a distance of 273.43 feet to a 1/2" iron rod found for the easterly southwest corner of James Hardie Building Products Manufacturing Site and the northwest terminus of Cardinal Road;

THENCE S 65°52'17" E, along the easterly north line of Cardinal I G Addition and the north line of Cardinal Road and the easterly south line of James Hardie Building Products Manufacturing Site, a distance of 145.61 feet to a 1/2" iron rod found at the beginning of a curve to the left having a radius of 765.00 feet and a central angle of 23°58'06";

THENCE in an easterly direction along the arc of said curve and continuing along the easterly north line of Cardinal I G Addition and the north line of Cardinal Road and the easterly south line of James Hardie Building Products Manufacturing Site, a distance of 315.57 feet (Long Chord - S 78°38'41" E, 313.34 feet) to a 1/2" iron rod found for corner;

THENCE N 89°27'43" E, continuing along the easterly north line of Cardinal I G Addition and the north line of Cardinal Road and the easterly south line of James Hardie Building Products Manufacturing Site, a distance of 574.22 feet to a 1/2" iron rod found for the southerly southeast corner of James Hardie Building Products Manufacturing Site and the southwest corner of the 2.042 acre tract of land conveyed to Del Z Enterprises, LLC by Texas Warranty Deed recorded in Instrument Number 1529174, OPRECT and at the beginning of a curve to the right having a radius of 835.00 feet and a central angle of 13°58'04";

THENCE in an easterly direction along the arc of said curve and continuing along the easterly north line of Cardinal I G Addition and the north line of Cardinal Road and the westerly south line of said 2.042 acre tract, passing at 25.16 feet the southerly southeast corner of said 2.042 acre tract and the southwest corner of the 1.1194 acre tract of land conveyed to J&B Rental, Inc by Warranty Deed recorded in Volume 2760, Page 1060, OPRECT, in all, a distance of 203.56 feet (Long Chord - S 83°23'32" E, 203.05 feet) to a 1/2" iron rod found for corner;

THENCE S 76°56'20" E, continuing along the easterly north line of Cardinal I G Addition and the north line of Cardinal Road and along the south line of said 1.1194 acre tract, a distance of 83.34 feet to a 1/2" iron rod found in the west line of U.S. Highway 77 as defined by Deed recorded in Volume 1554, Page 564, OPRECT for the easterly northeast corner of Cardinal I G Addition and of Cardinal Road and the southeast corner of said 1.1194 acre tract;

THENCE S 10°48'39" W, along the most easterly line of Cardinal I G Addition and the west line of U.S. Highway 77, a distance of 70.02 feet to a 1/2" iron rod found for the easterly southeast corner of Cardinal I G Addition and of Cardinal Road and the northeast corner of CSP1 Addition, an addition in the City of Waxahachie, Texas, according to the Plat thereof recorded Cabinet L, Slides 73-74, PRECT;

THENCE N 76°23'40" W, along the easterly south line of Cardinal I G Addition and the south line of Cardinal Road and the north line of CSP1 Addition, a distance of 86.67 feet to a 1/2" iron rod found at the beginning of a curve to the left having a radius of 765.00 feet and a central angle of 13°59'17";

THENCE in a westerly direction along the arc of said curve and continuing along the easterly south line of Cardinal I G Addition and the south line of Cardinal Road and the north line of CSP1 Addition, a distance of 186.77 feet (Long Chord - N 83°33'29" W, 186.30 feet) to a 1/2" iron rod found for corner;

THENCE S 89°27'01" W, continuing along the easterly south line of Cardinal I G Addition and the south line of Cardinal Road and the north line of CSP1 Addition, passing at 75.76 feet the northwest corner of CSP1 Addition and the current northeast corner of the residual of the 11.712 acre tract of land conveyed to Connell Storage by Warranty Deed recorded in Instrument Number 1829744, OPRECT, in all, a distance of 388.62 feet to a 1/2" iron rod found with cap marked "TXRCS" for the northeast corner of said 6.087 acre tract;

THENCE S 00°30'50" E, along the east line of said 6.087 acre tract, a distance of 393.33 feet to a 1/2" iron rod found with cap marked "TXRCS" for the southeast corner of said 6.087 acre tract and the northeast corner of said 11.790 acre tract;

THENCE S 00°32'43" E, along the east line of said 11.790 acre tract, a distance of 823.84 feet to a 1/2" iron rod found with cap marked "TXRCS" in the north line of Lot 1RR of Revco Subdivision, an addition in the City of Waxahachie, Texas, according to the Plat thereof recorded in Cabinet D, Slide 399, PRECT for the southeast corner of said 11.790 acre tract;

THENCE S 89°19'56" W, along the south line of said 11.790 acre tract and the north line of Revco Subdivision, a distance of 624.90 feet to a 1/2" iron rod found for the southwest corner of said 11.790 acre tract and the southeast corner of Cardinal I G Addition;

THENCE S 89°20'25" W, along the south line of Cardinal I G Addition and continuing along the north line of Revco Subdivision, a distance of 1394.37 feet to a 1/2" iron rod found in the east line of said Railroad for the southwest corner of Cardinal I G Addition;

THENCE along the west line of Cardinal I G Addition and the east line of said Railroad as follows:
N 00°57'29" W, a distance of 221.17 feet to a 1/2" iron rod found for corner; and
N 16°28'54" E, a distance of 1534.14 feet to the PLACE OF BEGINNING and containing 66.456 acres of land as surveyed on the ground.

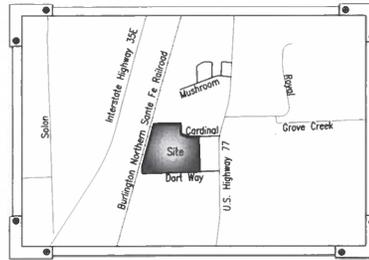
Registered Agent: Cardinal IG Company
775 Prairie Center Drive #200
Eden Prairie, MN 55344
Contact: Erik Shoquist

Surveyor: Walker Land Surveying Company
P.O. Box 2911
Waxahachie, Texas 75168

Contact: Shawne Walker, RPLS (214) 317-0379

Walker Land Surveying Company
P.O. Box 2911 Waxahachie, Texas 75168
TBPELS Firm No. 10112400

Project Number: 210150



VICINITY MAP SCALE : 1" = 3000'

Notes

- No portion of this property lies within a 100 year flood plain according to the Flood Insurance Rate Map for Ellis County, Texas. Map# 48139C0200 F, Zone X (Unshaded), dated June 3, 2013.
- Basis of Bearings: GPS Observation, Texas Coordinate System, North Central Zone 4202. Beginning Coordinate - Northing=6848907.73, Easting=2479102.13.

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

That Cardinal IG, acting herein by and through its duly authorized officers, does hereby adopt this plat designating the herein above described property as the Replat of Lots 1R and 2R, Block A of Cardinal I G Addition, an addition in City of Waxahachie, Texas, and does hereby dedicate, in fee simple, to the public use forever, the streets and alleys shown hereon. The streets and alleys are dedicated for street purposes. The easements and public uses areas, as shown, are dedicated, for the public use forever for the purposes indicated on this plat. No buildings, fences, trees, shrubs or other improvements or growths shall be constructed or placed upon, over or across the easements as shown, except that landscape improvements may be placed in Landscape Easements, if they are 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 to 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 have the right to remove and keep removed all or parts of any buildings, fences, trees, shrubs or other improvements or growths which may in any way endanger or interfere with the construction, maintenance, or efficiency of their respective systems in the easements. The City of Waxahachie and public utilities shall at all times have the full right of ingress and egress to or from their respective easements for the purpose of constructing, reconstructing, inspecting, patrolling, maintaining, reading meters, and adding to or removing all or parts of their respective systems without the necessity of any time procuring permission from anyone.

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

Witness my hand this the _____ day of _____, 2022.

By:

Erik Shoquist
Plant Manager

State of Texas
County of Ellis:

Before me the undersigned authority, a notary public in and for the state on this day personally appeared Erik Shoquist, known to me to be the person whose name is subscribed to the foregoing and acknowledged to me that he executed the same for the purposes herein expressed and in the capacity stated.

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

Notary Public

Surveyor's Declaration

KNOW ALL MEN BY THESE PRESENTS

That I, J. Shawne Walker, do hereby certify that I have prepared this Plat from an actual and accurate survey made on the ground and that the corner monuments shown hereon were properly placed under my personal supervision, in accordance with the subdivision regulations of the City of Waxahachie, Texas.

FOR INSPECTION PURPOSES ONLY.
AND IN NO WAY OFFICIAL OR
APPROVED FOR RECORD PURPOSES.

J. Shawne Walker, R.P.L.S.
Texas Registration No. 5331

Replat
Lots 1R & 2R, Block A
Cardinal I G Addition

Being a 66.456 Acre Addition
2 Industrial Lots - 61.597 Acres
Right of Way Dedication - 4.859 Acres
Being all of Lot 1, Block A
Cardinal I G Addition

And all of a called 6.087 acre tract and
All of a called 11.790 acre tract in the
Allen W. Brown Survey, Abstract No. 102
An Addition in the City of Waxahachie
Ellis County, Texas

Case No. SUB-40-2022 Prepared: December, 2021

Planning & Zoning Department

Plat Staff Report



Case: ZDC-121-2022

MEETING DATE(S)

Planning & Zoning Commission: October 25, 2022
City Council: November 7, 2022

CAPTION

Public Hearing on a request by Rodney & Suzie Bell, Cove Construction, for a Specific Use Permit (SUP) for an Accessory Structure +700sf, use within a Single Family – 1 (SF-1) zoning district located at 601 N. Grand Ave (Property ID 176840) - Owner: Thomas A. & Veronica Schaeffer

APPLICANT REQUEST

The applicant is requesting a Specific Use Permit (SUP) to expand an existing pool house (324 sq ft) to 972 sq ft to accommodate a bathroom and kitchenette.

CASE INFORMATION

Applicant: Rodney & Suzie Bell, Cove Construction
Property Owner(s): Thomas & Veronica Schaeffer
Site Acreage: 1.113 acres
Current Zoning : Single Family-1 (SF-1)
Requested Zoning: Single Family-1 (SF-1) with a Specific Use Permit (SUP) for an accessory structure greater than 700 square feet.

SUBJECT PROPERTY

General Location: 601 N Grand Ave.
Parcel ID Number(s): 176840
Current Zoning: Single Family-1 (SF-1)
Existing Use: A single family residence with an accessory pool house currently exists on the subject property.
Development History The subject property is platted as Lot 1B, Block 27 of the West End Revision.

Adjoining Zoning & Uses:

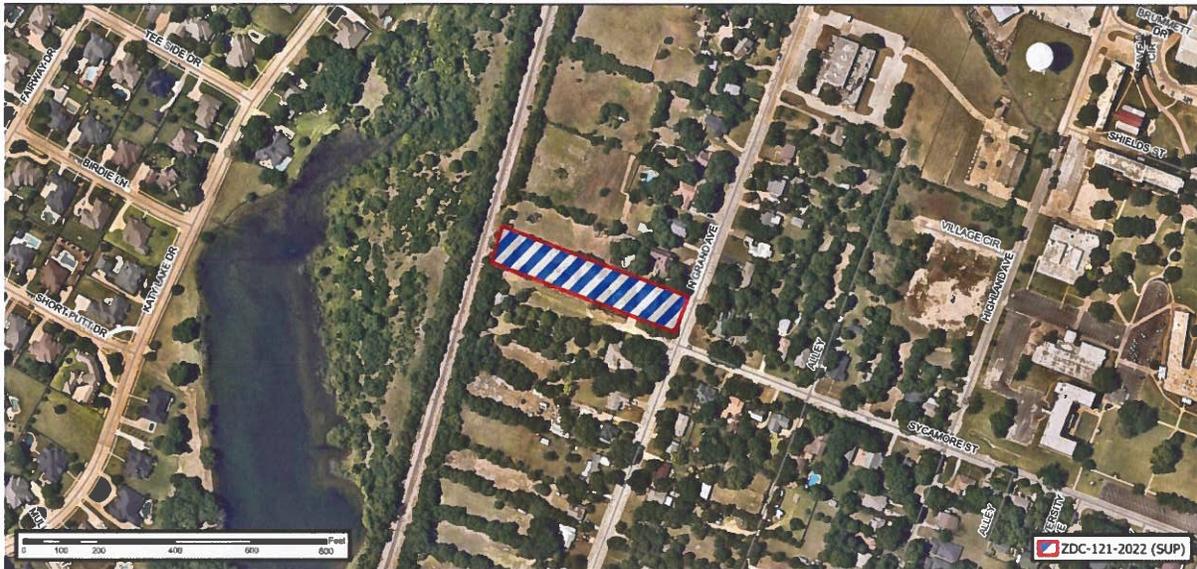
Direction	Zoning	Current Use
North	Single-Family-1	Single Family Residential Home
East	Single-Family-2	Single Family Residential Home
South	Single-Family-1	Single Family Residential Home
West	Single-Family-1	Single Family Residential Home

Future Land Use Plan: Low Density Residential

Comprehensive Plan: This use is representative of smaller single-family homes and some duplex units. The majority of Waxahachie’s current development is of a similar density. It is appropriate to have approximately 3.5 dwelling units per acre.

Thoroughfare Plan: The subject property is accessible via N. Grand Avenue

Site Aerial:



PLANNING ANALYSIS

The applicant is requesting a Specific Use Permit (SUP) to expand an existing pool house from 324 sq. ft. to 972 sq. ft. to accommodate a bathroom and kitchenette. The accessory structure is located to the rear of a single-family residential lot at 601 N Grand Ave. The primary structure on the property is 3,843 square feet. Per the City of Waxahachie Zoning Ordinance, an accessory structure that is equal to or greater than 700 square feet requires a SUP to be approved by City Council.

Proposed Use:

The applicant is requesting a SUP for to expand an existing pool house from 324 sq. ft. to 972 sq. ft. to accommodate a bathroom and kitchenette. The intended use for the accessory structure is as a non-dwelling pool house for the homeowners to use when entertaining. The accessory structure will be accessible via the existing concrete patio and pool deck located at the rear of the home. The accessory structure will not be accessible to vehicles or used to store vehicles. The applicant has confirmed to staff that the structure will not be used as a dwelling of any kind and will not be metered, sold, or leased separately from the existing home.

PUBLIC NOTIFICATIONS

To comply with State law contained in Local Government Code Chapter 211 and the City’s public hearing notice requirements, 13 notices were mailed to property owners within 200 feet of the request. In addition, a notice was published in the Waxahachie Sun and a sign was visibly posted at the property.

PROPERTY OWNER NOTIFICATION RESPONSES

Staff has received one (1) letter of support for the proposed Specific Use Permit.

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 comments:
1. The accessory structure shall not be used as a dwelling.
 2. The accessory structure shall not be used for commercial purposes.
 3. The accessory structure shall not be leased or sold separately from the primary residence and shall not be separately metered.
 4. The applicant shall obtain a permit from the City of Waxahachie Building Department prior to construction of the accessory structure.

ATTACHED EXHIBITS

Identify the exhibits that will be included as agenda backup material.

1. Location Map
2. Site Layout Exhibit
3. Elevation/Façade
4. Floor Plan
5. PON Response

APPLICANT REQUIREMENTS

1. If approved by City Council, applicant can apply for building permits from the Building and Community Services Department.

STAFF CONTACT INFORMATION

Prepared by:

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

Senior Director of Planning

jennifer.pruitt@waxahachie.com



0 100 200 400 600 800 Feet

 ZDC-121-2022 (SUP)

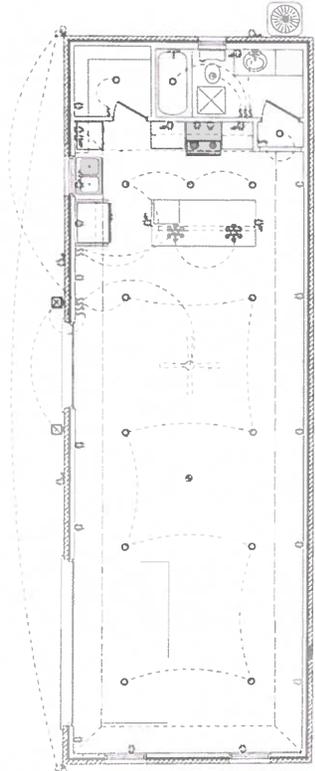
Site Layout Exhibit ZDC-121-2022

-  Property Line
-  Proposed Accessory Dwelling (972 sq. ft.)
-  Existing Home & Accessory Structure

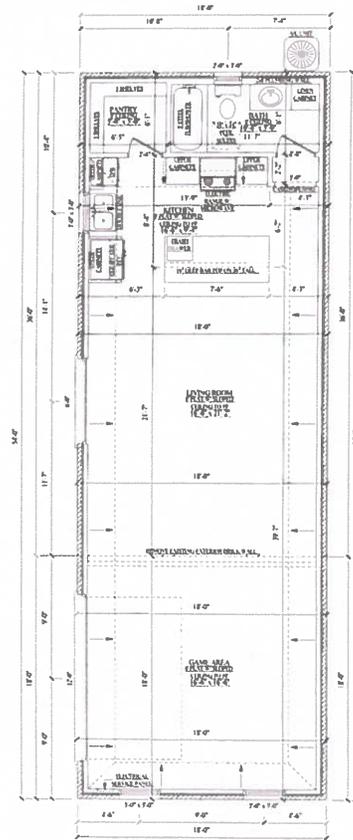


(11)

Site Plan Case #: ZDC-121-2022



2 ELECTRICAL PLAN
1/4" = 1'-0"



1 FLOOR PLAN
1/4" = 1'-0"

AREA TOTALS
EXISTING AREA 324
NEW AREA 648
TOTAL FOUNDATION 972

GENERAL NOTES

1. These plans are intended to provide the basic construction information necessary to subcontractors construct the structure. These plans shall be verified and checked completely by the builder. Any discrepancies with these drawings shall be brought to the attention of the designer before any construction work is purchased or begun.
2. These plans are designed to be in substantial compliance with current city electrical, plumbing, mechanical, and local building codes and ordinances. These codes shall have precedence over anything noted in these drawings.
3. Contractor must verify all dimensions and scale drawings.

POOL HOUSE
601 N Grand Avenue
Weslaco, Texas 75765

ISSUE FOR PERMIT
August 31, 2022



REVISIONS

DATE	ISSUE	DELTA
		A

Title
FLOOR PLAN

Sheet
A-101

(11)

Case Number: ZDC-121-2022

City Reference: 176842

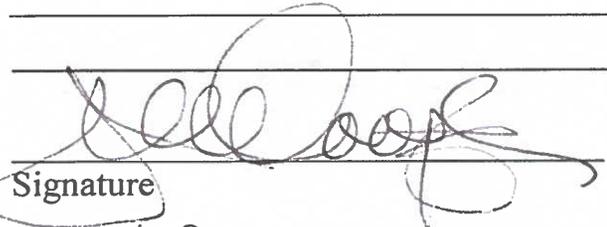
Your response to this notification is optional. If you choose to respond, please return this form by 5:00 P.M. on **October 19, 2022** to ensure inclusion in the Agenda Packet. Forms can be e-mailed to Planning@Waxahachie.com or you may drop off/mail your form to City of Waxahachie, Attention: Planning, 401 South Rogers Street, Waxahachie, TX 75165.

SUPPORT

OPPOSE

Comments:

RECEIVED OCT 17 2022



Signature

J.V. COOPER JR.

Printed Name and Title

10.17.22

Date

605 N. GRANT

Address

(11)

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.