

# **A G E N D A**

The Waxahachie Planning & Zoning Commission will hold a regular meeting on ***Wednesday, May 10, 2023 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. ***Consider*** minutes of the regular Planning & Zoning Commission meeting of April 26, 2023
5. ***Consider*** a request by Tim Jackson, Texas Reality Capture & Surveying, LLC, for a Plat of Sagebrush Iroquois, lots 1 and 2, Block A, being 1.195 acres, located at 175 Sagebrush Lane, situated in the J.B. & A. Adams Survey, Abstract No. 5, an addition to the City of Waxahachie (Property ID 216173) – Owner: RICARDO SCHACK (SUB-156-2022) Staff: Eleana Tuley
6. ***Public Hearing*** on a request by Brenden Determann, 1002 MLK, a Series of B&B Managing & Consulting, LLC, for a Replat of Block 9, Nowlin Addition, to create Lot 1R, Block 9, Nowlin Addition, 1 residential lot, being 0.2307 acres, located at 1002 Dr. Martin Luther King Jr. Blvd., (Property ID: 202130) – Owner: 1002 MLK, A SERIES OF B&B MANAGING & CONSULTING, LLC (SUB-10-2023) Staff: Zack King
7. ***Consider*** approval of SUB-10-2023
8. ***Public Hearing*** on a request by David Riley, for a Replat of Lot A-1 and A-2 of Lake Shore Acres, to create Lots A-1R and A-2R of Lake Shore Acres, two residential lots, being 1.881 acres, located at 104 & 106 Shoreway Circle, (Property ID 174617 & 174618) – Owner: DAVID RILEY & DEANNE RILEY (SUB-19-2023) Staff: Zack King
9. ***Consider*** approval of SUB-19-2023

10. **Consider** a request by Anna Carrillo, Carrillo Engineering, for a Plat of the North Grove Center Addition, being 20.01 acres, located at the northeast corner of US Highway 77 and E North Grove Boulevard, situated in the Henri Sange Survey, Abstract 1009, and the Allen W. Brown Survey, Abstract 102, an addition to the City of Waxahachie (Property ID: 191121, 262125, & 262126) – Owner: HIGH FIVE TRUST – BJA (Mark) (SUB-15-2023)  
Staff: Zack King
11. Adjourn

**The Planning and Zoning Commission reserves the right to go into Executive Session as authorized by Section 551.071(2) of the Texas Government Code, for the purpose of seeking confidential legal advice from legal counsel on any agenda item listed herein.** This meeting location is wheelchair-accessible. Parking for mobility-impaired persons is available. Any request for sign interpretive services must be made forty-eight hours ahead of the meeting. To make arrangements, call the City Secretary at 469-309-4006 or (TDD) 1-800-RELAY TX

***Notice of Potential Quorum***

***One or more members of the Waxahachie City Council may be present at this meeting.  
No action will be taken by the City Council at this meeting.***

The Waxahachie Planning & Zoning Commission held a regular meeting on Wednesday, April 26, 2023 at 7:00 p.m. in the Council Chamber at 401 S. Rogers St., Waxahachie, TX.

Members Present:     Melissa Ballard, Vice Chairman  
                                 Bonney Ramsey  
                                 Erik Test  
                                 Ron Ansell

Members Absent:     Rick Keeler, Chairman  
                                 Betty Square Coleman  
                                 David Hudgins

Others Present:     Shon Brooks, Executive Director of Development Services  
                                 Jennifer Pruitt, Senior Director of Planning  
                                 Zack King, Senior Planner  
                                 Eleana Tuley, Senior Planner  
                                 Oanh Vu, Planner  
                                 Amber Villarreal, City Secretary  
                                 Chris Wright, Council Representative

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

Vice Chairman Melissa Ballard called the meeting to order. Commissioner Ron Ansell gave the invocation.

3.     **Public Comments**

None.

4.     **Consider minutes of the regular Planning & Zoning Commission meeting of April 11, 2023**

**Action:**

*Bonney Ramsey moved to approve the minutes of the regular Planning & Zoning Commission meeting of April 11, 2023. Erik Test seconded, All Ayes.*

5.     **Public Hearing on a request by the City of Waxahachie for a textual amendment to the City Zoning Ordinance, Ordinance No. 3020, to Article IV Definitions and Use Regulations, Section 4.01 Definitions, and to Article IV Definitions and Use Regulations, Section 4.03 Use Charts, (ZTA-37-2023) Staff: Jennifer Pruitt**

Jennifer Pruitt, Senior Director of Planning, presented the case explaining as a result of a number of Tattoo use Zoning District change requests, the City Council directed Planning staff to evaluate the Tattoo use process of comparable cities in the Dallas-Fort Metroplex. The information gathered by staff clearly reflected that a majority of the comparable cities allowed the Tattoo use by Specific Use Permit (SUP) approval. In addition to the SUP approval process for the use, it was

also common to have a clear distinction between traditional Tattoo use and Cosmetic Restorative Tattoo use.

Currently, the City of Waxahachie allows the use of Tattoo or Body Piercing Shop by right in the Commercial (C) Zoning District only. Unfortunately, the current Zoning Code also does not have a well-defined definition to allow for a Cosmetic Restorative Tattoo use.

The purpose of this Zoning Text Amendment is to:

1. Define the Tattoo or Body Piercing Shop Primary use in more detail
2. Define Cosmetic Restorative Tattoo use
3. Add language to further define Cosmetic Tattoo (accessory)
4. Add a SUP requirement to the Use Charts for Tattoo use and Cosmetic Restorative Tattoo use
5. Delete the previous Tattoo or Body Piercing Shop definition

The new definitions are noted below:

**Tattoo or Body Piercing Shop Primary** - An establishment operated for the principal purpose of producing an indelible design, mark or figure on the human body by scarring or inserting a pigment under the skin using needles, scalpels, or other related equipment. This definition includes the creation or piercing of openings in the body of a person for the purpose of inserting jewelry or other decorations; however, Cosmetic and Restorative Studio (Accessory) or incidental microblading activities are not included under this use.

- a) **Cosmetic and Restorative Studio (Accessory)** –An establishment that provides permanent or semi-permanent pigmentation into the skin for eyebrows, eyeliner, lip liner/color/blend, blush, beauty marks, hair imitation, microblading or restorative tattoo services performed by licensed professionals that have been trained in the field of corrective cosmetics. Restorative services aim to restore the natural appearance of a certain area of the body or skin, such as areola repigmentation or scar camouflaging. Restorative tattoo services exclude traditional tattoo services, which are provided solely for artistic purposes. A cosmetic and restorative studio may be an accessory use to a tattoo and body piercing shop, barber, hairdresser or beauty shop.

**Cosmetic and Restorative Studio (Permanent)** - An establishment that provides permanent or semi-permanent pigmentation into the skin for eyebrows, eyeliner, lip liner/color/blend, blush, beauty marks, hair imitation, microblading or restorative tattoo services performed by licensed professionals that have been trained in the field of corrective cosmetics. Restorative tattoo services aim to restore the natural appearance of a certain area of the body or skin, such as areola repigmentation or scar camouflaging. Restorative tattoo services exclude traditional tattoo services, which are provided solely for artistic purposes. A permanent cosmetic and restorative studio will serve as the primary use and will not be an accessory to another use.

Vice Chairman Ballard opened the Public Hearing.

There being no others to speak for or against ZTA-37-2023, Vice Chairman Ballard closed the Public Hearing.

**6. Consider recommendation of Zoning Text Amendment No. ZTA-37-2023**

**Action:**

*Ron Ansell moved to recommend approval of ZTA-37-2023, a request by the City of Waxahachie for a textual amendment to the City Zoning Ordinance, Ordinance No. 3020, to Article IV Definitions and Use Regulations, Section 4.01 Definitions, and to Article IV Definitions and Use Regulations, Section 4.03 Use Charts, authorizing the Mayor to sign the associated documents accordingly. Erik Test seconded, All Ayes.*

**7. Consider a request by David Recht, DHR Engineering Inc., for a Plat of ERS Gunitite & Ready Mix Addition, lot 1, being 7.098 acres, located at 313 Howard Road, situated in the E. Rogers Survey, Abstract 896, an addition to the City of Waxahachie (Property ID 296583) – Owner: 313 HOWARD ROAD WAXAHACHIE, LLC (SUB-167-2022) Staff: Eleana Tuley**

Eleana Tuley, Senior Planner, presented the case noting the applicant requests to plat a 7-acre tract into one lot for non-residential use. The Planning Department has received a Specific Use Permit application for outdoor storage on the subject property. The Planning and Zoning Commission and City Council will review the associated application (ZDC-164-2022) in the future after the applicant has addressed all staff comments.

The applicant has dedicated 25 feet of right-of-way to contribute to the ultimate right-of-way width for Howard Road, planned as a Minor Arterial (100 feet of public right-of-way) in the City's Thoroughfare Plan. Adequate water and sewer facilities are available to serve the site, and the lot meets the minimum lot size requirements per the zoning (LI-2) on the property. Staff recommended approval of the proposed plat since it complies with the City's zoning and subdivision regulations.

**Action:**

*Ron Ansell moved to approve SUB-167-2022, a Plat of the ERS Gunitite & Ready Mix Addition, authorizing the Planning & Zoning Commissioner to sign the associated documents accordingly. Bonney Ramsey seconded, All Ayes.*

**8. Consider a request by Claudio Segovia, Johnson Volk Consulting, for a Plat of The Retreat at North Grove, Phase 1, being 42.20 acres, generally located at the northeast corner of Vista Way and E. North Grove Boulevard, situated in the Henry Sange Survey, Abstract No. 1009, John B. and Ann Adams Survey, Abstract No. 5, and John Billingsley Survey, Abstract No. 83 (Property ID 294076) – Owner: RETREAT AT NORTHGROVE, LLC (SUB-23-2023) Staff: Eleana Tuley**

Ms. Tuley presented the case noting the applicant requests to plat a 42.20-acre tract of land into 192 single-family residential lots and 4 open-space lots. Residential lots comprise of 72 single-family attached units (townhomes) and 120 single-family detached units. The townhome lots are 28 feet by 110 feet, and the single-family detached lots are 50 feet by 120 feet, 60 feet by 120 feet,

70 feet by 120 feet, and 75 feet by 120 feet. The applicant must extend utilities to serve the subject property with water and sewer services. Given this obligation, the developer can only file the plat once all public improvements are constructed, inspected by the City, and formally accepted by the Public Works, Utilities, and Engineering Executive Director. Staff recommends approval of the plat request since it complies with the City's zoning and subdivision requirements.

**Action:**

*Bonney Ramsey moved to approve SUB-23-2023, a Plat of The Retreat at North Grove, Phase 1, authorizing the Planning & Zoning Commissioner to sign the associated documents accordingly. Erik Test seconded, All Ayes.*

9. **Consider a request by Hunter Glass, Vernon Jack Developments, LLC, for a Plat of Waterfall Ranch Estates Phase 1, 109 lots, being 150.117 acres, located directly adjacent to 730 FM 876, situated in the W. Stewart Survey, Abstract 956, an addition in the Extra Territorial Jurisdiction of the City of Waxahachie (Property ID 289937) – Owner: VERNON JACK DEVELOPMENTS LLC (SUB-140-2022) Staff: Zack King**

Zack King, Senior Planner, presented the case noting the applicant proposes to plat the subject property into 105 residential lots and 4 HOA lots as part of Phase 1 of Waterfall Ranch Estates. The proposed plat includes a 35' ROW dedication along FM 876, in conformance with the City of Waxahachie Thoroughfare Plan and Ellis County Thoroughfare Plan. Each of the proposed residential lots meet minimum Ellis County lot size and dimension standards. The applicant has provided a 40' Emergency Access Easement connecting to FM 876 to provide emergency responders with an additional point of access to the subdivision. This Emergency Access Easement will not be accessible to the general public. The HOA will be responsible for maintaining the Emergency Access Easement, along with all HOA lots. Based on the details provided in the Staff Report and the present status of the documents subject to the request, staff recommends approval of the plat request.

**Action:**

*Erik Test moved to approve SUB-140-2022, a Plat of Waterfall Ranch Estates Phase 1, authorizing the Planning & Zoning Commissioner to sign the associated documents accordingly. Bonney Ramsey seconded, All Ayes.*

10. **Consider a request by Hunter Glass, Vernon Jack Developments, LLC, for a Plat of Waterfall Ranch Estates Phase 2, 57 lots, being 71.986 acres, located west of 64 Rocky Drive, situated in the J. Drinkard Survey, Abstract 273 and the W. Stewart Survey, Abstract 956, an addition in the Extra Territorial Jurisdiction of the City of Waxahachie (Property ID 190467) – Owner BYD CRESTWOOD, LLC (SUB-141-2022) Staff: Zack King**

Mr. King presented the case noting the applicant proposes to plat the subject property into 55 residential lots and 2 HOA lots as part of Phase 2 of Waterfall Ranch Estates. Each of the proposed residential lots meet minimum Ellis County lot size and dimension standards. The HOA will be responsible for maintaining all HOA lots. Based on the details provided in the Staff Report and

the present status of the documents subject to the request, staff recommends approval of the plat request.

**Action:**

*Ron Ansell moved to approve SUB-141-2022, a Plat of Waterfall Ranch Estates Phase 2, authorizing the Planning & Zoning Commissioner to sign the associated documents accordingly. Erik Test seconded, All Ayes.*

- 11. Consider a request by Ron Barson, Ledbetter Real Estate LTD, for a Replat of Lot 2R, Block C of North Grove Business Park Phases Two and Four, being 4.8022 acres, located at 2001 Corporate Parkway, (Property ID 291767 & 273977) – Owner: MAKARIOS DEVELOPMENT LLC & STACY L RUDD (SUB-89-2021) Staff: Zack King**

Mr. King presented the case noting the applicant proposes to replat the subject property into two (2) lots for Commercial use. The proposed lots meet all minimum lot size and dimension requirements of the Commercial (C) zoning district. Proposed Lot 2R-A will benefit from an existing 30' Mutual Access Easement along the eastern boundary of the property. This easement will provide Lot 2R-A with access to an existing drive on Corporate Parkway located adjacent to Lot 1R, Block C of North Grove Business Park Phases 2 & 4. Based on the details provided in the Staff Report and the present status of the documents subject to the request, staff recommends approval of the replat request.

**Action:**

*Bonney Ramsey moved to approve SUB-89-2021, a Replat of Lot 2R, Block C of North Grove Business Park Phases 2 and 4, authorizing the Planning & Zoning Commissioner to sign the associated documents accordingly. Erik Test seconded, All Ayes.*

- 12. Continue Public Hearing on a request by Tim Jackson, Texas Realty Capture & Surveying LLC for a Replat of Lot 9A, Leo Hightower Lots subdivision, to create Lot 9A-R, Leo Hightower Lots subdivision, 1 residential Lot, being 1.515 acres, located at 153 Lakeshore Drive, (Property ID 230811) – Owner: JEROME BEGNAUD (SUB-57-2022) Staff: Zack King**

Mr. King presented the case noting the applicant proposes to abandon approximately 2,300 square feet of alley right-of-way (ROW) off of Lakeshore Drive and incorporate the abandoned area into the subject property via a replat. The alley area proposed to be abandoned has never been paved or maintained by the City and has no intention of improving the alley or maintaining the area in the future. The subject property fully surrounds the alley area and the property owner has historically maintained the alley area. A portion of the alley area is utilized by neighboring property owners to access existing homes to the south of the subject property. The adjacent homes to the south of the subject property do not currently have frontage onto Lakeshore Drive. Both driveways and utility service lines cross the alley area to reach the homes to the south of the subject property. The adjacent home owners utilize access easements across the subject property in order to access the alley area and Lakeshore Drive. With this replat, the applicant is proposing to create a new access easement and utility easement across a portion of the abandoned alley area in order to preserve the adjacent property owner's ability to legally access their property from Lakeshore

Drive. The proposed easements only cover the existing gravel driveways utilized by the neighboring property owners, not the entire alley area. Lakeshore Drive is identified on the 2023 Waxahachie Thoroughfare Plan as a future 80' thoroughfare. Lakeshore Drive was also identified as a future 80' thoroughfare on the 2019 Waxahachie Thoroughfare Plan. During the platting process, the Waxahachie Subdivision Ordinance requires property owners to provide ROW dedication in conformance with the Thoroughfare Plan. In this instance, the property owner is required to provide ROW dedication of up to 40' from the centerline of the Lakeshore Drive ROW. In order to meet this requirement, the applicant would need to dedicate approximately 15' of ROW along Lakeshore Drive. The applicant is requesting a variance from this requirement and is seeking approval to dedicate no additional ROW for Lakeshore Drive. Staff has no concerns with the variance request due to the sole purpose of the replat being to officially incorporate abandoned ROW into the subject property. Based on the details provided in the Staff Report and the present status of the documents subject to the request, staff recommends approval of the replat request.

Vice Chairman Ballard continued the Public Hearing.

Commissioner Erik Test and Commissioner Ron Ansell inquired about the access of the properties south of the subject property and Mr. King explained access easements are in place to allow for access from 153 Lakeshore Drive in perpetuity. Commissioner Test confirmed the adjacent property owners are aware of this request and Mr. King noted they are.

There being no others to speak for or against SUB-57-2022, Vice Chairman Ballard closed the Public Hearing.

### **13. Consider recommendation of SUB-57-2022**

#### **Action:**

*Erik Test moved to recommend approval of SUB-57-2022, a Replat of Lot 9A, Leo Hightower Lots, Lot 1, authorizing the Planning & Zoning Commissioner to sign the associated documents accordingly. Ron Ansell seconded, All Ayes.*

### **14. Public Hearing on a request by Jeffrey Villarreal, Rago Enterprises, LLC, for a Specific Use Permit (SUP) for an Outside Storage use within a Heavy Industrial (HI) zoning district located at 5907 N Interstate 35 E (Property ID: 148302) – Owner: SPUR 10 HOLDINGS, LP (ZDC-149-2022) Staff: Zack King**

Mr. King presented the case noting the applicant requests approval of a Specific Use Permit (SUP) to allow for an Outside Storage use for Rago Enterprises at 5907 N Interstate 35 E. The majority of the existing lot is covered in gravel with no intentional landscaping. An existing pole sign approximately 40' in height is currently located on the subject property. The applicant is not proposing to increase the height or size of the existing sign with this SUP. The SUP is requested to specifically allow for the outside storage of concrete formwork materials; which include aluminum beams, steel beams, metal post shores, metal walls, column forms, and elevated deck forms for example. Outside storage of heavy equipment, trucks, or trailers will be prohibited with the proposed SUP. In the event dust becomes an issue on site, the applicant has noted that a water truck will be brought to the property and utilized to control dust. The applicant is proposing several improvements to the site with this SUP. The applicant is proposing to install a concrete drive aisle



from the I-35 Service Road to the existing building. The additional concrete paving will also include 10 parking spaces and a fire lane. The applicant is also proposing to remove the existing gravel up to 30' behind the existing wrought iron fence on site. This 30' area will be replaced with a landscape buffer including street trees, Crape Myrtles, evergreen shrubs, and mulch to provide a visual screen between the storage area and traffic on I-35. Finally, the applicant is proposing to extend a new wrought iron fence along the southern property line and the remainder of the eastern property line up to the existing fence line on the I-35 Service Road frontage. The applicant is not proposing additional landscaping or screening improvements along the northern or western property lines, due to the existence of similar outside storage uses directly adjacent to the subject property.

Based on the details provided in the Staff Report and the present status of the documents subject to the request, staff recommends approval of the SUP request, with the conditions below:

1. The items allowed to be stored outside will be limited to concrete formwork materials. Outside storage of heavy equipment, trucks, or trailers is prohibited.
2. The applicant shall obtain an updated Certificate of Occupancy (CO) for Rago Enterprises noting the allowance of an Outside Storage use prior to storing concrete formwork materials on-site. The CO shall refer to the ordinance number of the approved SUP.
3. The landscaping and pavement improvements identified on the Site Plan/Landscape Plan shall be installed prior to the issuance of an updated Certificate of Occupancy (CO) for Rago Enterprises' Outside Storage use.

Vice Chairman Ballard opened the Public Hearing.

There being no others to speak for or against ZDC-149-2022, Vice Chairman Ballard closed the Public Hearing.

**15. Consider recommendation of Zoning Change No. ZDC-149-2022**

**Action:**

*Bonney Ramsey moved to recommend approval of ZDC-149-2022, a Specific Use Permit (SUP) request for an Outside Storage use at 5907 N Interstate 35E, subject to the conditions of the staff report. Erik Test seconded, All Ayes.*

**16. Adjourn**

Mayor Pro Tem Chris Wright thanked Ms. Pruitt for preparing the textural change to the Zoning Ordinance.

There being no further business, the meeting adjourned at 7:28 p.m.

Respectfully submitted,

Amber Villarreal  
City Secretary

# Planning & Zoning Department

## Plat Staff Report

Case: SUB-156-2022



### MEETING DATE(S)

Planning & Zoning Commission: May 10, 2023

### CAPTION

**Consider** request by Tim Jackson, Texas Reality Capture & Surveying, LLC, for a **Plat** of Sagebrush Iroquois, lots 1 and 2, Block A, being 1.195 acres, located at 175 Sagebrush Lane, situated in the J.B. & A. Adams Survey, Abstract No. 5, an addition to the City of Waxahachie (Property ID 216173) – Owner: Ricardo Schack (SUB-156-2022) Staff: Eleana Tuley

### RECOMMENDED MOTION

*"I move to approve SUB-156-2022 for a **Plat** of Sagebrush Iroquois, lots 1 and 2, Block A, authorizing the Planning & Zoning Commissioner to sign the associated documents accordingly."*

### APPLICANT REQUEST

The Applicant requests to plat a 1.195-acre tract into two lots for nonresidential use.

### CASE INFORMATION

<b>Applicant:</b>	Tim Jackson, Texas Reality Capture & Surveying, LLC
<b>Property Owner(s):</b>	Ricardo Schack
<b>Site Acreage:</b>	1.195 acres
<b>Number of Lots:</b>	2 lots
<b>Number of Dwelling Units:</b>	0 units
<b>Park Land Dedication:</b>	The cash-in-lieu for parkland dedication is \$717 (1.195 acres x 600 per acre)
<b>Adequate Public Facilities:</b>	Adequate public facilities are available to serve the subject property

### SUBJECT PROPERTY

<b>General Location:</b>	175 Sagebrush Lane
<b>Parcel ID Number(s):</b>	216173
<b>Current Zoning:</b>	PD-GR
<b>Existing Use:</b>	Medical Office and Undeveloped Land
<b>Platting History:</b>	The subject property was not previously platted

*Site Aerial:*



#### **PLANNING ANALYSIS**

The Applicant requests to plat a 1.195-acre tract into two lots for nonresidential use. The property owner's medical practice currently exists on lot 1, and he plans to sell lot 2. There is no prospective user or project for lot two at this time. The subject property is zoned Planned Development-General Retail (PD-GR), and both lots comply with the minimum lot size requirements and have adequate water and wastewater services. Before filing the plat with the County, the Applicant must install a water service to lot 2.

#### **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 approval of the Plat.

#### **ATTACHED EXHIBITS**

1. Plat

#### **CITY REQUIREMENTS FOR PLAT RECORDING AND FILING**

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

1. The Applicant has paid parkland dedication fees.
2. The Applicant has installed a water service for Lot 2.

#### **STAFF CONTACT INFORMATION**

*Prepared by:*

Eleana Tuley, AICP

Senior Planner

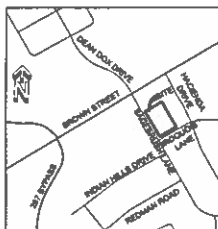
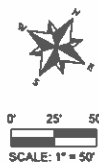
[eleana.tuley@waxahachie.com](mailto:eleana.tuley@waxahachie.com)

*Reviewed by:*

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

Senior Director of Planning

[jennifer.pruitt@waxahachie.com](mailto:jennifer.pruitt@waxahachie.com)



VICINITY MAP  
NOT TO SCALE

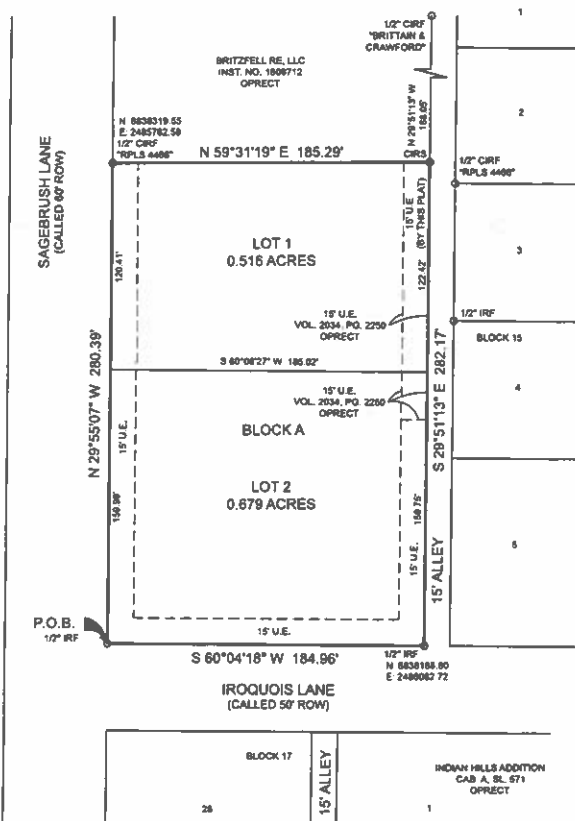
LEGEND

CRFS = 5/8 IRON ROD WITH YELLOW PLASTIC CAP STAMPED "TXRCS" SET  
FND = FOUND  
IRF = IRON ROD FOUND  
OPRECT = OFFICIAL PUBLIC RECORDS ELLIS COUNTY TEXAS  
PRECT = PLAT RECORDS ELLIS COUNTY TEXAS  
UE = UTILITY EASEMENT  
DE = DRAINAGE EASEMENT  
UE = UTILITY EASEMENT

NOTES:

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

ALL OF THE SUBJECT PROPERTY LIES WITHIN ZONE "C", DEFINED AS "AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN", ACCORDING TO THE FLOOD INSURANCE RATE MAP NO. 48138C01806 DATED JUNE 3, 2013, AS PUBLISHED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY.



STATE OF TEXAS  
COUNTY OF ELLIS

KNOW ALL MEN BY THESE PRESENTS:

WHEREAS, RICARDO SCHACK, IS THE OWNER OF A TRACT OF LAND SITUATED IN THE J.B. AND A. ADAMS SURVEY, ABSTRACT NO. 5, CITY OF WAXAHACHIE, ELLIS COUNTY, TEXAS AND BEING ALL OF THAT TRACT OF LAND DESCRIBED IN DEED TO RICARDO SCHACK, RECORDED IN VOLUME 2153, PAGE 226, OF THE OFFICIAL PUBLIC RECORDS OF ELLIS COUNTY, TEXAS (OPRECT) AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A 1/2" IRON ROD FOUND FOR THE SOUTHWEST CORNER OF SAID SCHACK TRACT AND IN THE INTERSECTION OF THE EAST RIGHT-OF-WAY (ROW) LINE OF SAGEBRUSH LANE (A CALLED 60' ROW) AND THE COMMON NORTH ROW LINE OF IROQUOIS LANE (A CALLED 50' ROW);

THENCE N 29°55'07" W, ALONG THE WEST LINE OF SAID SCHACK TRACT AND THE COMMON EAST ROW LINE OF SAID SAGEBRUSH LANE, A DISTANCE OF 280.39 FEET TO A 1/2" IRON ROD WITH CAP STAMPED "RPLS 4488" FOUND FOR THE NORTHWEST CORNER OF SAID SCHACK TRACT AND THE COMMON SOUTHWEST CORNER OF THAT TRACT OF LAND DESCRIBED IN DEED TO BRITZELL RE, LLC, RECORDED IN INSTRUMENT NO. 1806712, OPRECT;

THENCE N 69°31'19" E, ALONG THE NORTH LINE OF SAID SCHACK TRACT AND THE COMMON SOUTH LINE OF SAID BRITZELL RE TRACT, A DISTANCE OF 185.25 FEET TO A 5/8" IRON ROD WITH CAP STAMPED "TXRCS" SET FOR THE NORTHEAST CORNER OF SAID SCHACK TRACT AND THE COMMON SOUTHEAST CORNER OF SAID BRITZELL RE TRACT AND IN THE WEST LINE OF A CALLED 15' ALLEY, FROM WHICH A 1/2" IRON ROD WITH CAP STAMPED "BRITAIN AND CRAWFORD" FOUND, BEARS N 29°51'13" W, A DISTANCE OF 185.05 FEET;

THENCE S 29°51'13" E, ALONG THE EAST LINE OF SAID SCHACK TRACT AND THE COMMON WEST LINE OF SAID CALLED 15' ALLEY, A DISTANCE OF 282.17 FEET TO A 1/2" IRON ROD FOUND FOR THE SOUTHEAST CORNER OF SAID SCHACK TRACT AND THE COMMON INTERSECTION OF THE WEST LINE OF SAID 15' ALLEY AND THE COMMON NORTH ROW LINE OF SAID IROQUOIS LANE;

THENCE S 60°04'18" W, ALONG THE SOUTH LINE OF SAID SCHACK TRACT AND THE COMMON NORTH ROW LINE OF SAID IROQUOIS LANE, A DISTANCE OF 184.96 FEET TO THE POINT OF BEGINNING, AND CONTAINING 1.195 ACRES OF LAND MORE OR LESS.

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

THAT RICARDO SCHACK, DOES HEREBY ADOPT THIS PLAT DESIGNATING THE HEREIN ABOVE DESCRIBED PROPERTY AS SAGEBRUSH IROQUOIS, AN ADDITION TO THE CITY OF WAXAHACHIE, ELLIS COUNTY, TEXAS, AND DOES HEREBY DEDICATE, IN FEE SIMPLE, TO THE CITY OF WAXAHACHIE, TEXAS FOR 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 PUBLICS 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 \_\_\_\_\_, 2022.

RICARDO SCHACK

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 RICARDO SCHACK, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT AND ACKNOWLEDGED TO ME THAT HE/SHE EXECUTED THE SAME FOR THE PURPOSE HEREIN EXPRESSED AND IN THE CAPACITY STATED.

GIVEN UNDER MY HAND AND SEAL THIS, THE \_\_\_\_\_ DAY OF \_\_\_\_\_, 2022.

NOTARY PUBLIC, IN AND FOR THE  
STATE OF TEXAS

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

"PRELIMINARY: THIS DOCUMENT SHALL NOT BE RECORDED FOR ANY PURPOSE AND SHALL NOT BE USED OR VIEWED OR RELIED UPON AS A FINAL SURVEY DOCUMENT"

TIMOTHY L. JACKSON  
REGISTRATION NUMBER 5644

APPROVED BY: PLANNING AND ZONING COMMISSION CITY OF WAXAHACHIE

BY: CHAIRPERSON \_\_\_\_\_ DATE \_\_\_\_\_

ATTEST \_\_\_\_\_ DATE \_\_\_\_\_

PLAT  
SAGEBRUSH IROQUOIS  
LOTS 1 AND 2, BLOCK A

SITUATED IN  
J.B. & A. ADAMS SURVEY ABSTRACT NO. 5  
CITY OF WAXAHACHIE, ELLIS COUNTY, TEXAS  
1.195 ACRES  
2 COMMERCIAL LOTS  
ZONED PD-GR  
CASE NO. SUB-158-2022

OWNERS:  
RICARDO SCHACK  
175 SAGEBRUSH LN  
WAXAHACHIE, TX 75168  
972.742.2542

SURVEYOR:  
TEXAS REALITY CAPTURE &  
SURVEYING, LLC.  
P.O. BOX 252  
WAXAHACHIE, TEXAS 75108  
480.516.0330  
TBPLS FIRM NO 10194350

(6+7)

## Planning & Zoning Department Plat Staff Report

Case: SUB-10-2023



### MEETING DATE(S)

Planning & Zoning Commission: May 10, 2023

### CAPTION

**Public Hearing** on a request by Brenden Determann, 1002 MLK, a Series of B&B Managing & Consulting, LLC, for a **Replat** of Block 9, Nowlin Addition, to create Lot 1R, Block 9, Nowlin Addition, 1 residential lot, being 0.2307 acres, located at 1002 Dr. Martin Luther King Jr. Blvd., (Property ID: 202130) – Owner: 1002 MLK, a Series of B&B Managing & Consulting, LLC (SUB-10-2023) Staff: Zack King

### RECOMMENDED MOTION

*"I move to approve SUB-10-2023, a Replat of a portion of Block 9 of the Nowlin Addition, authorizing the Planning & Zoning Commissioner to sign the associated documents accordingly."*

### APPLICANT REQUEST

The applicant requests to replat the subject property into one (1) lot for single-family residential use.

### CASE INFORMATION

**Applicant:** Brenden Determann

**Property Owner(s):** 1002 MLK, a Series of B&B Managing & Consulting, LLC

**Site Acreage:** 0.2307 acres

**Number of Lots:** 1 lot

**Number of Dwelling Units:** 1 unit

**Park Land Dedication:** N/A

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

### SUBJECT PROPERTY

**General Location:** 1002 Dr. Martin Luther King Jr. Boulevard

**Parcel ID Number(s):** 202130

**Current Zoning:** Single Family-3 (SF-3)

**Existing Use:** The subject property is currently undeveloped.

**Platting History:** The subject property was previously platted as apportion of Block 9 of the Nowlin Addition.



*Site Aerial:***PLANNING ANALYSIS**

The applicant proposes to replat the subject property into one (1) lot for single-family residential use. The applicant proposes providing approximately 22' of right-of-way (ROW) dedication for MLK Jr. Boulevard and approximately 6.5' of ROW for Oneida Street, in conformance with the City of Waxahachie Thoroughfare Plan. The proposed lot meets the minimum lot size and dimension requirements of the Infill Overlay District.

**PUBLIC NOTIFICATIONS**

To comply with State law contained in Local Government Code Chapter 211 and the City's public hearing notice requirements, 23 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.

**RECOMMENDATION**

Based on the details provided in this Staff Report and the present status of the documents subject to the request, the staff recommends approval of the Replat request.

**ATTACHED EXHIBITS**

1. Replat

**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/or a traffic impact analysis have been conducted as required by the City's Subdivision ordinance.

**STAFF CONTACT INFORMATION**

*Prepared by:*

Zack King

Senior Planner

[zking@waxahachie.com](mailto:zking@waxahachie.com)

*Reviewed by:*

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

Senior Director of Planning

[jennifer.pruitt@waxahachie.com](mailto:jennifer.pruitt@waxahachie.com)

## OWNER'S CERTIFICATE

STATE OF TEXAS §  
COUNTY OF ELLIS §

WHEREAS, 1002 MLK, A SERIES OF B & B MANAGING & CONSULTING, LLC, IS THE SOLE OWNER OF A 0.2307 ACRE TRACT OF LAND SITUATED IN THE SALIS M. DURITT SURVEY, ABSTRACT NO. 272, IN THE CITY OF WAXAHACHIE, ELLIS COUNTY, TEXAS, BEING A PORTION OF BLOCK 9, NOWLIN ADDITION, AN ADDITION TO THE CITY OF WAXAHACHIE, ELLIS COUNTY, TEXAS, ACCORDING TO THE PLAT RECORDED IN VOLUME 596, PAGE 703, DEED RECORDS, ELLIS COUNTY, TEXAS, AND BEING ALL OF THAT CERTAIN TRACT OF LAND AS DESCRIBED BY GENERAL WARRANTY DEED TO 1002 MLK, A SERIES OF B & B MANAGING & CONSULTING, LLC, FILED FOR RECORD IN COUNTY CLERK'S INSTRUMENT NO. 2143081, OFFICIAL PUBLIC RECORDS, ELLIS COUNTY, TEXAS, SAID 0.2307 ACRE TRACT OF LAND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT A 5/8" CAPPED IRON ROD SET STAMPED "LONESTAR RPLS4882" FOR THE NORTHEAST CORNER OF THE HEREBY DESCRIBED TRACT OF LAND, BEING IN THE NORTH LINE OF SAID BLOCK 9, BEING COMMON WITH THE SOUTH RIGHT-OF-WAY LINE OF MARTIN LUTHER KING JR. BOULEVARD, A VARIABLE WIDTH RIGHT-OF-WAY, FROM WHICH A 1/2" IRON ROD FOUND FOR REFERENCE BEARS SOUTH 64 DEGREES 00 MINUTES 23 SECONDS EAST, A DISTANCE OF 345.24 FEET;

THENCE SOUTH 25 DEGREES 19 MINUTES 52 SECONDS WEST, DEPARTING SAID COMMON LINE, AND OVER AND ACROSS SAID BLOCK 9, A DISTANCE OF 100.50 FEET, TO A 5/8" CAPPED IRON ROD SET STAMPED "LONESTAR RPLS4882"; FROM WHICH A 1/2" CAPPED IRON ROD FOUND STAMPED "PREMIER" FOR THE NORTHEAST OF THAT CERTAIN TRACT OF LAND AS DESCRIBED IN THE DEED TO LOREN GRAY INVESTMENTS, LLC, FILED FOR RECORD IN COUNTY CLERK'S INSTRUMENT NO. 1714271, OFFICIAL PUBLIC RECORDS, ELLIS COUNTY, TEXAS, BEARS SOUTH 04 DEGREES 54 MINUTES 45 SECONDS WEST, A DISTANCE OF 151.74 FEET;

THENCE NORTH 64 DEGREES 00 MINUTES 23 SECONDS WEST, CONTINUING OVER AND ACROSS SAID BLOCK 9, A DISTANCE OF 100.00 FEET, TO A 5/8" CAPPED IRON ROD SET STAMPED "LONESTAR RPLS4882" ON THE WEST LINE OF SAID BLOCK 9, BEING COMMON WITH THE EAST RIGHT-OF-WAY LINE OF ONEIDA STREET, A 40' RIGHT-OF-WAY, FROM WHICH A 1" PIPE FOUND FOR THE SOUTHWEST CORNER OF SAID LOREN GRAY INVESTMENTS TRACT BEARS SOUTH 25 DEGREES 19 MINUTES 52 SECONDS WEST, A DISTANCE OF 220.51 FEET;

THENCE NORTH 25 DEGREES 19 MINUTES 52 SECONDS EAST, ALONG SAID COMMON LINE, A DISTANCE OF 100.50 FEET, TO A 5/8" CAPPED IRON ROD SET STAMPED "LONESTAR RPLS4882" FOR THE NORTHWEST CORNER OF THE HEREBY DESCRIBED TRACT, SAME BEING THE NORTHWEST CORNER OF SAID BLOCK 9, AND BEING AT THE INTERSECTION OF SAID EAST RIGHT-OF-WAY LINE WITH SAID SOUTH RIGHT-OF-WAY LINE, FROM WHICH A 1" PIPE FOUND ON SAID SOUTH RIGHT-OF-WAY LINE BEARS NORTH 64 DEGREES 00 MINUTES 23 SECONDS WEST, A DISTANCE OF 136.25 FEET;

THENCE SOUTH 64 DEGREES 00 MINUTES 23 SECONDS EAST, ALONG SAID SOUTH RIGHT-OF-WAY LINE, BEING COMMON WITH THE NORTH LINE OF SAID BLOCK 9, A DISTANCE OF 100.00 FEET, TO THE POINT OF BEGINNING AND CONTAINING 0.2307 ACRES (10,025 SQUARE FEET) OF LAND.

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

THAT 1002 MLK, A SERIES OF B & B MANAGING & CONSULTING, LLC, ACTING HEREBY BY AND THROUGH ITS DUTY AUTHORIZED OFFICERS, DOES HEREBY ADOPT THIS PLAT DESIGNATING THE HEREBY ABOVE DESCRIBED PROPERTY AS LOT 1R, BLOCK 9, NOWLIN ADDITION, AN ADDITION TO THE CITY OF WAXAHACHIE, TEXAS, AND DOES HEREBY DEDICATE, IN FEE SIMPLE, TO THE PUBLIC USE FOREVER, THE STREETS AND ALLEYS SHOWN THEREON. THE STREETS AND ALLEYS ARE DEDICATED FOR STREET PURPOSES, THE EASEMENTS AND PUBLIC USE AREAS, AS SHOWN, ARE DEDICATED, FOR THE PUBLIC USE FOREVER, FOR THE PURPOSES INDICATED ON THIS 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 PUBLICS 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 PLATING ORDINANCES, RULES, REGULATIONS AND RESOLUTIONS OF THE CITY OF WAXAHACHIE, TEXAS. WITNESS MY HAND, THIS THE \_\_\_\_ DAY OF \_\_\_\_\_, 2023.

BRENDEN DETERMANN, MANAGER OF  
1002 MLK, A SERIES OF B & B  
MANAGING & CONSULTING 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 BRENDEN DETERMANN, MANAGER OF 1002 MLK, A SERIES OF B & B MANAGING & CONSULTING, LLC, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSE AND CONSIDERATIONS THEREIN EXPRESSED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, THIS \_\_\_\_ DAY OF \_\_\_\_\_, 2023.

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

MY COMMISSION EXPIRES ON:

## SURVEYOR'S CERTIFICATE

KNOW ALL MEN BY THESE PRESENTS: THAT I, MARSHALL W. MILLER, 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.

MARSHALL W. MILLER DATE: 2023  
REGISTERED PROFESSIONAL  
LAND SURVEYOR NO. 6882  
STATE OF TEXAS

## CITY OF WAXAHACHIE APPROVALS

APPROVED BY: PLANNING AND ZONING COMMISSION CITY OF WAXAHACHIE

CHAIRPERSON

DATE

ATTEST

DATE

SCALE: 1" = 30'



## LEGEND

DRECT = DEED RECORDS, ELLIS COUNTY, TEXAS  
PRECT = PLAT RECORDS, ELLIS COUNTY, TEXAS  
CCR = COUNTY CLERK'S INSTRUMENT NUMBER  
IRF = IRON ROD FOUND  
IRS = 5/8" CAPPED IRON ROD SET STAMPED "LONESTAR RPLS 4882"

REPLAT  
NOWLIN ADDITION  
BLOCK 9, LOT 1R

BEING A REPLAT OF BLOCK 9, NOWLIN ADDITION, AN ADDITION TO THE CITY OF WAXAHACHIE, ELLIS COUNTY, TEXAS, AS RECORDED IN VOLUME 596, PAGE 703, DEED RECORDS, ELLIS COUNTY, TEXAS. CURRENT ZONING: SINGLE FAMILY-3 (SF-3) 0.2307 ACRES  
1 RESIDENTIAL LOT  
APRIL, 2023  
CASE NO. SUB-10-2023



-LONESTAR-  
LAND SURVEYING, LLC  
TBPELS FIRM# 10194707

3521 SW WILSHIRE BLVD, STE A  
JOSHUA, TX 76058  
PHONE: 817-935-8701

MARSHALL.MILLER@LONESTARLANDSURVEYING.COM

PROJECT NUMBER: 220172 DATE: APRIL 12, 2023

REVISED DATE:

REVISION NOTES:

SHEET 1 OF 1

M.L.K. JR. BLVD  
(MAIN STREET)  
A VARIABLE WIDTH RIGHT-OF-WAY

POINT OF  
BEGINNING  
CRS  
N4825249.48  
E: 2482622.38

RIGHT-OF-WAY DEDICATION  
0.0621 ACRES  
2,703 SQ. FEET

LOT 1R, BLOCK 9  
0.187 ACRES  
7,347 SQ. FEET  
ELLIS CAD: 10,855 SQ. FEET  
1,002 MLK, A SERIES OF B & B  
MANAGING & CONSULTING, LLC  
(NO DEED FOUND)  
ELLIS CAD PARCEL: 2012130

BLOCK 9  
NOWLIN ADDITION  
VOLUME 596, PAGE 703  
DIRECT

ELLIS CAD: 3,494.9 SQ. FEET  
CHANDLER RESCUE  
(NO DEED FOUND)  
ELLIS CAD PARCEL: 10471508

KATHRYN FLAINGEN ETAL  
(ACCORDING TO ELLIS CAD)  
DIRECT

## PLAT NOTES

- WATER SERVICE TO BE PROVIDED BY THE CITY OF WAXAHACHIE. THE DEVELOPER IS RESPONSIBLE FOR INSTALLING ANY WATER/SEWER SERVICE.
- UTILITY PROVIDERS:  
(1) ELECTRIC PROVIDERS: NABVARO COUNTY ELECTRIC COOPERATIVE, INC.  
3809 W. HIGHWAY 25, P.O. BOX 614  
CORPUS CHRISTI, TEXAS 77414-0614  
(800) 771-4095  
(2) GAS SERVICE: ADVANCE ENERGY CORPORATION  
P.O. BOX 65555  
DALLAS, TEXAS 75265  
(972) 544-3584  
(3) TELEPHONE SERVICE: AT&T TEXAS  
ONE AUSTIN PLAZA  
208 AKARD STREET  
DALLAS, TEXAS 75201  
(800) 303-4407
- ALL SURFACE DRAINAGE EASEMENTS SHALL BE KEPT CLEAR OF FENCES, BUILDINGS, FOUNDATIONS, PLANTINGS, AND OTHER OBSTRUCTIONS TO THE OPERATION AND MAINTENANCE OF THE DRAINAGE FACILITY.
- BLOCKING THE FLOW OF WATER OR CONSTRUCTING IMPROVEMENTS IN SURFACE DRAINAGE EASEMENTS, AND FILLING OR OBSTRUCTING THE FLOODWAY IS PROHIBITED.
- THE CITY OF WAXAHACHIE WILL NOT BE RESPONSIBLE FOR THE CONTROL OF EROSION.
- THE CITY OF WAXAHACHIE WILL NOT BE RESPONSIBLE FOR ANY DAMAGE, PERSONAL INJURY OR LOSS OF LIFE OR PROPERTY OCCASIONED BY FLOODING OR FLOODING CONDITIONS.
- NO CONSTRUCTION WITHOUT WRITTEN APPROVAL FROM THE CITY OF WAXAHACHIE SHALL BE ALLOWED WITHIN AN IDENTIFIED "FIRM" FLOODPLAIN AREA, AND THEN ONLY AFTER A DETAILED FLOODPLAIN DEVELOPMENT PERMIT INCLUDING ENGINEERING PLANS AND EVIDENCE SHOW THAT NO RISE IN THE BASE FLOOD ELEVATION (BFE) WILL RESULT, THAT NO FLOODING WILL RESULT, THAT NO OBSTRUCTION TO THE NATURAL FLOW OF WATER WILL RESULT, AND SUBJECT TO ALL OWNERS OF THE PROPERTY AFFECTED BY SUCH CONSTRUCTION SIGNING A PARTY TO THE REQUEST WHERE CONSTRUCTION IS PERMITTED. ALL FIRMED FLOOD ELEVATIONS SHALL BE A MINIMUM OF TWO FEET ABOVE THE 100-YEAR FLOOD ELEVATION.
- SUBJECT PROPERTY LIES WITHIN ZONE A (UNIMPAVED AREAS) DEFINED AS "AREAS DETERMINED TO BE OUTSIDE THE 625 ANNUAL CHANCE FLOODPLAIN" ACCORDING TO FEDERAL EMERGENCY MANAGEMENT AGENCY FLOOD INSURANCE RATE MAPS FOR ELLIS COUNTY, TEXAS AND INCORPORATED AREAS - MAP NUMBER 18130C01R, EFFECTIVE DATE: JUNE 3, 2013. FLOOD PLAIN LINES SHOWN HEREON ARE GRAPHICALLY PLOTTED ACCORDING TO THIS SCALED MAP LOCATION.
- THE CITY OF WAXAHACHIE WILL NOT PROVIDE MAINTENANCE OF SIDEWALKS.
- ALL UTILITY EASEMENTS AND RIGHTS-OF-WAY SHOWN HEREON ARE HEREBY DEDICATED BY THIS PLAT FOR THE EXCLUSIVE USE OF ELLIS COUNTY AND/OR THE CITY OF WAXAHACHIE UNLESS OTHERWISE NOTED.
- SUBJECT PROPERTY IS LOCATED WITHIN THE CITY LIMITS OF THE CITY OF WAXAHACHIE.
- PERIMETER BOUNDARY CORNERS ARE 5/8" CAPPED IRON RODS SET STAMPED "LONESTAR RPLS4882" UNLESS OTHERWISE NOTED, WHEN A RETAINING WALL OR SCREENING WALL FENCE HAS BEEN PLACED AT THE REAR LOT CORNER, A 5/8" CAPPED IRON ROD MAY BE SET 3 FEET FROM THE REAR LOT CORNER ALONG THE SIDE LOT LINE.
- BOUNDINGS AND COORDINATES SHOWN HEREON ARE IN REFERENCE TO THE TEXAS STATE PLANE COORDINATE SYSTEM - NAD83, NORTH CENTRAL ZONE, 4203 - UTILIZING THE LERMA SMARTNET REFERENCE NETWORK.
- THERE SHALL BE NO TREES, SHRUBS, PLANTS, SIGN, SOIL, FENCE, RETAINING/SCREENING WALL OR OTHER VERTICAL ELEMENTS THAT OBSTRUCT THE VIEW OF A VEHICLE HAVING A HEIGHT GREATER THAN TWO (2) FEET WITHIN THE SIGHT VISIBILITY EASEMENT.
- NOTICE: SELLING A PORTION OF ANY LOT WITHIN THIS ADDITION BY METES AND BOUNDS IS A VIOLATION OF STATE LAW AND CITY ORDINANCE AND IS SUBJECT TO FINES AND WITHHOLDING OF UTILITY SERVICES AND BUILDING PERMITS.



OWNER:

B&B MANAGING & CONSULTING, LLC  
1731 ALASKA AVE, DALLAS TX 75214  
CONTACT: BRENDEN DETERMANN  
PHONE: (214) 488-9933

THE PURPOSE OF THIS PLAT IS TO  
SUBDIVIDE BLOCK 9 INTO  
DEVELOPABLE LOT

# Planning & Zoning Department

## Plat Staff Report

**Case: SUB-19-2023**



### MEETING DATE(S)

Planning & Zoning Commission: May 10, 2023

### CAPTION

**Public Hearing** on a request by David Riley, for a **Replat** of Lot A-1 and A-2 of Lake Shore Acres, to create Lots A-1R and A-2R of Lake Shore Acres, two residential lots, being 1.881 acres, located at 104 & 106 Shoreway Circle, (Property ID 174617 & 174618) – Owner: David Riley & Deanne Riley (SUB-19-2023)  
Staff: Zack King

### RECOMMENDED MOTION

*"I move to approve SUB-19-2023, a Replat of Lot A-1 and A-2 of Lake Shore Acres, authorizing the Planning & Zoning Commissioner to sign the associated documents accordingly."*

### APPLICANT REQUEST

The applicant requests to replat the subject property into two (2) lots for single-family residential use.

### CASE INFORMATION

<b>Applicant:</b>	David Riley
<b>Property Owner(s):</b>	David Riley & Deanne Riley
<b>Site Acreage:</b>	1.881 acres
<b>Number of Lots:</b>	2 lots
<b>Number of Dwelling Units:</b>	2 units
<b>Park Land Dedication:</b>	N/A
<b>Adequate Public Facilities:</b>	Adequate public facilities are available to the subject property.

### SUBJECT PROPERTY

<b>General Location:</b>	104 & 106 Shoreway Circle
<b>Parcel ID Number(s):</b>	174617 & 174618
<b>Current Zoning:</b>	Planned Development-23-Single Family-1 (PD-23-SF-1)
<b>Existing Use:</b>	A single-family home currently exists at 106 Lakeshore Circle. 104 Lakeshore Circle is currently undeveloped.
<b>Platting History:</b>	The subject property was originally platted as Lots A-1 & A-2 of Lake Shore Acres.



*Site Aerial:***PLANNING ANALYSIS**

The applicant proposes to replat the subject property into two (2) lots for single-family residential use. Specifically, the applicant is pursuing a replat to adjust the shared internal lot line between Lots A-1 and A-2 approximately 12' to the west. The current shared property line is within a few feet of the existing pool on Lot A-1. This change will result in the internal lot line moving farther away from the existing swimming pool, eliminating concerns regarding setbacks in the event of a future sale of the property.

**PUBLIC NOTIFICATIONS**

To comply with State law contained in Local Government Code Chapter 211 and the City's public hearing notice requirements, 25 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.

**RECOMMENDATION**

Based on the details provided in this Staff Report and the present status of the documents subject to the request, the staff recommends approval of the Replat request.

**ATTACHED EXHIBITS**

1. Replat

**CITY REQUIREMENTS FOR PLAT RECORDING AND FILING**

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

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

**STAFF CONTACT INFORMATION**

*Prepared by:*

Zack King

Senior Planner

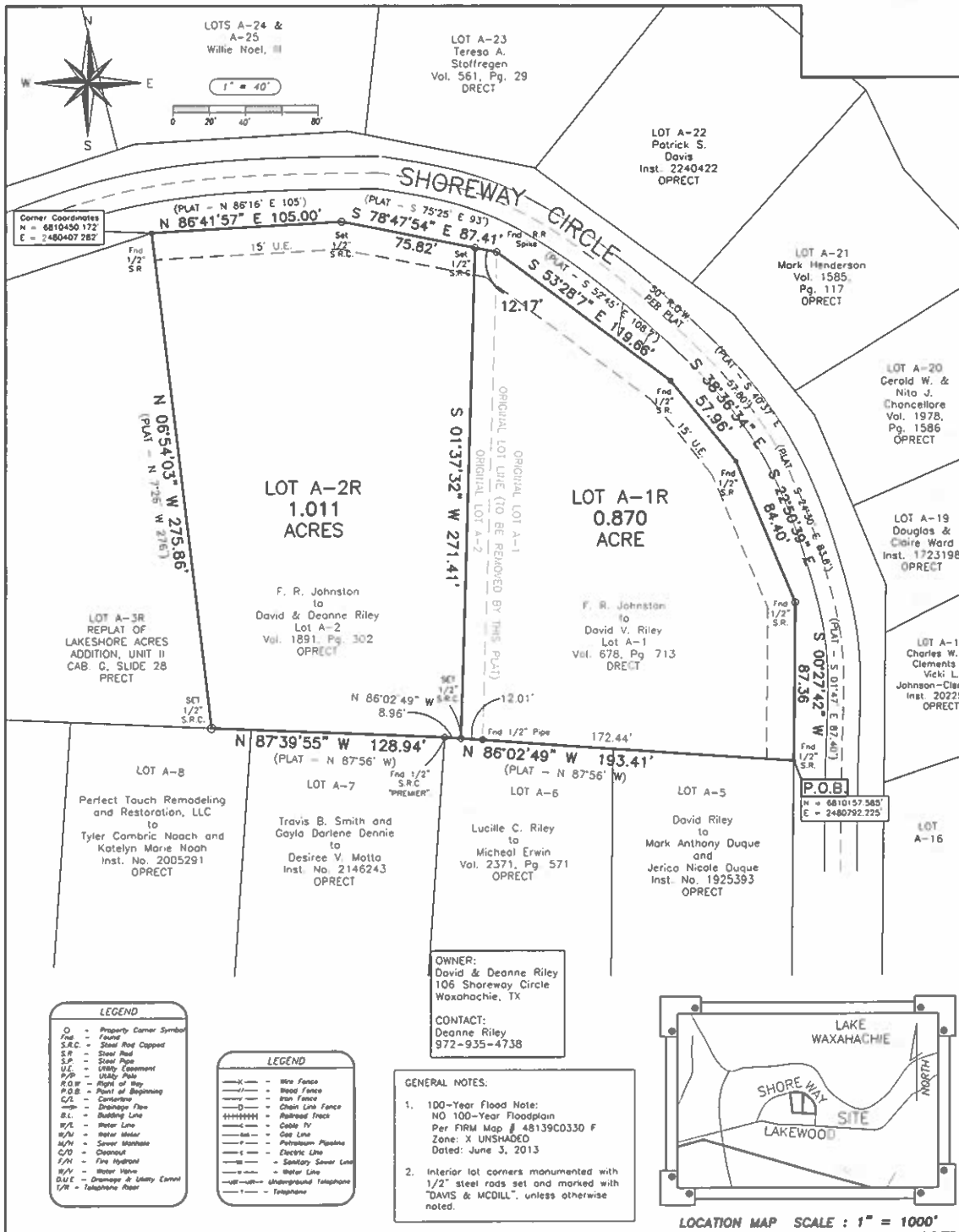
[zking@waxahachie.com](mailto:zking@waxahachie.com)

*Reviewed by:*

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

Senior Director of Planning

[jennifer.pruitt@waxahachie.com](mailto:jennifer.pruitt@waxahachie.com)



STATE OF TEXAS §  
COUNTY OF ELLIS §

KNOW ALL MEN BY THESE PRESENTS §

WHEREAS, David Riley & Deanne Riley are the Owners of all of that certain lot, tract or parcel of land being known as Lot A-1, Lake Shore Acres Addition, Unit II, an addition to the City of Waxahachie, in Ellis County, Texas, according to the plat thereof recorded in Cabinet A, Slide 480, Plat Records, Ellis County, Texas, and described in deed from F. R. Johnston to Davis V. Riley, recorded in Volume 678, Page 713, Deed Records, Ellis County, Texas (DRECT) and Lot A-2, said Lake Shore Acres Addition, Unit II, and described in deed from F. R. Johnston to Davis V. Riley, recorded in Volume 1892, Page 302, DRECT and being more particularly described by its metes and bounds as follows:

BEGINNING at a point on the west right of way line of Shoreway Circle (A 50 foot R.O.W.), at the southeast corner of Lot A-1 of said Lake Shore Acres Addition, Unit II, and the northeast corner of Lot A-5 of said Lake Shore Acres, a 1/2 inch steel rod found, having surface coordinate values of North = 6810157.585 feet and East = 2480792.225 feet, based on the Texas Coordinate System, North Central Zone (Zone 4202) North American Datum of 1983 (NAD83).

THENCE N 85°02'49" W (Plat - N 87°56' W), with the south line of Lot A-1 and with the north line of Lot A-5, passing the northwest corner of Lot A-5 and the northeast corner of Lot A-6, and continuing with the south line of said Lot A-1 and the north line of said Lot A-6, passing at 172.44 feet, a 1/2 inch steel pipe found for the southeast corner of Lot A-1, and the southeast corner of Lot A-2 of said Lake Shore Acres Addition, Unit II, and continuing with south line of said Lot A-2 and the north line of said Lot A-6, passing at 184.45 feet, a 1/2 inch steel rod with plastic cap stamped "DAVIS & MCDILL", set and continuing a total distance of 193.41 feet to a 1/2 inch steel rod with plastic cap stamped "PREMIER" found at the northwest corner of said Lot A-6-A and the northeast corner of Lot A-7 of said Lake Shore Acres Addition, Unit II;

THENCE N 87°39'55" W (Plat - N 87°56' W), with the south line of said Lot A-2 and with the north line of said Lot A-7, passing the northwest corner of said Lot A-7-A and the northeast corner of Lot A-8 of said Lake Shore Acres Addition, Unit II, and continuing with the south line of said Lot A-2 and the north line of said Lot A-8, in all 128.94 feet to a 1/2 inch steel rod stamped "DAVIS & MCDILL", set, at the southwest corner of said Lot A-2 and the southeast corner of Lot A-3R of the Replat of Lakeshore Acres Addition, Unit II, according to the plat thereof recorded in Cabinet G, Slide 28, PRECT;

THENCE N 06°54'03" W, with the west line of Lot A-2 and the east line of said Lot A-3R for 275.86 feet (Plat - N 72°6' W 276 feet) to the south line of said Shoreway Circle and the northwest corner of Lot A-2, and the northeast corner of said Lot A-3R, a 1/2 inch steel rod found, having surface coordinate values of North = 6810450.172 feet and East = 2480407.282 feet, based on said Texas Coordinate System, North Central Zone;

THENCE with the north line of said Lot A-2 and said Shoreway Circle right of way line the following courses and distances: S 53°28'07" E, 119.86 feet (Plat - S 52°45' E 108.7 feet) to an angle point, a 1/2 inch steel rod with cap stamped "DAVIS & MCDILL", set; and S 78°47'54" E, 87.41 feet (Plat - S 75°25' E, 93 feet) to the northeast corner of said Lot A-2 and the northwest corner of Lot A-1, a railroad spike found.

THENCE with the north line of said Lot A-1 and said Shoreway Circle right of way line the following courses and distances: S 53°28'07" E, 119.86 feet (Plat - S 52°45' E 108.7 feet), to an angle point, a 1/2 inch steel rod found; S 38°36'34" E, 57.96 feet (Plat - S 40°37' E 57.80 feet), to an angle point, a 1/2 inch steel rod found; S 22°50'39" E, 84.40 feet (Plat - S 24°30' E 83.8 feet) to an angle point, a 1/2 inch steel rod found for corner; and S 00°27'42" W, 87.36 feet (Plat - S 01°47' E 87.40 feet) to the point of beginning and containing approximately 1.881 acres of land.

SURVEYOR'S CERTIFICATE§

KNOW ALL MEN BY THESE PRESENTS§

That I, Stuart G. Hamilton, RPLS 4480, 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 and Texas Local Government Code Chapter 212.

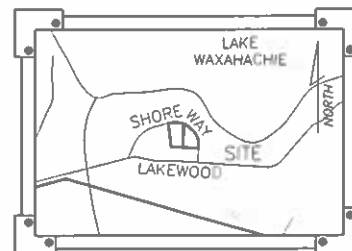
**"Preliminary, this document shall not be recorded for any purpose."**

Stuart G. Hamilton  
Registered Professional Land Surveyor  
Number 4480

THIS SURVEY IS VALID ONLY WITH ORIGINAL SIGNATURE IN RED INK

## REPLAT LAKE SHORE ACRES Lots A-1R and A-2R 1.881 Acres

Being a replat of Lot A-1 and A-2  
of Lake Shore Acres, an addition to the  
City of Waxahachie, Texas, according to the plat  
recorded in Cabinet A, Slide 480, Plat Records, Ellis  
County, Texas  
Zoning: Planned Development Single Family 1  
(PD-23-SF-1)  
2 Residential Lots  
SUB-019-2023



LOCATION MAP SCALE : 1" = 1000'

Revisions By  
DRC 3/10/2023 SGH

**Davis & McDill LLC**



Date: 4/5/2023

Scale: 1" = 40'

Drawn: B. Ward

Job: 222-0220

Sheet 1

of 2 sheets.

SURVEYING - LAND PLANNING - FLOODPLAIN MANAGEMENT  
P.O. BOX 428 WAXAHACHIE, TEXAS 75168  
PHONE: 972-935-1185  
A Texas Licensed surveying firm # 10194881

(b48)

## OWNER'S CERTIFICATE

NOW THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

THAT WE, David Riley and Deanne Riley, hereby adopt this replat designating the herein above described property as Lake Shore Acres, Lots A-1R and A-2R, being a replat of Lot A-1 and Lot A-2, of Lake Shore Acres, an addition to the City of Waxahachie, Texas according to the plat recorded in Cabinet A, Slide 480, 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:

**"Preliminary, this document shall not be recorded for any purpose."**

David Riley, Owner

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 David Riley, 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 seal of office, this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_.

**"Preliminary, this document shall not be recorded for any purpose."**

Notary My Commission Expires On:

WITNESS, my hand, this the \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_.

BY:

**"Preliminary, this document shall not be recorded for any purpose."**

Deanne Riley, owner

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 Deanne Riley, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same for the purpose and considerations therein expressed.

Given under my hand and seal of office, this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_.

**"Preliminary, this document shall not be recorded for any purpose."**

Notary Public My Commission Expires On:

Witness my hand on this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_.

SURVEYOR'S CERTIFICATE  
KNOW ALL MEN BY THESE PRESENTS

That I, Stuart G. Hamilton, RPLS 4480, 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 and Texas Local Government Code Chapter 212.

**"Preliminary, this document shall not be recorded for any purpose."**

Stuart G. Hamilton  
Registered Professional Land Surveyor  
Number 4480

THIS SURVEY IS VALID ONLY WITH ORIGINAL SIGNATURE IN RED INK

STATE OF TEXAS:  
COUNTY OF ELLIS:

APPROVED BY: Planning and Zoning Commission City of Waxahachie

**"Preliminary, this document shall not be recorded for any purpose."**

By: \_\_\_\_\_  
Chairperson

Date

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

OWNER  
David & Deanne Riley  
106 Shoreway Circle  
Waxahachie, TX

CONTACT  
Deanne Riley  
972-935-4738

Revisions	By
ORC 3/10/2023	SGH

**Davis & McDill LLC**



(b48)

SURVEYING - LAND PLANNING - FLOODPLAIN MANAGEMENT  
P.O. BOX 428, WAXAHACHIE, TEXAS 75168  
A Texas licensed surveying firm # 10194851

## 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.

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

LEGEND	
---	Wire Fence
---	Wood Fence
---	Iron Fence
---	Chain Link Fence
+++++	Railroad Track
---	Cable TV
---	Gas Line
---	Potassium Pipe
---	Electric Line
---	Sanitary Sewer Line
---	Water Line
---	Underground Telephone
---	Telephone

**REPLAT  
LAKE SHORE ACRES  
Lots A-1R and A-2R  
1.881 Acres**

Being a replat of Lot A-1 and A-2  
of Lake Shore Acres, an addition to the  
City of Waxahachie, Texas, according to the plat  
recorded in Cabinet A, Slide 480, Plat Records, Ellis  
County, Texas  
Zoning: Planned Development Single Family 1  
(PD-23-SF-1)  
2 Residential Lots  
SUB-019-2023

Date: 4/5/2023

Scale: N/A

Drawn: B. Ward

Job: 222-0220

Sheet 2

of 2 sheets.

# Planning & Zoning Department

## Plat Staff Report

**Case: SUB-15-2023**



### MEETING DATE(S)

Planning & Zoning Commission:

May 10, 2023

City Council:

May 15, 2023

### CAPTION

**Consider** the request by Anna Carrillo, Carrillo Engineering, for a **Plat** of the North Grove Center Addition, being 20.01 acres, located at the northeast corner of US Highway 77 and E North Grove Boulevard, situated in the Henri Sange Survey, Abstract 1009, and the Allen W. Brown Survey, Abstract 102, an addition to the City of Waxahachie (Property ID: 191121, 262125, & 262126) – Owner: High Five Trust – BJA (Mark) (SUB-15-2023) Staff: Zack King

### RECOMMENDED MOTION

*"I move to recommend approval of SUB-15-2023, a Plat of the North Grove Center Addition and the associated variance request, authorizing the Planning & Zoning Commissioner to sign the associated documents accordingly."*

### APPLICANT REQUEST

The applicant requests to plat the subject property into ten (10) lots for commercial use.

### CASE INFORMATION

*Applicant:*

Anna Carrillo, Carrillo Engineering

*Property Owner(s):*

High Five Trust – BJA (Mark)

*Site Acreage:*

20.01 acres

*Number of Lots:*

10 lots

*Number of Dwelling Units:*

0 units

*Park Land Dedication:*

The cash in lieu of park land dedication is \$12,006.00 (20.01 acres at \$600.00 per acre.)

*Adequate Public Facilities:*

Adequate public facilities are available to the subject property via the extension of City water and wastewater infrastructure.

### SUBJECT PROPERTY

*General Location:*

The northeast corner of US Highway 77 and E North Grove Boulevard

*Parcel ID Number(s):*

191121, 262125, & 262126

*Current Zoning:*

Planned Development-General Retail (PD-GR)

*Existing Use:*

The subject property is currently undeveloped.



**Platting History:**

The subject property is a portion of the Henri Sange Survey, Abstract 1009, and the Allen W. Brown Survey, Abstract 102.

**Site Aerial:****PLANNING ANALYSIS**

The applicant proposes to plat the subject property into ten (10) lots for commercial use as part of the North Grove Center Planned Development (Ord. 3365). The proposed lots are in conformance with the zoning for the property, as well as the 2023 Waxahachie Thoroughfare Plan. With this plat, the applicant is proposing a variable-width Public Access Easement to allow for connectivity between all lots.

**VARIANCE REQUEST – LOT FRONTAGE**

The applicant is seeking a variance from Section 3.6(b) of the Waxahachie Subdivision Ordinance; which requires each proposed lot to front onto a dedicated, improved public street. The applicant is seeking this variance to allow proposed Lot 1 & Lot 10 to have no frontage on a dedicated, improved public street. The location of Lot 1 & Lot 10 on the proposed plat does conform with the concept plan for the development approved with Ordinance 3365. Lot 10 is proposed to front onto the Public Access Easement as opposed to a dedicated, improved public street. Lot 1 is proposed to serve only as a storm water detention lot and is required to be owned and maintained in perpetuity by the owner of Lot 9. Due to this, it will be possible to access the proposed Lot 1 through the internal drives of Lot 9. Considering all proposed lots will have reasonable access, staff is supportive of this variance request.

**RECOMMENDATION**

Based on the details provided in this Staff Report and the present status of the documents subject to the request, staff recommends approval of the Plat with the associated variance request.

**ATTACHED EXHIBITS**

1. Plat

**APPLICANT REQUIREMENTS**

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

**CITY REQUIREMENTS FOR PLAT RECORDING AND FILING**

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

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

**STAFF CONTACT INFORMATION**

*Prepared by:*

Zack King

Senior Planner

[zking@waxahachie.com](mailto:zking@waxahachie.com)

*Reviewed by:*

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

Senior Director of Planning

[jennifer.pruitt@waxahachie.com](mailto:jennifer.pruitt@waxahachie.com)



**BEARING BASE**  
THE BEARINGS SHOWN HEREON ARE TEXAS STATE PLANE GRID BEARINGS (NAD83 NORTH CENTRAL ZONE 4202) ESTABLISHED USING THE GLOBAL POSITIONING SYSTEM SATELLITES, AND LOCAL CONTINUOUSLY OPERATING REFERENCE STATIONS

**EASEMENT NOTE**  
ALL GHOSTED EASEMENTS ARE SHOWN ON PAGE 2 OF THIS PLAT.

**FLOOD NOTE**  
NO PORTION OF THIS PROPERTY LIES WITHIN A 100-YEAR FLOOD HAZARD ZONE, ACCORDING TO THE NATIONAL FLOOD INSURANCE PROGRAM'S FLOOD INSURANCE RATE MAP FOR ELLIS COUNTY, TEXAS AND INCORPORATED AREAS, COMMUNITY PANEL NUMBER 48139C0190F, MAP REVISED JUNE 3, 2013

**ENGINEER:**  
CARRILLO ENGINEERING  
9001 AIRPORT FWY, STE. 700  
NORTH RICHLAND HILLS, TX 76180  
PHONE: (817) 697-4996  
EMAIL: anna.carrillo@carrillogeng.com

CONTACT: Anna L. Carrillo

**BRITTON & CRAWFORD**  
LAND SURVEYING &  
TOPOGRAPHIC MAPPING  
TEL (817) 926-0211  
FAX (817) 926-9347  
P.O. BOX 11374 • 3908 SOUTH FREEWAY  
FORT WORTH, TEXAS 76110  
EMAIL: admin@britton-crawford.com  
WEBSITE: www.britton-crawford.com

FIRM CERTIFICATION# 1019000  
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Curve	Radius	Length	Delta	Chord	Chord Bear.
C1	4154.72'	20.12'	0°16'39"	20.12'	N 07°41'50" E
C2	482.00'	50.99'	6°03'42"	50.97'	N 00°20'00" E
C3	1000.00'	154.36'	8°50'39"	154.21'	N 01°43'29" E
C4	1000.00'	15.70'	0°53'58"	15.70'	N 08°35'48" E
C5	4336.85'	42.24'	0°33'28"	42.24'	N 00°48'03" E
C6	4336.85'	118.60'	1°34'01"	118.60'	N 05°42'18" E
C7	4336.85'	137.65'	1°49'07"	137.64'	N 04°00'44" E
C8	4336.85'	38.61'	0°30'38"	38.61'	N 02°50'53" E
C9	4336.85'	32.10'	0°25'27"	32.10'	N 02°22'51" E
C10	200.00'	55.78'	15°58'28"	55.58'	N 10°09'22" E
C11	200.00'	62.92'	18°01'26"	62.66'	N 09°07'53" E

#### City Approval of Plat

Approved by:  
Planning & Zoning Commission  
City of Waxahachie

Chairperson

Date:

Attest:

Date:

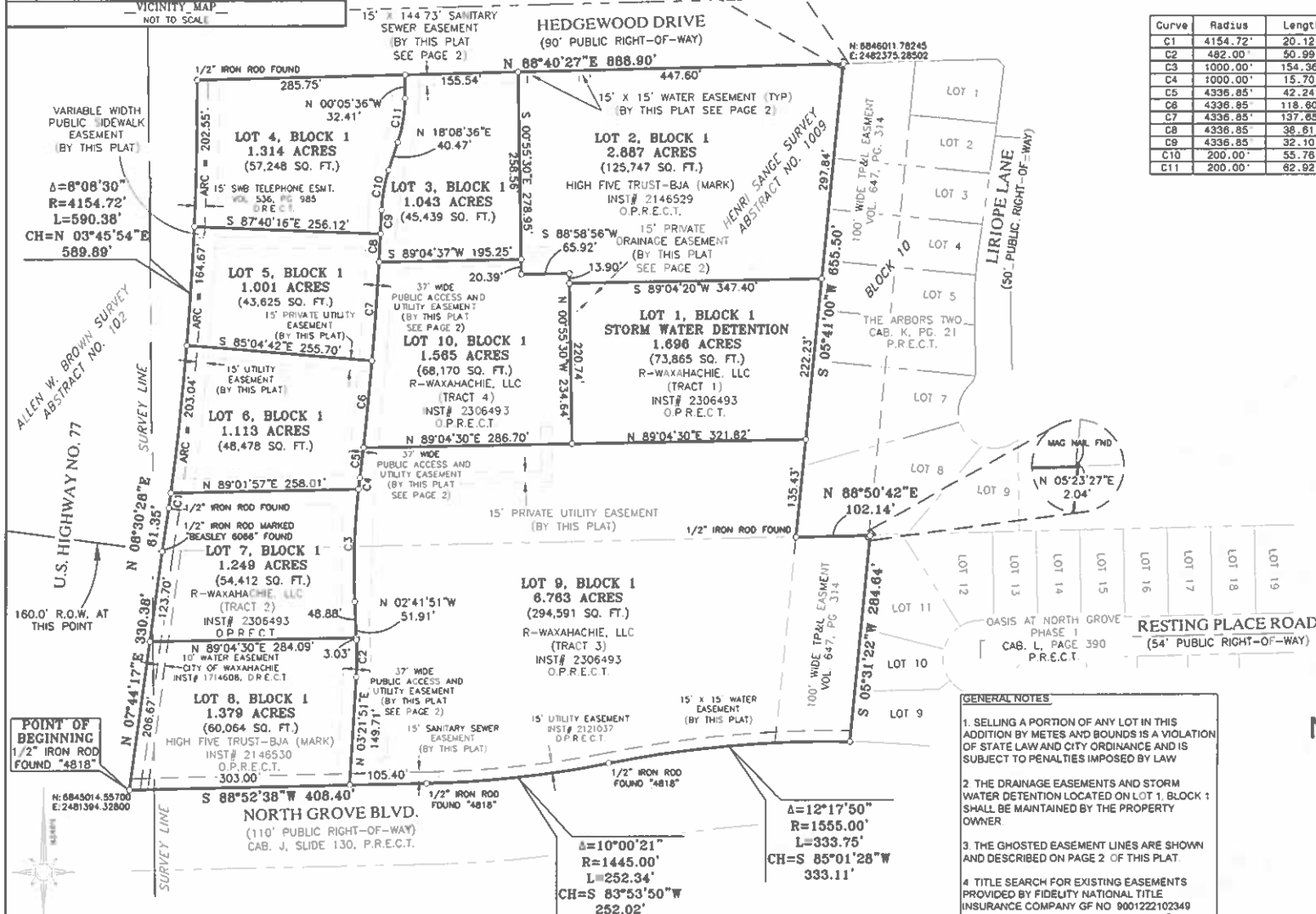
Approved by:  
City Council  
City of Waxahachie

Mayor

Date:

Attest:

Date:



**NOTE**

PAGE 2 OF THIS PLAT IS TO PROVIDE THE DIMENSIONS ON THE EASEMENT TO BE DEDICATED BY THIS PLAT

ENGINEER

CARRILLO ENGINEERING  
9001 AIRPORT FWY. STE. 700  
NORTH RICHLAND HILLS, TX 76180  
PHONE: (817) 697-4996  
EMAIL: anna.carrillo@camillog.com

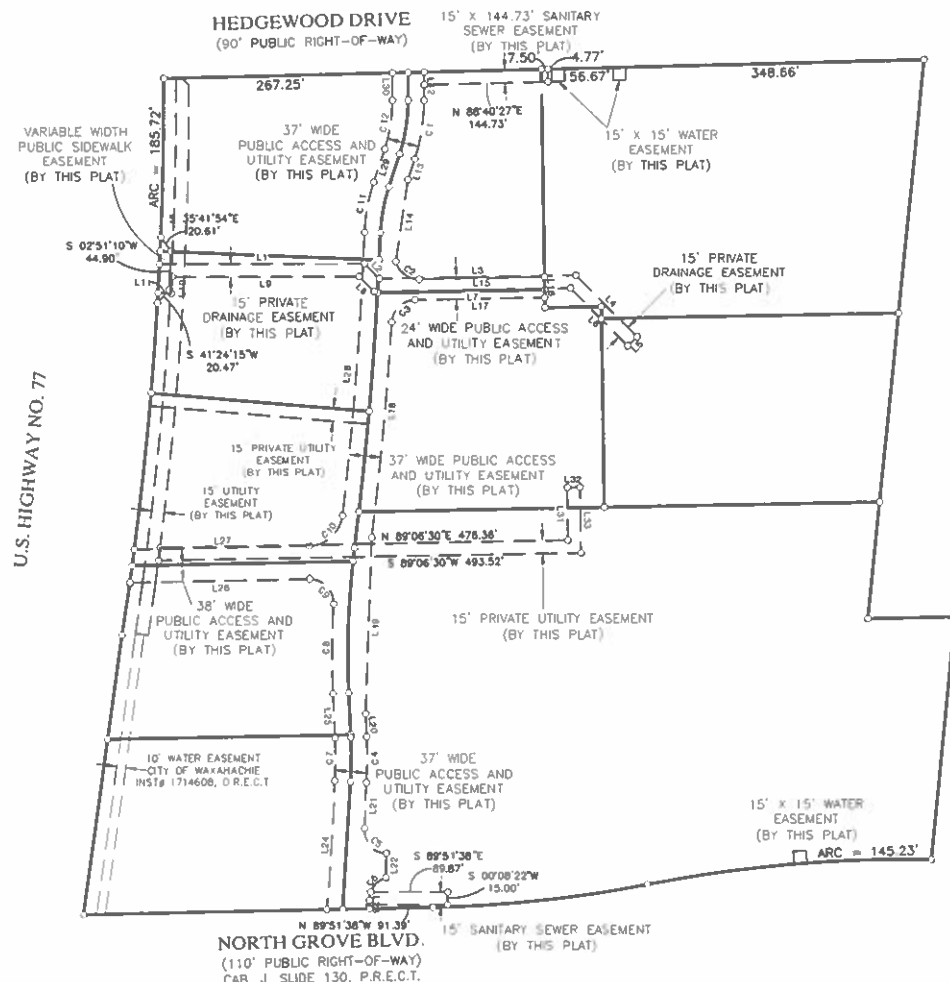
CONTACT: Anna L. Carrillo



**BRITAIN & CRAWFORD**  
LAND SURVEYING &  
TOPOGRAPHIC MAPPING

TEL (817) 926-0211  
FAX (817) 926-9347  
P.O. BOX 11374 • 3808 SOUTH FREEDWAY  
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EMAIL: admin@britain-crawford.com  
WEBSITE: www.britain-crawford.com

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15' PRIVATE DRAINAGE EASEMENT TABLE			15' PRIVATE UTILITY EASEMENT TABLE		
Course	Bearing	Distance	Course	Bearing	Distance
L1	EAST	239.19	L31	N 00°53'30" W	60.05'
L2	S 43°00'00" E	21.84	L32	N 89°08'30" E	15.00'
L3	N 89°04'37" E	229.47	L33	S 00°53'30" E	75.85'
L4	S 43°00'00" E	101.15			
L5	S 43°50'18" W	15.00			
L6	N 43°00'00" W	84.58			
L7	S 89°04'37" W	229.47			
L8	N 43°00'00" W	23.08			
L9	WEST	218.19			
L10	S 03°01'10" W	19.38			
L11	N 66°40'55" W	15.50			
PUBLIC ACCESS AND UTILITY EASEMENT TABLE					
Course	Bearing	Distance			
L12	S 00°05'44" E	32.88			
L13	S 16°08'38" W	25.31			
L14	S 08°03'53" W	86.20			
L15	N 89°08'34" E	148.38			
L16	S 00°55'26" E	24.00			
L17	S 89°04'34" W	151.83			
L18	S 05°11'58" W	252.53			
L19	S 01°35'02" W	265.11			
L20	S 02°41'51" E	27.19			
L21	S 03°21'51" W	53.34			
L22	S 01°21'45" W	26.58			
L23	S 00°51'20" E	6.92			
L24	N 03°21'51" E	151.16			
L25	N 02°41'51" W	51.91			
L26	S 89°01'57" W	210.06			
L27	N 89°01'55" E	204.50			
L28	N 04°22'20" E	332.04			
L29	N 18°08'36" E	40.47			
L30	N 00°05'28" W	31.64			
Curve	Radius	Length	Delta	Chord	Chord Bear.
C1	218.50'	66.73'	18°01'28"	68.45'	S 09°07'53" W
C2	27.50'	38.79'	28°38'48"	34.11'	S 52°36'03" E
C3	27.50'	41.08'	85°32'18"	37.35'	S 48°18'25" W
C4	500.50'	52.95'	6°03'42"	52.63'	S 00°20'00" W
C5	27.50'	44.18'	92°00'08"	30.56'	S 42°38'12" E
C6	28.00'	35.47'	72°34'54"	33.15'	S 35°28'07" W
C7	463.50'	48.04'	6°03'42"	48.01'	N 00°20'00" E
C8	1018.50'	186.14'	5°58'14"	186.09'	N 00°17'18" E
C9	27.50'	45.23'	84°14'28"	40.30'	N 43°50'50" W
C10	50.50'	56.85'	82°21'23"	52.07'	N 47°48'13" E
C11	218.50'	60.62'	15°58'28"	60.72'	N 10°06'22" E
C12	181.50'	57.10'	18°01'28"	56.86'	N 08°07'53" E

**PLAT**  
**NORTH GROVE CENTER**  
**ADDITION**

LOTS 1-10, BLOCK 1

20.010 ACRES OF LAND LOCATED IN THE  
HENRI SANGE SURVEY, ABSTRACT NUMBER 1009 AND  
ALLEN W. BROWN SURVEY, ABSTRACT NUMBER 102  
CITY OF WAXAHACHIE  
ELLIS COUNTY, TEXAS

10 COMMERCIAL LOTS  
PREPARED: FEBRUARY 2023



STATE OF TEXAS §  
COUNTY OF ELLIS §

#### OWNER'S CERTIFICATE

WHEREAS, HIGH FIVE TRUST - BJA (MARK) AND R-WAXAHACHIE, LLC, ARE THE OWNERS OF A TRACT OF LAND SITUATED IN THE ALLEN BROWN SURVEY, ABSTRACT NO. 102, AND THE HENRI SANGE SURVEY, ABSTRACT NO. 1009, ELLIS COUNTY, TEXAS, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

#### LEGAL DESCRIPTION

BEING 20.010 ACRES OF LAND SITUATED IN THE ALLEN BROWN SURVEY, ABSTRACT NO. 102, AND THE HENRI SANGE SURVEY, ABSTRACT NO. 1009, CITY OF WAXAHACHIE, ELLIS COUNTY, TEXAS, AND BEING THE SAME TRACT OF LAND CONVEYED TO HIGH FIVE TRUST - BJA (MARK), BY THE DEEDS RECORDED IN INSTRUMENT NO'S 2146529 AND 2146530, OF THE OFFICIAL PUBLIC RECORDS OF ELLIS COUNTY, TEXAS, SAID 20.010 ACRES OF LAND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT A 1/2" IRON ROD MARKED "4818" FOUND AT THE SOUTHWEST CORNER OF SAID HIGH FIVE TRUST - BJA (MARK) TRACTS AND SAID POINT LYING AT THE INTERSECTION OF THE NORTH RIGHT-OF-WAY LINE OF NORTH GROVE BOULEVARD (A 110 FOOT WIDE PUBLIC RIGHT-OF-WAY) WITH THE EAST RIGHT-OF-WAY LINE OF US HIGHWAY NO. 77 (A VARIABLE WIDTH PUBLIC RIGHT-OF-WAY),

THENCE ALONG THE WEST BOUNDARY LINE OF SAID HIGH FIVE TRUST - BJA (MARK) TRACT AND THE EAST RIGHT-OF-WAY LINE OF SAID US HIGHWAY NO. 77, AS FOLLOWS:

1. N 07° 44' 17" E 330.38 FEET TO A 1/2" IRON ROD MARKED "BEASLEY 6066" FOUND AT THE NORTHEAST CORNER OF SAID HIGH FIVE TRUST - BJA (MARK) TRACT (2146530) AND THE SOUTHWEST CORNER OF SAID HIGH FIVE TRUST - BJA (MARK) TRACT (2146529);

2. N 08° 30' 28" E 61.35 FEET TO A 1/2" IRON ROD FOUND AT THE BEGINNING OF A CURVE OF THE LEFT;

3. NORTHEASTERLY 590.38 FEET, ALONG SAID CURVE TO THE LEFT, HAVING A RADIUS OF 4154.72 FEET, A CENTRAL ANGLE OF 08° 08' 30", AND A CHORD BEARING N 03° 45' 54" E 589.88 FEET, TO A 1/2" IRON ROD FOUND AT THE END OF SAID CURVE, SAID 1/2" IRON ROD ALSO BEING THE NORTHWEST CORNER OF AFORESAID HIGH FIVE TRUST - BJA (MARK) TRACT (2146529) AND THE INTERSECTION OF THE SOUTH RIGHT-OF-WAY LINE OF HEDGEWOOD DRIVE (A 90 FOOT WIDE PUBLIC RIGHT-OF-WAY) WITH THE EAST RIGHT-OF-WAY LINE OF AFORESAID US HIGHWAY NO. 77;

THENCE N 08° 40' 27" E 088.90 FEET ALONG THE NORTH BOUNDARY LINE OF SAID HIGH FIVE TRUST - BJA (MARK) TRACT (2146529) AND THE SOUTH RIGHT-OF-WAY LINE OF SAID HEDGEWOOD DRIVE, TO A POINT FROM WHICH A 1/2" IRON ROD MARKED "4818" FOUND FOR REFERENCE BEARS S 09° 21' 40" W 1.05 FEET AT THE NORTHEAST CORNER OF SAID HIGH FIVE TRUST - BJA (MARK) TRACT (2146529) AND THE NORTHWEST CORNER OF BLOCK 10, THE ARBORS TWO, AN ADDITION TO THE CITY OF WAXAHACHIE, ELLIS COUNTY, TEXAS, ACCORDING TO THE PLAT RECORDED IN CABINET K, SLIDE 21, OF THE PLAT RECORDS OF ELLIS COUNTY, TEXAS, SAID POINT ALSO LYING IN THE WEST LINE OF AN EXISTING 100 FOOT WIDE TP & L EASEMENT, BY THE DEED RECORDED IN VOLUME 647, PAGE 314, OF THE DEED RECORDS OF ELLIS COUNTY, TEXAS;

THENCE S 05° 41' 01" W 655.51 FEET, TO A 1/2" IRON ROD FOUND AT THE SOUTHWEST CORNER OF SAID BLOCK 10, THE ARBORS TWO AND THE SOUTHEAST CORNER OF SAID HIGH FIVE TRUST - BJA (MARK) TRACT (2146529); AND SAID POINT LYING IN THE NORTH LINE OF SAID HIGH FIVE TRUST - BJA (MARK) TRACT (2146530);

THENCE N 88° 50' 42" E 102.14 FEET TO A POINT FROM WHICH A 1/2" IRON ROD FOUND FOR REFERENCE BEARS N 05° 23' 27" E 2.04 FEET AT THE NORTHWEST CORNER OF BLOCK 1, OASIS AT NORTH GROVE, PHASE 1, AN ADDITION TO THE CITY OF WAXAHACHIE, ELLIS COUNTY, TEXAS, ACCORDING TO THE PLAT RECORDED IN CABINET L, PAGE 390, OF THE PLAT RECORDS OF ELLIS COUNTY, TEXAS, AND SAID POINT LYING AT THE NORTHEAST CORNER OF SAID HIGH FIVE TRUST - BJA (MARK) TRACT (2146530), AND POINT ALSO LYING IN THE EAST LINE OF SAID EXISTING 100 FOOT WIDE TP & L EASEMENT;

THENCE S 05° 31' 22" W 284.64 FEET, TO A POINT AT THE SOUTHWEST CORNER OF SAID BLOCK 1, OASIS AT NORTH GROVE, PHASE 1, AND THE SOUTHEAST CORNER OF SAID HIGH FIVE TRUST - BJA (MARK) TRACT (2146530); AND SAID POINT ALSO LYING IN THE NORTH RIGHT-OF-WAY LINE OF AFORESAID NORTH GROVE BOULEVARD, AND SAID POINT ALSO LYING AT THE BEGINNING OF A CURVE TO THE LEFT;

THENCE ALONG THE SOUTH BOUNDARY LINE OF SAID HIGH FIVE TRUST - BJA (MARK) TRACT (2146530) AND THE NORTH RIGHT-OF-WAY LINE OF SAID NORTH GROVE BOULEVARD, AS FOLLOWS:

1. SOUTHWESTERLY 333.75 FEET, ALONG SAID CURVE TO THE LEFT, HAVING A RADIUS OF 1555.00 FEET, A CENTRAL ANGLE OF 12° 17' 50", AND A CHORD BEARING S 85° 01' 28" W 333.11 FEET, TO A 1/2" IRON ROD MARKED "4818" FOUND AT THE END OF SAID CURVE AND THE BEGINNING OF A CURVE TO THE RIGHT;

2. SOUTHWESTERLY 252.34 FEET, ALONG SAID CURVE TO THE RIGHT, HAVING A RADIUS OF 1445.00 FEET, A CENTRAL ANGLE OF 10° 02' 21", AND A CHORD BEARING S 83° 53' 50" W 252.02 FEET, TO A 1/2" IRON ROD MARKED "4818" FOUND AT THE END OF SAID CURVE;

3. S 88° 52' 38" W 408.40 FEET TO THE POINT OF BEGINNING CONTAINING 20.010 ACRES (871,637 SQUARE FEET) OF LAND

STATE OF TEXAS §  
COUNTY OF ELLIS §

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS

THAT HIGH FIVE TRUST - BJA (MARK) ACTING HEREIN BY AND THROUGH ITS DULY AUTHORIZED OFFICERS, DOES HEREBY ADOPT THIS PLAT DESIGNATING THE HEREIN ABOVE DESCRIBED PROPERTY AS LOTS 1 - 10, BLOCK 1, NORTH GROVE CENTER ADDITION, TO THE CITY OF WAXAHACHIE, TEXAS, AND DOES HEREBY DEDICATE, IN FEE SIMPLE, TO THE PUBLIC USE FOREVER, THE STREETS AND ALLEYS SHOWN THEREON. THE STREETS AND ALLEYS ARE DEDICATED FOR STREET PURPOSES. THE EASEMENTS AND PUBLIC USE AREAS, AS SHOWN, ARE DEDICATED, FOR THE PUBLIC USE FOREVER, FOR THE 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, OUR HANDS, THIS THE \_\_\_\_ DAY OF \_\_\_\_\_, 2023

HIGH FIVE TRUST - BJA (MARK)

R-WAXAHACHIE, LLC

MARK ALLSUP, TRUSTEE

ROBERT HORTON, MANAGER

STATE OF TEXAS §  
COUNTY OF \_\_\_\_\_ §

BEFORE ME, THE UNDERSIGNED AUTHORITY, A NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS, ON THIS DAY PERSONALLY APPEARED MARK ALLSUP, TRUSTEE, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSE AND CONSIDERATIONS THEREIN EXPRESSED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, THIS \_\_\_\_ DAY OF \_\_\_\_\_, 2023

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS  
MY COMMISSION EXPIRES ON \_\_\_\_\_

STATE OF TEXAS §  
COUNTY OF TARRANT §

BEFORE ME, THE UNDERSIGNED AUTHORITY, A NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS, ON THIS DAY PERSONALLY APPEARED ROBERT HORTON, MANAGER, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSE AND CONSIDERATIONS THEREIN EXPRESSED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, THIS \_\_\_\_ DAY OF \_\_\_\_\_, 2023

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS  
MY COMMISSION EXPIRES ON \_\_\_\_\_

SURVEYOR'S CERTIFICATE:

KNOW ALL MEN BY THESE PRESENTS:

THAT I, CHRIS L. BLEVINS, 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.

CHRIS L. BLEVINS  
REGISTERED PROFESSIONAL  
LAND SURVEYOR NO. 5792



ENGINEER:

CARRILLO ENGINEERING  
9001 AIRPORT FWY, STE. 700  
NORTH RICHLAND HILLS, TX 76180  
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FIRM CERTIFICATION# 1019000  
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PLAT

## NORTH GROVE CENTER ADDITION

LOTS 1-10, BLOCK 1

20.010 ACRES OF LAND LOCATED IN THE  
HENRI SANGE SURVEY, ABSTRACT NUMBER 1009 AND  
ALLEN W. BROWN SURVEY, ABSTRACT NUMBER 102  
CITY OF WAXAHACHIE  
ELLIS COUNTY, TEXAS

10 COMMERCIAL LOTS  
PREPARED: FEBRUARY 2023

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CASE#SUB-15-2023

(DANNY) CARRILLO\WAX-HEDGEWOOD\WAX-HEDGEWOOD-PLAT.dwg

SIN FIN #