

A G E N D A

The Waxahachie Planning & Zoning Commission will hold a regular meeting on ***Tuesday, September 15, 2020 at 7:00 p.m.*** in the Council Chamber at 401 S. Rogers St., Waxahachie, TX.

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

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

4. ***Consent Agenda***

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

- a. Minutes of the regular Planning & Zoning Commission meeting of August 25, 2020
 - b. Minutes of the Planning and Zoning Commission briefing of August 25, 2020
5. ***Consider*** request by Hunter Glass, B& H Developments, LLC, for a **Plat** of Horseshoe Meadows for 59 residential lots and 3 HOA lots being 74.615 acres situated in the W. Berry Survey, Abstract 73, S. Powers Survey, Abstract 837, M. Powers Survey, Abstract 843, and M. Rogers Survey, Abstract 944 (Property ID 180074) in the Extra Territorial Jurisdiction – Owner: B & H DEVELOPMENTS LLC (SUB-44-2019)
 6. ***Consider*** request by Mark Wilson, Maxwell Custom Homes, LLC, for a **Plat** of The Estates of Hidden Creek for seventy (70) lots being 99.170 acres situated in the D. Mitchell Survey, Abstract 703, J. Steele Survey, Abstract 991, and the J. Starrett Survey, Abstract 1026 (Property ID 183399 and 277593) in the Extra Territorial Jurisdiction – Owner: Konark Singh, Konark Real Estate Enterprises and Navito Development, LLC (SUB-85-2020)

7. Adjourn

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

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

Notice of Potential Quorum

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

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

(4a)

Planning and Zoning Commission
August 25, 2020

The Waxahachie Planning & Zoning Commission held a regular meeting on Tuesday, August 25, 2020 at 7:00 p.m. in the Council Chamber at 401 S. Rogers St., Waxahachie, TX.

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

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

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

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

3. **Public Comments**

None

4. **Consent Agenda**

- a. Minutes of the regular Planning & Zoning Commission meeting of August 11, 2020
- b. Minutes of the Planning and Zoning Commission briefing of August 11, 2020

Action:

Mrs. Bonney Ramsey moved to approve items a. and b. on the Consent Agenda. Mr. Jim Phillips seconded, All Ayes.

5. **Continue Public Hearing on a request by Brenden Determann, BFD Managing & Consulting LLC, for a Zoning Change from a Planned Development-General Retail zoning district to Single Family Residential-3, located N of 809 MLK (being a portion of Property ID 205458) - Owner: GIBSON & GIBSON LLC (ZDC-92-2020)**

Chairman Keeler continued the Public Hearing and announced the applicant requested to continue ZDC-92-2020 to the Planning and Zoning Commission meeting of September 15, 2020.

6. **Consider recommendation of Zoning Change No. ZDC-92-2020**

Action:

Vice Chairman Melissa Ballard moved to continue the Public Hearing on a request by Brenden Determann, BFD Managing & Consulting LLC, for a Zoning Change from a Planned Development-General Retail zoning district to Single Family Residential-3, located N of 809 MLK (being a portion of Property ID 205458) - Owner: GIBSON & GIBSON LLC (ZDC-92-2020) to the Planning and Zoning Commission meeting of September 15, 2020. Ms. Betty Square Coleman seconded, All Ayes.

- 7. Consider request by Tim Jackson, Texas Reality Capture & Surveying, LLC., for a Plat of Pecan Tree Meadows for seven (7) residential lots being 14.574 acres situated in the E.C. School Land Survey, Abstract 328 (Property ID 259093) in the Extra Territorial Jurisdiction – Owner: Timothy Crane (SUB-000080-2020)**

Planner Chris Webb reported the applicant is requesting to divide a portion of the property into seven (7) lots for residential use. The applicant is requesting a petition of hardship waiver from City Council for inadequate fire flow to this site. Mr. Webb stated the City's Fire Marshall has reviewed the plans and provided his recommendation of approval for the petition of hardship waiver. Staff received an endorsement letter from Nash-Forreston WSC noting adequate domestic flow is available to this site. Staff recommended approval.

Action:

Mr. Jim Phillips moved to approve a request by Tim Jackson, Texas Reality Capture & Surveying, LLC., for a Plat of Pecan Tree Meadows for seven (7) residential lots being 14.574 acres situated in the E.C. School Land Survey, Abstract 328 (Property ID 259093) in the Extra Territorial Jurisdiction – Owner: Timothy Crane (SUB-000080-2020). Mrs. Bonney Ramsey seconded, All Ayes.

- 8. Consider request by Dalton Bradbury, Acker Construction, for a detailed Site Plan Review for proposed Office, Professional, and Administrative uses located within a Planned Development-1-Commercial zoning district at 1340 and 1348 W. US Highway 287 Bypass (Property ID 238267) – Owner: BARBELL REAL ESTATE LLC AND JAMES BELLER (SP-101-2020)**

Senior Planner Colby Collins reported the applicant is requesting Site Plan approval to construct two multi-tenant office buildings on 1.381 acres located at the corner of RVG Parkway and U.S. Highway 287 Bypass. He noted the two proposed buildings would consist of 7,400 square feet (1348 W. US Highway 287; along west boundary of the property) and 6,800 square feet (1340 W. US Highway 287; along east boundary of the property). Mr. Collins explained the building located at 1340 W. US Highway 287 is intended to only have two tenants within the building. The number of tenants that will occupy the building located at 1348 W. US Highway 287 is currently unknown and the applicant is currently unaware of tenants that will occupy the buildings. Staff recommended approval per the following comments:

- Per the applicant's request, a mutually agreed upon Development Agreement will be required for the development.

- Due to the tenants to occupy the building currently being unknown to staff, staff has informed the applicant that if a Specific Use Permit (SUP) is required, it will be the applicant/tenant responsibility to apply for the required permit.

Action:

Vice Chairman Melissa Ballard moved to approve a request by Dalton Bradbury, Acker Construction, for a detailed Site Plan Review for proposed Office, Professional, and Administrative uses located within a Planned Development-1-Commercial zoning district at 1340 and 1348 W. US Highway 287 Bypass (Property ID 238267) – Owner: BARBELL REAL ESTATE LLC AND JAMES BELLER (SP-101-2020) subject to staff comments. Ms. Betty Square Coleman seconded, All Ayes.

9. **Continue Public Hearing on a request by Terry Nay, The Wash on Brown, for a Specific Use Permit (SUP) for Auto Laundry or Car Wash use within a General Retail zoning district located at 2201 Brown Street (Property ID 278472) - Owner: THE NAY COMPANY INC (ZDC-87-2020)**

Chairman Keeler continued the Public Hearing.

Mr. Collins reported the applicant is requesting a deviation from Ordinance 3019 previously approved by City Council that requires the applicant to construct a masonry (drive-thru) screening wall on the property that was ultimately not constructed by the applicant for the site. At the Planning and Zoning Commission meeting of August 11, 2020, the applicant provided reasons why the wall was not constructed. Mr. Collins noted after the August 11, 2020 meeting the applicant added landscaping for additional screening of the property and to offset the exclusion of the previously approved masonry (drive-thru) wall.

There being no others to speak for or against ZDC-87-2020, Chairman Keeler closed the Public Hearing.

10. **Consider recommendation of Zoning Change No. ZDC-87-2020**

Action:

Mrs. Bonney Ramsey moved to approve a request by Terry Nay, The Wash on Brown, for a Specific Use Permit (SUP) for Auto Laundry or Car Wash use within a General Retail zoning district located at 2201 Brown Street (Property ID 278472) - Owner: THE NAY COMPANY INC (ZDC-87-2020) as presented. Mr. Erik Test seconded, All Ayes.

11. **Adjourn**

There being no further business, the meeting adjourned at 7:23 p.m.

Respectfully submitted,

Lori Cartwright
City Secretary

(4b)

Planning and Zoning Commission
August 25, 2020

The Waxahachie Planning & Zoning Commission held a briefing session on Tuesday, August 25, 2020 at 6:30 p.m. in the City Council Conference Room at 401 S. Rogers St., Waxahachie, TX.

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

Member Absent: Betty Square Coleman

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

1. Call to Order

Chairman Rick Keeler called the meeting to order.

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

Senior Planner Colby Collins and Planner Chris Webb reviewed the following cases:

- ZDC-92-2020 – The applicant requested to continue ZDC-92-2020 to the Planning and Zoning Commission meeting of September 15, 2020.
- SUB-000080-2020 – The applicant is requesting to divide a portion of the property into seven (7) lots for residential use. The applicant is requesting a petition of hardship waiver from City Council for inadequate fire flow to this site. Mr. Webb stated the City's Fire Marshall has reviewed the plans and provided his recommendation of approval for the petition of hardship waiver. Staff received an endorsement letter from Nash-Forreston WSC noting adequate domestic flow is available to this site.
- SP-101-2020 – The applicant is requesting Site Plan approval to construct two multi-tenant office buildings on 1.381 acres. Due to the tenants to occupy the buildings currently being unknown to staff, staff has informed the applicant that if a Specific Use Permit (SUP) is required, it will be the applicant/tenant responsibility to apply for the required permit. A Development Agreement will be required for the development.
- ZDC-87-2020 – The applicant is requesting a deviation from Ordinance 3019 that requires the applicant to construct a masonry (drive-thru) screening wall on the property previously approved by City Council.

(4b)

Planning and Zoning Commission

August 25, 2020

Page 2

3. Adjourn

There being no further business, the meeting adjourned at 6:45 p.m.

Respectfully submitted,

Lori Cartwright
City Secretary

Planning & Zoning Department
Plat Staff Report

Case: SUB-44-2019



MEETING DATE(S)

Planning & Zoning Commission: September 15, 2020

CAPTION

Consider request by Hunter Glass, B&H Developments, LLC, for a Plat of Horseshoe Meadows for sixty-two (62) lots being 74.615 acres situated in the W. Berry Survey, Abstract 73, S. Powers Survey, Abstract 837, the M. Powers Survey, Abstract 843, and the M Rogers Survey, Abstract 944 (Property ID 180074) in the Extra Territorial Jurisdiction – Owner: B&H Developments, LLC (SUB-44-2019)

APPLICANT REQUEST

The applicant is requesting to plat the subject property into fifty-nine (59) residential lots with an additional three (3) lots to be maintained by the HOA.

CASE INFORMATION

<i>Applicant:</i>	Hunter Glass, B&H Developments, LLC
<i>Property Owner(s):</i>	B&H Developments, LLC
<i>Site Acreage:</i>	74.615 acres
<i>Number of Lots:</i>	62 lots
<i>Number of Dwelling Units:</i>	59 units
<i>Park Land Dedication:</i>	N/A (ETJ)
<i>Adequate Public Facilities:</i>	A Water Letter provided by Sardis-Lone Elm WSC states that both adequate domestic flow and fire flow can be delivered to the proposed development.

SUBJECT PROPERTY

<i>General Location:</i>	The subject property is located adjacent to the south side of Bob White Rd and is directly east of Bob White Estates.
<i>Parcel ID Number(s):</i>	180074
<i>Current Zoning:</i>	N/A (ETJ)
<i>Existing Use:</i>	Currently Undeveloped

Platting History:

The subject property is located within the W. Berry Survey, Abstract 73, S. Powers Survey, Abstract 837, the M. Powers Survey, Abstract 843, and the M Rogers Survey, Abstract 944.

Site Aerial:



RECOMMENDATION

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

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

ATTACHED EXHIBITS

1. Plat Drawing
2. Water Letter

APPLICANT REQUIREMENTS

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

CITY REQUIREMENTS FOR PLAT RECORDING AND FILING

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

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

(5)

STAFF CONTACT INFORMATION

Prepared by:

Chris Webb

Planner

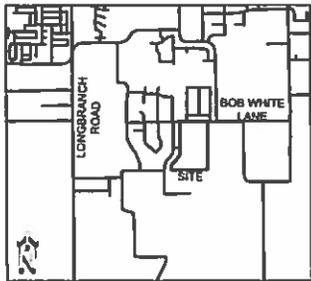
cwebb@waxahachie.com

Reviewed by:

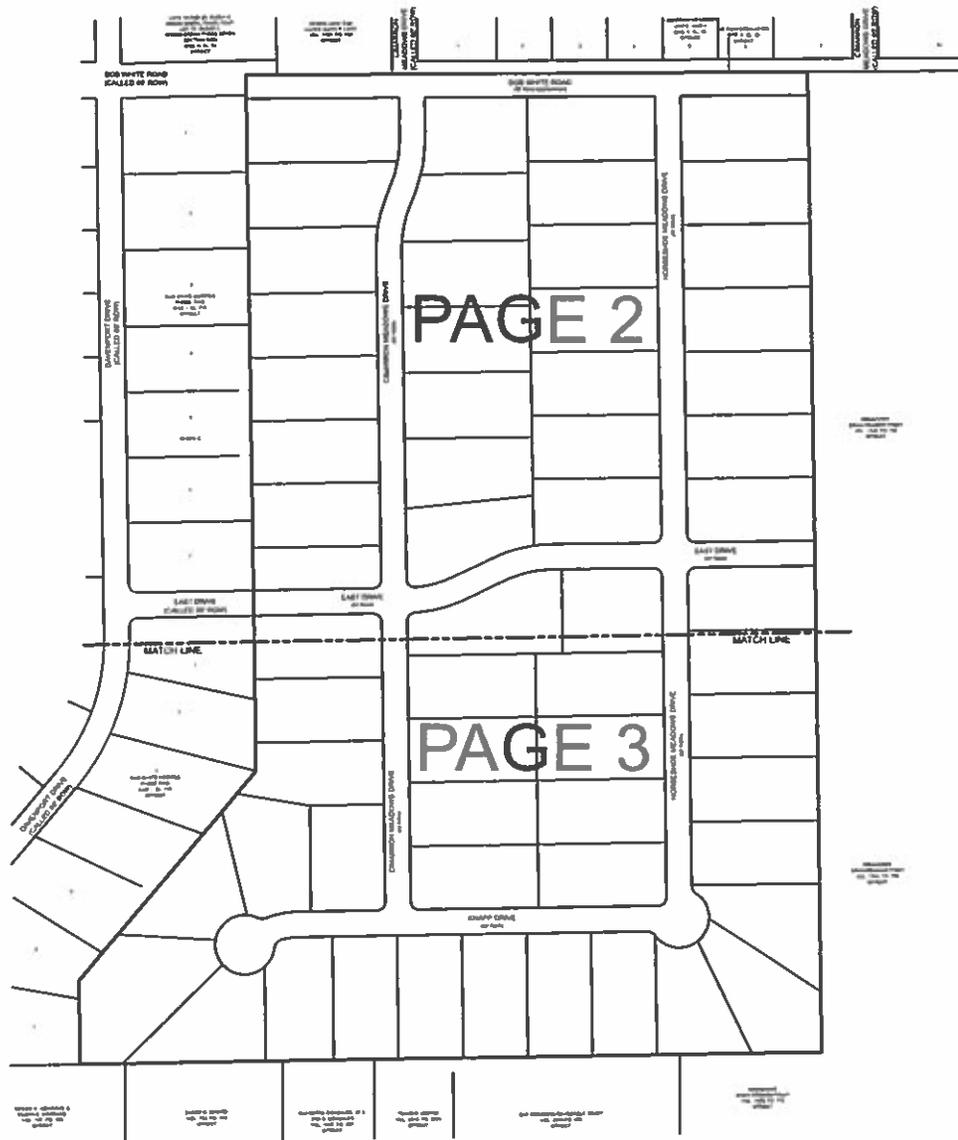
Shon Brooks, AICP

Director of Planning

sbrooks@waxahachie.com



VICINITY MAP
N.T.S.



PLAT
HORSESHOE MEADOWS

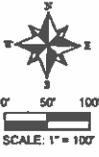
74.615 ACRES

DIVIDED BY THE

W. BERRY SURVEY ABSTRACT NO. 73
S. POWERS SURVEY ABSTRACT NO. 837
M. POWERS SURVEY ABSTRACT NO. 843
M. ROGERS SURVEY ABSTRACT NO. 944

ET J. CITY OF WAXAHACHIE
ELLIS COUNTY, TEXAS
59 RESIDENTIAL LOTS
2 HOA LOTS
SUB-44-2019

(5)



LOTS 1R AND 2R, BLOCK C
CROSS CREEK, PHASE FOUR
LOT 3R, BLOCK C
CROSS CREEK, PHASE SEVEN
SECTION TWO
CAB. H. S.L. 34
DPRCT

BARDS LOHE ELM
WATER SUPPLY CORP.
VOL. 1401 PG. 484
DPRCT

CIMARRON MEADOWS
UNITS 1 AND 2
CAB. E. S.L. 35
DPRCT

30' ROW DEDICATION
CAB. E. S.L. 34
DPRCT

CIMARRON
MEADOWS DRIVE
(CALLED 60' ROW)

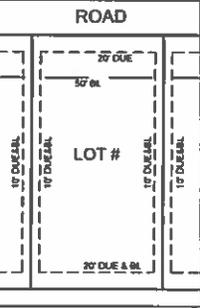
BOB WHITE ROAD
(CALLED 60' ROW)

P.O.B.
M.A.S. SET

N 89°41'10" E 1320.04'

BOB WHITE ROAD
(54' ROW DEDICATION)

20' X 30'
HOA EASEMENT
(BY THIS PLAT)



DAVENPORT DRIVE
(CALLED 60' ROW)

BOB WHITE ESTABLISH
PHASE TWO
CAB. S. S.L. 714
DPRCT

BLOCK B

HORSESHOE MEADOWS DRIVE
(60' ROW)

BLOCK C

REMAINDER
BRIAN EDWARD FINCH
VOL. 1383, PG. 742
DPRCT

N 00°58'38" W 1644.92'

BLOCK C

EAST DRIVE
(CALLED 60' ROW)

EAST DRIVE
(60' ROW)

EAST DRIVE
(60' ROW)

MATCH LINE

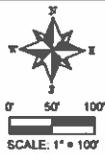
MATCH LINE

PLAT
HORSESHOE MEADOWS

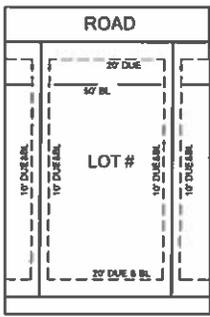
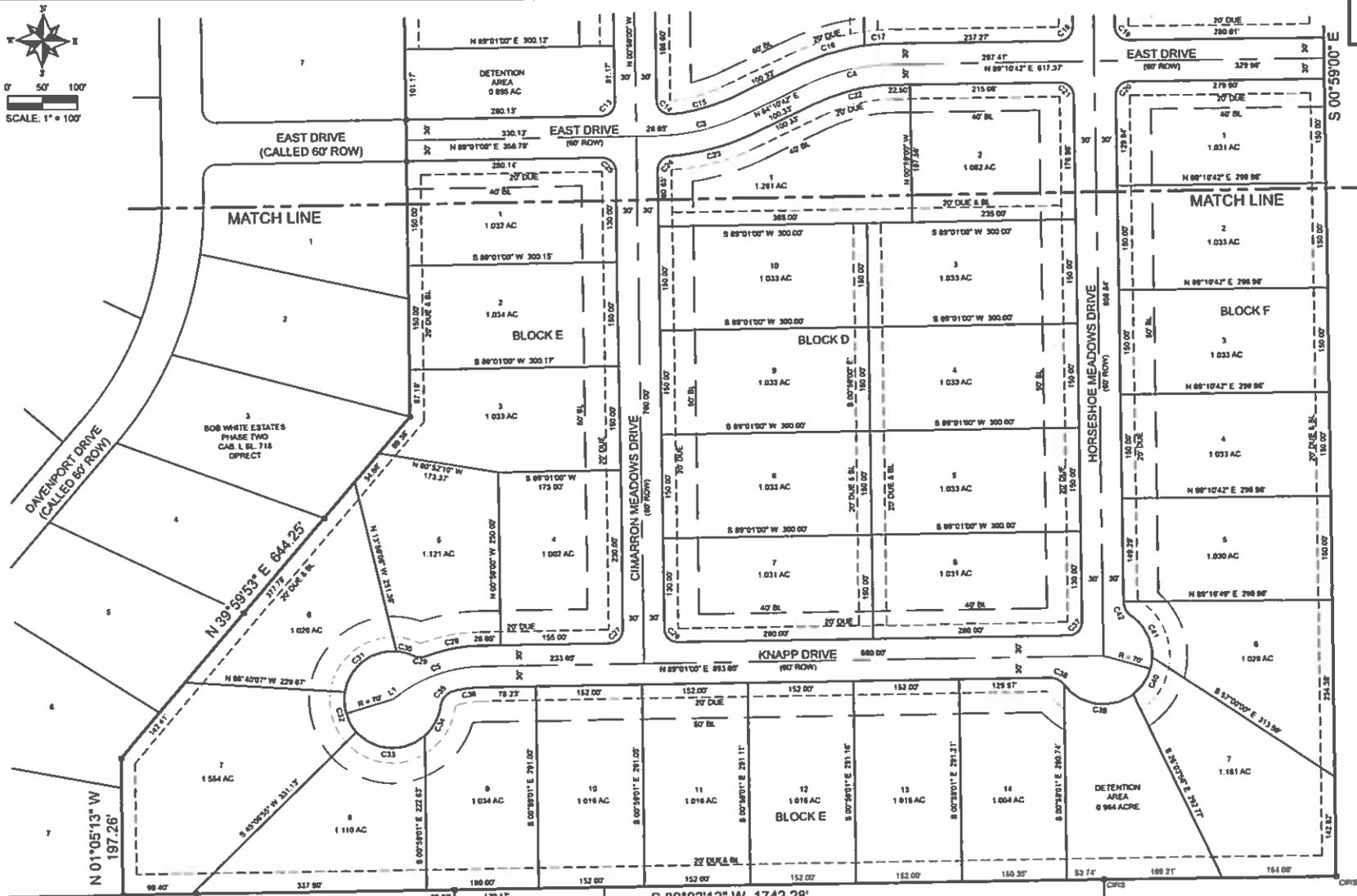
74.615 ACRES

RETURNED TO THE
W. BERRY SURVEY, ABSTRACT NO. 73
S. POWERS SURVEY, ABSTRACT NO. 837
M. POWERS SURVEY, ABSTRACT NO. 843
M. ROGERS SURVEY, ABSTRACT NO. 844
ET. J. CITY OF WAXAHACHE
ELLIS COUNTY, TEXAS
59 RESIDENTIAL LOTS
2 HOA LOTS
SUB-44-2019

(5)



SCALE: 1" = 100'



TYPICAL EASEMENTS (UNLESS OTHERWISE NOTED)

REMAINDER BRIAN EDWARD FINCH VOL. 1363, PG. 742 OPRECT

RCECE H. GIESECKE & DEBRA S. GIESECKE VOL. 747, PG. 155 OPRECT

DANNY R. GIRARD VOL. 704, PG. 173 OPRECT

SALVESTRE GONZALES, JR & EVA S. GONZALES VOL. 1406, PG. 637 OPRECT

TIMOTHY GIRARD VOL. 2810, PG. 231 OPRECT

GAY GOODMAN REVOCABLE TRUST VOL. 2410, PG. 475 OPRECT

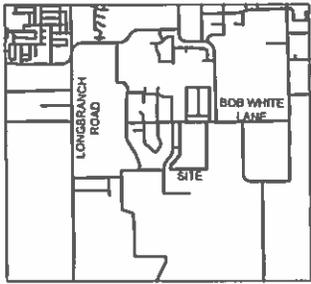
REMAINDER BRIAN EDWARD FINCH VOL. 1363, PG. 742 OPRECT

PLAT HORSESHOE MEADOWS

74.615 ACRES

SHOWN IN THE
 W. BERRY SURVEY, ABSTRACT NO. 73
 S. POWERS SURVEY, ABSTRACT NO. 837
 M. POWERS SURVEY, ABSTRACT NO. 843
 M. ROGERS SURVEY, ABSTRACT NO. 944
 ET AL. CITY OF WASKAHACHE
 ELLIS COUNTY, TEXAS
 59 RESIDENTIAL LOTS
 2 HOA LOTS
 SUB-44-2019

(5)



LEGEND

- ⊙ = 1/2" IRON ROD FOUND
- CRS = 5/8" IRON ROD WITH YELLOW PLASTIC CAP STAMPED "TXRCS" SET 8" FROM ROD FOUND
- FND = FOUND
- OPRCT = OFFICIAL PUBLIC RECORDS ELLIS COUNTY TEXAS
- DUE = DRAINAGE & UTILITY EASEMENT
- BL = BUILDING LINE

NOTES

- BEARING BARS FOR THIS SURVEY IN TEXAS COORDINATE SYSTEM NORTH-CENTRAL ZONE 4202 NAD 83 PER GPS OBSERVATIONS
- THE SUBJECT PROPERTY LIES WITHIN ZONE "1" DEFINED AS AREAS DETERMINED TO BE OUTSIDE THE 2% ANNUAL CHANCE FLOODPLAIN ACCORDING TO THE FLOOD INSURANCE RATE MAP NO. 181200100P DATED APRIL 4, 2013, AS PUBLISHED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY
- ALL LOTS SHALL BE SERVICED BY AN ON-SITE SEWAGE FACILITY SYSTEM FOR RESIDENTIAL USE. AN ON-SITE EVALUATION SHALL BE PERFORMED BY A REGISTERED ENGINEER AND/OR A REGISTERED SANITARIAN
- THE EXISTING CREEKS OR DRAINAGE CHANNELS TRaversing ALONG OR ACROSS THE SURVEYED TRACTS WILL REMAIN AS OPEN CHANNELS AND WILL BE MAINTAINED BY THE INDIVIDUAL OWNERS OF THE LOT OR BY THE HOMEOWNERS ASSOCIATION (HOA)
- ELLIS COUNTY WILL NOT BE RESPONSIBLE FOR THE MAINTENANCE AND OPERATION OF DRAINAGE WEYS FOR THE CONTROL OF EROSION LOCATED ON PRIVATE PROPERTY
- ALL CORNERS ARE ADJUMENTED WITH A 5/8" IRON ROD WITH CAP STAMPED "TXRCS" UNLESS OTHERWISE NOTED.
- ALL DEFINITION AREAS/LOTS AND THE HOA SIGN EASEMENT WILL BE MAINTAINED BY THE HOMEOWNERS ASSOCIATION

OWNER	ADDRESS	DATE	DESCRIPTION	AMOUNT	STATUS
001	001.00	11/14/20	111.73	11.10000000	22.20000000
002	002.00	11/14/20	111.73	11.10000000	22.20000000
003	003.00	11/14/20	111.73	11.10000000	22.20000000
004	004.00	11/14/20	111.73	11.10000000	22.20000000
005	005.00	11/14/20	111.73	11.10000000	22.20000000
006	006.00	11/14/20	111.73	11.10000000	22.20000000
007	007.00	11/14/20	111.73	11.10000000	22.20000000
008	008.00	11/14/20	111.73	11.10000000	22.20000000
009	009.00	11/14/20	111.73	11.10000000	22.20000000
010	010.00	11/14/20	111.73	11.10000000	22.20000000
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048	048.00	11/14/20	111.73	11.10000000	22.20000000
049	049.00	11/14/20	111.73	11.10000000	22.20000000
050	050.00	11/14/20	111.73	11.10000000	22.20000000

LINE	DATE	DESCRIPTION
1	11/14/20	111.73
2	11/14/20	111.73

OWNER'S CERTIFICATE

STATE OF TEXAS
COUNTY OF ELLIS

THAT B&H DEVELOPMENTS, LLC, IS THE SOLE OWNER OF A TRACT OF LAND SITUATED IN THE W. BERRY SURVEY, ABSTRACT NO. 73, THE S. POWERS SURVEY, ABSTRACT NO. 837, THE M. POWERS SURVEY, ABSTRACT NO. 843 AND THE M. ROGERS SURVEY, ABSTRACT NO. 844, ELLIS COUNTY, TEXAS, AND BEING ALL OF THAT TRACT OF LAND DESCRIBED IN DEED TO B&H DEVELOPMENTS, LLC, RECORDED IN INSTRUMENT NO. 2007017, OF THE OFFICIAL PUBLIC RECORDS OF ELLIS COUNTY, TEXAS (OPRCT), AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A NAIL SET FOR THE NORTHWEST CORNER OF SAID B&H DEVELOPMENTS TRACT IN THE WEST LINE BOB WHITE ESTATES, RECORDED IN CABINET I, SLIDE 718, OPRCT, IN THE APPROXIMATE CENTERLINE OF BOB WHITE ROAD (A VARIABLE WIDTH PRESCRIPTIVE AND DEDICATED RIGHT-OF-WAY), FROM WHICH A 1/2" IRON ROD WITH CAP STAMPED "RPLS 4488" FOUND FOR THE NORTHEAST CORNER OF LOT 1, BLOCK C, OF SAID BOB WHITE ESTATES BEARS S 00°58'31" E 48.88 FEET.

THENCE N 89°41'10" E, ALONG THE NORTH LINE OF SAID B&H DEVELOPMENTS TRACT, THE SOUTH LINE OF A TRACT OF LAND DESCRIBED IN DEED TO SARDIS LONG ELM WATER SUPPLY CORPORATION, RECORDED IN VOLUME 1401, PAGE 488, OPRCT, THE SOUTH LINE OF CRAWFORD MEADOWS, UNITS 1 AND 2, RECORDED IN CABINET I, SLIDE 34, OPRCT, AND THE APPROXIMATE CENTERLINE OF SAID BOB WHITE ROAD, A DISTANCE OF 1320.04 FEET TO A NAIL SET FOR THE NORTHEAST CORNER OF SAID B&H DEVELOPMENTS TRACT, IN THE NORTH LINE OF A TRACT OF LAND DESCRIBED IN DEED TO BRIAN EDWARD FINCH, RECORDED IN VOLUME 1363, PAGE 742, OPRCT.

THENCE S 00°59'00" E, ALONG THE EAST LINE OF SAID B&H DEVELOPMENTS TRACT, OVER AND ACROSS SAID FINCH TRACT A DISTANCE OF 2313.72 FEET TO A 5/8" IRON ROD WITH CAP STAMPED "TXRCS" SET FOR THE SOUTHEAST CORNER OF SAID B&H DEVELOPMENTS TRACT.

THENCE S 89°02'17" W, ALONG THE SOUTH LINE OF SAID B&H DEVELOPMENTS TRACT, THE COMMON NORTH LINE OF A TRACT OF LAND DESCRIBED IN DEED TO GAY GOODHAM REVOCABLE TRUST, RECORDED IN VOL. LINE 3413, PAGE 478, OPRCT, THE COMMON NORTH LINE OF A TRACT OF LAND DESCRIBED IN DEED TO TIMOTHY GIRARD, RECORDED IN VOLUME 2910, PAGE 2331, OPRCT, AND THE COMMON NORTH LINE OF A TRACT OF LAND DESCRIBED IN DEED TO ROLFE DONZALES, JR. AND EMIL DONZALES, RECORDED IN VOLUME 1489, PAGE 837, OPRCT, PASSING AT A DISTANCE OF 832.26 FEET A 1/2" IRON ROD FOUND FOR THE NORTHWEST CORNER OF SAID DONZALES TRACT AND THE COMMON NORTHEAST CORNER OF A TRACT OF LAND DESCRIBED IN DEED TO DANNY R. GIRARD, RECORDED IN VOLUME 794, PAGE 173, OPRCT, CONTINUING ALONG THE SOUTH LINE OF SAID B&H DEVELOPMENTS TRACT AND THE COMMON NORTH LINE OF SAID GIRARD TRACT, PASSING AT A DISTANCE OF 1303.27 FEET A 1/2" IRON ROD FOUND FOR THE NORTHWEST CORNER OF SAID GIRARD TRACT AND THE COMMON NORTHEAST CORNER OF A TRACT OF LAND DESCRIBED IN DEED TO REECE K. GRESCHKE AND DEBRA S. GRESCHKE RECORDED IN VOLUME 747, PAGE 158, OPRCT, CONTINUING ALONG THE SOUTH LINE OF SAID B&H DEVELOPMENTS TRACT AND THE COMMON NORTH LINE OF SAID GRESCHKE TRACT, IN ALL A TOTAL DISTANCE OF 1742.28 FEET TO A 1/2" IRON ROD FOUND FOR THE SOUTHWEST CORNER OF SAID B&H DEVELOPMENTS TRACT AND THE COMMON SOUTHEAST CORNER OF LOT 7, BLOCK B, OF SAID BOB WHITE ESTATE.

THENCE, ALONG THE WEST LINES OF SAID B&H DEVELOPMENTS TRACT AND THE COMMON EAST LINES OF SAID BOB WHITE ESTATES, AS FOLLOWS:

N 01°09'13" W, A DISTANCE OF 187.26 FEET TO A 1/2" IRON ROD FOUND FOR AN ANGLE POINT IN SAID COMMON LINE.

N 38°58'51" E, A DISTANCE OF 544.25 FEET TO A 1/2" IRON ROD FOUND ANGLE POINT IN SAID COMMON LINE.

N 00°38'31" W, A DISTANCE OF 1844.92 FEET TO THE POINT OF BEGINNING AND CONTAINING 74.615 ACRES OF LAND, MORE OR LESS.

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

THAT B&H DEVELOPMENTS, LLC, DO HEREBY CERTIFY AND ADOPT THIS PLAT DESIGNATING THE HEREIN ABOVE DESCRIBED PROPERTY AS HORSESHOE MEADOWS, AN ADDITION TO ELLIS COUNTY, AND DOES HEREBY DEDICATE TO THE PUBLIC USE FOREVER, THE STREETS AND ALLEYS SHOWN THEREON. B&H DEVELOPMENTS DOES HEREBY CERTIFY THE FOLLOWING:

1. THE STREETS AND ALLEYS ARE DEDICATED IN FEE SIMPLE FOR STREET AND ALLEY PURPOSES.
2. ALL PUBLIC IMPROVEMENTS AND DEDICATIONS SHALL BE FREE AND CLEAR OF ALL DEBT, LIENS, AND/OR ENCUMBRANCES.
3. THE EASEMENTS AND PUBLIC USE AREAS, AS SHOWN AND CREATED BY THIS PLAT ARE DEDICATED FOR THE PUBLIC USE FOREVER FOR THE PURPOSES INDICATED ON THIS PLAT.
4. NO BUILDINGS, FENCES, TREES, SHRUBS OR OTHER IMPROVEMENTS OR GROWTHS SHALL BE CONSTRUCTED OR PLACED UPON, OVER OR ACROSS THE EASEMENTS AS SHOWN.
5. ELLIS COUNTY IS NOT RESPONSIBLE FOR REPLACING ANY IMPROVEMENTS IN UNDER, OR OVER ANY EASEMENTS CAUSED BY MAINTENANCE OR REPAIR.
6. UTILITY EASEMENTS MAY ALSO BE USED FOR THE MUTUAL USE AND ACCOMMODATION OF ALL PUBLIC UTILITIES DESIRING TO USE OR USING THE SAME UNLESS THE EASEMENT LIMITS THE USE TO PARTICULAR UTILITIES, SAID USE BY PUBLIC UTILITIES BEING SUBORDINATE TO THE PUBLIC'S AND ELLIS COUNTY'S USE THEREOF.
7. ELLIS COUNTY AND/OR PUBLIC UTILITIES SHALL HAVE THE RIGHT TO REMOVE AND KEEP REMOVED ALL OR PARTS OF ANY BUILDINGS, FENCES, TREES, SHRUBS OR OTHER IMPROVEMENTS OR GROWTHS WHICH MAY IN ANY WAY ENDANGER OR INTERFERE WITH THE CONSTRUCTION, MAINTENANCE, OR EFFICIENCY OF THEIR RESPECTIVE SYSTEMS IN THE EASEMENTS.
8. ELLIS COUNTY AND PUBLIC UTILITIES SHALL AT ALL TIMES HAVE THE FULL RIGHT OF ACCESS AND EGRESS TO OR FROM THEIR RESPECTIVE EASEMENTS FOR THE PURPOSE OF CONSTRUCTING, RECONSTRUCTING, INSPECTING, 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.
9. ALL MODIFICATIONS TO THIS DECLARATION SHALL BE BY MEANS OF PLAT AND APPROVED BY ELLIS COUNTY.

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

WITNESS MY HAND, THIS THE _____ DAY OF _____, 2020

BY:

HUNTER GLASS
B&H DEVELOPMENTS, 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 HUNTER GLASS, 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, _____ DAY OF _____, 2020

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 PURPOSES 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 WAKAHACHE

BY: _____ DATE _____

ATTEST: _____ DATE _____

STATE OF TEXAS
COUNTY OF ELLIS

CERTIFICATE OF APPROVAL BY THE COMMISSIONERS COURT OF ELLIS COUNTY TEXAS

APPROVED THIS, THE _____ DAY OF _____, 2020
ATTEST:

TODD LITTLE COUNTY JUDGE KRISTAL VALDEZ COUNTY CLERK

RANDY STINSON COMMISSIONER PRECINCT 1 LANE GRAYSON COMMISSIONER PRECINCT 2

PAUL PERRY COMMISSIONER PRECINCT 3 KYLE BUTLER COMMISSIONER PRECINCT 4

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

DEPARTMENT OF DEVELOPMENT DIRECTOR DATE

OWNER
B&H DEVELOPMENTS, LLC
2624 MARQUETTE ST
DALLAS, TX 75225
972 879 2794
SURVEYOR
TEXAS REALTY CAPTURE & SURVEYING, LLC
P.O. BOX 252
WAKAHACHE, TEXAS 75168
409 518 0338
T8PLS FRM NO 19194356

**PLAT
HORSESHOE MEADOWS**

74.615 ACRES

STATED BY THE
W. BERRY SURVEY ABSTRACT NO. 73
S. POWERS SURVEY ABSTRACT NO. 837
M. POWERS SURVEY ABSTRACT NO. 843
M. ROGERS SURVEY ABSTRACT NO. 844
ETC., CITY OF WAKAHACHE
ELLIS COUNTY, TEXAS
59 RESIDENTIAL LOTS
2 HOA LOTS
SUB-44-2019

(5)



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



WATER UTILITY PROVIDER'S ENDORSEMENT

Applicant Name: Glass Development Parcel ID #: 180074
Subdivision Name: Horseshoe Meadows

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

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

Contact Information:

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

To be completed by the water utility provider:

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

PAUL FISCHER
Print Name of General Manager of water provider or Designee

Sardis Lone Elm
Name of water provider company

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

11-26-19
Date

(6)

Planning & Zoning Department

Plat Staff Report

Case: SUB-85-2020



MEETING DATE(S)

Planning & Zoning Commission: September 15, 2020

City Council: September 21, 2020

CAPTION

Consider request by Mark Wilson, Maxwell Custom Homes, LLC, for a Plat of The Estates of Hidden Creek for seventy (70) lots being 99.170 acres situated in the D. Mitchell Survey, Abstract 703, J. Steele Survey, Abstract 991, and the J. Starrett Survey, Abstract 1026 (Property ID 183399 and 277593) in the Extra Territorial Jurisdiction – Owner: Konark Singh, Konark Real Estate Enterprises and Navito Development, LLC (SUB-85-2020)

APPLICANT REQUEST

The applicant is requesting a plat for a new residential subdivision in the Waxahachie ETJ. The plat will consist of 70 lots (3 lots will be HOA maintained open space lots), and would be a single family development. The applicant is also requesting that a petition of relief waiver be granted by City Council to not require the connection to the road stub out from Quail Creek Village at the proposed location of Lot 4.

CASE INFORMATION

Applicant: Mark Wilson, Maxwell Custom Homes, LLC

Property Owner(s): Konark Singh

Site Acreage: 99.170 acres

Number of Lots: 70 lots

Number of Dwelling Units: 67 units

Park Land Dedication: N/A (ETJ)

Adequate Public Facilities: A Water Letter from Rockett SUD states that adequate domestic flow and fire flow are available to this site.

SUBJECT PROPERTY

General Location: The subject property is adjacent to and north of Butcher Road and Ring Road.

Parcel ID Number(s): 183399 and 277593

Current Zoning: N/A (ETJ)

(6)

Existing Use: Currently Undeveloped

Platting History: The subject property is situated in the D. Mitchell Survey, Abstract 703, J. Steele Survey, Abstract 991, and the J. Starrett Survey, Abstract 1026.

Site Aerial:



STAFF NOTE

The applicant is meeting one portion of the right-of-way dedication for the plat, due to the inclusion of Lot 42 of the development. This dedication is imperative for the future development of Ring Road, as it will ensure an improved roadway. However the applicant is requesting the waiver for the western portion of the development connecting to the neighboring subdivision.

STAFF CONCERNS

1. A dead-end stub street was established as part of the Quail Creek Village development to the west. Per Section 3.1(r) of the subdivision ordinance, the intent of these stub outs is to act as an extension to bridge neighboring developments. However, the plat fails to establish this connection, instead placing a lot (Lot 4, Block A) where the right-of-way connection would need to be established.

APPLICANT RESPONSE TO CONCERNS

1. The applicant is requesting a petition of relief waiver from City Council to create the lot without having to establish the connection with Quail Creek Village.

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
 1. The proposed plat fails to meet the requirements of the City of Waxahachie Subdivision Ordinance, Section 3.1(r), by not establishing a connection with the dead-end stub street.
- Approval, as presented.
- Approval, per the following conditions:

ATTACHED EXHIBITS

1. Plat drawing
2. Water Letter
3. Variance Request

APPLICANT REQUIREMENTS

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

CITY REQUIREMENTS FOR PLAT RECORDING AND FILING

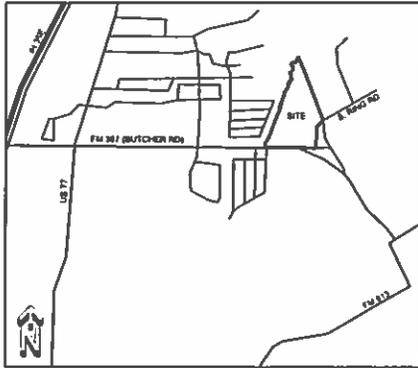
A plat shall not be filed with the Ellis County Clerk until:

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

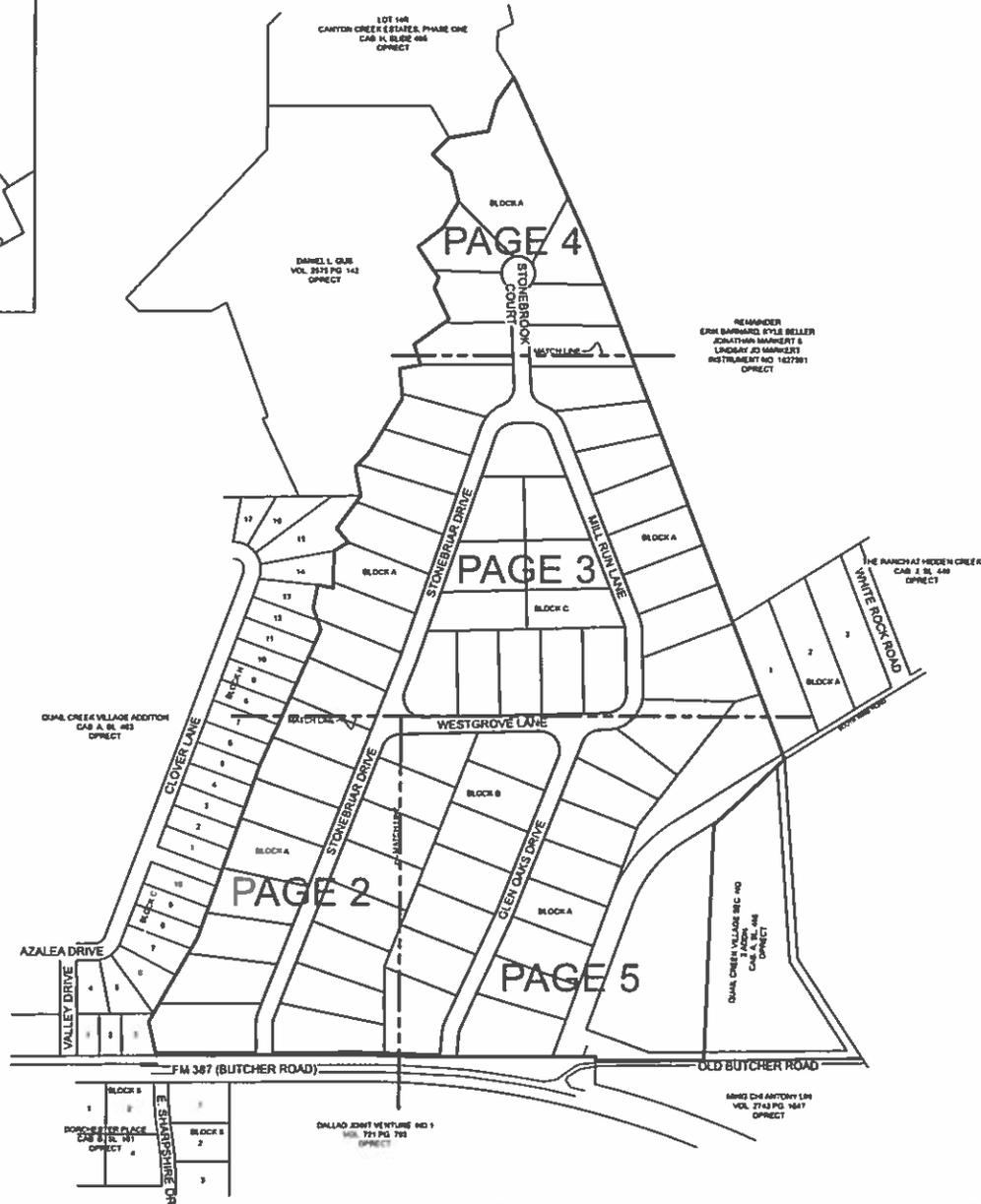
STAFF CONTACT INFORMATION

Prepared by:
Chris Webb
Planner
cwebb@waxahachie.com

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



VICINITY MAP
N.T.S.



PLAT
ESTATES OF HIDDEN CREEK

99.170 ACRES
87 PROPOSED LOTS
SITUATED IN THE
D. MITCHELL SURVEY, ABSTRACT NO. 703,
J. STEELE SURVEY, ABSTRACT NO. 091
AND THE
J. STARRETT SURVEY, ABSTRACT NO. 1028
ETJ, CITY OF WAXAHACHE,
ELLIS COUNTY, TEXAS
CASE NO: SUB-85-2020

OWNERS:
NAVITO DEVELOPMENT, LLC
4844 HOLLY TREE DR.
DALLAS, TX 75287
617.777.0220

OWNERS:
KONARK REAL ESTATE
ENTERPRISES BUTCHER LLC
4844 HOLLY TREE DR.
DALLAS, TX 75287
617.777.0220

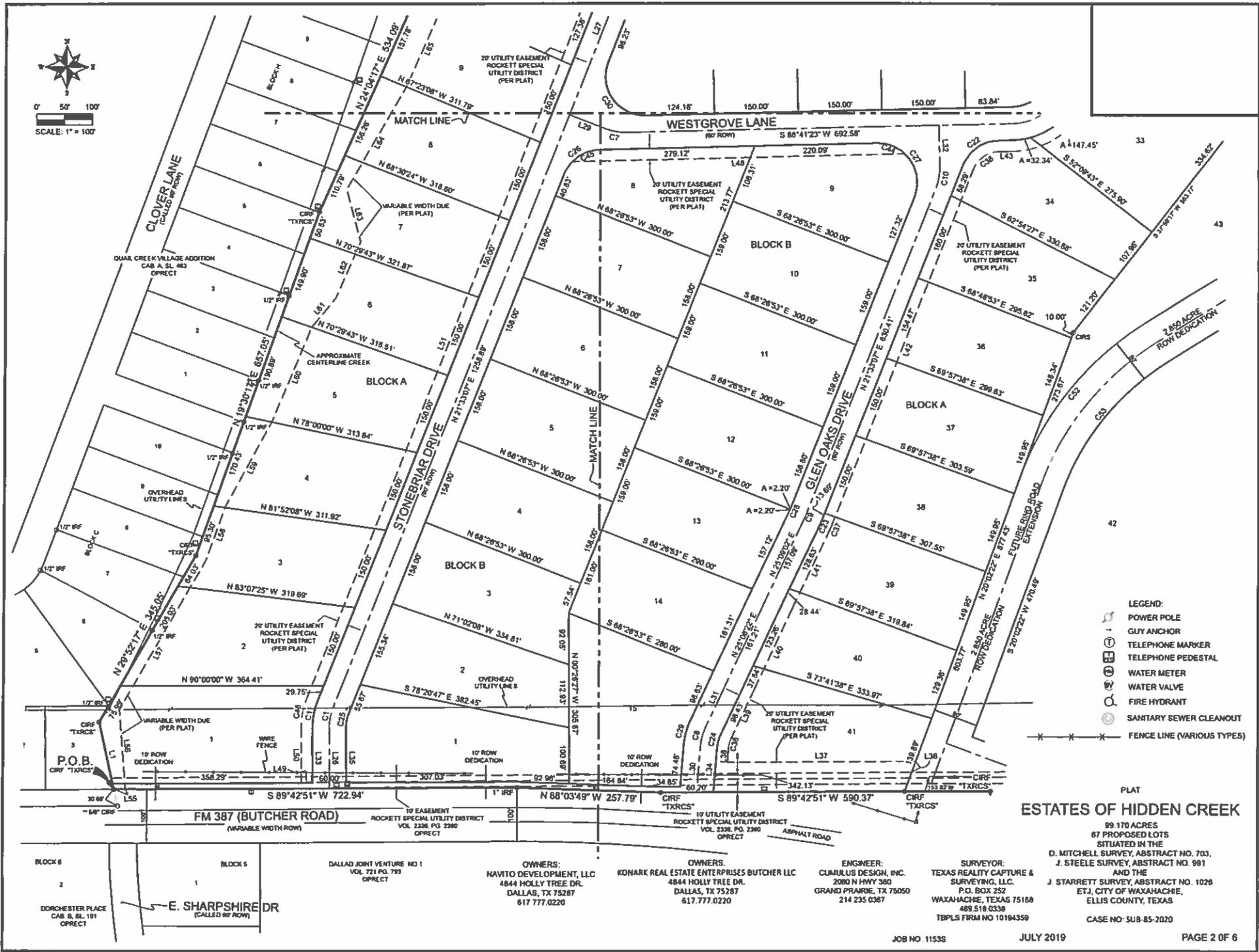
ENGINEER:
CUMULUS DESIGN, INC.
2080 N HWY 360
GRAND PRAIRIE, TX 75050
214.235.0367

SURVEYOR:
TEXAS REALITY CAPTURE &
SURVEYING, LLC.
P.O. BOX 252
WAXAHACHE, TEXAS 75168
469.518.0338
TBPLS FIRM NO 10194359

(6)



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



- LEGEND:
- POWER POLE
 - GUY ANCHOR
 - TELEPHONE MARKER
 - TELEPHONE PEDESTAL
 - WATER METER
 - WATER VALVE
 - FIRE HYDRANT
 - SANITARY SEWER CLEANOUT
 - FENCE LINE (VARIOUS TYPES)

PLAT ESTATES OF HIDDEN CREEK

99.170 ACRES
67 PROPOSED LOTS
SITUATED IN THE
D. MITCHELL SURVEY, ABSTRACT NO. 703,
J. STEELE SURVEY, ABSTRACT NO. 091
AND THE
J. STARRETT SURVEY, ABSTRACT NO. 1026
ETJ, CITY OF WAXAHACHE,
ELLIS COUNTY, TEXAS
CASE NO: 508-85-2020

DORCHESTER PLACE
C&B & S.L. 101
OPRECT

E. SHARPSHIRE DR
(CALLED BY ROW)

DALLAS JOINT VENTURE NO 1
VOL. 721 PG. 793
OPRECT

OWNERS:
NAVITO DEVELOPMENT, LLC
4844 HOLLY TREE DR.
DALLAS, TX 75287
617.777.0220

OWNERS:
KDHARK REAL ESTATE ENTERPRISES BUTCHER LLC
4844 HOLLY TREE DR.
DALLAS, TX 75287
617.777.0220

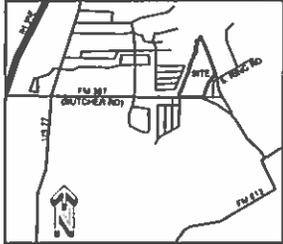
ENGINEER:
CUMULUS DESGN. INC.
2080 N HWY 360
GRAND PRAIRIE, TX 75050
214 235 0367

SURVEYOR:
TEXAS REALITY CAPTURE &
SURVEYING, LLC.
P.O. BOX 252
WAXAHACHE, TEXAS 75108
469.518.0338
TBPLS FIRM NO 10194359

(6)



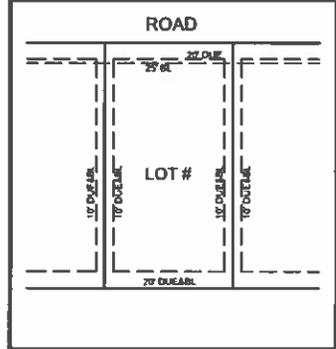
0' 50' 100'
SCALE: 1" = 100'



VICINITY MAP
N.T.S.

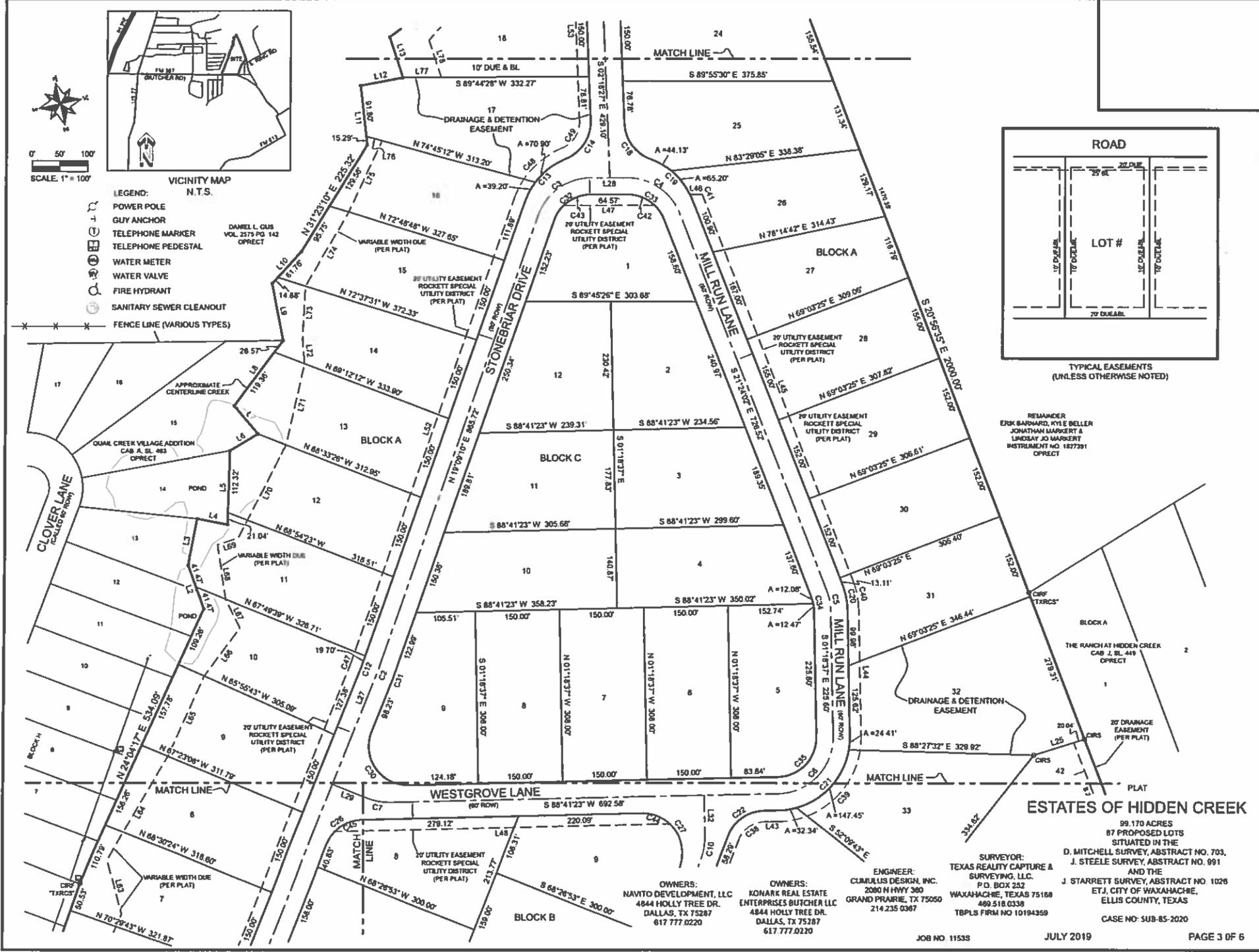
- LEGEND:**
- POWER POLE
 - GUY ANCHOR
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 - TELEPHONE PEDESTAL
 - WATER METER
 - WATER VALVE
 - FIRE HYDRANT
 - SANITARY SEWER CLEANOUT
 - FENCE LINE (VARIOUS TYPES)

DANIEL L. CUS
VOL. 2378 PD. 142
OPRECT



TYPICAL EASEMENTS
(UNLESS OTHERWISE NOTED)

REMAINDER
ERIK BARSHARD, KYLE BELLER
JONATHAN MARKERT &
LINDSAY JO MARKERT
INSTRUMENT NO. 1877291
OPRECT



OWNERS:
NAVTO DEVELOPMENT, LLC
4844 HOLLY TREE DR.
DALLAS, TX 75287
617 777 0220

OWNERS:
KONARK REAL ESTATE
ENTERPRISES BUTCHER LLC
4844 HOLLY TREE DR.
DALLAS, TX 75287
617 777 0220

ENGINEER:
CUMULUS DESIGN, INC.
2080 N HWY 380
GRAND PRAIRIE, TX 75050
214 235 0367

SURVEYOR:
TEXAS REALTY CAPTURE &
SURVEYING, LLC.
P.O. BOX 232
WAXAHACHE, TEXAS 75168
469 518 0338
TBPLS FRM NO 10194359

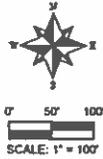
89.170 ACRES
87 PROPOSED LOTS
SITUATED IN THE
D. MITCHELL SURVEY, ABSTRACT NO. 703,
J. STEELE SURVEY, ABSTRACT NO. 991
AND THE
ET J. STARRETT SURVEY, ABSTRACT NO. 1028
ET J., CITY OF WAXAHACHE,
ELLIS COUNTY, TEXAS

CASE NO: SUB-85-2020

(6)

LEGEND

CRS = 5/8 IRON ROD WITH YELLOW PLASTIC CAP STAMPED "TRCS" SET
 RF = IRON ROD FOUND
 FND = FOUND
 OPRECT = OFFICIAL PUBLIC RECORDS ELLIS COUNTY TEXAS
 DUE = DRAINAGE & UTILITY EASEMENT
 BL = BUILDING LINE



AREA CHART			
LOT #	BLOCK	SQ FT	ACRES
1	A	88,830	1.578
2	A	55,588	1.278
3	A	46,493	1.067
4	A	49,289	1.131
5	A	53,422	1.228
6	A	47,848	1.098
7	A	50,022	1.148
8	A	48,247	1.108
9	A	47,449	1.089
10	A	44,179	1.014
11	A	50,881	1.168
12	A	50,219	1.153
13	A	51,703	1.187
14	A	48,857	1.122
15	A	51,703	1.187
16	A	45,347	1.041
17	A	58,999	1.354
18	A	47,808	1.098
19	A	45,081	1.035
20	A	48,171	1.108
21	A	159,823	3.689
22	A	45,043	1.034
23	A	44,003	1.010
24	A	51,722	1.187
25	A	56,184	1.290
26	A	45,086	1.035
27	A	43,931	1.009
28	A	47,807	1.097
29	A	46,895	1.072
30	A	46,511	1.068
31	A	48,805	1.120
32	A	83,543	1.918
33	A	61,780	1.418
34	A	45,366	1.041
35	A	44,805	1.029

AREA CHART			
LOT #	BLOCK	SQ FT	ACRES
36	A	45,055	1.034
37	A	45,228	1.038
38	A	45,818	1.052
39	A	46,964	1.078
40	A	45,722	1.050
41	A	64,458	1.480
1	B	58,994	1.354
2	B	47,095	1.081
3	B	46,884	1.076
4	B	47,400	1.088
5	B	47,400	1.088
6	B	47,400	1.088
7	B	47,400	1.088
8	B	44,777	1.028
9	B	48,309	1.109
10	B	47,700	1.095
11	B	47,700	1.095
12	B	47,700	1.095
13	B	48,805	1.077
14	B	45,865	1.053
15	B	60,683	1.393
1	C	43,727	1.004
2	C	44,029	1.011
3	C	47,495	1.090
4	C	45,831	1.052
5	C	46,328	1.064
6	C	46,200	1.061
7	C	46,200	1.061
8	C	46,200	1.061
9	C	48,517	1.114
10	C	46,782	1.074
11	C	48,456	1.112
12	C	45,551	1.046

LINE	BEARING	DISTANCE
L1	N 12°38'43" W	124.47
L2	N 20°07'43" W	82.94
L3	N 10°45'17" E	84.26
L4	S 73°07'43" E	155.35
L5	N 01°46'17" E	133.86
L6	N 68°28'17" E	128.06
L7	N 40°29'43" W	85.50
L8	N 36°28'17" E	145.93
L9	N 10°59'11" W	103.88
L10	N 42°25'45" E	78.84
L11	N 68°29'24" W	107.08
L12	N 70°17'40" E	75.07
L13	N 18°18'09" W	75.99
L14	N 25°29'39" W	123.53
L15	N 23°08'28" E	41.01
L16	N 34°18'11" W	133.20
L17	N 51°35'59" W	115.11
L18	N 31°00'58" E	107.73
L19	N 14°30'57" W	107.70
L20	N 46°08'51" W	103.41
L21	N 44°39'19" E	84.87
L22	N 61°17'39" E	141.80
L23	N 15°17'55" E	109.68
L24	N 35°08'09" E	107.56
L25	S 72°27'38" W	94.27
L26	N 00°48'27" W	108.22
L27	N 21°33'07" E	98.23
L28	N 60°02'00" E	54.57
L29	S 68°26'53" E	68.18
L30	N 04°24'35" E	82.03
L31	N 24°42'21" E	98.53
L32	N 01°18'37" W	73.94
L33	S 00°28'27" E	108.14
L34	S 04°24'58" W	78.57
L35	N 00°28'27" W	1108.30

CURVE	RADIUS	DELTA ANGLE	ARC LENGTH	CHORD BEARING	CHORD LENGTH
C1	100.00	21°59'33.84"	38.38	N 10°33'20" E	38.15
C2	100.00	2°25'58.87"	4.18	N 20°21'08" E	4.19
C3	100.00	10°54'35.61"	18.65	N 54°34'35" E	115.82
C4	100.00	68°35'58.30"	119.73	S 55°42'01" E	112.70
C5	100.00	20°05'24.25"	35.06	S 11°21'20" E	34.85
C6	100.00	60°00'00.00"	157.08	S 43°41'23" W	141.42
C7	100.00	22°14'44.29"	39.80	S 79°52'45" E	39.64
C8	100.00	20°10'05.23"	35.06	N 14°53'20" W	35.43
C9	100.00	3°35'55.57"	6.28	N 23°21'05" E	6.28
C10	100.00	22°51'44.29"	39.80	N 10°07'15" E	39.64
C11	130.00	21°59'33.84"	49.80	S 10°33'20" W	49.59
C12	70.00	2°25'58.87"	2.90	S 20°21'08" W	2.90
C13	130.00	10°54'35.61"	110.00	S 43°24'51" W	105.83
C14	70.00	68°35'58.30"	135.50	S 52°41'02" W	70.28
C15	70.00	39°42'54.49"	48.52	S 22°09'54" E	47.58
C16	80.00	259°25'48.99"	271.67	S 87°41'34" W	92.31
C17	70.00	39°42'54.49"	48.52	N 17°33'01" E	47.58
C18	70.00	67°16'51.50"	82.20	N 35°06'52" W	77.56
C19	130.00	48°11'14.28"	189.33	N 45°29'42" W	108.14
C20	130.00	20°05'24.25"	45.35	N 11°21'20" W	45.35
C21	130.00	90°00'00.00"	204.20	N 43°41'23" E	183.85
C22	70.00	67°08'15.71"	82.02	N 55°07'15" E	77.41
C23	130.00	3°35'55.59"	8.17	N 23°21'05" E	8.18
C24	70.00	20°10'05.23"	34.86	N 14°53'20" W	34.67
C25	70.00	21°59'33.84"	38.87	S 10°33'20" W	38.70
C26	70.00	67°08'15.71"	82.02	S 55°07'15" W	77.41
C27	70.00	67°08'15.71"	137.89	N 34°52'45" W	118.65
C28	70.00	3°35'55.59"	4.40	N 23°21'05" E	4.40
C29	130.00	20°10'05.23"	48.08	N 14°53'20" W	45.82
C30	70.00	11°24'44.32"	137.89	N 34°52'45" W	118.65
C31	130.00	2°25'58.87"	5.44	N 20°21'08" E	5.44
C32	70.00	70°50'50.50"	86.58	N 54°34'35" E	81.15
C33	70.00	68°35'58.30"	83.81	S 55°42'01" E	78.89
C34	70.00	20°05'24.25"	24.54	S 11°21'20" E	24.42
C35	70.00	60°00'00.00"	159.88	S 43°41'23" W	98.99
C36	50.00	20°18'03.62"	17.72	N 14°33'49" E	17.62
C37	150.00	3°35'55.59"	9.42	N 23°21'05" E	9.42
C38	50.00	67°08'15.71"	58.58	N 55°07'15" E	55.29
C39	150.00	90°00'00.00"	235.62	N 43°41'23" E	212.13
C40	150.00	20°05'24.25"	52.50	N 11°21'20" W	52.33
C41	150.00	11°24'44.32"	157.65	N 34°52'45" W	118.65
C42	70.00	44°24'55.11"	54.26	S 67°41'34" E	52.82
C43	70.00	44°24'55.11"	54.26	N 67°41'34" E	52.82
C44	70.00	44°24'55.11"	54.26	S 69°06'10" E	52.82
C45	70.00	44°24'55.11"	54.26	N 68°28'53" E	52.82
C46	150.00	21°59'33.84"	57.65	N 10°33'20" W	57.42
C47	50.00	2°25'58.87"	2.09	N 20°21'08" E	2.09
C48	150.00	48°31'22.45"	127.03	N 43°24'51" E	123.27
C49	50.00	69°58'58.62"	81.07	N 32°41'03" E	57.35
C50	50.00	39°42'54.49"	34.68	N 22°09'54" W	33.87
C51	30.00	148°53'43.24"	207.90	N 32°25'52" E	154.14
C52	240.00	18°03'49.51"	358.74	N 39°03'17" E	352.18
C53	460.00	38°03'49.51"	305.60	S 39°04'17" W	300.01

LINE BEARING	DISTANCE
L36	N 20°02'22" E 21.35
L37	S 89°33'33" W 537.67
L38	N 04°24'35" E 24.78
L39	N 24°42'41" E 98.38
L40	N 25°06'22" E 181.09
L41	N 21°00'02" E 137.05
L42	N 21°33'07" E 88.45
L43	N 68°41'23" E 28.09
L44	N 01°18'37" W 225.60
L45	N 21°24'02" W 746.01
L46	N 20°21'08" W 71.84
L47	N 90°00'00" W 162.55
L48	N 68°41'23" E 28.09
L49	S 89°42'15" W 200.00
L50	N 00°26'27" W 98.00
L51	N 21°33'07" E 11357.13
L52	N 19°09'10" E 681.58
L53	N 02°18'28" W 1321.68
L54	S 16°52'24" W 200.00
L55	N 89°42'15" E 218.91
L56	N 04°24'35" E 1333.38
L57	N 29°52'17" E 309.29
L58	N 19°30'17" E 1011.14
L59	N 28°29'54" E 174.79
L60	N 22°32'22" E 184.92
L61	N 39°23'01" E 88.04
L62	N 23°21'05" E 110.32
L63	N 15°03'30" W 87.40
L64	N 30°04'40" E 213.25
L65	N 23°59'50" E 158.50
L66	N 30°27'38" E 108.56
L67	N 26°24'49" W 58.03
L68	N 05°48'02" E 197.78
L69	N 71°49'25" E 38.97
L70	N 28°50'18" E 1187.81
L71	N 12°32'22" E 1148.50
L72	N 04°46'30" W 144.32
L73	N 03°00'55" E 95.35
L74	N 30°06'22" E 1152.75
L75	N 24°39'20" E 141.78
L76	N 74°45'12" W 28.96
L77	N 89°44'28" E 68.35
L78	N 18°18'09" W 69.67
L79	N 41°41'58" E 120.35
L80	N 09°59'36" W 109.35
L81	N 00°38'33" E 77.87
L82	N 49°35'16" W 101.02
L83	N 48°31'33" E 201.39
L84	N 27°18'09" W 61.32
L85	N 20°26'53" W 105.15
L86	N 48°52'40" W 155.78
L87	N 24°15'09" E 40.00
L88	N 70°01'55" E 1175.11
L89	N 08°57'56" E 97.08
L90	N 32°22'32" E 95.75
L91	S 24°16'24" E 45.78
L92	N 00°17'04" W 15.75

NOTES

BEARING BASIS FOR THIS SURVEY IS TEXAS COORDINATE SYSTEM, NORTH CENTRAL ZONE 4832, NAD 83, PER GPS OBSERVATIONS.

ALL OF THE SUBJECT PROPERTY LIES WITHIN ZONE "A", DEFINED AS "AREAS DETERMINED TO BE OUTSIDE THE 2% ANNUAL CHANCE FLOODPLAIN" ACCORDING TO THE FLOOD INSURANCE RATE MAP NO. 48138C0206F, DATED JUNE 3, 2013, AS PUBLISHED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY.

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

THE EXISTING CREEKS OR DRAINAGE CHANNELS TRAVELING ALONG OR ACROSS THE SUBDIVIDED TRACTS WILL REMAIN AS OPEN CHANNELS, AND WILL BE MAINTAINED BY THE INDIVIDUAL OWNERS OF THE LOT OR BY THE HOMEOWNERS ASSOCIATION (HOA).

ELLIS COUNTY WILL NOT BE RESPONSIBLE FOR THE MAINTENANCE AND OPERATION OF DRAINAGE HWYS FOR THE CONTROL OF EROSION LOCATED ON PRIVATE PROPERTY.

ELLIS COUNTY WILL NOT BE RESPONSIBLE FOR THE MAINTENANCE OF DRAINAGE EASEMENTS OR DETENTION AREAS.

ESTATES OF HIDDEN CREEK

99.170 ACRES
 87 PROPOSED LOTS
 SITUATED IN THE
 D. MITCHELL SURVEY, ABSTRACT NO. 703,
 J. STEELE SURVEY, ABSTRACT NO. 991
 AND THE
 J. STARRETT SURVEY, ABSTRACT NO. 1026
 ETJ, CITY OF WAXAHACHE,
 ELLIS COUNTY, TEXAS

OWNERS:
 KONARK REAL ESTATE ENTERPRISES BUTCHER LLC
 4844 HOLLY TREE DR.
 DALLAS, TX 75287
 617.777.0220

ENGINEER:
 CUMULUS DESIGN, INC.
 2080 N HWY 360
 GRAND PRAIRIE, TX 75050
 214.235.0367

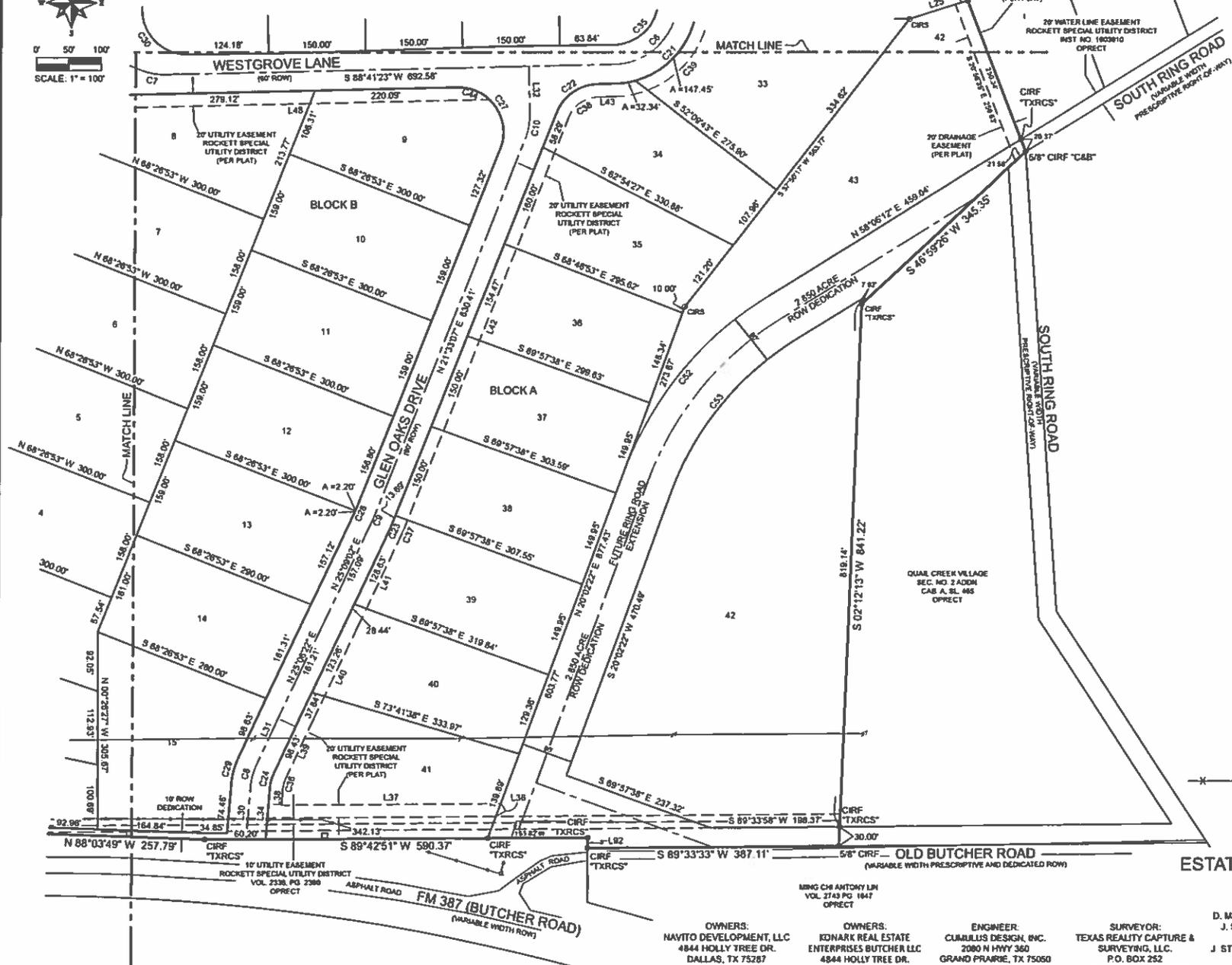
SURVEYOR:
 TEXAS REALTY CAPTURE & SURVEYING, L.L.C.
 P.O. BOX 252
 WAXAHACHE, TEXAS 75168
 469.518.0338
 TBPLS FIRM NO 10194359

89.170 ACRES
 87 PROPOSED LOTS
 SITUATED IN THE
 D. MITCHELL SURVEY, ABSTRACT NO. 703,
 J. STEELE SURVEY, ABSTRACT NO. 991
 AND THE
 J. STARRETT SURVEY, ABSTRACT NO. 1026
 ETJ, CITY OF WAXAHACHE,
 ELLIS COUNTY, TEXAS

CASE NO: 508-85-2020



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



- LEGEND:
- POWER POLE
 - GUY ANCHOR
 - TELEPHONE MARKER
 - TELEPHONE PEDESTAL
 - WATER METER
 - WATER VALVE
 - FIRE HYDRANT
 - SANITARY SEWER CLEANOUT
 - FENCE LINE (VARIOUS TYPES)

PLAT ESTATES OF HIDDEN CREEK

99.170 ACRES
07 PROPOSED LOTS
SITUATED IN THE
D. MITCHELL SURVEY, ABSTRACT NO. 703,
J. STEELE SURVEY, ABSTRACT NO. 001
AND THE
J. STARRETT SURVEY, ABSTRACT NO. 1028
ETJ, CITY OF WAXAHACHE,
ELLIS COUNTY, TEXAS
CASE NO. SUB-85-1020

OWNERS:
NAVITO DEVELOPMENT, LLC
4844 HOLLY TREE DR.
DALLAS, TX 75287
617.777.0220

OWNERS:
KONARK REAL ESTATE
ENTERPRISES BUTCHER LLC
4844 HOLLY TREE DR.
DALLAS, TX 75287
617.777.0220

ENGINEER:
CUMULUS DESIGN, INC.
2080 N HWY 360
GRAND PRAIRIE, TX 75050
214.235.0367

SURVEYOR:
TEXAS REALITY CAPTURE &
SURVEYING, LLC.
P.O. BOX 252
WAXAHACHE, TEXAS 75168
409.518.0338
TBPLS FIRM NO 10184359

MING CHU ANTHONY LIM
VOL. 2743 PG. 1647
OPRECT

(6)

STATE OF TEXAS
COUNTY OF ELLIS

KNOW ALL MEN BY THESE PRESENTS:

WHEREAS KDMARK REAL ESTATE ENTERPRISES BUTCHER LLC IS THE SOLE OWNER OF A TRACT OF LAND SITUATED IN THE M ALLEN SURVEY ABSTRACT NO. 11, THE D MITCHELL SURVEY, ABSTRACT NO. 793, THE J STEELE SURVEY, ABSTRACT NO. 861 AND THE J STARRETT SURVEY ABSTRACT NO. 1026, ELLIS COUNTY, TEXAS AND BEING A PORTION OF THAT TRACT OF LAND DESCRIBED IN DEED TO KDMARK REAL ESTATE ENTERPRISES BUTCHER LLC, INSTRUMENT NO. 1914370, OF THE OFFICIAL PUBLIC RECORDS OF ELLIS COUNTY, TEXAS (OPRECT), AND ALL OF THAT TRACT OF LAND DESCRIBED IN DEED TO NAVITO DEVELOPMENT, LLC, RECORDED IN INSTRUMENT NO. 1927798, OPRECT, AND BEING MORE PARTICULARLY DESCRIBED, AS FOLLOWS:

BEGINNING AT A 64' IRON ROD WITH CAP STAMPED "TJRC3" FOUND FOR THE SOUTH-EAST CORNER OF LOT 3, BLOCK C, OF QUAIL CREEK VILLAGE ADDITION, AN ADDITION TO ELLIS COUNTY, ACCORDING TO THE PLAT THEREOF RECORDED IN CABINET A, SLIDE 463, OPRECT, FROM WHICH A 64' IRON ROD FOUND FOR THE SOUTH-EAST CORNER OF SAID QUAIL CREEK VILLAGE ADDITION BEARS S 12°34'17" E, A DISTANCE OF 30.68 FEET;

THENCE ALONG THE COMMON WEST LINE OF SAID KDMARK TRACT AND THE EAST LINE OF SAID QUAIL CREEK VILLAGE ADDITION, AND A GENERALLY ALONG THE APPROXIMATE, CALLED CENTERLINE OF A CREEK, AS FOLLOWS:

N 12°36'47" W, A DISTANCE OF 123.42 FEET TO A 64' IRON ROD WITH CAP STAMPED "TJRC3" FOUND FOR A COMMON ANGLE POINT IN THE WEST LINE OF SAID KDMARK TRACT AND THE EAST LINE OF SAID QUAIL CREEK VILLAGE ADDITION;

N 29°52'17" E, A DISTANCE OF 343.86 FEET TO A 64' IRON ROD WITH CAP STAMPED "TJRC3" FOUND FOR CORNER;

N 19°36'17" E, A DISTANCE OF 897.85 FEET TO A 64' IRON ROD WITH CAP STAMPED "TJRC3" FOUND SET FOR CORNER;

N 24°04'11" E, A DISTANCE OF 634.89 FEET TO A POINT FOR CORNER IN A POND;

N 29°07'47" W, A DISTANCE OF 82.94 FEET TO A POINT FOR CORNER IN A POND;

N 19°45'17" E, A DISTANCE OF 84.26 FEET TO A POINT FOR CORNER IN A POND;

S 79°07'47" E, A DISTANCE OF 55.36 FEET TO A POINT FOR CORNER IN A POND;

N 81°46'17" E, A DISTANCE OF 153.36 FEET TO A POINT FOR CORNER IN A POND;

N 58°50'17" E, A DISTANCE OF 54.96 FEET TO A POINT FOR CORNER IN A POND;

N 40°29'47" W, A DISTANCE OF 85.58 FEET TO A POINT FOR CORNER IN A POND;

N 30°28'17" E, A DISTANCE OF 146.83 FEET TO A COMMON ANGLE POINT IN THE WEST LINE OF SAID KDMARK TRACT, THE COMMON NORTHEAST CORNER OF SAID QUAIL CREEK VILLAGE ADDITION AND THE SOUTH-EAST CORNER OF THAT TRACT OF LAND DESCRIBED IN DEED TO DANIEL L. GUIR, RECORDED IN VOLUME 2573 PAGE 142, OPRECT;

THENCE CONTINUING ALONG THE COMMON WEST LINE OF SAID KDMARK TRACT AND THE EAST LINE OF SAID OUS TRACT AND ALONG THE APPROXIMATE CENTERLINE OF CANYON CREEK, AS FOLLOWS:

N 10°39'21" W, A DISTANCE OF 193.88 FEET TO A POINT FOR CORNER;

N 42°25'45" E, A DISTANCE OF 78.84 FEET TO A POINT FOR CORNER;

N 31°23'16" E, A DISTANCE OF 225.32 FEET TO A POINT FOR CORNER;

N 08°27'34" W, A DISTANCE OF 197.98 FEET TO A POINT FOR CORNER;

N 79°11'40" E, A DISTANCE OF 78.97 FEET TO A POINT FOR CORNER;

N 18°19'08" W, A DISTANCE OF 75.98 FEET TO A POINT FOR CORNER;

N 54°06'14" E, A DISTANCE OF 154.83 FEET TO A POINT FOR CORNER;

N 25°29'29" W, A DISTANCE OF 123.63 FEET TO A POINT FOR CORNER;

N 23°06'28" E, A DISTANCE OF 41.81 FEET TO A POINT FOR CORNER;

N 34°18'51" W, A DISTANCE OF 133.26 FEET TO A POINT FOR CORNER;

N 51°38'54" E, A DISTANCE OF 113.71 FEET TO A POINT FOR CORNER;

N 31°02'54" E, A DISTANCE OF 187.79 FEET TO A POINT FOR CORNER;

N 14°30'57" W, A DISTANCE OF 107.79 FEET TO A POINT FOR CORNER;

N 46°08'17" W, A DISTANCE OF 93.41 FEET TO A POINT FOR CORNER;

N 44°33'18" E, A DISTANCE OF 84.82 FEET TO A COMMON ANGLE POINT IN THE WEST LINE OF SAID KDMARK TRACT AN ANGLE POINT IN THE EAST LINE OF SAID OUS TRACT AND AN ANGLE POINT IN THE SOUTH LINE OF LOT 14R, CANYON CREEK ESTATES, PHASE ONE, AN ADDITION TO ELLIS COUNTY, ACCORDING TO THE PLAT THEREOF RECORDED IN CABINET M, SLIDE 496, OPRECT;

THENCE CONTINUING ALONG THE COMMON WEST LINE OF SAID KDMARK TRACT AND THE SOUTH LINE OF SAID LOT 14R, AND ALONG THE APPROXIMATE CENTERLINE OF CANYON CREEK, AS FOLLOWS:

N 81°12'38" E, A DISTANCE OF 141.98 FEET TO A POINT FOR CORNER;

N 15°17'54" E, A DISTANCE OF 188.84 FEET TO A POINT FOR CORNER;

N 35°06'09" E, A DISTANCE OF 191.58 FEET TO THE NORTHEAST CORNER OF SAID KDMARK TRACT AND THE COMMON SOUTHEAST CORNER OF SAID LOT 14R, AND AN ANGLE POINT IN THE WEST LINE OF THAT TRACT OF LAND DESCRIBED IN DEED TO ERK BARNARD, KYLE BELLER, JONATHAN MARKERT AND LINDBAY JO MARKERT, RECORDED IN INSTRUMENT NO. 1927791, OPRECT;

THENCE ALONG THE EAST LINE OF SAID KDMARK TRACT AND THE COMMON WEST LINE OF SAID ERK BARNARD TRACT, AS FOLLOWS:

S 21°16'21" E, PASSING A 64' IRON ROD WITH CAP STAMPED "TJRC3" FOUND FOR THE NORTHWEST CORNER OF THE RANCH AT HIDDEN CREEK, AN ADDITION TO ELLIS COUNTY, TEXAS, ACCORDING TO THE PLAT THEREOF RECORDED IN CABINET J, SLIDE 448, OPRECT AT A DISTANCE OF 1478.38 FEET, PASSING A 64' IRON ROD WITH CAP STAMPED "TJRC3" SET FOR THE NORTH MOST NORTHEAST CORNER OF SAID NAVITO DEVELOPMENT TRACT AT A DISTANCE OF 1249.98 FEET, PASSING A 64' IRON ROD WITH CAP STAMPED "TJRC3" FOUND FOR THE SOUTHWEST CORNER OF LOT 3, BLOCK C OF SAID THE RANCH AT HIDDEN CREEK AND THE NORTH LINE OF A 20' RIGHT-OF-WAY (ROW) DEDICATION OF SOUTH RISING ROAD (A VARIABLE WIDTH PRESCRIPTIVE AND DEDICATED ROW) OF SAID THE RANCH AT HIDDEN CREEK AT A DISTANCE OF 1978.83 FEET, IN ALL A TOTAL DISTANCE OF 2888.86 FEET TO A 64' IRON ROD WITH CAP STAMPED "TJRC3" FOUND FOR A COMMON ANGLE POINT IN THE SOUTH LINE OF SAID KDMARK TRACT, THE SOUTHWEST CORNER OF SAID THE RANCH AT HIDDEN CREEK, THE NORTHEAST CORNER OF QUAIL CREEK VILLAGE SECTION NO. 2 ADDN, AN ADDITION TO ELLIS COUNTY, TEXAS, ACCORDING TO THE PLAT THEREOF RECORDED IN CABINET A, SLIDE 463, OPRECT, AND IN THE NORTH ROW LINE OF SAID RANCH;

THENCE ALONG THE EAST LINES OF SAID NAVITO DEVELOPMENT TRACT AND THE COMMON WEST LINES OF SAID QUAIL CREEK VILLAGE SECTION NO. 2 ADDN, AS FOLLOWS:

S 48°59'28" W, A DISTANCE OF 345.35 FEET A 64' IRON ROD WITH CAP STAMPED "TJRC3" FOUND FOR CORNER;

S 80°12'13" W, PASSING A 64' IRON ROD WITH CAP STAMPED "TJRC3" FOUND FOR THE INTERSECTION OF THE EAST LINE OF SAID NAVITO DEVELOPMENT TRACT AND THE NORTH ROW LINE OF OLD BUTCHER ROAD (A CALLED BY ROW) AT A DISTANCE OF 811.22 FEET, IN ALL A TOTAL DISTANCE OF 811.22 FEET TO A 64' IRON ROD WITH CAP STAMPED "TJRC3" FOUND FOR THE SOUTHEAST CORNER OF SAID NAVITO DEVELOPMENT TRACT, THE COMMON SOUTHWEST CORNER OF SAID QUAIL CREEK VILLAGE SECTION NO. 2 ADDN, AND IN THE NORTH ROW LINE OF THAT TRACT OF LAND DESCRIBED IN DEED TO MING CHU ANTHONY LIN, RECORDED IN VOLUME 2745 PAGE 1847, OPRECT;

THENCE S 89°32'37" W, ALONG THE SOUTH LINE OF SAID NAVITO DEVELOPMENT TRACT AND THE COMMON NORTH LINE OF SAID LIN TRACT AND ALONG SAID OLD BUTCHER ROAD, A DISTANCE OF 827.11 FEET TO A 64' IRON ROD WITH CAP STAMPED "TJRC3" FOUND FOR AN ELL CORNER OF SAID NAVITO DEVELOPMENT TRACT AND THE COMMON NORTHWEST CORNER OF SAID LIN TRACT AND IN THE NORTH ROW LINE OF SAID FM HIGHWAY 387 (BUTCHER ROAD) (A VARIABLE WIDTH ROW);

THENCE N 07°17'08" W, ALONG A SOUTH LINE OF SAID NAVITO DEVELOPMENT TRACT AND THE COMMON NORTH ROW LINE OF SAID FM HIGHWAY 387, A DISTANCE OF 14.78 FEET TO A 64' IRON ROD WITH CAP STAMPED "TJRC3" FOUND FOR AN INTERIOR ELL CORNER OF SAID NAVITO DEVELOPMENT TRACT AND A COMMON ELL CORNER OF THE NORTH ROW LINE OF SAID FM HIGHWAY 387;

THENCE S 89°42'51" W, ALONG THE SOUTH LINES OF SAID NAVITO DEVELOPMENT TRACT, SAID KDMARK TRACT AND THE COMMON NORTH ROW LINE OF SAID FM HIGHWAY 387, PASSING A 64' IRON ROD WITH CAP STAMPED "TJRC3" FOUND FOR THE SOUTHWEST CORNER OF SAID NAVITO DEVELOPMENT TRACT AT A DISTANCE OF 153.82 FEET, IN ALL A TOTAL DISTANCE OF 588.37 FEET TO A 64' IRON ROD WITH CAP STAMPED "TJRC3" FOUND FOR CORNER;

THENCE N 86°03'49" W, ALONG A SOUTH LINE OF SAID KDMARK TRACT AND THE COMMON NORTH ROW LINE OF SAID FM HIGHWAY 387, A DISTANCE OF 257.79 FEET TO A 1" IRON ROD FOUND FOR CORNER;

S 89°42'51" W, ALONG A SOUTH LINE OF SAID KDMARK TRACT AND THE COMMON NORTH ROW LINE OF SAID FM HIGHWAY 387, A DISTANCE OF 723.94 FEET TO THE POINT OF BEGINNING, AND CONTAINING 9.178 ACRES OF LAND, MORE OR LESS.

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS

THAT KDMARK REAL ESTATE ENTERPRISES BUTCHER LLC, DO HEREBY CERTIFY AND ADOPT THIS PLAT DESIGNATING THE HEREIN ABOVE DESCRIBED PROPERTY AS ESTATES OF HIDDEN CREEK, AN ADDITION TO ELLIS COUNTY AND DOES HEREBY DEDICATE TO THE PUBLIC USE FOREVER, THE STREETS AND ALLEYS SHOWN THEREON, SAID DEVELOPMENTS DOES HEREBY CERTIFY THE FOLLOWING:

1. THE STREETS AND ALLEYS ARE DEDICATED IN FEE SIMPLE FOR STREET AND ALLEY PURPOSES.
2. ALL PUBLIC IMPROVEMENTS AND DEDICATIONS SHALL BE FREE AND CLEAR OF ALL DEBT LIENS, AND/OR ENCUMBRANCES.
3. THE EASEMENTS AND PUBLIC USE AREAS, AS SHOWN, AND CREATED BY THIS PLAT, ARE DEDICATED FOR THE PUBLIC USE FOREVER FOR THE PURPOSES INDICATED ON THIS PLAT.
4. NO BUILDING, FENCES, TREES, SHRUBS OR OTHER IMPROVEMENTS OR OBSTRUCTIONS SHALL BE CONSTRUCTED OR PLACED UPON, OVER OR ACROSS THE EASEMENTS AS SHOWN.
5. ELLIS COUNTY IS NOT RESPONSIBLE FOR REPLACING ANY IMPROVEMENTS IN, UNDER, OR OVER ANY EASEMENTS CAUSED BY MAINTENANCE OR REPAIR.
6. UTILITY EASEMENTS MAY ALSO BE USED FOR THE MUTUAL USE AND ACCOMMODATION OF ALL PUBLIC UTILITIES DESIRING TO USE OR USING THE SAME UNLESS THE EASEMENT LIMITS THE USE TO PARTICULAR UTILITIES, SAID USE BY PUBLIC UTILITIES BEING SUBORDINATE TO THE PUBLIC AND ELLIS COUNTY'S USE THEREOF.
7. ELLIS COUNTY AND/OR PUBLIC UTILITIES SHALL HAVE THE RIGHT TO REMOVE AND KEEP RECYCLED ALL OR PARTS OF ANY BUILDING, FENCES, TREES, SHRUBS OR OTHER IMPROVEMENTS OR GROWTHS WHICH MAY IN ANY WAY ENDANGER OR INTERFERE WITH THE CONSTRUCTION, MAINTENANCE, OR EFFICIENCY OF THEIR RESPECTIVE SYSTEMS IN THE EASEMENTS.
8. ELLIS COUNTY AND PUBLIC UTILITIES SHALL AT ALL TIMES HAVE THE FULL RIGHT OF ACCESS AND EGRESS TO OR FROM THEIR RESPECTIVE EASEMENTS FOR THE PURPOSE OF CONSTRUCTING, RECONSTRUCTING, INSPECTING, 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.
9. ALL MODIFICATIONS TO THIS DOCUMENT SHALL BE BY MEANS OF PLAT AND APPROVED BY ELLIS COUNTY.

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

WITNESS MY HAND, THIS THE _____ DAY OF _____, 2020

BY _____

AUTHORIZED AGENT / PRINTED NAME
KDMARK REAL ESTATE
ENTERPRISES BUTCHER 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 _____ 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 _____, 2020

NOTARY PUBLIC, IN AND FOR THE STATE OF TEXAS

BY _____

AUTHORIZED AGENT / PRINTED NAME
KDMARK REAL ESTATE
ENTERPRISES BUTCHER 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 _____ 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 _____, 2020

NOTARY PUBLIC, IN AND FOR THE STATE OF TEXAS

KNOW ALL MEN BY THESE PRESENTS

THAT JEREMY D. RUDOLPH, RPLS, 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 WAXAHACHE.

"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"

IN SEEMT D. BUCKMAN
REGISTERED PROFESSIONAL LAND SURVEYOR
REGISTRATION NUMBER 6707

OWNERS
NAVITO DEVELOPMENT, LLC
4844 HOLLY TREE DR.
DALLAS, TX 75287
617.777.0220

OWNERS
KDMARK REAL ESTATE
ENTERPRISES BUTCHER LLC
4844 HOLLY TREE DR.
DALLAS, TX 75287
617.777.0220

APPROVED BY PLANNING AND ZONING COMMISSION CITY OF WAXAHACHE

BY _____ DATE _____

ATTEST _____ DATE _____

APPROVED BY: THE CITY COUNCIL OF THE CITY OF WAXAHACHE, TEXAS

BY _____ DATE _____

ATTEST _____ DATE _____

STATE OF TEXAS
COUNTY OF ELLIS

CERTIFICATE OF APPROVAL BY THE COMMISSIONERS COURT OF ELLIS COUNTY TEXAS

APPROVED THIS, THE _____ DAY OF _____, 2020

ATTEST

TODD LITTLE
COUNTY JUDGE

KRYSTAL WALDEZ
COUNTY CLERK

RANDY STINSON
COMMISSIONER PRECINCT 1

LANE GRAYSON
COMMISSIONER PRECINCT 2

PAUL PERRY
COMMISSIONER PRECINCT 3

KYLE BUTLER
COMMISSIONER PRECINCT 4

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

DEPARTMENT OF DEVELOPMENT DIRECTOR DATE

SURVEYOR:
TEXAS REALITY CAPTURE &
SURVEYING, LLC.
P.O. BOX 252
WAXAHACHE, TEXAS 75168
409.518.0338
TBPLS FIRM NO 10194359

PLAT

ESTATES OF HIDDEN CREEK

99.170 ACRES
87 PROPOSED LOTS
SITUATED IN THE
D. MITCHELL SURVEY ABSTRACT NO. 703,
J. STEELE SURVEY ABSTRACT NO. 691
AND THE
J. STARRETT SURVEY ABSTRACT NO. 1026
ETJ, CITY OF WAXAHACHE,
ELLIS COUNTY, TEXAS

CASE NO: 508-85-2020

JOB NO. 11533

JULY 2019

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(6)

(6)



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



WATER UTILITY PROVIDER'S ENDORSEMENT

Applicant Name: Ghazal Kellesly **Parcel ID #:** 183399
Subdivision Name: Estates of Hidden Creek
Email: Ghazal@cumulusdesign.net

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

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

Contact Information:

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

To be completed by the water utility provider:

	Yes	No
1. I have reviewed a copy of the proposed plat. <i>Rockett has comments/ changes</i>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
2. The platted lots fall within our CCN area.	<input checked="" type="checkbox"/>	<input type="checkbox"/>
3. Our water system can provide water flow and pressure for domestic service per TCEQ regulations. <i>With offsite/onsite waterline upgrades</i>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
4. Our water system can provide the water flow and pressure for firefighting per ISO guidelines. <i>With offsite/onsite waterline upgrades</i>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
5. The water line size servicing the lots is <u>8 & 24</u> inches.	<input type="checkbox"/>	<input type="checkbox"/>

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

Rockett SUD
Name of water provider company

Morgan Massey
Signature of General Manager of water provider or Designee

01-13-2020
Date

(6)

Wright, Destiny

From: Ghazal Kellesly <Ghazal@cumulusdesign.net>
Sent: Friday, July 10, 2020 11:31 AM
To: Webb, Christopher; mwilson9@flash.net; singh.konark@bcq.com
Cc: Brooks, Shon; Wright, Destiny; Collins, Colby; 'Paul Cragun'
Subject: RE: Completeness Check for SUB-85-2020 Estates of Hidden Creek

Good morning,

This is the email for the variance request required for the submittal today.

This is regarding case SUB-85-2020 (Estates of Hidden Creek). This email is to request a variance from Waxahachie Subdivision Ordinance Sec. 3.1(r) which is about the connection to the existing ROW of Clover Lane. The owner is requesting a variance from this requirement on the plat.

Thank You,

Ghazal Kellesly
Cumulus Design
Phone: 214-235-0367 Ext 106

From: Webb, Christopher [mailto:cwebb@waxahachie.com]
Sent: Monday, June 29, 2020 4:39 PM
To: mwilson9@flash.net; singh.konark@bcq.com; Ghazal Kellesly
Cc: Brooks, Shon; Wright, Destiny; Collins, Colby
Subject: Completeness Check for SUB-85-2020 Estates of Hidden Creek

Good afternoon,

You submitted an application for the **Estates of Hidden Creek** with the Planning and Zoning Department. This project was assigned case number **SUB-85-2020** and was reviewed for a determination of completeness. During this initial review, it was discovered that the submittal does not include:

1. Add Case Number SUB-85-2020 to the Title Block.
2. With the extension of the Future ROW for Ring Rd. being shown as wholly within the neighboring lot, that property will need to be included as part of this plat. An additional property owner signature block will need to be included on the plat and staff will need a signed Property Owner Affidavit from that property owner.
3. A connection to the existing stub out from Clover Lane will need to be established per the Waxahachie Subdivision Ordinance Sec. 3.1(r). Without this connection, City staff will recommend disapproval of the plat. Only an approved variance request from City Council will overrule this.
4. If the applicant is to request a variance, a written variance request will need to be submitted to City staff. An email will be sufficient enough for this purpose. A variance request of this nature will require City Council approval, and a City Council Signature Line will need to be added to the City Signature Block.
5. Include the number of proposed lots in the Title Block.
6. There are several instances where the Metes and Bounds don't align with what is shown on the plat.
7. Will corner lots have different setbacks than the interior lots?
8. If a Home Owner's Association is to be established, City staff will need to have the HOA documents for this subdivision.
9. Make sure Block A is listed on all sheets.
10. With so much text on the plat drawing, make the Block call outs bold to help them stand out.
11. A Key Map will need to be needed for this plat.

(6)

12. If possible, include a vicinity map on the first page of the plat drawing.
13. A 2019 Tax Certificate for both Parcel ID 183399 and 277593.
14. Property Owner Affidavit for Parcel ID 277593.
15. This ROW (referring to the Future Ring Rd. Thoroughfare) needs to be dedicated by this plat.
16. The applicant will be applying for a variance to not have the connection.
17. Adjust 'Drainage Easement' on Lot 17 and Lot 32, Block A to state 'Drainage and Detention Easement'.
18. The recording information for the 20' Drainage Easement next to Lot 32, Block A will be needed before the plat can be filed.
19. Will the HOA also be responsible for maintaining the detention areas?
20. Additional comments may be made by staff in the future.

As a result of these missing items, the application is deemed **INCOMPLETE**. In accordance with Section 212 of the Texas Local Government Code and Section 2.1(a) of the City's Subdivision Ordinance, the City requires that required information be provided before the application is deemed complete.

In order to consider this application complete, the following items are required:

1. Add Case Number SUB-85-2020 to the Title Block.
2. With the extension of the Future ROW for Ring Rd. being shown as wholly within the neighboring lot, that property will need to be included as part of this plat. An additional property owner signature block will need to be included on the plat and staff will need a signed Property Owner Affidavit from that property owner.
3. A connection to the existing stub out from Clover Lane will need to be established per the Waxahachie Subdivision Ordinance Sec. 3.1(r). Without this connection, City staff will recommend disapproval of the plat. Only an approved variance request from City Council will overrule this.
4. If the applicant is to request a variance, a written variance request will need to be submitted to City staff. An email will be sufficient enough for this purpose. A variance request of this nature will require City Council approval, and a City Council Signature Line will need to be added to the City Signature Block.
5. Include the number of proposed lots in the Title Block.
6. There are several instances where the Metes and Bounds don't align with what is shown on the plat.
7. Will corner lots have different setbacks than the interior lots?
8. If a Home Owner's Association is to be established, City staff will need to have the HOA documents for this subdivision.
9. Make sure Block A is listed on all sheets.
10. With so much text on the plat drawing, make the Block call outs bold to help them stand out.
11. A Key Map will need to be needed for this plat.
12. If possible, include a vicinity map on the first page of the plat drawing.
13. A 2019 Tax Certificate for both Parcel ID 183399 and 277593.
14. Property Owner Affidavit for Parcel ID 277593.
15. This ROW (referring to the Future Ring Rd. Thoroughfare) needs to be dedicated by this plat.
16. The applicant will be applying for a variance to not have the connection.
17. Adjust 'Drainage Easement' on Lot 17 and Lot 32, Block A to state 'Drainage and Detention Easement'.
18. The recording information for the 20' Drainage Easement next to Lot 32, Block A will be needed before the plat can be filed.
19. Will the HOA also be responsible for maintaining the detention areas?
20. Additional comments may be made by staff in the future.

Please be aware that this application must follow the new submittal schedule that will be dependent on the date the application is deemed complete. As a result, your tentatively scheduled P&Z meeting will likely be affected.

Thanks,

Chris Webb

Planner

Phone: 469-309-4297