

A G E N D A

A regular meeting of the Planning & Zoning Commission of the City of Waxahachie to be held at the Waxahachie Civic Center, 2000 Civic Center Lane, Meeting Rooms A and B, Waxahachie, Texas, on ***Tuesday, February 11, 2025 at 7:00 p.m.***

Commission Members:

Rick Keeler, Chairman
Marlene Norcross, Vice-Chairman
Jenny Bridges
David Hudgins
Chad Hicks
Wendy Johnson
Jeff Reed

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. ***Speakers are requested to observe five (5) minute time limit.***

4. ***Consent Agenda***

All matters listed under Item 4, Consent Agenda, are considered to be 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 Planning & Zoning Commissioner to execute all matters necessary to implement each item. Any item may be removed from the Consent Agenda for separate discussion and consideration by any member of the Planning & Zoning Commission.

- a. Minutes of the regular Planning & Zoning Commission meeting of January 14, 2025
- b. Consider a request by Matt Baacke, GMcivil, for a Plat of Myrtle Creek Phase 2A, 84 residential lots and 4 non-residential lots, being 25.416 acres, located approximately 4,000 feet north of 2325 S US Highway 287 Bypass, situated in the Benjamin Collier Survey, Abstract 216, an addition to the City of Waxahachie (Property ID 180362) – Owner: HT US 287 Owner LP (SUB-3-2025)
- c. Consider a request by Matt Baacke, GMcivil, for a Plat of Myrtle Creek Phase 2B, 183 residential lots and 9 non-residential lots, being 53.285 acres, located approximately 3,000 feet north of 2325 S US Highway 287 Bypass, situated in the Benjamin Collier Survey, Abstract 216, and the Silas M. Duritt Survey, Abstract 272, an addition to the City of Waxahachie (Property ID 180365) – Owner: HT US 287 Owner LP (SUB-4-2025)
- d. Consider a request by Matt Baacke, GMcivil, for a Plat of Myrtle Creek Phase 2C, 112 residential lots and 8 non-residential lots, being 62.206-acres, located approximately 4,000 feet east of 2325 S US Highway 287 Bypass, situated in the Benjamin Collier Survey, Abstract 216, an addition to the City of Waxahachie (Property ID 180362) – Owner: HT US 287 Owner LP (SUB-5-2025)

5. 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.

A regular meeting of the Planning & Zoning Commission of the City of Waxahachie was held at the Waxahachie Civic Center, 2000 Civic Center Lane, Meeting Rooms A and B, Waxahachie, Texas, on Tuesday, January 14, 2025 at 7:00 p.m.

Members Present: Rick Keeler, Chairman
Marlene Norcross, Vice Chair
David Hudgins
Jenny Bridges
Wendy Johnson

Member Absent: Jeff Reed
Chad Hicks

Others Present: Shon Brooks, Executive Director of Development Services
Jennifer Pruitt, Senior Director of Planning
Zack King, Planning Manager
Amber Villarreal, City Secretary

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

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

- 3. Public Comments**

None.

- 4. Consent Agenda**

- a. Minutes of the regular Planning & Zoning Commission meeting of December 9, 2024
- b. Consider a request by Anh Dao, for a Replat of Lot 2B2, Block A of the Park Place Professional Center, to create Lot 2B2-1, Block A, and Lot 2B2-2, Block A of the Park Place Professional Center, 2 non-residential lots, being 3.578 acres, located at 105 Park Place Ct., (Property ID 247585) – Owner: Snow Peach Legacy Family Holding Spendthrift Trust, (SUB-229-2024)
- c. Consider a request by Cody Jackson, for a Replat of Lot 4-6, Block 6 of the Temple Addition, to create Lots 4R and 5R. Block 6 of the Temple Addition, 2 residential lots, being 0.305 acres, located at 607 N. Getzendaner Street (Property ID 175926) – Owner: Juneo Holdings LLC (SUB-230-2024)
- d. Consider a request by Tim Jackson, Texas Realty Capture & Surveying, LLC, for a Replat of Lot 2R of the Broadhead Road Sports Complex Addition, 1 lot, being 19.662 acres, located at 265 Broadhead Road (Property ID 211021)– Owner: Waxahachie ISD (SUB-234-2024)
- e. Consider a request by Tim Jackson, TXRCS, for a Plat of Waxahachie ISD HS #2, being 129.479 acres, located approximately 0.5-miles south of 135 Park Hills Drive, situated in the S. Durrett Survey, Abstract 272, the J. Harris Survey, Abstract 430, the T. Lobar Survey, Abstract 651, and the W. Stewart Survey, Abstract 956, an addition

- to the City of Waxahachie (Property ID 294908) – Owner: Waxahachie ISD (SUB-233-2024)
- f. Consider a request by Tommy Mann, Winstead PC, for a Plat of the Vista de Madera Addition, 75 residential lots, being 32.564 acres, located directly south of 140 Lavender Drive, situated in the W.C. Calder Survey, Abstract 235, and the B.B. Davis Survey, Abstract 290, an addition to the City of Waxahachie (Property ID: 182275) – Owner: Vista De Madera Waxahachie (SUB-180-2024)

Action:

Marlene Norcross moved to approve the Consent Agenda, subject to the recommendations of staff. Motion was seconded by David Hudgins and carried unanimously (5-0).

5. Public Hearing on a request by Mark Lee for a Specific Use Permit (SUP) for an Accessory Structure exceeding seven hundred (700) square feet use within a Planned Development - Single Family-1(PD-SF-1) zoning district located at 181 Aiden Drive (Property ID 300473) – Owner: Mark Lee & Rebekah. J (ZDC-215-2024) Staff: Harper Lindamood

Planner Harper Lindamood presented the Item and Mark Lee requested approval. The applicant proposes a Specific Use Permit (SUP) to construct a 1,740-square-foot accessory structure at 181 Aiden Drive. The primary structure on the subject property is approximately 4,346 square feet. The property does not have any existing accessory structures. The applicant has provided a Site Plan for the accessory structure that verifies all setback requirements established by the Waxahachie Zoning Ordinance have been met.

The applicant proposes to utilize the structure for a personal garage/shop. The structure will be used for the storage of personal vehicles and household materials. The proposed accessory structure is comprised of brick and siding that matches the primary structure. The applicant will be extending the concrete drive to connect to the proposed structure. The applicant will be extending the water and electrical services from the primary structure to the proposed accessory structure.

To comply with State law contained in Local Government Code Chapter 211 and the City's public hearing notice requirements, thirteen (13) notices were mailed to property owners within 200 feet of the request. Applicant has only received zero (0) letters of opposition, and one (1) letter of support.

Chairman Keeler opened the Public Hearing at approximately 7:04 p.m.

There being no others to speak for or against ZDC-215-2024, Chairman Keeler closed the Public Hearing at approximately 7:04 p.m.

6. Consider recommendation of ZDC-215-2024

Action:

David Hudgins moved to recommend approval of ZDC-215-2024, a Specific Use Permit (SUP) for an Accessory Structure exceeding seven hundred (700) square feet, use within a Planned Development-Single Family-1(PD-SF-1) zoning district, subject to the conditions the staff report,

authorizing the Mayor and/or City Manager to sign the associated documents accordingly. Motion was seconded by Jenny Bridges and carried unanimously (5-0).

7. Public Hearing on a request by Susan Jordan, for a Specific Use Permit (SUP) for a Short-Term Rental use within a Planned Development – General Retail (PD-GR) zoning district located at 512 North College Street (Property ID 170716) – Owner(s): Legends Real Estate Holdings, LLC (ZDC-207-2024) Staff: Oanh Vu

Senior Planner Oanh Vu presented the Item. Jennifer Hinton and Susan Jordan requested approval. The applicant requests a SUP for short-term rental use at 512 North College Street because it is located within the PD-GR zoning district. The subject property consists of a primary structure of approximately 4,761 square feet, built in 1910 with seven (7) bedrooms, three (3) bathrooms, and enough improved surface to accommodate for the maximum parking spaces of five (5) vehicles. The subject property is situated on an approximately 0.459 acres (19,944 square feet) lot. The applicant has not been operating the subject property as a short-term rental; therefore, the applicant has not been paying local hotel occupancy taxes. The Ellis County Appraisal District (ECAD) does not identify the subject property as a Homestead. The applicant submitted the SUP application on October 30, 2024. Please note that the zoning district for the subject property is Planned Development – General Retail (PD-GR). If this SUP for STR application is approved, this will be the third property within 500' allowed for STR use.

During the planning analysis, staff inquired with the Waxahachie Police Department and discovered no nuisance-related calls had been made regarding the subject property and its current use in the past 12 months. The applicant's local emergency contact is located approximately 4.5 miles from the subject property.

In response to a Short-Term Rental workshop conducted by the City Council on December 9, 2024, staff members have agreed to include saturation data for each Specific Use Permit application pertaining to short-term rentals. This initiative is intended to assist the City Council in addressing concerns related to the oversaturation of short-term rentals within the Waxahachie community.

To comply with State law contained in Local Government Code Chapter 211 and the City's public hearing notice requirements, 66 notices were mailed to property owners within 500 feet of the as required in Section 3.27 of the City's Zoning Ordinance. At the time of the publishing of this staff report, three (3) letters of opposition and six (6) letters of support were received by staff, with no letters received within the 200' buffer.

Council Member Patrick Souter noted the Appraisal District shows the property with a Homestead Exemption. Ms. Hinton explained they assume it carried over with the purchase in May 2024 and would get it corrected.

Commissioner David Hudgins asked if the Host Rules could be updated to add no off-street parking allowed and the applicant agreed.

Chairman Keeler opened the Public Hearing at approximately 7:14 p.m.

There being no others to speak for or against ZDC-207-2024, Chairman Keeler closed the Public Hearing at approximately 7:14 p.m.

8. Consider recommendation of ZDC-207-2024

Action:

David Hudgins moved to recommend approval of ZDC-207-2024, a Specific Use Permit (SUP) for a Short-Term Rental use, subject to the conditions the staff report, authorizing the Mayor and/or City Manager to execute all documents accordingly. Motion was seconded by Jenny Bridges and carried 4-1 with Marlene Norcross voting in opposition.

9. Public Hearing on a request by Brad Yates, for a Specific Use Permit (SUP) for a Short-Term Rental use within a Single-Family-3 (SF-3) zoning district located at 708 South Rogers Street (Property ID 172368) – Owner(s): Graily Holdings, LLC (ZDC-218-2024) Staff: Oanh Vu

Ms. Vu presented the Item and Brad Yates requested approval. The applicant requests a SUP for short-term rental use at 708 South Rogers Street because it is located within the SF-3 zoning district. The subject property consists of a primary structure of approximately 1,388 square feet and an accessory structure of 480 square feet, built in 1920 with a total of two (2) bedrooms and two (2) bathrooms within the primary structure, one (1) bedroom and one (1) bathroom within the accessory structure, and enough improved surface to accommodate for the maximum parking spaces of three (3) vehicles. The subject property is situated on an approximately 0.403 acres (17,554 square feet) lot. The applicant has not been operating the subject property as a short-term rental; therefore, the applicant has not been paying local hotel occupancy taxes. The Ellis County Appraisal District (ECAD) does not identify the subject property as a Homestead. The applicant submitted the SUP application on November 20, 2024.

The applicant currently has an approved replat application for the subject property to be subdivided into two lots. The applicant is aware that once the replat has been filed, this SUP for STR use is only for the subject property.

The applicant has two approved Special Use Permits (SUPs) for Short-Term Rental (STR) use. The first approved SUP for STR is for a property at 804 Dunaway Street, which was approved in April 2024 and has completed the registration process. However, the applicant has not been paying hotel occupancy taxes for this property. The second approved SUP for STR is for a property located at 800 Dunaway Street, which was approved in May 2024 and is currently under construction. As a result, the applicant has not yet completed the STR registration process for this property. If this SUP for STR application is approved, this will be the third property within 500' allowed for STR use.

During the planning analysis, staff inquired with the Waxahachie Police Department and discovered no nuisance-related calls had been made regarding the subject property and its current use in the past 12 months. The applicant's local emergency contact is located approximately 1.5 miles from the subject property.

To comply with State law contained in Local Government Code Chapter 211 and the City's public

hearing notice requirements, 68 notices were mailed to property owners within 500 feet of the as required in Section 3.27 of the City's Zoning Ordinance. At the time of the publishing of this staff report, one (1) letter of opposition and six (6) letters support were received by staff, with one (1) letter of opposition and three (3) letters of support were within the 200' buffer.

Mr. Brad Yates shared that the Hotel Occupancy Taxes had been paid as of today and expressed his gratitude to the staff for their support. He also highlighted that the property has sufficient off-street parking available.

Chairman Keeler opened the Public Hearing at approximately 7:25 p.m.

There being no others to speak for or against ZDC-218-2024, Chairman Keeler closed the Public Hearing at approximately 7:25 p.m.

10. Consider recommendation of ZDC-218-2024

Action:

Jenny Bridges moved to recommend approval of ZDC-218-2024, a Specific Use Permit (SUP) for a Short-Term Rental use, subject to the conditions the staff report, authorizing the Mayor and/or City Manager to execute all documents accordingly. Motion was seconded by David Hudgins and carried unanimously (5-0).

11. Public Hearing on a request by Iyke Enemo, for a Specific Use Permit (SUP) for a Short-Term Rental use within a Single-Family-3 (SF-3) zoning district located at 807 Dr. Martin Luther King Jr. Boulevard (Property ID 171251) – Owner(s): Iycan Investments, LLC (ZDC-220-2024) Staff: Oanh Vu

Ms. Vu presented the Item. The applicant requests a SUP for short-term rental use at 807 Dr. Martin Luther King Jr. Boulevard because it is located within the SF-3 zoning district. The subject property consists of a primary structure of approximately 2,127 square feet built in 2022 with a total of four (4) bedrooms, three (3) bathrooms, and enough improved surface to accommodate for the maximum parking spaces of four (4) vehicles. The subject property is situated on an approximately 0.251 acres (10,933 square feet) lot. The applicant has been operating the subject property as a short-term rental without an approved SUP and has not been paying local hotel occupancy taxes. The Ellis County Appraisal District (ECAD) does not identify the subject property as a Homestead. The applicant submitted the SUP application on November 27, 2024.

During the planning analysis, staff inquired with the Waxahachie Police Department and discovered no nuisance-related calls had been made regarding the subject property and its current use in the past 12 months.

The applicant did not identify a local emergency contact with their SUP application. Staff was unable to contact the applicant after multiple attempts to reach out for an updated SUP application that includes their local emergency contact.

To comply with State law contained in Local Government Code Chapter 211 and the City's public hearing notice requirements, 82 notices were mailed to property owners within 500 feet of the as

required in Section 3.27 of the City's Zoning Ordinance. At the time of the publishing of this staff report, ten (10) letters of support and no letters of opposition were received by staff, with five (5) letters of support and no letters in opposition within the 200' buffer.

Ms. Vu explained that the applicant was currently out of the country and unable to attend the meeting. Commissioners voiced concerns regarding the incomplete application, the operation of activities without prior approval, and the absence of a representative to address their questions.

Chairman Keeler opened the Public Hearing at approximately 7:28 p.m.

There being no others to speak for or against ZDC-220-2024, Chairman Keeler closed the Public Hearing at approximately 7:29 p.m.

12. Consider recommendation of ZDC-220-2024

Action:

Wendy Johnson moved to recommend denial of ZDC-220-2024, a Specific Use Permit (SUP) for Short-Term Rental use. Motion was seconded by David Hudgins and carried unanimously (5-0).

13. Public Hearing on a request by Mark Singleton, CNB of Texas, for a Zoning Change from a Commercial (C) zoning district to Planned Development-Mixed-Use Residential (PD-MUR) zoning district, for the Highland's at Bates Drive development, located at directly south of 2001 Bates Drive, (Property ID 191635 & 194998) - Owner: Citizens National Bank of Texas and First Citizens Bancshares Inc (ZDC-171-2024) Staff: Zack King

Planning Manager Zack King presented the Item and Mark Singleton requested approval. The applicant proposes a Planned Development to allow for the Highland's at Bates Drive, a mixed-use development with 340 multi-family dwelling units, 5-story hotel, drive-through restaurant, drive-through car wash, and 40,000 square feet of commercial space. The subject property is situated on a 15.21-acre tract adjacent to the intersection of Ovilla Road and US Highway 287 Bypass. A base zoning district of Mixed-Use Residential (MUR) is proposed for the development.

The Planned Development includes four (4) vertical mixed-use buildings that are proposed to include a total of 340 multi-family dwelling units and 40,000 square feet of commercial space. The proposed unit count results in an overall density of 29.15 dwelling units per acre (DUA) for the development. Each mixed-use building is proposed to be 5-stories in height with a portion of the first-floor of each building being dedicated to commercial space. Each mixed-use building is designed to include oversized patio space in front of the commercial suites to allow for outdoor seating and gathering. The applicant has noted that the first-floor commercial space is expected to be occupied by a mix of retail, restaurant and office users.

With this Planned Development request, the applicant proposes modified development standards from those required with the base Mixed-Use Residential (MUR) zoning district. The table below can be referenced for a comparison of the standard MUR requirements versus the development standards proposed with this application. (*Bold text indicates a deviation from typical development standards.)

<u>Development Standard</u>	<u>MUR Zoning</u>	<u>Proposed Development Standard</u>
Density	30 Dwelling Units Per Acre (DUA)	29.15 Dwelling Units Per Acre (DUA)
Front Setback	25'	25'
Side Setback	25'	25' (20' adjacent to 2001 Bates Drive)
Rear Setback	25'	25'
Maximum Height	4-stories	5-stories
Lot Coverage (Buildings)	50%	14.66%
Parking	610 (230 attached garages)	623 (0 attached garages)

The Waxahachie Zoning Ordinance includes an Off-Street Parking Provision that allows for a 10% reduction in the total amount of required parking for a development, if the development is designed to place 80% or more of required parking spaces behind the proposed buildings on the property. This provision is intended to promote walkability and create more attractive, livable spaces. The applicant has proposed to include this provision as a development standard for the Highlands at Bates Drive and has designed the site to place more than 80% of parking spaces behind proposed buildings. Due to this, the figures provided below represent a 10% reduction in the typical parking requirement.

The applicant has slightly exceeded the minimum parking requirement proposed development as whole. Considering the multi-family and non-residential uses proposed for the property, a minimum of 754 parking spaces are required for the development. The applicant has provided a total of 754 parking spaces. It is important to note that the requirement for the minimum number of attached garage parking spaces for the multi-family portion of the development has not been met. The Waxahachie Zoning Ordinance requires a minimum of 50% of required parking for multi-family uses to be provided as attached garages. In this instance, a total of 459 parking spaces are required for the multi-family use, with 230 of these spaces required to be provided as attached garages. The applicant proposes to provide 110 covered parking spaces and 349 standard surface parking spaces for the multi-family use. The applicant has noted the reason for this deviation is the provision of commercial space on the first-floor of the mixed-use buildings instead of garages. A total of 151 parking spaces are required for the commercial space proposed on the first-floor of the vertical mixed-use structures. The site plan has been designed to provide a total of 164 parking spaces for the proposed commercial space.

The applicant proposes to utilize an approximately 1.59-acre portion of the development for a 5-story, 110 room hotel. The hotel is proposed directly adjacent to the 5-story vertical mixed-use buildings along Swallow Drive and is proposed to be setback 68' from the southern property line, adjacent to the Ridge Crossing Subdivision. The hotel is proposed to meet all typical Hotel Standards identified in Section 5.11 of the Waxahachie Zoning Ordinance. The primary façade and entrance of the hotel is oriented towards Ovilla Road. The design of the hotel has been modified to eliminate lighting and windows facing the southern property line. The proposed hotel meets the minimum parking requirement of 99 spaces.

The applicant proposes to utilize an approximately 1-acre portion of the development immediately

adjacent to Ovilla Road for a 3,600 square foot drive-through restaurant. The applicant has not identified an end-user for the restaurant. The restaurant site has been designed to allow for a dedicated drive-through lane with sufficient space to stack twelve (12) vehicles. The drive-through entrance is oriented towards the interior of the site to prevent vehicles from stacking onto Ovilla Road. The applicant has met the minimum parking requirement of 33 spaces for the restaurant.

The applicant proposes to utilize an approximately 1-acre portion of the development at the intersection of Swallow Drive and Ovilla Road for a drive-through Car Wash. The proposed Car Wash is designed to be a full-service tunnel wash with twenty-three (23) self-service vacuum and detail bays. The car wash is designed to include a manned pay-station. Similar to the proposed restaurant, the entrance for the car wash drive through aisle is oriented towards the interior of the site to prevent stacking onto Ovilla Road or Swallow Drive. The applicant has provided five (5) dedicated parking spaces for the car wash use, in addition to the detail and vacuum bays.

As noted above, the subject property is identified by the 2023 Comprehensive Plan partially under the Local Commercial and Residential Neighborhood placetypes. Each of these placetypes encourage a combination of residential and retail uses when property is situated at the intersection of major thoroughfares. The applicant proposes to adhere to the intent of the Comprehensive Plan by developing a vertical mixed-use development that allows for residential dwellings above multi-tenant retail spaces. The proposed density for the development is 29.15 dwelling units per acre (DUA); which is appropriate for property adjacent to the intersection of major thoroughfares such as Ovilla Road and Highway 287. The vertically integrated and stand-alone retail space is designed to be walkable and accessible for residents in and around the development, as recommend by the Waxahachie Comprehensive Plan.

The applicant proposes to incorporate resident amenities into the multi-family portion of the development. Specific amenities include a pool area with a club house and grill house, an outdoor yoga area, an open children's play area, rooftop deck on Building D, and pickleball courts. The applicant also proposes to install walking paths (concrete sidewalks) with benches and waste stations throughout the development to ensure open space and landscaped detention areas are accessible to residents. Notably, the proposed Development Standards require installation of the proposed amenities prior to the issuance of the first certificate of occupancy or temporary certificate of occupancy for the property.

The applicant has provided a Landscape Plan (Exhibit D) that identifies the proposed landscaping for the site. The proposed landscaping does meet the minimum requirements of the Waxahachie Zoning Ordinance. The applicant has included forty-eight (48) Crape Myrtles on the Landscape Plan. Additionally, it is important to note that the applicant proposes to cluster required canopy and ornamental trees along the southern property line, parallel to the proposed 6' screening wall, to provide an enhanced buffer for adjacent residences. The applicant also proposes to heavily landscape the required detention areas for the subject property. This additional landscaping, when considered with passive detention area amenities, meaningfully incorporates the detention areas into the development.

The subject property is proposed to have a total of five (5) points of access onto public street. Three (3) of the proposed access points are provided along Swallow Drive and Bates Drive. The remaining two access points are proposed along the Highway 287 Bypass Service Road and Ovilla

Road respectively. TxDOT approval is required for each of these driveway connections. In addition to the primary access points, the applicant proposes to execute mutual access easements for three (3) additional points of entry through adjacent private property. One (1) of the mutual access easements is proposed to connect to the undeveloped property to the west. The remaining two (2) mutual access easements are proposed to connect to the existing multi-tenant office building on Bates Drive.

The applicant has submitted a Traffic Impact Analysis (TIA) with this PD Application. The TIA evaluated current traffic levels near the site and the expected traffic demands of the proposed development at the time of build out in 2028. The TIA also evaluated projections for regional growth and development of adjacent property near the site out to 2028. Based on these considerations, the TIA has recommended several off-site improvements to mitigate the impact of traffic for the area. Off-site improvements include the construction of a right-turn lane on the southbound side of Ovilla Road and construction of a left-turn lane on the northbound side of Ovilla Road. The applicant proposes to install the improvements recommended by the TIA with the initial phase of the development. The TIA also notes that the existing traffic conditions at the US Highway 287 and Ovilla Road intersection warrant installation of a traffic signal. The applicant is not currently proposing to install a traffic signal at this intersection.

The subject property is directly adjacent to the Ridge Crossing subdivision to the south. This neighborhood is actively under development. To properly screen the adjacent existing and future residences from the proposed development, the applicant proposes to construct a 6-foot masonry screening wall. The screening wall will be constructed primarily of brick matching the primary structures on the subject property and stone used for some accent columns. Along the western property line, the applicant proposes a 6-foot ornamental metal fence with stone columns repeating every 40 feet.

The applicant has provided an Elevation/Façade Plan for all structures proposed with this PD. The façade of each proposed structure primarily features masonry (brick, stone, stucco) exterior construction materials, with multi-family structures including a small percentage of siding as well. Non-residential structures are proposed to utilize 100% masonry (brick, stone, stucco) exterior construction materials.

The applicant proposes to utilize the same exterior construction materials and color palette for all buildings in order to create a sense of consistency throughout the development. Individual buildings are differentiated by unique footprints, architectural elements, and articulation. Each proposed structure meets the standard articulation requirements of the Waxahachie Zoning Ordinance. Roof-mounted equipment is fully screened from view on both residential and non-residential structures by the proposed building articulation.

The applicant has provided a Photometric Plan with this Planned Development application to demonstrate compliance with the Waxahachie Zoning Ordinance. The Photometric Plan does adhere to the requirements of the Lighting and Glare Standards from Section 6.03 of the Waxahachie Zoning Ordinance. Staff has verified that all wall-mounted and pole-mounted light fixtures are designed to be directed downward towards the site and will be equipped with shields to further mitigate light trespass on adjacent properties. The applicant has worked with staff to minimize windows and wall-mounted light fixtures for all multi-story building facades facing the

southern property line, adjacent to single family residences.

The applicant proposes one (1) additional monument sign for the subject property with this PD application. The proposed monument sign is a total 80 square feet in size and adheres to the typical height and size requirements of the Waxahachie Zoning Ordinance. The monument sign is proposed to be located along the Highway 287 Bypass Service Road. The design of the proposed monument sign can be referenced in Exhibit E below. In addition to this new monument sign, the applicant proposes to relocate an existing multi-tenant monument sign at the intersection of Ovilla Road and Swallow Drive. This relocated sign is proposed to continue to be used for the 4-story office building on Bates Drive.

The applicant has designed the Site Plan for the property to accommodate three detention areas. Each detention area is designed to be incorporated into the proposed open space and amenity areas for the development. The detention areas are designed to be landscaped and accessible to pets and residents. Benches, waste stations and walkways are proposed directly adjacent to the detention areas to support accessibility.

As part of this development, the applicant is required to extend public water and sanitary sewer lines across the subject property. The applicant has accounted for these extensions with a Preliminary Utility Plan. Utility improvements are required to be finalized with a future Civil Construction Permit.

The applicant proposes to develop the subject property in two phases. The applicant proposes to develop the multi-family portion of the property as Phase 1. Phase 2 is proposed to include the development of pad sites for the Hotel, Restaurant, and Car Wash tract identified on the Site Plan.

To comply with State law contained in Local Government Code Chapter 211 and the City's public hearing notice requirements, 6 notices were mailed to property owners within 200 feet of the request. Staff has received zero (0) letters of support and zero (0) letters of opposition for the PD request.

Commissioner Marlene Norcross asked about the potential resurfacing of existing roads near the proposed development and the issue of 18-wheelers parking on those roads. Mr. King clarified that resurfacing the roads is not currently planned. Mr. Singleton added that "No Parking" signs are in place, and property owners make efforts to deter 18-wheelers from parking on the streets.

Commissioner Jenny Bridges expressed concern about the lack of attached garages in the proposed multi-family development. Mr. King explained that staff had discussed this matter with the developer, but since the first-floor spaces were designated for mixed-use purposes, staff deemed the absence of attached garages acceptable.

Chairman Keeler opened the Public Hearing at approximately 7:56 p.m.

Those who spoke in opposition:
Kathy Kacal, 405 Brookside Road, Waxahachie, Texas

There being no others to speak for or against ZDC-171-2024, Chairman Keeler closed the Public Hearing at approximately 8:00 p.m.

14. Consider recommendation of ZDC-171-2024

Action:

Marlene Norcross moved to recommend approval of ZDC-171-2024, a Planned Development request for the Highlands at Bates Drive, subject to the conditions the staff report, authorizing the Mayor and/or City Manager to sign the associated documents accordingly. Motion was seconded by David Hudgins and carried unanimously (5-0).

**15. Public Hearing on a request by Kevin Patel, Triangle Engineering, for a Specific Use Permit (SUP) for a Drive-Through Establishment use within a Planned Development-General Retail (PD-GR) zoning district located at 2932 N US Highway 77 (Property ID 189379) - Owner: Vaquero Highway 77 Waxahachie Partners LP (ZDC-206-2024)
Staff: Zack King**

Mr. King presented the Item and Tyler Moore requested approval. On October 30, 2024, the applicant informed staff that their evaluation of the City's standard SUP Ordinance and Development Agreement was complete. The applicant subsequently submitted a new SUP Application (ZDC-206-2024). No changes to the language in the accompanying SUP Ordinance or Development Agreement have been made since the time of the withdrawal request.

The applicant proposes a Specific Use Permit (SUP) to allow for the development of a Drive-Through Establishment use (Starbucks) as part of a proposed multi-tenant retail building at 2932 N US Highway 77. The subject property is situated in an existing Planned Development-General Retail (PD-GR) zoning district. The Waxahachie Zoning Ordinance requires that a SUP be approved to allow for Drive-Through Establishment land uses within a General Retail (GR) zoning district.

The SUP process is utilized to evaluate certain land uses that may not otherwise be compatible with permitted uses in a base zoning district. The SUP process allows a land use to be evaluated to determine whether it compatible with adjacent uses by ensuring the nature of the proposed land use is reasonable and any potential negative impacts of the land use have been mitigated. Through the SUP process, a specific site design is also developed to ensure the intent of the base zoning district is maintained.

In December of 2021, the City Council approved a SUP (ZDC-174-2021) for a stand-alone Starbucks Drive-Through Establishment just south of the subject property. In November of 2022, City Council approved an amendment to this SUP (ZDC-123-2022) to modify the design of the site and the development agreement. Following approval of these SUP's, Starbucks opted not to pursue development of a standalone store in this area. In 2024, the property owner began working with Starbucks again to consider using a single suite within a multi-tenant retail building. In May of 2024, the applicant submitted a new redesigned SUP request (ZCDC-103-2024) for a Drive-Through Establishment to allow for Starbucks to occupy the northern suite within the proposed multi-tenant retail building. Due to concerns with the language in the City's standard SUP Ordinance, the applicant withdrew the new SUP Application in order to take time to review the

City's standard SUP Ordinance with the Starbucks corporate team. In November of 2024, the applicant completed their review and determined they had no concerns with the City's standard language. This request includes an identical site, landscaping, and building design as the request submitted in May of 2024.

The applicant proposes a Specific Use Permit (SUP) for a Drive-Through Establishment use (Starbucks) as part of a proposed multi-tenant retail building at 2932 N US Highway 77. The proposed multi-tenant retail building is a total of 8,439 square feet in size, with the drive-through suite comprising 2,439 square feet of the building. The remainder of the building is proposed to be finished out as three (3) retail suites. No specific tenants have been identified for these suites. The applicant has noted that the typical hours of operation of the business will be Monday through Saturday from 5:00 am to 10:00 pm and Sunday from 6:00 am to 10:00 pm. A total of fifteen (15) to twenty-five (25) employees are expected at this location. It is important to note that a restaurant land use without a drive-through is permitted within the General Retail (GR) zoning district by right.

The proposed site plan includes a drive-through lane with sufficient stacking for eleven (11) vehicles. The drive-through lane is designed to wrap around the entirety of the building to provide the maximum amount of vehicle stacking possible. Outside of the dedicated drive-through lane, additional drive-isles totaling approximately 400 feet are available for customer use to ensure no traffic stacks onto Highway 77.

A total of forty-five (45) parking spaces are required for the proposed multi-tenant retail building. The applicant has designed the site to provide fifty-six (56) parking spaces. The parking provided for the site is sufficient to support indoor and outdoor seating for up to two (2) restaurants. The applicant has reserved space on the southeast corner of the property to serve as an on-site detention basin for the property.

The applicant proposes to access the subject property via an existing, TxDOT-approved driveway connection to N US Highway 77. This existing driveway connection aligns with Dena Drive across N US Highway 77. The Plat for the subject property includes a mutual access easement dedication to allow for cross access between adjacent properties to the north and south. Construction of the mutual access drive is ongoing. The applicant has designed their site around this mutual access easement to ensure that cross-access between lots is preserved.

The applicant has provided a drive aisle around the entirety of the proposed building to ensure adequate on-site circulation. The drive aisle extends along the outside of the drive-through lane which will allow customers to exit the drive-through lane at any point, if necessary.

The applicant has provided two elevation/façade options for consideration with this SUP. Option 1 features a façade primarily comprised of stucco. Option 1 also includes composite wood siding on the northern (drive-through) suite and brick veneer banding around the bottom of the building. Option 2 features a more varied façade with stucco and CMU veneer comprising the majority of exterior construction materials. Option 2 also includes the same composite wood siding on the northern (drive-through) suite. Both options propose to vary the color of stucco used for the front of each retail suite. Commissioners expressed their support for Option 2.

The landscaping proposed with this SUP meets the requirements of the Waxahachie Zoning Ordinance. The applicant has incorporated nine (9) Crape Myrtles into the landscape plan.

The applicant proposes to install a multi-tenant monument sign that adheres to the typical height and size requirements of the Waxahachie Zoning Ordinance. The design of the monument sign can be referenced below in an attached exhibit. The sign will be located outside of all easements on the site.

The applicant has designed an on-site detention pond for the development and has noted that the design will adhere to the Waxahachie Manual for the Design of Storm Drainage Systems. The applicant will utilize an existing City sanitary sewer line and an existing Rockett SUD water line along Highway 77 to serve the proposed retail building. As part of the standard Waxahachie development process, the applicant is required to fully design detention and utility infrastructure for the site via a Civil Construction Permit. A Civil Construction Permit is required to be approved and the associated infrastructure installed before a building permit can be issued for the property.

To comply with State law contained in Local Government Code Chapter 211 and the City's public hearing notice requirements, 13 notices were mailed to property owners within 200 feet of the request. Staff has received zero (0) letters of support and zero (0) letters of opposition for the SUP request.

Chairman Keeler opened the Public Hearing at approximately 8:12 p.m.

There being no others to speak for or against ZDC-206-2024, Chairman Keeler closed the Public Hearing at approximately 8:12 p.m.

16. Consider recommendation of ZDC-206-2024

Action:

Jenny Bridges moved to recommend approval of ZDC-206-2024, a Specific Use Permit (SUP) for a Drive-Through Establishment, subject to the conditions the staff report, authorizing the Mayor and/or City Manager to sign the associated documents accordingly, with elevation Option 2. Motion was seconded by David Hudgins and carried unanimously (5-0).

19. Adjourn

Jennifer Pruitt, Senior Director of Planning, announced there will not be a P&Z meeting on January 28, 2025. Ms. Pruitt acknowledged that this meeting marked her final meeting, expressing her heartfelt gratitude to the Commission, City Council, and the community for the privilege and opportunity to serve.

Shon Brooks, Executive Director of Development Services, welcomed Trenton Robertson as the new Senior Director of Planning.

Planning and Zoning Commissioners, City staff, and Council Member Patrick Souter thanked Ms. Pruitt for her mentorship, guidance, and professionalism, and wished her the best in retirement.

There being no further business, the meeting adjourned at 8:16 p.m.

Respectfully submitted,

Amber Villarreal
City Secretary

Planning & Zoning Department

Plat Staff Report

Case: SUB-3-2025



MEETING DATE(S)

Planning & Zoning Commission: February 11, 2025

CAPTION

Present a request by Matt Baacke, GMcivil, for a **Plat** of Myrtle Creek Phase 2A, 84 residential lots and 4 non-residential lots, being 25.416 acres, located approximately 4,000 feet north of 2325 S US Highway 287 Bypass, situated in the Benjamin Collier Survey, Abstract 216, an addition to the City of Waxahachie (Property ID 180362) – Owner: HT US 287 Owner LP (SUB-3-2025) Staff: Harper Lindamood

RECOMMENDED MOTION

"I move to approve SUB-3-2025, a Plat of Myrtle Creek Phase 2A, subject to the conditions the staff report, authorizing the Planning & Zoning Commissioner to sign the associated documents accordingly."

APPLICANT REQUEST

The applicant requests to plat the subject property into 84 single family residential lots and 4 non-residential lots as part of the Myrtle Creek subdivision.

CASE INFORMATION

Applicant: Matt Baacke, GMcivil

Property Owner(s): HT US 287 Owner LP

Site Acreage: 25.416 acres

Number of Lots: 88 lots

Number of Dwelling Units: 84 units

Park Land Dedication: Several non-residential lots in prior and future phases of the Myrtle Creek subdivision are being reserved for a HOA maintained open spaces and parks, as required by the zoning for the subject property.

Adequate Public Facilities: Adequate public facilities are available to the subject property via the extension of City water and wastewater lines.

SUBJECT PROPERTY

General Location: Approximately 4,000 ft north of 2325 S US Highway 287 Bypass

Parcel ID Number(s): 180362

Current Zoning: Planned Development (PD) – Ordinance 2302 & 3322

Existing Use: The subject property is currently undeveloped.

Platting History: The subject property is not currently platted.

Site Aerial:

PLANNING ANALYSIS

The applicant proposes to plat the subject property into 84 single family residential lots and 4 non-residential lots as part of the Myrtle Creek Phase 2A subdivision. The subject property is currently zoned Planned Development (Ord. 2302 & 3322). The design of the proposed subdivision adheres to the lot size, lot dimension, and lot distribution requirements of Ordinance 2302 & 3322. The proposed plat is also consistent with the executed Development Agreement for the subject property.

As part of the review of the plat application, staff identified technical items that conflict with the requirements of the Waxahachie Subdivision Ordinance. These technical items are required to be corrected prior to the filing of the plat. The correction of each item has been identified as a condition of approval in the staff recommendation section below.

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 request, subject to the conditions listed below.

Conditions:

1. Per Section 2.3.b of the Waxahachie Subdivision Ordinance, an embossed hard copy of the Tax Certificate for the subject property (dated within 90-days of your filing date) will need to be provided with your plat at the time of filing.
2. Per section 3.1. R of the Waxahachie subdivision ordinance - A temporary turn around will be required at stubs with lots that have driveways off the stub.
3. Per Section 2.4.c.22 of the Waxahachie Subdivision Ordinance, please provide coordinates (northing, easting) for the POB and at least one (1) additional property corner.
4. Per Section 2.2.a of the Waxahachie Zoning Ordinance, proposed lots must be in compliance with the zoning for the subject property. Identify the width of lot 4, Block OO at the Build Line (front setback) to demonstrate compliance with the lot width requirement established by the zoning for the property.

Conditions (continued):

5. Per Section 5.7.a.3 of the Waxahachie Subdivision Ordinance, a 5' Wall Maintenance Easement (WME) must be provided here for the required screening wall adjacent to Saratoga Drive. The 5' easement may straddle the property line.
6. Per Section 2.4.c.18 and 2.4.c.25 of the Waxahachie Subdivision Ordinance, the boundary displayed on the Plat and the legal description need to match. Please revise accordingly.
7. Per Section 2.4.c.4 of the Waxahachie Subdivision Ordinance, street name approval is required at the time of platting. Please note that the following street names are unavailable. (These streets are highlighted in blue.) Please provide 2 alternative street names for EACH of the following:
 - 1) CROSSVINE
 - 2) MESQUITE
 - 3) BLUESTEM
8. Per 2.4.C.23 Section of the Waxahachie subdivision ordinance Please remove final plat to "Plat".
9. Per Section 2.4.c.23 of the Waxahachie Subdivision Ordinance, a correct title block is required to be provided. The correct case number for this plat is "SUB-3-2025", please revise accordingly.
10. Per Sections 5.6 and 5.7 of the Waxahachie Subdivision Ordinance, fences, retaining walls, and screening walls shall not be placed in utility easements. Add this to the notes.
11. Per Section 7.2.h of the Waxahachie Subdivision Ordinance, Filing Fees are required to be paid with the Plat application prior to plat filing.

ATTACHED EXHIBITS

1. Plat

APPLICANT REQUIREMENTS

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

CITY REQUIREMENTS FOR PLAT RECORDING AND FILING

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

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

STAFF CONTACT INFORMATION

Prepared by:

Harper Lindamood

Planner

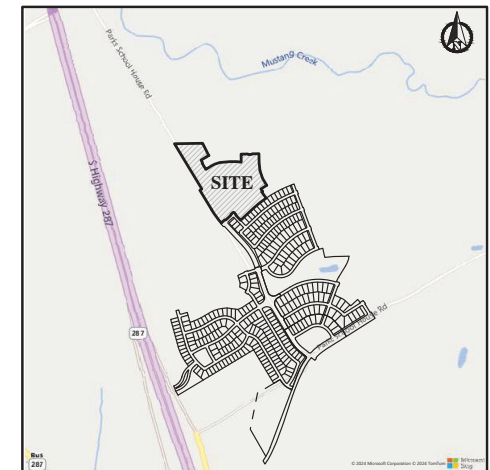
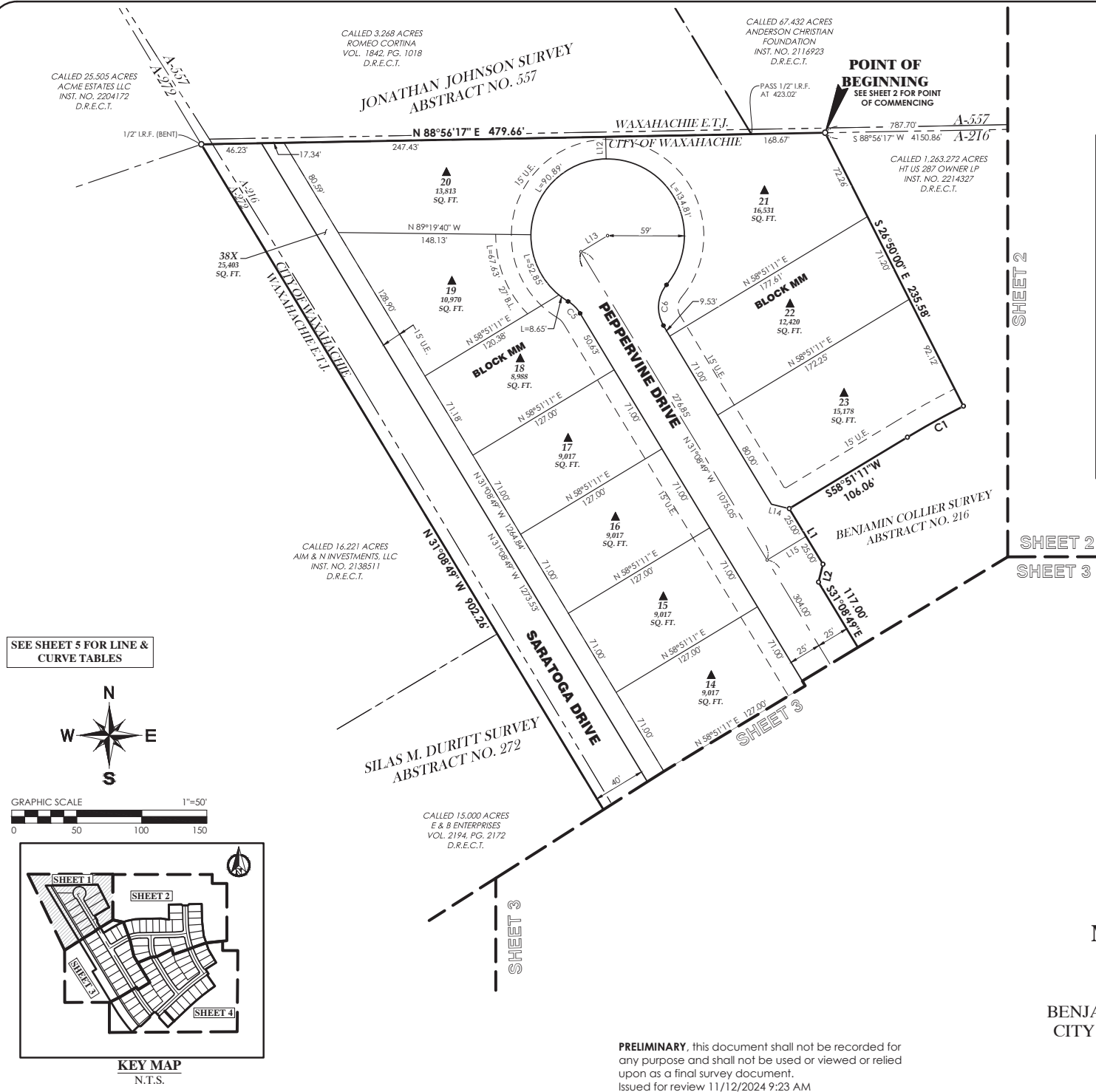
Harper.lindamood@waxahachie.com

Reviewed by:

Trenton Roberts, AICP

Senior Director of Planning

Trenton.roberts@waxahachie.com



VICINITY MAP
N.T.S.

OWNER/DEVELOPER:

Hines

2700 COMMERCE STREET, SUITE 1600
DALLAS, TX 75226
972-716-2900

PREPARED BY:



FINAL PLAT
OF
MYRTLE CREEK, PHASE 2A

25.416 ACRES
SITUATED IN THE
BENJAMIN COLLIER SURVEY, ABSTRACT No. 216,
CITY OF WAXAHACHIE, ELLIS COUNTY, TEXAS

Date: November 2024

SHEET 1 of 6

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.
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TRACT 2
CALLED 242.969 ACRES
ANDERSON CHRISTIAN FOUNDATION
INST. NO. 2116923
D.R.E.C.T.

CALLED 67.432 ACRES
 ANDERSON CHRISTIAN FOUNDATION
 INST. NO. 2116923
 D.R.E.C.T.

A-557

APPROXIMATE LOCATION OF

A-216

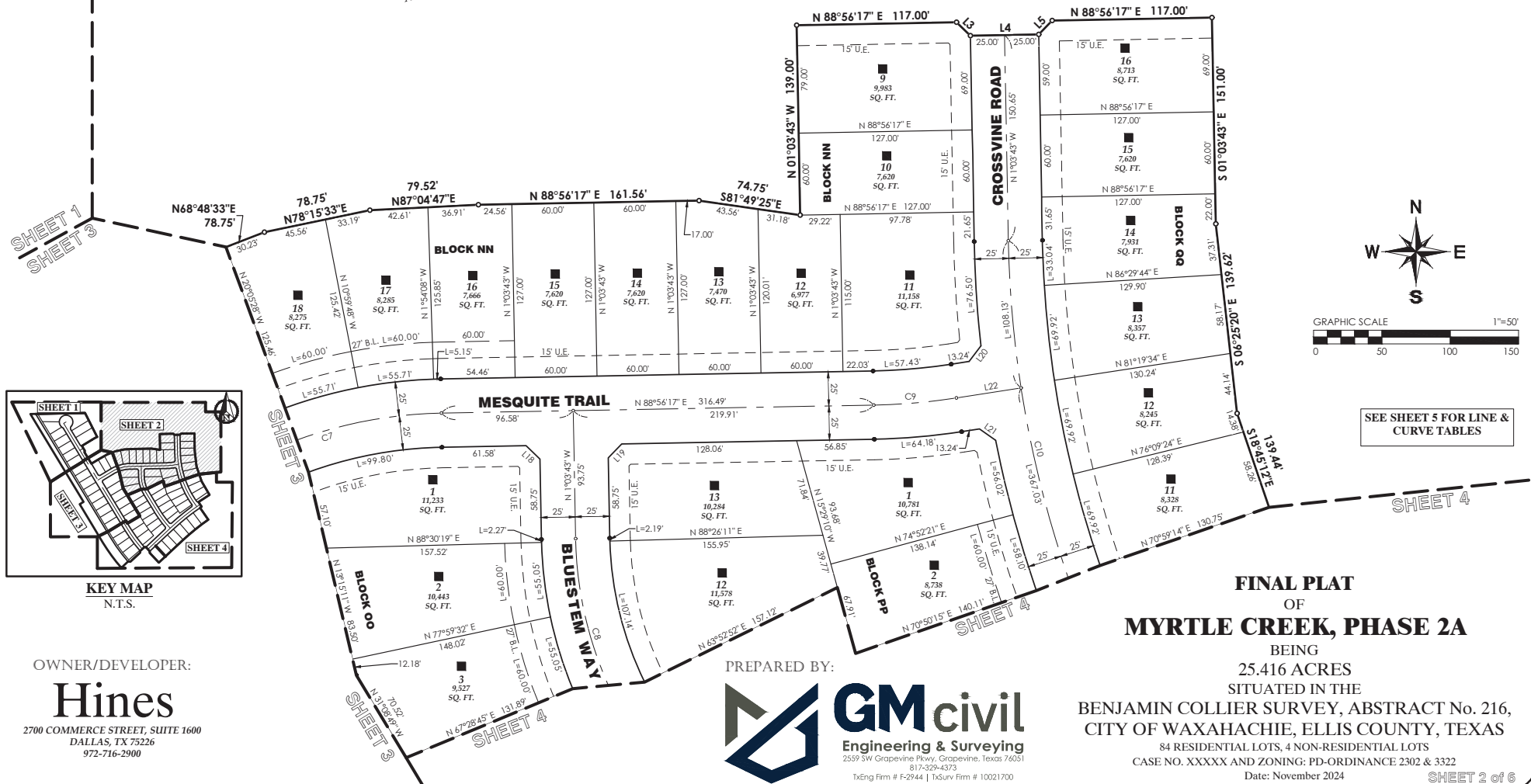
ABSTRACT LINE

PASS A 1/2" I.R.F.
AT 3,363.16'

POINT OF COMMENCING
1/2" I.R.F.
AT FENCE CORNER

BENJAMIN COLLIER SURVEY
ABSTRACT NO. 216

CALLED 1,263.272 ACRES
 HT US 287 OWNER LP
 INST. NO. 2214327
 D.R.E.C.T.



**SEE SHEET 5 FOR LINE &
CURVE TABLES**

FINAL PLAT
OF
MYRTLE CREEK, PHASE 2A

BEING
25.416 ACRES
SITUATED IN THE
BENJAMIN COLLIER SURVEY, ABSTRACT No. 216,
CITY OF WAXAHACHIE, ELLIS COUNTY, TEXAS

84 RESIDENTIAL LOTS, 4 NON-RESIDENTIAL LOTS

Date: November 2024

SHEET 2 of 6

OWNER/DEVELOPER:

Hines
2700 COMMERCE STREET, SUITE 1600
DALLAS, TX 75226
972-716-2900

PREPARED BY:



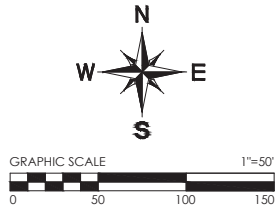
Engineering & Surveying

2559 SW Grapevine Pkwy, Grapevine, Texas 7605
817-329-4373

TxEng Firm # F-2944 | TxSurv Firm # 10021700

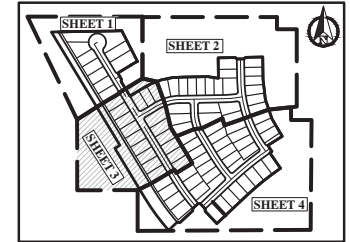
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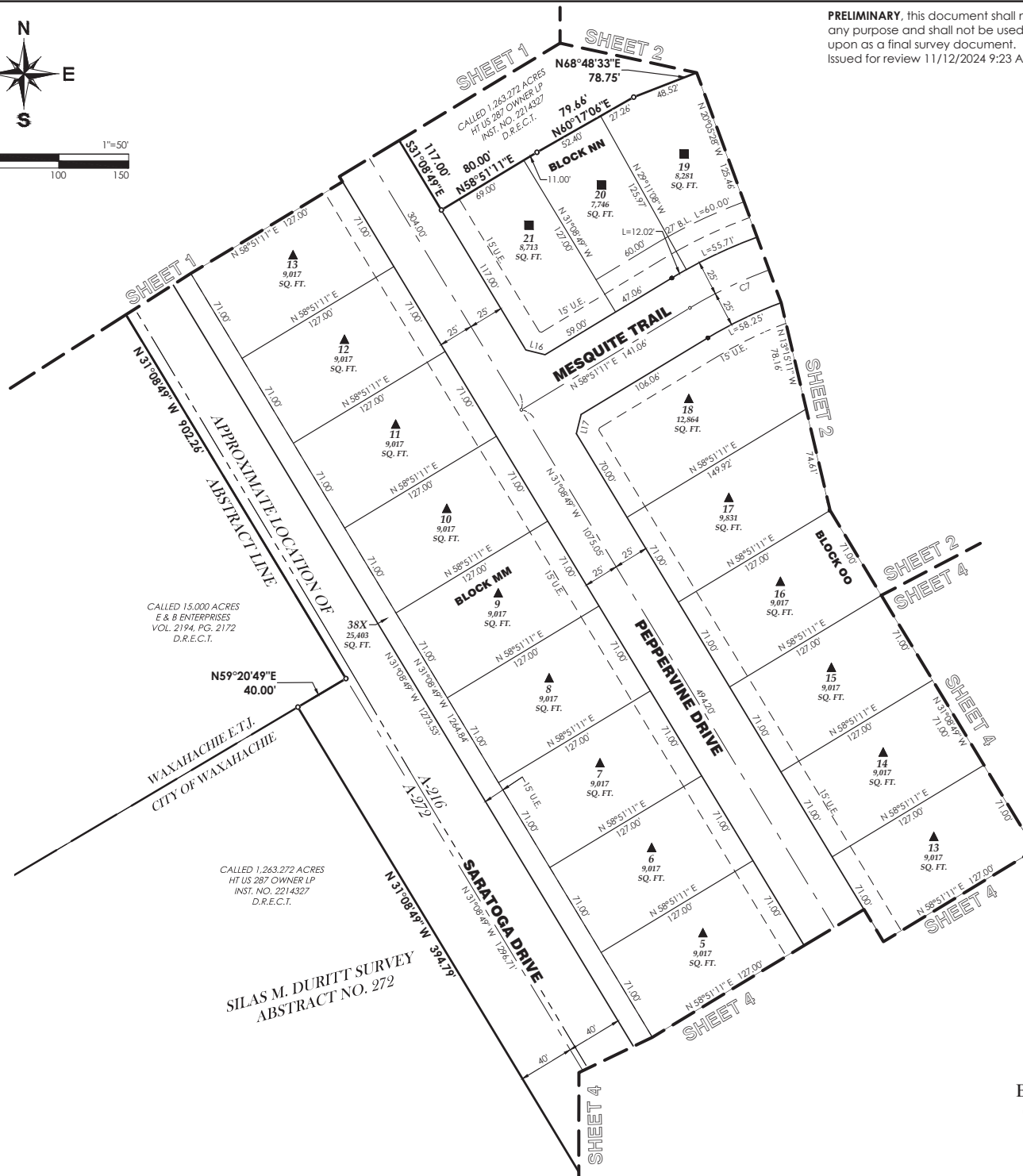


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SEE SHEET 5 FOR LINE & CURVE TABLES



KEY MAP
N.T.S.



OWNER/DEVELOPER:

Hines

2700 COMMERCE STREET, SUITE 1600
DALLAS, TX 75226
972-716-2900

PREPARED BY:



FINAL PLAT
OF
MYRTLE CREEK, PHASE 2A

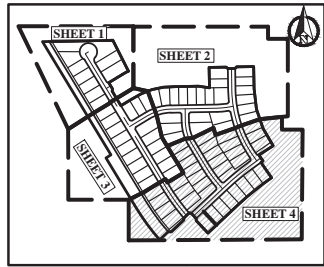
BEING
25.416 ACRES
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BENJAMIN COLLIER SURVEY, ABSTRACT No. 216,
CITY OF WAXAHACHIE, ELLIS COUNTY, TEXAS

84 RESIDENTIAL LOTS, 4 NON-RESIDENTIAL LOTS
CASE NO. XXXXX AND ZONING: PD-ORDINANCE 2302 & 3322

Date: November 2024

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KEY MAP
N.T.S.



GRAPHIC SCALE 1"=50'
0 50 100 150

SEE SHEET 5 FOR LINE & CURVE TABLES



OWNER/DEVELOPER:

Hines

2700 COMMERCE STREET, SUITE 1600
DALLAS, TX 75226
972-716-2900

PREPARED BY:



**FINAL PLAT
OF
MYRTLE CREEK, PHASE 2A**

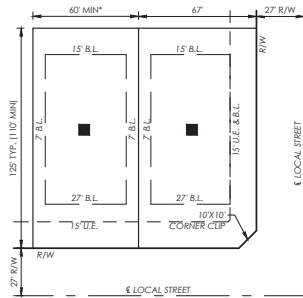
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SHEET 4 of 6

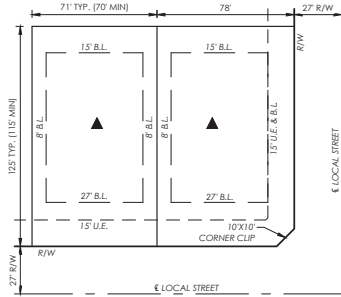
**TYPICAL LOT DETAIL**

N.T.S.

PD SF-3

MINIMUM AREA = 6,600 SQ. FT.

*LOT WIDTH MAY BE 55 FEET, AS MEASURED AT THE FRONT BUILDING LINE, ON A CUL-DE-SAC BULB.

**TYPICAL LOT DETAIL**

N.T.S.

PD SF-2

MINIMUM AREA = 8,000 SQ. FT.**LINE TABLE**

LINE #	BEARING	DISTANCE
L1	S31°08'49"E	50.00'
L2	S13°51'11"W	14.14'
L3	S46°03'43"E	14.14'
L4	S88°56'17"W	50.00'
L5	N43°56'17"E	14.14'
L6	N01°46'33"E	14.14'
L7	N42°38'58"W	50.00'
L8	N87°18'20"W	13.91'
L9	S46°46'34"W	50.03'
L10	S02°39'35"W	14.36'
L11	N87°22'38"W	20.90'
L12	N01°03'43"W	17.00'
L13	N58°51'11"E	24.00'
L14	S76°08'49"E	14.14'
L15	N58°51'11"E	35.00'
L16	N76°08'49"W	14.14'
L17	S13°51'11"W	14.14'
L18	N46°03'43"W	14.14'
L19	S43°56'17"W	14.14'
L20	S37°14'13"W	14.40'

LINE TABLE

LINE #	BEARING	DISTANCE
L21	N54°50'49"W	14.40'
L22	S81°11'46"W	47.86'
L23	N09°30'29"E	14.24'
L24	N35°05'33"W	42.13'
L25	S79°41'36"E	14.24'
L26	S86°36'21"E	13.95'
L27	N02°55'29"E	14.42'

CURVE TABLE

CURVE #	RADIUS	ARC LENGTH	DELTA ANGLE	CHORD BEARING	CHORD LENGTH
C1	655.00'	49.31'	4°18'49"	S61°00'35"W	49.30'
C2	2152.00'	116.11'	3°05'29"	S57°23'06"W	116.10'
C3	2102.00'	16.46'	0°26'55"	S55°36'54"W	16.46'
C4	1540.00'	273.95'	10°11'32"	N36°14'35"W	273.59'
C5	27.00'	13.15'	27°54'20"	N45°05'59"W	13.02'
C6	27.00'	33.46'	70°59'57"	S04°21'09"W	31.36'
C7	326.00'	171.18'	30°05'06"	S73°53'44"W	169.22'
C8	275.00'	144.40'	30°05'06"	N16°06'16"W	142.74'
C9	450.00'	60.80'	7°44'30"	S85°04'02"W	60.76'
C10	800.00'	475.16'	34°01'50"	N18°04'38"W	468.20'
C11	2127.00'	336.47'	9°03'49"	N51°18'27"E	336.12'
C12	989.00'	197.81'	11°27'35"	N36°52'36"W	197.48'
C13	1293.00'	226.88'	10°03'13"	S36°10'26"E	226.59'
C14	1445.00'	246.94'	9°47'29"	S36°02'34"E	246.64'
C15	1500.00'	265.52'	10°08'31"	S36°13'05"E	265.17'

LEGEND

O	1/2" CAPPED IRON ROD SET "GMCIVIL" UNLESS OTHERWISE NOTED
SQ. FT.	SQUARE FEET
INST. NO.	INSTRUMENT NUMBER
VOL.	VOLUME
BK.	BOOK
PG.	PAGE
D.R.E.C.T.	DEED RECORDS, ELLIS COUNTY, TEXAS
P.R.E.C.T.	PLAT RECORDS, ELLIS COUNTY, TEXAS
I.R.F.	IRON ROD FOUND
C.I.R.F.	CAPPED IRON ROD FOUND
C.I.R.S.	CAPPED IRON ROD SET (GMCIVIL)
R/W	RIGHT-OF-WAY
B.L.	BUILDING LINE
U.E.	UTILITY EASEMENT
---	BOUNDARY LINE
---	ADJOINER LINE
---	EASEMENT LINE
---	CENTERLINE
---	BUILDING LINE
---	ABSTRACT LINE

NOTES

1. Bearings are oriented to Texas State plane coordinate system, north central zone, 4202 derived from GPS observation.

2. The surveyed property is located within an area having Flood Zone Classification "X" by the Federal Emergency Management Agency (FEMA), on Flood Insurance Rate Map No. 48139C0350F with a date of identification of June 3, 2013 and Map No. 48139C0195G, with a date of identification of October 19, 2023, for Community No. 480211, in Ellis County, State of Texas, which is the current Flood Insurance Rate Map for the community in which the property is situated. Approximate location of floodplain and/or floodway lines are shown on the preliminary plat.

3. All 1/2" iron rod set with yellow plastic cap stamped "GMCIVIL" unless otherwise noted.

4. 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.

5. The HOA shall maintain and be generally responsible for all "X" Lots and all Private improvements within the "X" Lots, including but not limited to sidewalks, irrigation, landscaping, fencing, alley pavement, detention controls, etc.

SITE AREA SUMMARY

GROSS AREA	25.416 ACRES
PUBLIC RIGHT-OF-WAY	6.618 ACRES
LOTS	17.700 ACRES
COMMON AREAS	1.098 ACRES

FINAL PLAT

OF

MYRTLE CREEK, PHASE 2A

BEING

25.416 ACRES

SITUATED IN THE

BENJAMIN COLLIER SURVEY, ABSTRACT No. 216,
CITY OF WAXAHACHIE, ELLIS COUNTY, TEXAS

84 RESIDENTIAL LOTS, 4 NON-RESIDENTIAL LOTS
CASE NO. XXXXX AND ZONING: PD-ORDINANCE 2302 & 3322

Date: November 2024

OWNER/DEVELOPER:

Hines

2700 COMMERCE STREET, SUITE 1600
DALLAS, TX 75226
972-716-2900

PREPARED BY:



GMcivil
Engineering & Surveying
2559 SW Grapevine Pkwy, Grapevine, Texas 76051
817-329-4373

T&S Firm # 10021700

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.
Issued for review 11/12/2024 9:23 AM

OWNER'S CERTIFICATE

All that certain lot, tract, or parcel of land, situated in a portion of the Benjamin Collier Survey, Abstract No. 216, City of Waxahachie, Ellis County, Texas, being part of that certain called 1.263.272 acre tract described in a deed to HT US 287 Owner LP recorded in Instrument No. 221.4327 of the Deed Records of Ellis County, Texas (DRECT), and being more completely described as follows, to-wit:

COMMENCING at a 1/2" iron rod found at a fence corner for an ell corner of said 1.263.272 acre tract and the Southeast corner of a called 242.969 acre tract described as tract 2 in a deed to Anderson Christian Foundation recorded in Instrument No. 2116923 (DRECT);

THENCE South 88 deg. 56 min. 17 sec. West along the North line of said 1.263.272 acre tract and the South line of said 242.949 acre tract, at 3,363.16 feet pass a 1/2" iron rod found for the Southwest corner of said 242.969 acre tract and the Southeast corner of a called 67.432 acre tract described in said deed to Anderson Christian Foundation, continue along said North line and the South line of said 67.432 acre tract a total distance of 4,150.86 feet to a 1/2" capped iron rod set stamped "GMCIVIL", hereinafter referred to as 1/2" capped iron rod set, said point being the **TRUE POINT OF BEGINNING**;

THENCE South 26 deg. 50 min. 00 sec. East departing said North and South lines, a distance of 235.58 feet to a 1/2" capped iron rod set for a Point of Curvature of a non-tangent circular curve to the left, having a radius of 655.00 feet, a central angle of 04 deg. 18 min. 49 sec., and being subtended by a chord which bears South 61 deg. 00 min. 35 sec. West - 49.30 feet;

THENCE in a southwesterly direction along said curve to the left, a distance of 49.31 feet to a 1/2" capped iron rod set;

THENCE South 58 deg. 51 min. 11 sec. West tangent to said curve, a distance of 106.06 feet to a 1/2" capped iron rod set;

THENCE South 31 deg. 08 min. 49 sec. East, a distance of 50.00 feet to a 1/2" capped iron rod set;

THENCE South 13 deg. 51 min. 11 sec. West, a distance of 14.14 feet to a 1/2" capped iron rod set;

THENCE South 31 deg. 08 min. 49 sec. East, a distance of 117.00 feet to a 1/2" capped iron rod set;

THENCE North 58 deg. 51 min. 11 sec. East, a distance of 80.00 feet to a 1/2" capped iron rod set;

THENCE North 60 deg. 17 min. 06 sec. East, a distance of 79.66 feet to a 1/2" capped iron rod set;

THENCE North 68 deg. 48 min. 33 sec. East, a distance of 78.75 feet to a 1/2" capped iron rod set;

THENCE North 78 deg. 15 min. 33 sec. East, a distance of 78.75 feet to a 1/2" capped iron rod set;

THENCE North 87 deg. 04 min. 47 sec. East, a distance of 79.52 feet to a 1/2" capped iron rod set;

THENCE North 88 deg. 56 min. 17 sec. East, a distance of 161.56 feet to a 1/2" capped iron rod set;

THENCE South 81 deg. 49 min. 25 sec. East, a distance of 74.75 feet to a 1/2" capped iron rod set;

THENCE North 01 deg. 03 min. 43 sec. West, a distance of 139.00 feet to a 1/2" capped iron rod set;

THENCE North 88 deg. 56 min. 17 sec. East, a distance of 117.00 feet to a 1/2" capped iron rod set;

THENCE South 46 deg. 03 min. 43 sec. East, a distance of 14.14 feet to a 1/2" capped iron rod set;

THENCE North 88 deg. 56 min. 17 sec. East, a distance of 50.00 feet to a 1/2" capped iron rod set;

THENCE North 43 deg. 56 min. 17 sec. East, a distance of 14.14 feet to a 1/2" capped iron rod set;

THENCE North 88 deg. 56 min. 17 sec. East, a distance of 117.00 feet to a 1/2" capped iron rod set;

THENCE South 01 deg. 03 min. 43 sec. East, a distance of 151.00 feet to a 1/2" capped iron rod set;

THENCE South 06 deg. 25 min. 20 sec. East, a distance of 139.62 feet to a 1/2" capped iron rod set;

THENCE South 18 deg. 45 min. 12 sec. East, a distance of 139.44 feet to a 1/2" capped iron rod set;

THENCE South 30 deg. 25 min. 12 sec. East, a distance of 137.23 feet to a 1/2" capped iron rod set for a Point of Curvature of a non-tangent circular curve to the left, having a radius of 2,152.00 feet, a central angle of 03 deg. 05 min. 29 sec., and being subtended by a chord which bears South 57 deg. 23 min. 06 sec. West - 116.10 feet;

THENCE in a southwesterly direction along said curve to the left, a distance of 116.11 feet to a 1/2" capped iron rod set;

THENCE South 34 deg. 09 min. 39 sec. East non-tangent to said curve, a distance of 50.00 feet to a 1/2" capped iron rod set for a Point of Curvature of a non-tangent circular curve to the left, having a radius of 2,102.00 feet, a central angle of 00 deg. 26 min. 55 sec., and being subtended by a chord which bears South 55 deg. 36 min. 54 sec. West - 16.46 feet;

THENCE in a southwesterly direction along said curve to the left, a distance of 16.46 feet to a 1/2" capped iron rod set;

THENCE South 34 deg. 36 min. 33 sec. East non-tangent to said curve, a distance of 127.00 feet to a 1/2" capped iron rod set;

THENCE South 54 deg. 21 min. 58 sec. West, a distance of 70.63 feet to a 1/2" capped iron rod set;

THENCE South 52 deg. 19 min. 01 sec. West, a distance of 70.63 feet to a 1/2" capped iron rod set;

THENCE South 50 deg. 16 min. 04 sec. West, a distance of 70.63 feet to a 1/2" capped iron rod set;

THENCE South 48 deg. 15 min. 41 sec. West, a distance of 70.63 feet to a 1/2" capped iron rod set;

THENCE South 46 deg. 46 min. 33 sec. West, a distance of 292.93 feet to a 1/2" capped iron rod set;

THENCE North 43 deg. 13 min. 27 sec. West, a distance of 117.00 feet to a 1/2" capped iron rod set;

THENCE North 01 deg. 46 min. 33 sec. East, a distance of 14.14 feet to a 1/2" capped iron rod set;

THENCE North 42 deg. 38 min. 58 sec. West, a distance of 50.00 feet to a 1/2" capped iron rod set;

THENCE North 87 deg. 18 min. 20 sec. West, a distance of 13.91 feet to a 1/2" capped iron rod set;

THENCE South 46 deg. 46 min. 34 sec. West, a distance of 50.03 feet to a 1/2" capped iron rod set;

OWNER'S CERTIFICATE CONT...

THENCE South 02 deg. 39 min. 35 sec. West, a distance of 14.36 feet to a 1/2" capped iron rod set;

THENCE South 46 deg. 46 min. 33 sec. West, a distance of 117.05 feet to a 1/2" capped iron rod set;

THENCE North 87 deg. 22 min. 38 sec. West, a distance of 20.90 feet to a 1/2" capped iron rod set;

THENCE South 46 deg. 46 min. 34 sec. West, a distance of 80.05 feet to a 1/2" capped iron rod set for a Point of Curvature of a non-tangent circular curve to the right, having a radius of 1,540.00 feet, a central angle of 10 deg. 11 min. 32 sec., and being subtended by a chord which bears North 36 deg. 14 min. 35 sec. West - 273.59 feet;

THENCE in a northwesterly direction along said curve to the right, a distance of 273.95 feet to a 1/2" capped iron rod set;

THENCE North 31 deg. 08 min. 49 sec. West tangent to said curve, a distance of 394.79 feet to a 1/2" capped iron rod set in the Northwest line of said 1.263.272 acre tract and being in the Southeast line of a called 15,000 acre tract described in a deed to E & B Enterprises recorded in Volume 2194, Page 2172 (DRECT);

THENCE North 59 deg. 20 min. 49 sec. East along said Northwest and Southeast lines, a distance of 40.00 feet to a 1/2" capped iron rod set for the Southeast corner of said 15,000 acre tract and an ell corner of said 1.263.272 acre tract;

THENCE North 31 deg. 08 min. 49 sec. West along the Northeast line of said 15,000 acre tract, the Southwest line of said 1.263.272 acre tract and the Northeast line of a called 16,221 acre tract described in a deed to Aim & N Investments, LLC recorded in Instrument No. 2138511 (DRECT), a distance of 902.26 feet to a 1/2" iron rod found (bent) for a westerly corner of said 1.263.272 acre tract, the Southwest corner of a called 3.268 acre tract described in a deed to Romeo Cortina recorded in Volume 1842, Page 1018 (DRECT), the Northeast corner of said 16.221 acre tract, and the Southeast corner of a called 25.505 acre tract described in a deed to Acme Estates LLC recorded in Instrument No. 2204172 (DRECT)

THENCE North 88 deg. 56 min. 17 sec. East along the North line of said 1.263.272 acre tract and the South line of said 3.268 acre tract, at 423.02 feet pass a 1/2" iron rod found for the Southeast corner of said 3.268 acre tract, continue along said North line and the South line of said 67.432 acre tract a total distance of 479.66 feet to the **POINT OF BEGINNING**, containing 1,107,115 square feet or 25.416 acres of land, more or less.

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

That HT US 287 Owner, L.P., acting herein by and through its duly authorized officers, does hereby adopt this plat designating the herein above described property as MYRTLE CREEK, PHASE 2A, 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 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__.

HT US 287 OWNER LP,
a Delaware limited partnership

By: HT US 287 GP LLC,
a Delaware limited liability company,
its General Partner

By: HT US 287 LP,
a Delaware limited partnership,
its Sole Member

By:Hines US 287 Associates LP,
a Delaware limited partnership,
its General Partner

By: Hines US 287 GP LLC,
a Delaware limited liability company,
its General Partner

By: Hines Investment Management Holdings Limited Partnership,
a Delaware limited partnership,
its Sole Member

By: _____
Name: Robert W. Witte
Title: Senior Managing Director

OWNER'S CERTIFICATE CONT...

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 Robert W. Witte, Senior Managing Director of Hines Investment Management Holdings Limited Partnership, a Delaware limited partnership, the sole member of Hines US 287 GP LLC, a Delaware limited liability company, the general partner of Hines US 287 Associates LP, a Delaware limited partnership, the general partner of HT US 287 LP, a Delaware limited partnership, the sole member of HT US 287 GP LLC, a Delaware limited liability company, the general partner of HT US 287 OWNER LP, a Delaware limited partnership, 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__.

Notary Public in and for the State of Texas

My Commission Expires On:

SURVEYOR'S CERTIFICATE

This is to certify that I, John N. Rogers a registered Professional Land Surveyor of the State of Texas, have platfed the above lots from an actual of the ground survey, and that all lot corners, angle points and points of the curve shall be properly marked on the ground and that this plat correctly represents that survey made by me or under my direction and supervision.

John N. Rogers
Registered Professional Land Surveyor No. 6372
GMCivil
2559 SW Grapevine Pkwy.
Grapevine, TX 76051
Metro (817) 329-4373

STATE OF TEXAS:)
) SS
COUNTY OF TARRANT:)

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. Issued for review 11/12/2024 9:23 AM

BEFORE ME, the undersigned Notary Public in and for said County and State, on this day personally appeared John N. Rogers, 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 purposes and considerations therein expressed.

Given under my hand and seal of office this the ____ day of ____, 20__.

Notary Public in and for the State of Texas

My Commission expires:

APPROVAL CERTIFICATE

APPROVED BY: Planning and Zoning Commission
City of Waxahachie, Texas

By: _____
Chairperson Date

By: _____
Attest Date

OWNER/DEVELOPER:

Hines
2700 COMMERCE STREET, SUITE 1600
DALLAS, TX 75226
972-716-2900

PREPARED BY:



GMcivil
Engineering & Surveying
2559 SW Grapevine Pkwy, Grapevine, Texas 76051
817-329-4373
TxEng Firm # F-2944 | TxSurv Firm # 10021700

FINAL PLAT
OF
MYRTLE CREEK, PHASE 2A
BEING
25.416 ACRES
SITUATED IN THE
BENJAMIN COLLIER SURVEY, ABSTRACT No. 216,
CITY OF WAXAHACHIE, ELLIS COUNTY, TEXAS
84 RESIDENTIAL LOTS, 4 NON-RESIDENTIAL LOTS
CASE NO. XXXXX AND ZONING: PD-ORDINANCE 2302 & 3322
Date: November 2024

Planning & Zoning Department

Plat Staff Report

Item 4c

Case: SUB-4-2025



MEETING DATE(S)

Planning & Zoning Commission: February 11, 2025

CAPTION

Present a request by Matt Baacke, GMcivil, for a **Plat** of Myrtle Creek Phase 2B, 183 residential lots and 9 non-residential lots, being 53.285 acres, located approximately 3,000 feet north of 2325 S US Highway 287 Bypass, situated in the Benjamin Collier Survey, Abstract 216, and the Silas M. Durrett Survey, Abstract 272, an addition to the City of Waxahachie (Property ID 180365) – Owner: HT US 287 Owner LP (SUB-4-2025) Staff: Zack King

RECOMMENDED MOTION

"I move to approve SUB-4-2025, a Plat of Myrtle Creek Phase 2B, subject to the conditions the staff report, authorizing the Planning & Zoning Commissioner to sign the associated documents accordingly."

APPLICANT REQUEST

The applicant requests to plat the subject property into 183 single family residential lots and 9 non-residential lots as part of the Myrtle Creek subdivision.

CASE INFORMATION

Applicant: Matt Baacke, GMcivil

Property Owner(s): HT US 287 Owner LP

Site Acreage: 53.285 acres

Number of Lots: 192 lots

Number of Dwelling Units: 183 units

Park Land Dedication: Several non-residential lots in prior and future phases of the Myrtle Creek subdivision are being reserved for a HOA maintained open spaces and parks, as required by the zoning for the subject property.

Adequate Public Facilities: Adequate public facilities are available to the subject property via the extension of City water and wastewater lines.

SUBJECT PROPERTY

General Location: Approximately 3,000 ft north of 2325 S US Highway 287 Bypass

Parcel ID Number(s): 180365

Current Zoning: Planned Development (PD) – Ordinance 2302 & 3322

Existing Use: The subject property is currently undeveloped.

Platting History:

The subject property is not currently platted.

Site Aerial:**PLANNING ANALYSIS**

The applicant proposes to plat the subject property into 183 single family residential lots and 9 non-residential lots as part of the Myrtle Creek Phase 2B subdivision. The subject property is currently zoned Planned Development (Ord. 2302 & 3322). The design of the proposed subdivision adheres to the lot size, lot dimension, and lot distribution requirements of Ordinance 2302 & 3322. The proposed plat is also consistent with the executed Development Agreement for the subject property.

As part of the review of the plat application, staff identified technical items that conflict with the requirements of the Waxahachie Subdivision Ordinance. These technical items are required to be corrected prior to the filing of the plat. The correction of each item has been identified as a condition of approval in the staff recommendation section below.

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 request, subject to the conditions listed below.

Conditions:

1. Per Section 2.2.a of the Waxahachie Zoning Ordinance, proposed lots must be in compliance with the zoning for the subject property. Identify the width of lot 16, Block N at the Build Line (front setback) to demonstrate compliance with the lot width requirement established by the zoning for the property.
2. Per Section 2.2.a of the Waxahachie Zoning Ordinance, proposed lots must be in compliance with the zoning for the subject property. Identify the width of Lot 5, Block N at the Build Line (front setback) to demonstrate compliance with the lot width requirement established by the zoning for the property.
3. Per Section 2.2.a of the Waxahachie Zoning Ordinance, proposed lots must be in compliance with the zoning for the subject property. Identify the width of Lot 5, Block L at the Build Line (front setback) to demonstrate compliance with the lot width requirement established by the zoning for the property.

Conditions (continued):

4. Per Section 2.2.a of the Waxahachie Zoning Ordinance, proposed lots must be in compliance with the zoning for the subject property. Identify the width of Lot 32, Block J at the Build Line (front setback) to demonstrate compliance with the lot width requirement established by the zoning for the property.
5. Per Section 2.2.a of the Waxahachie Zoning Ordinance, proposed lots must be in compliance with the zoning for the subject property. Lot 13, Block K does not meet the lot width requirement at the build line (front setback) to be considered a "wide" SF-3 type lot. Increase the width of this lot or reclassify the lot to a standard SF-3 type lot.
6. Per Section 2.2.a of the Waxahachie Zoning Ordinance, proposed lots must be in compliance with the zoning for the subject property. Identify the width of Lot 29, Block J at the Build Line (front setback) to demonstrate compliance with the lot width requirement established by the zoning for the property.
7. Per Section 2.2.a of the Waxahachie Zoning Ordinance, proposed lots must be in compliance with the zoning for the subject property. Identify the width of Lots 33-38, Block J at the Build Line (front setback) to demonstrate compliance with the lot width requirement established by the zoning for the property.
8. Per Section 2.3.b of the Waxahachie Subdivision Ordinance, an embossed hard copy of the Tax Certificate for the subject property (dated within 90-days of your filing date) showing that no delinquent taxes exist against the property is required to be provided at the time of Plat filing.
9. Per Section 2.4.c.4 of the Waxahachie Subdivision Ordinance, street name approval is required at the time of platting. Please note that the following street names are unavailable. (These streets are highlighted in blue.) Please provide 2 alternative street names for EACH of the following: 1) RAIN LILY; 2) MAGNOLIA; 3) YUCCA; 4) DESERT WILLOW
10. Per Section 2.4.c.6 of the Waxahachie Subdivision Ordinance, appropriate Lot and Block numbers must be provided. The proposed X-lots within the Rossettegrass Trail are not contiguous with Block Q from Phase 1B. Due to this, a separate Block number and new sequential Lot numbers must be used for these X-lots.
11. Per Section 2.4.c.18 of the Waxahachie Subdivision Ordinance, the length and bearing of all property lines are required to be provided. The Curve Detail for C31 is missing. Add this detail to the Curve Table.
12. Per Section 2.4.c.18 and 2.4.c.25 of the Waxahachie Subdivision Ordinance, the boundary displayed on the Plat and the legal description need to match. Please revise accordingly.
13. Per Section 2.4.c.22 of the Waxahachie Subdivision Ordinance, please provide coordinates (northing, easting) for the POB and at least one (1) additional property corner.
14. Per Section 2.4.c.23 of the Waxahachie Subdivision Ordinance, a correct title block is required to be provided. The correct case number for this plat is "SUB-4-2025", please revise accordingly.
15. Per Section 2.4.c.23 of the Waxahachie Subdivision Ordinance, a correct title block is required to be provided. Revise "Final Plat" to just "Plat".
16. Per Section 3.3.a of the Waxahachie Subdivision Ordinance, the easement across Lot 32X, Block P needs to be a permanent access easement to the future water tower property.
17. Per Section 3.9.a of the Waxahachie Subdivision Ordinance, an approved water system design needs to be provided for the subdivision. A water tower is needed on Lot 34X, Block P. Update the label of the lot to identify this fact and add the easements necessary to facilitate access and maintenance of the water tower.

Conditions (continued):

18. Per Section 5.7.a.3 of the Waxahachie Subdivision Ordinance, a 5' Wall Maintenance Easement (WME) must be provided here for the required screening wall adjacent to Saratoga Drive. The 5' easement may straddle the property line.
19. Per Section 7.2.h of the Waxahachie Subdivision Ordinance, Filing Fees are required to be paid with the Plat application prior to plat filing.

ATTACHED EXHIBITS

1. Plat

APPLICANT REQUIREMENTS

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

CITY REQUIREMENTS FOR PLAT RECORDING AND FILING

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

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

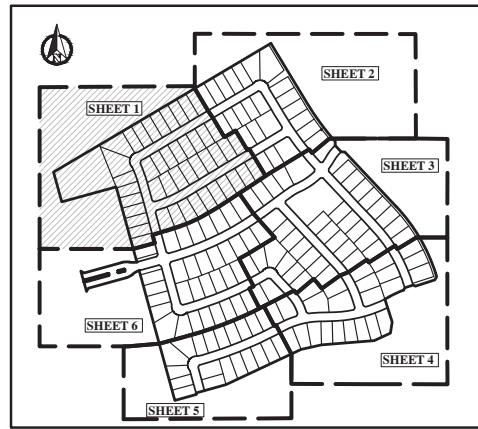
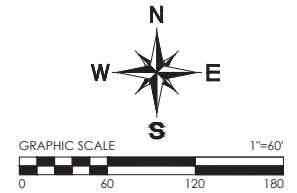
STAFF CONTACT INFORMATION

Prepared by:

Zack King, AICP
Planning Manager
zking@waxahachie.com

Reviewed by:

Trenton Robertson, AICP
Senior Director of Planning
trenton.robertson@waxahachie.com

KEY MAP
N.T.S.SEE SHEET 7 FOR
LINE & CURVE TABLESCALLED 15,000 ACRES
E & B ENTERPRISES
VOL. 2194, PG. 2172
D.R.E.C.T.POINT OF
BEGINNING
5/8 C.I.R.I.
"CARTER BURGESS"STATE HIGHWAY NO. 287
(Variable Width Right-of-Way)
VOL. 528 PG. 387
D.R.E.C.T.SILAS M. DURITT SURVEY
ABSTRACT NO. 272CALLED 1,263.272 ACRES
HTUS 287 OWNER LP
INST. NO. 2214327
D.R.E.C.T.

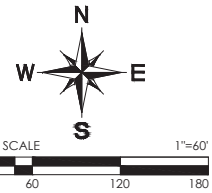
SEE SHEET 6

PRELIMINARY, this document shall not be recorded for
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Issued for review 1/6/2025 8:53 AM

PREPARED BY:

OWNER/DEVELOPER:
Hines
2700 COMMERCE STREET, SUITE 1600
DALLAS, TX 75226
972-716-2900**FINAL PLAT
OF
MYRTLE CREEK, PHASE 2B**BEING
53.285 ACRES
SITUATED IN THE
SILAS M. DURITT SURVEY, ABSTRACT No. 272
BENJAMIN COLLIER SURVEY, ABSTRACT No. 216
CITY OF WAXAHACHIE, ELLIS COUNTY, TEXAS
183 RESIDENTIAL LOTS, 9 NON-RESIDENTIAL LOTS
CASE NO. XXXX AND ZONING: PD-ORDINANCE 2302 & 3322
Date: January 2025

SHEET 1 of 8



LEGEND

O	1/2" CAPPED IRON ROD SET "GMCIVIL" UNLESS OTHERWISE NOTED
SQ. FT.	SQUARE FEET
INST. NO.	INSTRUMENT NUMBER
VOL.	VOLUME
BK.	BOOK
PG.	PAGE
D.R.E.C.T.	DEED RECORDS, ELLIS COUNTY, TEXAS
P.R.E.C.T.	PLAT RECORDS, ELLIS COUNTY, TEXAS
I.R.F.	IRON ROD FOUND
C.I.R.F.	CAPPED IRON ROD FOUND
C.I.R.S.	CAPPED IRON ROD SET (GMCIVIL)
R/W	RIGHT-OF-WAY
B.L.	BUILDING LINE
U.E.	UTILITY EASEMENT
A.E.	ACCESS EASEMENT
D.E.	DRAINAGE EASEMENT
W.E.	WATER EASEMENT
W.M.E.	WALL MAINTENANCE EASEMENT
---	BOUNDARY LINE
---	BUILDING LINE
---	EASEMENT LINE
---	CENTERLINE
---	ADJOINER LINE
---	ABSTRACT LINE

OWNER/DEVELOPER:

Hines

2700 COMMERCE STREET, SUITE 1600
DALLAS, TX 75226
972-716-2900

FINAL PLAT OF MYRTLE CREEK, PHASE 2B

BEING
53.285 ACRES
SITUATED IN THE

SILAS M. DURITT SURVEY, ABSTRACT No. 272
BENJAMIN COLLIER SURVEY, ABSTRACT No. 216
CITY OF WAXAHACHIE, ELLIS COUNTY, TEXAS

183 RESIDENTIAL LOTS, 9 NON-RESIDENTIAL LOTS
CASE NO. XXXX AND ZONING: PD-ORDINANCE 2302 & 3322

Date: January 2025

SHEET 2 of 8

PREPARED BY:



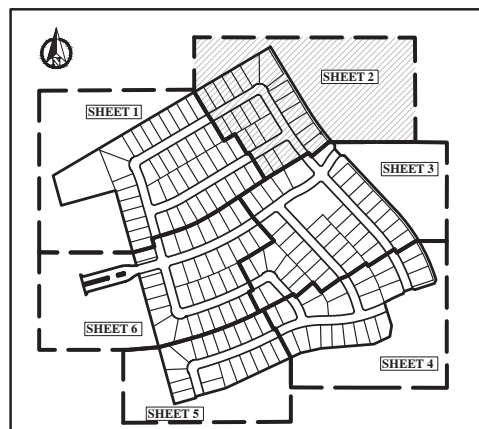
SILAS M. DURITT SURVEY
ABSTRACT NO. 272

BENJAMIN COLLIER SURVEY
ABSTRACT NO. 216

CALLED 15.000 ACRES
E & B ENTERPRISES
VOL. 2194, PG. 2172
D.R.E.C.T.

CALLED 1,263.272 ACRES
HT US 287 OWNER LP
INST. NO. 2214327
D.R.E.C.T.

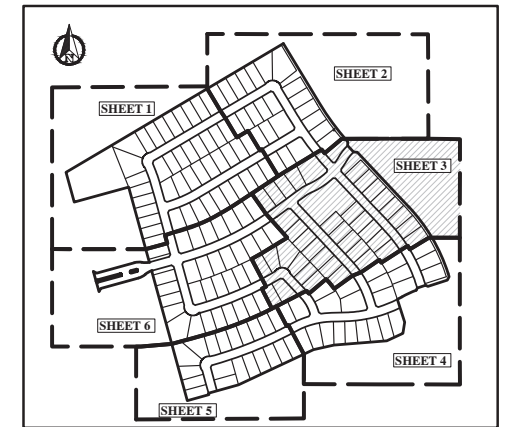
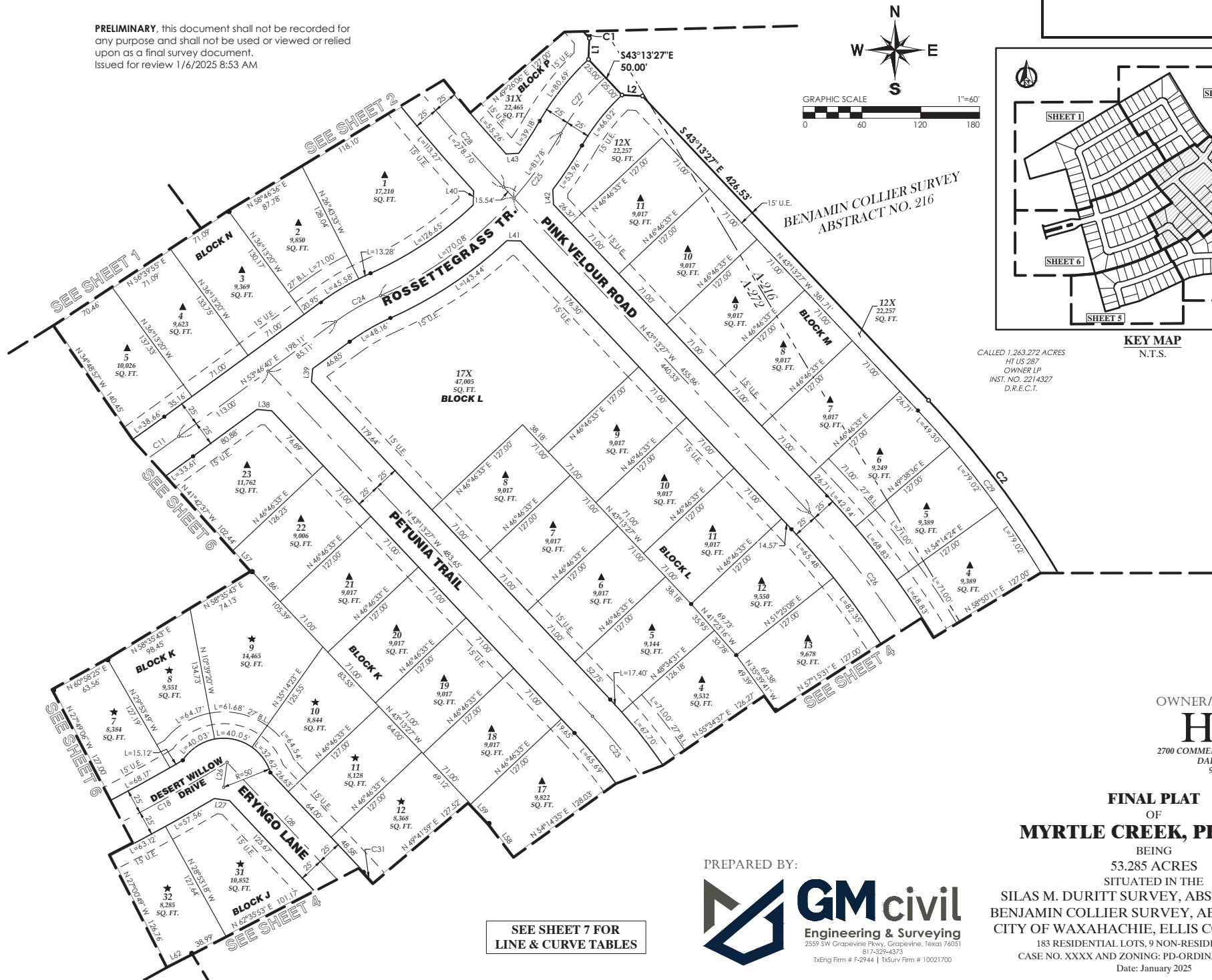
SEE SHEET 3

SEE SHEET 7 FOR
LINE & CURVE TABLES

KEY MAP
N.T.S.

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Issued for review 1/6/2025 8:53 AM

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Issued for review 1/6/2025 8:53 AM



KEY MAP
N.T.S.

CALL 1,263.272 ACRES
HT US 287
OWNER LP
INST. NO. 2214327
D.R.E.C.T.

OWNER/DEVELOPER:
Hines
2700 COMMERCE STREET, SUITE 1600
DALLAS, TX 75226
972-716-2900

FINAL PLAT
OF
MYRTLE CREEK, PHASE 2B

BEING
53.285 ACRES
SITUATED IN THE

SILAS M. DURITT SURVEY, ABSTRACT No. 272
BENJAMIN COLLIER SURVEY, ABSTRACT No. 216
CITY OF WAXAHACHIE, ELLIS COUNTY, TEXAS

183 RESIDENTIAL LOTS, 9 NON-RESIDENTIAL LOTS
CASE NO. XXXX AND ZONING: PD-ORDINANCE 2302 & 3322

Date: January 2025

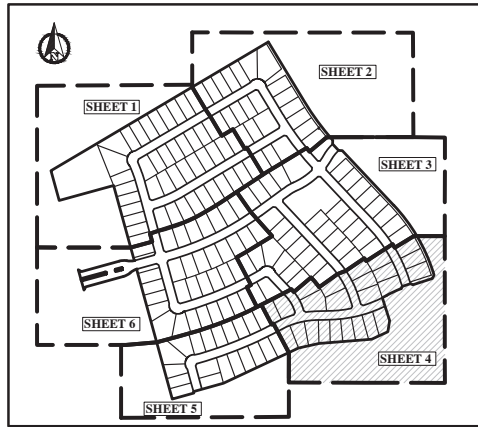
SHEET 3 of 8

SEE SHEET 7 FOR
LINE & CURVE TABLES

PREPARED BY:



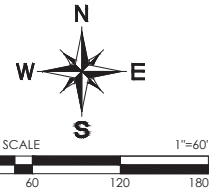
DATE: JANUARY 2025



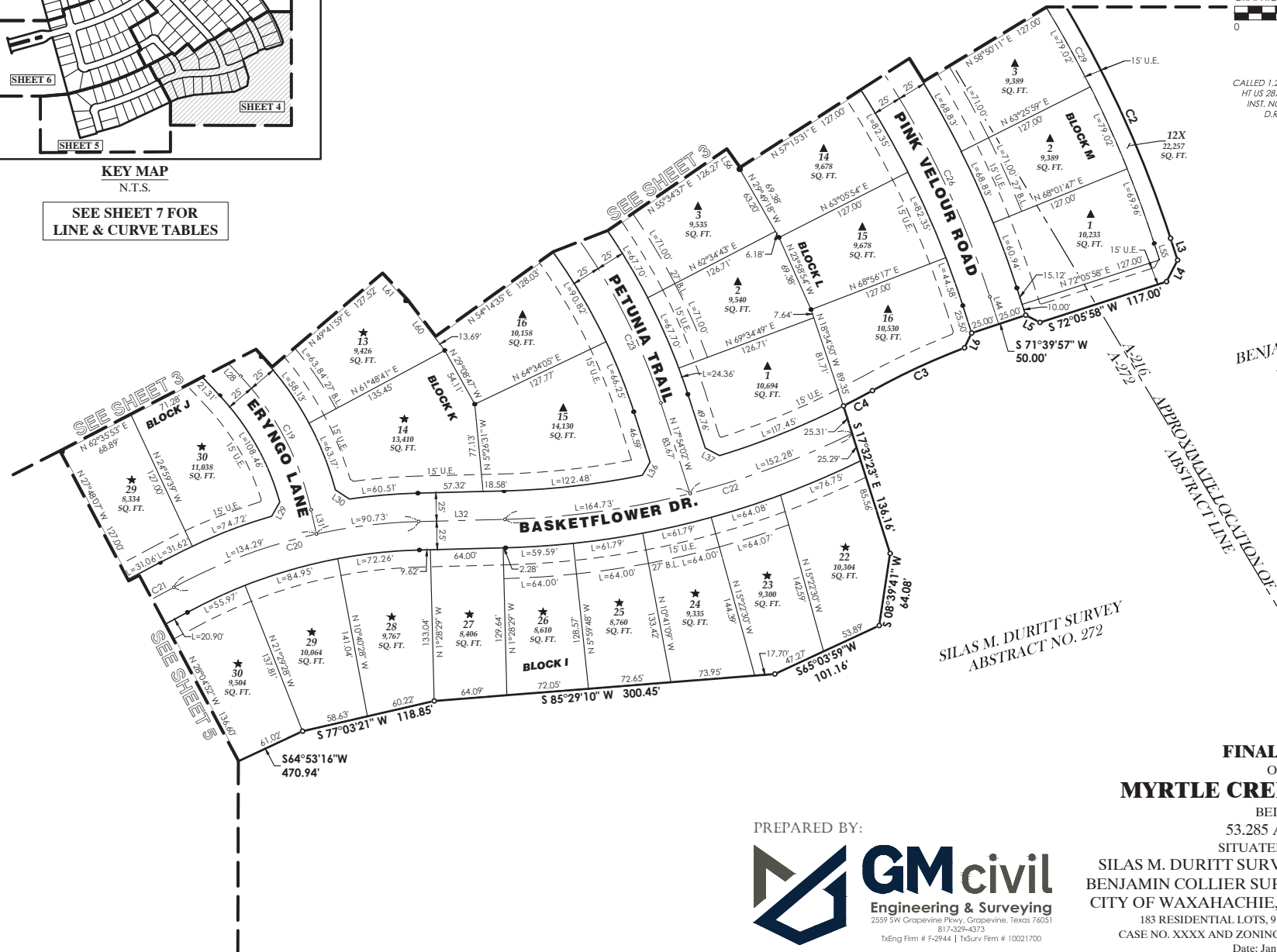
KEY MAP
N.T.S.

SEE SHEET 7 FOR
LINE & CURVE TABLES

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CALLED 1,263.272 ACRES
HT US 287 OWNER LP
INST. NO. 2214327
D.R.E.C.T.



BENJAMIN COLLIER SURVEY
ABSTRACT NO. 216

SILAS M. DURITT SURVEY
ABSTRACT NO. 272

OWNER/DEVELOPER:
Hines
2700 COMMERCE STREET, SUITE 1600
DALLAS, TX 75226
972-716-2900

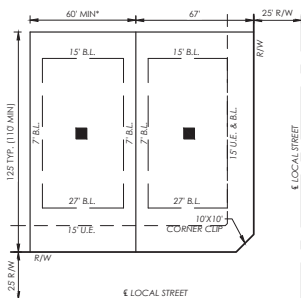
FINAL PLAT
OF
MYRTLE CREEK, PHASE 2B

BEING
53.285 ACRES
SITUATED IN THE

SILAS M. DURITT SURVEY, ABSTRACT No. 272
BENJAMIN COLLIER SURVEY, ABSTRACT No. 216
CITY OF WAXAHACHIE, ELLIS COUNTY, TEXAS
183 RESIDENTIAL LOTS, 9 NON-RESIDENTIAL LOTS
CASE NO. XXXX AND ZONING: PD-ORDINANCE 2302 & 3322
Date: January 2025

PREPARED BY:



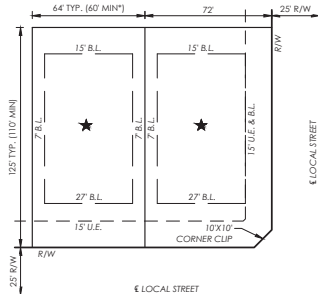
**TYPICAL LOT DETAIL**

N.T.S.

PD SF-3

MINIMUM AREA = 6,600 SQ. FT.

*LOT WIDTH MAY BE 55 FEET, AS MEASURED AT THE FRONT BUILDING LINE, ON A CUL-DE-SAC BULB.

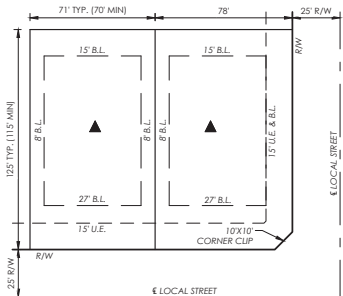
**TYPICAL LOT DETAIL**

N.T.S.

PD SF-3

MINIMUM AREA = 6,600 SQ. FT.

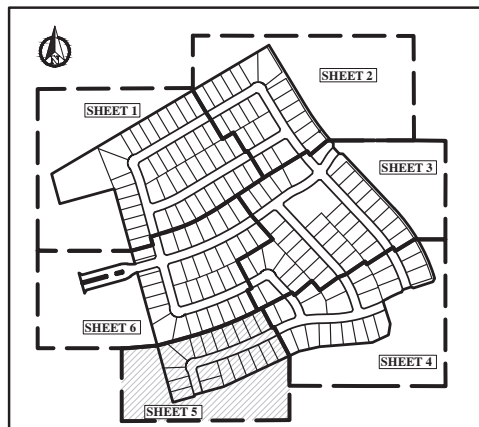
*LOT WIDTH MAY BE 55 FEET, AS MEASURED AT THE FRONT BUILDING LINE, ON A CUL-DE-SAC BULB.

**TYPICAL LOT DETAIL**

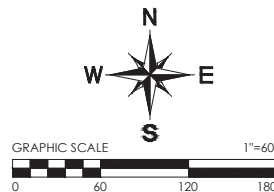
N.T.S.

PD SF-2

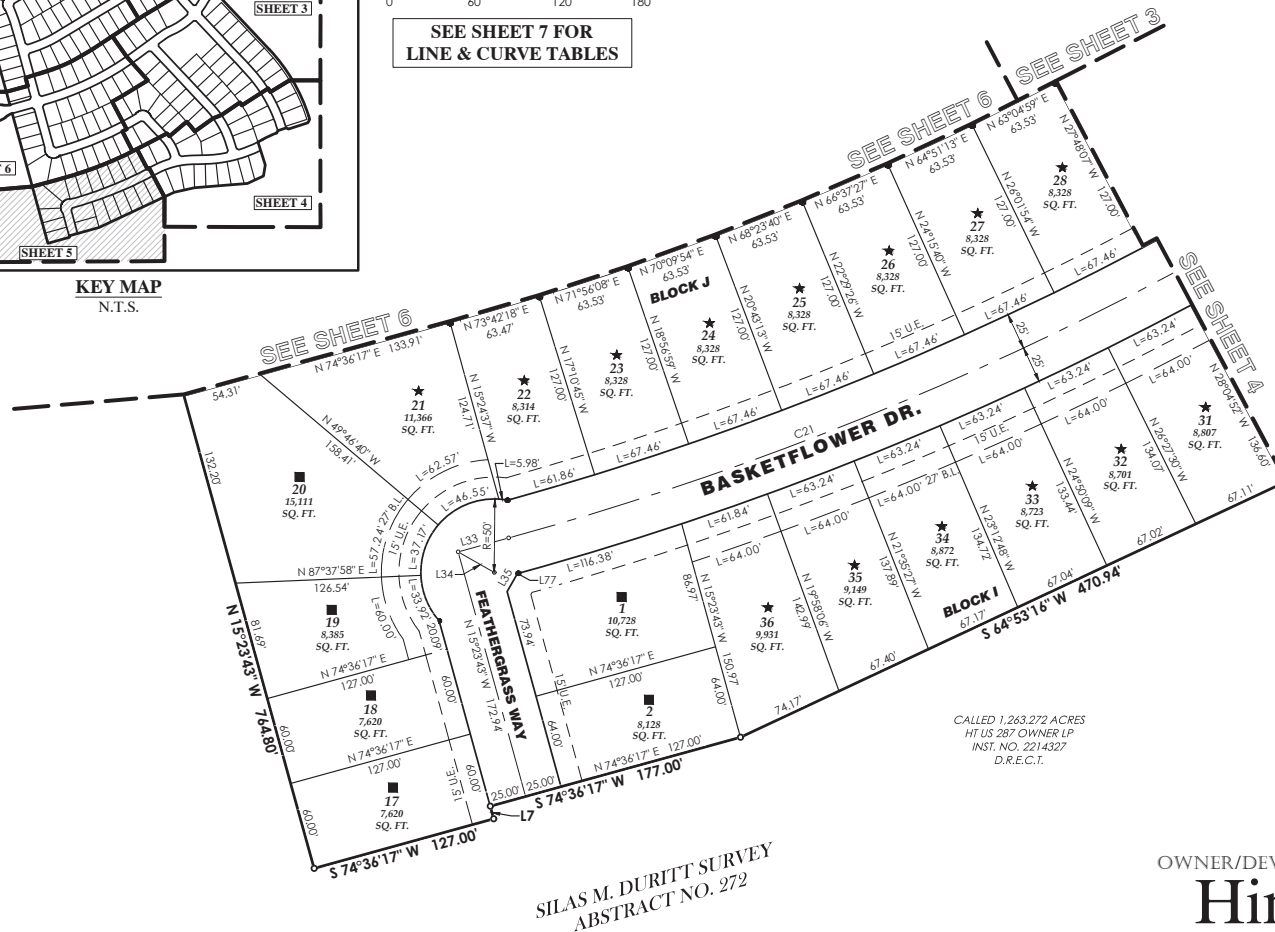
MINIMUM AREA = 8,000 SQ. FT.

**KEY MAP**

N.T.S.



SEE SHEET 7 FOR
LINE & CURVE TABLES



CALLED 1.263.272 ACRES
HT US 287 OWNER LP
INST. NO. 221-4327
D.R.E.C.T.

SILAS M. DURITT SURVEY
ABSTRACT NO. 272

OWNER/DEVELOPER:

Hines

2700 COMMERCE STREET, SUITE 1600
DALLAS, TX 75226
972-716-2900

FINAL PLAT OF MYRTLE CREEK, PHASE 2B

BEING
53.285 ACRES
SITUATED IN THE

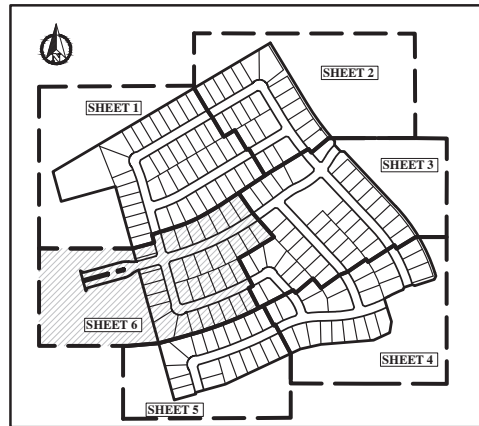
SILAS M. DURITT SURVEY, ABSTRACT No. 272
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CITY OF WAXAHACHIE, ELLIS COUNTY, TEXAS
183 RESIDENTIAL LOTS, 9 NON-RESIDENTIAL LOTS

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Date: January 2025

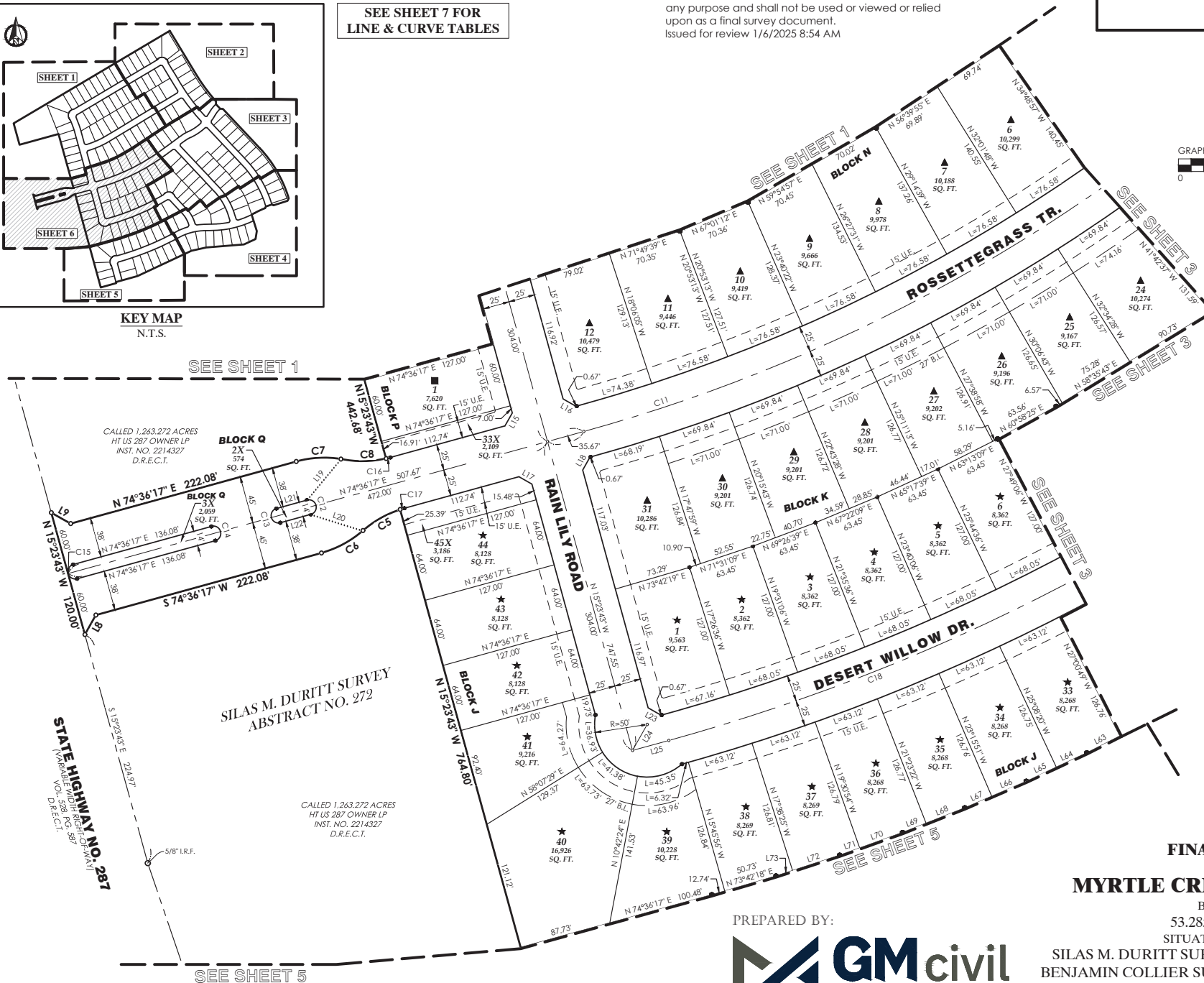
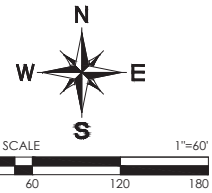
SHEET 5 of 8

PREPARED BY:



KEY MAP
N.T.S.SEE SHEET 7 FOR
LINE & CURVE TABLES

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.
Issued for review 1/6/2025 8:54 AM



OWNER/DEVELOPER:
Hines
2700 COMMERCE STREET, SUITE 1600
DALLAS, TX 75226
972-716-2900

**FINAL PLAT
OF
MYRTLE CREEK, PHASE 2B**

BEING
53.285 ACRES
SITUATED IN THE
SILAS M. DURITT SURVEY, ABSTRACT No. 272
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CITY OF WAXAHACHIE, ELLIS COUNTY, TEXAS
183 RESIDENTIAL LOTS, 9 NON-RESIDENTIAL LOTS
CASE NO. XXXX AND ZONING: PD-ORDINANCE 2302 & 3322
Date: January 2025

PREPARED BY:



CURVE TABLE					
CURVE #	RADIUS	ARC LENGTH	DELTA ANGLE	CHORD BEARING	CHORD LENGTH
C1	1540.00'	273.95'	10°11'32"	S36°14'35"E	273.59'
C2	1000.00'	441.98'	25°19'25"	S30°33'45"E	438.39'
C3	625.00'	89.41'	8°11'49"	S65°05'26"W	89.34'
C4	705.00'	28.75'	2°20'11"	S62°09'37"W	28.75'
C5	100.00'	40.85'	23°24'09"	S60°27'50"W	40.56'
C6	100.00'	45.10'	25°50'31"	S61°41'01"W	44.72'
C7	100.00'	42.75'	24°29'41"	S86°51'07"W	42.43'
C8	100.00'	43.21'	24°45'22"	N89°20'47"E	42.87'
C9	600.00'	64.80'	6°11'18"	N18°29'22"W	64.77'
C10	700.00'	192.44'	15°45'06"	N66°43'44"E	191.84'
C11	1600.00'	581.59'	20°49'36"	N64°11'29"E	578.40'
C12	7.00'	21.99'	180°00'00"	N15°23'43"W	14.00'
C13	7.00'	21.99'	180°00'00"	N15°23'43"W	14.00'
C14	7.00'	21.99'	180°00'00"	N15°23'43"W	14.00'
C15	7.00'	21.99'	180°00'00"	N15°23'43"W	14.00'
C16	100.00'	4.26'	2°26'22"	N75°49'28"E	4.26'
C17	100.00'	4.26'	2°26'22"	N73°23'06"E	4.26'
C18	1904.00'	535.18'	16°06'17"	N66°33'08"E	533.42'
C19	250.00'	134.41'	30°48'19"	N27°49'18"W	132.80'
C20	475.00'	225.02'	27°08'33"	N74°57'15"E	222.92'
C21	2208.00'	509.53'	13°13'19"	N67°59'37"E	508.40'
C22	730.00'	317.01'	24°52'54"	N76°05'04"E	314.53'
C23	529.00'	233.81'	25°19'25"	N30°33'45"W	231.91'
C24	250.00'	53.51'	12°15'46"	N59°54'33"E	53.40'
C25	400.00'	251.86'	36°04'37"	N48°00'07"E	247.72'
C26	833.00'	368.17'	25°19'25"	N30°33'45"W	365.18'
C27	250.00'	73.36'	16°48'44"	N38°22'11"E	73.09'
C28	1707.00'	359.82'	12°04'38"	N37°11'08"W	359.15'
C29	985.00'	435.35'	25°19'25"	N30°33'45"W	431.82'
C30	1555.00'	255.60'	9°25'05"	N35°51'22"W	255.32'

LINE TABLE		
LINE #	BEARING	DISTANCE
L1	S02°29'24"W	21.47'
L2	S87°19'51"E	20.89'
L3	S17°54'02"E	20.12'
L4	S27°05'58"W	21.21'
L5	N62°54'02"W	14.14'
L6	S25°52'24"W	14.44'
L7	S15°23'43"E	8.95'
L8	S29°36'17"W	21.21'
L9	S60°23'43"E	21.21'
L10	N71°07'06"W	26.29'
L11	N18°52'54"E	15.22'
L12	N60°32'12"W	14.11'
L13	N74°36'17"E	26.84'
L14	N29°28'23"E	14.17'
L15	N29°36'17"E	14.14'
L16	N60°23'43"W	14.14'
L17	N60°23'43"W	14.14'
L18	N29°36'17"E	14.14'
L19	N39°38'01"E	50.60'
L20	N72°40'48"W	51.81'
L21	N74°36'17"E	30.00'
L22	N74°36'17"E	30.00'
L23	N60°23'43"W	14.14'
L24	N29°36'17"E	28.28'
L25	N74°36'17"E	35.67'
L26	N07°45'34"E	25.74'
L27	N81°59'08"W	15.60'
L28	N43°13'27"W	177.22'
L29	N29°54'13"E	14.33'
L30	N56°29'00"W	14.75'

LINE TABLE		
LINE #	BEARING	DISTANCE
L31	N12°25'08"W	21.86'
L32	N88°31'31"E	75.90'
L33	N74°36'17"E	35.67'
L34	N60°23'43"W	28.28'
L35	N29°36'17"E	14.14'
L36	N30°07'56"E	13.37'
L37	N62°18'37"W	14.29'
L38	N84°43'23"W	14.98'
L39	N05°16'37"E	13.25'
L40	N01°33'59"E	14.30'
L41	N88°35'52"W	14.05'
L42	N02°39'22"W	15.19'
L43	N87°02'52"E	12.77'
L44	N17°54'02"W	25.31'
L45	N13°00'29"E	13.93'
L46	N77°59'07"W	14.59'
L47	N75°54'00"W	14.20'
L48	N14°06'00"E	28.16'
L49	N31°08'49"W	167.60'
L50	N65°34'00"E	21.21'
L51	N68°24'59"E	20.25'
L52	N21°35'01"W	10.00'
L53	N68°24'59"E	31.55'
L54	N56°39'55"E	33.19'
L55	N17°54'02"W	15.12'
L56	N35°39'41"W	19.99'
L57	N41°42'37"W	29.15'
L58	N37°25'29"W	41.75'
L59	N43°13'27"W	26.98'
L60	N37°25'29"W	55.44'

LINE TABLE		
LINE #	BEARING	DISTANCE
L61	N43°13'27"W	30.79'
L62	N63°04'59"E	28.29'
L63	N63°04'59"E	35.24'
L64	N64°51'13"E	32.03'
L65	N64°51'13"E	31.50'
L66	N66°37'27"E	35.77'
L67	N66°37'27"E	27.76'
L68	N68°23'40"E	39.51'
L69	N68°23'40"E	24.02'
L70	N70°09'54"E	43.25'
L71	N70°09'54"E	20.28'
L72	N71°56'08"E	46.99'
L73	N71°56'08"E	16.54'
L74	N64°29'17"W	29.09'
L75	S58°51'11"W	106.45'
L76	N58°51'11"E	114.53'
L77	S64°29'17"E	40.98'
L78	N58°51'11"E	139.90'
L79	N58°51'11"E	137.10'

SITE AREA SUMMARY	
GROSS AREA	53.285 ACRES
PUBLIC RIGHT-OF-WAY	10.071 ACRES
LOTS	39.006 ACRES
COMMON AREAS	4.208 ACRES

NOTES

1. Bearings are oriented to Texas State plane coordinate system, North Central Zone (4202), North American Datum of 1983 as derived from GPS observation.
2. The surveyed property is located within an area having Flood Zone Classification "X" by the Federal Emergency Management Agency (FEMA), on Flood Insurance Rate Map No. 48139C0350R, with a date of identification of June 3, 2013, for Community No. 480211, in Ellis County, State of Texas, which is the current Flood Insurance Rate Map for the community in which the property is situated. Approximate location of floodplain and/or floodway lines are shown on the preliminary plat.
3. All 1/2" iron rod set with yellow plastic cap stamped "GMCIVIL" unless otherwise noted.
4. 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.
5. The HOA shall maintain and be generally responsible for all "X" Lots and all Private improvements within the "X" Lots, including but not limited to sidewalks, irrigation, landscaping, fencing, alley pavement, detention controls, etc.
6. According to Appendix C, V, sections 5.6 and 5.7 of the City's subdivision Ordinance: Fences, retaining walls, and screening walls shall not be placed in utility easements.

OWNER/DEVELOPER:

Hines

2700 COMMERCE STREET, SUITE 1600
DALLAS, TX 75226
972-716-2900

FINAL PLAT
OF
MYRTLE CREEK, PHASE 2B

BEING
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SITUATED IN THE

SILAS M. DURITT SURVEY, ABSTRACT No. 272
BENJAMIN COLLIER SURVEY, ABSTRACT No. 216
CITY OF WAXAHACHIE, ELLIS COUNTY, TEXAS

183 RESIDENTIAL LOTS, 9 NON-RESIDENTIAL LOTS
CASE NO. XXXX AND ZONING: PD-ORDINANCE 2302 & 3322
Date: January 2025

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.
Issued for review 1/6/2025 8:54 AM

PREPARED BY:



GMCivil
Engineering & Surveying
2559 SW Grapevine Pkwy, Grapevine, Texas 76051
817-329-4373
TxEng Firm # F-2944 | TxSurv Firm # 10021700

OWNER'S CERTIFICATE

All that certain lot, tract, or parcel of land, situated in a portion of the Silas M. Duritt Survey, Abstract No. 272, and the Benjamin Collier Survey, Abstract No. 216, City of Waxahachie, Ellis County, Texas, being part of that certain called 1,263.272 acre tract described in a deed to HT US 287 Owner LP recorded in Instrument No. 2214327 of the Deed Records of Ellis County, Texas (DIRECT), and being more completely described as follows, to-wit:

BEGINNING at a 5/8" capped iron rod found stamped "CARTER BURGESS" for the most westerly Northwest corner of said 1,263.272 acre tract, the Southwest corner of a called 15,000 acre tract described in a deed to E & B Enterprises recorded in Volume 2194, Page 2172 (DIRECT) and being in the Northeast right-of-way line of State Highway No. 287 (variable width right-of-way) recorded in Volume 528, page 587 (DIRECT);

THENCE North 59 deg. 20 min. 49 sec. East departing said Northeast right-of-way line and continue along the North line of said 1,263.272 acre tract and the South line of said 15,000 acre tract, a distance of 1,434.78 feet to a 1/2" capped iron rod set stamped "GMCIVIL", hereinafter referred to as 1/2" capped iron rod set, said point being the **TRUE POINT OF BEGINNING**;

THENCE South 31 deg. 08 min. 49 sec. East departing said North and South lines, a distance of 394.79 feet to a 1/2" capped iron rod set for a Point of Curvature of a circular curve to the left, having a radius of 1,540.00 feet, a central angle of 10 deg. 11 min. 32 sec., and being subtended by a chord which bears South 36 deg. 14 min. 35 sec. East - 273.59 feet;

THENCE in a southeasterly direction along said curve to the left, a distance of 273.95 feet to a 1/2" capped iron rod set;

THENCE South 02 deg. 29 min. 24 sec. West non-tangent to said curve, a distance of 21.47 feet to a 1/2" capped iron rod set;

THENCE South 43 deg. 13 min. 27 sec. East, a distance of 50.00 feet to a 1/2" capped iron rod set;

THENCE South 87 deg. 19 min. 51 sec. East, a distance of 20.89 feet to a 1/2" capped iron rod set;

THENCE South 43 deg. 13 min. 27 sec. East, a distance of 426.53 feet to a 1/2" capped iron rod set for a Point of Curvature of a circular curve to the right, having a radius of 1,000.00 feet, a central angle of 25 deg. 19 min. 25 sec., and being subtended by a chord which bears South 30 deg. 33 min. 45 sec. East - 438.39 feet;

THENCE in a southeasterly direction along said curve to the right, a distance of 441.98 feet to a 1/2" capped iron rod set;

THENCE South 17 deg. 54 min. 02 sec. East tangent to said curve, a distance of 20.12 feet to a 1/2" capped iron rod set;

THENCE South 27 deg. 05 min. 58 sec. West, a distance of 21.21 feet to a 1/2" capped iron rod set;

THENCE South 72 deg. 05 min. 58 sec. West, a distance of 117.00 feet to a 1/2" capped iron rod set;

THENCE North 62 deg. 54 min. 02 sec. West, a distance of 14.14 feet to a 1/2" capped iron rod set;

THENCE South 71 deg. 39 min. 57 sec. West, a distance of 50.00 feet to a 1/2" capped iron rod set;

THENCE South 25 deg. 52 min. 24 sec. West, a distance of 14.44 feet to a 1/2" capped iron rod set for a Point of Curvature of a non-tangent circular curve to the left, having a radius of 625.00 feet, a central angle of 08 deg. 11 min. 49 sec., and being subtended by a chord which bears South 65 deg. 05 min. 26 sec. West - 89.34 feet;

THENCE in a southwesterly direction along said curve to the left, a distance of 89.41 feet to a 1/2" capped iron rod set for a Point of Curvature of a reverse circular curve to the right, having a radius of 705.00 feet, a central angle of 02 deg. 20 min. 11 sec., and being subtended by a chord which bears South 62 deg. 09 min. 37 sec. West - 28.75 feet;

THENCE in a southwesterly direction along said curve to the right, a distance of 28.75 feet to a 1/2" capped iron rod set;

THENCE South 17 deg. 32 min. 23 sec. East non-tangent to said curve, a distance of 136.16 feet to a 1/2" capped iron rod set;

THENCE South 08 deg. 39 min. 41 sec. West, a distance of 64.08 feet to a 1/2" capped iron rod set;

THENCE South 65 deg. 03 min. 59 sec. West, a distance of 101.16 feet to a 1/2" capped iron rod set;

THENCE South 85 deg. 29 min. 10 sec. West, a distance of 300.45 feet to a 1/2" capped iron rod set;

THENCE South 77 deg. 03 min. 21 sec. West, a distance of 118.85 feet to a 1/2" capped iron rod set;

THENCE South 64 deg. 53 min. 16 sec. West, a distance of 470.94 feet to a 1/2" capped iron rod set;

THENCE South 74 deg. 36 min. 17 sec. West, a distance of 177.00 feet to a 1/2" capped iron rod set;

THENCE South 15 deg. 23 min. 43 sec. East, a distance of 8.95 feet to a 1/2" capped iron rod set;

THENCE South 74 deg. 36 min. 17 sec. West, a distance of 127.00 feet to a 1/2" capped iron rod set;

THENCE North 15 deg. 23 min. 43 sec. West, a distance of 764.80 feet to a 1/2" capped iron rod set for a Point of Curvature of a non-tangent circular curve to the left, having a radius of 100.00 feet, a central angle of 23 deg. 24 min. 09 sec., and being subtended by a chord which bears South 60 deg. 27 min. 50 sec. West - 40.56 feet;

OWNER'S CERTIFICATE CONT...

THENCE in a southwesterly direction along said curve to the left, a distance of 40.85 feet to a 1/2" capped iron rod set for a Point of Curvature of a reverse circular curve to the right, having a radius of 100.00 feet, a central angle of 25 deg. 50 min. 31 sec., and being subtended by a chord which bears South 61 deg. 41 min. 01 sec. West - 44.72 feet;

THENCE in a southwesterly direction along said curve to the right, a distance of 45.10 feet to a 1/2" capped iron rod set;

THENCE South 74 deg. 36 min. 17 sec. West tangent to said curve, a distance of 222.08 feet to a 1/2" capped iron rod set;

THENCE South 29 deg. 36 min. 17 sec. West, a distance of 21.21 feet to a 1/2" capped iron rod set in the Northeast right-of-way line of said State Highway No. 287 and the Southwest line of said 1,263.272 acre tract, from which a 5/8" iron rod found in said Northeast right-of-way line and Southwest line bears South 15 deg. 23 min. 43 sec. East - 224.97 feet;

THENCE North 15 deg. 23 min. 43 sec. West along said Northeast right-of-way line and Southwest line, a distance of 120.00 feet to a 1/2" capped iron rod set;

THENCE South 60 deg. 23 min. 43 sec. East departing said Northeast right-of-way line and Southwest line, a distance of 21.21 feet to a 1/2" capped iron rod set;

THENCE North 74 deg. 36 min. 17 sec. East, a distance of 222.08 feet to a 1/2" capped iron rod set for a Point of Curvature of a circular curve to the right, having a radius of 100.00 feet, a central angle of 24 deg. 29 min. 41 sec., and being subtended by a chord which bears North 86 deg. 51 min. 07 sec. East - 42.43 feet;

THENCE in an easterly direction along said curve to the right, a distance of 42.75 feet to a 1/2" capped iron rod set for a Point of Curvature of a non-tangent circular curve to the left, having a radius of 100.00 feet, a central angle of 24 deg. 45 min. 22 sec., and being subtended by a chord which bears North 89 deg. 20 min. 47 sec. East - 42.87 feet;

THENCE in an easterly direction along said curve to the left, a distance of 43.21 feet to a 1/2" capped iron rod set;

THENCE North 15 deg. 23 min. 43 sec. West non-tangent to said curve, a distance of 442.68 feet to a 1/2" capped iron rod set;

THENCE South 74 deg. 36 min. 17 sec. West, a distance of 320.00 feet to a 1/2" capped iron rod set in the Southwest line of said 1,263.272 acre tract and in the Northeast right-of-way line of State Highway No. 287;

THENCE North 15 deg. 23 min. 43 sec. West along said Southwest line and Northeast right-of-way line, a distance of 175.51 feet to the **POINT OF BEGINNING**, containing 2,321.083 square feet or 53.285 acres of land, more or less.

OWNER'S CERTIFICATE CONT...

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

That HT US 287 Owner, L.P., acting herein by and through its duly authorized officers, does hereby adopt this plat designating the herein above described property as MYRTLE CREEK, PHASE 2B, on 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 of any time procuring permission from anyone.

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

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

HT US 287 OWNER LP,
a Delaware limited partnership

By: HT US 287 GP LLC,
a Delaware limited liability company,
its General Partner

By: HT US 287 LP,
a Delaware limited partnership,
its Sole Member

By: Hines US 287 Associates LP,
a Delaware limited partnership,
its General Partner

By: Hines US 287 GP LLC,
a Delaware limited liability company,
its General Partner

By: Hines Investment Management Holdings Limited Partnership,
a Delaware limited partnership,
its Sole Member

By: _____
Name: Robert W. Witte
Title: Senior Managing Director

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 Robert W. Witte, Senior Managing Director of Hines Investment Management Holdings Limited Partnership, a Delaware limited partnership, the sole member of Hines US 287 GP LLC, a Delaware limited liability company, the general partner of Hines US 287 Associates LP, a Delaware limited partnership, the general partner of HT US 287 LP, a Delaware limited liability company, the general partner of HT US 287 GP LLC, a Delaware limited liability company, the general partner of HT US 287 OWNER LP, a Delaware limited partnership, 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____.

Notary Public in and for the State of Texas

My Commission Expires On: _____

PREPARED BY:



OWNER/DEVELOPER:

Hines
2700 COMMERCE STREET, SUITE 1600
DALLAS, TX 75226
972-716-2900



VICINITY MAP
N.T.S.

SURVEYOR'S CERTIFICATE

This is to certify that I, John N. Rogers a registered Professional Land Surveyor of the State of Texas, have plotted the above lots from an actual of the ground survey, and that all lot corners, angle points and points of the curve shall be properly marked on the ground and that this plat correctly represents that survey made by me or under my direction and supervision.

John N. Rogers
Registered Professional Land Surveyor No. 6372
GMCivil
2559 SW Grapevine Pkwy.
Grapevine, TX 76051
Metro (817) 329-4373

STATE OF TEXAS:)
COUNTY OF TARRANT:)

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. Issued for review 1/6/2025 8:54 AM

BEFORE ME, the undersigned Notary Public in and for said County and State, on this day personally appeared John N. Rogers, 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 purposes and considerations therein expressed.

Given under my hand and seal of office this the _____ day of _____, 20____.

Notary Public in and for the State of Texas

My Commission expires: _____

APPROVAL CERTIFICATE

APPROVED BY: Planning and Zoning Commission
City of Waxahachie, Texas

By: _____ Chairperson Date _____

By: _____ Attest Date _____

FINAL PLAT OF MYRTLE CREEK, PHASE 2B

BEING
53.285 ACRES
SITUATED IN THE

SILAS M. DURITT SURVEY, ABSTRACT No. 272
BENJAMIN COLLIER SURVEY, ABSTRACT No. 216
CITY OF WAXAHACHIE, ELLIS COUNTY, TEXAS

183 RESIDENTIAL LOTS, 9 NON-RESIDENTIAL LOTS
CASE NO. XXXX AND ZONING: PD-ORDINANCE 2302 & 3322

Date: January 2025

SHEET 8 of 8

Planning & Zoning Department

Plat Staff Report

Case: SUB-5-2025



MEETING DATE(S)

Planning & Zoning Commission: February 11, 2025

CAPTION

Present a request by Matt Baacke, GMcivil, for a **Plat** of Myrtle Creek Phase 2C, 112 residential lots and 8 non-residential lots, being 62.206-acres, located approximately 4,000 feet east of 2325 S US Highway 287 Bypass, situated in the Benjamin Collier Survey, Abstract 216, an addition to the City of Waxahachie (Property ID 180362) – Owner: HT US 287 Owner LP (SUB-5-2025) Staff: Caleb Ensley

RECOMMENDED MOTION

"I move to approve SUB-5-2025, a Plat of the Myrtle Creek Phase 2C, subject to the conditions the staff report, authorizing the Planning & Zoning Commissioner to sign the associated documents accordingly."

APPLICANT REQUEST

The applicant requests to plat the subject property into 112 single family residential lots and 8 non-residential lots as part of the Myrtle Creek Subdivision.

CASE INFORMATION

Applicant: Matt Baacke, GMcivil

Property Owner(s): HT US 287 Owner LP

Site Acreage: 62.206 acres

Number of Lots: 120 lots

Number of Dwelling Units: 112 units

Park Land Dedication: Several non-residential lots in prior and future phases of the Myrtle Creek subdivision are being reserved for a HOA maintained open spaces and parks, as required by the zoning for the subject property.

Adequate Public Facilities: Adequate public facilities are available to the subject property via the extension of City water and wastewater lines.

SUBJECT PROPERTY

General Location: Approximately 4,000 ft east of 2325 S US Highway 287 Bypass

Parcel ID Number(s): 180362

Current Zoning: Planned Development (PD) – Ordinance 2302 & 3322

Existing Use: The subject property is currently undeveloped.

Platting History:

The subject property is not currently platted.

Site Aerial:**PLANNING ANALYSIS**

The applicant proposes to plat the subject property into 112 single family residential lots and 8 non-residential lots as part of the Myrtle Creek Phase 2C subdivision. The subject property is currently zoned Planned Development (Ord. 2302 & 3322). The design of the proposed subdivision adheres to the lot size, lot dimension, and lot distribution requirements of Ordinance 2302 & 3322. The proposed plat is also consistent with the executed Development Agreement for the subject property.

As part of the review of the plat application, staff identified technical items that conflict with the requirements of the Waxahachie Subdivision Ordinance. These technical items are required to be corrected prior to the filing of the plat. The correction of each item has been identified as a condition of approval in the staff recommendation section below.

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 request, subject to the conditions noted below.

Conditions:

1. Per Section 1.3 of the Waxahachie Subdivision Ordinance, an embossed hard copy of the Tax Certificate for the subject property (dated within 90-days of your filing date) will need to be provided with your plat at the time of filing.
2. Per Section 2.3 of the Waxahachie Subdivision Ordinance, perform a title search to locate all easements on the property. Label the existing easement width and recording information.
3. Per Section 2.4.c.4 of the Waxahachie Subdivision Ordinance, street name approval is required at the time of platting. Please note that the following street names are unavailable. Please provide 2 alternative street names for EACH of the following: 1) PECOS, 2) CORALBERRY, and 3) BLUE SAGE.
4. Per Section 2.4.c.9 of the Waxahachie Subdivision Ordinance the correct preparation date needs to be provided. Please change your date to 2025.
5. Per Section 2.4.c.18 of the Waxahachie Subdivision Ordinance, the length and bearing of all curves shall be indicated. Please provide curve details for this knuckle.

6. Per Section 2.4.c.22 of the Waxahachie Subdivision Ordinance, please provide coordinates (northing, easting) for at least one (1) additional property corner.
7. Per Section 2.4.c.23 of the Waxahachie Subdivision Ordinance, a correct title block is required to be provided. The correct case number for this plat is "SUB-5-2025", revise accordingly (for all sheets).
8. Per Section 2.4.c.23 of the Waxahachie Subdivision Ordinance, a correct title block is required to be provided. Please indicate "Plat" instead of "Final Plat."
9. Per Section 2.4.c.24 of the Waxahachie Subdivision Ordinance, "Finished floor elevations of building foundations shall be shown for lots adjacent to a flood plain, floodway and/or an area that may be susceptible to flooding" Lots adjacent to the drainage channel need MFFE's on the plat, per our BFE + 2ft requirement.
10. Per Appendix C, V, sections 5.6 and 5.7 of the City's subdivision ordinance: fences, retaining walls, and screening walls shall not be placed in utility easements. Add this to the notes.
11. Per Section 5.7.a.3 of the Waxahachie Subdivision Ordinance, these lots are adjacent to a collector street, triggering the requirement for a masonry wall. A 5' Wall Maintenance Easement needs to be provided for the wall. (Typically, 2.5' on each side of the wall.)
12. Per Section 7.1 of the Waxahachie Subdivision Ordinance, Filing Fees are required to be paid with the Plat application prior to plat filing.
13. Per Appendix C, V, Section 3.1 of the Waxahachie Subdivision Ordinance: Traffic impact analysis is required. One was provided during the zoning, but it was very high level and needs to be updated as the phases come in. At what phase does Dartmoor need to have additional lanes? Turn lanes? Etc.

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:

Caleb Ensley

Planner

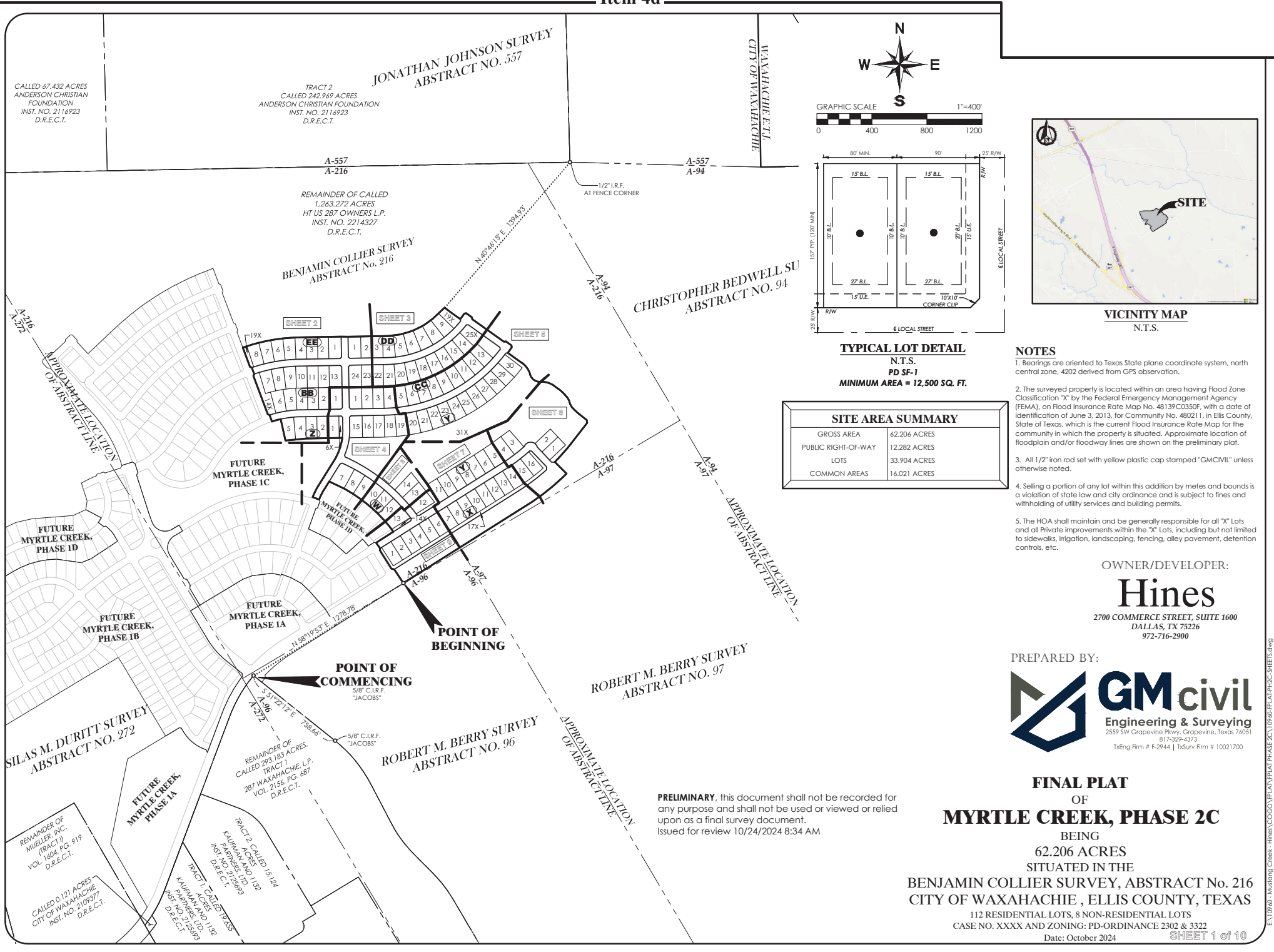
caleb.ensley@waxahachie.com

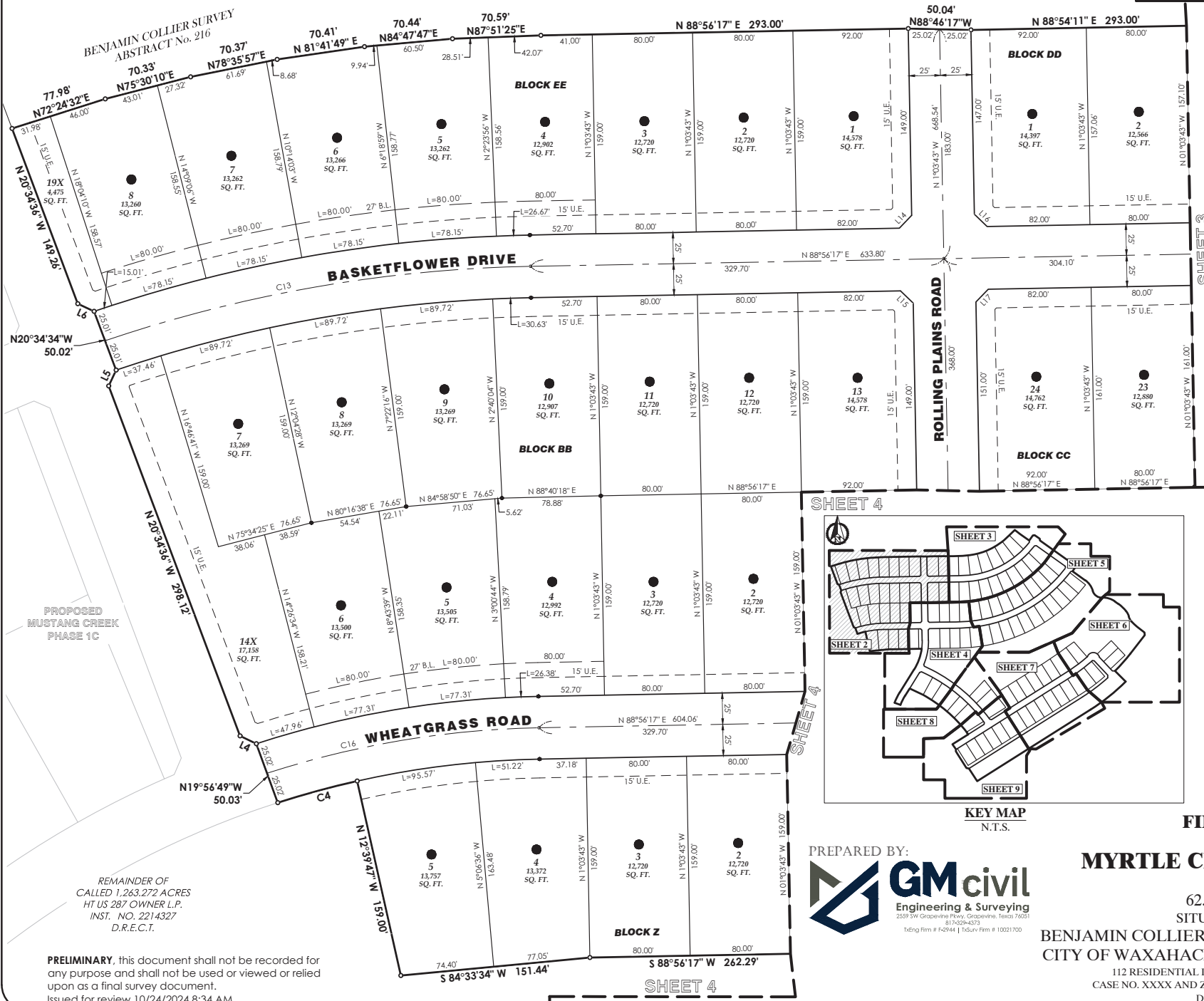
Reviewed by:

Trenton Robertson, AICP

Senior Director of Planning

Trenton.Robertson@waxahachie.com

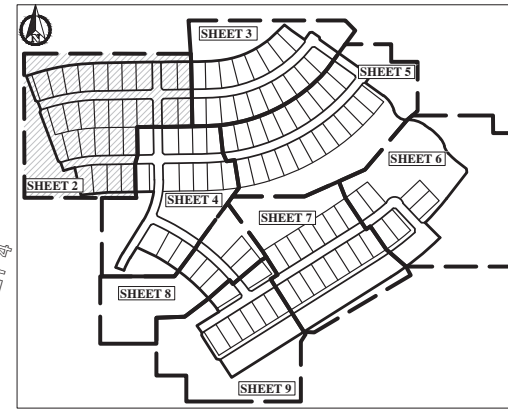




GRAPHIC SCALE 1"=50'

A horizontal scale bar with alternating black and white segments. Below the bar are numerical markers at 0, 50, 100, and 150.

**SEE SHEET 8 FOR
LINE & CURVE TABLES**



KEY MAP
N.T.S.

OWNER/DEVELOPER:

Hines

2700 COMMERCE STREET, SUITE 1600
DALLAS, TX 75226
972-716-2900

FINAL PLAT
OF

MYRTLE CREEK, PHASE 2C

BEING
62.206 ACRES
SITUATED IN THE

BENJAMIN COLLIER SURVEY, ABSTRACT No. 216
CITY OF WAXAHACHIE, ELLIS COUNTY, TEXAS

112 RESIDENTIAL LOTS, 8 NON-RESIDENTIAL LOTS
CASE NO. XXXX AND ZONING: PD-ORDINANCE 2302 & 3322

Date: October 2024

SHEET 2 of 10

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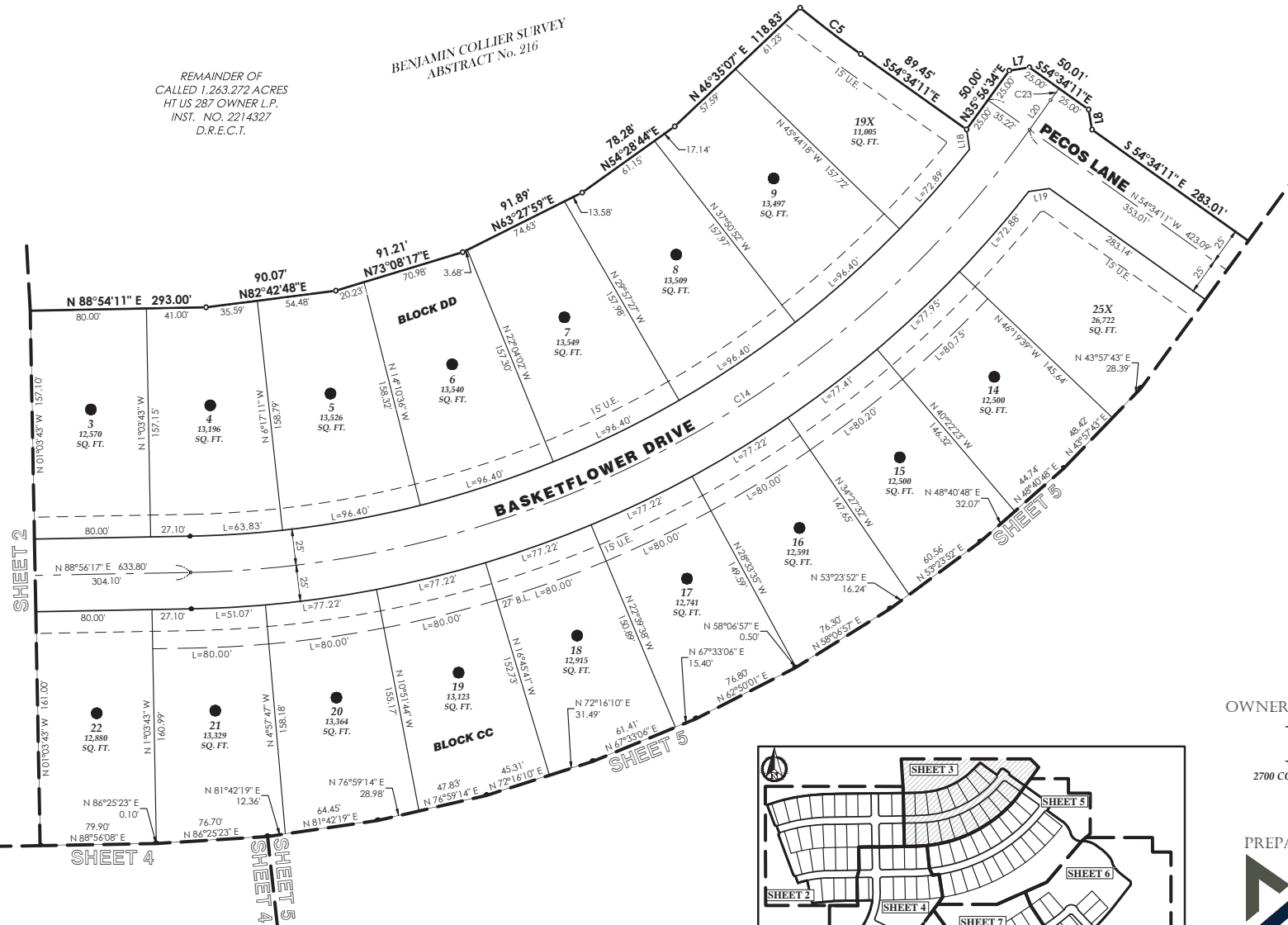
PREPARED BY:



GMcivil
Engineering & Surveying
2559 SW Grapevine Pkwy, Grapevine, Texas 76051
817-329-4373
TxEng Firm # F-2944 | TxSurv Firm # 10021700

REMAINDER OF
CALLED 1,263.272 ACRES
HT US 287 OWNER L.P.
INST. NO. 2214327
D.R.E.C.T.

BENJAMIN COLLIER SURVEY
ABSTRACT No. 216



LEGEND	
O	1/2" CAPPED IRON ROD SET "GMCIVIL" UNLESS OTHERWISE NOTED
SQ. FT.	SQUARE FEET
INST. NO.	INSTRUMENT NUMBER
VOL.	VOLUME
BK.	BOOK
PG.	PAGE
D.R.E.C.T.	DEED RECORDS, ELLIS COUNTY, TEXAS
P.R.E.C.T.	PLAT RECORDS, ELLIS COUNTY, TEXAS
I.R.F.	IRON ROD FOUND
C.I.R.F.	CAPPED IRON ROD FOUND
C.I.R.S.	CAPPED IRON ROD SET (GMCIVIL)
R/W	RIGHT-OF-WAY
B.L.	BUILDING LINE
U.E.	UTILITY EASEMENT
W.M.E.	WALL MAINTENANCE EASEMENT
---	BOUNDARY LINE
---	ADJOINER LINE
---	EASEMENT LINE
---	CENTERLINE
---	BUILDING LINE
---	ABSTRACT LINE

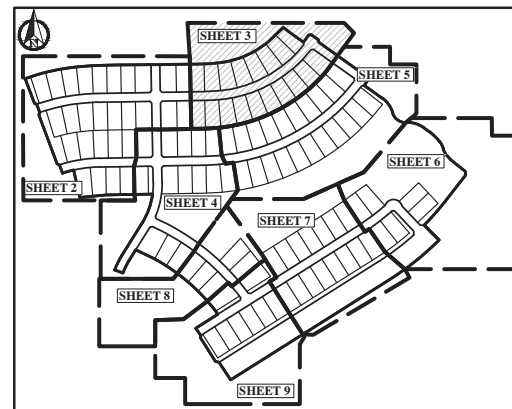
SHEET 2

SHEET 4

SHEET 5

SHEET 5

SHEET 5



KEY MAP
N.T.S.

OWNER/DEVELOPER:

Hines

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DALLAS, TX 75226
972-716-2900

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817-329-4373
TrEng Firm # F-2944 | TrSurv Firm # 10021700

FINAL PLAT OF MYRTLE CREEK, PHASE 2C

BEING
62.206 ACRES
SITUATED IN THE

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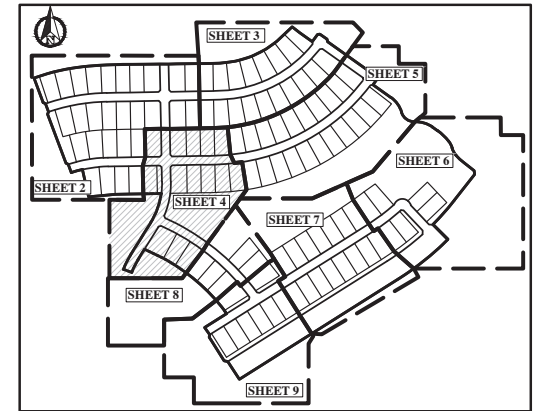
Date: October 2024

SHEET 3 of 10



SEE SHEET 8 FOR
LINE & CURVE TABLES

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Hines

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DALLAS, TX 75226
972-716-2900

PREPARED BY:



FINAL PLAT
OF
MYRTLE CREEK, PHASE 2C

BEING
62.206 ACRES

SITUATED IN THE

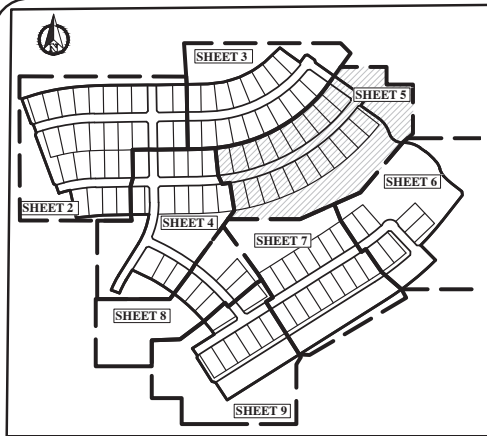
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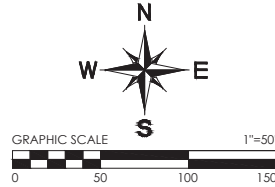
Date: October 2024

SHEET 4 of 10

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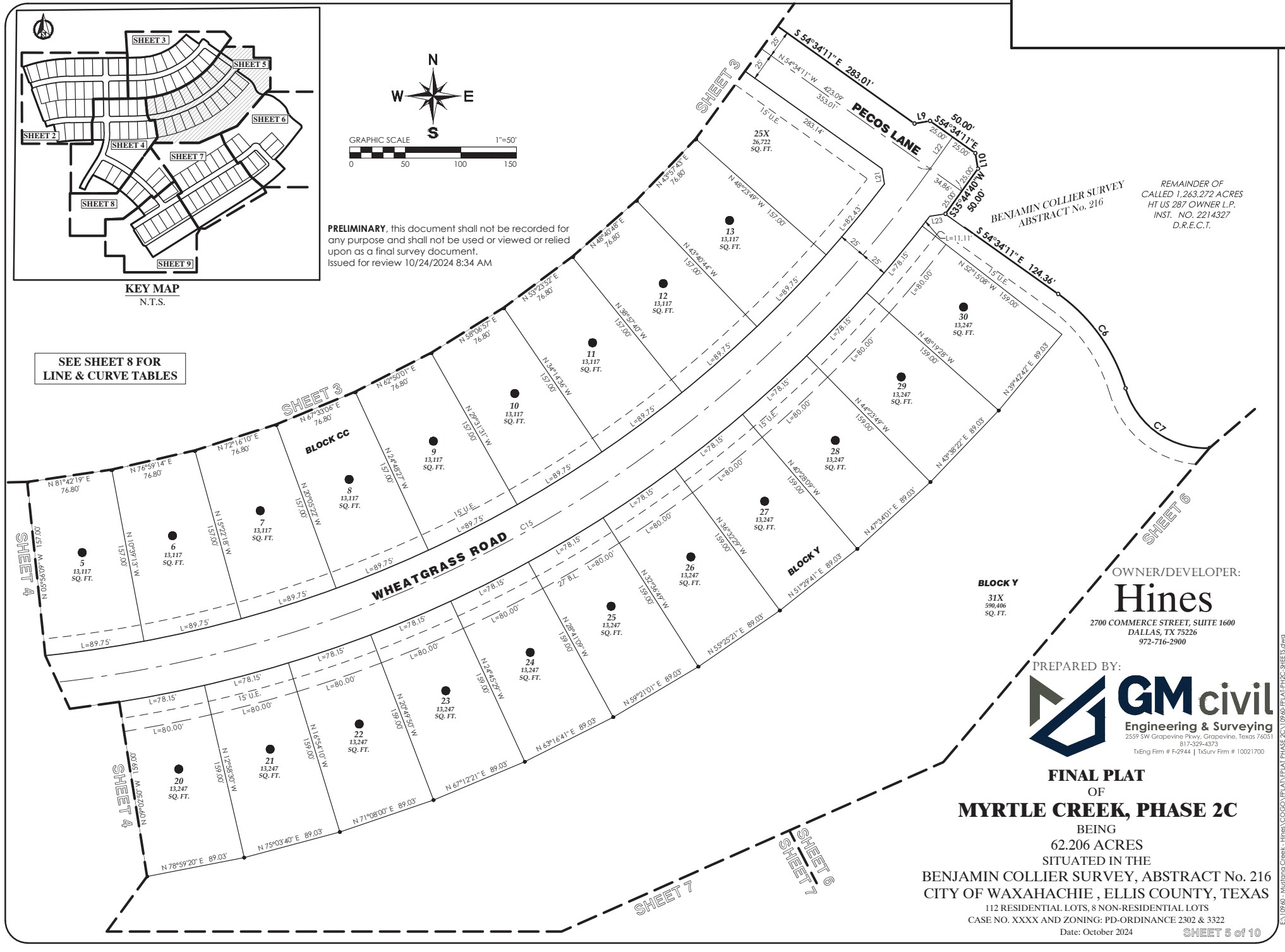


KEY MAP
N.T.S.



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SEE SHEET 8 FOR
LINE & CURVE TABLES



REMAINDER OF
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HT US 287 OWNER L.P.
INST. NO. 2214327
D.R.E.C.T.

OWNER/DEVELOPER:

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972-716-2900

PREPARED BY:



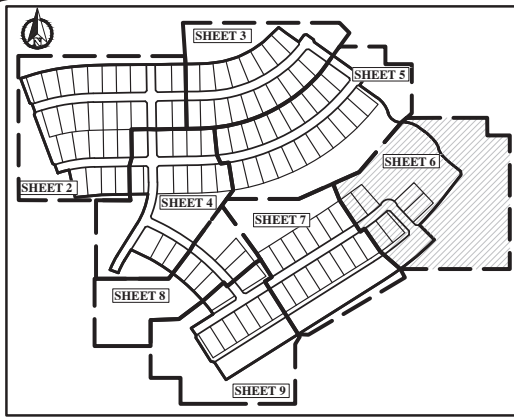
FINAL PLAT
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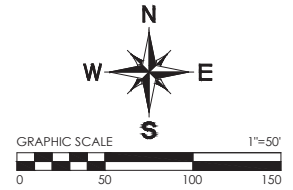
SHEET 5 of 10



KEY MAP
N.T.S.

BLOCK Y
31X
590,406
SQ. FT.

REMAINDER OF
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2700 COMMERCE STREET, SUITE 1600
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972-716-2900

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SHEET 6 of 10

SHEET 5
SHEET 7

SHEET 7

SHEET 7

TEXAS THISTLE ROAD

CORALBERRY DRIVE

DARTMOOR DRIVE

BLOCK Y

BLOCK Y

BLOCK X

4
13,555
SQ. FT.

3
13,434
SQ. FT.

2
12,611
SQ. FT.

1
12,720
SQ. FT.

16
13,217
SQ. FT.

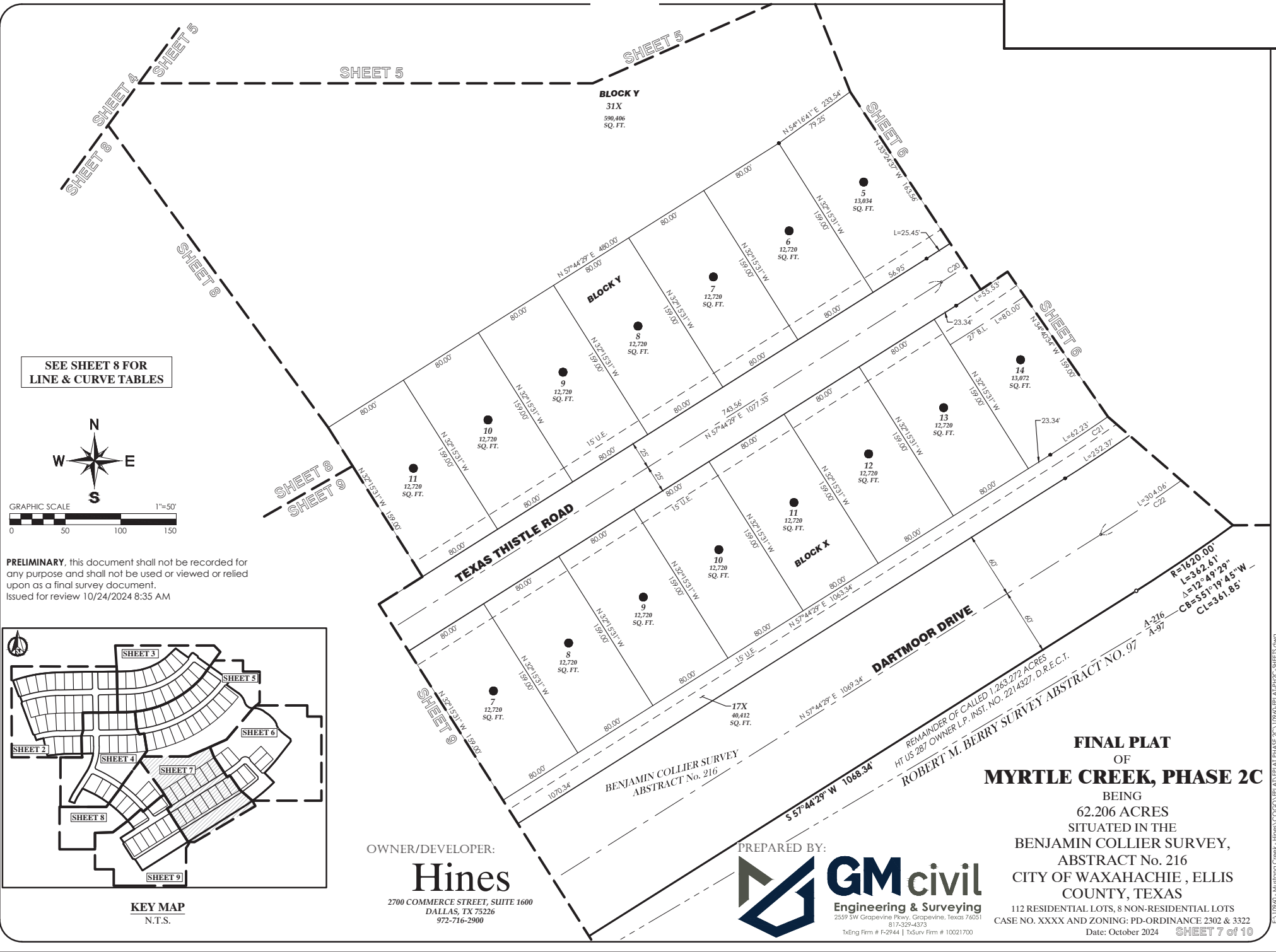
15
13,217
SQ. FT.

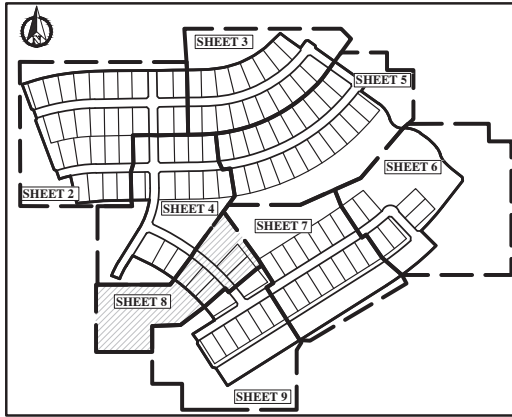
17X
40,412
SQ. FT.

ROBERT M. BERRY SURVEY
ABSTRACT NO. 97

BENJAMIN COLLIER SURVEY
ABSTRACT No. 216

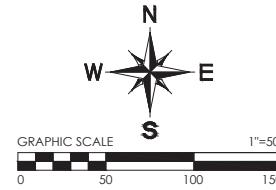
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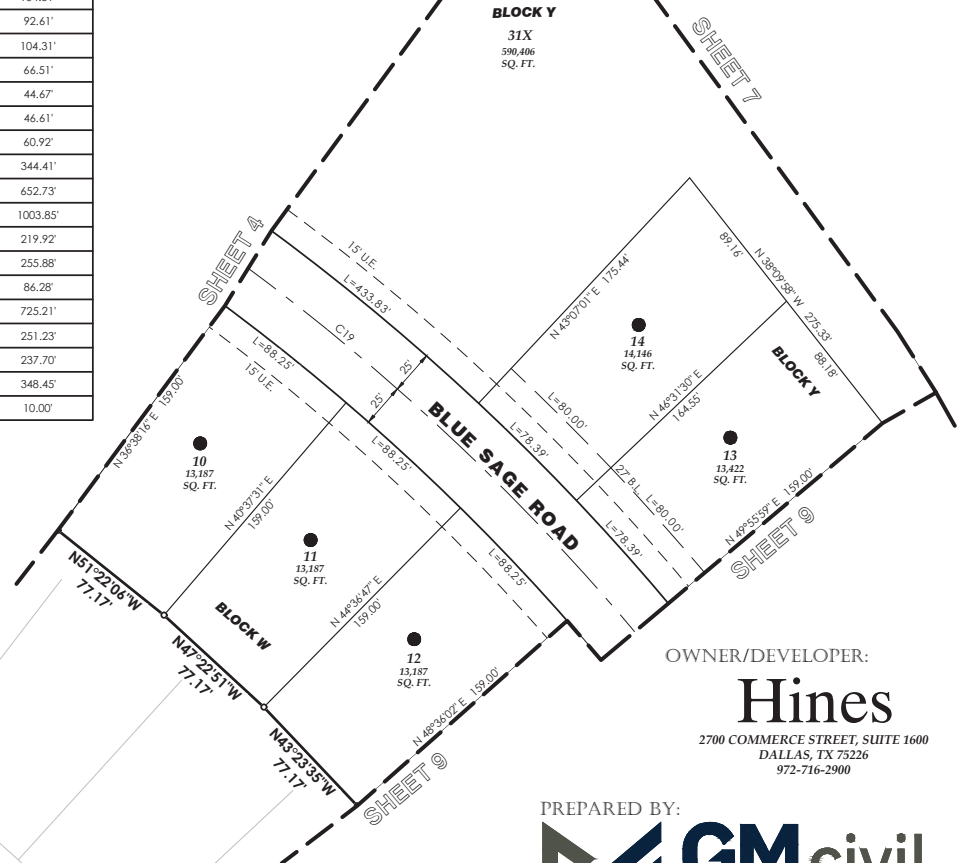
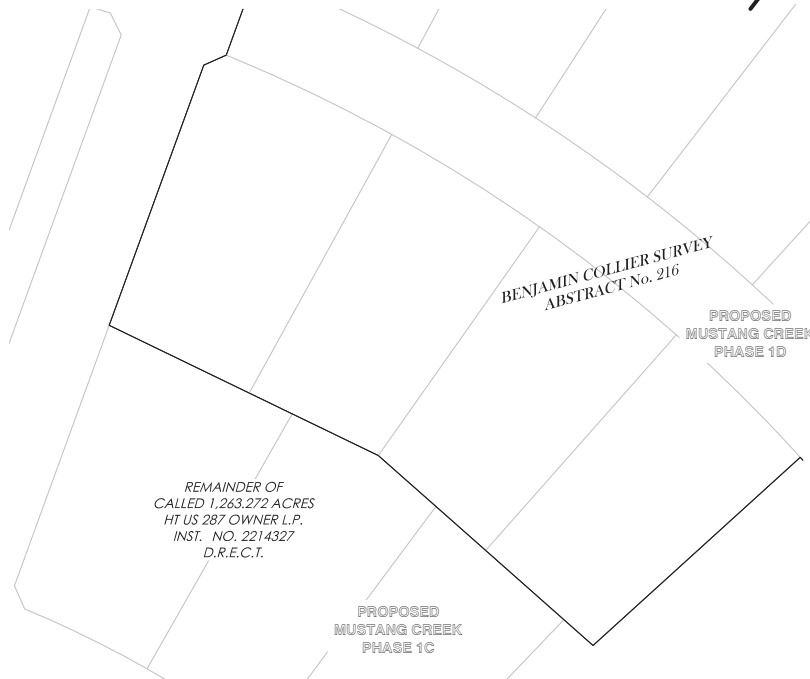
KEY MAP
N.T.S.

CURVE TABLE					
CURVE #	RADIUS	ARC LENGTH	DELTA ANGLE	CHORD BEARING	CHORD LENGTH
C1	950.00'	21.20'	1°16'44"	N32°53'53"W	21.20'
C2	425.00'	81.18'	10°56'40"	S26°30'02"W	81.06'
C3	475.00'	91.63'	11°03'12"	N26°26'47"E	91.49'
C4	725.00'	65.68'	5°11'26"	S74°44'30"W	65.66'
C5	755.00'	52.45'	3°58'50"	S52°34'46"E	52.44'
C6	160.00'	106.25'	38°02'51"	S35°32'46"E	104.31'
C7	75.00'	99.81'	76°14'59"	S54°34'11"E	92.61'
C8	160.00'	106.25'	38°02'51"	S73°35'37"E	104.31'
C9	275.00'	66.68'	13°53'31"	S47°37'26"E	66.51'
C10	100.00'	45.05'	25°48'35"	S27°46'22"E	44.67'
C11	100.00'	47.05'	26°57'17"	S28°20'44"E	46.61'
C12	345.00'	61.00'	10°07'49"	S46°53'17"E	60.92'
C13	1118.00'	345.78'	17°43'15"	N80°04'39"E	344.41'
C14	725.00'	677.07'	53°30'28"	N62°11'03"E	652.73'
C15	1115.00'	1041.28'	53°30'28"	N62°11'03"E	1003.85'
C16	750.00'	220.72'	16°51'41"	N80°30'26"E	219.92'
C17	450.00'	259.46'	33°02'06"	N15°27'20"E	255.88'
C18	450.00'	86.41'	11°00'07"	N26°28'19"E	86.28'
C19	1293.00'	735.07'	32°34'22"	S51°02'10"E	725.21'
C20	1291.00'	251.63'	11°10'04"	S52°09'27"E	251.23'
C21	1475.00'	237.96'	9°14'36"	N53°07'11"E	237.70'
C22	1560.00'	349.18'	12°49'29"	N51°19'45"E	348.45'
C23	700.00'	10.00'	0°49'07"	N35°50'22"E	10.00'



LINE TABLE		
LINE #	BEARING	DISTANCE
L1	N77°15'31"W	21.21'
L2	N11°57'04"E	13.95'
L3	N32°15'31"W	22.00'
L4	N64°28'03"W	14.41'
L5	N25°12'35"E	13.95'
L6	N64°49'29"W	14.33'
L7	N80°58'34"E	14.10'
L8	S09°42'21"E	14.00'
L9	N80°25'49"E	14.14'
L10	S09°34'11"E	14.14'
L11	S54°34'11"E	36.48'
L12	S40°40'40"E	17.82'
L13	S06°57'11"E	21.21'
L14	N43°56'17"E	14.14'
L15	N46°03'43"W	14.14'
L16	S46°03'43"E	14.14'
L17	S43°56'17"W	14.14'
L18	N08°20'30"W	13.84'
L19	S81°34'35"W	14.42'
L20	N35°25'49"E	24.88'
L21	N08°46'52"W	13.95'
L22	N35°25'49"E	35.00'
L23	S81°11'03"W	14.33'
L24	S46°03'43"E	14.14'
L25	S43°56'17"W	14.14'
L26	S46°03'43"E	14.14'
L27	N43°56'17"E	14.14'
L28	S21°13'36"E	14.21'
L29	S72°20'16"W	14.96'
L30	N10°47'33"E	13.65'
L31	S79°08'00"E	14.60'
L32	S87°46'24"E	14.30'
L33	N01°47'35"E	28.18'
L34	S02°11'40"W	20.98'
L35	S89°02'49"E	20.98'

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OWNER/DEVELOPER:

Hines

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DALLAS, TX 75226
972-716-2900

PREPARED BY:

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FINAL PLAT
OF
MYRTLE CREEK, PHASE 2C

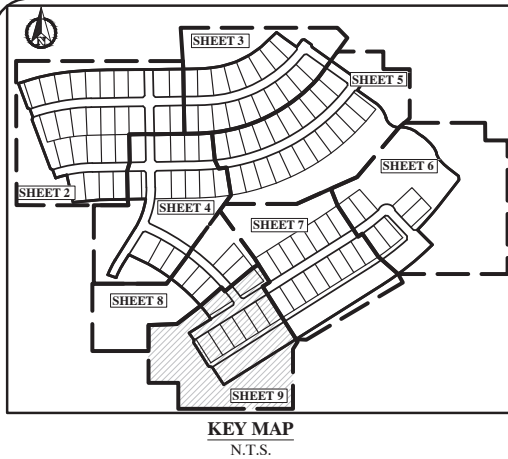
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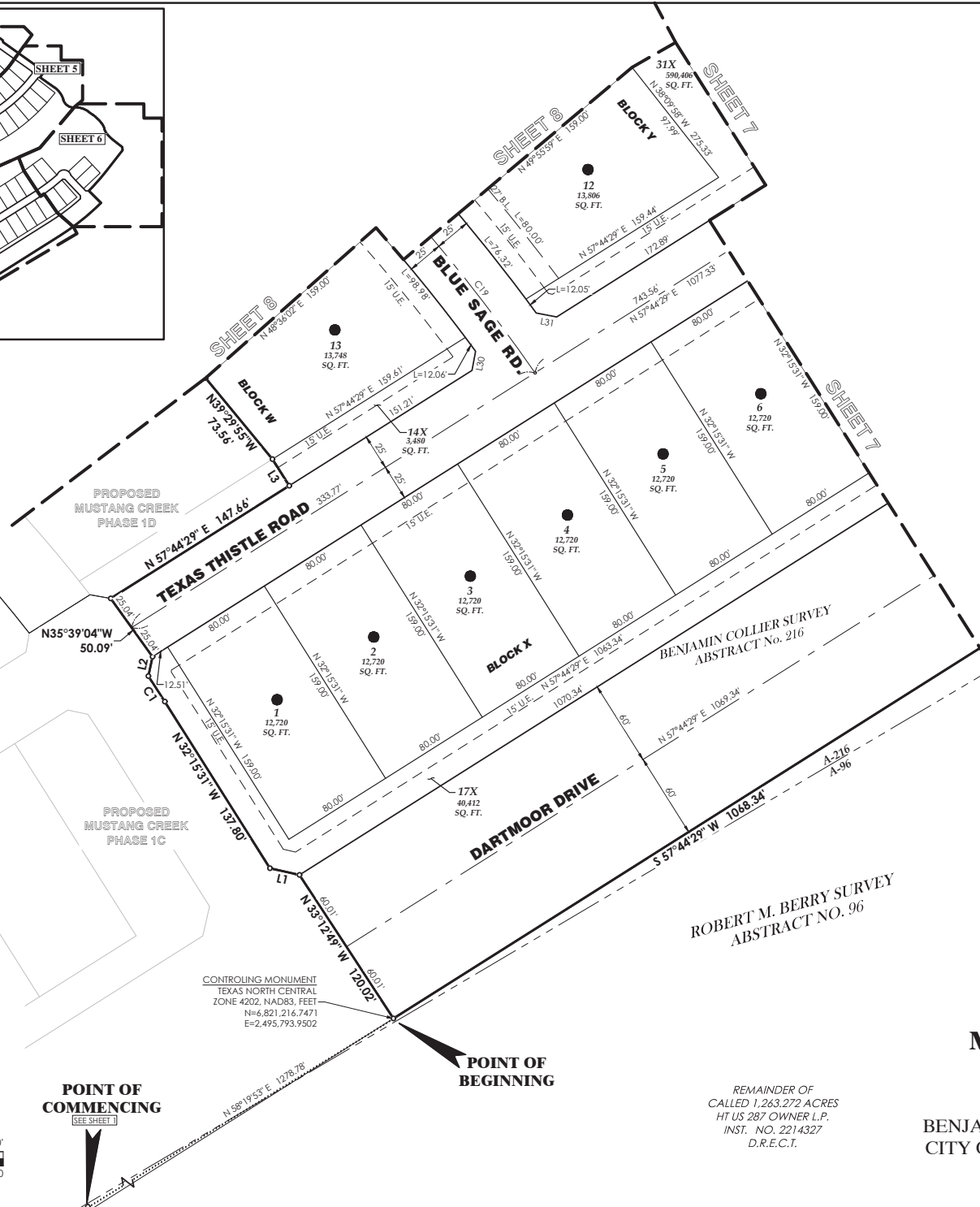
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Date: October 2024

SHEET 8 of 10



SEE SHEET 8 FOR
LINE & CURVE TABLES



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PREPARED BY:



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SHEET 9 of 10

OWNER'S CERTIFICATE

STATE OF TEXAS §

COUNTY OF ELLIS §

All that certain lot, tract, or parcel of land, situated in a portion of the Benjamin Collier Survey, Abstract No. 216, City of Waxahachie, Ellis County, Texas, being part of that certain called 1,263.272 acre tract described in a deed to HT US 287 Owner L.P., recorded in Instrument No. 2214327 of the Deed Records of Ellis County, Texas [DIRECT], and being more completely described as follows, to-wit:

COMMENCING at a 5/8" capped iron rod found stamped "JACOBS" for an ell corner of said 1,263.272 acre tract, from which a 5/8" capped iron rod found stamped "JACOBS" in the Southwest line of said 1,263.272 acre tract bears South 51 deg. 22 min. 12 sec. East - 758.66 feet;

THENCE North 58 deg. 17 min. 53 sec. East, departing said deed line, a distance of 1,278.78 feet to a 1/2" capped iron rod set stamped "GM/CIVIL", hereinafter referred to as 1/2" capped iron rod set, said point being the **TRUE POINT OF BEGINNING**;

THENCE North 33 deg. 12 min. 49 sec. West, a distance of 120.02 feet to a 1/2" capped iron rod set;

THENCE North 77 deg. 15 min. 31 sec. West, a distance of 21.21 feet to a 1/2" capped iron rod set;

THENCE North 32 deg. 15 min. 31 sec. West, a distance of 137.80 feet to a 1/2" capped iron rod set for a Point of Curvature of a circular curve to the left, having a radius of 950.00 feet, a central angle of 01 deg. 16 min. 44 sec., and being subtended by a chord which bears North 32 deg. 53 min. 53 sec. West - 21.20 feet;

THENCE in a northwesterly direction along said curve to the left, a distance of 21.20 feet to a 1/2" capped iron rod set;

THENCE North 11 deg. 57 min. 04 sec. East non-tangent to said curve, a distance of 13.95 feet to a 1/2" capped iron rod set;

THENCE North 35 deg. 39 min. 04 sec. West, a distance of 50.09 feet to a 1/2" capped iron rod set;

THENCE North 57 deg. 44 min. 29 sec. East, a distance of 147.66 feet to a 1/2" capped iron rod set;

THENCE North 32 deg. 15 min. 31 sec. West, a distance of 22.00 feet to a 1/2" capped iron rod set;

THENCE North 39 deg. 29 min. 55 sec. West, a distance of 73.56 feet to a 1/2" capped iron rod set;

THENCE North 43 deg. 23 min. 35 sec. West, a distance of 77.17 feet to a 1/2" capped iron rod set;

THENCE North 47 deg. 22 min. 51 sec. West, a distance of 77.17 feet to a 1/2" capped iron rod set;

THENCE North 51 deg. 22 min. 06 sec. West, a distance of 77.17 feet to a 1/2" capped iron rod set;

THENCE North 55 deg. 21 min. 22 sec. West, a distance of 77.17 feet to a 1/2" capped iron rod set;

THENCE North 59 deg. 20 min. 38 sec. West, a distance of 77.17 feet to a 1/2" capped iron rod set;

THENCE North 64 deg. 21 min. 46 sec. West, a distance of 119.07 feet to a 1/2" capped iron rod set;

THENCE South 31 deg. 58 min. 22 sec. West, a distance of 69.34 feet to a 1/2" capped iron rod set for a Point of Curvature of a circular curve to the left, having a radius of 425.00 feet, a central angle of 10 deg. 56 min. 40 sec., and being subtended by a chord which bears South 26 deg. 30 min. 02 sec. West - 81.06 feet;

THENCE in a southwesterly direction along said curve to the left, a distance of 81.18 feet to a 1/2" capped iron rod set;

THENCE North 70 deg. 00 min. 20 sec. West non-tangent to said curve, a distance of 50.01 feet to a 1/2" capped iron rod set for a Point of Curvature of a non-tangent circular curve to the right, having a radius of 475.00 feet, a central angle of 11 deg. 03 min. 12 sec., and being subtended by a chord which bears North 26 deg. 26 min. 47 sec. East - 91.49 feet;

THENCE in a northeasterly direction along said curve to the right, a distance of 91.63 feet to a 1/2" capped iron rod set;

THENCE North 31 deg. 58 min. 22 sec. East tangent to said curve, a distance of 215.04 feet to a 1/2" capped iron rod set for a Point of Curvature of a circular curve to the left, having a radius of 425.00 feet, a central angle of 24 deg. 02 min. 16 sec., and being subtended by a chord which bears North 19 deg. 57 min. 14 sec. East - 177.00 feet;

THENCE in a northerly direction along said curve to the left, a distance of 178.30 feet to a 1/2" capped iron rod set;

THENCE South 88 deg. 56 min. 17 sec. West non-tangent to said curve, a distance of 262.29 feet to a 1/2" capped iron rod set;

THENCE South 84 deg. 33 min. 34 sec. West, a distance of 151.44 feet to a 1/2" capped iron rod set;

THENCE North 12 deg. 39 min. 47 sec. West, a distance of 159.00 feet to a 1/2" capped iron rod set for a Point of Curvature of a non-tangent circular curve to the left, having a radius of 725.00 feet, a central angle of 05 deg. 11 min. 26 sec., and being subtended by a chord which bears South 74 deg. 44 min. 30 sec. West - 65.66 feet;

THENCE in a westerly direction along said curve to the left, a distance of 65.68 feet to a 1/2" capped iron rod set;

THENCE North 19 deg. 56 min. 49 sec. West non-tangent to said curve, a distance of 50.03 feet to a 1/2" capped iron rod set;

THENCE North 64 deg. 28 min. 03 sec. West, a distance of 14.41 feet to a 1/2" capped iron rod set;

THENCE North 20 deg. 34 min. 36 sec. West, a distance of 298.12 feet to a 1/2" capped iron rod set;

THENCE North 25 deg. 12 min. 35 sec. East, a distance of 13.95 feet to a 1/2" capped iron rod set;

THENCE North 20 deg. 34 min. 34 sec. West, a distance of 50.02 feet to a 1/2" capped iron rod set;

THENCE North 64 deg. 49 min. 29 sec. West, a distance of 14.33 feet to a 1/2" capped iron rod set;

THENCE North 20 deg. 34 min. 36 sec. West, a distance of 149.26 feet to a 1/2" capped iron rod set;

THENCE North 72 deg. 24 min. 32 sec. East, a distance of 77.98 feet to a 1/2" capped iron rod set;

THENCE North 75 deg. 30 min. 10 sec. East, a distance of 70.33 feet to a 1/2" capped iron rod set;

THENCE North 78 deg. 35 min. 57 sec. East, a distance of 70.37 feet to a 1/2" capped iron rod set;

THENCE North 81 deg. 41 min. 49 sec. East, a distance of 70.41 feet to a 1/2" capped iron rod set;

THENCE North 84 deg. 47 min. 47 sec. East, a distance of 70.44 feet to a 1/2" capped iron rod set;

THENCE North 87 deg. 51 min. 25 sec. East, a distance of 70.59 feet to a 1/2" capped iron rod set;

THENCE North 88 deg. 56 min. 17 sec. East, a distance of 293.00 feet to a 1/2" capped iron rod set;

OWNER'S CERTIFICATE CONT...

THENCE South 88 deg. 46 min. 17 sec. East, a distance of 50.04 feet to a 1/2" capped iron rod set;

THENCE North 88 deg. 54 min. 11 sec. East, a distance of 293.00 feet to a 1/2" capped iron rod set;

THENCE North 82 deg. 42 min. 48 sec. East, a distance of 90.07 feet to a 1/2" capped iron rod set;

THENCE North 73 deg. 08 min. 17 sec. East, a distance of 91.21 feet to a 1/2" capped iron rod set;

THENCE North 63 deg. 27 min. 59 sec. East, a distance of 91.89 feet to a 1/2" capped iron rod set;

THENCE North 54 deg. 28 min. 44 sec. East, a distance of 78.28 feet to a 1/2" capped iron rod set;

THENCE North 46 deg. 35 min. 07 sec. East, a distance of 118.83 feet to a 1/2" capped iron rod set, from which a 1/2" iron rod set for a fence corner for an ell corner of said 1,263.272 acre tract and the Southeast corner of a called 242.969 acre tract described as Tract 2 in a deed to Anderson Christian Foundation recorded in Instrument No. 2116923 [DIRECT] bears North 40 deg. 46 min. 15 sec. East - 1,394.93 feet, said point being a Point of Curvature of a non-tangent circular curve to the left, having a radius of 755.00 feet, a central angle of 03 deg. 58 min. 50 sec., and being subtended by a chord which bears South 52 deg. 34 min. 46 sec. East - 52.44 feet;

THENCE in a southeasterly direction along said curve to the left, a distance of 52.45 feet to a 1/2" capped iron rod set;

THENCE South 54 deg. 34 min. 11 sec. East tangent to said curve, a distance of 89.45 feet to a 1/2" capped iron rod set;

THENCE North 35 deg. 56 min. 34 sec. East, a distance of 50.00 feet to a 1/2" capped iron rod set;

THENCE North 80 deg. 58 min. 34 sec. East, a distance of 14.10 feet to a 1/2" capped iron rod set;

THENCE South 54 deg. 34 min. 11 sec. East, a distance of 50.01 feet to a 1/2" capped iron rod set;

THENCE South 09 deg. 42 min. 21 sec. East, a distance of 14.00 feet to a 1/2" capped iron rod set;

THENCE South 54 deg. 34 min. 11 sec. East, a distance of 283.01 feet to a 1/2" capped iron rod set;

THENCE North 80 deg. 25 min. 49 sec. East, a distance of 14.14 feet to a 1/2" capped iron rod set;

THENCE South 54 deg. 34 min. 11 sec. East, a distance of 50.00 feet to a 1/2" capped iron rod set;

THENCE South 09 deg. 42 min. 21 sec. East, a distance of 14.14 feet to a 1/2" capped iron rod set;

THENCE South 35 deg. 44 min. 40 sec. West, a distance of 50.00 feet to a 1/2" capped iron rod set;

THENCE South 54 deg. 34 min. 11 sec. East, a distance of 124.36 feet to a 1/2" capped iron rod set for a Point of Curvature of a circular curve to the right, having a radius of 160.00 feet, a central angle of 38 deg. 02 min. 51 sec., and being subtended by a chord which bears South 35 deg. 32 min. 46 sec. East - 104.31 feet;

THENCE in a southeasterly direction along said curve to the right, a distance of 106.25 feet to a 1/2" capped iron rod set for a Point of Curvature of a non-tangent circular curve to the left, having a radius of 75.00 feet, a central angle of 76 deg. 14 min. 59 sec., and being subtended by a chord which bears South 54 deg. 34 min. 11 sec. East - 92.61 feet;

THENCE in a southeasterly direction along said curve to the left, a distance of 99.81 feet to a 1/2" capped iron rod set for a Point of Curvature of a non-tangent circular curve to the right, having a radius of 160.00 feet, a central angle of 38 deg. 02 min. 51 sec., and being subtended by a chord which bears South 73 deg. 35 min. 37 sec. East - 104.31 feet;

THENCE in an easterly direction along said curve to the right, a distance of 106.25 feet to a 1/2" capped iron rod set;

THENCE South 54 deg. 34 min. 11 sec. East tangent to said curve, a distance of 36.48 feet to a 1/2" capped iron rod set for a Point of Curvature of a circular curve to the right, having a radius of 275.00 feet, a central angle of 13 deg. 53 min. 31 sec., and being subtended by a chord which bears South 47 deg. 37 min. 26 sec. East - 66.51 feet;

THENCE in a southeasterly direction along said curve to the right, a distance of 66.68 feet to a 1/2" capped iron rod set;

THENCE South 40 deg. 40 min. 40 sec. East tangent to said curve, a distance of 17.82 feet to a 1/2" capped iron rod set for a Point of Curvature of a circular curve to the right, having a radius of 100.00 feet, a central angle of 25 deg. 48 min. 35 sec., and being subtended by a chord which bears South 27 deg. 46 min. 22 sec. East - 44.67 feet;

THENCE in a southeasterly direction along said curve to the right, a distance of 45.05 feet to a 1/2" capped iron rod set for a Point of Curvature of a reverse circular curve to the left, having a radius of 100.00 feet, a central angle of 26 deg. 57 min. 17 sec., and being subtended by a chord which bears South 28 deg. 20 min. 44 sec. East - 46.61 feet;

THENCE in a southeasterly direction along said curve to the left, a distance of 47.05 feet to a 1/2" capped iron rod set for a Point of Curvature of a circular curve to the right, having a radius of 1,500.00 feet, a central angle of 06 deg. 52 min. 12 sec., and being subtended by a chord which bears South 46 deg. 53 min. 17 sec. East - 60.92 feet;

THENCE in a southeasterly direction along said curve to the left, a distance of 61.00 feet to a 1/2" capped iron rod set;

THENCE South 51 deg. 57 min. 11 sec. East tangent to said curve, a distance of 75.00 feet to a 1/2" capped iron rod set;

THENCE South 06 deg. 57 min. 11 sec. East, a distance of 21.21 feet to a 1/2" capped iron rod set;

THENCE South 38 deg. 02 min. 49 sec. West, a distance of 188.45 feet to a 1/2" capped iron rod set for a Point of Curvature of a circular curve to the right, having a radius of 1,500.00 feet, a central angle of 06 deg. 52 min. 12 sec., and being subtended by a chord which bears South 41 deg. 28 min. 54 sec. West - 179.75 feet;

THENCE in a southwesterly direction along said curve to the right, a distance of 179.85 feet to a 1/2" capped iron rod set;

THENCE South 45 deg. 05 min. 00 sec. East non-tangent to said curve, a distance of 120.00 feet to a 1/2" capped iron rod set for a Point of Curvature of a non-tangent circular curve to the right, having a radius of 1,420.00 feet, a central angle of 12 deg. 49 min. 29 sec., and being subtended by a chord which bears South 51 deg. 19 min. 45 sec. West - 361.85 feet;

THENCE in a southwesterly direction along said curve to the right, a distance of 362.61 feet to a 1/2" capped iron rod set;

THENCE South 57 deg. 44 min. 29 sec. West tangent to said curve, a distance of 1,068.34 feet to the **POINT OF BEGINNING**, containing 2,709.713 square feet or 62.206 acres of land, more or less.

OWNER'S CERTIFICATE CONT...

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

That HT US 287 Owner, L.P., acting herein by and through its duly authorized officers, does hereby adopt this plat designating the herein above described property as MYRTLE CREEK, PHASE 2C 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 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 plotting ordinances, rules, regulations and resolutions of the City of Waxahachie, Texas.

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

HT US 287 OWNER LP,
a Delaware limited partnership

By: HT US 287 GP LLC,
a Delaware limited liability company,
its General Partner

By: HT US 287 LP,
a Delaware limited partnership,
its Sole Member

By: Hines US 287 Associates LP,
a Delaware limited partnership,
its General Partner

By: Hines US 287 GP LLC,
a Delaware limited liability company,
its General Partner

By: Hines Investment Management Holdings Limited Partnership,
a Delaware limited partnership,
its Sole Member

By: _____
Name: Robert W. Witte
Title: Senior Managing Director

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 Robert W. Witte, Senior Managing Director of Hines Investment Management Holdings Limited Partnership, a Delaware limited partnership, the sole member of Hines US 287 GP LLC, a Delaware limited liability company, the general partner of Hines US 287 Associates LP, a Delaware limited partnership, the general partner of HT US 287 LP, a Delaware limited partnership, the sole member of HT US 287 GP LLC, a Delaware limited liability company, the general partner of HT US 287 OWNER LP, a Delaware limited partnership, 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____.

Notary Public in and for the State of Texas

My Commission Expires On:

SURVEYOR'S CERTIFICATE

This is to certify that I, John N. Rogers a registered Professional Land Surveyor of the State of Texas, have platted the above lots from an actual of the ground survey, and that all lot corners, angle points and points of the curve shall be properly marked on the ground and that this plat correctly represents that survey made by me or under my direction and supervision.

John N. Rogers
Registered Professional Land Surveyor No. 6372
GMCivil
2559 SW Grapevine Pkwy.
Grapevine, TX 76051
Metro (817) 329-4373
STATE OF TEXAS:)
JSS
COUNTY OF TARRANT:)

BEFORE ME, the undersigned Notary Public in and for said County and State, on this day personally appeared John N. Rogers, 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 purposes and considerations therein expressed.

Given under my hand and seal of office this the _____ day of _____, 20____.

Notary Public in and for the State of Texas
My Commission expires:

APPROVAL CERTIFICATE

APPROVED BY: Planning and Zoning Commission
City of Waxahachie, Texas

By: _____ Date _____
Chairperson
By: _____ Date _____
Attest

OWNER/DEVELOPER:

Hines

2700 COMMERCE STREET, SUITE 1600
DALLAS, TX 75226
972-716-2900

PREPARED BY:
GMcivil
Engineering & Surveying
2559 SW Grapevine Pkwy, Grapevine, Texas 76051
817-329-4373
TxEng Firm # F-2944 | TxSurv Firm # 10021700

FINAL PLAT
OF
MYRTLE CREEK, PHASE 2C
BEING
62.206 ACRES
SITUATED IN THE
BENJAMIN COLLIER SURVEY, ABSTRACT No. 216
CITY OF WAXAHACHIE, ELLIS COUNTY, TEXAS
112 RESIDENTIAL LOTS, 8 NON-RESIDENTIAL LOTS
CASE NO. XXXX AND ZONING: PD-ORDINANCE 2302 & 3322
Date: October 2024
SHEET 10 of 10