

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, March 25, 2025 at 7:00 p.m.***

Commission Members:

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

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 March 11, 2025
- b. Consider a request by David McDill, for a Replat of a portion of Lot 9, Block 106 and a portion of Lot 7, Block 158 of the Town Addition, 2 residential lots, being 0.585 acres, located at 200 Gardner Street (Property ID 171111) – Owner: Crux Ventures LLC (SUB-30-2025)

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, March 11, 2025 at 7:00 p.m.

Members Present: Rick Keeler, Chairman
David Hudgins
Jenny Bridges
Wendy Johnson

Member Absent: Marlene Norcross, Vice Chair
Chad Hicks
Vacant

Others Present: Shon Brooks, Executive Director of Development Services
Trenton Robertson, 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

Chris Wright, 808 W. Marvin, Waxahachie, Texas, wished Council Member Patrick Souter a happy birthday.

Cora Bassett, 280 Lillian Lane, Waxahachie, Texas, spoke in opposition of BJ's Wholesale to be located at Hedgewood Drive and Highway 77 due to safety concerns. On behalf of the The Arbor 2 at Willow Grove Homeowner's Association (HOA), Ms. Bassett explained that their HOA is separate from The Arbor 1 HOA. She inquired about the responsibility of property maintenance behind Tom Thumb, adjacent to the existing homes.

4. Consent Agenda

- a. Minutes of the regular Planning & Zoning Commission meeting of February 25, 2025
- b. Consider a request by Hector Hernandez, for a Replat of Lot 1 and 2, Block 1 of the West Road Subdivision, to create Lots 1A and 2A, Block 1 of the West Road Subdivision, 2 residential lots, being 5 acres, located at 1480 West Road (Property ID 279426) – Owner: Ospicio Hernandez (SUB-21-2025)
- c. Consider a request by Caleb Jones, Kimley Horn, for a Plat of BJ's Wholesale Membership Club, Lot 1-3, Block A, being 15.3486-acres, located approximately 170 feet east of 2181 North Highway 77, situated in the James Starrett Survey, Abstract 1024, and the Henry Sange Survey, Abstract 1009, an addition to the City of Waxahachie (Property ID 298186 & 191272) – Owner: Dr. Adam Arredondo & Christopher Donohoe (SUB-22-2025)

- d. Consider a request by Ricky Johnston and Steven R. & Cheryl R. Chambers, for a Replat of Lot 5 and Lot 6, Block 57 of the Bullard's Addition, 2 residential lots, being 0.57 acres, located at 709 and 711 South College Street (Property ID 172408 & 172399) – Owner: Ricky Johnston, Steven R. & Cheryl R. Chambers (SUB-26-2024)

Action:

Jenny Bridges moved to approve the Consent Agenda, subject to the recommendations of staff. Motion was seconded by David Hudgins and carried unanimously (4-0).

5. Public Hearing on a request by Rajiv Rugwani, All R&N Holdings LLC, for a Specific Use Permit (SUP) for an Electronic Message Sign use within a Commercial (C) zoning district located at 2271 N Highway 77 (Property ID 235438) - Owner: All R&N Holdings LLC (ZDC-13-2025)

Planner Harper Lindamood presented the Item and applicant Dr. Rajiv Rugwani requested approval. The applicant requests a SUP for an Electric Message Sign use. The proposed use requires a SUP to be approved by City Council within the Commercial (C) zoning district. The applicant proposes the Electronic Message board to be 4' by 6' in size. The Electronic Message Board will be situated in a monument sign that is 10' in height and 8' in width. The applicant proposes that the monument sign will follow the code requirements of Waxahachie Lighting and Glare standards. The proposed sign will meet the requirements for Electronic Message Signs, as established by Section 5.08 of the Waxahachie Zoning Ordinance.

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. In addition, a notice was published in the Waxahachie Sun, and a sign was visibly posted at the property. Staff has received no letters in support or opposition for the SUP request.

Commissioners inquired about the masonry, building tenants, and staff conditions. Dr. Rugwani confirmed the sign masonry will match the building, building tenants are all owned by Dr. Rugwani, and he is amenable to the staff conditions.

Commissioner Jenny Bridges inquired about the sign height and Ms. Lindamood explained the sign meets the city's sign and lighting requirements.

Chairman Keeler opened the Public Hearing at approximately 7:10 p.m.

There being no others to speak for or against ZDC-13-2025, Chairman Keeler closed the Public Hearing at approximately 7:10 p.m.

6. Consider recommendation of ZDC-13-2025

Action:

David Hudgins moved to recommend approval of ZDC-13-2025, a Specific Use Permit (SUP) for an Electronic Message Sign use, subject to the conditions of the staff report, authorizing the Mayor and/or City Manager to execute all documents accordingly. Motion was seconded by Wendy Johnson and carried 3-1 with Jenny Bridges voting in opposition.

7. Public Hearing on a request by Paul Corp for a Specific Use Permit (SUP) for an Accessory Structure exceeding seven hundred (700) square feet use within a Future Development (FD) zoning district located at 2820 Howard Rd (Property ID 138980) - Owner: Daniel & Monica Siebert (ZDC-223-2024)

Planner Caleb Ensley presented the Item. According to the applicant's site plan, the existing single-family dwelling is approximately 5,622 square feet. The proposed accessory structure is one-story and has an area of 1,824 square feet. The proposed accessory structure does meet the requisite setback requirements of the Waxahachie Zoning Ordinance for accessory structures in Future Development (FD) zoning districts. The accessory structure is comprised entirely of metal r-panel and is proposed to be used for storage and a hobby space. The applicant proposes to extend the concrete driveway from their existing home to the proposed accessory structure.

The applicant has confirmed to staff that the structure will not be used as a dwelling or short-term rental and will not be metered, sold, or leased separately from the existing primary structure. The applicant also noted that this structure will not be used for commercial purposes.

To comply with State law contained in Local Government Code Chapter 211 and the City's public hearing notice requirements, 7 notices were mailed to property owners within 200 feet of the request. In addition, a notice was published in the Waxahachie Sun and a sign was visibly posted at the property. Staff has received zero (0) letters of opposition and zero (0) letters of support for the SUP request.

Chairman Keeler opened the Public Hearing at approximately 7:13 p.m.

There being no others to speak for or against ZDC-223-2024, Chairman Keeler closed the Public Hearing at approximately 7:13 p.m.

8. Consider recommendation of ZDC-223-2024

Action:

David Hudgins moved to recommend approval of ZDC-223-2024, Specific Use Permit (SUP) for an Accessory Structure exceeding seven hundred (700) square feet in use, subject to the conditions of 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 (4-0).

9. Public Hearing on a request by Julissa Lopez, for a Specific Use Permit (SUP) for a Short-Term Rental use within a Single-Family-2 (SF-2) zoning district located at 302 Farley Street (Property ID 171737) – Owner(s): Higher Solutions Properties, LLC (ZDC-161-2024)

Senior Planner Oanh Vu presented the Item and applicant Julissa Lopez requested approval. The applicant requested a SUP for short-term rental use at 302 Farley Street because it is located within the SF-2 zoning district. The subject property consists of a primary structure of approximately 1,772 square feet, built in 1945 with two (2) bedrooms, one (1) bathroom, one-half bathroom and enough improved surface to accommodate for the maximum parking spaces of two (2) vehicles. The subject property is situated on an approximately 0.275 acres (11,979 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 July 31, 2024.

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

The applicant's local emergency contact is Julissa Lopez, which is located approximately eleven (11) 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, 100 notices were mailed to property owners within 500 feet of the as required in Section 3.27 of the City's Zoning Ordinance. In addition, a notice was published in the Waxahachie Sun, and a sign was visibly posted at the property. At the time of the publishing of this staff report, a total of four (4) letters of support and two (2) letters of opposition were received by staff, with two (2) letters of opposition and no letters of support being inside the 200' buffer.

Commissioner Bridges clarified if the property is a two or three bedroom and Ms. Vu confirmed it is a three-bedroom home and the staff report will be corrected.

Council Member Patrick Souter inquired about the occupancy limit and Ms. Vu confirmed the occupancy is based on two people per bedroom, plus two additional people, for a total of eight people maximum.

Commissioner David Hudgins asked the owner to include "no on-street parking" to the house rules and Ms. Lopez agreed.

Chairman Keeler opened the Public Hearing at approximately 7:22 p.m.

There being no others to speak for or against ZDC-161-2024, Chairman Keeler closed the Public Hearing at approximately 7:22 p.m.

10. Consider recommendation of ZDC-161-2024

Action:

David Hudgins moved to recommend approval of ZDC-161-2024, 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, and adding "no on-street parking" to the house rules. Motion was seconded by Jenny Bridges and carried unanimously (4-0).

11. Adjourn

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

Respectfully submitted,

Planning and Zoning Commission
March 11, 2025
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(4a)

Amber Villarreal
City Secretary

Planning & Zoning Department

Plat Staff Report

Case: SUB-30-2025



MEETING DATE(S)

Planning & Zoning Commission: March 25, 2025

CAPTION

Present a request by David McDill, for a **Replat** of a portion of Lot 9, Block 106 and a portion of Lot 7, Block 158 of the Town Addition, 2 residential lots, being 0.585 acres, located at 200 Gardner Street (Property ID 171111) – Owner: Crux Ventures LLC (SUB-30-2025)

RECOMMENDED MOTION

"I move to approve SUB-30-2025, a Replat of the Town Addition, a portion of Lot 9, Block 106 and a portion of Lot 7, Block 158, subject to the conditions the staff report, authorizing the Planning & Zoning Commissioner to sign the associated documents accordingly."

APPLICANT REQUEST

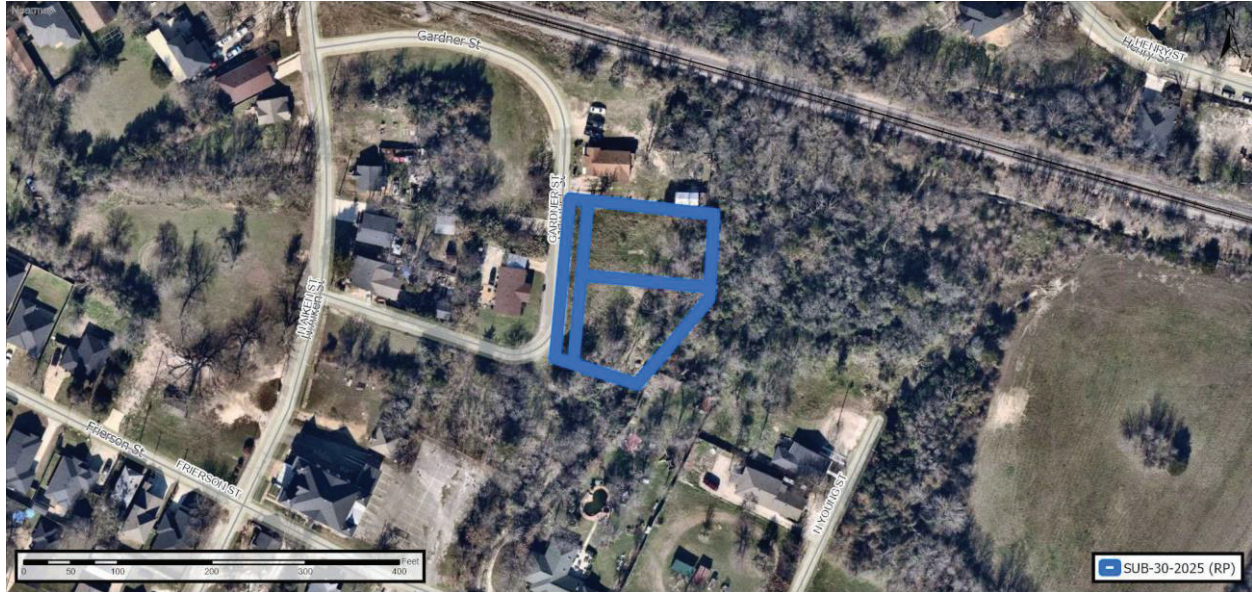
The applicant requests to replat the subject properties to adjust the location of a shared property line.

CASE INFORMATION

<i>Applicant:</i>	David McDill
<i>Property Owner(s):</i>	Crux Ventures LLC
<i>Site Acreage:</i>	0.585 acres
<i>Number of Lots:</i>	2 lots
<i>Number of Dwelling Units:</i>	2 units
<i>Park Land Dedication:</i>	N/A
<i>Adequate Public Facilities:</i>	Adequate public facilities are available to the subject property.

SUBJECT PROPERTY

<i>General Location:</i>	200 Gardner Street
<i>Parcel ID Number(s):</i>	171111
<i>Current Zoning:</i>	Single Family-3 (SF-3)
<i>Existing Use:</i>	Residential
<i>Platting History:</i>	The subject property is platted as a portion of Lot 9A, Block 106 and a portion of Lot 7, Block 158 of the Town Addition.

Site Aerial:**PLANNING ANALYSIS**

A Replat Application is required by the Waxahachie Subdivision Ordinance in instances where a property owner wishes to change the configuration of the existing lot. In this instance, the subject property is comprised of portions of two residential lots (2) platted lots that front Gardner Street. The property owner proposes this Replat to officially define the current boundary of the subject property adjust the configuration of the shared property line between the two lots. The Applicant proposes to dedicated 20' of right-of-way (ROW) along Gardner Street, as required by the Waxahachie Subdivision Ordinance. Additionally, the Application proposes to dedicate a 15' Utility Easement along the rear of the property over an existing sanitary sewer line.

As part of the review of the Replat 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 filing the Replat. 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 Replat request with the conditions noted below.

Conditions:

1. Per Section 7.1 of the Waxahachie Subdivision Ordinance, all fees must be paid before filling with the county.
2. Per Section 2.4.c.23 of the Waxahachie Subdivision Ordinance, a correct title block must be provided. The case number is "SUB-30-2025".
3. Per sec. 2.4.v.25 of the Waxahachie subdivision ordinance, A place for plat approval signature of the Planning and Zoning Commission Chairperson. Planning and Zoning Commission and, if applicable, a place for plat approval signature. Please provide Attest Line and date.

Conditions (continued):

4. Per Section 2.3: Perform a title search to locate all easements on the property. Label the existing easement width and recording information. There should be an existing easement for the 12" sewer main as well as a 6" lateral that crosses this lot.
5. Per Section 2.4.c.12 of the Waxahachie Subdivision Ordinance, floodplain information must be correctly referenced on the plat. Revise this note, since you are showing the FEMA floodplain on Lot 7B.
6. 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".
7. Per Appendix C, V, Section 3.3 of the City's Subdivision ordinance: A 15ft utility easement is required along the road frontage.
8. Per section 5.8 of the Waxahachie Subdivision Ordinance, water and sewer services shall be installed prior to filing the plat.

ATTACHED EXHIBITS

1. Replat

APPLICANT REQUIREMENTS

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

STAFF CONTACT INFORMATION

Prepared by:

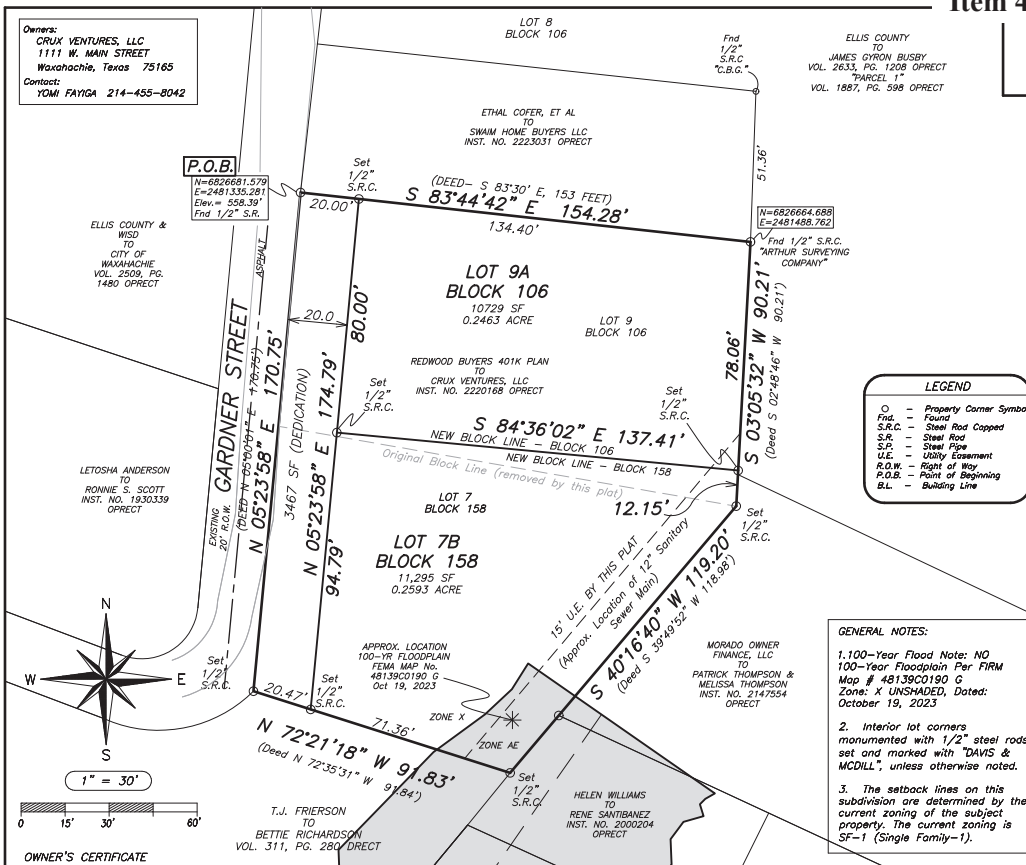
Harper Lindamood
Planner

Harper.lindamood@waxahachie.com

Reviewed by:

Trenton Robertson, AICP
Senior Director of Planning

Trenton.robertson@waxahachie.com



OWNER'S CERTIFICATE

NOW THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

THAT I, YOMI FAYOFA, being duly authorized officer of CRUX VENTURES, LLC, do hereby adopt this plat designating the herein above described property as REPLAT - TOWN ADDITION, BLOCK 106, LOT 9A AND BLOCK 158, LOT 7B, an addition to the City of Waxahachie, Texas, and do hereby dedicate, in fee simple, to the public use, forever, the streets and alleyways shown on this plat, and the easements indicated for street purposes, and the public areas and public areas as shown, are dedicated, in fee simple, to the public use, forever, for the purposes indicated on this plat. No buildings, fences, trees, shrubs or other improvements or growths shall be constructed or placed upon, over or across the Easements as shown, except that landscape improvements may be placed in Landscape easements, if approved by the City of Waxahachie and the Public Utilities Commission. The easements shown on this plat are for the use of the 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 improvements, structures, or other objects on the easements, or to remove or alter any improvements 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, maintaining, repairing, or otherwise using the same, or any part 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 the _____ day of _____, 20_____

RY:

Yomi Fayiga, Owner

STATE OF TEXAS §
COUNTY OF ELLIS §

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

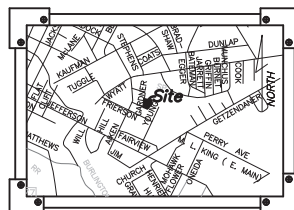
Given under my hand and seat of office, this _____ day of _____ 20_____

Notary

My Commission Expires On: _____

DRAINAGE NOTES:

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



LOCATION MAP SCALE : 1" = 2000'

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

WHEREAS, Crux Ventures LLC is the Owners of a tract of land situated in the A. M. Keen Survey, Abstract Number 596, City of Waxahachie, Ellis County, Texas and being a part of the 0.584 acre tract described in deed from Redwood Buyers 401K Plan to Crux Ventures, LLC, recorded in Instrument Number 2220168, Official Public Records, Ellis County, Texas WXYZ Survey, Abstract No. 000, Ellis County, Texas, and being more particularly described as follows:

BEING a part of the A. M. Keen Survey, Abstract Number 596, City of Waxahachie, Ellis County, Texas and being a part of the 0.584 acre tract described in deed from Redwood Buyers 401K Plan to Crux Ventures, LLC, recorded in Instrument Number 2220168, Official Public Records, Ellis County, Texas (OPRECT), and being more particularly described by its metes and bounds as follows:

BEGINNING at a point on the east right of way line of Gardner Street, a 20 foot wide public right of way at the northwest corner of said Cruz Ventures, LLC, 0.584 acre tract and the southwest corner of the tract described in deed from Ethel Cofer, et al to Swain Home Buyers, LLC, recorded in Instrument Number 22230332, OPRECT, a $\frac{1}{4}$ inch steel rod with plastic cap stamped "ARTHUR SURVEYING COMPANY" found, having surface coordinate values of N 1/2 6826681.579 feet and East = 2481335.281 feet, based on the Texas Coordinate System, North Central Zone (Zone 4602) North American Datum of 1983 and are obtained from observations of Global Positioning System satellites;

THENCE S 83° 44' 42" E, with the north line of said Crux Ventures, LLC, 0.584 acre tract and said Swain Home Buyers, LLC, tract, 154.28 feet (Deed S 83°59'57" E, 154.00 feet) to the northeast corner of said Crux Ventures, LLC, 0.584 acre tract and the southeast corner of said Swain Home Buyers, LLC, tract and on the west line of the 1.579 acre tract described in deed from Ellis County, Trustee to James Gyrton Busby, recorded in Volume 2633, Page 1208, OPRECT, a ½ inch steel rod with plastic cap stamped "ARTHUR SURVEYING COMPANY" found;

THENCE S 03° 05' 32" W, w the east line of said Crux Ventures, LLC, 0.584 acre tract and west line of said Busby tract, passing at 79.43 feet the southwest corner of said Busby tract and the northwest corner of the 0.52 acre tract described in deed from Morado Owner Finance LLC, to Patrick Thompson and Melissa Thompson, recorded in Instrument Number 2147554 OPRECT, and continuing, in all 90.21 feet (Deed S 02°48'46" W, 90.21 feet) to an angle in the east line of said Crux Ventures, LLC, 0.584 acre tract and west line of said Thompson 0.52 acre tract, a ½ inch steel rod with plastic cap stamped "DAVIS & McDILL" set;

THENCE S 40° 16' 40" W, continuing with the east line of said Crux Ventures, LLC, 0.584 acre tract and west line of said said Thompson tract, passing at 93.56 feet the southwest corner of said 0.52 acre tract and the northwest corner of the tract described in deed from Helen Williams to Rene Santibanez, recorded in Instrument Number 2000204 OPRECT, and continuing in all, 119.20 feet (Deed S 39°49'52" W 118.95 feet) to the southeast corner of said Crux Ventures, LLC, 0.584 acre tract and the northeast corner of the tract described in deed from T.J. Frierson to Bettie Richardson, et vir, et al, recorded in Volume 311, Page 280, Deed Records, Ellis County, Texas (DRECT), a 1/2 inch steel rod with plastic cap stamped "DAVIS & McDILL" set;

THENCE N 72° 21' 18" W, with the south line of said Crux Ventures, LLC, 0.584 acre tract and north line of said Richardson tract, 91.83 feet (Deed N 72°35'31" W, 91.84 feet) to the southwest corner of said Crux Ventures, LLC, 0.584 acre tract and said Gardner Street right of way line, a ½ inch steel rod with plastic cap stamped "DAVIS & McDILL" set;

THENCE N 05° 23' 58" E, with the west line of said Crux Ventures, LLC, 0.584 acre tract and said Gardner Street right of way line 170.75 feet (DEED N 05°00'01" E, 170.75 feet) to the point of beginning and containing approximately 0.585 acre of land.

Bearings are based on the Texas Coordinate System of 1983, Texas North Central Zone per GPS observations.

Surveyor's Certificate 8

KNOW ALL MEN BY THESE PRESENTS:

That I, Stuart G. Hamilton, Registered Professional Land Surveyor, Number 4480, do hereby certify that I prepared this plat from an actual and accurate survey of the land and that the corner monuments shown thereon as set were properly placed under my personal supervision in accordance with the Subdivision Ordinance of the City of Waxahachie.

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

Stuart G. Hamilton
Registered Professional Land Surveyor
Number 4480

STATE OF TEXAS:
COUNTY OF ELLIS:

APPROVED BY: Planning and Zoning Commission City of Waxahachie

By: _____ Date: _____
Chairperson

REPLAT
TOWN ADDITION
BLOCK 106, LOT 9A and BLOCK 158, LOT 7B
Being a Replat 0.585 Acre Addition to the City of
Waxahachie, in Ellis County, Texas in the
A.M. Keen Survey, A-596
2 Single Family Lots (SF-3)
Case No. _____

Revisions	By



Davis & McDill, LLC

SURVEYING – LAND PLANNING – FLOODPLAIN MANAGEMENT
P.O. BOX 428, WADSWORTH, TEXAS 75168
PHONE: 972-936-1185
A Texas licensed surveying firm # 10194681

Date: 2/17/2025
Scale: 1" = 30'
Drawn: DWH
Job: 222-0134
Sheet 1
of 1 sheets.