

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, October 14, 2025 at 7:00 p.m.***

Commission Members: Jenny Bridges
 Terry Connor
 Chad Hicks
 Wendy Johnson
 Ryan Simpson
 Jimmy Poarch
 Bart Underwood

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. ***Reorganize*** the Commission
5. ***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 September 23, 2025
- b. Consider a request by Bradford Bowen, Trinity Partners CRE, for a Plat of The Plaza at Bessie Coleman, Lots 1-7, Block A, being 13.757 acres, located at the southeast corner of US Highway 77 and Bessie Coleman Boulevard, situated in the Henri Levy Survey, Abstract No. 629 and the Robert Russell Survey, Abstract No. 911, an addition to the City of Waxahachie (Property ID: 189996, 223131) – Owner: BOMAC Wax Investments, LLC (SUB-132-2025)
- c. Consider a request by Richard “Jay” Keenan, Ovilla Builders, Inc., for a Replat of Block B, RVG Plaza Addition to create 1 non-residential lot, being 2.389 acres, located at 141, 151,161 and 171 RVG Parkway, (Property ID: 238271, 259297) – Owner(s): MAQBUL Property Services & Management, Inc. (SUB-133-2025)
- d. Consider a request by Sherri Taylor, GMcivil, for a Plat of Myrtle Creek Phase 3A, 123 residential lots and 6 non-residential lots, being 42.070-acres, located approximately 2,170 feet east of 2325 S US Highway 287 Bypass, situated in the Robert M. Berry

- Survey, Abstract 96 & 97 and the Benjamin Collier Survey, Abstract 216, an addition to the City of Waxahachie (Property ID 180362) – Owner: Spur Creek Development, L.P. (SUB-135-2025)
- e. Consider a request by Sherri Taylor, GMcivil, for a Plat of Myrtle Creek Phase 3B, 252 residential lots and 14 non-residential lots, being 92.344-acres, located approximately 3,590 feet northeast of 2325 S US Highway 287 Bypass, situated in the Benjamin Collier Survey, Abstract 216 and the Christopher Bedwell Survey, Abstract 94, an addition to the City of Waxahachie (Property ID 180362) – Owner: Spur Creek Development, L.P. (SUB-136-2025)
 - f. Consider a request by Kati Watson, Windrose Services, for a Plat of Montclair 287 Land Addition, Lot 1, Block A, being 2.696 acres, located directly north of 3001 US Highway 287, situated in the W. Irwin Survey, Abstract No. 546, an addition to the City of Waxahachie (Property ID: 308078) – Owner(s): Montclair 287 Land, LLC (SUB-141-2025)
- 6. **Present** a request by Jose Zavala for a Plat of Zavala ADDITION, lot 1 Block A, being 0.1642 acres, located at the intersection of S Rogers St and Five Points Rd, situated in the James Armstrong Survey, Abstract 6, an addition to the City of Waxahachie (Property ID 179039) – Owners: Jose Zavala and Juan Zavala (SUB-124-2025)
 - 7. **Consider** recommendation of SUB-124-2025
 - 8. **Public Hearing** on a request by Gilberto Escobedo, for a Replat of Lot 13R, Block 180, of the Oak Lawn Addition, to create Lot 13R-A and Lot 14R, Block 180, Oak Lawn Addition, 0.191 acres, located at 309 Henry Street (Property ID 175115) – Owner: Escobedo Gilberto Jr (SUB-127-2025)
 - 9. **Consider** recommendation of SUB-127-2025
 - 10. **Public Hearing** on a request by Aaron Pass 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 1664 FM 387 (Property ID 303204) - Owner: Tyler Carter (ZDC-106-2025)
 - 11. **Consider** recommendation of ZDC-106-2025
 - 12. **Public Hearing** on a request by Javier Landeros, Inkspllicit Tattoo Studio, LLC, for a Specific Use Permit (SUP) for a Tattoo or Body Piercing Shop use within the General Retail (GR) zoning district located at 120 North US Highway 77, Suite A (Property ID 173425 – Owner(s): 120 North LLC (ZDC-112-2025)
 - 13. **Consider** recommendation of ZDC-112-2025
 - 14. 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.

ACCESSIBILITY STATEMENT

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 ADA Coordinator at (469) 309-4000 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, September 23, 2025 at 7:00 p.m.

Members Present: Rick Keeler, Chairman
Jenny Bridges
David Hudgins
Chad Hicks
Wendy Johnson
Terry Connor

Member Absent: Vacant

Others Present: Trenton Robertson, Senior Director of Planning
Zack King, Planning Manager
Jami Bonner, Assistant City Secretary

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

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

3. **Public Comments**

None.

4. **Consent Agenda**

- a. Minutes of the regular Planning & Zoning Commission meeting of September 8, 2025

Action:

David Hudgins moved to approve the Consent Agenda, subject to the recommendations of staff. Motion was seconded by Chad Hicks and carried unanimously (6-0).

5. **Recognize Rick Keeler and David Hudgins for their service on the Planning and Zoning Commission**

Senior Director of Planning Trenton Robertson recognized Chairman Rick Keeler, Commissioner David Hudgins, and Commissioner Jeff Reed for their years of dedicated service on the Planning and Zoning Commission. He acknowledged the selfless sacrifices they have made—commitments that impact not only the commissioners themselves but also their families.

Mayor Pro Tem Patrick Souter noted that Waxahachie is a special place because of the deep love its citizens have for the community. He commended Chairman Keeler, Commissioner Hudgins, and Commissioner Reed for their meaningful contributions, stating their efforts have helped make Waxahachie a better place for all.

Staff presented commemorative plaques to Chairman Keeler, Commissioner Hudgins, and Melanie Reed, in honor of her late husband, Commissioner Jeff Reed.

6. Consider recommendation of a request by Jake Pinto, Alpine Start Development, for a Site Plan for Alpine Meadows, located directly south of 1850 FM 878 (Property ID: 290675) – Owner: ASD Waxi Fee Owner LLC (SP-68-2025)

Planning Manager Zack King presented the item. The applicant requests approval of a Site Plan to allow for the construction of Alpine Meadows, a multi-family development comprised of 486 garden-style apartment units and 295 townhome style units. The proposed garden-style units range in size from studio to 3-bedrooms; while the townhome style units include only 2- and 3-bedroom units. The subject property is currently situated in a Planned Development (PD) zoning district that was approved in 2005 with Ordinance 2281, but never developed. The PD zoning district allows for the development of “Multi-Family” Land Uses, with the approval of a Site Plan by the Planning & Zoning Commission and City Council. Planned Development Ordinance 2281 includes a 5.5 acres General Retail tract that is not proposed to be developed as part of this Site Plan application.

The applicant has provided a Site Plan for the subject property, which is designed for a total of 74 multi-family buildings, three (3) clubhouses and associated amenities. The Site Plan is proposed to be developed in three (3) phases. The garden-style units are proposed to be developed in the first two phases and all townhome style units are proposed to be developed as the third phase. The townhome style units are proposed to be located on a single large lot and are not proposed to be individually platted. Access between lots is proposed to be facilitated by the establishment of mutual access easements across the major internal drive-aisles connecting each lot. The site has also been designed to meet the minimum interior and exterior setback requirements of the Multi-Family-1 (MF-1) zoning district which is the base zoning of the PD. Dumpsters screened by 6’8” masonry walls and landscaping have been spaced throughout the development, as required by the Waxahachie Zoning Ordinance.

The Site Plan has also been designed to account for right-of-way (ROW) dedication for FM 878 and FM 879, as required by the 2024 Waxahachie Thoroughfare Plan. The 2024 Thoroughfare Plan identifies both FM 878 and FM 879 as future 120’, 6-lane major arterial thoroughfares.

The proposed Site Plan meets the minimum parking requirement for both total spaces and garage parking spaces. A total of 1,398 parking spaces are required for the development based on the unit count, of which a minimum of 699 spaces are required to be provided as an attached garage parking space. The proposal includes a total of 1,470 parking spaces which are comprised of 1,008 garage spaces and 462 surface spaces. Each individual phase has been designed to meet its own minimum parking requirements without relying on future phases.

The applicant has provided an Elevation/Façade Plan for the proposed garden-style buildings, townhome style buildings, and clubhouse buildings. The primary exterior construction materials proposed for the development feature a combination of brick, stone and fiber cement panels. All 31 garden-style buildings utilize the same design, with color scheme being the only differentiating element between buildings. Four (4) color schemes are proposed for the garden style buildings. Similarly, the 43 proposed townhome style buildings are primarily differentiated by color scheme.

Two (2) color schemes are proposed for the townhomes style buildings. The townhome style buildings can be further differentiated by lengths that vary based on the number of units in each building. All proposed structures meet the minimum articulation and design element requirements of the Waxahachie Zoning Ordinance.

The applicant proposes a total of three (3) points of access for the development. One (1) point of access is proposed on FM 878 and two (2) points of access are proposed along FM 879. The proposed points of access are spaced appropriately to meet Fire Code requirements. The applicant will be required to submit a Traffic Impact Analysis (TIA) with a future Plat and Civil Construction Permit prior to development of the site. Approval of the TIA by the City is required prior to development of the site. The TIA will identify what improvements, if any, are required for FM 878 and FM 879 to facilitate the proposed development. As part of the TIA, the need for signalization of the FM 878 and FM 879 intersection will be analyzed along with the potential need of turn lanes and deceleration lanes at each proposed access point for the development.

The applicant has provided a Landscape Plan that identifies the proposed landscaping for the site. The proposed landscaping does meet the minimum requirements of the Waxahachie Zoning Ordinance. A permanent irrigation system will be installed for all landscape areas.

The applicant proposes to incorporate resident amenities and open space throughout each phase of the development, as required by Section 5.05 of the Waxahachie Zoning Ordinance which requires a minimum of four (4) amenities for each phase of the development. Specific amenities include a resident clubhouse, exercise facilities, swimming pools, sports courts, picnic areas, and trails.

The applicant proposes to install a 6' masonry screening wall along shared property lines with existing single-family residences along FM 878, as required by the Waxahachie Zoning Ordinance. A 6' masonry screening wall is also proposed along the shared property line between the multi-family and general retail tracts. All dumpsters are proposed to be screened by masonry walls at least 6'8" in height, in compliance with the Waxahachie Zoning Ordinance.

The applicant proposes to install two (2) total monument signs as part of the development. A single sign is proposed along both FM 878 and FM 879. The proposed monument signs adhere to the requirements of the Waxahachie Zoning Ordinance.

The applicant has provided a Photometric Plan for the proposed development that demonstrates compliance with the Waxahachie Lighting and Glare Standards. All light fixtures are proposed to be shielded and directed downwards to eliminate light trespass and glare onto adjacent residential property. All proposed light fixtures are restricted to a maximum height of 20'.

The applicant proposes to extend several concrete sidewalks, parking spaces, and drive-aisles through an overhead electric easement held by Brazos Electric Cooperative. These items are required to be provided as part of the development in order to meet minimum open space, parking, and access requirements. Due to this, staff has provided a recommended condition that the applicant be required to provide the City with a Letter of Approval from Brazos Electric Cooperative for the development of these items within the overhead electric easement prior to approval of Civil Construction or Early Grading Permits.

The applicant has provided preliminary utility and grading plans to identify the proposed utility and drainage infrastructure necessary to facilitate the development. The preliminary plans have demonstrated the feasibility of the infrastructure design for the development, based on the proposed site plan. The applicant proposes to utilize a combination of a detention pond and underground detention areas to account the additional run-off from the proposed development fully within the subject property. The final utility and grading plans will be reviewed and approved by the Public Works and Engineering Department with a future Civil Construction Permit.

Commissioner Jenny Bridges expressed concern about the proposed entrance on FM 878, citing the sharp curve in the roadway and the increased potential for accidents. Mr. King explained that the applicant will be required to submit a Traffic Impact Analysis (TIA) as part of the platting and civil construction permitting process. The TIA will assess whether roadway improvements—such as turn lanes or deceleration lanes—are necessary to ensure safety and traffic efficiency. The analysis must be reviewed and approved by the City prior to the commencement of development. Any improvements identified as necessary in the TIA will be the responsibility of the applicant.

Jake Pinto of Alpine Start Development expressed concern with Condition No. 4 in the staff report, which states: *“The proposed open space amenities and clubhouse for each individual phase shall be installed and operational prior to the issuance of the Certificate of Occupancy (CO) for the first structure in the associated phase.”* He explained that this requirement could create unsafe conditions due to the planned sequencing of construction.

As a solution, Mr. Pinto proposed delivering the clubhouse and pool prior to CO issuance, while continuing discussions with Planning staff to coordinate the installation of open space amenities according to a construction schedule. He noted the development includes three phases, each with seven to eight construction sequences and four amenities per phase.

Mr. King clarified that staff recommends all four amenities be completed prior to CO issuance for each phase.

Chairman Keeler reminded the Commission that their role is to make a recommendation to City Council, which will ultimately consider a development agreement that may further address or revise the conditions of approval.

Commissioner David Hudgins suggested the developer provide a financial guarantee to ensure the promised amenities are delivered to residents. Mr. Pinto agreed that such a solution could be reasonable.

Commissioner Bridges encouraged the applicant to engage with surrounding neighbors to share the development plans. Mr. Robertson clarified that public notification is not required for consideration of the proposed site plan.

Action:

David Hudgins moved to recommend approval of SP-68-2025, a Site Plan for Alpine Meadows, subject to the conditions of the staff report. Motion was seconded by Chad Hicks and carried unanimously (6-0).

7. Adjourn

Chairman Keeler shared that it has been a privilege to serve on the Planning and Zoning Commission for many years. He expressed gratitude to City staff for their continued support and thanked Mayor Pro Tem Souter and the City Council for the opportunity to serve. He commended past and present commissioners for their thoughtful contributions and for consistently voting with integrity to help improve Waxahachie. He offered encouragement to current commissioners and wished them continued success in their service.

Commissioner Hudgins also thanked City staff, recognizing their dedication and responsiveness. He acknowledged the challenges of serving on the Commission but emphasized that the rewards far outweigh the difficulties.

Mayor Pro Tem Souter, Commissioners and City staff expressed appreciation to Chairman Keeler and Commissioner Hudgins for their leadership, insight, and service. Mayor Pro Tem Souter also extended heartfelt thanks to Melanie Reed for her support of her late husband, Commissioner Jeff Reed, and his meaningful contributions to the Commission.

Mr. King noted upcoming text amendment items to align with recent legislative changes and upcoming training opportunities are scheduled for November and December. He mentioned the next meeting will include the annual reorganization of the Commission. Mr. King also introduced and welcomed the new City Engineer, Trace Hilton.

There being no further business, the meeting adjourned at 7:43 p.m.

Respectfully submitted,

Jami Bonner
Assistant City Secretary

Planning & Zoning Department

Plat Staff Report

Case: SUB-132-2025



MEETING DATE(S)

Planning & Zoning Commission: October 14, 2025

CAPTION

Consider a request by Bradford Bowen, Trinity Partners CRE, for a **Plat** of The Plaza at Bessie Coleman, Lots 1-7, Block A, being 13.757 acres, located at the southeast corner of US Highway 77 and Bessie Coleman Boulevard, situated in the Henri Levy Survey, Abstract No. 629 and the Robert Russell Survey, Abstract No. 911, an addition to the City of Waxahachie (Property ID: 189996, 223131) – Owner: BOMAC Wax Investments, LLC (SUB-132-2025)

RECOMMENDED MOTION

*"I move to approve SUB-132-2025 for a **Plat** of Lots 1-7, Block A of the The Plaza at Bessie Coleman addition, subject to the staff conditions, authorizing the Planning & Zoning Commissioner to sign the associated documents accordingly."*

APPLICANT REQUEST

The Applicant requests to Plat Block A, Lots 1-7 of the The Plaza at Bessie Coleman Addition.

CASE INFORMATION

<i>Applicant:</i>	Bradford Bowen, Trinity Partners, CRE
<i>Property Owner(s):</i>	BOMAC Wax Investments, LLC
<i>Site Acreage:</i>	13.757 acres
<i>Number of Lots:</i>	7 lots
<i>Number of Dwelling Units:</i>	No units
<i>Park Land Dedication:</i>	The applicant shall pay a park land dedication fee of \$8,254.20 prior to recording the plat.
<i>Adequate Public Facilities:</i>	Adequate public facilities are available to the subject properties

SUBJECT PROPERTY

<i>General Location:</i>	Southeast corner of US Highway 77 and Bessie Coleman Boulevard
<i>Parcel ID Number(s):</i>	189996, 223131
<i>Current Zoning:</i>	Planned Development – Commercial (PD-C)
<i>Existing Use:</i>	Undeveloped
<i>Platting History:</i>	The subject property has not been platted

Site Aerial:**PLANNING ANALYSIS**

The subject property consists of remnant portions of the Henri Levy Survey, Abstract No. 629 and Robert Russell Survey, Abstract No. 911 that has not been previously platted. Therefore, the Applicant proposes to plat the tracts of land into seven (7) platted lots for non-residential use. The applicant proposes to dedicate a fifteen-foot (15') utility easement along Bessie Coleman Boulevard. The applicant proposes mutual access easements between the proposed lots so that emergency services and the public can safely access the subject property from Bessie Coleman Boulevard.

As part of the review of the Plat application, staff identified technical items that conflict with the requirements of the City of Waxahachie's Subdivision Ordinance. These technical items are required to be corrected prior to filing 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, the Planning Department recommends approval of the Plat, subject to the following conditions.

Conditions:

1. Per Section 1.3 of the Waxahachie Subdivision Ordinance, the plat shall be accompanied by a tax certificate in accordance with State law.
2. Per Section 2.2.a of the City of Waxahachie's Subdivision Ordinance and the approved Development Agreement corresponding with the Site Plan application (SP-222-2024), the applicant shall construct a 6' sidewalk from the south western property line to the south eastern property line for future connection to the Mustang Creek Park Trail. The applicant shall dedicate a pedestrian easement covering the location of the sidewalk. Construction of the sidewalk shall be completed prior to the issuance of the Certificate Occupancy (CO) for the subject property.
3. Per Section 2.3, a title search to locate all easements on the property. Label the existing easement width and recording information.
4. Per Section 2.4.c.2 of the City of Waxahachie's Subdivision Ordinance, accurate distances for the property boundary must be included on the plat. The distances for Lot 1 & 2 do not sum to the total distance.
5. Per Section 2.4.c.5 of the City of Waxahachie's Subdivision Ordinance, there is an existing 7.5' utility easement that was filed with Vol. E, Pg. 352.

Conditions continued:

6. Per Section 2.4.c.16 of the City of Waxahachie's Subdivision Ordinance, the existing zoning district for the subject property is PD-C.
7. Per Sections 2.4.c.20 and 3.1.a of the City of Waxahachie's Subdivision Ordinance, label the existing ROW width. If variable, provide dimensions at key locations.
8. Section 2.4.c.21 of the City of Waxahachie's Subdivision Ordinance, provide recording information.
9. Per Section 2.4.c.22 of the City of Waxahachie's Subdivision Ordinance, please provide coordinates (northing, easting) for the POB and at least one addition corner of the property boundary.
10. Per Section 2.4.c.23 of the City of Waxahachie's Subdivision Ordinance, a correct title block must be provided. The case number is "SUB-132-2025".
11. Per Section 2.4.c.24 of the City of Waxahachie's 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".
12. Per Section 2.4.c.25 of the City of Waxahachie's Subdivision Ordinance, please update the year to "202__" in the event that this plat gets filed after 2025.
13. Per Section 2.4.c.25 of the City of Waxahachie's Subdivision Ordinance, the name of the plat does not match with the name within the Owners Certificate.
14. Per Section 3.9 of the City of Waxahachie's Subdivision Ordinance, water and sewer services are required for each lot prior to filing the plat.
15. Per Sections 5.6 and 5.7 of the City of Waxahachie's Subdivision Ordinance, fences, retaining walls, and screening walls shall not be placed in utility easements. Please add this to the notes.
16. Per Section 7.2.h of the City of Waxahachie's Subdivision Ordinance, the 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 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 applicant will be notified to make corrections.
 - b. If all comments satisfied, applicant shall provide five signed, hard-copy plats.

CITY REQUIREMENTS FOR PLAT RECORDING AND FILING

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

1. The Applicant has paid the Park Land Dedication fee of \$8,254.20.
2. The Applicant has paid the recording fee of \$203.00.
3. The Applicant has received a letter of acceptance from the Public Works Department confirming all utilities, infrastructure, and other required improvements have been installed, inspected, and accepted by the City.

STAFF CONTACT INFORMATION

Prepared by:

Oanh Vu

Senior Planner

oanh.vu@waxahachie.com

Reviewed by:

Trenton Robertson, AICP

Senior Director of Planning

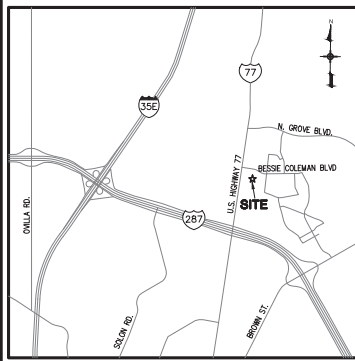
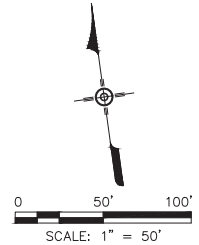
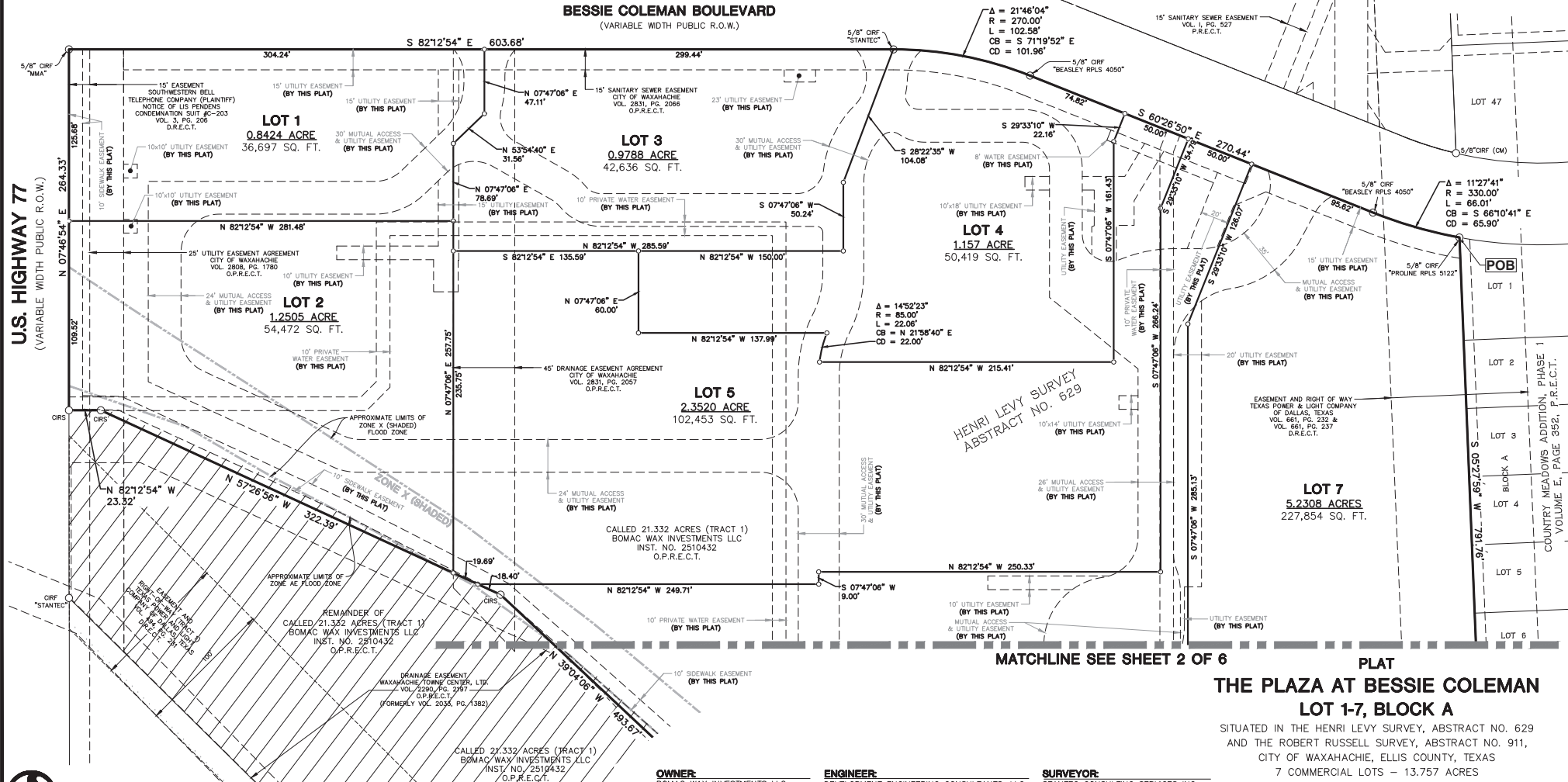
trenton.robertson@waxahachie.com

GENERAL NOTES

- BEARINGS SHOWN HEREON ARE REFERENCED TO THE TEXAS STATE PLANE COORDINATE SYSTEM (NORTH CENTRAL ZONE, NAD 83) BASED ON LEICA GEOSYSTEMS NORTH TEXAS SMARTNET NETWORK. DISTANCES ADJUSTED TO SURFACE USING AN AVERAGE COMBINED SCALE FACTOR OF 0.9999955687.
- BY GRAPHIC PLOTTING ONLY A PORTION OF THE SUBJECT TRACT LIES WITHIN ZONE AE, DEFINED AS "SPECIAL FLOOD HAZARD AREAS SUBJECT TO INUNDATION BY THE 1% ANNUAL CHANCE FLOOD (BASE FLOOD ELEVATIONS DETERMINED)", AND A PORTION OF THE SUBJECT TRACT LIES WITHIN ZONE X SHADED DEFINED AS "AREAS OF 0.2% ANNUAL CHANCE FLOOD; AREAS OF 1% ANNUAL CHANCE FLOOD WITH AVERAGE DEPTHS OF LESS THAN 1-FOOT R WITH DRAINAGE AREAS LESS THAN 1 SQUARE MILE; AND AREAS PROTECTED BY LEVEES FROM 1% ANNUAL CHANCE FLOOD. THE REMAINDER OF THE SUBJECT TRACT LIES WITHIN ZONE "X" UNSHADED DEFINED AS "AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN" AS IDENTIFIED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY'S FLOOD INSURANCE RATE MAP NO. 48139C01906, DATED OCTOBER 19, 2023. THIS FLOOD STATEMENT DOES NOT IMPLY THAT THE PROPERTY AND/OR THE STRUCTURES THEREON WILL BE FREE FROM FLOODING OR FLOOD DAMAGE. THIS FLOOD STATEMENT SHALL NOT CREATE LIABILITY ON THE PART OF THE SURVEYOR.
- NOTICE: SELLING A PORTION OF THIS ADDITION BY METES AND BOUNDS IS A VIOLATION OF THE CITY SUBDIVISION ORDINANCE AND STATE PLATTING STATUTES AND IS SUBJECT TO FINES AND WITHHOLDING OF UTILITIES AND BUILDING CERTIFICATES.
- THE PLACEMENT OF FENCE AND/OR WALLS WITHIN AN EASEMENT IS PROHIBITED.

LEGEND

CIRF	CAPPED IRON ROD FOUND
CIRS	5/8-INCH IRON ROD WITH YELLOW PLASTIC CAP STAMPED "STANTEC" SET, UNLESS NOTED OTHERWISE
POB	POINT OF BEGINNING
R.O.W.	RIGHT-OF-WAY
SQ. FT.	SQUARE FEET
O.P.R.E.C.T.	OFFICIAL PUBLIC RECORDS, ELLIS COUNTY, TEXAS
D.R.E.C.T.	DEED RECORDS, ELLIS COUNTY, TEXAS
(CM)	CONTROLLING MONUMENT

VICINITY MAP
(NOT TO SCALE)BESSIE COLEMAN BOULEVARD
(VARIABLE WIDTH PUBLIC R.O.W.)

MATCHLINE SEE SHEET 2 OF 6

PLAT

THE PLAZA AT BESSIE COLEMAN
LOT 1-7, BLOCK A

SITUATED IN THE HENRI LEVY SURVEY, ABSTRACT NO. 629
AND THE ROBERT RUSSELL SURVEY, ABSTRACT NO. 911,
CITY OF WAXAHACHIE, ELLIS COUNTY, TEXAS

7 COMMERCIAL LOTS - 13.757 ACRES

ZONING: PD-42-C

CASE NUMBER: 2025-8-22

PREPARATION DATE: SEPTEMBER 11, 2025



STANTEC PROJECT NO. 1720022107

OWNER:

BOMAC WAX INVESTMENTS LLC
508 WAGONWHEEL CT
COLLEYVILLE, TEXAS 76304
CONTACT: BRADFORD HATCH BOWEN
PH: (817) 778-4711

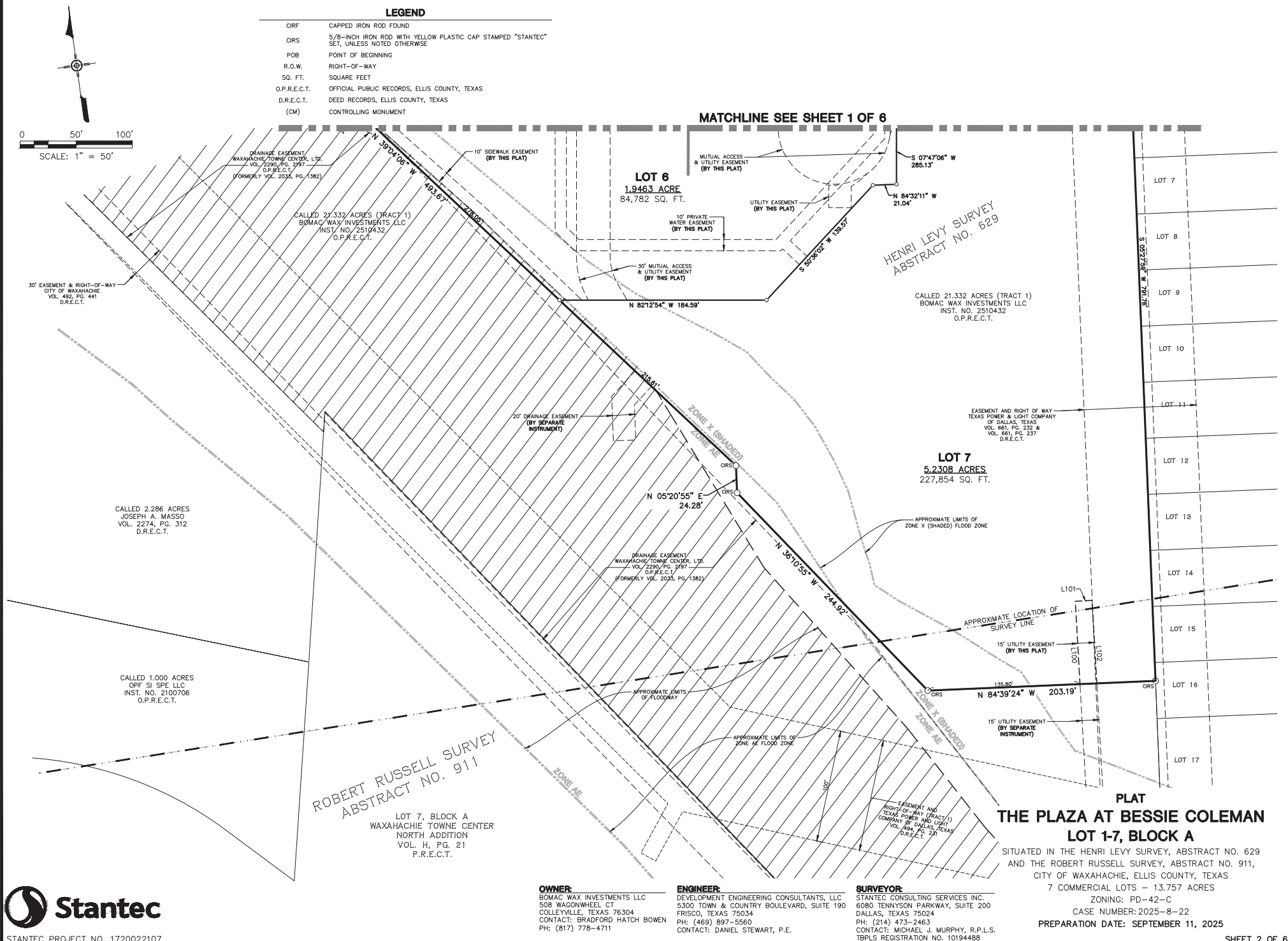
ENGINEER:

DEVELOPMENT ENGINEERING CONSULTANTS, LLC
5300 TOWN & COUNTRY BOULEVARD, SUITE 190
FRISCO, TEXAS 75034
PH: (469) 897-5560
CONTACT: DANIEL STEWART, P.E.

SURVEYOR:

STANTEC CONSULTING SERVICES INC.
6080 TENNYSON PARKWAY, SUITE 200
DALLAS, TEXAS 75224
PH: (214) 473-2463
CONTACT: MICHAEL J. MURPHY, R.P.L.S.
TBPLS REGISTRATION NO. 10194488

SHEET 1 OF 6

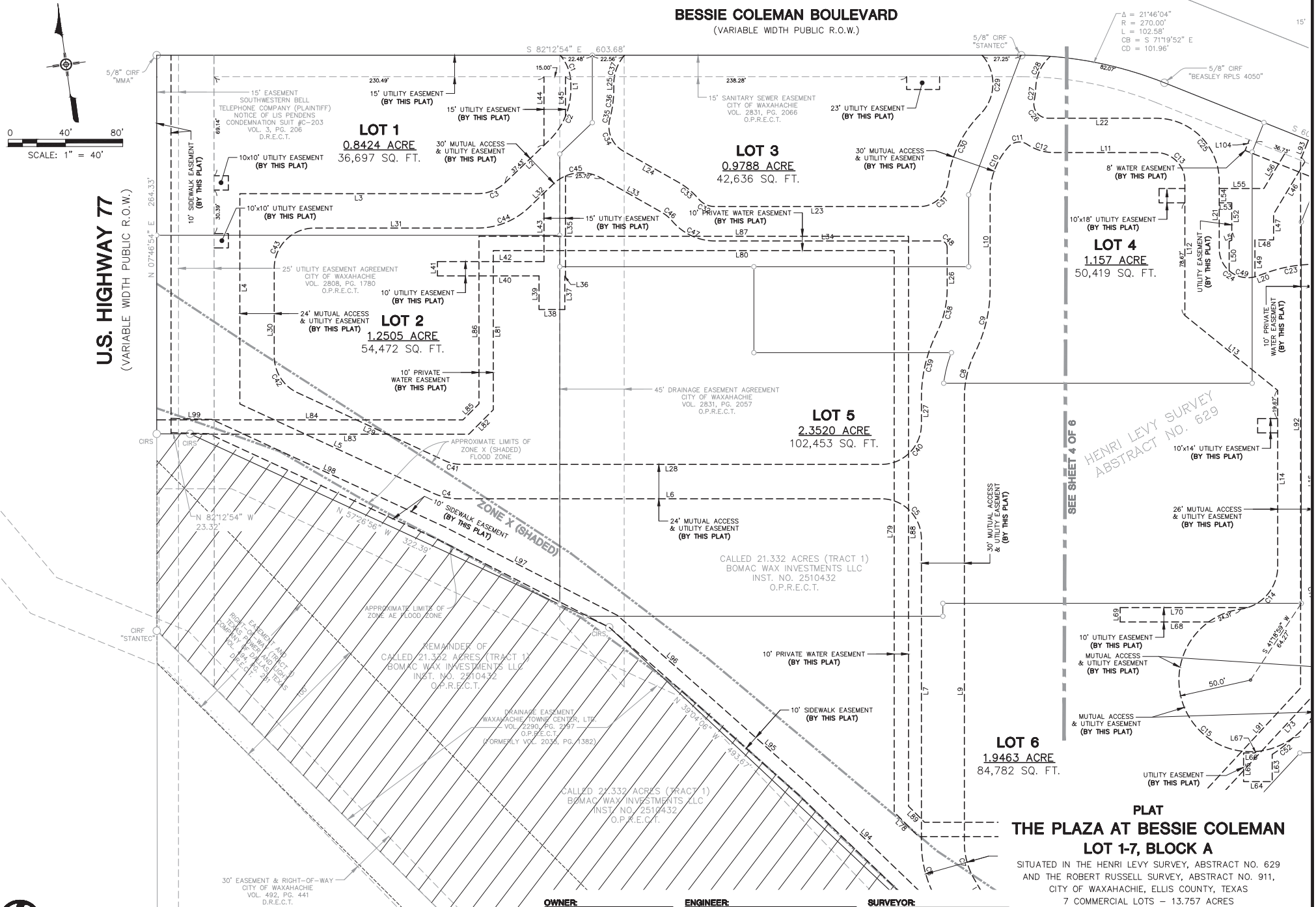


STANTEC PROJECT NO. 1720022107

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SHEET 2 OF 6

BESSIE COLEMAN BOULEVARD (VARIABLE WIDTH PUBLIC R.O.W.)



STANTEC PROJECT NO. 1720022107

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SHEET 3 OF 6

BESSIE COLEMAN BOULEVARD
 (VARIABLE WIDTH PUBLIC R.O.W.)

LOT 3
0.9788 ACRE
42,636 SQ. FT.
LOT 5
2.3520 ACRE
102,453 SQ. FT.
LOT 4
1.157 ACRE
50,419 SQ. FT.
LOT 7
5.2308 ACRES
227,854 SQ. FT.
LOT 6
1.9463 ACRE
84,782 SQ. FT.
BESSIE COLEMAN BOULEVARD
 (VARIABLE WIDTH PUBLIC R.O.W.)

 0 40' 80'
 SCALE: 1" = 40'

PLAT
THE PLAZA AT BESSIE COLEMAN
LOT 1-7, BLOCK A

 SITUATED IN THE HENRI LEVY SURVEY, ABSTRACT NO. 629
 AND THE ROBERT RUSSELL SURVEY, ABSTRACT NO. 911,
 CITY OF WAXAHACHIE, ELLIS COUNTY, TEXAS
 7 COMMERCIAL LOTS - 13.757 ACRES
 ZONING: PD-42-C
 CASE NUMBER: 2025-8-22
 PREPARATION DATE: SEPTEMBER 11, 2025

SHEET 4 OF 6



STANTEC PROJECT NO. 1720022107

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OWNER:
 BOMAC WAX INVESTMENTS LLC
 508 WAGONWHEEL CT
 COLLEYVILLE, TEXAS 76304
 CONTACT: BRADFORD HATCH BOWEN
 PH: (817) 778-4711

ENGINEER:
 DEVELOPMENT ENGINEERING CONSULTANTS, LLC
 5300 TOWN & COUNTRY BOULEVARD, SUITE 190
 FRISCO, TEXAS 75034
 PH: (469) 897-5560
 CONTACT: DANIEL STEWART, P.E.

SURVEYOR:
 STANTEC CONSULTING SERVICES INC.
 6080 TENNYSON PARKWAY, SUITE 200
 DALLAS, TEXAS 75024
 PH: (214) 473-2463
 CONTACT: MICHAEL J. MURPHY, R.P.L.S.
 TBPLS REGISTRATION NO. 10194488

 CALLED 21.332 ACRES (TRACT 1)
 BOMAC WAX INVESTMENTS LLC

 HENRI LEVY SURVEY
 ABSTRACT NO. 629

 HENRI LEVY SURVEY
 ABSTRACT NO. 629

SEE SHEET 3 OF 6

 WILDFLOWER DRIVE
 (30' PUBLIC R.O.W.)

 COUNTRY MEADOWS ADDITION, PHASE 1
 VOLUME E, PAGE 352, P.R.E.C.T.

 LOT 1
 LOT 2
 LOT 3
 BLOCK A
 LOT 4
 LOT 5
 LOT 6
 LOT 7

 EASEMENT AND RIGHT OF WAY
 TEXAS POWER & LIGHT COMPANY
 OF DALLAS, TEXAS
 VOL. 661, PG. 232 &
 VOL. 661, PG. 237
 D.R.E.C.T.

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LINE TABLE		
LINE #	BEARING	DISTANCE
L1	S 07°47'06" W	3.77'
L2	S 53°54'40" W	42.16'
L3	N 82°12'54" W	166.02'
L4	S 07°47'06" W	146.79'
L5	S 57°26'56" E	148.39'
L6	S 82°12'54" E	294.83'
L7	S 07°47'06" W	212.14'
L8	N 22°12'54" W	16.99'
L9	N 07°47'06" E	310.81'
L10	N 07°47'06" E	65.44'
L11	S 82°12'54" E	70.88'
L12	S 07°47'06" W	93.73'
L13	S 43°20'37" E	83.27'
L14	S 07°47'06" W	123.01'
L15	N 07°47'06" E	38.91'
L16	N 07°47'06" E	144.93'
L17	N 36°02'09" E	21.61'
L18	S 36°02'09" W	7.35'
L19	N 82°12'40" W	19.77'
L20	S 77°47'20" W	6.19'
L21	N 07°47'06" E	47.34'
L22	N 82°12'54" W	75.49'
L23	N 82°12'54" W	142.88'
L24	N 52°44'03" W	44.10'
L25	N 07°47'06" E	3.69'
L26	S 07°47'06" W	28.70'
L27	S 07°47'06" W	18.67'
L28	N 82°12'54" W	293.07'
L29	N 57°26'56" W	113.36'
L30	N 07°47'06" E	61.51'
L31	S 82°12'54" E	114.02'
L32	N 53°54'40" E	23.49'
L33	S 52°44'03" E	48.57'
L34	S 82°12'54" E	157.68'
L35	S 07°47'06" W	70.26'

LINE TABLE		
LINE #	BEARING	DISTANCE
L36	N 82°12'54" W	0.46'
L37	S 07°47'06" W	23.00'
L38	N 82°12'54" W	18.00'
L39	N 07°47'06" E	23.51'
L40	N 82°12'54" W	70.98'
L41	N 07°47'06" E	10.00'
L42	S 82°12'54" E	74.39'
L43	N 07°47'06" E	47.85'
L44	N 07°47'06" E	47.91'
L45	S 07°47'06" W	27.60'
L46	S 38°44'17" W	42.41'
L47	S 07°47'06" W	18.00'
L48	N 82°12'54" W	13.02'
L49	S 07°47'06" W	25.80'
L50	N 07°47'06" E	20.61'
L51	N 77°29'04" E	1.95'
L52	N 07°47'06" E	26.13'
L53	N 82°12'54" W	8.76'
L54	N 07°47'06" E	10.00'
L55	S 82°12'54" E	31.17'
L56	N 38°44'17" E	28.16'
L57	N 60°26'50" W	78.43'
L58	S 74°33'10" W	25.72'
L59	S 29°33'10" W	32.23'
L60	S 07°47'06" W	209.49'
L61	N 82°12'54" W	12.50'
L62	S 07°47'06" W	26.43'
L63	S 07°47'06" W	19.03'
L64	N 82°12'54" W	20.00'
L65	N 07°47'06" E	20.00'
L66	S 82°12'54" E	7.68'
L67	N 56°23'03" E	1.57'
L68	N 82°12'54" W	61.79'
L69	N 07°47'06" E	10.00'
L70	S 82°12'54" E	88.85'

LINE TABLE		
LINE #	BEARING	DISTANCE
L71	S 29°26'35" W	12.69'
L72	S 07°47'06" W	370.74'
L73	S 50°36'02" W	123.97'
L74	S 39°23'58" E	20.50'
L75	N 39°23'58" W	20.50'
L76	S 50°36'02" W	2.18'
L77	N 82°12'40" W	184.22'
L78	N 37°12'47" W	24.14'
L79	N 07°47'06" E	392.03'
L80	N 82°12'54" W	280.00'
L81	S 07°47'06" W	111.12'
L82	S 52°47'13" W	24.14'
L83	N 82°12'40" W	194.15'
L84	S 82°12'40" E	213.85'
L85	N 52°47'13" E	15.86'
L86	N 07°47'06" W	116.98'
L87	S 82°12'54" E	300.00'
L88	S 07°47'06" W	397.89'
L89	S 37°12'47" E	15.86'
L90	S 82°12'40" E	175.71'
L91	N 50°36'02" E	127.87'
L92	N 07°47'06" E	368.74'
L93	N 29°26'35" E	14.62'
L94	N 38°22'04" W	116.21'
L95	N 40°33'55" W	100.25'
L96	N 40°54'18" W	77.80'
L97	N 55°05'24" W	135.07'
L98	N 57°26'56" W	179.51'
L99	N 80°42'13" W	28.52'
L100	N 04°31'03" E	73.94'
L101	S 85°28'57" E	15.00'
L102	S 04°31'03" W	74.15'
L103	S 60°26'50" E	84.00'
L104	N 29°33'10" E	8.00'

CURVE TABLE					
CURVE #	LENGTH	RADIUS	DELTA	CHORD LENGTH	BEARING
C1	21.65'	30.00'	41°20'23"	21.18'	S 12°53'05" E
C2	40.25'	50.00'	46°07'34"	39.17'	S 30°50'53" W
C3	21.44'	28.00'	43°52'26"	20.92'	S 75°50'53" W
C4	19.02'	44.00'	24°45'58"	18.87'	S 69°49'55" E
C5	43.98'	28.00'	90°00'00"	39.60'	S 37°12'54" E
C6	41.56'	80.00'	29°45'57"	41.10'	S 07°05'52" E
C7	26.18'	50.00'	30°00'00"	25.88'	N 07°12'54" W
C8	32.50'	70.00'	26°36'17"	32.21'	N 21°05'14" E
C9	46.43'	100.00'	26°36'17"	46.02'	N 21°05'14" E
C10	36.81'	50.00'	42°11'05"	35.99'	N 28°52'42" E
C11	14.24'	10.00'	81°36'19"	13.07'	S 89°13'34" E
C12	20.34'	34.16'	34°06'34"	20.04'	S 65°33'38" E
C13	31.42'	20.00'	90°00'00"	28.28'	S 37°12'54" E
C14	42.99'	30.00'	82°05'48"	39.40'	S 48°50'00" W
C15	228.72'	50.00'	262°05'48"	75.42'	S 41°10'00" E
C16	17.77'	50.00'	20°21'51"	17.68'	N 02°23'49" W
C17	10.66'	30.00'	20°21'51"	10.61'	N 02°23'49" W
C18	70.78'	50.00'	81°06'40"	65.02'	N 48°20'26" E
C19	64.58'	70.00'	52°51'37"	62.31'	N 62°27'57" E
C20	18.15'	30.00'	34°39'18"	17.87'	N 53°21'48" E
C21	25.16'	30.00'	48°03'08"	24.43'	S 12°00'35" W
C22	53.89'	50.00'	61°45'11"	51.32'	S 66°54'44" W
C23	34.91'	100.00'	20°00'00"	34.73'	S 87°47'20" W
C24	38.40'	20.00'	109°59'46"	32.77'	N 47°12'47" W
C25	69.12'	44.00'	90°00'00"	62.23'	N 37°12'54" W
C26	17.73'	10.00'	101°35'38"	15.50'	N 31°25'05" W
C27	9.86'	59.82'	9°26'45"	9.85'	N 14°36'41" E
C28	24.41'	30.00'	46°37'04"	23.74'	N 33°15'59" E
C29	45.22'	30.00'	86°21'38"	41.06'	S 09°19'37" W
C30	53.15'	80.00'	38°03'45"	52.17'	S 33°34'14" W
C31	29.06'	20.00'	83°14'47"	26.57'	S 56°09'42" W
C32	13.02'	15.00'	49°44'54"	12.62'	N 57°20'27" W
C33	18.39'	52.00'	20°16'03"	18.30'	N 42°36'01" W
C34	26.38'	20.00'	75°34'53"	24.51'	N 14°56'36" W
C35	8.11'	80.00'	5°48'22"	8.10'	N 19°56'39" E

CURVE TABLE					
CURVE #	LENGTH	RADIUS	DELTA	CHORD LENGTH	BEARING
C36	12.92'	80.00'	9°15'22"	12.91'	N 12°24'47" E
C37	21.77'	30.00'	41°34'12"	21.29'	N 28°34'12" E
C38	32.50'	70.00'	26°36'17"	32.21'	S 21°05'14" W
C39	46.43'	100.00'	26°36'17"	46.02'	S 21°05'14" W
C40	43.98'	28.00'	90°00'00"	39.60'	S 52°47'06" W
C41	12.10'	28.00'	24°45'58"	12.01'	N 69°49'55" W
C42	31.88'	28.00'	65°14'02"	30.19'	N 24°49'55" W
C43	43.98'	28.00'	90°00'14"	39.60'	N 52°46'59" E
C44	39.82'	52.00'	43°52'26"	38.85'	N 75°50'53" E
C45	35.85'	28.00'	73°21'17"	33.45'	S 89°24'42" E
C46	9.90'	28.00'	20°16'03"	9.85'	S 42°36'01" E
C47	33.86'	39.00'	49°44'54"	32.81'	S 57°20'27" E
C48	7.07'	4.50'	90°00'00"	6.36'	S 37°12'54" E
C49	19.23'	20.00'	55°04'34"	18.49'	S 68°57'00" E
C50	72.34'	345.00'	12°00'48"	72.20'	N 66°27'14" W
C51	23.95'	80.00'	17°09'17"	23.86'	S 16°21'45" W
C52	19.01'	80.00'	13°36'43"	18.96'	N 59°10'57" E

PLAT
THE PLAZA AT BESSIE COLEMAN
LOT 1-7, BLOCK A

SITUATED IN THE HENRI LEVY SURVEY, ABSTRACT NO. 629
AND THE ROBERT RUSSELL SURVEY, ABSTRACT NO. 911,
CITY OF WAXAHACHIE, ELLIS COUNTY, TEXAS
7 COMMERCIAL LOTS – 13.757 ACRES
ZONING: PD-42-C
CASE NUMBER: 2025-8-22
PREPARATION DATE: SEPTEMBER 11, 2025



STANTEC PROJECT NO. 1720022107

OWNER:
BOMAC WAX INVESTMENTS LLC
508 WAGONWHEEL CT
COLLEYVILLE, TEXAS 76304
CONTACT: BRADFORD HATCH BOWEN
PH: (817) 778-4711

ENGINEER:
STANTEC CONSULTING SERVICES INC.
5300 TOWN & COUNTRY BOULEVARD, SUITE 190
FRISCO, TEXAS 75034
PH: (469) 897-5560
CONTACT: DANIEL STEWART, P.E.

SURVEYOR:
STANTEC CONSULTING SERVICES INC.
6080 TENNYSON PARKWAY, SUITE 200
DALLAS, TEXAS 75024
PH: (214) 473-2463
CONTACT: MICHAEL J. MURPHY, R.P.L.S.
TBPLS REGISTRATION NO. 10194488

SHEET 5 OF 6

OWNERS CERTIFICATE

COUNTY OF ELLIS §
STATE OF TEXAS §

BEING A 13.757 ACRE TRACT OF LAND SITUATED IN THE HENRI LEVY SURVEY, ABSTRACT NO. 629 AND THE ROBERT RUSSELL SURVEY, ABSTRACT NO. 911, CITY OF WAXAHACHIE, ELLIS COUNTY, TEXAS, AND BEING A PORTION OF A CALLED 21.332 ACRE TRACT OF LAND (TRACT ONE) DESCRIBED IN A SPECIAL WARRANTY DEED TO BOMAC WAX INVESTMENTS LLC, RECORDED IN INSTRUMENT NO. 2510432, OFFICAL PUBLIC RECORDS OF ELLIS COUNTY, TEXAS (O.P.R.E.C.T.); SAID 13.757 ACRE TRACT OF LAND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT A 5/8-INCH IRON ROD WITH CAP STAMPED "PROLINE RPLS 5122" FOUND FOR THE NORTHEAST CORNER OF SAID 21.332 ACRE TRACT OF LAND, SAME BEING THE NORTHWEST CORNER OF LOT 1, BLOCK A OF COUNTRY MEADOWS ADDITION, PHASE 1, AN ADDITION TO THE CITY OF WAXAHACHIE, ELLIS COUNTY, TEXAS, ACCORDING TO THE PLAT THEREOF RECORDED IN CABINET E, SLIDE 352, PLAT RECORDS OF ELLIS COUNTY, TEXAS (P.R.E.C.T.) AND BEING IN THE SOUTHERLY RIGHT-OF-WAY LINE OF BESSIE COLEMAN BOULEVARD (VARIABLE WIDTH RIGHT-OF-WAY) 60.00 FOOT WIDE AT THIS LOCATION;

THENCE SOUTH 05°27'59" WEST, DEPARTING THE SOUTHERLY RIGHT-OF-WAY LINE OF SAID BESSIE COLEMAN BOULEVARD ALONG THE COMMON LINE OF SAID 21.332 ACRE TRACT OF LAND AND SAID BLOCK A, A DISTANCE OF 791.76 FEET TO A 5/8-INCH IRON ROD WITH YELLOW PLASTIC CAP STAMPED "STANTEC" (HEREAFTER REFERRED TO AS "STANTEC CAP") SET FOR CORNER;

THENCE DEPARTING SAID COMMON LINE OVER AND ACROSS SAID 21.332 ACRE TRACT OF LAND THE FOLLOWING CALLS:

NORTH 84°39'24" WEST, A DISTANCE OF 203.19 FEET TO A STANTEC CAP SET FOR CORNER;

NORTH 36°10'55" WEST, A DISTANCE OF 244.92 FEET TO A STANTEC CAP SET FOR CORNER;

NORTH 05°20'55" EAST, A DISTANCE OF 24.28 FEET TO A STANTEC CAP SET FOR CORNER;

NORTH 39°04'06" WEST, A DISTANCE OF 493.67 FEET TO A STANTEC CAP SET FOR CORNER;

NORTH 57°26'56" WEST, A DISTANCE OF 322.39 FEET TO A STANTEC CAP SET FOR CORNER;

NORTH 82°12'54" WEST, A DISTANCE OF 23.32 FEET TO A STANTEC CAP SET FOR CORNER IN THE EAST RIGHT-OF-WAY LINE OF U.S. HIGHWAY 77 (VARIABLE WIDTH RIGHT-OF-WAY);

THENCE, NORTH 07°46'44" WEST ALONG THE EAST RIGHT-OF-WAY LINE OF SAID U.S. HIGHWAY 77, A DISTANCE OF 264.33 FEET TO A 5/8-INCH IRON ROD WITH CAP STAMPED "MMA" FOUND FOR THE NORTHWEST CORNER OF SAID 21.332 ACRE TRACT OF LAND SAME BEING THE POINT OF INTERSECTION OF THE EAST RIGHT-OF-WAY LINE OF SAID U.S. HIGHWAY 77 WITH THE SOUTH RIGHT-OF-WAY LINE OF SAID BESSIE COLEMAN BOULEVARD;

THENCE, ALONG THE SOUTH RIGHT-OF-WAY LINE OF SAID BESSIE COLEMAN BOULEVARD, THE FOLLOWING CALLS:

SOUTH 82°12'54" EAST, A DISTANCE OF 603.68 FEET TO A 5/8-INCH IRON ROD WITH CAP STAMPED "STANTEC" FOUND FOR THE POINT OF CURVATURE OF A CURVE TO THE RIGHT HAVING A RADIUS OF 270.00 FEET;

SOUTHEASTERLY WITH SAID CURVE TO THE RIGHT THROUGH A CENTRAL ANGLE OF 21°46'04" FOR AN ARC LENGTH OF 102.58 FEET AND HAVING A CHORD BEARING OF SOUTH 71°19'52" EAST AND A CHORD DISTANCE OF 101.96 FEET TO A 5/8-INCH IRON ROD WITH CAP STAMPED "BEASLEY RPLS 4050" FOUND FOR CORNER;

SOUTH 60°26'50" EAST, A DISTANCE OF 270.44 FEET TO A 5/8-INCH IRON ROD WITH CAP STAMPED "BEASLEY RPLS 4050" FOUND FOR THE POINT OF CURVATURE OF A CURVE TO THE LEFT HAVING A RADIUS OF 330.00 FEET;

SOUTHEASTERLY WITH SAID CURVE TO THE LEFT THROUGH A CENTRAL ANGLE OF 11°27'41" FOR AN ARC LENGTH OF 66.01 FEET AND HAVING A CHORD BEARING OF SOUTH 66°10'41" EAST AND A CHORD DISTANCE OF 65.90 FEET TO THE POINT OF BEGINNING AND CONTAINING 599,241 SQUARE FEET OR 13.757 ACRES OF LAND, MORE OR LESS.

OWNERS DEDICATION

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

THAT **BOMAC WAX INVESTMENTS LLC** ACTING HEREIN BY AND THROUGH THEIR DULY AUTHORIZED OFFICERS, DOES HEREBY ADOPT THIS PLAT DESIGNATING THE HEREIN ABOVE DESCRIBED PROPERTY AS **BESSIE COLEMAN PLAZA**, 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 _____, 2025.

BY: **BOMAC WAX INVESTMENTS LLC**

BRADFORD HATCH BOWEN, MANAGER

STATE OF TEXAS §
COUNTY OF _____ §

BEFORE ME, THE UNDERSIGNED AUTHORITY, A NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS, ON THIS DAY PERSONALLY APPEARED BRADFORD HATCH BOWEN, 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 _____, 2025.

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

MY COMMISSION EXPIRES:

SURVEYORS CERTIFICATE:

KNOW ALL MEN BY THESE PRESENTS:

THAT I, MICHAEL J. MURPHY, 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.

MICHAEL J. MURPHY, R.P.L.S.
TEXAS REGISTERED PROFESSIONAL LAND SURVEYOR NO. 5724

Preliminary
This document shall not be
recorded for any purpose.
For Review Purposes Only
Michael J. Murphy, R.P.L.S.
Registration No. 5724
July 30, 2025

CERTIFICATE OF APPROVAL

APPROVED BY: PLANNING AND ZONING COMMISSION, CITY OF WAXAHACHIE

CHAIRPERSON _____ DATE _____

ATTEST _____ DATE _____

PLAT
THE PLAZA AT BESSIE COLEMAN
LOT 1-7, BLOCK A

SITUATED IN THE HENRI LEVY SURVEY, ABSTRACT NO. 629
AND THE ROBERT RUSSELL SURVEY, ABSTRACT NO. 911,
CITY OF WAXAHACHIE, ELLIS COUNTY, TEXAS
7 COMMERCIAL LOTS – 13.757 ACRES
ZONING: PD-42-C
CASE NUMBER: 2025-8-22

PREPARATION DATE: SEPTEMBER 11, 2025



STANTEC PROJECT NO. 1720022107

OWNER:
BOMAC WAX INVESTMENTS LLC
508 WAGONWHEEL CT
COLLEYVILLE, TEXAS 76304
CONTACT: BRADFORD HATCH BOWEN
PH: (817) 778-4711

ENGINEER:
DEVELOPMENT ENGINEERING CONSULTANTS, LLC
5300 TOWN & COUNTRY BOULEVARD, SUITE 190
FRISCO, TEXAS 75034
PH: (469) 897-5560
CONTACT: DANIEL STEWART, P.E.

SURVEYOR:
STANTEC CONSULTING SERVICES INC.
6080 TENNYSON PARKWAY, SUITE 200
DALLAS, TEXAS 75024
PH: (214) 473-2463
CONTACT: MICHAEL J. MURPHY, R.P.L.S.
TBPLS REGISTRATION NO. 10194488

Planning & Zoning Department

Plat Staff Report

Case: SUB-133-2025



MEETING DATE(S)

Planning & Zoning Commission:

October 14, 2025

CAPTION

Consider a request by Richard “Jay” Keenan, Ovilla Builders, Inc., for a **Replat** of Block B, RVG Plaza Addition to create 1 non-residential lot, being 2.389 acres, located at 141, 151, 161 and 171 RVG Parkway, (Property ID: 238271, 259297) – Owner(s): MAQBUL Property Services & Management, Inc. (SUB-133-2025)

RECOMMENDED MOTION

*“I move to approve SUB-133-2025 for a **Replat** of Lot 4R-1A, Block B of the RVG Plaza addition, subject to the staff conditions, authorizing the Planning & Zoning Commissioner to sign the associated documents accordingly.”*

APPLICANT REQUEST

The Applicant requests a Replat Lots 4R-A and 4R-B, Block B of the RVG Plaza to create Lot 4R-1A, Block B of the RVG Plaza Addition.

CASE INFORMATION

<i>Applicant:</i>	Richard “Jay” Keenan, Ovilla Builders, Inc.
<i>Property Owner(s):</i>	MAQBUL Property Services & Management, Inc.
<i>Site Acreage:</i>	2.389 acres
<i>Number of Lots:</i>	1 lot
<i>Number of Dwelling Units:</i>	No units
<i>Park Land Dedication:</i>	Not applicable
<i>Adequate Public Facilities:</i>	Adequate public facilities are available to the subject properties

SUBJECT PROPERTY

<i>General Location:</i>	141, 151, 161, and 171 RVG Parkway
<i>Parcel ID Number(s):</i>	238271, 259297
<i>Current Zoning:</i>	Planned Development – Commercial (PD-1-C)
<i>Existing Use:</i>	Office
<i>Platting History:</i>	The subject property is platted as Lots 4R-A and 4R-B of the RVG Plaza Addition

Site Aerial:**PLANNING ANALYSIS**

The subject property consists of platted two lots that the property owner wants to combine into one lot through the replat process. The Applicant proposes to replat the subject property into one (1) lot for non-residential use. Previously, the property owner had dedicated required right-of-way (ROW) and utility easements through the platting process.

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, the Planning Department recommends approval of the Replat, subject to the following conditions.

Conditions:

1. Per Section 1.3 of the Waxahachie Subdivision Ordinance, the plat shall be accompanied by a tax certificate in accordance with State law.
2. Per Section 2.3, a title search to locate all easements on the property. Label the existing easement width and recording information.
3. Per Section 2.4.c.5 of the City of Waxahachie's Subdivision Ordinance, please provide the recording info for the drainage, utility, and slope easement.
4. 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.
5. Per Section 2.4.c.25 of the City of Waxahachie's Subdivision Ordinance, the Planning & Zoning Commission is the approval body of this replat.
6. Per Section 2.4.c.25 of the City of Waxahachie's Subdivision Ordinance, MAQBUL Property Services & Management Inc is the owner. Please add this entity to the Owners Certificate, and Amir Kahn as the Managing Agent of MAQBUL.
7. Per Section 3.9 of the City of Waxahachie's Subdivision Ordinance, Water and sewer services are required for each lot prior to filing the plat. Please confirm the existing single water meter will be used for the new building.

Conditions continued:

8. Per Section 7.2.h of the City of Waxahachie's Subdivision Ordinance, the Filing Fees are required to be paid with the Plat application prior to plat filing.

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 applicant will be notified to make corrections.
 - b. If all comments satisfied, applicant shall provide five signed, hard-copy plats.

CITY REQUIREMENTS FOR PLAT RECORDING AND FILING

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

1. The Applicant has received a letter of acceptance from the Public Works Department confirming all utilities, infrastructure, and other required improvements have been installed, inspected, and accepted by the City.

STAFF CONTACT INFORMATION

Prepared by:

Oanh Vu

Senior Planner

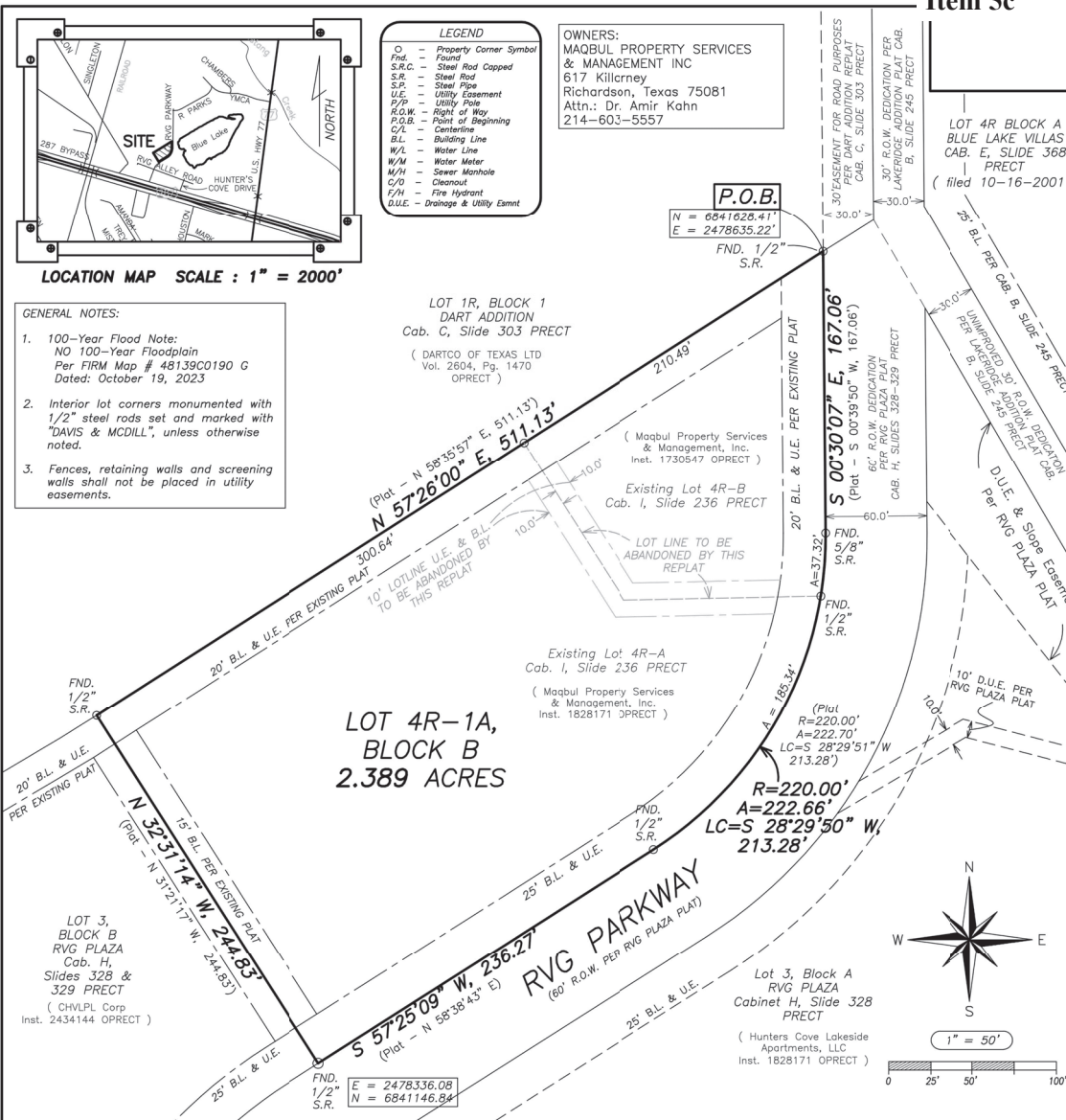
oanh.vu@waxahachie.com

Reviewed by:

Trenton Robertson, AICP

Senior Director of Planning

trenton.robertson@waxahachie.com



STATE OF TEXAS §
 COUNTY OF ELLIS §

WHEREAS, MAQBUL Property Services & Management Inc is the Owner of a tract of land situated in the Robert Parks Survey, Abstract Number 851, Ellis County, Texas and being RVG PLAZA, Block B, Lots 4R-A and 4R-B of the RVG PLAZA, an addition to the City of Waxahachie, Texas, as recorded in Cabinet I, Slide 236 of the Plat Records of Ellis County, Texas (PRECT), and being the tract (Lot 4R-A) described in deed from ADEM 1 Family Limited Partnership LTD to Maqbul Property Services and Management Inc, recorded in Instrument Number 1719823 and the tract (Lot 4R-B) described in deed from Starplex Park LP to Maqbul Property Services and Management Inc, recorded in Instrument Number 1730547 Official Public Records, Ellis County, Texas and being more particularly described as follows:

BEGINNING at a point on the on the northwest right of way line of RVG Parkway, a 60 foot public Right of Way dedicated by Final Plat of RVG Plaza, an addition to the City of Waxahachie, recorded in Cabinet H, Slide 328, Plat Records, Ellis County, Texas (PRECT), the northwest line of said Parks Survey, the northeast corner of said Lot 4R-B, and on the southeast line of the Joseph Berson Survey, Abstract Number 104 and of Lot 1R, Block 1, Dart Addition, an addition to the City of Waxahachie, Ellis County, Texas, recorded in Cabinet C, Slide 303, PRECT and the southwest corner of a 30' Easement for Road Purposes, dedicated by said Dart Addition plat, a 1/2" inch steel rod found, having surface coordinate values of North (Y) = 6841628.41 feet and East (X) = 2478635.22' feet, based on the Texas Coordinate System, North Central Zone (Zone 4202) North American Datum of 1983 and are obtained from observations of Global Positioning System satellites;

THENCE S 00°30'07" E, with the east line of said Lot 4R-B and said Parkway right of way line, 167.04 feet (Plat - S 00°39'50" E, 167.06 feet) to the beginning of a non-tangent curve to the right having a radius of 220.00 feet, a 5/8 inch steel rod with plastic cap found;

THENCE SOUTHWESTERLY with the with the east line of said Lot 4R-B, said Parkway right of way line and the arc of said curve, having a Central Angle of 57°55'16" and a Chord of 213.28 feet with a Chord Bearing of S 28°29'50" W, passing at an Arc length of 37.36 feet the southeast corner of said Lot 4R-B and the eastern most northeast corner of a 30' Easement for Road Purposes, dedicated by said Dart Addition plat, a 1/2" inch steel rod found, continuing in all, an Arc length of 222.66 feet to the end of said curve, a 1/2" inch steel rod found;

THENCE S 57°25'09" W (Plat - S 58°38'43" W), with the southeast line of said Lot 4R-A and the northwest right of way line of 236.27 feet to the southwest corner of said Lot 4R-A and the southeast corner of Lot 3, Block B, RVG Plaza, recorded in Cabinet H, Slide 328, PRECT, a 1/2" inch steel rod found;

THENCE N 32°31'14" W, with the common line of said Lot 4R-A and said Lot 3, for 244.83 feet (Same as Plat) to the northwest corner of said Lot 4R-A, Block B, RVG Plaza, the northeast corner of said Lot 3, Block B, RVG Plaza and on the southeast line of said Lot 1R, Block 1, Dart Addition, a 1/2" inch steel rod found;

THENCE N 57°26'00" E, with the common line of said Lot 4R-A, Block B, RVG Plaza and of said Lot 1R, Block 1, Dart Addition, 511.13 feet (Plat - N 58°35'57" E, 511.13 feet) to the point of beginning and containing approximately 2.389 acres of land.

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

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

That MAQBUL Property Services & Management Inc acting herein by and through its duly authorized officer, Amir Khan, does hereby adopt this plat designating the herein above described property as RVG PLAZA, LOT 4R-1A, BLOCK B, 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____.

BY:

Amir Kahn

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 Amir Kahn, 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, Stuart G. Hamilton, a Registered Public Land Surveyor of the State of Texas, have plotted the subdivision hereon from an actual survey on the ground and that all lot corners, angle points, and points of curve have been properly marked on the ground, and that this plat correctly represents that survey made by me.

PRELIMINARY, THIS DOCUMENT NOT TO BE RECORDED FOR ANY PURPOSES

Stuart G. Hamilton
 Registered Professional Land Surveyor
 Number 4480

Date

Revisions By

Davis & McDill, LLC

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



Date: **08-22-2025**

Scale: **1" = 50'**

Drawn: **D. McDill**

Job: **225-0121**

Sheet **1**

of **1** sheets.

Planning & Zoning Department

Plat Staff Report

Case: SUB-135-2025



MEETING DATE(S)

Planning & Zoning Commission: October 14, 2025

CAPTION

Present a request by Sherri Taylor, GMcivil, for a **Plat** of Myrtle Creek Phase 3A, 123 residential lots and 6 non-residential lots, being 42.070-acres, located approximately 2,170 feet east of 2325 S US Highway 287 Bypass, situated in the Robert M. Berry Survey, Abstract 96 & 97 and the Benjamin Collier Survey, Abstract 216, an addition to the City of Waxahachie (Property ID 180362) – Owner: Spur Creek Development, L.P. (SUB-135-2025).

RECOMMENDED MOTION

"I move to approve SUB-135-2025, a Plat of the Myrtle Creek Phase 3A, 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 123 single family residential lots and 6 non-residential lots as part of the Myrtle Creek Subdivision.

CASE INFORMATION

<i>Applicant:</i>	Sherri Taylor, GMcivil
<i>Property Owner(s):</i>	Spur Creek Development, L.P.
<i>Site Acreage:</i>	42.070 acres
<i>Number of Lots:</i>	129 lots
<i>Number of Dwelling Units:</i>	123 units
<i>Park Land Dedication:</i>	The cash in lieu of park land dedication for this case is estimated at \$49,200.00 (1 Dwelling Unit at \$400 per dwelling unit)
<i>Adequate Public Facilities:</i>	Adequate public facilities are available to the subject property via the extension of City water and wastewater lines.

SUBJECT PROPERTY

<i>General Location:</i>	Approximately 2,170 ft east of 2325 S US Highway 287 Bypass
<i>Parcel ID Number(s):</i>	180362
<i>Current Zoning:</i>	Planned Development (PD) – Ordinance 2302 & 3322
<i>Existing Use:</i>	The subject property is currently undeveloped.
<i>Platting History:</i>	The subject property is not currently platted.

Site Aerial:**PLANNING ANALYSIS**

The applicant proposes to plat the subject property into 123 single family residential lots and 6 non-residential lots as part of the Myrtle Creek Phase 3A 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 2.1.a of the Waxahachie Subdivision Ordinance, all applicable fees must be paid in order for this application to be deemed "complete." Please pay all application fees.
3. Per section 2.4.c.3 of the Waxahachie Subdivision Ordinance, the name, location and recording information of all adjoining subdivisions (or property owners of unplatted property) shall be drawn to the same scale and shown in dotted lines adjacent to the tract proposed for subdivision in sufficient detail. Only existing adjacent subdivisions must be shown on the plat. However, in the event that these future subdivisions are recorded before this plat is recorded, those adjacent subdivisions must be shown with the correct recording information.
4. Per Section 2.4.c.4 of the Waxahachie Subdivision Ordinance, please label full ROW width and centerline width along Dartmoor Dr and Saratoga Dr.
5. Per Section 2.4.c.4 of the Waxahachie Subdivision Ordinance, the location and width of all streets, alleys and easements, existing or proposed, within the subdivision limits and adjacent to the

subdivision need to be shown. Per recent discussions with the Saddlebrook development team, it seems the plan is for Myrtle Creek to build the full width of Saratoga. Please show the adjacent ROW dedication by Saddlebrook.

6. Per Section 2.4.c.4 of the Waxahachie Subdivision Ordinance, the width of all Right-of-Ways need to be labeled. Label full and centerline widths on ROW.
7. Per Section 2.4.c.15 of the Waxahachie Subdivision Ordinance, all plats shall be submitted in legible format. Shift label to X lot or Dartmoor ROW.
8. 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.
9. Per Section 2.4.c.22 of the Waxahachie Subdivision Ordinance, please provide coordinates (northing, easting) for the POB and at least one additional corner of the property boundary.
10. 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-135-2025", revise accordingly.
11. Per Section 2.2 and 2.4.c.25 of the Waxahachie Subdivision Ordinance, an accurate proof of land ownership and an accurate owner's certificate is required. The current Property Owner Affidavit and provided Deed indicates that the associated owner for this property is "Spur Myrtle Creek Development, L.P." If this is the correct owner, please revise accordingly. However, if the owner demonstrated on this plat is indeed accurate, please provide an updated deed and Property Owner Affidavit that demonstrates the correct and accurate owner for this property.
12. Per Appendix C, V, Section 3.3 of the Waxahachie Subdivision ordinance: A 15ft utility easement is required along the road frontage.
13. Per Section 3.10.a of the Waxahachie Subdivision Ordinance, please provide a downstream assessment. The Drainage Study completed for previous phases should be updated to reflect this portion of the Myrtle Creek development. Confirm if off-site drainage easements will be necessary based on the results of the downstream assessment.
14. Per Section 4.4.d of the Waxahachie Subdivision Ordinance, the Cash in lieu of land fee must be paid prior to plat filing.
15. 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 Dartmoor Drive. The 5' easement may straddle the property line.
16. 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.
17. Per Section 7.2.h of the Waxahachie Subdivision Ordinance, Filing Fees are required to be paid with your Plat application prior to plat filing. These fees can be paid via check to the City of Waxahachie or via the invoice on our Citizen Self Service (CSS) Portal.

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

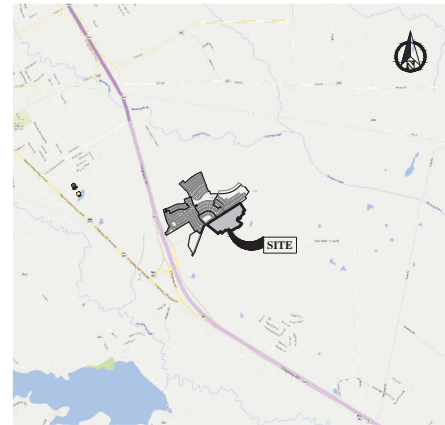
caleb.ensley@waxahachie.com

Reviewed by:

Trenton Robertson, AICP

Senior Director of Planning

Trenton.Robertson@waxahachie.com



REMAINDER OF TRACT 1A
CALLED 1,263.272 ACRES
SPUR MYRTLE CREEK LAND, L.P.
INST. NO. 2510725
D.R.E.C.T.

SITE AREA SUMMARY

GROSS AREA	42.070 ACRES
PUBLIC RIGHT-OF-WAY	10.169 ACRES
LOTS	25.833 ACRES
COMMON AREAS	6.068 ACRES

O	1/2" CAPPED IRON ROD SET "GMCIVIL" UNLESS OTHERWISE NOTED
P.O.C.	POINT OF COMMENCING
P.O.B.	POINT OF BEGINNING
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

ROBERT M. BERRY SURVEY, ABSTRACT No. 96,
ROBERT M. BERRY SURVEY, ABSTRACT No. 97
& BENJAMIN COLLIER SURVEY, ABSTRACT No. 216
CITY OF WAXAHACHIE, ELLIS COUNTY, TEXAS

Date: August 2025

SHEET 1 of 8

OWNER/DEVELOPER:

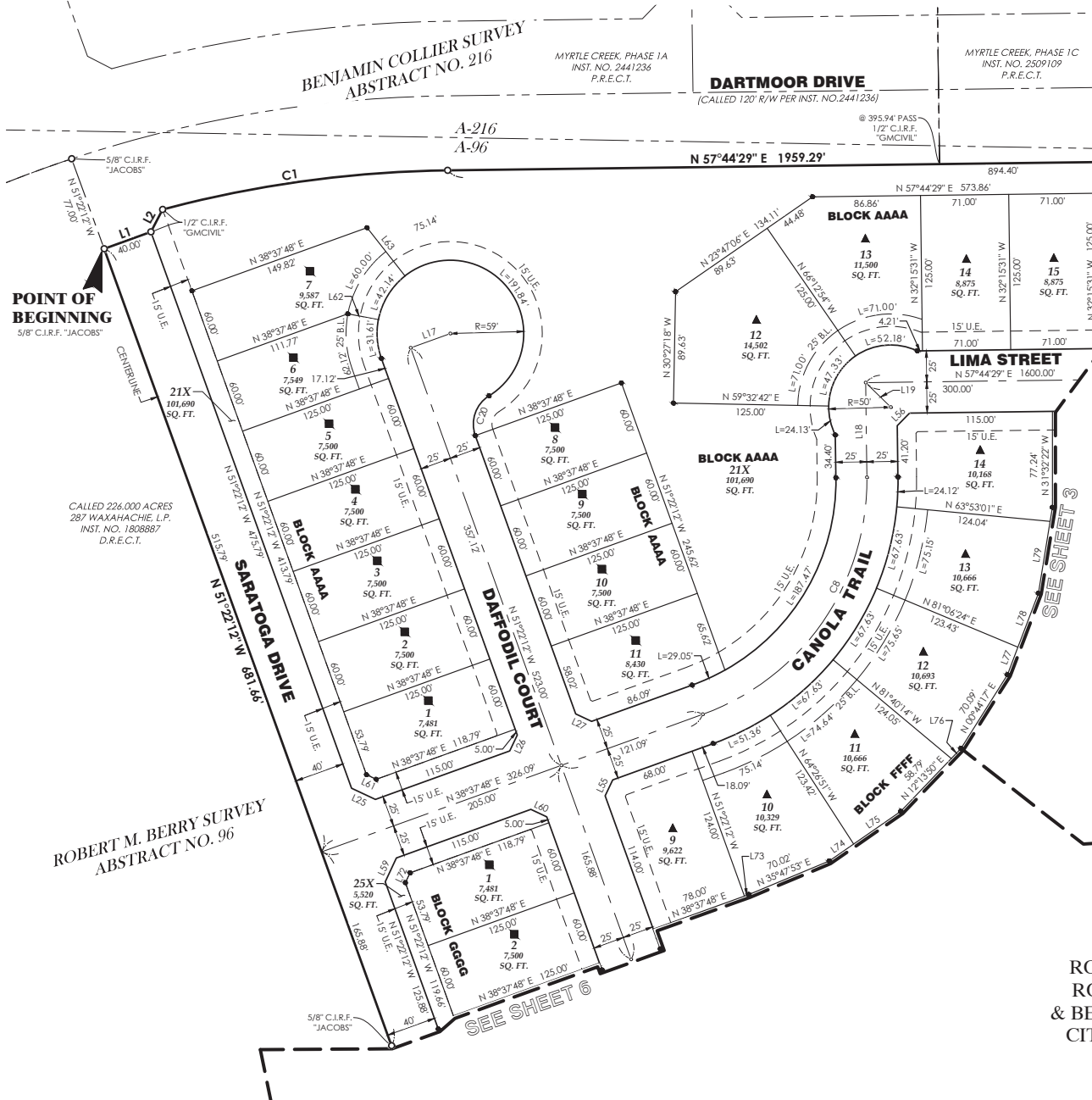
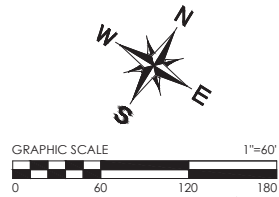


8433 Enterprise Circle, Suite 100
Lakewood Ranch, FL 34202
(941) 388-0707

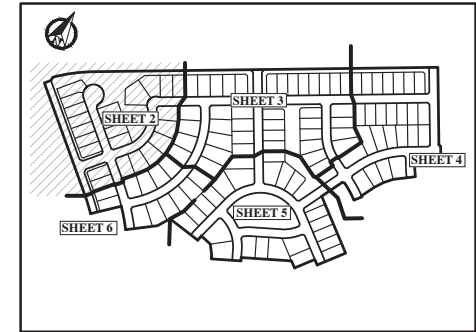
PREPARED BY:



Engineering & Surveying
2559 SW Grapevine Pkwy, Grapevine, Texas 76037
817-329-4373
TxEng Firm # F-2944 | TxSurv 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 8/25/2025 9:13 AM



KEY MAP
N.T.S.

SEE SHEET 7 FOR
LINE & CURVE TABLES

OWNER/DEVELOPER:



8433 Enterprise Circle, Suite 100
Lakewood Ranch, FL 34202
(941) 388-0707

PREPARED BY:



**PLAT
OF
MYRTLE CREEK, PHASE 3A**

BEING
42.070 ACRES
SITUATED IN THE

ROBERT M. BERRY SURVEY, ABSTRACT No. 96,
ROBERT M. BERRY SURVEY, ABSTRACT No. 97
& BENJAMIN COLLIER SURVEY, ABSTRACT No. 216
CITY OF WAXAHACHIE, ELLIS COUNTY, TEXAS

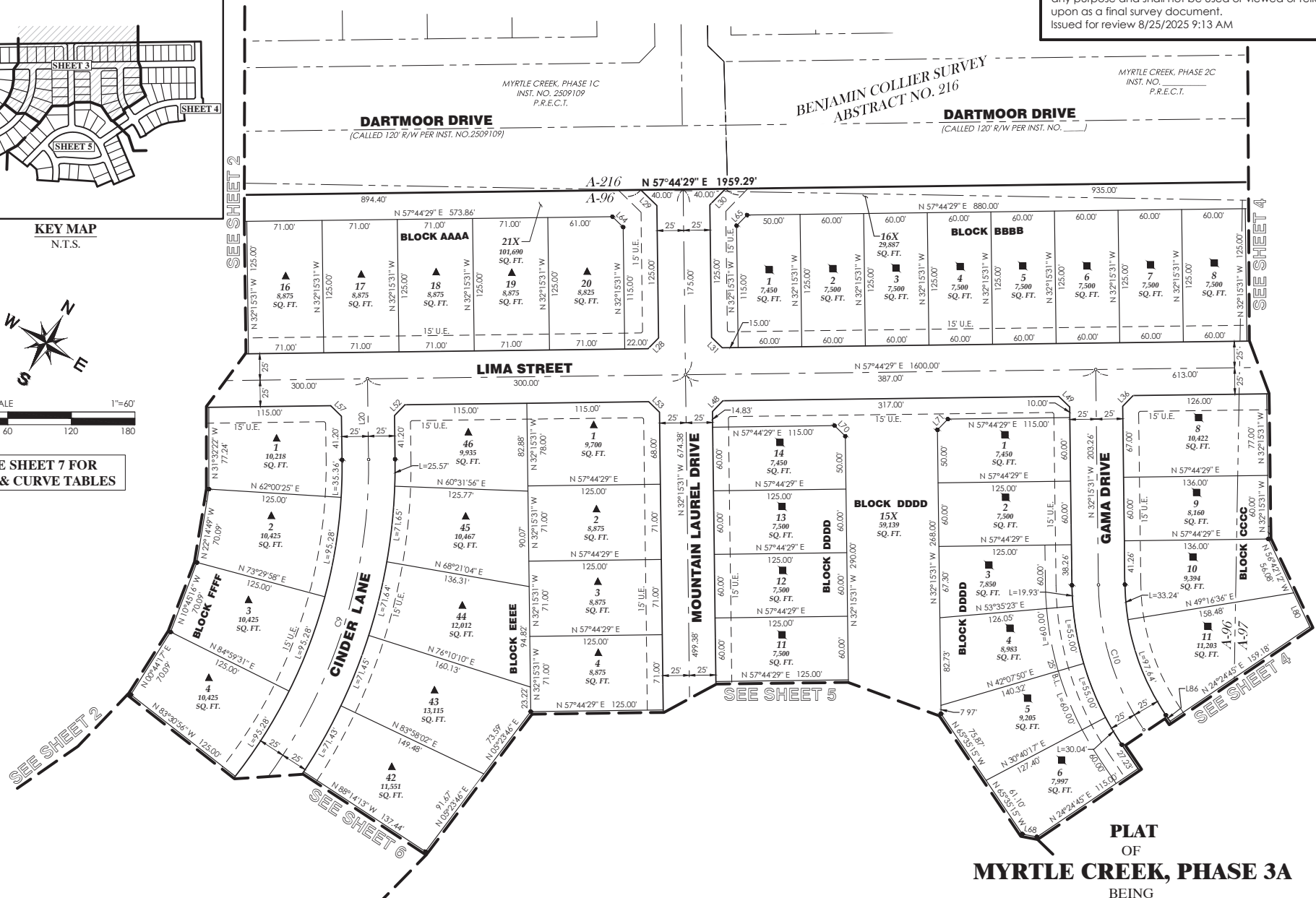
123 RESIDENTIAL LOTS, 6 NON-RESIDENTIAL LOTS
CASE NO. XXX-X-XXXX AND ZONING: PD-ORDINANCE 2302 & 3322

Date: August 2025

SHEET 2 of 8



**SEE SHEET 7 FOR
LINE & CURVE TABLES**



PLAT
OF
MYRTLE CREEK, PHASE 3A

BEING
42.070 ACRES
SITUATED IN THE

ROBERT M. BERRY SURVEY, ABSTRACT No. 96,
ROBERT M. BERRY SURVEY, ABSTRACT No. 97
& BENJAMIN COLLIER SURVEY, ABSTRACT No. 216
CITY OF WAXAHACHIE, ELLIS COUNTY, TEXAS

123 RESIDENTIAL LOTS, 6 NON-RESIDENTIAL LOTS
CASE NO. XXX-X-XXXX AND ZONING: PD-ORDINANCE 2302 & 3322

Date: August 2025

SHEET 3 of 8

OWNER/DEVELOPER:

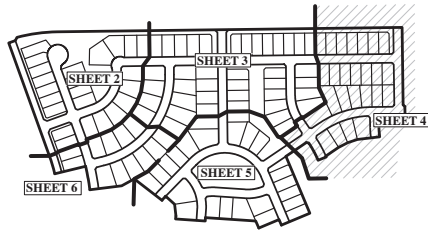


8433 Enterprise Circle, Suite 100
Lakewood Ranch, FL 34202
(941) 388-0707

PREPARED BY:

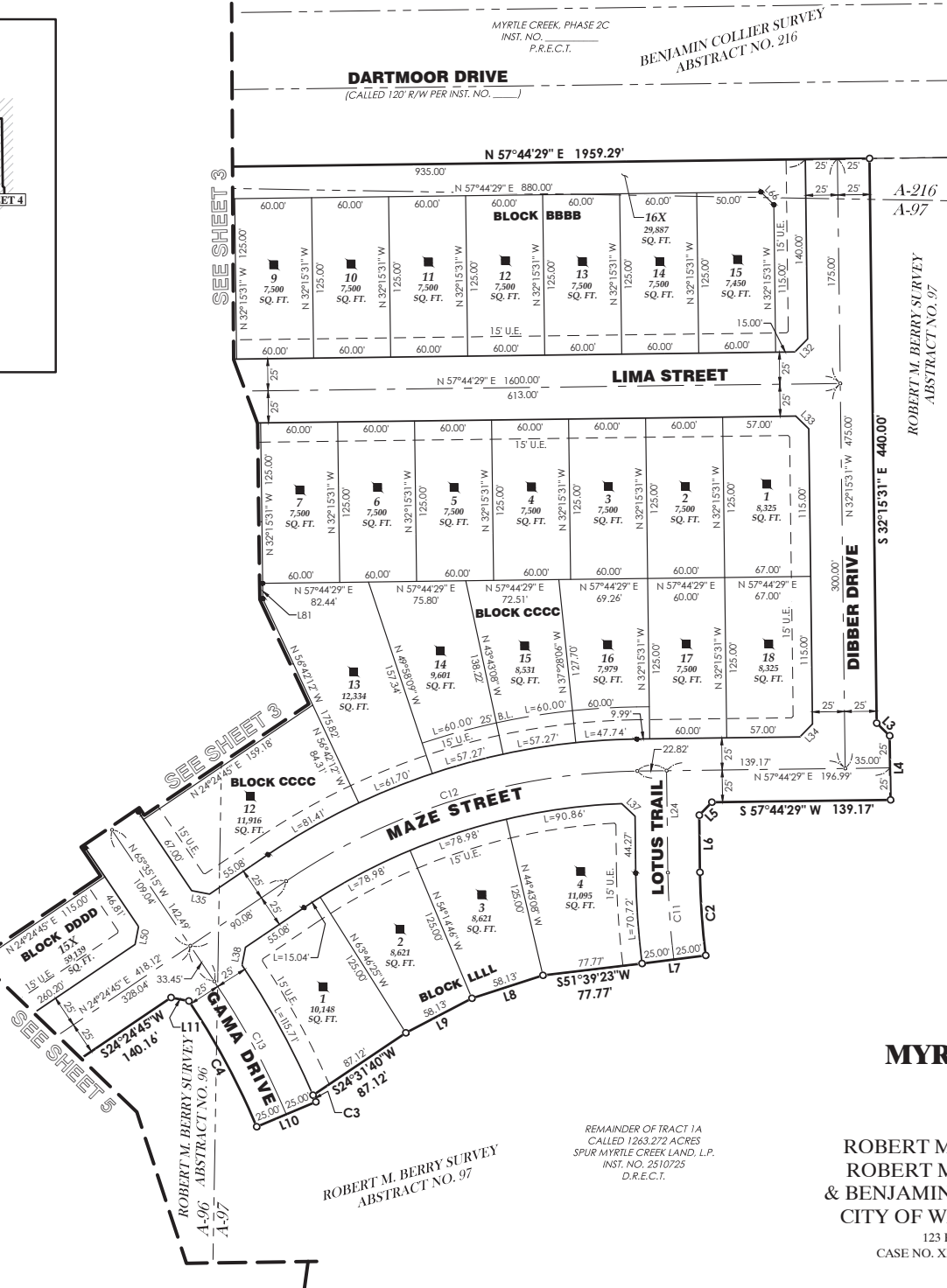


Engineering & Surveying
2559 SW Grapevine Pkwy, Grapevine, Texas 76039
817-329-4373
TxEng Firm # F-2944 | TxSurv Firm # 10021700



KEY MAP
N.T.S.

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 8/25/2025 9:14 AM



**SEE SHEET 7 FOR
LINE & CURVE TABLES**



STARWOOD
LAND

8433 Enterprise Circle, Suite 100
Lakewood Ranch, FL 34202
(941) 388-0707

PREPARED BY:



PLAT
OF

MYRTLE CREEK, PHASE 3A

BEING
42.070 ACRES
SITUATED IN THE

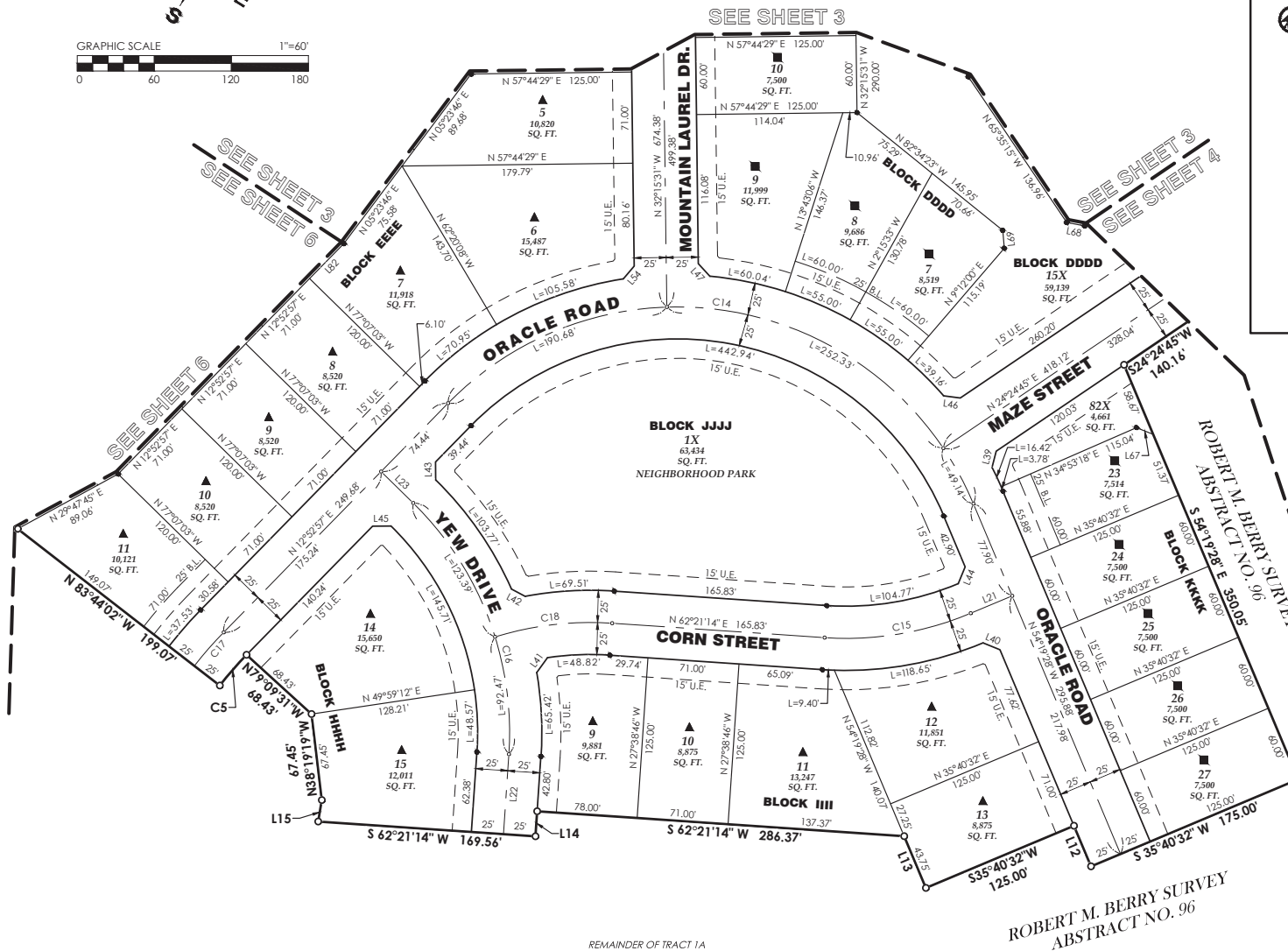
ROBERT M. BERRY SURVEY, ABSTRACT No. 96,
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123 RESIDENTIAL LOTS, 6 NON-RESIDENTIAL LOTS
CASE NO. XXX-X-XXXX AND ZONING: PD-ORDINANCE 2302 & 3322

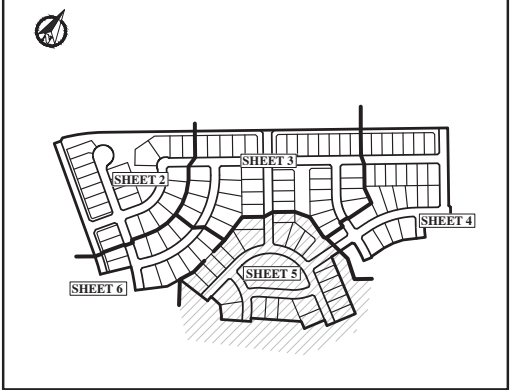
Date: August 2025



GRAPHIC SCALE
1"=60'
0 60 120 180



REMAINDER OF TRACT 1A
CALLED 1263.272 ACRES
SPUR MYRTLE CREEK LAND, L.P.
INST. NO. 2510725
D.R.E.G.T.



KEY MAP
N.T.S.

SEE SHEET 7 FOR
LINE & CURVE TABLES

SEE SHEET 4

OWNER/DEVELOPER:



8433 Enterprise Circle, Suite 100
Lakewood Ranch, FL 34202
(941) 388-0707

PREPARED BY:



2301 St. Augustine Hwy, Grapevine, Texas 76031
817-329-4373
Toll Free # 1-294-1111 | Tdsvr Pm # 10021700

PLAT OF MYRTLE CREEK, PHASE 3A

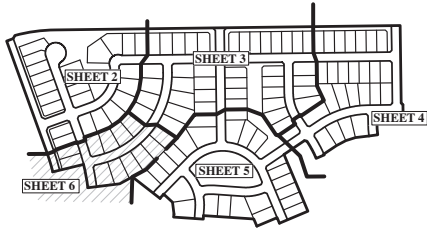
BEING
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ROBERT M. BERRY SURVEY, ABSTRACT No. 96,
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Issued for review 8/25/2025 9:14 AM



KEY MAP
N.T.S.

**SEE SHEET 7 FOR
LINE & CURVE TABLES**



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. 48139C0350F, 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 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.

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 8/25/2025 9:14 AM

OWNER/DEVELOPER:



8433 Enterprise Circle, Suite 100
Lakewood Ranch, FL 34202
(941) 388-0707

PREPARED BY:



2559 SW Grapevine Pkwy, Grapevine, Texas 76051
(817) 594-6373
Texas Firm # 1-29444 | Survey Firm # 10021700

PLAT OF MYRTLE CREEK, PHASE 3A

BEING
42.070 ACRES
SITUATED IN THE

ROBERT M. BERRY SURVEY, ABSTRACT No. 96,
ROBERT M. BERRY SURVEY, ABSTRACT No. 97
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Date: August 2025

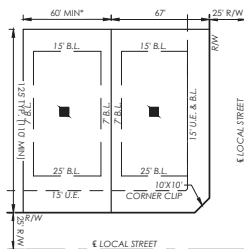
SHEET 6 of 8

5/8" C.I.R.F.
"JACOBS"

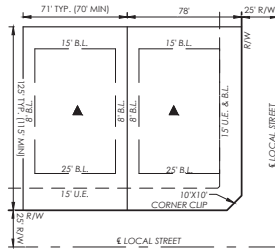
CALLED 226.000 ACRES
287 WAXAHACHIE, L.P.
INST. NO. 1808887
D.R.E.C.T.

REMAINDER OF TRACT 1A
CALLED 1263.272 ACRES
SPUR MYRTLE CREEK LAND, L.P.
INST. NO. 2510725
D.R.E.C.T.

ROBERT M. BERRY SURVEY
ABSTRACT NO. 96



TYPICAL LOT DETAIL
N.T.S.
PD SF-3
MINIMUM AREA = 6,600 SQ. FT.



TYPICAL LOT DETAIL
N.T.S.
PD SF-2
MINIMUM AREA = 8,000 SQ. FT.

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

LINE TABLE		
LINE #	BEARING	DISTANCE
L1	N38°37'48"E	40.00'
L2	N04°07'08"W	20.36'
L3	S77°15'31"E	14.14'
L4	S32°15'31"E	50.00'
L5	S12°44'29"W	14.14'
L6	S32°15'31"E	44.43'
L7	S51°15'31"W	50.00'
L8	S40°31'03"W	58.13'
L9	S30°59'24"W	58.13'
L10	S35°40'32"W	50.00'
L11	S69°29'27"W	14.16'
L12	N54°19'28"W	34.36'
L13	N54°19'28"W	43.75'
L14	S27°38'46"E	19.58'
L15	N22°13'01"W	16.91'
L16	S29°47'45"W	81.67'
L17	S38°37'48"W	34.00'
L18	N32°15'31"W	76.20'
L19	N77°15'31"W	28.28'
L20	N32°15'31"W	76.20'
L21	N35°40'32"E	35.00'
L22	S27°38'46"E	62.38'
L23	S77°07'03"E	35.00'
L24	S32°15'31"E	79.43'
L25	N83°37'48"E	21.21'
L26	N06°22'12"W	14.14'
L27	N83°37'48"E	14.14'
L28	N12°44'29"E	14.14'
L29	N77°15'31"W	21.21'

LINE TABLE		
LINE #	BEARING	DISTANCE
L30	S12°44'29"W	21.21'
L31	S77°15'31"E	14.14'
L32	N12°44'29"E	14.14'
L33	N77°15'31"W	14.14'
L34	N12°44'29"E	14.14'
L35	N69°24'45"E	14.14'
L36	S12°44'29"W	14.14'
L37	S78°00'33"E	14.33'
L38	N20°31'04"W	14.12'
L39	S17°03'37"E	13.25'
L40	S80°40'32"W	14.14'
L41	S04°19'24"W	14.29'
L42	N86°11'15"E	12.40'
L43	S32°07'03"E	14.14'
L44	N09°19'28"W	14.14'
L45	S57°52'57"W	14.14'
L46	N65°53'08"E	13.25'
L47	S74°14'34"E	13.38'
L48	S12°44'29"W	14.14'
L49	N77°15'31"W	14.14'
L50	N20°35'15"W	14.14'
L51	N00°22'49"E	13.94'
L52	N12°44'29"E	14.14'
L53	S77°15'31"E	14.14'
L54	S08°42'07"W	13.11'
L55	S06°22'12"E	14.14'
L56	S12°44'29"W	14.14'
L57	N77°15'31"W	14.14'
L58	N88°44'59"E	13.94'

LINE TABLE		
LINE #	BEARING	DISTANCE
L59	S06°22'12"E	21.21'
L60	S83°37'48"W	14.14'
L61	N83°37'48"E	8.79'
L62	N69°19'32"E	25.00'
L63	S69°44'56"E	49.41'
L64	S77°15'31"E	14.14'
L65	S12°44'29"W	14.14'
L66	N77°15'31"W	14.14'
L67	N80°16'55"E	14.04'
L68	N69°24'45"E	14.14'
L69	S36°41'12"E	13.92'
L70	S77°15'31"E	14.14'
L71	S12°44'29"W	14.14'
L72	S06°22'12"E	8.79'
L73	N38°37'48"E	3.88'
L74	N23°43'24"E	23.92'
L75	N23°43'24"E	46.17'
L76	N12°13'50"E	11.30'
L77	N10°45'16"W	23.73'
L78	N10°45'16"W	46.36'
L79	N22°14'49"W	58.60'
L80	S56°42'12"E	35.43'
L81	S32°15'31"E	12.00'
L82	N12°52'57"E	37.99'
L83	N29°47'45"E	18.04'
L84	S51°22'12"E	5.88'
L85	N51°22'12"W	5.88'
L86	S65°35'15"E	7.04'

CURVE TABLE					
CURVE #	RADIUS	ARC LENGTH	DELTA ANGLE	CHORD BEARING	CHORD LENGTH
C1	940.00'	232.17'	14°09'06"	N50°39'56"E	231.58'
C2	575.00'	65.06'	6°28'58"	S35°30'00"E	65.02'
C3	625.00'	5.63'	0°30'58"	S54°34'56"E	5.63'
C4	575.00'	111.46'	11°06'23"	N59°52'39"W	111.28'
C5	275.00'	31.76'	6°36'59"	S09°34'27"W	31.74'
C6	1170.00'	135.22'	6°37'18"	N41°53'31"W	135.14'
C7	990.00'	106.56'	6°10'02"	N48°17'11"W	106.51'
C8	200.00'	247.45'	70°53'19"	N03°11'08"E	231.96'
C9	500.00'	670.41'	76°49'25"	N06°09'11"E	621.31'
C10	250.00'	145.42'	33°19'44"	S48°55'23"E	143.38'
C11	600.00'	67.89'	6°28'58"	S35°30'00"E	67.85'
C12	500.00'	290.85'	33°19'44"	N41°04'37"E	286.77'
C13	600.00'	117.95'	11°15'47"	S59°57'21"E	117.76'
C14	250.00'	492.15'	112°47'36"	S69°16'44"W	416.44'
C15	250.00'	116.41'	26°40'41"	N49°00'53"E	115.36'
C16	250.00'	215.86'	49°28'17"	S52°22'55"E	209.22'
C17	300.00'	34.64'	6°36'59"	S09°34'27"W	34.62'
C18	250.00'	92.24'	21°08'26"	N51°47'01"E	91.72'
C19	1195.00'	266.74'	12°47'20"	S44°58'32"E	266.18'
C20	27.00'	36.72'	77°55'07"	S12°24'39"E	33.95'
C21	1030.00'	110.87'	6°10'02"	N48°17'11"W	110.81'
C22	1045.00'	112.48'	6°10'02"	N48°17'11"W	112.43'

OWNER/DEVELOPER:



8433 Enterprise Circle, Suite 100
Lakewood Ranch, FL 34202
(941) 388-0707

PREPARED BY:



PLAT OF MYRTLE CREEK, PHASE 3A

BEING
42.070 ACRES
SITUATED IN THE

ROBERT M. BERRY SURVEY, ABSTRACT No. 96,
ROBERT M. BERRY SURVEY, ABSTRACT No. 97
& BENJAMIN COLLIER SURVEY, ABSTRACT No. 216
CITY OF WAXAHACHIE, ELLIS COUNTY, TEXAS

123 RESIDENTIAL LOTS, 6 NON-RESIDENTIAL LOTS
CASE NO. XXX-X-XXXX AND ZONING: PD-ORDINANCE 2302 & 3322

Date: August 2025

SHEET 7 of 8

OWNER'S CERTIFICATE CONT...

THENCE South 35 deg. 40 min. 32 sec. West, a distance of 125.00 feet to a 1/2" capped iron rod set;



Planning & Zoning Department

Plat Staff Report

Case: SUB-136-2025



MEETING DATE(S)

Planning & Zoning Commission: October 14, 2025

CAPTION

Present a request by Sherri Taylor, GMcivil, for a **Plat** of Myrtle Creek Phase 3B, 252 residential lots and 14 non-residential lots, being 92.344-acres, located approximately 3,590 feet northeast of 2325 S US Highway 287 Bypass, situated in the Benjamin Collier Survey, Abstract 216 and the Christopher Bedwell Survey, Abstract 94, an addition to the City of Waxahachie (Property ID 180362) – Owner: Spur Creek Development, L.P. (SUB-136-2025).

RECOMMENDED MOTION

"I move to approve SUB-136-2025, a Plat of the Myrtle Creek Phase 3A, 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 252 single family residential lots and 14 non-residential lots as part of the Myrtle Creek Subdivision.

CASE INFORMATION

<i>Applicant:</i>	Sherri Taylor, GMcivil
<i>Property Owner(s):</i>	Spur Creek Development, L.P.
<i>Site Acreage:</i>	92.344 acres
<i>Number of Lots:</i>	266 lots
<i>Number of Dwelling Units:</i>	252 units
<i>Park Land Dedication:</i>	The cash in lieu of park land dedication for this case is estimated at \$100,800.00 (1 Dwelling Unit at \$400 per dwelling unit)
<i>Adequate Public Facilities:</i>	Adequate public facilities are available to the subject property via the extension of City water and wastewater lines.

SUBJECT PROPERTY

<i>General Location:</i>	Approximately 3,590 ft east of 2325 S US Highway 287 Bypass
<i>Parcel ID Number(s):</i>	180362
<i>Current Zoning:</i>	Planned Development (PD) – Ordinance 2302 & 3322
<i>Existing Use:</i>	The subject property is currently undeveloped.
<i>Platting History:</i>	The subject property is not currently platted.

Conditions (continued):

4. Per section 2.4.c.3 of the Waxahachie Subdivision Ordinance, the name, location and recording information of all adjoining subdivisions (or property owners of unplatted property) shall be drawn to the same scale and shown in dotted lines adjacent to the tract proposed for subdivision in sufficient detail. Only existing adjacent subdivisions must be shown on the plat. However, in the event that these future subdivisions are recorded before this plat is recorded, those adjacent subdivisions must be shown with the correct recording information.
5. Per Section 2.4.c.4 of the Waxahachie Subdivision Ordinance, the location and width of all streets, alleys and easements, existing or proposed, within the subdivision limits and adjacent to the subdivision needs to be provided. The detailed sheets should show the variable width drainage easement being dedicated for Phase 2, and indicate whether portions of it will be abandoned with this plat. If there are existing easements, those easements need to be shown on the individual sheets and shown that those easements are going to be abandoned via this plat.
6. Per Section 2.4.c.4 of the Waxahachie Subdivision Ordinance, street name approval is required at the time of platting. Please note that LILIUM LANE is unavailable. Please submit two alternative street names for review.
7. Per section 2.4.c.4 of the Waxahachie Subdivision Ordinance, the location and width of all streets, alleys and easements, existing or proposed, within the subdivision limits and adjacent to the subdivision needs to be provided with the relevant recording information. Please revise accordingly.
8. Per Section 2.4.c.6 of the Waxahachie Subdivision Ordinance, proposed arrangement and square footage of lots (including lot and block numbers) need to be provided. According to the associated Site Plan, three proposed islands are being placed here. As such, an X lot for each of these need to be provided. Please revise accordingly.
9. Per Section 2.4.c.6 of the Waxahachie Subdivision Ordinance, proposed arrangement and square footage of lots (including lot and block numbers) need to be provided. According to the associated Site Plan, a proposed median is being placed here. As such, an X lot needs to be provided where the median is going to be placed. Please revise accordingly.
10. 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.
11. Per Section 2.4.c.22 of the Waxahachie Subdivision Ordinance, please provide coordinates (northing, easting) for the POB and at least one addition corner of the property boundary.
12. 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-136-2025", please revise accordingly.
13. Per Section 2.4.c.23 of the Waxahachie Subdivision Ordinance, a correct title block is required to be provided. The amount of residential lots provided in the title block do not match that of the amount of provided residential lots on the plat itself. Please revise.
14. Per Section 2.2 and 2.4.c.25 of the Waxahachie Subdivision Ordinance, an accurate proof of land ownership and an accurate owner's certificate is required. The current Property Owner Affidavit and provided Deed indicates that the associated owner for this property is "Spur Myrtle Creek Development, L.P." If this is the correct owner, please revise accordingly. However, if the owner demonstrated on this plat is indeed accurate, please provide an updated deed and Property Owner Affidavit that demonstrates the correct and accurate owner for this property.
15. 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.
16. Per Section 4.4.d of the Waxahachie Subdivision Ordinance, the Cash in lieu of land fee must be paid prior to plat filing.
17. Per Section 7.2.h of the Waxahachie Subdivision Ordinance, Filing Fees are required to be paid with your Plat application prior to plat filing. These fees can be paid via check to the City of Waxahachie or via the invoice on our Citizen Self Service (CSS) Portal.

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

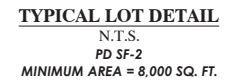
caleb.ensley@waxahachie.com

Reviewed by:

Trenton Robertson, AICP

Senior Director of Planning

Trenton.Robertson@waxahachie.com



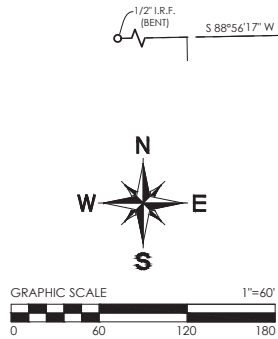
817-329-4373
TxEng Firm # F-2944 | TxSurv Firm # 10021700



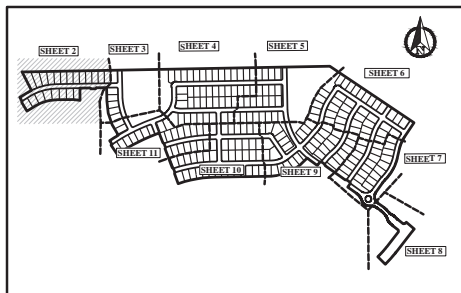
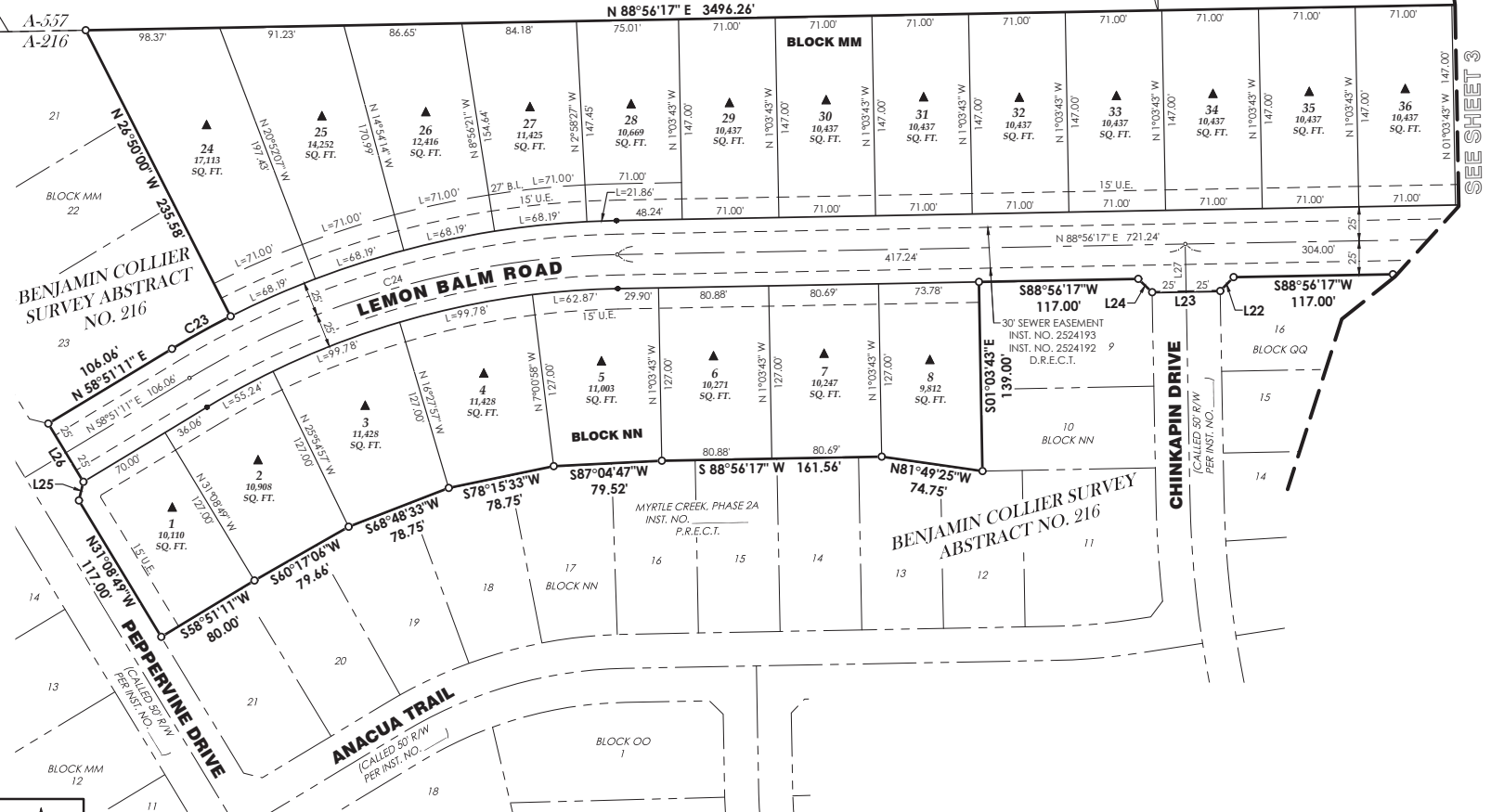
JONATHAN JOHNSON SURVEY
ABSTRACT NO. 557

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

TRACT 2
CALLED 242.949 ACRES
ANDERSON CHRISTIAN FOUNDATION
INST. NO. 2116923
D.R.E.C.T.



SEE SHEET 12 FOR LINE
& CURVE TABLES



KEY MAP
N.T.S.

OWNER/DEVELOPER:



8433 Enterprise Circle, Suite 100
Lakewood Ranch, FL 34202
(941) 388-0707

PREPARED BY:



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

**PLAT
OF
MYRTLE CREEK, PHASE 3B**

BEING
92.344 ACRES
SITUATED IN THE

BENJAMIN COLLIER SURVEY, ABSTRACT No. 216,
CHRISTOPHER BEDWELL SURVEY, ABSTRACT No. 94,
CITY OF WAXAHACHIE, ELLIS COUNTY, TEXAS
252 RESIDENTIAL LOTS, 14 NON-RESIDENTIAL LOTS

CASE NO. SUB-XX-XXXX AND ZONING: PD-ORDINANCE 2302 & 3322

Date: August 2025



SEE SHEET 12 FOR LINE
& CURVE TABLES

TRACT 2
CALLED 242.949 ACRES
ANDERSON CHRISTIAN FOUNDATION
INST. NO. 2116923
D.R.E.C.T.

JONATHAN JOHNSON SURVEY
ABSTRACT NO. 557

APPROXIMATE LOCATION OF
ABSTRACT LINE

A-557
A-216

BENJAMIN COLLIER SURVEY
ABSTRACT NO. 216

SEE SHEET 4

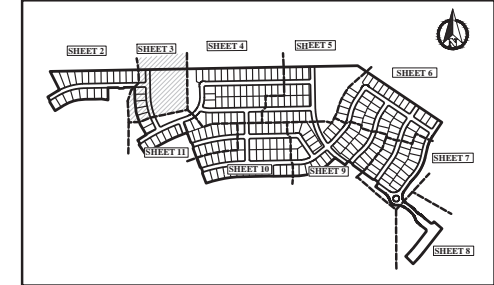
PARK AND OPEN SPACE
BLOCK SS
19X
304,801
SQ. FT.

30' SEWER EASEMENT
INST. NO. 2524193
INST. NO. 2524192
D.R.E.C.T.

NATIVE SALIX STREET

SEE SHEET 2

SEE SHEET 11



KEY MAP
N.T.S.

OWNER/DEVELOPER:



8433 Enterprise Circle, Suite 100
Lakewood Ranch, FL 34202
(941) 388-0707

PREPARED BY:



PLAT
OF

MYRTLE CREEK, PHASE 3B

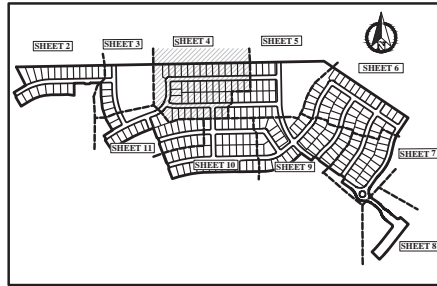
BEING
92.344 ACRES
SITUATED IN THE

BENJAMIN COLLIER SURVEY, ABSTRACT No. 216,
CHRISTOPHER BEDWELL SURVEY, ABSTRACT No. 94,
CITY OF WAXAHACHIE, ELLIS COUNTY, TEXAS

252 RESIDENTIAL LOTS, 14 NON-RESIDENTIAL LOTS
CASE NO. SUB-XX-XXXX AND ZONING: PD-ORDINANCE 2302 & 3322

Date: August 2025

JONATHAN JOHNSON SURVEY
ABSTRACT NO. 557

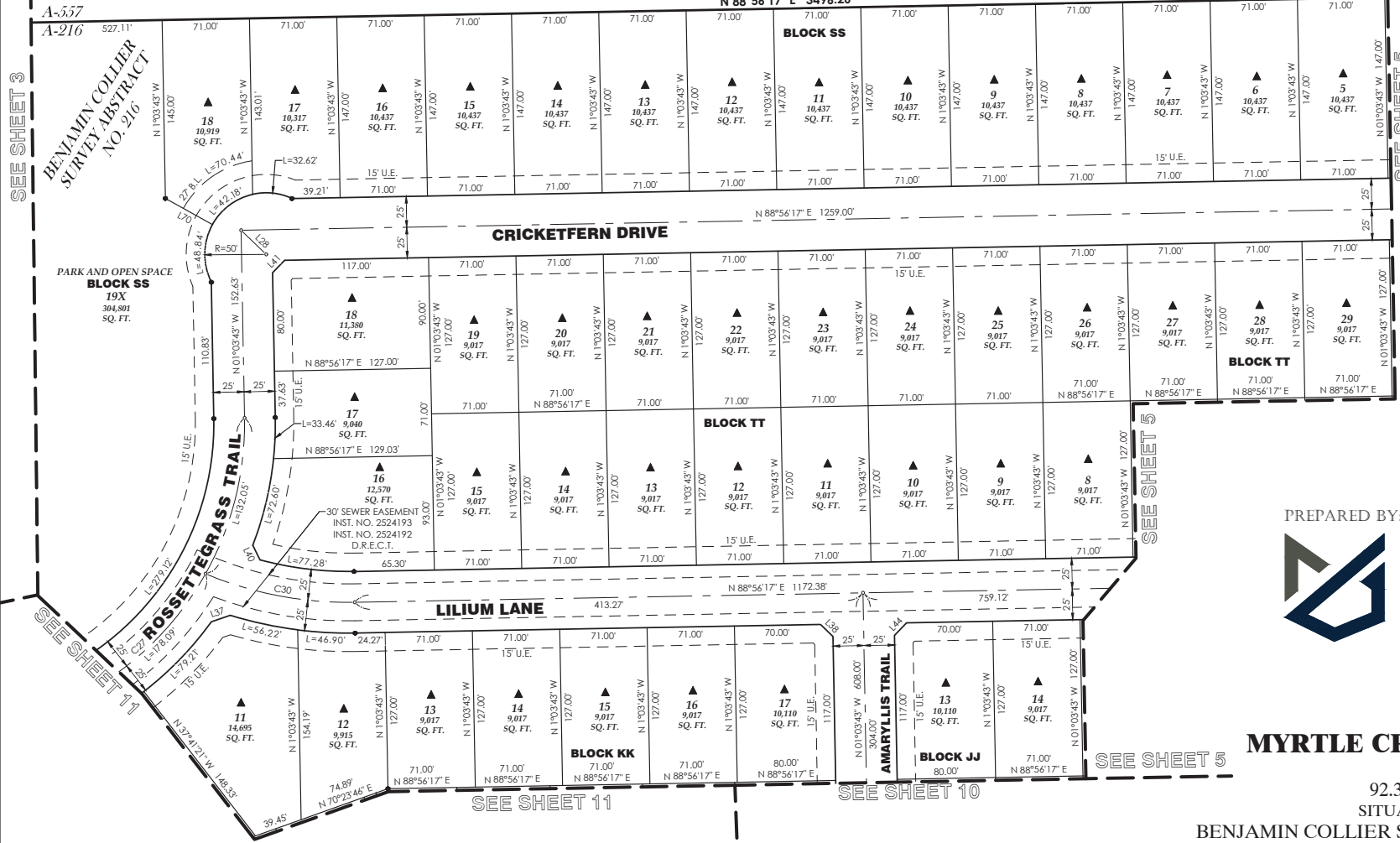


KEY MAP
N.T.S.

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



SEE SHEET 12 FOR LINE
& CURVE TABLES



OWNER/DEVELOPER:



8433 Enterprise Circle, Suite 100
Lakewood Ranch, FL 34202
(941) 388-0707

PREPARED BY:



PLAT OF MYRTLE CREEK, PHASE 3B

BEING
92.344 ACRES
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BENJAMIN COLLIER SURVEY, ABSTRACT No. 216,
CHRISTOPHER BEDWELL SURVEY, ABSTRACT No. 94,
CITY OF WAXAHACHIE, ELLIS COUNTY, TEXAS

252 RESIDENTIAL LOTS, 14 NON-RESIDENTIAL LOTS
CASE NO. SUB-XX-XXXX AND ZONING: PD-ORDINANCE 2302 & 3322

Date: August 2025



GRAPHIC SCALE
1"=60'
0 60 120 180

SEE SHEET 12 FOR LINE
& CURVE TABLES

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

JONATHAN JOHNSON SURVEY
ABSTRACT NO. 557

POINT OF
BEGINNING

POINT OF
COMMENCING
1/2" I.R.F.

N 88°56'17" E 3496.26'
490.70'

APPROXIMATE LOCATION OF
ABSTRACT LINE
A-557
A-216

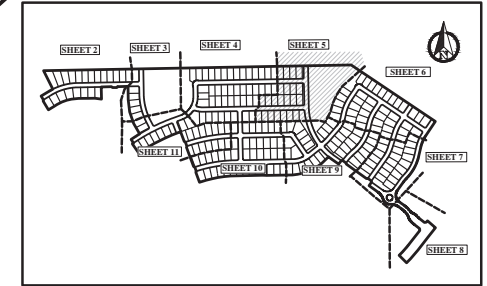
S 88°56'17" W 654.60'

CONTROLLING MONUMENT
TEXAS NORTH CENTRAL
ZONE 4202, NAD 83, FEET
N=6,824,263.2514
E=2,496,350.2151

REMAINDER OF TRACT 1A
CALLED 1263.272 ACRES
SPUR MYRTLE CREEK LAND, L.P.
INST. NO. 2510725
D.R.E.C.T.

BENJAMIN COLLIER SURVEY
ABSTRACT NO. 216

PARK AND OPEN SPACE
BLOCK UU
24X
267,289
SQ. FT.



KEY MAP
N.T.S.

PREPARED BY:



PLAT
OF
MYRTLE CREEK, PHASE 3B

BEING
92.344 ACRES
SITUATED IN THE

BENJAMIN COLLIER SURVEY, ABSTRACT No. 216,
CHRISTOPHER BEDWELL SURVEY, ABSTRACT No. 94,
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CASE NO. SUB-XX-XXXX AND ZONING: PD-ORDINANCE 2302 & 3322

Date: August 2025

SHEET 5 of 13

OWNER/DEVELOPER:



8433 Enterprise Circle, Suite 100
Lakewood Ranch, FL 34202
(941) 388-0707

30' SEWER EASEMENT
INST. NO. 2524193
INST. NO. 2524192
D.R.E.C.T.

SEE SHEET 6
SEE SHEET 9

SEE SHEET 4

SEE SHEET 4

SEE SHEET 6

SEE SHEET 10

SEE SHEET 9

BLOCK SS

CRICKET FERN DRIVE

BLOCK TT

LILIAM LANE

BLOCK JJ

TRILLIUM DRIVE

SEE SHEET 4

SEE SHEET 4

SEE SHEET 6

SEE SHEET 10

SEE SHEET 9

BLOCK SS

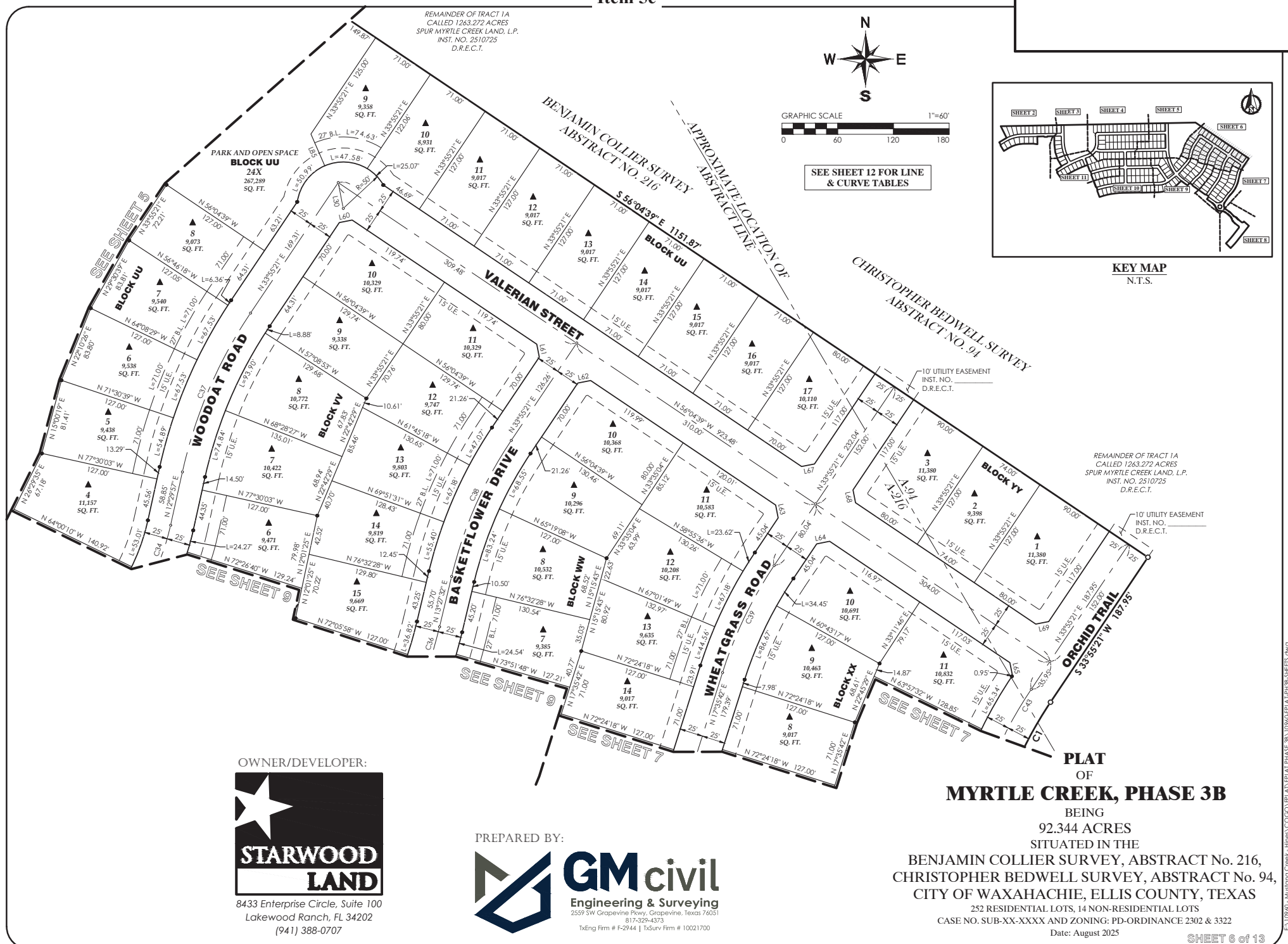
CRICKET FERN DRIVE

BLOCK TT

LILIAM LANE

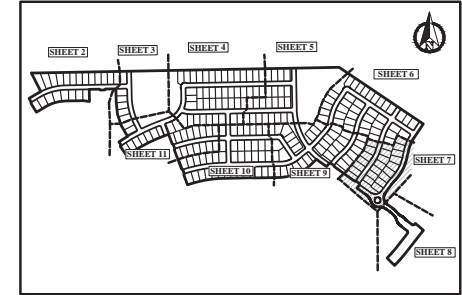
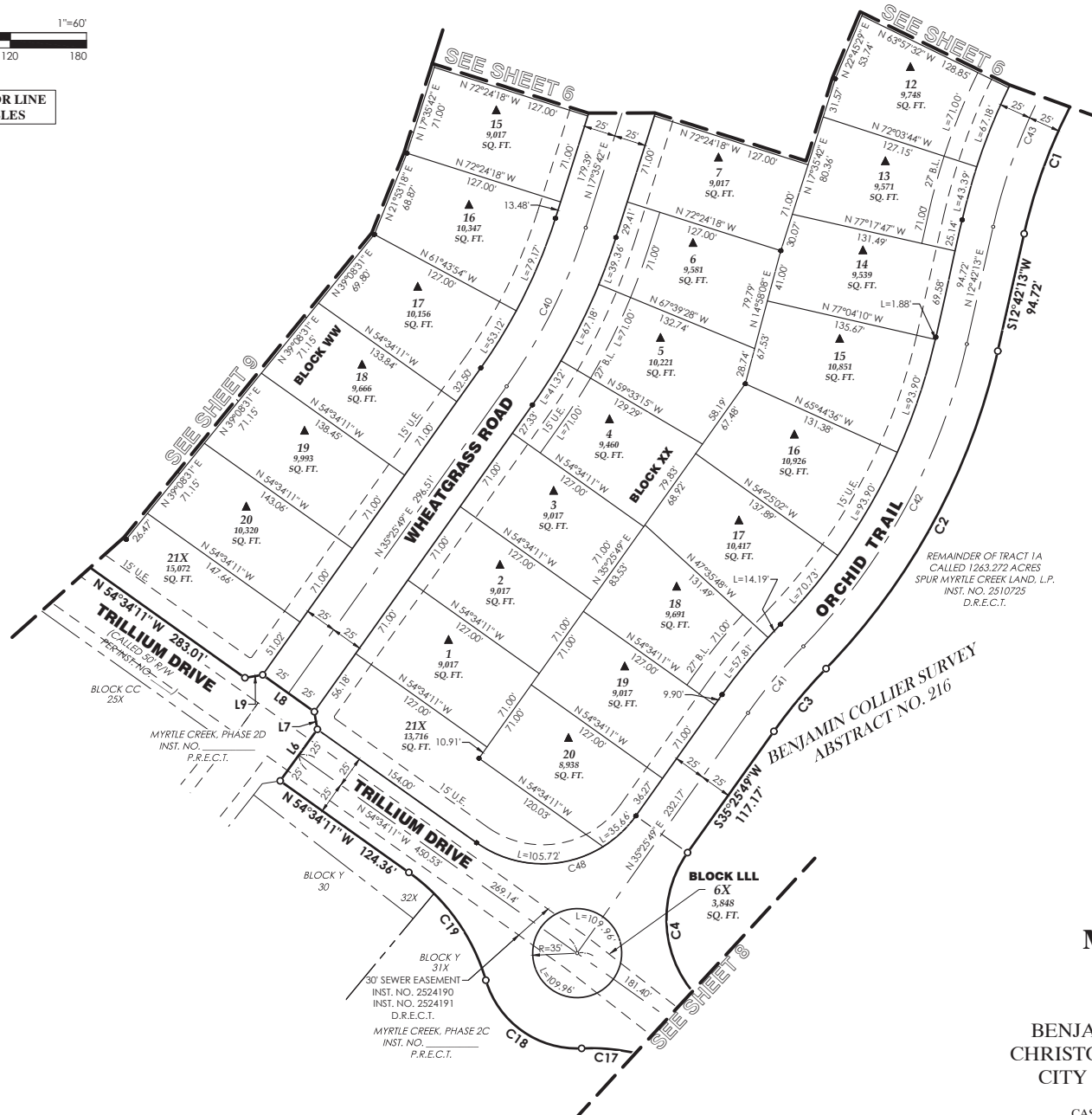
BLOCK JJ

TRILLIUM DRIVE





SEE SHEET 12 FOR LINE
& CURVE TABLES



KEY MAP
N.T.S.

OWNER/DEVELOPER:



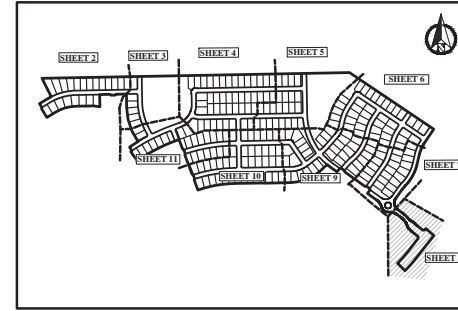
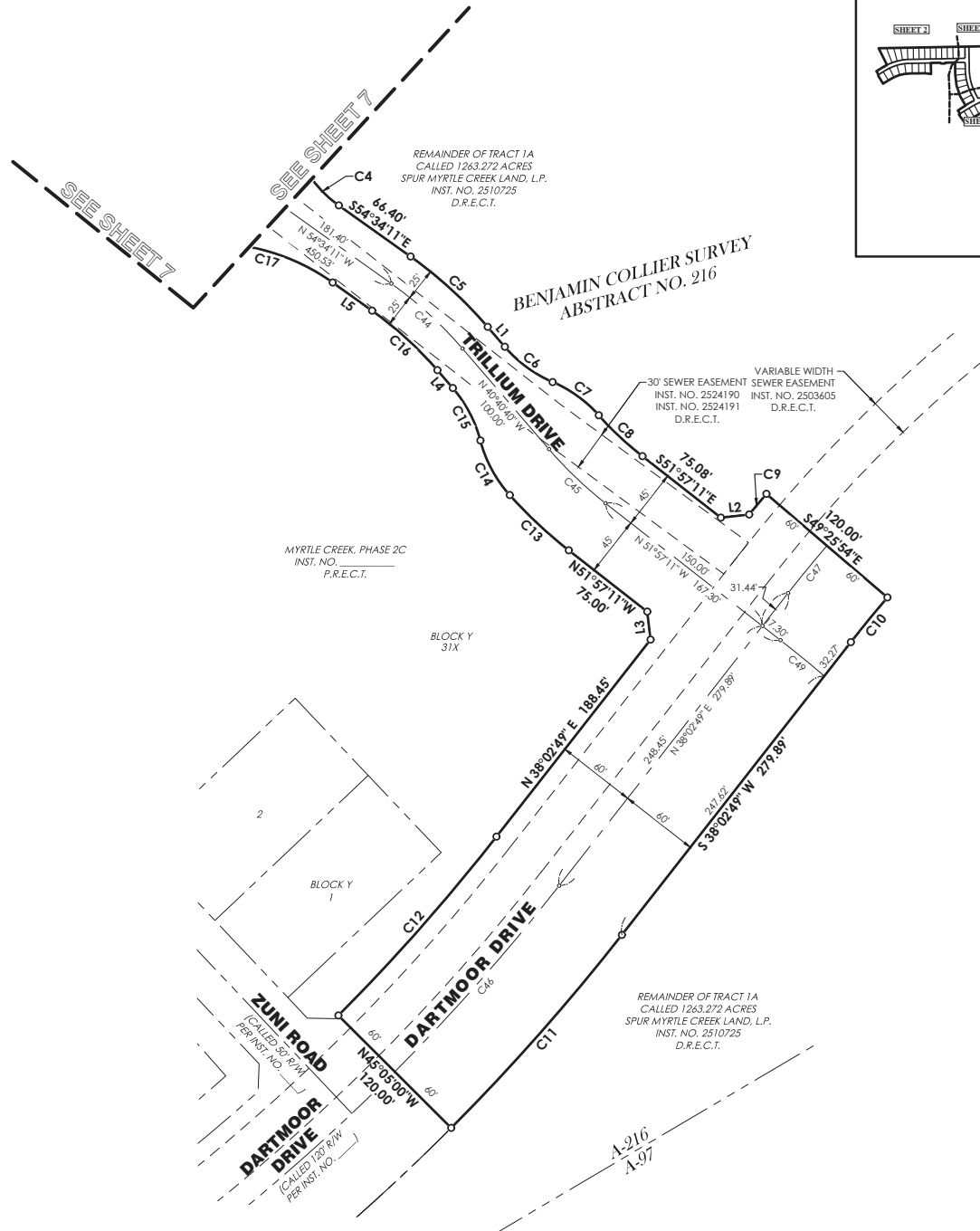
8433 Enterprise Circle, Suite 100
Lakewood Ranch, FL 34202
(941) 388-0707

PREPARED BY:

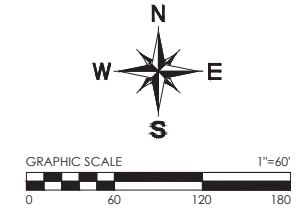


**PLAT
OF
MYRTLE CREEK, PHASE 3B**

BEING
92.344 ACRES
SITUATED IN THE
BENJAMIN COLLIER SURVEY, ABSTRACT No. 216,
CHRISTOPHER BEDWELL SURVEY, ABSTRACT No. 94,
CITY OF WAXAHACHIE, ELLIS COUNTY, TEXAS
252 RESIDENTIAL LOTS, 14 NON-RESIDENTIAL LOTS
CASE NO. SUB-XX-XXXX AND ZONING: PD-ORDINANCE 2302 & 3322
Date: August 2025



KEY MAP
N.T.S.



SEE SHEET 12 FOR LINE
& CURVE TABLES

OWNER/DEVELOPER:



8433 Enterprise Circle, Suite 100
Lakewood Ranch, FL 34202
(941) 388-0707

PREPARED BY:



**PLAT
OF
MYRTLE CREEK, PHASE 3B**

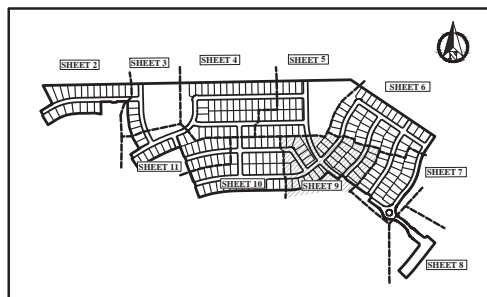
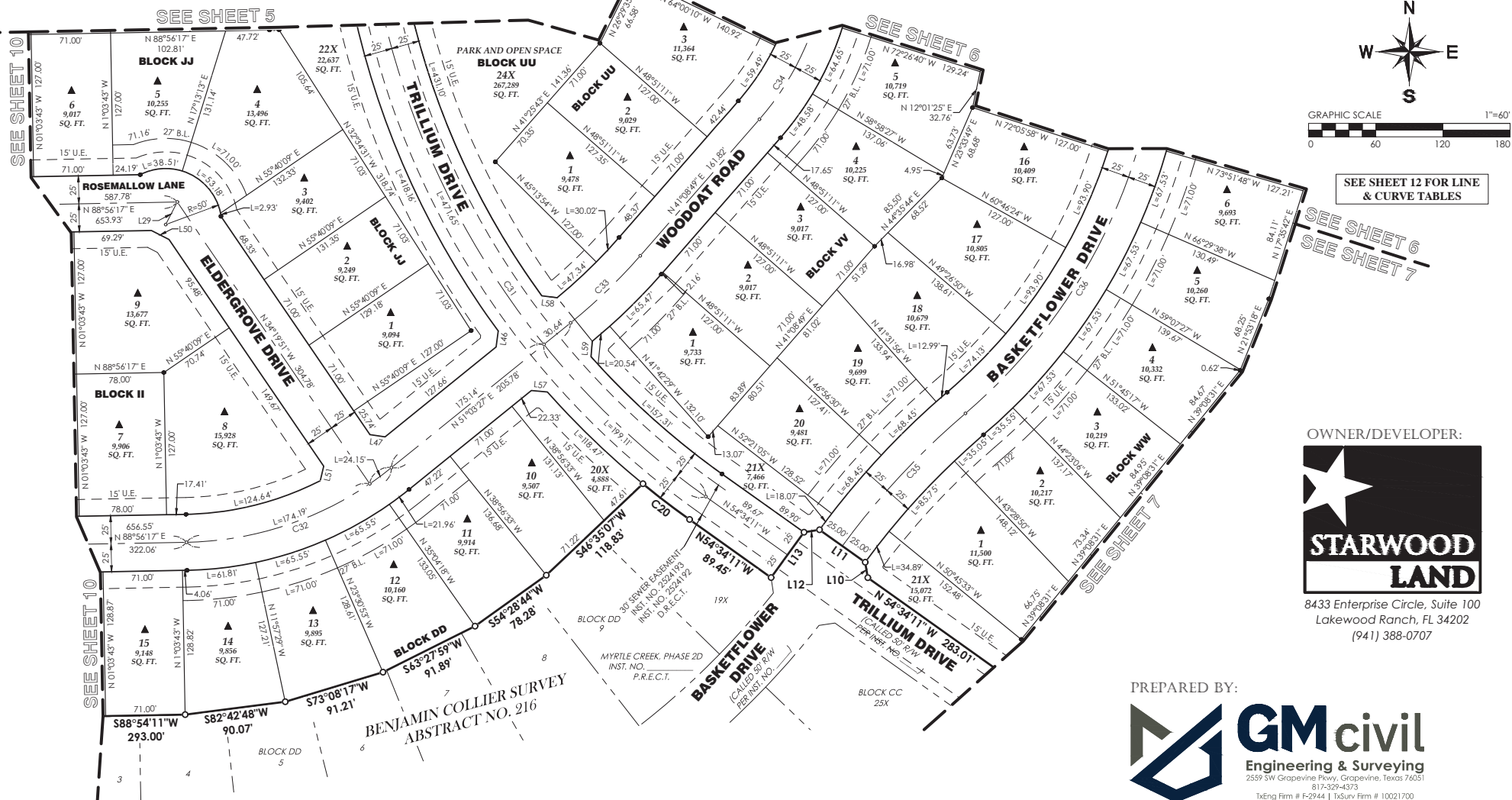
BEING
92.344 ACRES
SITUATED IN THE

BENJAMIN COLLIER SURVEY, ABSTRACT No. 216,
CHRISTOPHER BEDWELL SURVEY, ABSTRACT No. 94,
CITY OF WAXAHACHIE, ELLIS COUNTY, TEXAS

252 RESIDENTIAL LOTS, 14 NON-RESIDENTIAL LOTS
CASE NO. SUB-XX-XXXX AND ZONING: PD-ORDINANCE 2302 & 3322

Date: August 2025

SHEET 8 of 13

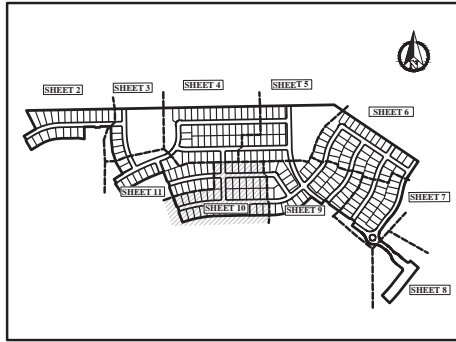


KEY MAP
N.T.S.

PREPARED BY:

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

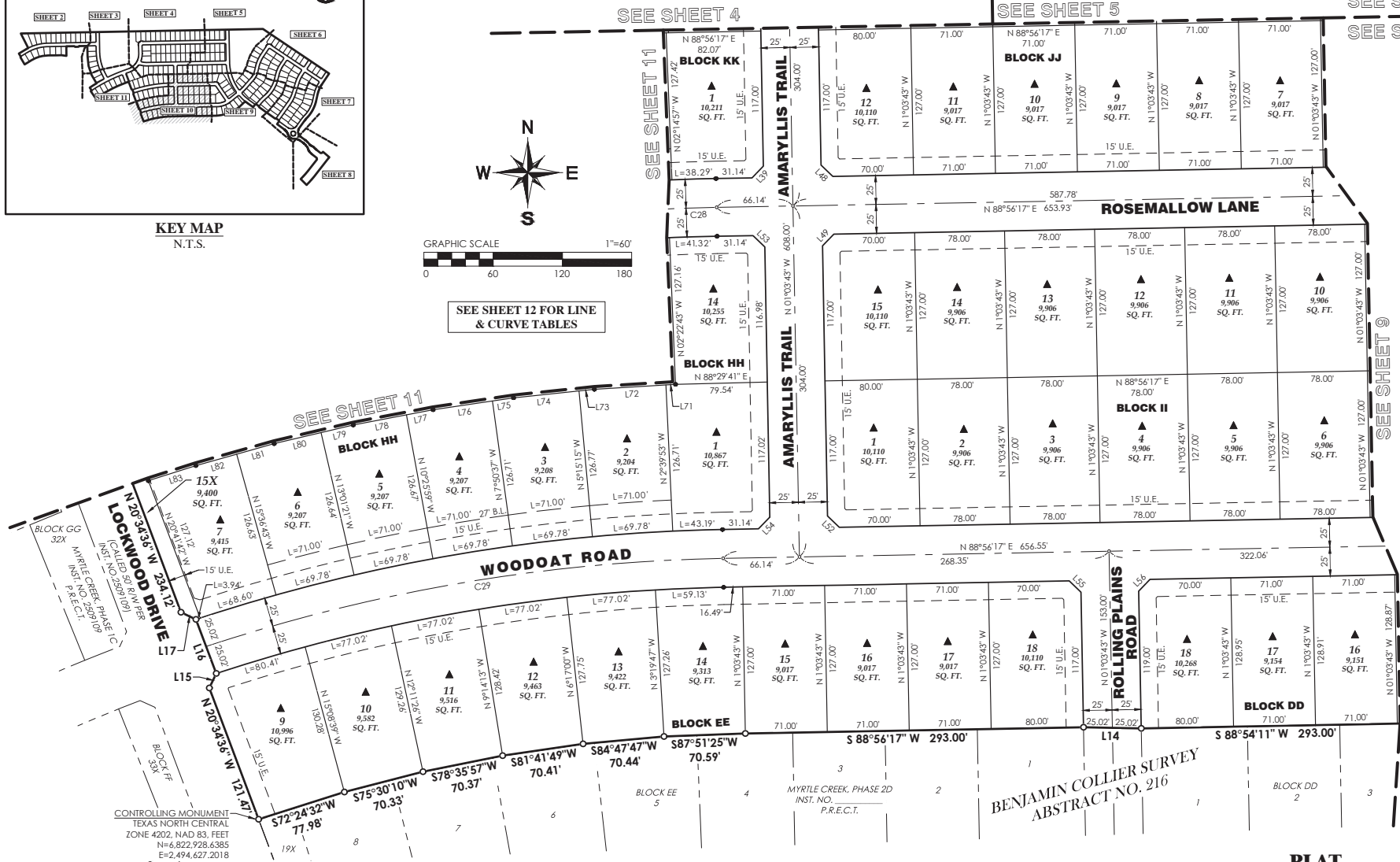
PLAT
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CASE NO. SUB-XX-XXXX AND ZONING: PD-ORDINANCE 2302 & 3322
Date: August 2025



KEY MAP
N.T.S.



SEE SHEET 12 FOR LINE
& CURVE TABLES



CONTROLLING MONUMENT-
TEXAS NORTH CENTRAL
ZONE 4202, NAD 83, FEET
N=6,822,928.6385
E=2,494,627.2018

OWNER/DEVELOPER:



8433 Enterprise Circle, Suite 100
Lakewood Ranch, FL 34202
(941) 388-0707

PREPARED BY:



GMcivil
Engineering & Surveying
2559 SW Grapevine Pkwy, Grapevine, Texas 76051
817-339-4373
TxEng Firm # F-2944 | TxSurv Firm # 10021700

**PLAT
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CASE NO. SUB-XX-XXXX AND ZONING: PD-ORDINANCE 2302 & 3322
Date: August 2025

CURVE TABLE					
CURVE #	RADIUS	ARC LENGTH	DELTA ANGLE	CHORD BEARING	CHORD LENGTH
C1	425.00'	157.39'	21°1'308"	S23°18'47"W	156.50'
C2	525.00'	287.82'	31°2'441"	S28°24'33"W	284.23'
C3	425.00'	64.42'	8°41'05"	S39°46'21"W	64.36'
C4	90.00'	141.37'	90°0'000"	S09°34'11"E	127.28'
C5	325.00'	78.80'	13°5'331"	S47°37'26"E	78.61'
C6	100.00'	45.18'	25°5'319"	S53°37'19"E	44.80'
C7	100.00'	43.19'	24°4'436"	S54°11'40"E	42.85'
C8	255.00'	45.09'	10°0'749"	S46°53'17"E	45.03'
C9	1110.00'	20.28'	1°02'49"	N40°02'41"E	20.28'
C10	990.00'	43.57'	2°31'17"	S39°18'27"W	43.56'
C11	1620.00'	194.24'	6°52'12"	S41°28'54"W	194.13'
C12	1500.00'	179.85'	6°52'12"	N41°28'54"E	179.75'
C13	345.00'	61.00'	10°0'749"	N46°53'17"W	60.92'
C14	100.00'	47.05'	26°5'717"	N28°20'44"W	46.61'
C15	100.00'	45.05'	25°48'35"	N27°46'22"W	44.67'
C16	275.00'	66.68'	13°5'331"	N47°37'26"W	66.51'
C17	160.00'	106.25'	38°0'251"	N73°35'37"W	104.31'
C18	75.00'	99.81'	76°1'459"	N54°34'11"W	92.61'
C19	160.00'	106.25'	38°0'251"	N35°32'46"W	104.31'
C20	755.00'	52.45'	3°58'50"	N52°34'46"W	52.44'
C21	2102.00'	16.46'	0°26'55"	N59°36'54"E	16.46'
C22	2152.00'	116.11'	3°05'29"	N57°23'06"E	116.10'
C23	655.00'	49.31'	4°18'49"	N61°00'35"E	49.30'
C24	630.00'	330.80'	30°0'506"	N73°53'44"E	327.01'
C25	700.00'	316.64'	25°55'02"	N14°01'14"W	313.95'

CURVE TABLE					
CURVE #	RADIUS	ARC LENGTH	DELTA ANGLE	CHORD BEARING	CHORD LENGTH
C26	2127.00'	526.24'	14°1'032"	N62°55'38"E	524.90'
C27	250.00'	310.13'	71°0'437"	N34°28'35"E	290.62'
C28	1823.00'	559.67'	17°35'24"	N80°08'35"E	557.47'
C29	1519.00'	456.12'	17°12'17"	N80°20'08"E	454.41'
C30	300.00'	124.29'	23°44'17"	N79°11'35"W	123.41'
C31	730.00'	681.74'	53°30'28"	N27°48'57"W	657.23'
C32	300.00'	198.34'	37°52'50"	N69°59'52"E	194.75'
C33	500.00'	86.49'	9°54'38"	N46°06'08"E	86.38'
C34	250.00'	125.00'	28°38'52"	N26°49'23"E	123.70'
C35	700.00'	161.82'	13°14'44"	S42°52'18"W	161.46'
C36	500.00'	314.47'	36°02'07"	S31°28'36"W	309.31'
C37	500.00'	186.96'	21°25'25"	S23°12'39"W	185.87'
C38	450.00'	160.72'	20°22'49"	S23°41'27"W	159.87'
C39	450.00'	128.24'	16°19'39"	S25°45'32"W	127.80'
C40	450.00'	140.08'	17°50'07"	N26°30'46"E	139.51'
C41	450.00'	68.21'	8°41'05"	S39°46'21"W	68.14'
C42	500.00'	274.11'	31°24'41"	S28°24'33"W	270.70'
C43	450.00'	166.65'	21°1'308"	S23°18'47"W	165.70'
C44	300.00'	72.74'	13°5'331"	N47°37'26"W	72.56'
C45	300.00'	59.04'	11°16'31"	N46°18'56"W	58.94'
C46	1560.00'	187.05'	6°52'12"	S41°28'54"W	186.94'
C47	1050.00'	46.21'	2°31'17"	S39°18'27"W	46.20'
C48	90.00'	141.37'	90°0'000"	N80°25'49"E	127.28'
C49	1100.00'	42.71'	2°13'29"	N50°50'27"W	42.71'

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

SITE AREA SUMMARY

GROSS AREA	92.344 ACRES
PUBLIC RIGHT-OF-WAY	19.607 ACRES
LOTS	57.300 ACRES
COMMON AREAS	15.436 ACRES

NOTES

- Bearings are oriented to Texas State plane coordinate system, north central zone, 4202 derived from GPS observation.
- 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 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.
- All 1/2" iron rod set with yellow plastic cap stamped "GMCIVIL" unless otherwise noted.
- 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.
- 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.

OWNER/DEVELOPER:



8433 Enterprise Circle, Suite 100
Lakewood Ranch, FL 34202
(941) 388-0707

PREPARED BY:



PLAT OF MYRTLE CREEK, PHASE 3B

BEING
92.344 ACRES
SITUATED IN THE

**BENJAMIN COLLIER SURVEY, ABSTRACT No. 216,
CHRISTOPHER BEDWELL SURVEY, ABSTRACT No. 94,
CITY OF WAXAHACHIE, ELLIS COUNTY, TEXAS**

252 RESIDENTIAL LOTS, 14 NON-RESIDENTIAL LOTS
CASE NO. SUB-XX-XXXX AND ZONING: PD-ORDINANCE 2302 & 3322

Date: August 2025

SHEET 12 of 13

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 plot 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:) SS

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 8/29/2025 10:42 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: _____

LINE TABLE		
LINE #	BEARING	DISTANCE
L1	S40°40'40"E	19.77'
L2	N83°35'26"E	21.41'
L3	N06°57'11"W	21.21'
L4	N40°40'40"W	17.82'
L5	N54°34'11"W	36.48'
L6	N35°44'40"E	50.00'
L7	N09°34'11"W	14.14'
L8	N54°34'11"W	50.00'
L9	S80°25'49"W	14.14'
L10	N09°42'21"W	14.00'
L11	N54°34'11"W	50.01'
L12	S80°58'34"W	14.10'
L13	S35°56'34"W	50.00'
L14	N88°46'17"W	50.04'
L15	N25°30'07"E	13.87'
L16	N20°34'34"W	50.04'
L17	S80°31'59"W	14.40'
L18	N25°19'10"E	13.92'
L19	N20°34'35"W	50.03'
L20	N64°42'17"W	14.36'
L21	N34°09'39"W	50.00'
L22	S43°56'17"W	14.14'

LINE TABLE		
LINE #	BEARING	DISTANCE
L23	S88°56'17"W	50.00'
L24	N46°03'43"W	14.14'
L25	N13°51'11"E	14.14'
L26	N31°08'49"W	50.00'
L27	N01°03'43"W	35.00'
L28	N46°03'43"W	28.28'
L29	N27°18'13"E	22.73'
L30	N11°04'39"W	28.28'
L31	N43°56'17"E	14.14'
L32	N46°03'43"W	14.14'
L33	N17°37'17"E	10.11'
L34	S71°34'47"E	14.24'
L35	N65°37'41"W	14.13'
L36	S24°43'09"W	14.07'
L37	S71°22'52"W	16.05'
L38	N46°03'43"W	14.14'
L39	N43°56'17"E	14.14'
L40	N25°55'18"W	13.38'
L41	N43°56'17"E	14.14'
L42	S46°03'43"E	14.14'
L43	S43°56'17"W	14.14'
L44	N43°56'17"E	14.14'

LINE TABLE		
LINE #	BEARING	DISTANCE
L45	S47°37'03"E	14.52'
L46	S07°11'46"W	14.42'
L47	N81°38'12"W	13.56'
L48	N46°03'43"W	14.14'
L49	N43°56'17"E	14.14'
L50	S62°41'47"E	17.60'
L51	S13°47'53"W	13.35'
L52	N46°03'43"W	14.14'
L53	N46°03'43"W	14.14'
L54	N43°56'17"E	14.14'
L55	N46°03'43"W	14.14'
L56	S43°56'17"W	14.14'
L57	N85°04'52"W	14.42'
L58	S82°47'34"E	13.82'
L59	N04°51'10"E	13.84'
L60	N78°55'21"E	14.14'
L61	S11°04'39"E	14.14'
L62	N78°55'21"E	14.14'
L63	S11°04'39"E	14.14'
L64	N78°55'21"E	14.14'
L65	S11°04'39"E	14.14'
L66	N43°56'17"E	14.14'

LINE TABLE		
LINE #	BEARING	DISTANCE
L67	N78°55'21"E	14.14'
L68	S11°04'39"E	14.14'
L69	N78°55'21"E	14.14'
L70	N60°56'16"W	43.65'
L71	N86°32'34"E	8.34'
L72	N86°32'34"E	62.09'
L73	N83°59'54"E	13.42'
L74	N83°59'54"E	57.01'
L75	N81°34'59"E	18.50'
L76	N81°34'59"E	51.94'
L77	N79°10'04"E	23.58'
L78	N79°10'04"E	46.86'
L79	N76°45'09"E	28.66'
L80	N76°45'09"E	41.78'
L81	N74°20'14"E	33.73'
L82	N74°20'14"E	36.70'
L83	N72°23'22"E	43.17'
L84	N72°23'22"E	43.17'
L85	N23°29'10"W	37.26'

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 and the Christopher Bedwell Survey, Abstract No. 94, City of Waxahachie, Ellis County, Texas, being part of that certain called 1,263.272 acre tract described as Tract 1A in a deed to Spur Myrtle Creek Development, L.P., recorded in Instrument No. 2510724 of the Deed Records of Ellis County, Texas (DRECT), being part of that certain called 1,263.272 acre tract described as Tract 1A in a deed to Spur Myrtle Creek Land, L.P., recorded in Instrument No. 2510725 (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 in the North line 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 242.969 acre tract, a distance of 654.60 feet to a 1/2" capped iron rod set stamped "GACIVIL", hereinafter referred to as 1/2" capped iron rod set, said point being the **TRUE POINT OF BEGINNING**;

THENCE South 56 deg. 04 min. 39 sec. East departing said North and South lines, a distance of 1,151.87 feet to a 1/2" capped iron rod set;

THENCE South 33 deg. 55 min. 21 sec. West, a distance of 187.95 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 425.00 feet, a central angle of 13 deg. 13 min. 08 sec., and being subtended by a chord which bears South 23 deg. 18 min. 47 sec. West - 156.50 feet;

THENCE in a southwesterly direction along said curve to the left, a distance of 157.39 feet to a 1/2" capped iron rod set;

THENCE South 12 deg. 42 min. 13 sec. West tangent to said curve, a distance of 94.72 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 525.00 feet, a central angle of 31 deg. 24 min. 41 sec., and being subtended by a chord which bears South 28 deg. 24 min. 33 sec. West - 284.23 feet;

THENCE in a southwesterly direction along said curve to the right, a distance of 287.82 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 08 deg. 41 min. 05 sec., and being subtended by a chord which bears South 39 deg. 46 min. 21 sec. West - 64.36 feet;

THENCE in a southwesterly direction along said curve to the left, a distance of 64.42 feet to a 1/2" capped iron rod set;

THENCE South 35 deg. 25 min. 49 sec. West tangent to said curve, a distance of 117.17 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 90.00 feet, a central angle of 90 deg. 00 min. 00 sec., and being subtended by a chord which bears South 09 deg. 34 min. 11 sec. East - 127.28 feet;

THENCE in a southerly direction along said curve to the left, a distance of 141.37 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 66.40 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 325.00 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 - 78.61 feet;

THENCE in a southeasterly direction along said curve to the right, a distance of 78.80 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 19.77 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. 53 min. 19 sec., and being subtended by a chord which bears South 53 deg. 37 min. 19 sec. East - 44.80 feet;

THENCE in a southeasterly direction along said curve to the left, a distance of 45.18 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. 42 min. 36 sec., and being subtended by a chord which bears South 54 deg. 11 min. 40 sec. East - 44.85 feet;

THENCE in a southeasterly direction along said curve to the right, a distance of 43.19 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 255.00 feet, a central angle of 10 deg. 07 min. 49 sec., and being subtended by a chord which bears South 46 deg. 53 min. 17 sec. East - 45.03 feet;

THENCE in a southeasterly direction along said curve to the left, a distance of 45.09 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 75.08 feet to a 1/2" capped iron rod set;

THENCE North 83 deg. 35 min. 26 sec. East, a distance of 21.41 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 1,100.00 feet, a central angle of 01 deg. 02 min. 49 sec., and being subtended by a chord which bears North 40 deg. 02 min. 41 sec. East - 20.28 feet;

THENCE in a northwesterly direction along said curve to the right, a distance of 20.28 feet to a 1/2" capped iron rod set;

THENCE South 49 deg. 25 min. 54 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 left, having a radius of 990.00 feet, a central angle of 02 deg. 31 min. 17 sec., and being subtended by a chord which bears South 39 deg. 46 min. 27 sec. West - 43.56 feet;

THENCE in a northwesterly direction along said curve to the left, a distance of 43.57 feet to a 1/2" capped iron rod set;

THENCE South 38 deg. 02 min. 49 sec. West tangent to said curve, a distance of 279.89 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 1,620.00 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 - 194.13 feet;

THENCE in a southwesterly direction along said curve to the right, a distance of 194.24 feet to a 1/2" capped iron rod set;

THENCE North 45 deg. 05 min. 00 sec. West 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 left, 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 North 41 deg. 28 min. 54 sec. East - 179.75 feet;

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

THENCE North 38 deg. 02 min. 49 sec. East tangent to said curve, a distance of 188.45 feet to a 1/2" capped iron rod set;

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

THENCE North 51 deg. 57 min. 11 sec. West, a distance of 75.00 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 345.00 feet, a central angle of 10 deg. 07 min. 49 sec., and being subtended by a chord which bears North 46 deg. 53 min. 17 sec. West - 40.92 feet;

OWNER'S CERTIFICATE CONT...

THENCE in a northwesterly direction along said curve to the right, a distance of 61.00 feet to a 1/2" capped iron rod set for a Point of Curvature of a compound circular curve to the right, having a radius of 100.00 feet, a central angle of 13 deg. 53 min. 31 sec., and being subtended by a chord which bears North 28 deg. 20 min. 44 sec. West - 46.61 feet;

THENCE in a northwesterly direction along said curve to the right, 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 left, having a radius of 275.00 feet, a central angle of 25 deg. 48 min. 35 sec., and being subtended by a chord which bears North 27 deg. 46 min. 22 sec. West - 44.67 feet;

THENCE in a northwesterly direction along said curve to the left, a distance of 45.05 feet to a 1/2" capped iron rod set;

THENCE North 40 deg. 40 min. 40 sec. West 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 left, 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 North 47 deg. 37 min. 26 sec. West - 66.51 feet;

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

THENCE North 54 deg. 34 min. 11 sec. West 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 left, 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 North 73 deg. 35 min. 37 sec. West - 104.31 feet;

THENCE in a westerly direction along said curve to the left, a distance of 106.25 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 76 deg. 14 min. 59 sec., and being subtended by a chord which bears North 54 deg. 34 min. 11 sec. West - 92.61 feet;

THENCE in a northwesterly direction along said curve to the right, a distance of 99.81 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 160.00 feet, a central angle of 38 deg. 02 min. 51 sec., and being subtended by a chord which bears North 35 deg. 32 min. 46 sec. West - 104.31 feet;

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

THENCE North 54 deg. 34 min. 11 sec. West tangent to said curve, a distance of 124.36 feet to a 1/2" capped iron rod set;

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

THENCE North 09 deg. 34 min. 11 sec. West, a distance of 14.14 feet to a 1/2" capped iron rod set;

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

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

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

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

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

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

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

THENCE North 54 deg. 34 min. 11 sec. West, a distance of 89.45 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 755.00 feet, a central angle of 03 deg. 58 min. 50 sec., and being subtended by a chord which bears North 52 deg. 34 min. 46 sec. West - 52.44 feet;

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

THENCE South 46 deg. 35 min. 07 sec. West non-tangent to said curve, a distance of 118.83 feet to a 1/2" capped iron rod set;

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

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

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

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

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

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

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

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

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

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

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

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

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

THENCE North 20 deg. 34 min. 36 sec. West, a distance of 121.47 feet to a 1/2" capped iron rod set;

THENCE North 25 deg. 30 min. 07 sec. East, a distance of 13.87 feet to a 1/2" capped iron rod set;

THENCE North 20 deg. 34 min. 34 sec. West, a distance of 50.04 feet to a 1/2" capped iron rod set;

THENCE North 64 deg. 31 min. 59 sec. West, a distance of 14.40 feet to a 1/2" capped iron rod set;

THENCE North 20 deg. 34 min. 36 sec. West, a distance of 234.12 feet to a 1/2" capped iron rod set;

THENCE North 25 deg. 19 min. 10 sec. East, a distance of 13.92 feet to a 1/2" capped iron rod set;

THENCE North 20 deg. 34 min. 35 sec. West, a distance of 50.03 feet to a 1/2" capped iron rod set;

THENCE North 64 deg. 42 min. 17 sec. West, a distance of 14.36 feet to a 1/2" capped iron rod set;

THENCE North 20 deg. 34 min. 36 sec. West, a distance of 118.87 feet to a 1/2" capped iron rod set;

THENCE South 68 deg. 23 min. 43 sec. West, a distance of 104.59 feet to a 1/2" capped iron rod set;

THENCE South 66 deg. 45 min. 22 sec. West, a distance of 77.18 feet to a 1/2" capped iron rod set;

THENCE South 64 deg. 35 min. 43 sec. West, a distance of 70.63 feet to a 1/2" capped iron rod set;

THENCE South 62 deg. 33 min. 46 sec. West, a distance of 70.63 feet to a 1/2" capped iron rod set;

OWNER'S CERTIFICATE CONT...

THENCE South 60 deg. 30 min. 49 sec. West, a distance of 70.63 feet to a 1/2" capped iron rod set;

THENCE South 58 deg. 27 min. 52 sec. West, a distance of 70.63 feet to a 1/2" capped iron rod set;

THENCE South 56 deg. 24 min. 55 sec. West, a distance of 70.63 feet to a 1/2" capped iron rod set;

THENCE North 34 deg. 36 min. 33 sec. West, a distance of 127.00 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 2,102.00 feet, a central angle of 0 deg. 26 min. 55 sec., and being subtended by a chord which bears North 55 deg. 36 min. 54 sec. East - 16.46 feet;

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

THENCE North 34 deg. 09 min. 39 sec. West 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 right, 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 North 57 deg. 23 min. 06 sec. East - 116.10 feet;

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

THENCE North 30 deg. 25 min. 12 sec. West non-tangent to said curve, a distance of 137.23 feet to a 1/2" capped iron rod set;

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

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

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

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

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

THENCE South 88 deg. 56 min. 17 sec. West, 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 139.00 feet to a 1/2" capped iron rod set;

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

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

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

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

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

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

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

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

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

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

THENCE North 58 deg. 51 min. 11 sec. East, a distance of 106.06 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 655.00 feet, a central angle of 04 deg. 18 min. 49 sec., and being subtended by a chord which bears North 61 deg. 00 min. 35 sec. East - 49.30 feet;

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

THENCE North 26 deg. 50 min. 00 sec. West non-tangent to said curve, a distance of 235.58 feet to a 1/2" capped iron rod set in the North line of said 1,263.272 acre tract and the South line of a called 67.432 acre tract described in a deed to Anderson Christian Foundation recorded in Instrument No. 2116923 (DRECT), from which a 1/2" iron rod found (been) 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 Corlina recorded in Volume 1842, Page 1018 (DRECT), the Northeast corner of a called 16.221 acre tract described in a deed to Alim & N Investments, LLC recorded in Instrument No. 2138511 (DRECT), 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) bears South 88 deg. 56 min. 17 sec. West - 479.66 feet;

THENCE North 88 deg. 56 min. 17 sec. East along said North and South lines, at 787.70 feet pass a 1/2" iron rod found for the Southeast corner of said 67.432 acre tract and the Southwest corner of said 242.969 acre tract and continue a total distance of 3,496.25 feet to the **POINT OF BEGINNING**;

containing 4,022.485 square feet or 92.344 acres of land, more or less.

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

That Spur Myrtle Creek Development, L.P., and Spur Myrtle Creek Land, 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 3B, 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 of any time procuring permission from anyone.

OWNER'S CERTIFICATE CONT...

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__.

SPUR MYRTLE CREEK DEVELOPMENT, L.P., a Delaware limited partnership
By: Spur Myrtle Creek Development GP, L.L.C., its general partner

By: _____
Name: John Brian
Title: Authorized Signatory

SPUR MYRTLE CREEK LAND, L.P., a Delaware limited partnership
By: Spur Myrtle Creek Development GP, L.L.C., its general partner

By: _____
Name: John Brian
Title: Authorized Signatory

STATE OF ____ §

COUNTY OF ____ §

Before me, the undersigned authority, a Notary Public in and for the State of _____, on this day personally appeared John Brian, the Authorized Signatory of Spur Myrtle Creek Development, L.P., 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 _____

My Commission Expires On:

STATE OF ____ §

COUNTY OF ____ §

Before me, the undersigned authority, a Notary Public in and for the State of _____, on this day personally appeared John Brian, the Authorized Signatory of Spur Myrtle Creek Land, L.P., known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the

Planning & Zoning Department

Plat Staff Report

Case: SUB-141-2025



MEETING DATE(S)

Planning & Zoning Commission:

October 14, 2025

CAPTION

Consider a request by Kati Watson, Windrose Services, for a **Plat** of Montclair 287 Land Addition, Lot 1, Block A, being 2.696 acres, located directly north of 3001 US Highway 287, situated in the W. Irwin Survey, Abstract No. 546, an addition to the City of Waxahachie (Property ID: 308078) – Owner(s): Montclair 287 Land, LLC (SUB-141-2025)

RECOMMENDED MOTION

*"I move to approve SUB-141-2025 for a **Plat** of Lot 1, Block A of the Montclair 287 Land Addition, subject to the staff conditions, authorizing the Planning & Zoning Commissioner to sign the associated documents accordingly."*

APPLICANT REQUEST

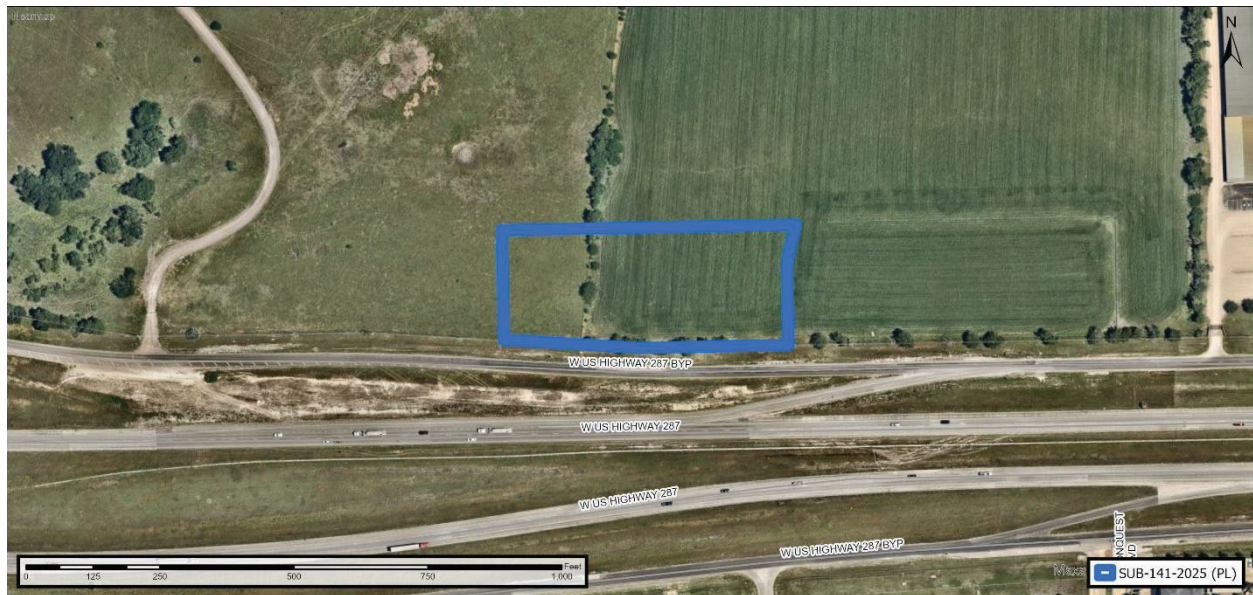
The Applicant requests to Plat Block A, Lot 1 of the Montclair 287 Land Addition.

CASE INFORMATION

<i>Applicant:</i>	Kati Watson, Windrose Services
<i>Property Owner(s):</i>	Montclair 287 Land, LLC
<i>Site Acreage:</i>	2.696 acres
<i>Number of Lots:</i>	1 lot
<i>Number of Dwelling Units:</i>	No units
<i>Park Land Dedication:</i>	The applicant shall pay a park land dedication fee of \$1,617.60 prior to recording the plat.
<i>Adequate Public Facilities:</i>	Adequate public facilities are available to the subject properties from Sardis-Lone Elm WSC

SUBJECT PROPERTY

<i>General Location:</i>	Directly north of the Waxahachie High School
<i>Parcel ID Number(s):</i>	308078
<i>Current Zoning:</i>	Planned Development – Mixed Use Residential (PD-MUR)
<i>Existing Use:</i>	Undeveloped
<i>Platting History:</i>	The subject property has not been platted

Site Aerial:**PLANNING ANALYSIS**

The subject property is a tract of land from the W. Irwin Survey, Abstract No. 546, that has not been previously platted. Therefore, the Applicant proposes to plat the tract of land into one (1) platted lot for non-residential use. The applicant proposes to dedicate a ten-foot (10') utility easement and an addition twenty-five (25) foot water and wastewater easement located along US Highway 287.

As part of the review of the Plat application, staff identified technical items that conflict with the requirements of the City of Waxahachie's Subdivision Ordinance. These technical items are required to be corrected prior to filing 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, the Planning Department recommends approval of the Plat, subject to the following conditions.

Conditions:

1. Per Section 1.3 of the Waxahachie Subdivision Ordinance, the plat shall be accompanied by a tax certificate in accordance with State law.
2. Per Section 2.2.e of the Waxahachie Subdivision Ordinance, please provide a deed to show proof of land ownership. The deed submitted reflects Mettle Investments as the owner; however, there was a land transaction that occurred within the past year.
3. Per Section 2.2.e of the Waxahachie Subdivision Ordinance, Ellis County shows that there was a land transaction that occurred last year from Mettle Investments, LP to Montclair 287 Land, LLC. Please update the Owners Certificate.
4. Per Section 2.3 of the Waxahachie Subdivision Ordinance, a title search to locate all easements on the property. Label the existing easement width and recording information.
5. Per Section 2.4.c.3 of the Waxahachie Subdivision Ordinance, please provide the name(s) of owner(s) of record and the recording information for the adjacent unplatted land.
6. Per Section 2.4.c.4 of the Subdivision Ordinance, please show all existing and proposed easements on the plat. Please remove all setbacks on the plat.
7. Per Section 2.4.c.4 of the Waxahachie Subdivision Ordinance, there is an instrument that is not shown on the plat. If this is an instrument stating terms of the mutual access easement agreement, please submit this instrument for review.

Conditions continued:

8. Per Section 2.4.c.4 of the Waxahachie Subdivision Ordinance, if the drainage easement for a pond is to be dedicated by plat, please include the following language pertaining to the easement: "The Owner shall be solely responsible for the construction, maintenance, repair, and replacement of all drainage facilities and improvements located within the Drainage Easement(s) on the Property. All such facilities shall be constructed pursuant to City standards and maintained in good working order and in compliance with all applicable laws, ordinances, regulations, and approved drainage plans of the City of Waxahachie. In the event the Owner fails to adequately maintain the Drainage Easement or drainage improvements therein, the City may, after providing written notice and a reasonable opportunity to cure (not less than thirty (30) days), enter the Drainage Easement to perform necessary maintenance or repairs. The City may recover all costs incurred from the Owner, including through any lawful means, including but not limited to the filing of a lien against the Property pursuant to applicable law."
9. Per Section 2.4.c.15 of the Waxahachie Subdivision Ordinance, all text should be legible on the plat. Please revise to prevent overlapping text.
10. Per Section 2.4.c.16 of the Waxahachie Subdivision Ordinance, the proposed zoning for the subject property is PD-MUR.
11. Per Sections 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.
12. Per Section 2.4.c.23 of the Waxahachie Subdivision Ordinance, please provide a space for the Ellis County Clerk to stamp the number of the cabinet drawer where the plat info will be filed.
13. Per Section 2.4.c.23 of the Waxahachie Subdivision Ordinance, a correct title block must be provided. The case number is "SUB-141-2025".
14. Per Section 2.4.c.25 of the Waxahachie Subdivision Ordinance, the Surveyor's Certificate does not need to be notarized. Please remove.
15. Per Section 3.1 of the Waxahachie Subdivision Ordinance, a traffic impact analysis is required if the site will generate 1000 trips per day. If you believe it will not, provide a trip generation memo .
16. Per Section 3.1.c.6 of the City of Waxahachie's Subdivision Ordinance, Fisher Way is a future right-of-way that the property owner shall dedicate half of the total right-of-way.
17. Per Section 3.5 of the Waxahachie Subdivision Ordinance, sidewalks are required along the road frontage. A response is not required. This will need to be shown with the building permit application.
18. Per Section 3.9 of the City of Waxahachie's Subdivision Ordinance, water and sewer services are required for each lot prior to filing the plat.
19. Per Sections 5.6 and 5.7 of the City of Waxahachie's Subdivision Ordinance, fences, retaining walls, and screening walls shall not be placed in utility easements. Please add this to the notes.
20. Per Section 7.2.h of the City of Waxahachie's Subdivision Ordinance, the Filing Fees are required to be paid with the Plat application prior to plat filing.

ATTACHED EXHIBITS

1. Water endorsement letter (Sardis-Lone Elm WSC)
2. Plat

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 applicant will be notified to make corrections.
 - b. If all comments satisfied, applicant shall provide five signed, hard-copy plats.

CITY REQUIREMENTS FOR PLAT RECORDING AND FILING

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

1. The Applicant has paid the Park Land Dedication fee of \$1,617.60.
2. The Applicant has paid the recording fee of \$78.00.
3. The Applicant has received a letter of acceptance from the Public Works Department confirming all utilities, infrastructure, and other required improvements have been installed, inspected, and accepted by the City.

STAFF CONTACT INFORMATION

Prepared by:

Oanh Vu

Senior Planner

oanh.vu@waxahachie.com

Reviewed by:

Trenton Robertson, AICP

Senior Director of Planning

trenton.robertson@waxahachie.com



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



WATER UTILITY PROVIDER'S ENDORSEMENT

Applicant Name: _____ Parcel ID #: _____
Subdivision Name: Menclaia 287, Lot 1, Block A

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

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

Contact Information:

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

To be completed by the water utility provider:

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

PAUL TESCHLER

Print Name of General Manager of water provider or Designee

Sardis Lone Elm

Name of water provider company

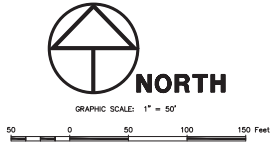
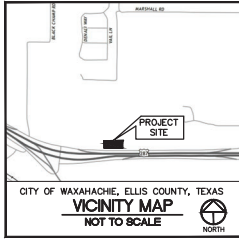
[Signature]

Signature of General Manager of water provider or Designee

9-17-25

Date

Item 5f



SURVEYOR'S NOTES:

1. BEARINGS AND DISTANCES ARE BASED ON TEXAS STATE PLANE COORDINATE SYSTEM, TEXAS NORTH CENTRAL ZONE 4202 NORTH AMERICAN DATUM OF 1983 (NAD 83) (U.S. FOOT) WITH A CORRECTION SCALE FACTOR OF 1.0000724469.
2. SUBJECT PROPERTY IS SHOWN ON THE NATIONAL FLOOD INSURANCE PROGRAM FLOOD INSURANCE RATE MAP FOR ELLIS COUNTY, TEXAS AND INCORPORATED AREAS, MAP NO. 48130C02705, COMMUNITY-PANEL NO. 480768, EFFECTIVE DATE: OCTOBER 15, 2023. ALL OF THE SUBJECT PROPERTY IS SHOWN TO BE LOCATED IN ZONE "X" UNDEVELOPED, ON SAID MAP, THE LOCATION OF THE SAID FLOODZONES IS BASED ON SAID MAP, IS APPROXIMATE AND IS NOT LOCATED ON THE GROUND.
3. NOTICE: SELLING A PORTION OF THIS ADDITION BY METES AND BOUNDS IS A VIOLATION OF CITY SUBDIVISION ORDINANCE AND STATE PLATING STATUTES AND IS SUBJECT TO FINES AND WITHHOLDING OF UTILITIES AND BUILDING CERTIFICATES.
4. THE PURPOSE OF THIS PLAT IS TO CREATE ONE COMMERCIAL LOT FROM AN UNPLATTED TRACT OF LAND.
5. DETENTION AREA SHALL BE MAINTAINED BY THE PROPERTY OWNER.
6. FENCES, RETAINING WALLS, AND SCREENING WALLS SHALL NOT BE PLACED IN UTILITY EASEMENTS.

STATE OF TEXAS
COUNTY OF DENTON

THIS IS TO CERTIFY THAT I, DANIEL L. JACKSON, A REGISTERED PROFESSIONAL LAND SURVEYOR OF THE STATE OF TEXAS, HAVE PLATTED THE SUBDIVISION FROM AN ACTUAL SURVEY ON THE GROUND, AND THAT THIS PLAT CORRECTLY REPRESENTS THAT SURVEY MADE BY ME OR UNDER MY DIRECTION AND SUPERVISION.

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

DANIEL L. JACKSON, R.P.L.S.
NO. 5977

STATE OF TEXAS
COUNTY OF DENTON

BEFORE ME, THE UNDERSIGNED AUTHORITY, A NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS, ON THIS DAY PERSONALLY APPEARED DANIEL L. JACKSON, 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 CONSIDERATION THEREIN EXPRESSED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS _____ DAY OF _____, 20____.

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

STATE OF TEXAS
COUNTY OF ELLIS

WHEREAS METTLE INVESTMENTS, L.P. IS THE OWNER OF A 2.696 ACRE BEING A TRACT OF LAND SITUATED IN THE W. IRWIN SURVEY, ABSTRACT NUMBER (NO.) 546, ELLIS COUNTY, TEXAS, BEING A PORTION OF A CALLED 11.140 ACRE TRACT OF LAND DESCRIBED AS "TRACT 2" TO METTLE INVESTMENTS, L.P. IN SPECIAL WARRANTY DEED RECORDED IN DOCUMENT (DOC.) NO. 2226198, DEED RECORDS, ELLIS COUNTY, TEXAS (D.R.E.C.T.), AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS, BEARINGS AND DISTANCES ARE BASED ON THE TEXAS COORDINATE SYSTEM OF 1983, NORTH CENTRAL ZONE (4202) NORTH AMERICAN DATUM 83 (NAD83) (U.S. FOOT) WITH A SCALE FACTOR OF 0.9999275565:

BEGINNING, AT A 5/8 INCH CAPPED IRON ROD STAMPED "WINDROSE" FOUND (ORF) ON THE NORTH RIGHT OF WAY (R.O.W.) OF U.S. HIGHWAY NO. 287 (CALLED R.O.W. VARIES), FOR THE SOUTHEAST CORNER OF SAID 11.140 ACRE TRACT AND OF THE HEREIN DESCRIBED TRACT;

THENCE, SOUTH 88 DEG. 55 MIN. 18 SEC. WEST, WITH THE NORTH R.O.W. OF SAID U.S. HIGHWAY NO. 287 AND THE SOUTH LINE OF SAID 11.140 ACRE TRACT, A DISTANCE OF 279.70 FEET TO A CORNER FOR CORNER;

THENCE, NORTH 88 DEG. 30 MIN. 42 SEC. WEST, CONTINUING WITH THE NORTH R.O.W. OF U.S. HIGHWAY NO. 287 AND THE SOUTH LINE OF SAID 11.140 ACRE TRACT, A DISTANCE OF 251.21 FEET TO A 1/2 INCH CAPPED IRON ROD STAMPED "WINDROSE" SET (ORF) FOR THE SOUTHWEST CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE, NORTH 01 DEG. 04 MIN. 42 SEC. WEST, DEPARTING THE NORTH R.O.W. OF SAID U.S. HIGHWAY NO. 287, OVER AND ACROSS SAID 11.140 ACRE TRACT, A DISTANCE OF 200.00 FEET TO A CORNER ON A NORTH LINE OF SAID 11.140 ACRE TRACT FOR THE NORTHWEST CORNER OF THE HEREIN DESCRIBED TRACT, FROM WHICH A CORNER BEARS SOUTH 88 DEG. 55 MIN. 18 SEC. WEST, 150.07 FEET;

THENCE, NORTH 88 DEG. 55 MIN. 18 SEC. EAST, ALONG COMMON PROPERTY LINE OF SAID 11.140 ACRE TRACT AND THAT SAID TRACT OF LAND DESCRIBED TO MONTCLAIR DEVELOPMENT IN DEED RECORDED IN DOC. NO. 2225996, D.R.E.C.T., A DISTANCE OF 549.07 FEET TO A CORNER FOR THE NORTHEAST CORNER OF SAID 11.140 ACRE TRACT, AND THE BEGINNING OF NON-TANGENT CURVE TO THE RIGHT;

THENCE, WITH SAID NON-TANGENT CURVE TO THE RIGHT, HAVING A RADIUS OF 200.00 FEET, A CENTRAL ANGLE OF 07 DEG. 59 MIN. 14.33 SEC., AN ARC LENGTH OF 37.88 FEET, AND CHORD BEARING OF SOUTH 14 DEG. 27 MIN. 08 SEC. WEST, 27.86 FEET TO A CORNER, BEING AT THE BUILDING OF A TANGENT CURVE TO THE LEFT;

THENCE, WITH SAID TANGENT CURVE TO THE LEFT, HAVING A RADIUS OF 200.00 FEET, A CENTRAL ANGLE OF 19 DEG. 31 MIN., AN ARC LENGTH OF 68.15 FEET, AND CHORD BEARING OF SOUTH 8 DEG. 41 MIN. 2 SEC. WEST, 67.82 FEET TO A CORNER FOR THE END OF SAID TANGENT CURVE;

THENCE, SOUTH 01 DEG. 04 MIN. 42 SEC. EAST, A DISTANCE OF 131.32 FEET TO POINT OF BEGINNING, AND CONTAINING 2.696 ACRES, OR 117,442 SQUARE FEET, MORE OR LESS.

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS

THAT METTLE INVESTMENTS, L.P., ACTING HEREIN BY AND THROUGH IS DULY AUTHORIZED OFFICERS, DOES HEREBY CERTIFY AND ADOPT THIS PLAT DESIGNATING THE HEREIN ABOVE DESCRIBED PROPERTY AS LOT 1, BLOCK A, MONTCLAIR 287 LAND ADDITION, AN ADDITION TO THE CITY OF WAXAHACHIE, AND DO 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, 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 PARTICULARLY UTILITIES, SAID USE BY PUBLIC UTILITIES BEING SUBORDINATE TO THE PUBLICS AND CITY OF WAXAHACHIE'S USE THEREOF. THE CITY OF WAXAHACHIE AND PUBLIC UTILITY ENTRIES SHALL HAVE THE RIGHT TO REMOVE AND KEEP REMOVED ALL OR PARTS OF ANY LANDS, FENCES, TREES, SHRUBS OR OTHER IMPROVEMENTS OR GROWTH 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 ENTRIES SHALL AT ALL TIMES HAVE THE FULL RIGHT OF ACCESS AND EGRESS TO OR FROM THEIR RESPECTIVE EASEMENTS FOR THE PURPOSE OF CONSTRUCTING, RECONSTRUCTING, INSPECTING, PATROLLING, MAINTAINING, READING METERS AND ADJUDICATING TO OR REMOVING ALL OR PARTS OF THEIR RESPECTIVE SYSTEMS WITHOUT THE NECESSITY OF ANY OTHER PRODUCING THE 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____.

BY: METTLE INVESTMENTS, L.P.

AUTHORIZED SIGNATORY

PRINTED NAME/TITLE

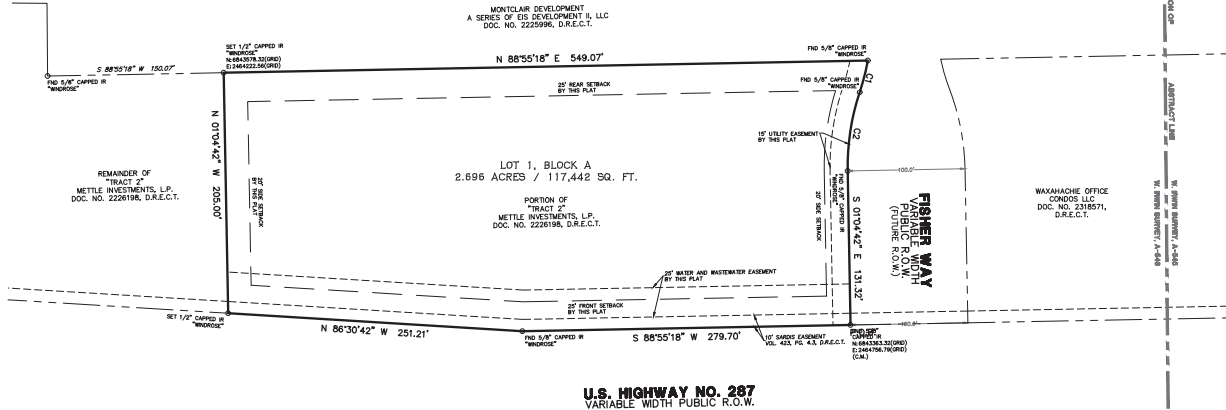
DATE

STATE OF TEXAS
COUNTY OF _____

BEFORE ME, THE UNDERSIGNED AUTHORITY, A NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS, ON THIS DAY PERSONALLY APPEARED _____, 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 PURPOSES AND CONSIDERATION THEREIN EXPRESSED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS _____ DAY OF _____, 20____.

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS



CERTIFICATE OF APPROVAL:
APPROVED BY: PLANNING AND ZONING COMMISSION- CITY OF WAXAHACHIE

BY: CHAIRPERSON DATE

BY: ATTEST DATE

LEGEND OF ABBREVIATIONS

- D.R.E.C.T. DEED RECORDS, ELLIS COUNTY, TEXAS
- O.P.R.E.C.T. OFFICIAL PUBLIC RECORDS, ELLIS COUNTY, TEXAS
- P.R.E.C.T. PLAT RECORDS, ELLIS COUNTY, TEXAS
- ROW RIGHT OF WAY
- IR IRON ROD
- C.M. CONTROLLING MONUMENT
- APPROX. APPROXIMATE
- SQ.FT. SQUARE FEET
- P.O.B. POINT OF BEGINNING

CURVE CHART					
CURVE	RADIUS	DELTA	LENGTH	BEARING	CHORD
C1	200.00'	75°9'14"	27.88'	S 14°27'08" W	27.86'
C2	200.00'	19°31'27"	68.15'	S 08°41'02" W	67.82'

OWNER/DEVELOPER
METTLE INVESTMENTS, L.P.
21 TRANQUIL POND
FRISCO, TX 75034

1749 S STEPHENS HWY, STE 1114, DALLAS, TX 75237-3444
DRAWN BY: L.J. DATE: 09/16/2023 CHECKED BY: D.L.J. JOB NO.: 187380
POC: LURE JACKSON EMAIL: LURE.JACKSON@WINDROSESERVICES.COM PHONE: 972-370-8871



PLAT
MONTCLAIR 287 LAND ADDITION
LOT 1, BLOCK A
BEING 2.696 ACRES/117,442 SQ.FT.
SITUATED IN THE
THE W. IRWIN SURVEY, ABSTRACT NO. 546
CITY OF WAXAHACHIE, ELLIS COUNTY, TEXAS
ZONING: GENERAL RETAIL (GR)
CASE NUMBER: _____
DATE PREPARED: 09/16/2023

Planning & Zoning Department

Plat Staff Report

Case: SUB-124-2025



MEETING DATE(S)

Planning & Zoning Commission:

October 14, 2025

City Council:

November 3, 2025

CAPTION

Present a request by Jose Zavala for a Plat of Zavala ADDITION, lot 1 Block A, being 0.1642 acres, located at the intersection of S Rogers St and Five Points Rd, situated in the James Armstrong Survey, Abstract 6, an addition to the City of Waxahachie (Property ID 179039) – Owners: Jose Zavala and Juan Zavala (SUB-124-2025)

RECOMMENDED MOTION

"I move to approve SUB-124-2025, a Plat of the Zavala ADDITION, Lot 1, Block A, 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 property into one lot for a single-family home.

CASE INFORMATION

Applicant: Jose Zavala

Property Owner(s): Jose Zavala and Juan Zavala

Site Acreage: 0.1642 acres

Number of Lots: 1 lot

Number of Dwelling Units: 1 unit

Park Land Dedication: The Cash in Lieu of Park Land Dedication Fee is \$400.00 (1 lot at \$400.00 per lot).

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

SUBJECT PROPERTY

General Location: At the intersection of S Rogers St and Five Points Rd.

Parcel ID Number(s): 179039

Current Zoning: SF-3

Existing Use: Undeveloped

Platting History: The subject property is not platted.

Site Aerial:**PLANNING ANALYSIS**

The applicant requests to plat the subject property for the purpose of residential development. The project is located within the Infill Overlay District and is subject to the lot size and dimension requirements of the Infill district. The proposed lot size is discussed in greater detail below. The plat includes dedication of 15' utility easements along S Rogers Street and Five Points Road, per the Waxahachie Subdivision Ordinance.

During the review of the replat application, staff identified technical errors 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.

PETITION FOR HARDSHIP WAIVER

The proposed plat will not meet the minimum lot size standards of the Infill Overlay, but the applicant has filed a Petition for Hardship Waiver. Infill standards require that subject property be within 90% of the average lot size of adjacent properties (64,352 sf). This subject property is a remnant, un-platted lot and is much smaller than average for the surrounding area. In order not to reduce the proposed lot size any further, the applicant has also requested to not dedicate right-of-way (ROW) for S Rogers Street as typically required by the Waxahachie Thoroughfare Plan. The subject property is only 0.1642 acres (7,152sf). Staff is supportive of the Petition for Hardship Waiver due to the fact that the proposed lot is comparable in size to a majority of existing lots in the surrounding area.

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) showing that no delinquent taxes exist against the property is required to be provided at the time of Plat filing.
2. Per Section 2.4.c.3 of the Waxahachie Subdivision Ordinance, accurate street names should be used on the plat. Please correct from Lane to Drive.

Conditions (continued):

3. 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.
4. Per section 2.4.c.23, of the Waxahachie Subdivision ordinance, a correct title block must be provided. Please revise case number SUB-124-2025.
5. Per section 2.4.c.25 of the Waxahachie Subdivision ordinance, a correct signature block must be provided. Please revise to show "Jose".
6. Per section 3.1.a of the Waxahachie Subdivision ordinance, the arrangement, character, extent, width, grade and location of all streets shall conform to the City of Waxahachie's Thoroughfare Plan. Rodgers Street has an 80' ROW on the thoroughfare plan. Please provide an additional 10' of ROW. Please revise.
7. Per section 4.4.d of the Waxahachie subdivision ordinance, a cash in lieu of park land dedication fee of \$400 is required to paid at the time of plat filing.
8. Per Section 7.1 of the Waxahachie Subdivision Ordinance, Filing Fees are required to be paid with the Plat application prior to plat filing.
9. 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
2. Petition for Hardship

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:

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Planner

david.jones@waxahachie.com

Reviewed by:

Trenton Robertson, AICP

Senior Director of Planning

trenton.robertson@waxahachie.com

Item 6&7

PETITION FOR HARDSHIP WAIVER City of Waxahachie, Texas

Date: September 2, 2025

To: Waxahachie City Council

From: Jose Zavala

Address of Subject Property: 6 J C ARMSTRONG 0.35 AC | Lot 1, Block A, located near the intersection of Rogers St and Five Points Road

Parcel ID: 179039

Zoning District: Single Family-2 (SF-2)

PLAT CASE NO.: SUB-124-2025

Subject: Petition for Hardship Waiver – Subdivision Ordinance

Dear Honorable Members of the Waxahachie City Council,

Pursuant to the provisions of the City of Waxahachie Subdivision Ordinance, I, Jose Zavala, hereby respectfully submit this Petition for Hardship Waiver concerning the above-referenced property.

Due to the current configuration and characteristics of the lot, it does not meet the standard development criteria required under the Single Family-2 zoning district. Strict compliance with the ordinance presents significant and unreasonable hardships due to a combination of physical and regulatory constraints specific to this parcel. These include:

Hardships

1. Irregular Lot Configuration

The lot is uniquely shaped, featuring angled and curved boundary lines that reduce flexibility in building layout and limit the ability to comply with standard setback and dimensional requirements.

2. Substandard Lot Size

The total area of the lot is approximately **0.1642 acres (7,152 square feet)**, which is **below the 10,000 square feet minimum required** under SF-2 zoning. This size was likely established prior to the adoption of current zoning regulations.

3. Multiple Street Frontages

The lot has **frontage along both State Highway 66 and Five Points Road**, creating potential for dual front yard setback requirements. These reduce the developable building envelope significantly compared to an interior lot.

4. Utility Easements

The lot is further encumbered by **15-foot utility easements** along two of its longest

Item 6&7

boundaries, further limiting where structures may be placed and reducing the effective buildable area.

5. Surrounding Development and Inflexibility of Expansion

The lot is bordered by roadways and neighboring lots within existing subdivisions, making lot reconfiguration or expansion infeasible. There is no practical opportunity to acquire additional land to meet minimum requirements.

Request

For the reasons outlined above, the owner respectfully requests a **waiver from the applicable minimum lot size and dimensional standards** under the SF-2 zoning district to allow for residential development on this legally existing lot.

This hardship is not self-imposed, and the requested waiver would not adversely affect surrounding properties or the public interest. Approval would allow for the reasonable use of the property in a manner compatible with nearby residential development, consistent with the intent of the Subdivision Ordinance.

Thank you for your time and consideration of this petition. Please contact us should any additional documentation or clarification be required.

Respectfully submitted,

 *Jose Zavala* 09/02/25

Jose Zavala

Mailing Address: 111 Meadow Crest Dr, Waxahachie TX 75167

Phone Number: 469-245-5679

Email Address: jose.zavala11@yahoo.com

Planning & Zoning Department

Plat Staff Report

Case: SUB-127-2025



MEETING DATE(S)

Planning & Zoning Commission: October 14th, 2025

City Council: November 3rd, 2025

CAPTION

Public Hearing on a request by Gilberto Escobedo, for a **Replat** of Lot 13R, Block 180, of the Oak Lawn Addition, to create Lot 13R-A and Lot 14R, Block 180, Oak Lawn Addition, 0.191 acres, located at 309 Henry Street (Property ID 175115) – Owner: LGE Investment Homes LLC (SUB-127-2025)

RECOMMENDED MOTION

"I move to approve SUB-127-2025, a Replat of Lot 13R, Block 180, of the Oak Lawn Addition, to create Lot 13R-A and Lot 14R, Block 180, subject to the conditions the staff report, authorizing the Mayor and/or City Manager to sign the associated documents accordingly.

APPLICANT REQUEST

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

CASE INFORMATION

<i>Applicant:</i>	Gilberto Escobedo Jr.
<i>Property Owner(s):</i>	LGE Investment Homes LLC.
<i>Site Acreage:</i>	0.191 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 site.

SUBJECT PROPERTY

<i>General Location:</i>	309 Henry Street
<i>Parcel ID Number(s):</i>	175115
<i>Current Zoning:</i>	SF-3
<i>Existing Use:</i>	The site is currently undeveloped

Platting History:

The subject property is lot 13R, Block 180 of the Oak Lawn Addition. The Oak Law Addition Replat and petition for relief was previously applied for in 2021. Both items were approved at the September 7th, 2021 City Council meeting; but the approved Replat has since expired.

Site Aerial:**PLATTING ANALYSIS**

The applicant proposes to replat the subject property from one (1) lot into two (2) lots for single family, residential use. The property was originally platted as Lots 13 & 14 of the Oak Lawn Addition before being replatted into lot 13R in 1985. The original Lots 13 & 14 were of similar size to the currently proposed lots. The property is located within the City's infill overlay district and the proposed lots will be consistent in size with the neighboring lots on Henry Street.

PETITION OF RELIEF WAIVER

The applicant requests a Petition for Relief Waiver for the right-of-way (ROW) dedication requirement along Henry Street for this property. The current right-of-way width on Henry St is 25', with the current City of Waxahachie's Thoroughfare Plan calling for a 50' right-of-way. The applicants' Petition of Relief Waiver will allow the proposed properties to remain consistent with the surrounding lots; none of which have dedicated additional right-of-way for Henry Street. The waiver would also allow the homes to be built on the properties to remain consistent with the surrounding homes in terms of size and placement on the lots. Due to the lots closely aligning with the surrounding area, staff is supportive of this replat and the Petition for Relief Waiver.

PUBLIC NOTIFICATIONS

To comply with State law contained in Local Government Code Chapter 211 and the City's public hearing notice requirements, 32 notices were mailed to property owners within 200 feet of the request. In addition, a notice was published in the Waxahachie Sun and a sign was visibly posted at the property.

PROPERTY OWNER NOTIFICATION RESPONSES

Staff received zero (0) letters of support and zero (0) letters of opposition for the proposed replat.

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, subject to the conditions below

Conditions:

1. Per Section 2.2.b of the Waxahachie Subdivision Ordinance, a complete application is required. Please provide a signed and notarized Property Owner Affidavit.
2. Per Section 2.3.b 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 2.3.b of the Waxahachie Subdivision Ordinance, an embossed hard copy of the Tax Certificates 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.
4. Per Section 2.4.c.2 of the Waxahachie Subdivision Ordinance, please verify accuracy of all bearings and distances. There appears to be a misclosure of over 8 feet. Please provide a closure report.
5. Per Section 2.4.c.12 of the Waxahachie Subdivision Ordinance, floodplain information must be correctly referenced on the plat. This FEMA panel was updated 10/19/2023.
6. Per Section 2.4.c.18 of the Waxahachie Subdivision Ordinance, please verify the accuracy of this bearing. The bearing does not match the legal description.
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-90-2025", revise accordingly.
8. 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.
9. Per Section 7.1 of the Waxahachie Subdivision Ordinance, Filing Fees are required to be paid with the Plat application prior to plat filing.

ATTACHED EXHIBITS

1. Replat
2. Petition of Relief Waiver

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.

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

Item 8&9

STATE OF TEXAS §
COUNTY OF ELLIS §

WHEREAS, Gilberto Escobedo are the Owners of a tract of land situated in the A. M. Keen Survey, Abstract No. 596, Ellis County, Texas and being out of a 0.179 acre tract (by Ellis Appraisal District) conveyed to them by Gilbert Escobedo, JR. and being more particularly described as follows:

BEING Lot 13R, Block 180, Oak Lawn Addition, an addition to the City of Waxahachie, Ellis County, Texas, according to the plot thereof recorded in Cabinet B, Slide 308, Plot Records, Ellis County, Texas (PRECT), described in deed from Gilberto Escobedo, Jr. to LGE investment Homes LLC, recorded in Instrument Number 2304858, Official Public Records, Ellis County, Texas, and being Lots 13 and 14, Block 180, Oak Lawn Addition, an addition to the City of Waxahachie, Ellis County, Texas, according to the plot thereof recorded in Cabinet A, Slide 34, PRECT, and being more particularly described by its metes and bounds as follows:

BEGINNING at a 1/2 inch steel rod found on the south line of Henry Street, at the common north corner of said Lot 13R and Lot 12, Block 180 of said, Oak Lawn Addition, recorded in Cabinet A, Slide 34, PRECT;

THENCE with the south line of Henry Street and the north line of said Lot 13R, the following courses and distances: S 83°20'20" E, 49.98 feet to a 1/4 inch steel rod found and S 83°30'56" E, 50.05 feet (plot call 100 feet) to a 1/4 inch steel rod found at the common north corner of said Lot 13R and Lot 15, Block 180 of said, Oak Lawn Addition, recorded in Cabinet A, Slide 34, PREC7;

THENCE S 07°42'54" W, with the common line of said Lots 13R and 15 for 78.51 feet, (plot call 76 feet) to a ½ inch steel rod, with plastic cap stamped "DAVIS & McDILL, set at the common south corner of said Lots 13R and 15, on the north right of way line of the Southern Pacific Railroad, formerly the Houston and Texas Central Railroad and the Waxahachie Tap Railroad, said right of way being in a curve;

THENCE Westerly, with said Railroad right of way and the arc of said curve to the right, having a central angle of $3^{\circ}40'41''$, a radius of 1566.37 feet, an arc length of 100.55 feet (plot call 100 feet), whose long chord bears N $88^{\circ}04'44''$ W a distance of 100.538 feet to the end of said curve, a $\frac{1}{8}$ inch steel rod with plastic cap stamped "DAVIS & McDILL" set, at the common south corner of said Lots 13R and 12;

THENCE N 07°42'54" W, with the common line of said Lots 13R and 12 for 86.67 feet (plot call 80 feet) to the point of beginning and containing approximately 8311 square feet or 0.191 acre of land.

STATE OF TEXAS §
COUNTY OF ELLIS §

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

That Gilberto Escobedo Jr. acting herein by and through its duly authorized officers, does hereby adopt this plat designating the herein above described property as Oak Lawn Addition, Block 180, Lots 13R-14 and 14R, 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 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 public use of the City of Waxahachie and the City of Waxahachie shall have the right to use the same for the purpose of installing, maintaining, repairing and improving the City of Waxahachie and public utility systems. 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 also have the right of ingress and egress to or from their respective systems for the purposes of constructing, reconstructing, reconstructing, repairing, 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.

WITNESS, my hand, this the _____ day of _____, 20_____
BY: _____

Authorized Signature of Owner

Gilberto Escobedo Jr., Owner
Printed Name and Title

STATE OF TEXAS §
COUNTY OF ELLIS §

Before me, the undersigned authority, Notary Public in and for the State of Texas, on this day personally appeared Gilberto Escobedo, Owner, 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:

That I, Stuart G. Hamilton, 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."

Registered Professional Land Surveyor
Number 4480

Approval Block:

APPROVED BY: Planning and Zoning Commission City of Waxahachie

By:

Chairperson

Date _____

Attest

Date _____

REPLAT
Of

**Oak Lawn Addition
Block 180, Lots 13R-A and 14R
Zoned SF-3**

**Being a 0.191 Acre Replat of Block 180, Lot 13R
of the Oak Lawn Addition, an addition to the
City of Waxahachie, Texas
as recorded in Cabinet B, Slide 308,
of the Plat Records of Ellis County, Texas.**

2 Residential Lots

Planning and Zoning Case Number SUB-109-2021

ENGINEERS DAVIS & McDILL, Inc.

CONSULTING ENGINEERS
P.O. BOX 428, WAXAHACHIE, TEXAS 75168
PHONE: 972-938-1185
(A Texas licensed surveying firm # 10194681,
and a Texas licensed engineering firm # F-8439)

Date: 08/6/2025

Scale: 1" = 20'

Drawn: DWH

Job: 221-0046Sheet 1

of 1 sheets.

September 9, 2025

Petition of Relief Waiver

Oak Lawn Addition, Block 180, Lots 13RA and 14R

Honorable City Council of Waxahachie,

The Planning and Zoning Department has requested this letter as a formality in the process of a Replat for the above-mentioned project located on Henry Street in the City of Waxahachie. The P&Z issue was regarding the right-of-way dedication for Henry Street, stating it needed to be approximately 15 feet more dedication on the Replat.

Unfortunately, in doing this, the new right-of-way would not be uniform with its surrounding properties. Therefore, Mr. King at P&Z has decided that I should request this Waiver of Dedication, to keep the existing right-of-way as it has been since it was originally platted in Cabinet A, Slide 34, Plat Records, Ellis County, Texas.

Please let Zachary King and me know the ruling on this request.

Thank you for your time,

Gilberto Escobedo Jr

A handwritten signature in blue ink, appearing to read "Gilberto Escobedo Jr.", written in a cursive style.

Planning & Zoning Department

Zoning Staff Report

Case: ZDC-106-2025



MEETING DATE(S)

Planning & Zoning Commission:
City Council:

October 14, 2025
November 3, 2025

CAPTION

Public Hearing on a request by Aaron Pass 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 1664 FM 387 (Property ID 303204) - Owner: Tyler Carter (ZDC-106-2025)

RECOMMENDED MOTION

"I move to recommend approval of ZDC-106-2025, 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."

APPLICANT REQUEST

The applicant requests approval of a Specific Use Permit (SUP) for an Accessory Structure exceeding seven hundred (700) square feet.

CASE INFORMATION

<i>Applicant:</i>	Aaron Pass
<i>Property Owner(s):</i>	Tyler Carter
<i>Site Acreage:</i>	3.125 acres
<i>Current Zoning:</i>	Future Development (FD)
<i>Requested Zoning:</i>	Future Development (FD) with a SUP for an accessory structure exceeding seven hundred (700) square feet.

SUBJECT PROPERTY

<i>General Location:</i>	1664 FM 387
<i>Parcel ID Number(s):</i>	303204
<i>Existing Use:</i>	Single-Family Residence
<i>Development History:</i>	A plat for Montes Addition Lot 1, Block A was filed for the subject property on April 11, 2023.

Adjoining Zoning & Uses:

Direction	Zoning	Current Use
North	FD	Vacant lot/Single-Family Residence
East	FD	Single-Family Residence
South	FD	Vacant Tract of Land
West	FD	Vacant Tract of Land

Future Land Use Plan:

Rural Estate & Residential Neighborhood

Comprehensive Plan:

Rural Estate: This placetype is characterized by large lots with single-family homes in rural settings away from the city center as well as public services. This type of development leaves ample amount of surrounding open space, and should involve minimal infrastructure investment. Though this placetype will almost exclusively be single family homes, it is to be expected that home-based businesses may thrive in this environment.

Residential Neighborhood: This placetype serves to create neighborhoods built with a traditional walkable block/street grid network that allows some variation in housing typologies. Although this placetype will predominantly consist of traditional single family detached housing, denser housing types are encouraged such duplex, cottage courts, and townhomes. Both residential and commercial uses need to be context sensitive. Commercial uses in this placetype may be a small pop up facility or a home converted to a small store front. Walkability is key for neighborhood commercial uses so that they are accessible from surrounding neighborhoods.

Thoroughfare Plan:

The subject property is accessible via FM 387.

Site Image:

PLANNING ANALYSIS

The applicant proposes a Specific Use Permit (SUP) to construct an accessory structure which exceeds seven hundred (700) square feet at 1664 FM 387. The City of Waxahachie Zoning ordinance requires City Council to approve a SUP to allow accessory structures over 700 square feet in size.

Proposed Use:

According to the Ellis County Appraisal District, the existing single-family dwelling is approximately 5,622 square feet. The proposed accessory structure is two-story and has a total floor area of 4,000 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 almost entirely of metal r-panel, with High Stone Wainscot making up the base of the proposed structure, 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 sold, or leased separately from the existing primary structure. According to the applicant's revised Operational Plan, ONCOR has advised the applicant that the structure will not be able to use the same meter for both the primary and proposed accessory structure due to the power demand. Oncor has advised the installation of a separate, non-residential electric meter for the accessory structure. Lastly, the applicant also noted that this structure will not be used for commercial purposes.

PUBLIC NOTIFICATIONS

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.

PUBLIC NOTIFICATION RESPONSES

Staff has received zero (0) letters of opposition and zero (0) letters of support for the SUP request.

RECOMMENDATION

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

Conditions:

1. The accessory structure shall not be used as a dwelling without a Specific Use Permit approved by City Council.
2. The accessory structure shall not be used as a short-term rental without a Specific Use Permit that has been approved by City Council.
3. The accessory structure shall not be used for commercial purposes.
4. The accessory structure shall not be leased or sold separately from the primary residence and shall not receive a separate water meter.
5. The applicant shall obtain a permit from the City of Waxahachie Building Department prior to construction of the accessory structure.

ATTACHED EXHIBITS

1. Operational Plan
2. Site Plan
3. Elevation and Façade Plan

APPLICANT REQUIREMENTS

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

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



Artisan Concepts, LLC

P.O. Box 127

Kaufman, Tx. 75142

(214) 764-2131 ~ info@artisan-concepts.com

Operational Plan

Project: Carter Residential Shop

Owner/Operator: Tyler Carter

Builder: Artisan Concepts, LLC

Address: 1664 Butcher Road
Waxahachie, Tx 75165

1. Project Overview

- **Purpose of Facility:** Personal residential shop for storage, hobby use, and property maintenance.
- **Building Size & Layout:** Approximately 4000 sq. ft. metal building with 3 Over Doors, Workout Room, half bath and place upstairs to hit golf balls into net.
- **Primary Use:** Personal storage, household projects, and property maintenance (non-commercial).

2. Hours & Use

- Use will be occasional, primarily during normal daytime hours (similar to residential garage use).
- No employees; use limited to owner and household members.
- No regular public or client traffic.

3. Site Operations

- **Deliveries:** Deliveries: Occasional delivery of household goods or materials, consistent with normal residential activity
- **Material Storage:** Personal items and equipment only, stored indoors. No outdoor stockpiling beyond typical residential use.
- **Equipment Use:** Standard homeowner tools and equipment; noise levels will remain consistent with residential activities.
- **Parking:** Limited to owner and family vehicles. No employee or customer parking.

4. Safety & Compliance

- **Codes:** Facility will comply with all city building codes, fire codes, and zoning requirements.
- **Emergency Measures:** Clearly marked exits, fire extinguishers, first aid kits, and proper ventilation inside the shop.
- **Hazardous Materials:** None beyond typical household use (paint, fuel, small propane cylinders). Stored safely per residential code.

5. Public Impact

- **Traffic:** Vehicle trips consistent with a single-family residence. No commercial traffic.
- **Noise/Dust:** Activities limited to owner use within the building; noise not exceeding normal residential levels.
- **Waste Management** Existing residential waste services will be used. No additional dumpsters required.
- **Screening:** Shop is located on residential property and designed to maintain neighborhood character.
-

6. Management & Oversight

- **Responsible Party:** Tyler Carter (Property Owner)
- **Day-to-Day Use:** Tyler Carter and household only.
- **Contact for City Communication:** Tyler Carter [214-717-8283/tylernoble2@hotmail.com]

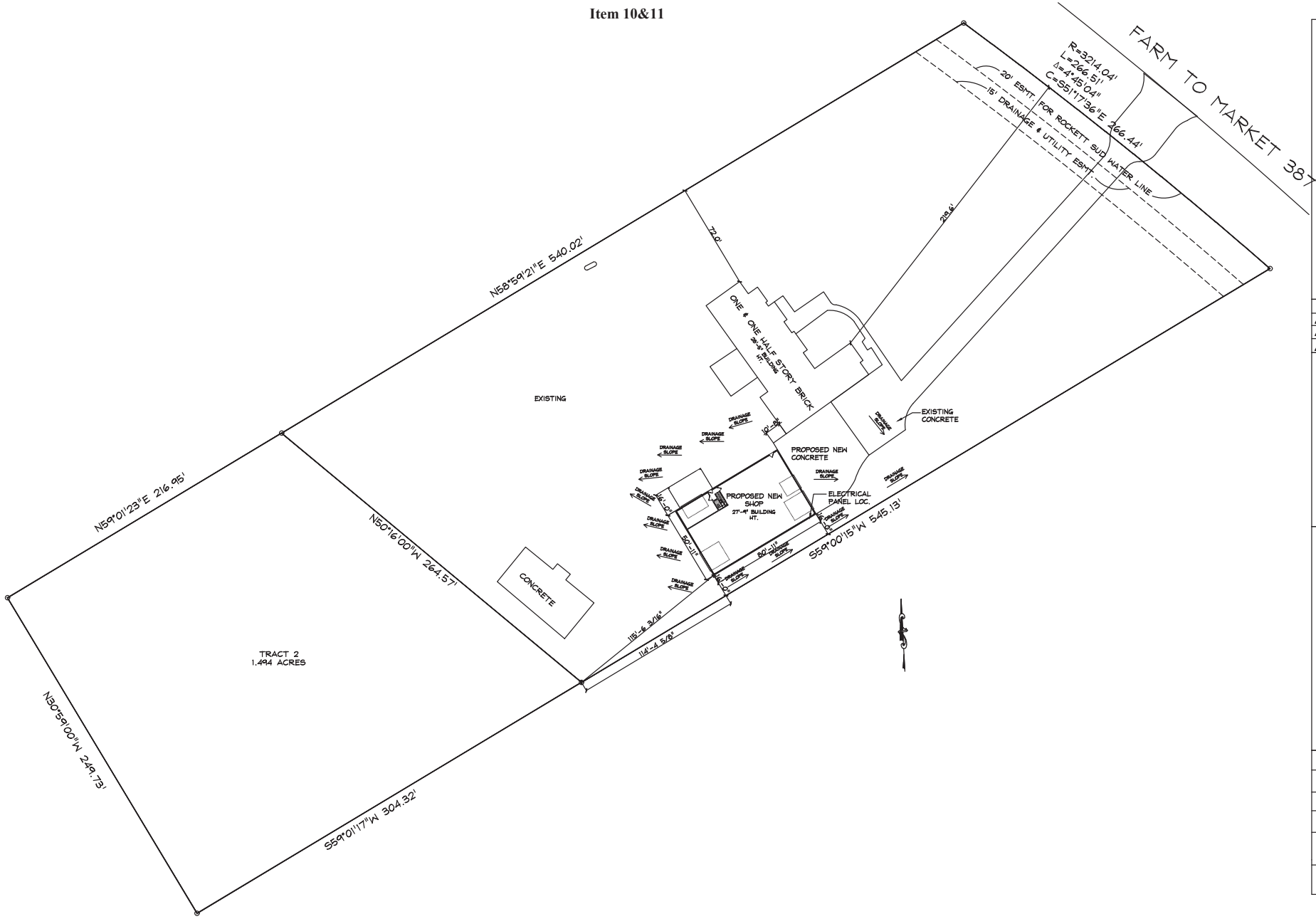
A handwritten signature in blue ink that reads "T. Carter". The signature is written in a cursive style with a large, looped "T" and "C".

- a. This accessory structure WILL NOT be used as a dwelling.
 - b. This accessory structure WILL NOT be leased or sold separately.
 - c. This accessory structure WILL NOT be used as a short-term rental (STR)
 - d. Oncor has advised us that we will not be able to use a single meter for both the primary structure and this accessory structure. This information came straight from the Oncor project manager. I will add the escalation list from Oncor to my email.

3. Site Operations - Parking

We do not currently own any boats, atv's, tractors, or heavy equipment. We will likely store these inside of the shop if purchased in the future. The current parking for the foreseeable future will be our personal vehicles. (Car and Truck)

Item 10&11



J MATHEWS DESIGNS, L.L.C. DESIGN + CAD SERVICES	
REVISIONS	
Δ	
Δ	
Δ	
qc ARTISAN CONCEPTS CONSTRUCTION SERVICES	
TYLER CARTER SHOP	1664 BUTCHER RD. WAXAHACHIE, TX 75168
DATE: 07/08/25	
JOB NO.:	
SCALE: 1"=40'-0"	
BASE PLAN:	
SHEET NAME: PLOT PLAN	
SHEET NO. 1 OF 11	

Architectural elevation drawing of a metal building. The drawing includes the following dimensions and specifications:

- Overall height: 27'-0"
- Overall width: 23'-6" H.H.
- Height to eave: 20'-1 P.L.T. HT.
- Height to roofline: 10'-1 P.L.T. HT.
- Foundation height: 0'-0 F.F.
- Door panel specification: 3030 FXDL @ 23'-6" H.H.
- Wainscot specification: 36" HIGH STONE WAINSCOT
- Panel specification: R PANEL PER METAL BUILDING SPECS.

3030 FXDL @ 23'-6" H.H.

20'-1" PLT. HT.

10'-1" PLT. HT.

0'-0" F.F.

R PANEL PER METAL BUILDING SPECS.

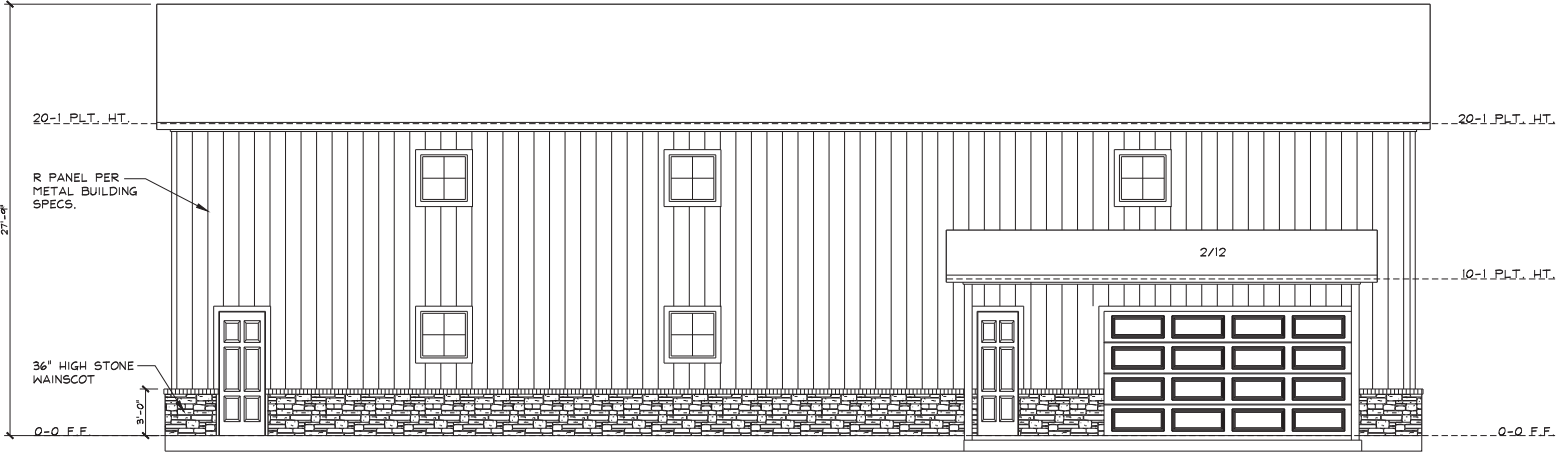
36" HIGH STONE WAINSCOT

3'-0"

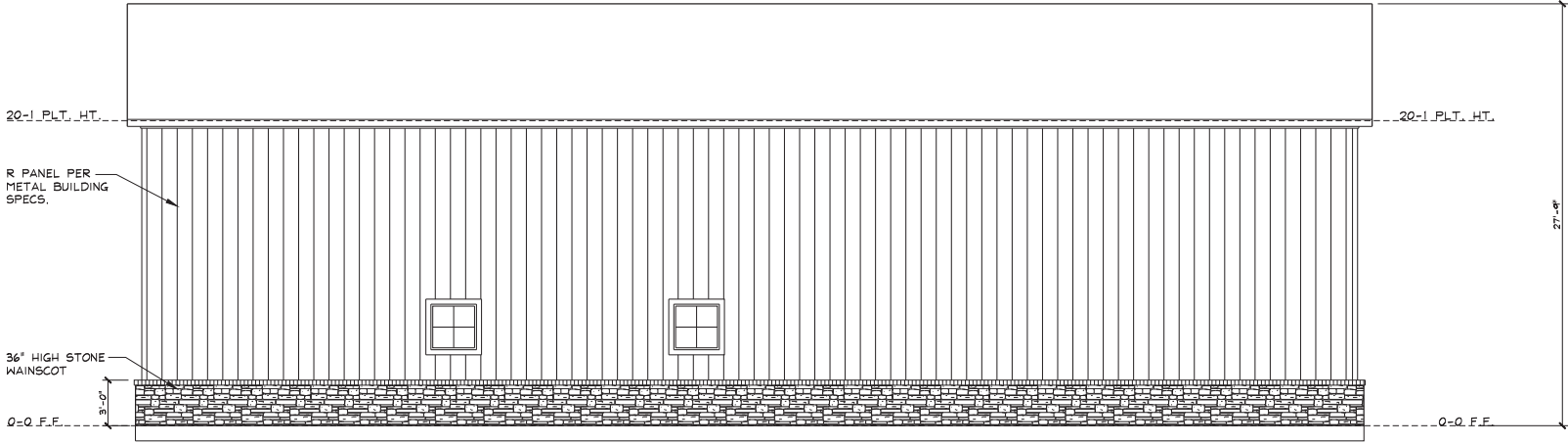
0'-0" F.F.

TYLER CARTER SHOP 1664 BUTCHER RD. WAXAHACHIE, TX 75168		 ARTISAN CONCEPTS CONSTRUCTION SERVICES		J MATHEWS DESIGNS, L.L.C. DESIGN + CAD SERVICES	
DATE: 07/08/25				REVISIONS	
JOB NO:				△	
SCALE: 1/8"=1'-0"				△	
BASE PLAN:				△	
SHEET NAME: EXTERIOR ELEVATIONS					
SHEET NO: 9 OF 11					

Item 10&11



RIGHT ELEVATION



LEFT ELEVATION

J MATHEWS DESIGNS, L.L.C. DESIGN + CAD SERVICES	
REVISIONS	
△	
△	
△	
qc ARTISAN CONCEPTS CONSTRUCTION SERVICES	
TYLER CARTER SHOP 1664 BUTCHER RD. WAXAHACHIE, TX 75168	DATE: 07/08/25 JOB NO.: SCALE: 1/8"=1'-0" BASE PLAN: SHEET NAME: EXTERIOR ELEVATIONS SHEET NO. 10 OF 11

Planning & Zoning Department

Zoning Staff Report

Case: ZDC-112-2025



MEETING DATE(S)

Planning & Zoning Commission:

October 14, 2025

City Council:

November 3, 2025

CAPTION

Public Hearing on a request by Javier Landeros, Inksplicit Tattoo Studio, LLC, for a **Specific Use Permit (SUP)** for a Tattoo or Body Piercing Shop use within the General Retail (GR) zoning district located at 120 North US Highway 77, Suite A (Property ID 173425) – Owner(s): 120 North LLC (ZDC-112-2025)

RECOMMENDED MOTION

"I move to recommend approval of ZDC-112-2025, for a Specific Use Permit for a Tattoo or Body Piercing Shop use, subject to the conditions the staff report, authorizing the Mayor and/or City Manager to execute all documents accordingly."

APPLICANT REQUEST

The Applicant requests approval of a SUP for a tattoo shop use.

CASE INFORMATION

Applicant:

Javier Landeros, Inksplicit Tattoo Studio, LLC

Property Owner(s):

120 North, LLC

Site Acreage:

0.655 acres

Current Zoning:

General Retail (GR)

Requested Zoning:

General Retail (GR) with a SUP for a Tattoo or Body Piercing Shop use

SUBJECT PROPERTY

General Location:

120 North US Highway 77, Suite A

Parcel ID Number(s):

173425

Existing Use:

Multi-tenant commercial use

Development History:

The subject property is currently platted as Lot 120-RR-C of the Ferris Second Addition in 2011.

Adjoining Zoning & Uses:

Direction	Zoning	Current Use
North	GR	Office: Texas Farm Bureau Insurance Company
East	SF-2 & GR	Single-family residence
South	GR	Vacant
West	GR w/ SUP for an Electronic Message Board	Offices: State Farm, Pinkerton Law Firm, and Alamo Title Company Restaurant: Taco Suave

Future Land Use Plan:

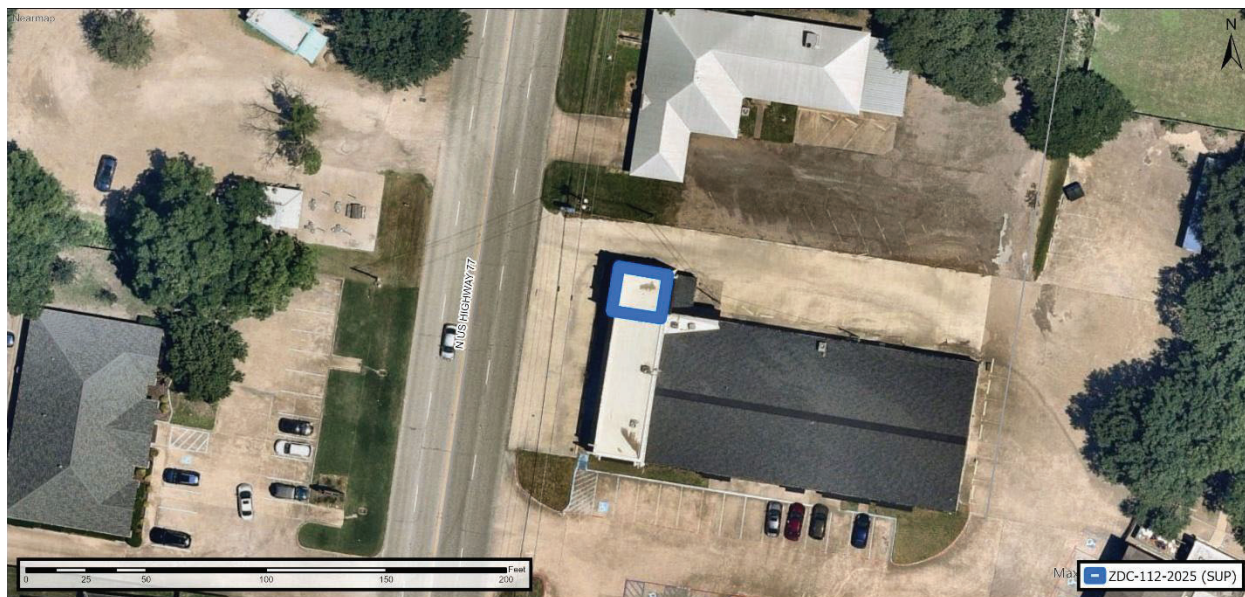
Local Commercial

Comprehensive Plan:

The local commercial placetype includes areas for restaurants, shops, grocery stores, offices, and personal service establishments. This placetype was incorporated to preserve the City's commercial corridors. Where appropriate, local commercial uses should be located at the intersection or frontage of major thoroughfares (60 feet or greater). The intensity of this placetype falls between neighborhood scale commercial and regional commercial. Local commercial will consist of a single or cluster of standalone office, retail or commercial buildings with an anchor. Local commercial uses should be interconnected with sidewalks to increase walkability. In addition, a shared open space comprised of a plaza or park is encouraged for multi-pad site developments.

Thoroughfare Plan:

The subject property is accessible from North US Highway 77, a Major Thoroughfare (100' right-of-way) on the Thoroughfare Plan.

Site Image:

PLANNING ANALYSIS

The Applicant proposes a Specific Use Permit (SUP) for Tattoo Shop use at 120 North US Highway 77, Suite A. The use of a Tattoo Shop requires an approved SUP by City Council per the City of Waxahachie's Zoning Ordinance. The applicant is a tattoo artist who is proposing to operate a tattoo shop at the subject property primarily on an appointment-only basis but will accommodate walk-ins between the hours of 3:00 PM through 10:00 PM from Tuesdays through Saturdays. The applicant is proposing to have one chair for himself, to occupy this space. The proposed SUP will allow the applicant to offer tattoo services. The applicant offers additional services such as logo design, shirt designs, wall murals, and other projects utilizing his artistic skills.

The subject property previously received approval for a SUP to operate a Cosmetic and Restorative Studio (Permanent) use City Council meeting on April 3, 2023 (ZDC-177-2022); however, the applicant did not proceed with leasing the space within six (6) months of approval. Therefore, the approved SUP is no longer valid.

PUBLIC NOTIFICATIONS

To comply with State law contained in Local Government Code Chapter 211 and the City's public hearing notice requirements, 20 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 and opposition for the SUP request.

RECOMMENDATION

Based on the details provided in this Staff Report and the present status of the documents associated with the request, the Planning Department recommends approval of the SUP request, subject to the conditions listed below.

Conditions:

1. The SUP shall remain with the applicant for this specific location only, and will not transfer to another tattoo or body piercing shop use.
2. The applicant shall amend the SUP in the event that the applicant wishes to expand the Tattoo Shop use at the subject property.
3. The applicant shall obtain all necessary building permits from the City of Waxahachie Building & Community Services Department prior to operating at the subject property.
4. All exterior signage shall require a sign permit from the Building & Community Services Department prior to the installation of any exterior signs.

ATTACHED EXHIBITS

1. Tattoo Shop Use Saturation Map
2. Exhibit A – Location Map
3. Exhibit B – Floorplan
4. Exhibit C – Operational Plan

STAFF CONTACT INFORMATION

Prepared by:

Oanh Vu
Senior Planner
oanh.vu@waxahachie.com

Reviewed by:

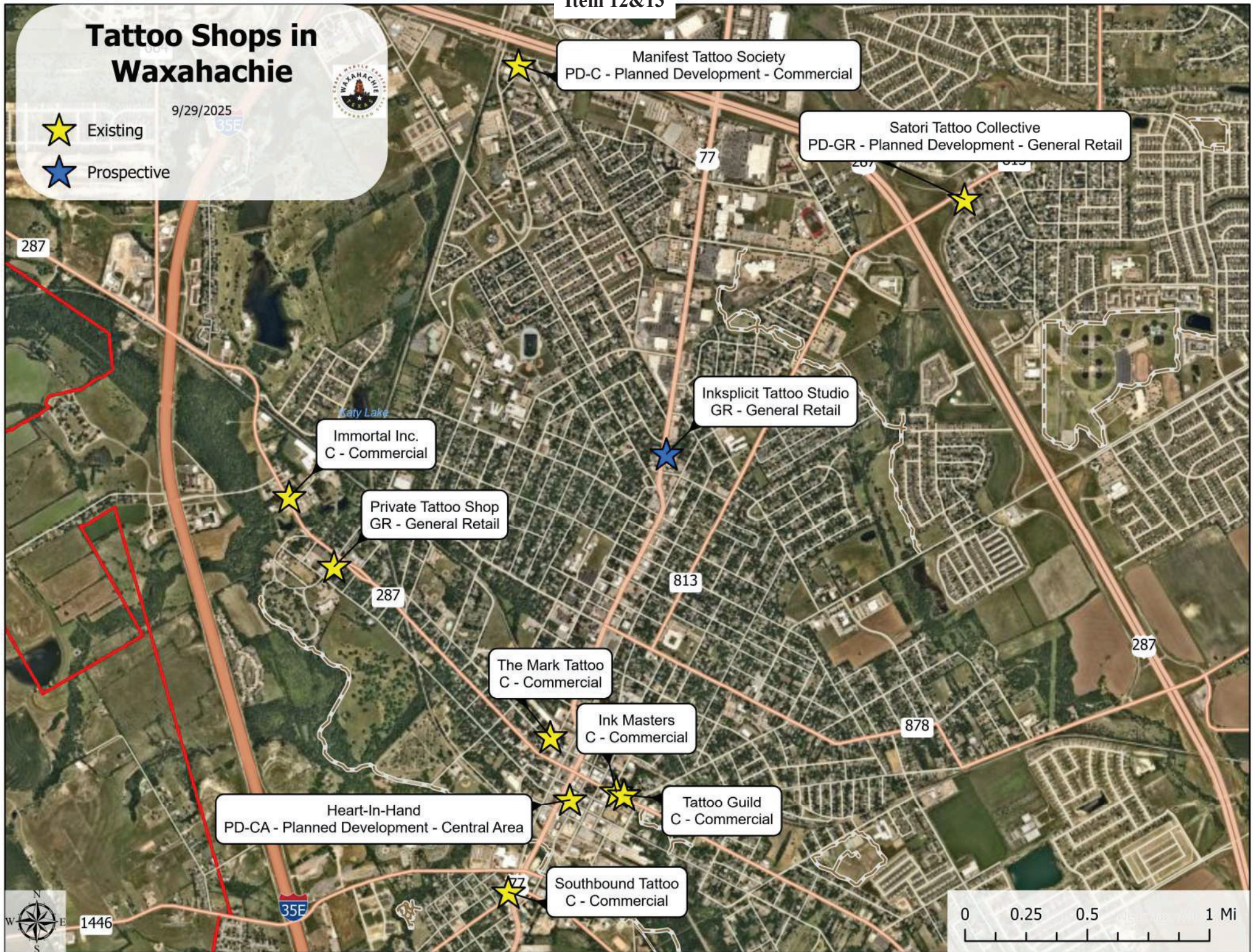
Trenton Robertson, AICP
Senior Director of Planning
@waxahachie.com

Tattoo Shops in Waxahachie

9/29/2025



- ★ Existing
- ★ Prospective



Manifest Tattoo Society
PD-C - Planned Development - Commercial

Satori Tattoo Collective
PD-GR - Planned Development - General Retail

Inkspllicit Tattoo Studio
GR - General Retail

Immortal Inc.
C - Commercial

Private Tattoo Shop
GR - General Retail

The Mark Tattoo
C - Commercial

Ink Masters
C - Commercial

Heart-In-Hand
PD-CA - Planned Development - Central Area

Tattoo Guild
C - Commercial

Southbound Tattoo
C - Commercial

Nearmap

Item 12&13

NUS HIGHWAY 77

EXHIBIT A - LOCATION MAP



Max

 ZDC-112-2025 (SUP)

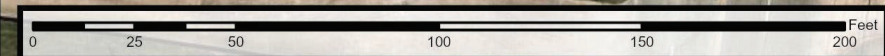
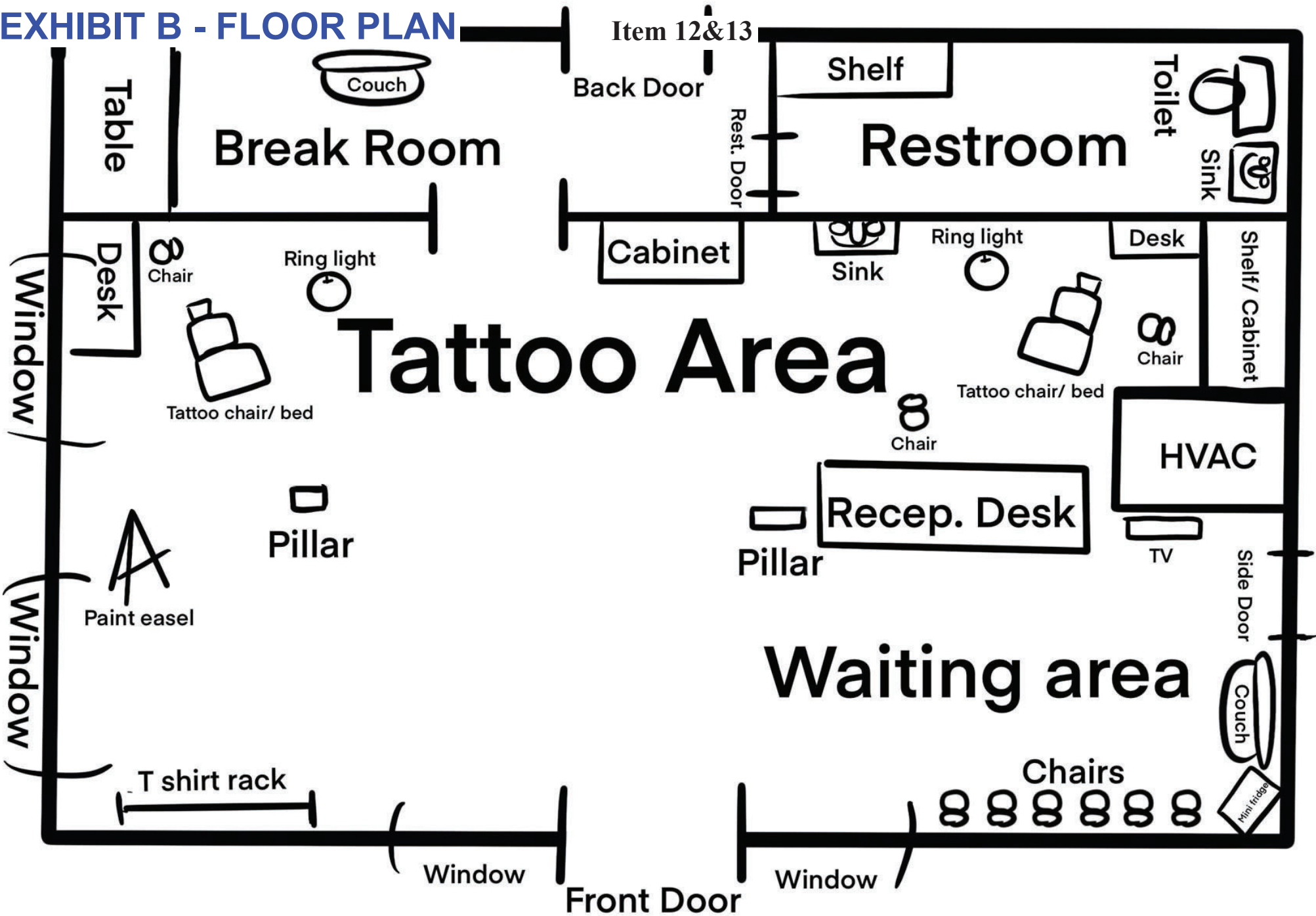


EXHIBIT B - FLOOR PLAN



Operational Plan

Inkspllicit Tattoo Studio, LLC

Location: 120 N Hwy 77 Suite A Waxahachie, TX

Proposed hours of Operation:

Sunday	Closed
Monday	Closed
Tuesday	3 PM-10 PM
Wednesday	3 PM-10 PM
Thursday	3 PM-10 PM
Friday	3 PM-10 PM
Saturday	3 PM-10 PM

Number of Employees: 1

I work mainly by appointments only but if I am available I will accept walk-ins.

Compatibility with adjoining uses:

Inkspllicit Tattoo Studio, LLC is compatible with the surrounding land uses, with consideration given to:

- The proposed project involves the establishment of a Tattoo Studio, Inkspllicit Tattoo Studio, LLC, at 120 N Hwy 77 in Waxahachie, located within the General Retail zone and is adjacent to other General Retail businesses.
- Inkspllicit Tattoo Studio is expected to generate revenue for other nearby businesses by bringing established clientele from Dallas County to Waxahachie in which my clientele are expected to shop or eat in Waxahachie.
- Inkspllicit Tattoo Studio does not foresee any compatibility issues with neighboring businesses.
- Inkspllicit Tattoo Studio is expected to generate low but steady traffic and will not have an issue with parking, considering there will only be one artist and on occasions, a guest artist.
- Inkspllicit Tattoo Studio will not generate excess noise that will disturb neighboring businesses or residential properties.
- Inkspllicit Tattoo Studio plans on joining the Waxahachie Chamber of Commerce and being involved in local events.
- Inkspllicit Tattoo Studio is excited to bring new art to the subject property area in Waxahachie and be involved in helping Waxahachie grow!

EXHIBIT C - OPERATIONAL PLAN **Item 12&13**

Based on the operational characteristics Inkspllicit Tattoo Studio will not create significant land use incompatibility impacts on adjacent land uses. The project is designed to coexist harmoniously with neighboring properties, respecting the existing function and character of the adjoining areas.