



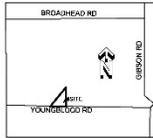
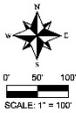
DEPARTMENT OF DEVELOPMENT
Ellis County

☐: dod@co.ellis.tx.us
☎: 972-825-5200
🌐: co.ellis.tx.us/dod

Public Notice

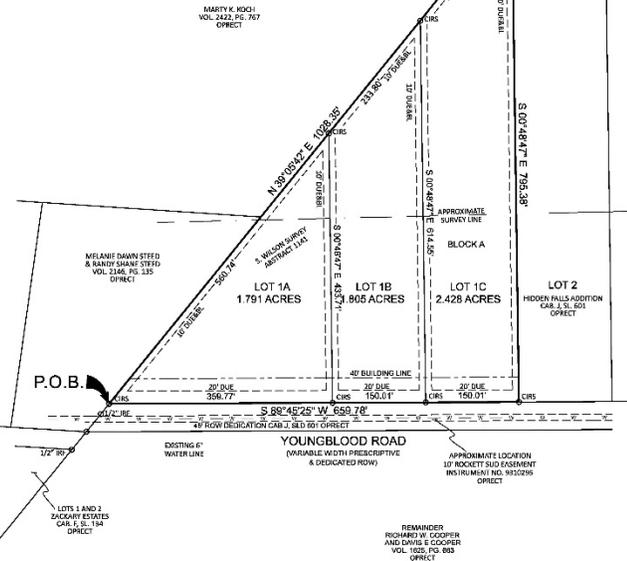
The Ellis County Commissioners' Court will consider and act upon an application for a replat of **Hidden Falls, Lots 1A- 1C** to create two (2) additional lots from a previously-platted property. The property contains a total of ± 6.023 acres of land located on the northside of Youngblood Road ± 5,200 feet east of Broadhead Road, in the extra-territorial jurisdiction (ETJ) of Waxahachie, Road & Bridge Precinct No. 1. A copy of the replat request is shown below.

The replat will be presented before the Commissioners' Court on **Tuesday, October 22, 2019 at 2:00 PM** on the second floor of the historic Ellis County Courthouse, 101 West Main Street, Waxahachie, TX. 75165. Please direct any questions to the Department of Development at 972-825-5200, or email dod@co.ellis.tx.us.



NOTES:
BEARING BASIS FOR THIS SURVEY IS TEXAS COORDINATE SYSTEM, NORTH CENTRAL ZONE 4202, NAD 83 PER GPS OBSERVATIONS.
THE SUBJECT PROPERTY LIES WITHIN ZONE "X", DEFINED AS "AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN" ACCORDING TO THE FLOOD INSURANCE RATE MAP NO. 48186C0007, DATED JUNE 3, 2014, AS PUBLISHED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY.
ALL LOTS SHALL BE SERVICED BY AN ON-SITE SEWAGE FACILITY SYSTEM FOR RESIDENTIAL USE. AN ON-SITE SEWAGE FACILITY SHALL BE DESIGNED BY A REGISTERED ENGINEER AND/OR A REGISTERED SANITARIAN.
THE PROPERTY DOES NOT LIE WITHIN A CITY LIMIT OR AN ETJ OF A CITY.

LEGEND
CIRS = 6" IRON ROD WITH YELLOW PLASTIC CAP STAMPED "TXRCS" SET
IRP = IRON ROD FOUND
FND = FOUND
CORRECT = OFFICIAL PUBLIC RECORDS ELLIS COUNTY TEXAS
DUE = DRAINAGE UTILITY EASEMENT
BL = BUILDING LINE



OWNER'S CERTIFICATE

STATE OF TEXAS §
COUNTY OF ELLIS §

WHEREAS LOGAN GARRETT IS THE SOLE OWNER OF A TRACT OF LAND SITUATED IN THE GLAZE SURVEY, ABSTRACT NO. 387 AND IN THE S. WILSON SURVEY ABSTRACT NO. 1141, ELLIS COUNTY, TEXAS AND BEING ALL OF LOT 1, BLOCK A, HIDDEN FALLS ADDITION, RECORDED IN CABINET J, SLIDE 601, OF THE OFFICIAL PUBLIC RECORDS OF ELLIS COUNTY, TEXAS (CORRECT), AND BEING ALL OF THAT TRACT OF LAND DESCRIBED IN DEED TO LOGAN GARRETT, RECORDED IN INSTRUMENT NUMBER 1914872, CORRECT, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A 6" IRON ROD WITH CAP STAMPED "TXRCS" SET FOR THE SOUTHWEST CORNER OF SAID LOT 1, IN THE EAST LINE OF THAT TRACT OF LAND DESCRIBED IN DEED TO MELANIE DAWN STEED AND RANDY SHANE STEED, RECORDED IN VOLUME 2148, PAGE 155, CORRECT, IN THE NORTH 80°07'42" W 150' 0" LINE OF YOUNGBLOOD ROAD (CAB. J, SLIDE 601), CORRECT;

THENCE N 30°04'42" E, ALONG THE WEST LINE OF SAID LOT 1 AND THE COMMON EAST LINE OF SAID STEED TRACT, MAKING A DISTANCE OF 387.38 FEET TO THE WESTEAST CORNER OF SAID STEED TRACT AND THE COMMON SOUTHEAST CORNER OF THAT TRACT OF LAND DESCRIBED IN DEED TO MARTY K. KOCH, RECORDED IN VOLUME 2148, PAGE 157, CORRECT; PASSING A DISTANCE OF 106.84 FEET A 10" IRON ROD FOUND FOR THE NORTHEAST CORNER OF SAID KOCH TRACT AND THE COMMON SOUTHEAST CORNER OF TRACT OF LAND DESCRIBED IN DEED TO MARTY K. KOCH, RECORDED IN VOLUME 2148, PAGE 157, CORRECT; A TOTAL DISTANCE OF 1028.35 FEET TO A 6" IRON ROD WITH CAP STAMPED "TXRCS" SET FOR THE NORTHEAST CORNER OF SAID LOT 1 AND THE COMMON NORTHWEST CORNER OF LOT 2, OF SAID HIDDEN FALLS ADDITION;

THENCE S 07°04'42" E, ALONG THE EAST LINE OF SAID LOT 1 AND THE COMMON WEST LINE OF SAID LOT 2, A DISTANCE OF 798.38 FEET TO A 6" IRON ROD WITH CAP STAMPED "TXRCS" SET FOR THE SOUTHEAST CORNER OF SAID LOT 1 AND THE COMMON SOUTHWEST CORNER OF SAID LOT 2, IN THE NORTH ROW LINE OF SAID YOUNGBLOOD ROAD;

THENCE S 89°48'25" W, ALONG THE SOUTH LINE OF SAID LOT 1 AND THE COMMON NORTH ROW LINE OF SAID YOUNGBLOOD ROAD, A DISTANCE OF 656.78 FEET TO THE POINT OF BEGINNING AND CONTAINING 6.023 ACRES OF LAND, MORE OR LESS.

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

THAT LOGAN GARRETT, DOES HEREBY CERTIFY AND ADOPT THIS PLAT DESIGNATING THE HEREIN ABOVE DESCRIBED PROPERTY AS BLOCK A, HIDDEN FALLS ADDITION, LOT 1A-1C, AN ADDITION TO ELLIS COUNTY, AND DOES HEREBY DEDICATE TO THE PUBLIC USE FOREVER, THE STREETS AND ALLEYS SHOWN THEREON, LOGAN GARRETT DOES HEREBY CERTIFY THE FOLLOWING:

1. THE STREETS AND ALLEYS ARE DEDICATED IN FEE SIMPLE FOR STREET AND ALLEY PURPOSES;
2. ALL PUBLIC IMPROVEMENTS AND DEDICATIONS SHALL BE FREE AND CLEAR OF ALL DEBT, LIENS, AND/OR ENCUMBRANCES;
3. THE EASEMENTS AND PUBLIC USE AREAS, AS SHOWN AND CREATED BY THIS PLAT, ARE DEDICATED FOR THE PUBLIC USE FOREVER FOR THE PURPOSES INDICATED ON THIS PLAT;
4. NO BUILDINGS, FENCES, TREES, SHRUBS OR OTHER IMPROVEMENTS OR GROWTHS SHALL BE CONSTRUCTED OR PLACED UPON, OVER OR ACROSS THE EASEMENTS AS SHOWN;
5. ELLIS COUNTY IS NOT RESPONSIBLE FOR REPLACING ANY IMPROVEMENTS, UNDER, OR OVER ANY EASEMENT'S CAUSED BY MAINTENANCE OR REPAIR;
6. UTILITY EASEMENTS MAY ALSO BE USED FOR THE MUTUAL USE AND ACCOMMODATION OF ALL PUBLIC UTILITIES SERVING TO USE OR CROSS THE SAME UNLESS THE EASEMENT LIMITS THE USE TO PARTICULAR UTILITIES, SAID USE BY PUBLIC UTILITIES BEING SUBORDINATE TO THE PUBLICS AND ELLIS COUNTY'S USE THEREOF;
7. IF THE COUNTY AND/OR PUBLIC UTILITIES SHALL HAVE THE RIGHT TO REMOVE AND KEEP REMOVED ALL OR PARTS OF ANY BUILDINGS, FENCES, TREES, SHRUBS OR OTHER IMPROVEMENTS OR GROWTHS WHICH MAY HAVE ANY INTERFERENCE OR INTERFERE WITH THE CONSTRUCTION, MAINTENANCE, OR EFFICIENCY OF THEIR RESPECTIVE SYSTEMS IN THE EASEMENTS;
8. ELLIS COUNTY AND PUBLIC UTILITIES SHALL AT ALL TIMES HAVE THE FULL RIGHT OF ACCESS AND EGRESS TO OR FROM THEIR RESPECTIVE EASEMENTS FOR THE PURPOSE OF CONSTRUCTING, RECONSTRUCTING, INSPECTING, PATROLLING, MAINTAINING, REPAIRING METERS, AND ADDING TO OR REMOVING ALL OR PARTS OF THEIR RESPECTIVE SYSTEMS WITHOUT THE NECESSITY AT ANY TIME INCLUDING THE RIGHT TO REMOVE AND KEEP REMOVED ANY SUCH IMPROVEMENTS;
9. ALL MODIFICATIONS TO THIS DOCUMENT SHALL BE BY MEANS OF PLAT AND APPROVED BY ELLIS COUNTY.

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

WITNESS MY HAND, THE THE DAY OF _____, 2019.

BY: _____

LOGAN GARRETT
OWNER OF SAID
COUNTY OF ELLIS

BEFORE ME THE UNDERSIGNED AUTHORITY, A NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS, ON THIS DAY PERSONALLY APPEARED LOGAN GARRETT, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT AND ACKNOWLEDGED TO ME THAT HE HAS EXECUTED THE SAME FOR THE PURPOSE HEREIN EXPRESSED AND IN THE CAPACITY STATED.

GIVEN UNDER MY HAND AND SEAL, THIS THE _____ DAY OF _____, 2019.

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

1. TANDY HILL JACKSON, APRIL, HEREBY CERTIFY THAT THIS PLAT WAS MADE ON THE GROUND, UNDER MY DIRECT SUPERVISION, ON THE DATE SHOWN, AND THAT ALL PROPERTY OWNERS HEREON HAVE BEEN FOUND OR SET AS SHOWN.

"RECORDING THIS DOCUMENT SHALL NOT BE REQUIRED FOR ANY PURPOSES UNLESS THE INSTRUMENT IS FILED UPON AS A FINAL SURVEY INSTRUMENT"

TANDY HILL JACKSON
REGISTERED PROFESSIONAL SURVEYOR NO. 5444

REMINDER
RICHARD W. COOPER
AND DAVIS E. COOPER
VOL. 1025, P. 403
CORRECT

STATE OF TEXAS
COUNTY OF ELLIS
CERTIFICATE OF APPROVAL BY THE COMMISSIONERS COURT OF ELLIS COUNTY TEXAS:
APPROVED THIS, THE _____ DAY OF _____, 2019.
ATTEST:
TODD LITTLE
COUNTY CLERK
KRYSTAL VALDEZ
COUNTY CLERK
RANDY STINSON
COMMISSIONER PRECINCT 1
LANE GRAYSON
COMMISSIONER PRECINCT 2
PAUL PERRY
COMMISSIONER PRECINCT 3
KYLE FRUTER
COMMISSIONER PRECINCT 4
THIS PLAT HAS BEEN APPROVED BY THE DEPARTMENT OF DEVELOPMENT FOR AN ON-SITE SEWAGE FACILITY SYSTEM FENCING AND ALL INFORMATION AS MAY BE REQUIRED BY THE ELLIS COUNTY DEPARTMENT OF DEVELOPMENT.
DEPARTMENT OF DEVELOPMENT DIRECTOR DATE

REPLAT
HIDDEN FALLS ADDITION
LOTS 1A-1C
BEING A REPLAT OF LOT 1
BLOCK A
6.023 ACRES
SITUATED IN THE
1. GLAZE SURVEY,
ABSTRACT NO 387
&
S. WILSON SURVEY
ABSTRACT NO. 1141
ETJ OF THE CITY OF WAXAHACHIE
ELLIS COUNTY, TEXAS
3 RESIDENTIAL LOTS

DRAWN BY:
LOGAN GARRETT
1907 FERRIS AVE
WAXAHACHIE, TX 75165
408.917.8012

SURVEYOR:
TEXAS REALITY CAPTURE &
SURVEYS, L.L.C.
P.O. BOX 262
WAXAHACHIE, TEXAS 75168
409.519.0338
TRIPLE FIRM NO. 10134363

JOB NO 12392 JUNE 2019 PAGE 1 OF 1