



# Public Notice

The Ellis County Commissioners' Court will consider and act upon an application for a replat of **Fleming Corner Lot 2R1 & 2R2 in Block A, replat of Lot 2R in Block A, Fleming Corner** to subdivide Lot 2R into two (2) lots for residential use. The property contains a total of ± 4.998 acres of land, located on the northwest corner of Pierce Road and Pratt Road, in the Extra Territorial Jurisdiction (ETJ) of Red Oak, 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, **March 24, 2020 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 by email at [dod@co.ellis.tx.us](mailto:dod@co.ellis.tx.us).

**CITY OF RED OAK APPROVAL:**

I hereby certify that the above and foregoing Replat of Lot 2R, in Block A, of Fleming Corner in the Extra Territorial Jurisdiction of the City of Red Oak was approved this 22 day of March, 2020, by the City of Red Oak, Texas, according to Chapter 212 of the Texas Local Government Code.



**CONDITIONS OF ACCEPTANCE OF FINANCIAL AND PLANNING FEES/INDEMNITIES**

THIS PLAT IS PREPARED BY THE OWNERS OR PROPRIETORS HERETOFORE REFERRED TO AS PROPERTY OWNERS AND IS APPROVED BY THE CITY OF RED OAK SUBJECT TO THE FOLLOWING CONDITIONS WHICH SHALL APPLY TO THE PROPERTY OWNERS, THEIR SUCCESSORS, HEIRS, ASSIGNS AND AGENTS.

NO OBSTRUCTIONS TO THE FLOW OF STORMWATER RUNOFF SHALL BE PERMITTED BY ANY OTHER STRUCTURE WITHIN THE PROPERTY OR NEARBY THEREON OR ON THE PLACE UNDER APPROVED BY THE CITY OF RED OAK. HOWEVER, RUNOFF FROM ANY OTHER STRUCTURE WITHIN THE PROPERTY OR NEARBY THEREON OR ON THE PLACE UNDER APPROVED BY THE CITY OF RED OAK, INCLUDING RUNOFF FROM THE TOILET DRAINAGE FACILITIES IN ORDER TO IMPROVE THE FLOW FROM FACILITIES THAT MAY BE OCCUPIED BY THE PROPERTY OWNERS AND AGENTS OR ADJACENT TO THE PROPERTY, SHALL BE PERMITTED BY THE CITY OF RED OAK PROVIDED THAT SUCH TOILET DRAINAGE FACILITIES SHALL BE MAINTAINED AND OPERATED IN ACCORDANCE WITH THE CITY OF RED OAK'S STANDARDS AND REGULATIONS.

THE PROPERTY OWNERS WILL BE RESPONSIBLE FOR MAINTAINING SAID DRAINAGE FACILITIES. THE PROPERTY OWNERS SHALL KEEP SAID DRAINAGE FACILITIES CLEAN AND FREE OF OBSTRUCTIONS AND SHALL BE RESPONSIBLE FOR THE REPAIRS AND MAINTENANCE OF SAID FACILITIES. THE CITY OF RED OAK SHALL NOT BE LIABLE FOR ANY DAMAGE RESULTING FROM THE OPERATION OF SUCH FACILITIES. THE CITY OF RED OAK SHALL NOT BE RESPONSIBLE FOR THE OPERATION OF ANY FACILITIES WITHIN SAID DRAINAGE FACILITIES. FURTHER, THE CITY OF RED OAK SHALL NOT BE RESPONSIBLE FOR THE OPERATION OF ANY FACILITIES WITHIN SAID DRAINAGE FACILITIES OR FOR THE OPERATION OF ANY FACILITIES WITHIN SAID DRAINAGE FACILITIES.

**OWNERS CERTIFICATE**

STATE OF TEXAS  
COUNTY OF ELLIS:

KNOW ALL MEN BY THESE PRESENTS:

WHEREAS, JUAN BEDOLLA and GENIELDA BEDOLLA, are the owner of all that tract of land situated in the Extra Territorial Jurisdiction of Red Oak, Ellis County, Texas, a part of the Robert H. Younger Survey, Abstract No. 1198, being all of Lot 2R, Block A, of Fleming Corner Replat, an Addition in the Extra Territorial Jurisdiction of Red Oak, Ellis County, Texas, according to the map thereof recorded in Volume 2795, Page 128, of the Official Public Records of Ellis County, Texas, being all of a tract of land described in deed to Juan Bedolla and Genielda Bedolla, as recorded in Instrument No. 1931145, of the Official Public Records of Ellis County, Texas, being more particularly described by metes and bounds as follows:

COMMENCING from a found 1/2 inch iron rod for corner on the West right of way line of Lot 2R, being more 60.00 feet from the Southeast corner of a tract of land described in deed to Barbara Pratt Sutton, as recorded in Volume 2795, Page 128, of the Official Public Records of Ellis County, Texas, being the Northeast corner of original said Lot 2;

THENCE South 00 degrees 02 minutes 24 seconds East, along said Pratt Road, a distance of 426.03 feet to a found 1/2 inch yellow-capped iron rod for corner, being the Southeast corner of Lot 18, and the Northeast corner of said Lot 2R, and using the PLACE OF BEGINNING;

THENCE South 00 degrees 02 minutes 24 seconds East, along said Pratt Road, a distance of 123.06 feet to a found 1/2 inch yellow-capped iron rod for corner being the beginning of a curve to the right having a radius of 800.00 feet;

THENCE in a Southerly direction along said curve to the right, an arc length of 132.25 feet, a delta of 08 degrees 02 minutes 24 seconds, and a chord bearing and distance of South 03 degrees 58 minutes 46 seconds West, 112.17 feet, to a set 1/2 inch yellow-capped iron rod for corner;

THENCE South 08 degrees 02 minutes 02 seconds West, a distance of 173.32 feet to a set 1/2 inch yellow-capped iron rod for corner, being the beginning of a curve to the left having a radius of 800.00 feet;

THENCE in a Southerly direction along said curve to the left, an arc length of 130.86 feet, a delta of 08 degrees 02 minutes 58 seconds, and a chord bearing and distance of South 03 degrees 58 minutes 31 seconds West, 130.75 feet, to a set 1/2 inch iron rod for corner;

THENCE South 00 degrees 08 minutes 58 seconds East, a distance of 1.28 feet to a set 1/2 inch yellow-capped iron rod for corner;

THENCE South 89 degrees 54 minutes 30 seconds East, along the North line of said Pierce Road, a distance of 232.41 feet to a set 1/2 inch yellow-capped iron rod for corner on the East line of a residual tract of land described in deed to Clyde A. Paul, Jr., as recorded in Volume 583, Page 1023, of the Official Public Records of Ellis County, Texas, and being the Southeast-Southwest corner of said Lot 1;

THENCE North 00 degrees 02 minutes 53 seconds West, a distance of 318.94 feet to a found 1/2 inch iron rod for corner;

THENCE South 89 degrees 58 minutes 21 seconds West, a distance of 200.10 feet to a found 1/2 inch iron rod for corner on an East line of a tract of land described in deed to A. W. Pitts, as recorded in Volume 292, Page 238, of the Official Public Records of Ellis County, Texas and being the Westernmost Southwest corner of said Lot 1;

THENCE North 00 degrees 05 minutes 11 seconds West, a distance of 234.04 feet to a found 1/2 inch yellow-capped iron rod for corner, being the Northwest corner of said Lot 2R;

THENCE North 89 degrees 54 minutes 43 seconds East, a distance of 578.23 feet to the PLACE OF BEGINNING and containing 237,718 square feet or 4.998 acres of land.

**SURVEYOR'S CERTIFICATE:**

KNOW ALL MEN BY THESE PRESENTS:

That I, Barry S. Rhodes, do hereby certify that I prepared this plat from an actual on the ground survey of the land and that the corner monuments shown thereon were placed under my personal supervision in accordance with the platting Rules and Regulations of the City of Cedar Hill, Texas.

*Barry S. Rhodes*  
Registered Professional Land Surveyor No. 8691

STATE OF TEXAS  
COUNTY OF DALLAS:

Before me, the undersigned authority, on this day personally appeared Barry S. Rhodes, 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, in the capacity therein stated.

Given under my hand and seal of office this 12 day of Jan, 2020.

Notary Public in and for the State of Texas

My commission expires 4-11-2023



**OWNERS DEDICATION**  
NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

THAT JUAN BEDOLLA & GENIELDA BEDOLLA, acting herein by and through its duly authorized officers, do hereby certify and adopt this plat designating the herein shown described property as a Replat of Lot 2R, in Block A, of Fleming Corner, an Addition in Ellis County, Texas, do hereby dedicate to the public use forever, the streets and ways shown thereon. The land owners do hereby certify the following:

- The streets and ways are dedicated to be for public use and shall be maintained by the public.
- All public improvements and dedications shall be free and clear of all debt, liens, and/or encumbrances.
- The easements and public use shall be shown and created by this plat, as dedicated for the public use forever for the purposes indicated on this plat.
- No buildings, fences, trees, shrubs or other improvements or growth shall be constructed or placed upon, over or across the easements as shown.
- Ellis County is not responsible for inspecting any improvements or growth, or over any easements caused by maintenance or repair.
- 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, and use by public utilities being subordinate to the public's and Ellis County's use thereof.
- Ellis County and/or public utilities shall have the right to remove and keep removed all or parts of any building, fences, trees, shrubs or other improvements or growth which may in any way endanger or interfere with the construction, maintenance, or efficiency of any respect systems in the easements.
- Ellis County and public utilities shall at all times have the full right of ingress and egress to or from their existing lines, and adding to or removing all or parts of their respective systems without the necessity at any time of securing permission therefrom.
- All modifications to this document shall be by means of plat and approved by Ellis County, Texas.

This plat is approved subject to all platting ordinances, rules, regulations and resolutions of the Ellis County, Texas.

WITNESS my hand, this 17 day of Jan, 2020.

JUAN BEDOLLA  
Genielda Bedolla owner

**NOTARY STATEMENT**

BEFORE ME, the undersigned authority, a Notary Public in and for the State of Texas, on this day personally appeared Juan Bedolla, 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 and in the capacity therein stated.

Given under my hand and seal of office, this 17 day of Jan, 2020.

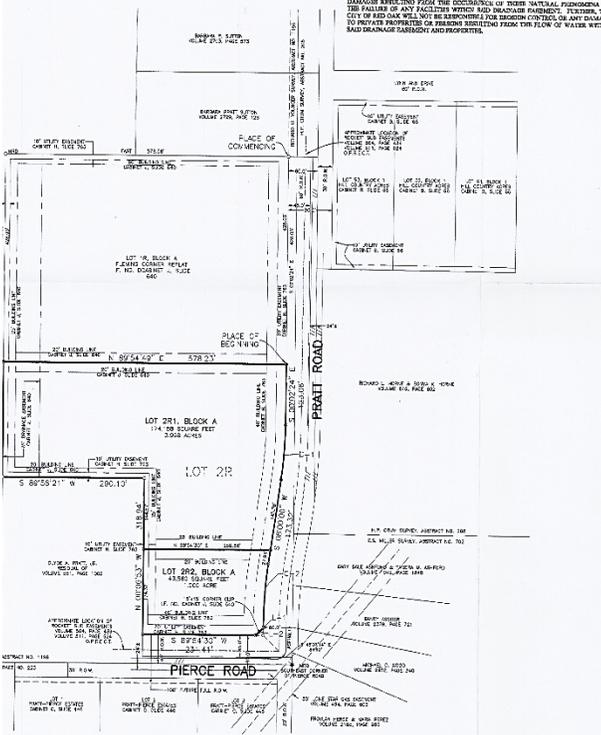
*Barry S. Rhodes*  
Registered Professional Land Surveyor No. 8691

BEFORE ME, the undersigned authority, a Notary Public in and for the State of Texas, on this day personally appeared Genielda Bedolla, 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 and in the capacity therein stated.

Given under my hand and seal of office, this 17 day of Jan, 2020.

*Barry S. Rhodes*  
Registered Professional Land Surveyor No. 8691

Notary Public in and for the State of Texas



DATE	BY	REASON	REMARKS
1-12-20	Barry S. Rhodes	Survey	Survey of Lot 2R, Block A, Fleming Corner Replat.

REPLAT  
FLEMING CORNER REPLAT  
LOT 2R1 & 2R2 BLOCK A,  
REPLAT OF  
LOT 2R, IN BLOCK A, FLEMING CORNER REPLAT  
4.998 ACRES IN THE ROBERT H. YOUNGER SURVEY, ABSTRACT NO. 1198  
IN THE EXTRA TERRITORIAL JURISDICTION OF THE  
CITY OF RED OAK, ELLIS COUNTY, TEXAS

OWNER: JUAN BEDOLLA & GENIELDA BEDOLLA - (903) 263-8715  
107 HALFAUX CIRCLE, PALMER, TEXAS 75152, INST. NO. 1931145

SURVEYOR: BARRY S. RHODES, REGISTERED PROFESSIONAL LAND SURVEYOR  
7309 PENNBRIDGE CIRCLE, ROWLETT, TEXAS 75088 - (214) 326-1090

DATE 8-19-2019  
DRAWN BY: MSO - PROJECT NO. 201500153-03