



# Public Notice

The Ellis County Commissioners' Court will consider and act upon an application for a replat of **Green Meadow Lots 19R & 20R** to adjust the property line between the two lots. The property contains a total of ± 8.922 acres of land located at the intersection of Link Crest Lane and Oak Lane, in the extra-territorial jurisdiction (ETJ) of Waxahachie, Road & Bridge Precinct No. 3. 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](mailto:dod@co.ellis.tx.us).

LINE NO.	BEARING	LENGTH
L1	S21°03'41"E	17.26'
L2	S43°14'38"W	6.08'
L3	S21°43'40"E	6.02'
L4	S68°54'27"E	8.28'
L5	S28°44'03"E	12.77'
L6	S48°00'31"W	13.07'
L7	S28°44'39"E	24.42'
L8	S62°04'57"W	6.53'

**GRAPHIC SCALE**

( IN FEET )  
1 inch = 100 ft

**LOCATION MAP**  
"NOT TO SCALE"

**LOT TABLE**

LOT NO.	ACRES	SQ. FT.
LOT 19R	0.641	128,601
LOT 20R	3.881	168,035

**GENERAL NOTES**

- A drainage / utility easement (D.U.E.) is only required, as necessary, to show any existing / future easements or discharge easements to help with the flow of water or prevention of encroachment.
- The County will not be responsible for the maintenance of drainage easements or discharge easements.
- Coordinates shown herein are relative to the Texas State Plane Coordinate system, North Central Zone (NAD83). All distances shown herein are surface distances.

**ASSESSMENT NOTE:**  
20% assessment to Dallas Value-Priced Special Utility District provided by County Clerk's assessment Number 1770773, Real Property towards Ellis County, Texas is blanked in parcel and does affect the subject tract.

**REPLAT DISCRETION:**  
This is a replat of a portion of a public land survey, as a registered public land surveyor of the State of Texas, have plotted the above replat/adjustment from an aerial survey on the ground and that of 10 corners, 497 points, and points of view (with their projections) marked on the ground, and that this plot meets the requirements of the replat statute by law.

**LEGEND**

- RO IRON ROD SET
- IR IRON ROD FOUND
- BL BUILDING SETBACK
- P.P.C.T. PLAT RECORDS ELLIS COUNTY, TEXAS

**APPROVALS:**

Approved by: *[Signature]* 9-16-19  
Chairperson, Date

Approved by: *[Signature]* 9-11-19  
City Council, Date

**STATE OF TEXAS**

County of Ellis

Case Number: RP-19-0088  
REPLAT

**LOTS 19R AND 20R, GREEN MEADOWS 2 RESIDENTIAL LOTS**

BEING AN 8.922 ACRE RESIDENTIAL ADDITION OUT OF THE ELLEN BALLARD SURVEY, ABSTRACT NO. 120

CITY OF WAXAHACHIE ETJ, ELLIS COUNTY, TEXAS

**BRIAN AND DEANNE ROW OWNER/DEVELOPER**  
102 Linkcrest Lane  
Waxahachie, Texas 75167 (972) 643-8755  
Contact: DeAnne Row  
3B LAND SURVEYING, INC SURVEYOR  
656 Boock Rd  
Ellis, Texas 75119 (972) 825-7949  
Contact: Edward Scott Boock  
TDRS No. 10194450  
Revised: August 30, 2019  
Dated: August 08, 2019

**WITNESSES:**

Witness: *[Signature]* 2019  
DeAnne Row

Witness: *[Signature]* 2019  
Edward Scott Boock

**NOTICE:**

This plan is approved subject to all planning conditions, rules, regulations and restrictions of the City of Waxahachie, Texas.

Witness, my hand, this 16th day of September, 2019.

**DEPARTMENT OF DEVELOPMENT**

STATE OF TEXAS

COUNTY OF ELLIS

Official Seal of the Department of Development, Ellis County, Texas.

Drawing: C:\Users\Edward\OneDrive\... 3B Land Surveying, Inc\Projects\WCMO\19-0088 RP-19-0088 Replat.dwg, Saved By: EdwardScott. Save Time: 8/20/2019 2:39 PM Plotted by: EdwardScott. Plot Date: 9/20/2019 2:40 PM