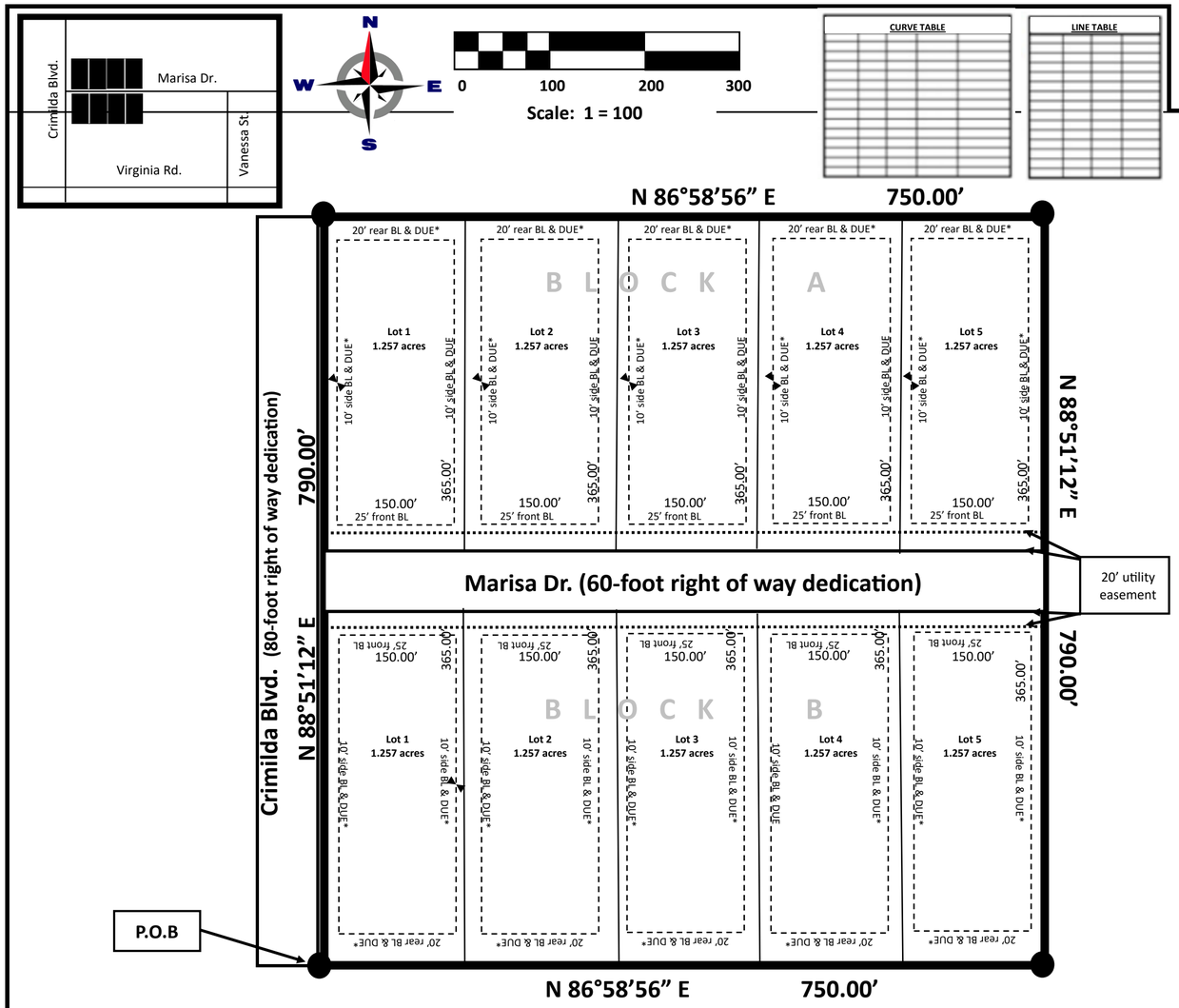
RESERVE AT LEAST 12-INCH BY 1 ½-INCH MARGIN ON UPPER RIGHT CORNER TOP PAGE.
THIS SPACE RESERVED FOR FILING INFORMATION FROM COUNTY CLERK.
THIS WILL INCLUDE CABINET & SLIDE INFORMATION ALONG WITH INSTRUMENT NUMBER AND FILING DATE.



LEGEND

P.O.B. = Point of Beginning
BL = building setback line
DUE = drainage/utility easement

STATE OF TEXAS:
COUNTY OF ELLIS:

That We, University Place Estates, LLC., being the owners of that certain tract of land hereinafter described as follows:

Being all that certain lot, tract, or parcel of land lying in the R. GONZALEZ SURVEY, Abstract No. 832, in Ellis County, Texas and being all of a called 60.75 acre tract of land conveyed to University Place Estates, LLC., by deed as recorded in Instrument Number 3598247 of the Official Public Records of Ellis County, Texas (OPRECT), and being more particular described as follows:

BEGINNING at a iron rod found in the southwest corner of the property and being the southeast corner of a dedicated right-of-way for Crimilda Blvd previously dedicated in Volume 321, Page 3029 of the Official Public Records of Ellis County, Texas (OPRECT) with the bearing basis for this description from GPS observation, Texas Coordinate System, North Central Zone, and having a beginning coordinate of Northing = 686619.248, Easting 2468753.871:

THENCE, along the west line of this tract of said 60.75 acre tract as follows: N 88°51'12" E (same as deed) measuring 790.00 feet;

THENCE, along the northern line of this tract of said 60.75 acre tract as follows: N 86°58'56" E (same as deed) measuring 750.00 feet;

THENCE, along the eastern line of this tract of said 60.75 acre tract as follows: N 88°51'12" E (same as deed) measuring 790.00 feet;

THENCE, along the southern line of this tract of said 60.75 acre tract as follows: N 86°58'56" E (same as deed) measuring 750.00 feet along the POINT OF BEGINNING and containing 13.60 acres of land, more or less.

SURVEYOR'S CERTIFICATE

This is to certify that I, _____, a Registered Public Surveyor of the State of Texas, have platted the above subdivision 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.

_____ _____
Joe Q. Surveyor **Registration No.**

GENERAL NOTES

1) A drainage / utility easement (DUE) is only required, as necessary, to show any existing / future easements or drainage easements to help with the flow of water or placement of easements.
2) Ellis County will not be responsible for the maintenance of drainage easements or detention areas
3) All bearings shown herein are based upon the Texas State Plane Coordinate System, NAD83 (CORS), Texas North Central Zone (4202). All distances shown herein are surface distances.

FLOODPLAIN STATEMENT:

No portion of this plat is within FEMA's 100-year floodplain as defined by the Flood Insurance Rate Map Number _____, published by FEMA and dated _____.

ON-SITE SEWAGE FACILITY STATEMENT

This plat has been approved by the Department of Development of Ellis County, Texas for on-site sewage disposal facilities and meets or exceeds the minimum requirements established by TCEQ and the Ellis County Septic Order, pending any and all information as may be required by the Ellis County Department of Development.

_____ _____
Department of Development Director **Approval Date:**

OWNER'S CERTIFICATE

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

THAT _____acting herein by and through its duly authorized officers, does hereby certify and adopt this plat designating the herein above described property as _____, an addition to the Ellis County, and do hereby dedicate to the public use forever, the streets and alleys shown thereon. _____do(es) herein 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 in, under, or over any easements caused by maintenance or repair.
6. 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 Ellis County's use thereof.
7. Ellis 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 in any way endanger 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 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.
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, BY MY HAND, THIS THE _____DAY OF _____, 20_____.

_____
AUTHORIZED PROPERTY OWNER'S SIGNATURE

NOTARY STATEMENT

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 he executed the same for the purpose and considerations therein expressed and in the capacity therein stated.

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

_____
Notary Public in and for the State of Texas

NOTE:

- This sample plat is only meant to be used for informational purposes and not meant to be an exact replication of the layout, language or wording of the submitted plat.
- The only wording that is required to be verbatim on the submitted plat are the ones outlined in blue.
- The 12" x 1½-inch border on top of the page is required for filing information. All other sides can have a minimum ½-inch border.
- For questions regarding submittal deadlines, please contact staff for additional information.
- If property is located in a City's ETJ, please contact staff for additional details, procedures, language, and signature blocks.

STATE OF TEXAS
COUNTY OF ELLIS

Certificate of approval by the Commissioners' Court of Ellis County, Texas:
Approved this date, the _____ day of _____, 20__,

_____
John Wray, County Judge

_____ _____
Randy Stinson **Lane Grayson**
Commissioner, Precinct No. 1 **Commissioner, Precinct No. 2**

_____ _____
Louis Ponder **Kyle Butler**
Commissioner, Precinct No. 3 **Commissioner, Precinct No. 4**

ATTEST:

_____
Krystal Valdez, County Clerk

FINAL PLAT

UNIVERSITY PLACE ESTATES

LOTS 1-5, Block A
LOTS 1-5, Block B
13.60 acres of land located
in the J. Rudder Survey, Abstract 1200
Ellis County, Texas

Date of Preparation: September 2019

OWNERS:
Joe & Jane Doe
1212 Reveille Drive
Midlothian, Texas 76065

SURVEYOR
John Q. Surveyor
12 North Kyle Street
Waxahachie, Texas 75165
johnq@surveyors.com
Job No. 18-493