

ORDINANCE NO. 3407

AN ORDINANCE AUTHORIZING THE RELEASE FROM THE CITY OF WAXAHACHIE'S EXTRATERRITORIAL JURISDICTION OF A 99.17 ACRE TRACT OF LAND, LOCATED NORTH OF 1091 EAST SHARPSHIRE DRIVE, KNOWN AS ESTATES OF HIDDEN CREEK RECORDED IN INSTRUMENT NUMBER 2120072, AND ORDERING THE CHANGING OF THE CITY OF WAXAHACHIE'S EXTRATERRITORIAL JURISDICTION BOUNDARY MAP IN ACCORDANCE WITH SAID CHANGE.

BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF WAXAHACHIE, TEXAS:

WHEREAS, as authorized by Subchapter D of the Texas Local Government Code, the landowners of the herein described property have requested and petitioned in writing that the City of Waxahachie ("**City**") exclude the property herein described from the City's Extraterritorial Jurisdiction ("**ETJ**"); and

WHEREAS, City staff has determined that the submitted petition complies with the requirements of Subchapter D of the Texas Local Government Code and that such law requires the release of the herein described property from the City's ETJ.

NOW, THEREFORE, the following described tracts of land are hereby released and removed from the City's ETJ, effective as of the date of the passage of this Ordinance:

All those certain lots, tracts or parcels of land situated in Ellis County, Texas, and being more particularly described by metes and bounds in Exhibit A and shown on the location map in Exhibit B, which are made a part hereof and attached hereto for all purposes.

The City's ETJ boundary is hereby amended in accordance with said change. City staff is hereby directed to make all required changes to the City map showing the boundaries of the City's ETJ, as required by Section 41.002 of the Texas Local Government Code, and to promptly notify Ellis County of such changes.

PASSED, APPROVED AND ADOPTED on this 16th day of October, 2023.




MAYOR

ATTEST:


City Secretary

L-130-
L-135

ORIGINAL FILED



VICINITY MAP
N.T.S.

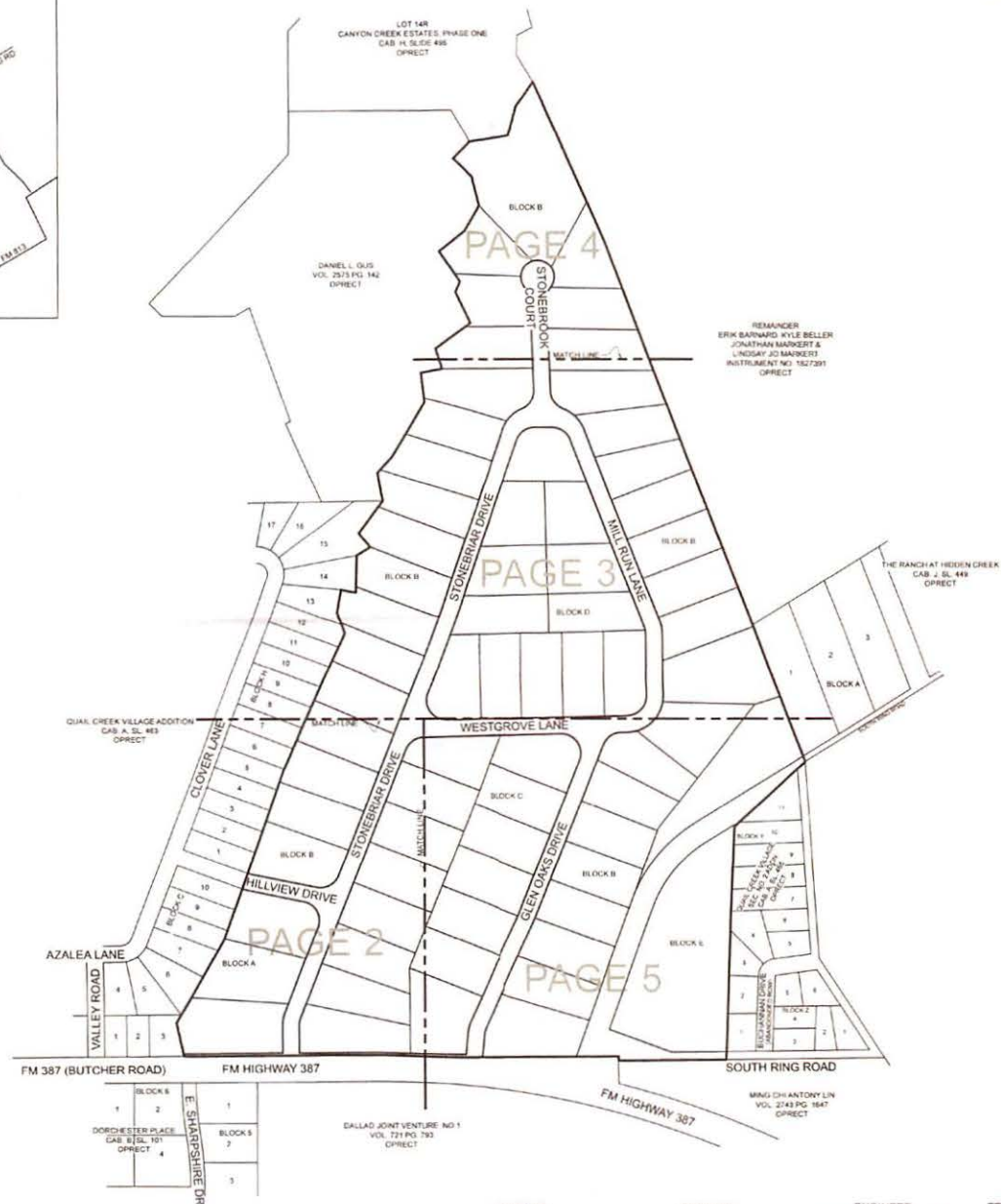


EXHIBIT A

ESTATES OF HIDDEN CREEK

99.170 ACRES
 67 RESIDENTIAL LOTS
 & 2 H.O.A. LOTS
 SITUATED IN THE
 D. MITCHELL SURVEY, ABSTRACT NO. 703,
 J. STEELE SURVEY, ABSTRACT NO. 991
 AND THE
 J. STARRETT SURVEY, ABSTRACT NO. 1026
 ET.J. CITY OF WAXAHACHIE,
 ELLIS COUNTY, TEXAS

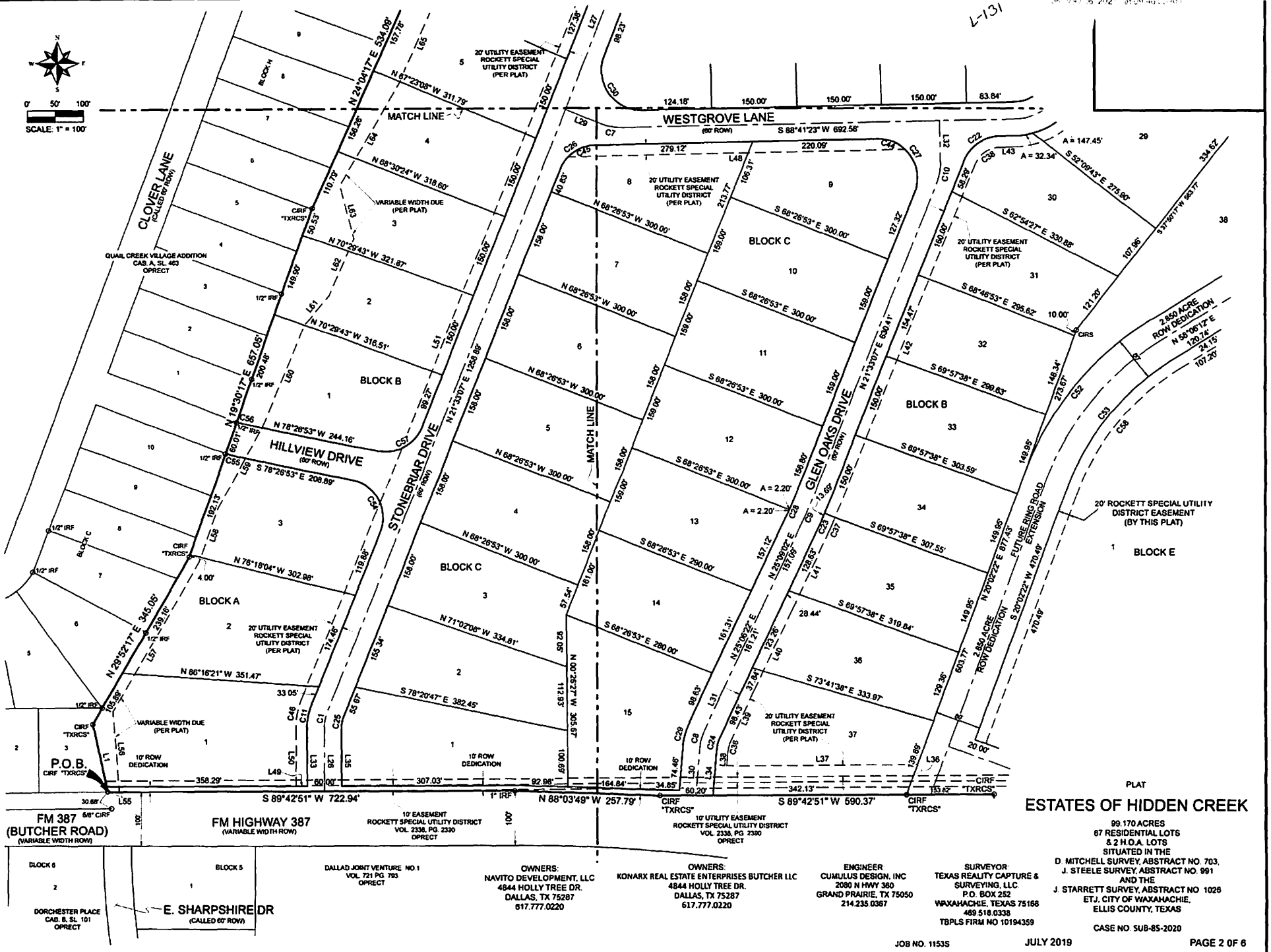
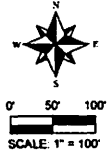
OWNERS:
 NAVITO DEVELOPMENT, LLC
 4844 HOLLY TREE DR.
 DALLAS, TX 75287
 617.777.0220

OWNERS:
 KONARK REAL ESTATE
 ENTERPRISES BUTCHER LLC
 4844 HOLLY TREE DR.
 DALLAS, TX 75287
 617.777.0220

ENGINEER
 CUMULUS DESIGN, INC.
 2080 N HWY 360
 GRAND PRAIRIE, TX 75050
 214.235.0367

SURVEYOR
 TEXAS REALITY CAPTURE &
 SURVEYING, LLC
 P.O. BOX 252
 WAXAHACHIE, TEXAS 75168
 409.518.0338
 TBPLS FIRM NO. 10194359

CASE NO: SUB-85-2020



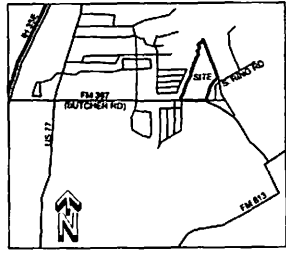
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ELLIS COUNTY, TEXAS
CASE NO. SUB-85-2020

L-132

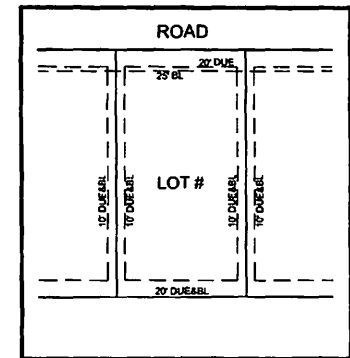


0' 60' 100'
SCALE: 1" = 100'



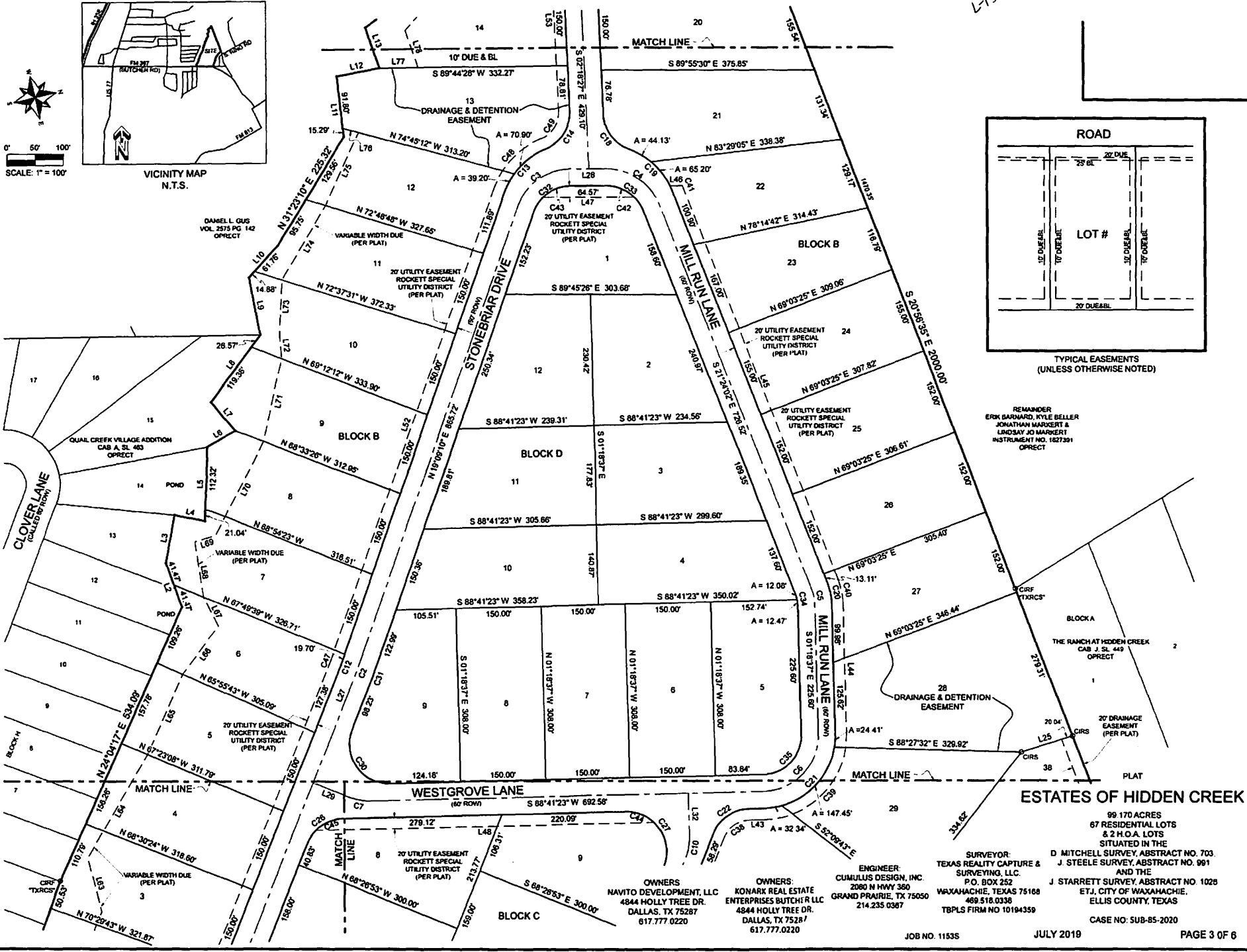
VICINITY MAP
N.T.S.

DANIEL L. GUS
VOL. 2575 PG. 142
OPRECT



TYPICAL EASEMENTS
(UNLESS OTHERWISE NOTED)

REMAINDER
ERIK BARNARD, KYLE BELLER
JONATHAN MARKERT &
LINDSAY JO MARKERT
INSTRUMENT NO. 187391
OPRECT



ESTATES OF HIDDEN CREEK

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ETJ, CITY OF WAXAHACHIE,
ELLIS COUNTY, TEXAS

SURVEYOR:
TEXAS REALITY CAPTURE &
SURVEYING, LLC
P.O. BOX 252
WAXAHACHIE, TEXAS 75168
469.518.0338
TBPLS FIRM NO. 10194359

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2080 N HWY 360
GRAND PRAIRIE, TX 75050
214.235.0387

OWNERS:
KONARK REAL ESTATE
ENTERPRISES BUTCHER LLC
4844 HOLLY TREE DR.
DALLAS, TX 75228 /
617.777.0220

OWNERS:
NAVITO DEVELOPMENT, LLC
4844 HOLLY TREE DR.
DALLAS, TX 75287
617.777.0220

CASE NO: SUB-85-2020

L733

LEGEND

- CRS = 5/8 IRON ROD WITH YELLOW PLASTIC CAP STAMPED "TXRCS" SET
- 10" = IRON ROD FOUND
- FND = FOUND
- OPRECT = OFFICIAL PUBLIC RECORDS ELLIS COUNTY TEXAS
- DUE = DRAINAGE & UTILITY EASEMENT
- BL = BUILDING LINE



0' 50' 100'
SCALE 1" = 100'

AREA CHART				
LOT #	BLOCK	SQ FT	ACRES	
1	A	70,333	1.615	
2	A	64,501	1.481	
3	A	58,380	1.340	
1	B	55,591	1.276	
2	B	47,848	1.088	
3	B	50,022	1.148	
4	B	48,247	1.108	
5	B	47,449	1.089	
6	B	44,179	1.014	
7	B	50,681	1.168	
8	B	50,219	1.153	
9	B	51,703	1.187	
10	B	48,857	1.122	
11	B	51,703	1.187	
12	B	45,347	1.041	
13	B	58,999	1.354	
14	B	47,808	1.068	
15	B	45,081	1.035	
16	B	48,171	1.108	
17	B	159,623	3.669	
18	B	45,043	1.034	
19	B	44,003	1.010	
20	B	51,722	1.187	
21	B	50,184	1.290	
22	B	45,086	1.035	
23	B	43,931	1.009	
24	B	47,807	1.097	
25	B	48,895	1.072	
26	B	48,511	1.088	
27	B	48,805	1.120	
28	B	83,543	1.918	
29	B	81,780	1.418	
30	B	45,386	1.041	
31	B	44,805	1.026	
32	B	45,055	1.034	
33	B	45,226	1.038	

AREA CHART				
LOT #	BLOCK	SQ FT	ACRES	
34	B	45,819	1.052	
35	B	46,964	1.078	
36	B	45,722	1.050	
37	B	64,458	1.480	
38	B	233,413	5.358	
1	C	50,994	1.354	
2	C	47,095	1.081	
3	C	46,084	1.076	
4	C	47,400	1.088	
5	C	47,400	1.088	
6	C	47,400	1.088	
7	C	47,400	1.088	
8	C	47,400	1.088	
9	C	47,400	1.088	
10	C	47,400	1.088	
11	C	47,400	1.088	
12	C	47,400	1.088	
13	C	47,400	1.088	
14	C	47,400	1.088	
15	C	47,400	1.088	
1	D	43,727	1.004	
2	D	44,029	1.011	
3	D	47,485	1.090	
4	D	45,831	1.052	
5	D	48,328	1.084	
6	D	48,200	1.081	
7	D	48,200	1.081	
8	D	48,200	1.081	
9	D	48,517	1.114	
10	D	48,782	1.074	
11	D	48,456	1.112	
12	D	45,551	1.046	
1	E	102,458	2.352	

CURVE	RADIUS	DELTA ANGLE	ARC LENGTH	CHORD BEARING	CHORD LENGTH
C1	100.00	21°59'34"	38.38	N 10°33'20" E	38.15
C2	100.00	2°23'37"	4.19	N 20°21'08" E	4.19
C3	100.00	70°50'50"	123.65	N 54°34'35" E	115.92
C4	100.00	68°58'58"	119.75	S 54°20'01" E	112.70
C5	100.00	20°05'24"	35.68	S 11°21'20" E	34.88
C6	100.00	90°00'00"	157.08	S 43°41'23" W	141.42
C7	100.00	22°51'44"	39.90	S 79°52'45" E	39.64
C8	100.00	20°18'05"	35.43	N 14°33'38" E	35.25
C9	100.00	3°35'56"	6.26	N 23°21'05" E	6.26
C10	100.00	24°51'44"	43.52	N 10°07'11" E	39.64
C11	130.00	21°59'34"	48.80	S 10°33'20" W	48.59
C12	70.00	2°23'37"	2.83	S 20°21'08" W	2.83
C13	130.00	48°31'22"	110.09	S 43°24'51" W	106.83
C14	70.00	89°58'59"	85.50	S 32°41'03" W	80.28
C15	70.00	59°24'34"	43.52	S 22°09'54" E	47.56
C16	60.00	25°24'49"	21.67	S 87°41'34" W	92.31
C17	70.00	39°42'54"	48.52	N 17°33'01" E	47.56
C18	70.00	87°16'51"	82.20	N 35°56'52" W	77.56
C19	130.00	48°11'16"	106.33	N 45°28'40" W	106.14
C20	130.00	20°05'24"	45.35	N 11°21'20" W	45.35
C21	130.00	90°00'00"	234.20	N 43°41'23" E	193.85
C22	70.00	87°08'16"	87.02	N 58°07'16" E	77.41
C23	130.00	3°35'56"	6.17	N 23°21'05" E	6.16
C24	70.00	20°18'05"	24.80	N 14°33'38" E	24.67
C25	70.00	21°59'34"	26.87	S 10°33'20" W	26.70
C26	70.00	67°08'16"	82.02	S 58°07'16" W	77.41
C27	70.00	112°51'44"	137.89	N 34°52'45" W	116.65
C28	70.00	3°35'56"	4.40	N 23°21'05" E	4.40
C29	130.00	20°18'05"	48.06	N 14°33'38" E	45.82
C30	130.00	112°51'44"	137.89	N 34°52'45" W	116.65
C31	70.00	2°23'37"	5.44	N 20°21'08" E	5.44
C32	70.00	70°50'50"	98.56	S 58°07'16" W	81.15
C33	70.00	67°08'16"	83.81	S 58°07'16" W	78.82
C34	70.00	20°05'24"	24.54	S 11°21'20" E	24.42
C35	70.00	90°00'00"	109.96	S 43°41'23" W	98.99
C36	50.00	20°18'05"	17.72	N 14°33'38" E	17.62
C37	150.00	3°35'56"	9.42	N 23°21'05" E	9.42
C38	50.00	67°08'16"	58.59	N 58°07'16" E	55.29
C39	150.00	90°00'00"	235.82	N 43°41'23" E	212.13
C40	150.00	20°05'24"	52.60	N 11°21'20" W	52.33
C41	150.00	1°06'37"	2.92	N 21°57'30" W	2.92
C42	70.00	44°24'55"	54.26	S 67°47'32" E	52.92
C43	70.00	44°24'55"	54.26	N 67°47'32" E	52.92
C44	70.00	67°08'16"	84.26	S 68°07'16" E	80.92
C45	70.00	44°24'55"	54.26	N 68°07'16" E	52.92
C46	150.00	21°59'34"	57.58	N 10°33'20" E	57.22
C47	50.00	2°23'37"	2.08	N 20°21'08" E	2.09
C48	150.00	48°31'22"	127.03	N 43°24'51" E	123.07
C49	50.00	89°58'59"	61.07	N 32°41'03" E	57.35
C50	50.00	39°42'54"	34.68	N 32°09'54" E	33.97
C51	80.00	148°53'45"	207.90	N 32°55'32" E	154.14
C52	540.00	38°03'50"	358.74	N 39°04'17" E	352.18
C53	480.00	38°03'50"	305.60	S 38°04'17" W	300.01
C54	70.00	100°00'00"	122.17	S 25°26'53" E	107.25
C55	131.99	87°11'13"	18.24	S 74°13'01" E	18.23
C56	70.00	8°55'40"	10.81	N 72°58'03" W	10.80
C57	70.00	80°00'00"	97.74	S 61°33'07" W	88.95
C58	440.00	38°03'50"	292.31	N 39°04'17" E	286.96

LINE	BEARING	DISTANCE
L36	N 20°02'22" E	21.35
L37	S 68°53'33" W	37.67
L38	N 24°24'42" E	26.07
L39	N 24°24'42" E	26.07
L40	N 25°08'22" E	161.03
L41	N 25°09'02" E	157.05
L42	N 21°33'07" E	686.45
L43	N 84°41'23" E	26.07
L44	N 01°16'37" W	225.60
L45	N 21°24'02" W	740.01
L46	N 90°00'00" W	21.94
L47	N 90°00'00" W	182.55
L48	S 58°41'23" W	587.50
L49	S 59°02'11" W	20.07
L50	N 00°26'27" W	98.08
L51	N 21°33'07" E	1357.13
L52	N 19°09'10" E	881.69
L53	N 02°18'26" W	321.86
L54	S 65°42'24" W	20.00
L55	N 88°42'51" E	21.81
L56	N 04°32'43" W	133.38
L57	N 29°52'17" E	309.29
L58	N 19°30'17" E	101.14
L59	N 28°59'54" E	174.79
L60	N 22°32'22" E	184.02
L61	N 38°23'01" E	86.04
L62	N 23°25'07" E	110.32
L63	N 15°03'30" W	97.46
L64	N 30°04'40" E	213.25
L65	N 23°59'50" E	195.50
L66	N 38°27'35" E	108.66
L67	N 28°33'49" W	58.03
L68	N 08°48'02" W	97.79
L69	N 11°49'35" E	38.97
L70	N 26°50'16" E	197.81
L71	N 12°32'22" E	148.50
L72	N 04°46'50" W	44.32
L73	N 03°00'52" E	95.38
L74	N 30°06'22" E	152.75
L75	N 24°39'20" E	141.79
L76	N 19°15'12" E	28.86
L77	N 38°44'26" E	88.36
L78	N 22°32'32" E	99.75
L79	N 24°18'24" E	45.76
L80	N 00°17'08" W	15.75

REMAINDER
ERIK BARBAR, KYLIE BELLER
JONATHAN MARKERT
LINDSAY JO MARKERT
INSTRUMENT NO. 1827361
OPRECT

NOTES:

BEARING BASIS FOR THIS SURVEY IS TEXAS COORDINATE SYSTEM, NORTH CENTRAL ZONE 4202, NAD 83, PER GPS OBSERVATIONS

ALL OF 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. 481900002E, DATED APRIL 3, 2013, 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 EVALUATION SHALL BE PERFORMED BY A REGISTERED ENGINEER AND/OR A REGISTERED SANITARIAN

THE EXISTING CREEKS OR DRAINAGE CHANNELS TRAVELING ALONG OR ACROSS THE SUBDIVIDED TRACTS WILL REMAIN AS OPEN CHANNELS, AND WILL BE MAINTAINED BY THE INDIVIDUAL OWNERS OF THE LOT OR BY THE HOMEOWNERS ASSOCIATION (HOA)

ELLIS COUNTY WILL NOT BE RESPONSIBLE FOR THE MAINTENANCE AND OPERATION OF DRAINAGE WAYS FOR THE CONTROL OF EROSION LOCATED ON PRIVATE PROPERTY.

ELLIS COUNTY WILL NOT BE RESPONSIBLE FOR THE MAINTENANCE OF DRAINAGE EASEMENTS OR DETENTION AREAS

LOT 13, BLOCK B AND LOT 28, BLOCK B WILL BE OWNED AND MAINTAINED BY THE H.O.A.

OWNERS:
KONARK REAL ESTATE
ENTERPRISES BUTCHER LLC
4844 HOLLY TREE DR.
DALLAS, TX 75287
617.777.0220

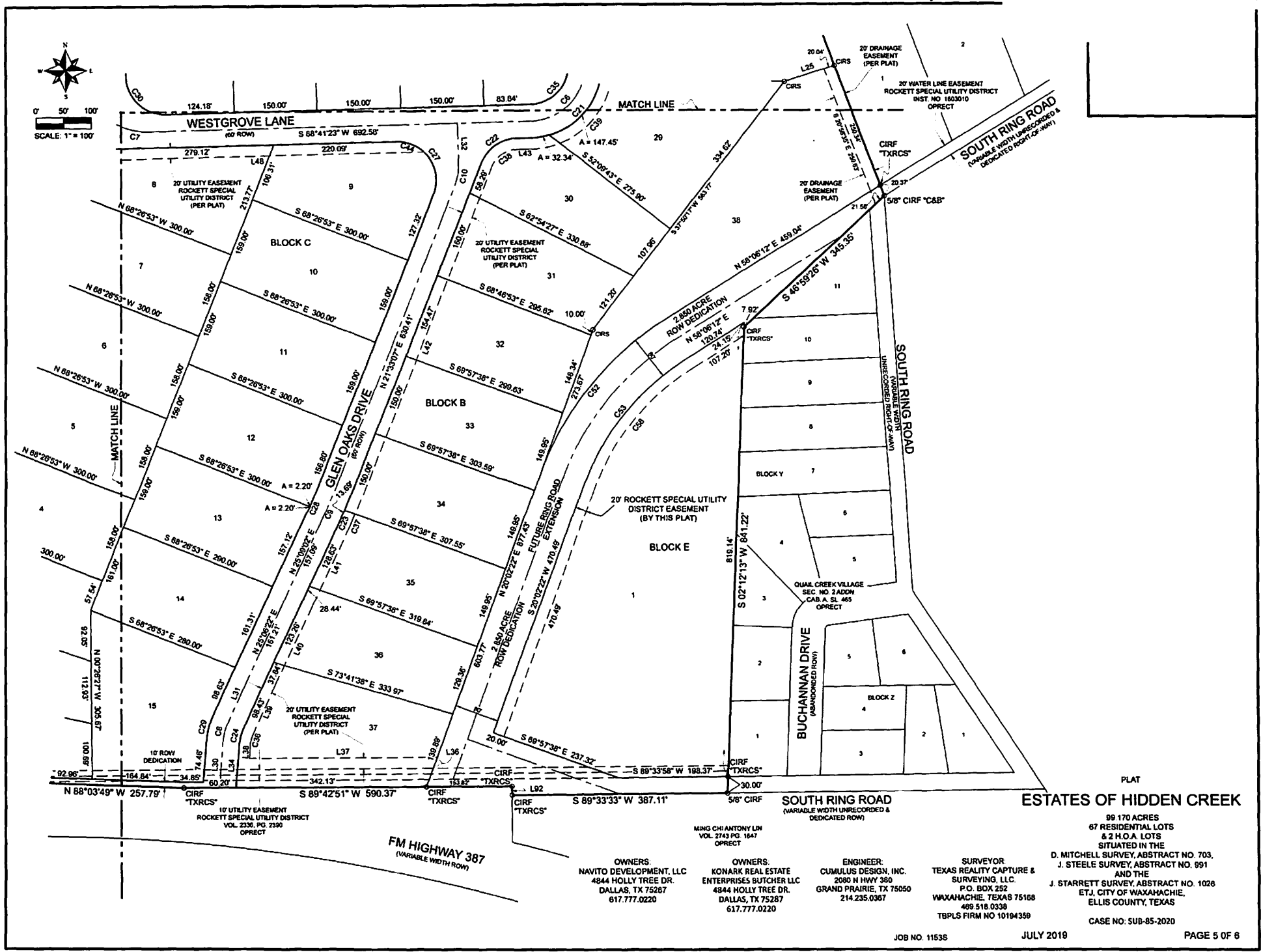
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PLAT
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J. STARRETT SURVEY, ABSTRACT NO. 1026
ETJ, CITY OF WAXAHACHE,
ELLIS COUNTY, TEXAS

CASE NO: SUB-85-2020



KNOW ALL MEN BY THESE PRESENTS:

WHEREAS KONARK REAL ESTATE ENTERPRISES BUTCHER LLC AND NAVITO DEVELOPMENT, LLC ARE THE SOLE OWNERS OF A TRACT OF LAND SITUATED IN THE M. ALLEN SURVEY, ABSTRACT NO. 11, THE D. MITCHELL SURVEY, ABSTRACT NO. 703, THE J. STEELE SURVEY, ABSTRACT NO. 991, AND THE J. STARRETT SURVEY, ABSTRACT NO. 1026, ELLIS COUNTY, TEXAS, AND BEING A PORTION OF THAT TRACT OF LAND DESCRIBED IN DEED TO KONARK REAL ESTATE ENTERPRISES BUTCHER LLC, INSTRUMENT NO. 191637, OF THE OFFICIAL PUBLIC RECORDS OF ELLIS COUNTY, TEXAS (HEREIN, "DEED"), AND ALL OF THAT TRACT OF LAND DESCRIBED IN DEED TO NAVITO DEVELOPMENT, LLC, RECORDED IN INSTRUMENT NO. 190878, CORRECT, AND BEING MORE PARTICULARLY DESCRIBED, AS FOLLOWS:

BEGINNING AT A 5/8" IRON ROD WITH CAP STAMPED "TXRCS" FOUND FOR THE SOUTHEAST CORNER OF LOT 3, BLOCK C, OF QUAIL CREEK VILLAGE ADDITION, AN ADDITION TO ELLIS COUNTY, TEXAS, ACCORDING TO THE PLAT THEREOF RECORDED IN CABINET A, SLIDE 403, CORRECT, FROM WHICH A 5/8" IRON ROD FOUND FOR THE SOUTHEAST CORNER OF SAID QUAIL CREEK VILLAGE ADDITION BEARS S 12°36'43" E, A DISTANCE OF 30.68 FEET;

THENCE ALONG THE COMMON WEST LINE OF SAID KONARK TRACT AND THE EAST LINE OF SAID QUAIL CREEK VILLAGE ADDITION, AND A GENERALLY ALONG THE APPROXIMATE CALLED CENTERLINE OF A CREEK, AS FOLLOWS:

N 12°26'43" E, A DISTANCE OF 123.42 FEET TO A 5/8" IRON ROD WITH CAP STAMPED "TXRCS" FOUND FOR A COMMON ANGLE POINT IN THE WEST LINE OF SAID KONARK TRACT AND THE EAST LINE OF SAID QUAIL CREEK VILLAGE ADDITION;

N 29°52'17" E, A DISTANCE OF 345.25 FEET TO A 5/8" IRON ROD WITH CAP STAMPED "TXRCS" FOUND FOR CORNER;

N 19°30'11" E, A DISTANCE OF 857.05 FEET TO A 5/8" IRON ROD WITH CAP STAMPED "TXRCS" FOUND SET FOR CORNER;

N 24°04'17" E, A DISTANCE OF 534.05 FEET TO A POINT FOR CORNER IN A POND;

N 20°37'43" E, A DISTANCE OF 624.94 FEET TO A POINT FOR CORNER IN A POND;

N 10°45'17" E, A DISTANCE OF 84.26 FEET TO A POINT FOR CORNER IN A POND;

S 79°07'43" E, A DISTANCE OF 55.35 FEET TO A POINT FOR CORNER IN A POND;

N 01°46'17" E, A DISTANCE OF 133.36 FEET TO A POINT FOR CORNER IN A POND;

N 58°58'17" E, A DISTANCE OF 58.06 FEET TO A POINT FOR CORNER IN A POND;

N 40°29'43" W, A DISTANCE OF 65.50 FEET TO A POINT FOR CORNER IN A POND;

N 30°26'17" E, A DISTANCE OF 145.93 FEET TO A COMMON ANGLE POINT IN THE WEST LINE OF SAID KONARK TRACT, THE COMMON NORTHEAST CORNER OF SAID QUAIL CREEK VILLAGE ADDITION AND THE SOUTHEAST CORNER OF THAT TRACT OF LAND DESCRIBED IN DEED TO DANIEL L. GUS, RECORDED IN VOLUME 2575 PAGE 142, CORRECT;

THENCE CONTINUING ALONG THE COMMON WEST LINE OF SAID KONARK TRACT AND THE EAST LINE OF SAID GUS TRACT AND ALONG THE APPROXIMATE CENTERLINE OF CANYON CREEK, AS FOLLOWS:

N 10°59'21" W, A DISTANCE OF 103.88 FEET TO A POINT FOR CORNER;

N 42°25'45" E, A DISTANCE OF 76.64 FEET TO A POINT FOR CORNER;

N 31°23'10" E, A DISTANCE OF 225.32 FEET TO A POINT FOR CORNER;

N 06°27'34" W, A DISTANCE OF 107.08 FEET TO A POINT FOR CORNER;

N 78°17'49" E, A DISTANCE OF 76.97 FEET TO A POINT FOR CORNER;

N 18°18'39" W, A DISTANCE OF 75.98 FEET TO A POINT FOR CORNER;

N 54°05'15" E, A DISTANCE OF 154.53 FEET TO A POINT FOR CORNER;

N 25°29'39" W, A DISTANCE OF 123.53 FEET TO A POINT FOR CORNER;

N 23°08'20" E, A DISTANCE OF 41.01 FEET TO A POINT FOR CORNER;

N 54°16'51" W, A DISTANCE OF 132.36 FEET TO A POINT FOR CORNER;

N 51°38'58" E, A DISTANCE OF 115.71 FEET TO A POINT FOR CORNER;

N 31°00'58" E, A DISTANCE OF 137.73 FEET TO A POINT FOR CORNER;

N 14°30'57" W, A DISTANCE OF 157.70 FEET TO A POINT FOR CORNER;

N 46°08'51" W, A DISTANCE OF 93.41 FEET TO A POINT FOR CORNER;

N 44°23'19" E, A DISTANCE OF 84.82 FEET TO A COMMON ANGLE POINT IN THE WEST LINE OF SAID KONARK TRACT AN ANGLE POINT IN THE EAST LINE OF SAID GUS TRACT AND AN ANGLE POINT IN THE SOUTH LINE OF LOT 14R, CANYON CREEK ESTATES, PHASE ONE, AN ADDITION TO ELLIS COUNTY, ACCORDING TO THE PLAT THEREOF RECORDED IN CABINET H, SLIDE 495, CORRECT;

THENCE CONTINUING ALONG THE COMMON WEST LINE OF SAID KONARK TRACT AND THE SOUTH LINE OF SAID LOT 14R, AND ALONG THE APPROXIMATE CENTERLINE OF CANYON CREEK, AS FOLLOWS:

N 81°12'39" E, A DISTANCE OF 141.90 FEET TO A POINT FOR CORNER;

N 15°17'59" E, A DISTANCE OF 109.68 FEET TO A POINT FOR CORNER;

N 35°08'09" E, A DISTANCE OF 107.56 FEET TO THE NORTHEAST CORNER OF SAID KONARK TRACT AND THE COMMON SOUTHEAST CORNER OF SAID LOT 14R, AND AN ANGLE POINT IN THE WEST LINE OF THAT TRACT OF LAND DESCRIBED IN DEED TO ERIK BARNARD, KYLE BELLER, JONATHAN MARKERT AND LINDSEY JO MARKERT, RECORDED IN INSTRUMENT NO. 1827391, CORRECT;

THENCE ALONG THE EAST LINE OF SAID KONARK TRACT AND THE COMMON WEST LINE OF SAID ERIK BARNARD TRACT, AS FOLLOWS:

S 24°18'24" E, PASSING A 5/8" IRON ROD WITH CAP STAMPED "TXRCS" FOUND FOR WITNESS AT A DISTANCE OF 100.00 FEET, CONTINUING IN ALL A TOTAL DISTANCE OF 637.14 FEET TO A 5/8" IRON ROD WITH CAP STAMPED "TXRCS" FOUND FOR CORNER;

S 20°56'30" E, PASSING A 5/8" IRON ROD WITH CAP STAMPED "TXRCS" FOUND FOR THE NORTHWEST CORNER OF THE RANCH AT HIDDEN CREEK, AN ADDITION TO ELLIS COUNTY, TEXAS, ACCORDING TO THE PLAT THEREOF RECORDED IN CABINET J, SLIDE 449, CORRECT AT A DISTANCE OF 1470.35 FEET, PASSING A 5/8" IRON ROD WITH CAP STAMPED "TXRCS" SET FOR THE NORTH MOST NORTHEAST CORNER OF SAID NAVITO DEVELOPMENT TRACT AT A DISTANCE OF 1749.66 FEET, PASSING A 5/8" IRON ROD WITH CAP STAMPED "TXRCS" FOUND FOR THE SOUTHWEST CORNER OF LOT 1, BLOCK A OF SAID THE RANCH AT HIDDEN CREEK AND THE NORTH LINE OF A 20' RIGHT-OF-WAY (ROW) DEDICATION OF SOUTH RING ROAD (A VARIABLE WIDTH PRESCRIPTIVE AND DEDICATED ROW) OF SAID THE RANCH AT HIDDEN CREEK AT A DISTANCE OF 1979.93 FEET, IN ALL A TOTAL DISTANCE OF 2050.00 FEET TO A 5/8" IRON ROD WITH CAP STAMPED "CMB" FOUND FOR A COMMON ANGLE POINT IN THE SOUTH LINE OF SAID KONARK TRACT, THE SOUTHWEST CORNER OF SAID THE RANCH AT HIDDEN CREEK, THE NORTHEAST CORNER OF QUAIL CREEK VILLAGE SECTION NO. 2 ADDN, AN ADDITION TO ELLIS COUNTY, TEXAS, ACCORDING TO THE PLAT THEREOF RECORDED IN CABINET A, SLIDE 403, CORRECT, AND IN THE NORTH ROW LINE OF SAID SOUTH RING;

THENCE ALONG THE EAST LINES OF SAID NAVITO DEVELOPMENT TRACT AND THE COMMON WEST LINES OF SAID QUAIL CREEK VILLAGE SECTION NO. 2 ADDN, AS FOLLOWS:

S 40°59'29" W, A DISTANCE OF 345.35 FEET TO A 5/8" IRON ROD WITH CAP STAMPED "TXRCS" FOUND FOR CORNER;

S 02°12'13" W, PASSING A 5/8" IRON ROD WITH CAP STAMPED "TXRCS" FOUND FOR THE INTERSECTION OF THE EAST LINE OF SAID NAVITO DEVELOPMENT TRACT AND THE NORTH ROW LINE OF SOUTH RING ROAD (A VARIABLE WIDTH UNRECORDED AND DEDICATED ROW) AT A DISTANCE OF 811.22 FEET, IN ALL A TOTAL DISTANCE OF 841.22 FEET TO A 5/8" IRON ROD WITH CAP STAMPED "TXRCS" FOUND FOR THE SOUTHEAST CORNER OF SAID NAVITO DEVELOPMENT TRACT, THE COMMON SOUTHWEST CORNER OF SAID QUAIL CREEK VILLAGE SECTION NO. 2 ADDN, AND IN THE NORTH LINE OF THAT TRACT OF LAND DESCRIBED IN DEED TO MING CH ANTHONY LIN, RECORDED IN VOLUME 2743, PAGE 1647, CORRECT, AND IN SAID SOUTH RING ROAD;

THENCE S 89°33'33" W, ALONG THE SOUTH LINE OF SAID NAVITO DEVELOPMENT TRACT AND THE COMMON NORTH LINE OF SAID LIN TRACT AND ALONG SAID SOUTH RING ROAD, A DISTANCE OF 387.11 FEET TO A 5/8" IRON ROD WITH CAP STAMPED "TXRCS" FOUND FOR AN ELL CORNER OF SAID NAVITO DEVELOPMENT TRACT AND THE COMMON NORTHWEST CORNER OF SAID LIN TRACT AND IN THE NORTH ROW LINE OF SAID FM HIGHWAY 387 (BUTCHER ROAD) (A VARIABLE WIDTH ROW);

THENCE N 09°17'08" W, ALONG A SOUTH LINE OF SAID NAVITO DEVELOPMENT TRACT AND THE COMMON NORTH ROW LINE OF SAID FM HIGHWAY 387, A DISTANCE OF 15.95 FEET TO A 5/8" IRON ROD WITH CAP STAMPED "TXRCS" FOUND FOR AN INTERIOR ELL CORNER OF SAID NAVITO DEVELOPMENT TRACT AND A COMMON ELL CORNER OF THE NORTH ROW LINE OF SAID FM HIGHWAY 387;

THENCE S 89°42'51" W, ALONG THE SOUTH LINES OF SAID NAVITO DEVELOPMENT TRACT, SAID KONARK TRACT AND THE COMMON NORTH ROW LINE OF SAID FM HIGHWAY 387, PASSING A 5/8" IRON ROD WITH CAP STAMPED "TXRCS" FOUND FOR THE SOUTHWEST CORNER OF SAID NAVITO DEVELOPMENT TRACT AT A DISTANCE OF 153.82 FEET, IN ALL A TOTAL DISTANCE OF 590.37 FEET TO A 5/8" IRON ROD WITH CAP STAMPED "TXRCS" FOUND FOR CORNER;

THENCE N 88°03'49" W, ALONG A SOUTH LINE OF SAID KONARK TRACT AND THE COMMON NORTH ROW LINE OF SAID FM HIGHWAY 387, A DISTANCE OF 257.79 FEET TO A 1" IRON ROD FOUND FOR CORNER;

S 89°42'51" W, ALONG A SOUTH LINE OF SAID KONARK TRACT AND THE COMMON NORTH ROW LINE OF SAID FM HIGHWAY 387, A DISTANCE OF 722.94 FEET TO THE POINT OF BEGINNING, AND CONTAINING 99.170 ACRES OF LAND, MORE OR LESS;

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

THAT KONARK REAL ESTATE ENTERPRISES BUTCHER LLC AND NAVITO DEVELOPMENT, LLC, DO HEREBY CERTIFY AND ADOPT THIS PLAT DESIGNATING THE HEREIN ABOVE DESCRIBED PROPERTY AS ESTATES OF HIDDEN CREEK, AN ADDITION TO ELLIS COUNTY, TEXAS, AND DO HEREBY DEDICATE TO THE PUBLIC USE FOREVER, THE STREETS AND ALLEYS SHOWN THEREON, BAH DEVELOPMENTS DOES 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 MY HAND, THIS 25 DAY OF March, 2021.

BY:

Konark Singh
KONARK SINGH
KONARK REAL ESTATE
ENTERPRISES BUTCHER LLC

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 KONARK SINGH, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT AND ACKNOWLEDGED TO ME THAT HE/SHE EXECUTED THE SAME FOR THE PURPOSE HEREIN EXPRESSED AND IN THE CAPACITY STATED.

GIVEN UNDER MY HAND AND SEAL THIS, 25 DAY OF March, 2021.

Nancy Patterson
NOTARY PUBLIC, IN AND FOR THE
STATE OF TEXAS

BY:

Konark Singh
KONARK SINGH
NAVITO DEVELOPMENT, LLC

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 KONARK SINGH, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT AND ACKNOWLEDGED TO ME THAT HE/SHE EXECUTED THE SAME FOR THE PURPOSE HEREIN EXPRESSED AND IN THE CAPACITY STATED.

GIVEN UNDER MY HAND AND SEAL THIS, 25 DAY OF March, 2021.

Nancy Patterson
NOTARY PUBLIC, IN AND FOR THE
STATE OF TEXAS

KNOW ALL MEN BY THESE PRESENTS:

THAT I, TIMOTHY L. JACKSON, RPLS, 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 WAXAHACHE.

Timothy L. Jackson
TIMOTHY L. JACKSON
REGISTERED PROFESSIONAL LAND SURVEYOR
REGISTRATION NUMBER 5644

OWNERS:
NAVITO DEVELOPMENT, LLC
4844 HOLLY TREE DR.
DALLAS, TX 75287
617.777.0220

OWNERS:
KONARK REAL ESTATE
ENTERPRISES BUTCHER LLC
4844 HOLLY TREE DR.
DALLAS, TX 75287
617.777.0220

DESIGNED BY: PLANNING AND ZONING COMMISSION CITY OF WAXAHACHE

David Phillips
CHAIRPERSON
9-15-20
DATE

Charlie Crocker
ATTEST
4-14-21
DATE

APPROVED BY: THE CITY COUNCIL OF THE CITY OF WAXAHACHE, TEXAS.

David Hill
MAYOR
9-21-20
DATE

Antonia Villanueva
ATTEST
4-16-21
DATE

STATE OF TEXAS
COUNTY OF ELLIS

CERTIFICATE OF APPROVAL BY THE COMMISSIONERS COURT OF ELLIS COUNTY TEXAS

APPROVED THIS, 3rd DAY OF November, 2020.
ATTEST:

Loe Loe
TODD LITTLE
COUNTY JUDGE

Sara Chambers
KRISTAL VALDEZ
COUNTY CLERK

Randy Stinson
RANDY STINSON
COMMISSIONER PRECINCT 1

Lane Graham
LANE GRAHAM
COMMISSIONER PRECINCT 2

Paul Perry
PAUL PERRY
COMMISSIONER PRECINCT 3

Lyle Smith
LYLE BUTLER
COMMISSIONER PRECINCT 4

THIS PLAT HAS BEEN APPROVED BY THE DEPARTMENT OF DEVELOPMENT FOR AN ON-SITE SEWAGE FACILITY SYSTEM PENDING ANY AND ALL INFORMATION AS MAY BE REQUIRED BY THE ELLIS COUNTY DEPARTMENT OF DEVELOPMENT.

11/3/2020
DEPARTMENT OF DEVELOPMENT DIRECTOR
DATE

SURVEYOR
TEXAS REALITY CAPTURE &
SURVEYING, LLC
P.O. BOX 252
WAXAHACHE, TEXAS 75168
469.518.0338
TBPLS FIRM NO 10194359

PLAT

ESTATES OF HIDDEN CREEK

99.170 ACRES
67 RESIDENTIAL LOTS
& 2 H.O.A. LOTS
SITUATED IN THE
D. MITCHELL SURVEY, ABSTRACT NO. 703,
J. STEELE SURVEY, ABSTRACT NO. 691,
J. STARRETT SURVEY, ABSTRACT NO. 1026
ETJ, CITY OF WAXAHACHE,
ELLIS COUNTY, TEXAS

CASE NO: SUB-85-2020

