

# *A G E N D A*

The Waxahachie Planning & Zoning Commission will hold a regular meeting on ***Tuesday, January 24, 2023 at 7:00 p.m.*** in the Council Chamber at 401 S. Rogers St., Waxahachie, TX.

Commission Members: Rick Keeler, Chairman  
Melissa Ballard, Vice Chairman  
Betty Square Coleman  
Bonney Ramsey  
David Hudgins  
Erik Test  
Ron Ansell

1. Call to Order
2. Invocation
3. ***Public Comments:*** Persons may address the Planning & Zoning Commission on any issues. This is the appropriate time for citizens to address the Commission on any concern whether on this agenda or not. In accordance with the State of Texas Open Meetings Act, the Commission may not comment or deliberate such statements during this period, except as authorized by Section 551.042, Texas Government Code.

4. ***Consent Agenda***

All matters listed under Item 4, Consent Agenda, are considered routine by the Planning & Zoning Commission and will be enacted by one motion. There will not be separate discussion of these items. Approval of the Consent Agenda authorizes the Chairman to execute all matters necessary to implement each item. Any item may be removed from the Consent Agenda for separate discussion and consideration by any member of the Planning & Zoning Commission.

- a. Minutes of the regular Planning & Zoning Commission meeting of January 10, 2023
  - b. Minutes of the Planning and Zoning Commission briefing of January 10, 2023
5. ***Consider*** request by Cody Crannell, CCM Engineering for a Plat of Camden Park, Phase 4, being 52.02 acres, located at 641 Camden Drive, situated in the Silas M. Durrett Survey, Abstract No. 272, an addition to the City of Waxahachie (Property ID 182052) – Owner: Camden Estate Waxahachie, LLC (SUB-145-2022) Staff: Eleana Tuley
6. Adjourn

**The P&Z reserves the right to go into Executive Session on any posted item.**

This meeting location is wheelchair-accessible. Parking for mobility-impaired persons is available. Any request for sign interpretive services must be made forty-eight hours ahead of the meeting. To make arrangements, call the City Secretary at (469) 309-4006 or (TDD) 1-800-RELAY TX.

***Notice of Potential Quorum***  
***One or more members of the Waxahachie City Council may be present at this meeting.***  
***No action will be taken by the City Council at this meeting.***

(4a)

Planning and Zoning Commission  
January 10, 2023

The Waxahachie Planning & Zoning Commission held a regular meeting on Tuesday, January 10, 2023 at 7:00 p.m. in the Council Chamber at 401 S. Rogers St., Waxahachie, TX.

Members Present: Rick Keeler, Chairman  
Melissa Ballard, Vice Chairman  
Bonney Ramsey  
David Hudgins  
Erik Test  
Ron Ansell

Member Absent: Betty Square Coleman

Others Present: Shon Brooks, Executive Director of Development Services  
Jennifer Pruitt, Senior Director of Planning  
Zack King, Senior Planner  
Eleana Tuley, Senior Planner  
Amber Villarreal, City Secretary  
Chris Wright, Council Representative

1. **Call to Order**
2. **Invocation**

Chairman Rick Keeler called the meeting to order and gave the invocation.

3. **Public Comments**

Roger Raycher, 2900 S. Interstate 35 East Service Rd, Waxahachie, Texas, asked if the Commission uses Roberts Rules of Order.

Paul Christenson, 110 Williams, Waxahachie, Texas, thanked the Commission and staff, especially Senior Planner Eleana Tuley, for their extensive work on the Waxahachie Comprehensive Plan. He stated the Plan is very important and if followed, will be beneficial for everyone.

Peggy Crabtree, 607 W. Jefferson, Waxahachie, Texas, requested Railroad Road be evaluated for repairs or possible closing.

4. **Consent Agenda**

- a. Minutes of the regular Planning & Zoning Commission meeting of December 13, 2022
- b. Minutes of the Planning and Zoning Commission briefing of December 13, 2022

**Action:**

*Ms. Bonney Ramsey moved to approve items a. and b. on the Consent Agenda. Mr. Erik Test seconded, All Ayes.*

**5. Public Hearing on a request by the City of Waxahachie to adopt the Waxahachie Comprehensive Plan, including but not limited to the Future Land Use Plan, and Thoroughfare Plan**

Chairman Keeler announced the Public Hearing will be continued to a future meeting to allow more time to incorporate several recent changes received into the Waxahachie Comprehensive Plan.

**6. Recognize Planning Department for their Richard R. Lillie, FAICP Program for Planning Excellence Certificate of Achievement awarded at the 2022 APATX Conference held in October**

Chairman Keeler recognized the Planning Department for their Richard R. Lillie, FAICP Program for Planning Excellence Certificate of Achievement awarded at the 2022 APATX Conference held in October.

**7. Consider request by Tim Jackson, Texas Reality Capture & Surveying, LLC, for a Plat of Front 4, lot 1, Block A, being 4.132 acres, located at 555 Angus Road, situated in the L. Ramey Survey, Abstract No. 940 and R. Wyatt Survey, Abstract No. 1318, an addition in the Extra Territorial Jurisdiction of the City of Waxahachie (Property ID 231641) – Owner: HEATHER & AARON CLARK (SUB-163-2022) Staff: Eleana Tuley**

Eleana Tuley, Senior Planner, presented the case noting the applicant is requesting to plat the subject property into one (1) lot for residential use in the ETJ. The applicant is providing a 40' right-of-way dedication along Angus Road and all lot sizes, dimensions, and easement requirements have been met. Staff recommends approval as presented.

**Action:**

*Vice Chairman Melissa Ballard moved to approve SUB-163-2022, a Plat of Front 4, Lot 1, Block A, authorizing the Planning & Zoning Commissioner to sign the associated documents accordingly. Mr. David Hudgins seconded, All Ayes.*

**8. Consider request by Todd Winters, Pettitt-ECD, for a Plat of the South Grove Industrial Park, Lot 1, Block A, being 104.963 acres, located east of the intersection of Marshall Road and Patrick Road, situated in the W Paine Survey, Abstract 835 and the W Downing Survey, Abstract 297, an addition to the City of Waxahachie (Property ID: 284811) – Owner: WJ SOUTH GROVE LP (SUB-170-2022) Staff: Zack King**

Zack King, Senior Planner, presented the case noting the applicant is requesting to plat the subject property into one (1) lot for non-residential use. As part of this plat, the applicant is providing right-of-way dedication for Solon Road, Marshall Road, and Patrick Road in conformance with the City of Waxahachie Thoroughfare Plan and the Planned Development (PD) zoning for the property. The applicant is proposing several off-site utility easements in order to facilitate the extension of required utilities to the property. All lot size, dimension, and easement requirements of the PD zoning district have been met and staff recommends approval as presented.

**Action:**

*Ms. Bonney Ramsey moved to approve SUB-170-2022, a Plat of the South Grove Industrial Park, subject to the condition of the staff report, authorizing the Planning & Zoning Commissioner to sign the associated documents accordingly. Vice Chairman Melissa Ballard seconded, All Ayes.*

- 9. Consider request by Edmund Zamorano, DELZ ENTERPRISES LLC, for a Replat to create Lots 1-6, Block 1 of the Reagor Springs Business Park addition, six (6) commercial lots, being 8.604 acres, located at 261 Old Highway 287, in the Extra Territorial Jurisdiction (Property ID: 219707) – Owner: DELZ ENTERPRISES LLC (SUB-112-2022) Staff: Zack King**

Mr. King presented the case noting the applicant is requesting to replat the subject property into six (6) lots for commercial use in the ETJ. The applicant is proposing mutual access easements across the subject property to allow for shared drives between each proposed lot. A water endorsement letter received from Rockett SUD stated that adequate water flow and pressure is not available for firefighting and fire suppression purposes and the applicant has added a note to the plat stating that. The applicant has also received approval from the Ellis County Fire Marshal for an on-site water system and storage tank to be used for fire suppression at the site and a note has been added to the plat as well. Staff recommends approval.

**Action:**

*Mr. Ron Ansell moved to approve SUB-112-2022, a Plat of the Reagor Springs Business Park, Lots 1-6, Block 1, authorizing the Planning & Zoning Commissioner to sign the associated documents accordingly. Mr. Erik Test seconded, All Ayes.*

- 10. Public Hearing on a request by Tim Jackson, Texas Reality Capture & Surveying, LLC, for a Replat of all of Block D and part of Block 42A of the Town Addition to create Lots 1, Block 42A, Kaufman Township West, 1 residential lot, being .882 acres, located at 101 Kaufman Street, (Property ID 170536 and 170777) – Owner: FOGARTY HOMES, LLC SERIES A, RONALD C. HOLMES, AND ROBERT B. FOGARTY (SUB-124-2022) Staff: Eleana Tuley**

Ms. Tuley presented the case noting the applicant is requesting to combine two lots into one lot (approximately 0.882 acres) for residential use. The governing zoning (PD-MUR) allows for 3 mixed-use buildings and 4 townhomes; however, another replat would be required in the future to develop the subject property in conformance with the zoning. The purpose of this replat is to combine two existing lots into one lot for the property owner to sell the property. Staff recommends approval as presented.

Chairman Keeler opened the Public Hearing.

Mary Jane Fogarty, 4074 Windmill Ridge Circle, Ovilla, Texas, inquired about the realignment land swap and Ms. Tuley stated that is included on the replat.

There being no others to speak for or against SUB-124-2022, Chairman Keeler closed the Public Hearing.

**11. Consider approval of SUB-124-2022**

**Action:**

*Mr. David Hudgins moved to approve SUB-124-2022. Ms. Bonney Ramsey seconded, All Ayes.*

**12. Public Hearing on a request by Priya Acharya, Wier & Associates, Inc., for a Specific Use Permit (SUP) for a restaurant with a drive-through use and a pole sign within a General Retail (GR) zoning district located at 3380 S Interstate 35 E (Property ID 284600) - Owner: DML LAND LLC (ZDC-117-2022) Staff: Eleana Tuley**

Ms. Tuley presented the case noting the applicant is requesting a specific use permit for a restaurant with a drive-through use (Chick-Fil-A) and a pole sign. The subject property is adjacent to Landmark Drive and although the development has provided a stub out to the north for future access, the adjacent property owner did not grant the restaurant user permission to dedicate a mutual access easement. The applicant provided two architectural elevations with the same building design and exterior finishing, except the color scheme for each set is different. The applicant has provided more than the minimum required parking and stacking to manage business demands during peak times. Ms. Tuley explained the proposed Pole Sign is 75 feet tall, the surface area is 267 square feet, and the pole is wrapped with masonry exterior finishing materials as required by the sign ordinance. The proposed project has satisfied all the requirements of the zoning ordinance and staff recommends approval per the following staff conditions:

1. The applicant agrees to execute a mutually agreed upon Development Agreement for the development.
2. The applicant obtains a permit from the City of Waxahachie Building Department before commencing construction.

Commissioner Erik Test noted he prefers no masonry on the base of the pole sign due to the height and Commissioner David Hudgins concurred.

Chairman Keeler opened the Public Hearing.

Pria Acharya, Wier & Associates, Inc., noted Chick-Fil-A prefers option 1 of the architectural elevations provided.

Those who spoke in favor:

Mike Lyle, 467 Cunningham Meadows, Waxahachie, Texas.

Getra Sanders, Chick-Fil-A corporate, asked if removing the masonry on the base of the pole sign is an option and Chairman Keeler noted that could be added to the motion.

There being no others to speak for or against ZDC-117-2022, Chairman Keeler closed the Public Hearing.

**13. Consider recommendation of Zoning Change No. ZDC-117-2022**

**Action:**

(4a)

*Vice Chairman Melissa Ballard moved to recommend approval of ZDC-117-2022, a Specific Use Permit (SUP) for a restaurant with a drive-through use and a pole sign, the pole sign being without brick just metal, color scheme number 1 as selected, subject to the conditions in the staff report, authorizing the City Manager and or Mayor to execute all documents accordingly. Mr. Erik Test seconded, All Ayes.*

**14. Public Hearing on a request by Zack Rench, Owner of Lost Veil Tattoo, for a Zoning Change from a Central Area (CA) zoning district to Planned Development Central Area (PD-CA) zoning district, located at 100 N College Street (Property ID 170418) - Owner: ROGERS HOTEL PARTNERS, LLC (ZDC-158-2022) Staff: Eleana Tuley**

Ms. Tuley presented the case noting the applicant is requesting approval of a Planned Development (PD) with a base zoning of Central Area District (CA) to allow for a tattoo shop at the Rogers Hotel in Suite 305. Per the applicant, the studio will have 3 tattoo artists, the business will generally operate Monday through Sunday from 10am-6pm and services will be performed by appointment only and will not be open for general walk-ins. There are currently two other tattoo shops in the downtown area and staff expressed concern about the number of tattoo shops in such close proximity to one another. Tattoo shops are allowed by right in the Commercial zoning district and staff believes there are other sites available for the use that are more appropriate, and as such, staff is recommending denial of the proposed rezoning request. If the Commission approves the request, staff recommends approval with the following staff conditions:

1. Permission to operate a tattoo shop on the subject property is only granted to Lost Veil Tattoo (Zack Rench), and will not transfer to any future tattoo establishment within the limits of the subject property.
2. The tattoo shop can only operate in Suite 305 of the Rogers Hotel, and cannot expand beyond the existing footprint (550 square feet) without amending the zoning on the subject property.
3. The hours of operation are limited to Monday through Sunday from 10 am to 6 pm.
4. A tattoo shop shall require a license from the Texas Department of State Health Services (DSHS) at all times.
5. All exterior signage shall require a sign permit from the Building Department.

Ms. Tuley explained 4 letters of opposition were received.

Commissioner Test asked if the tattoo shop is currently operating at the Rogers Hotel and Ms. Tuley noted the applicant applied for a Certificate of Occupancy but was denied so they should not be operating at that location currently.

Commissioner Ron Ansell asked if the zoning change applies to the whole building and Ms. Tuley explained if the use is approved with the proposed staff conditions, that will restrict the use to Suite 305 only. Ms. Tuley noted any future uses not allowed by right will require a zoning amendment to be approved by the Commission and City Council.

Chairman Keeler opened the Public Hearing.

Zack Rench, 300 N. IH 35E, Waxahachie, Texas, explained the location will have no outdoor signage and will be by appointment only limiting foot traffic.

(4a)

Planning and Zoning Commission

January 10, 2023

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Commissioner Bonney Ramsey asked if the applicant looked for vacant Commercial zoning locations near downtown and Mr. Rench noted he did not because he would like to operate out of the historic Rogers Hotel.

Those who spoke in favor:

Cody Creamer, 210 Revielle Run Road, Waxahachie, Texas

There being no others to speak for or against ZDC-158-2022, Chairman Keeler closed the Public Hearing.

Commissioner Test noted this is the type of business wanted in this location with limited visibility and the Commission recently approved a similar request downtown; therefore, he has no issues with the request.

**15. Consider recommendation of Zoning Change No. ZDC-158-2022**

**Action:**

*Mr. Erik Test moved to recommend approval of ZDC-158-2022, a Zoning Change from a Central Area (CA) zoning district to Planned Development-Central Area (PD-CA) zoning district, including conditions from the staff report. Mr. David Hudgins seconded, the vote was as follows: Ayes: Melissa Ballard, David Hudgins, and Erik Test. Noes: Rick Keeler, Bonney Ramsey, and Ron Ansell.*

***The motion failed.***

**16. Adjourn**

Ms. Tuley announced staff is available for any questions about the proposed Waxahachie Comprehensive Plan.

Chairman Keeler congratulated the Planning Department on their Richard R. Lillie, FAICP Program for Planning Excellence Certificate of Achievement

There being no further business, the meeting adjourned at 7:44 p.m.

Respectfully submitted,

Amber Villarreal  
City Secretary



(46)

Planning and Zoning Commission  
January 10, 2023

The Waxahachie Planning & Zoning Commission held a briefing session on Tuesday, January 10, 2023 at 6:15 p.m. in the City Council Conference Room at 401 S. Rogers St., Waxahachie, TX.

Members Present: Rick Keeler, Chairman  
Melissa Ballard, Vice Chairman  
Bonney Ramsey  
David Hudgins  
Erik Test  
Ron Ansell

Member Absent: Betty Square Coleman

Others Present: Shon Brooks, Executive Director of Development Services  
Jennifer Pruitt, Senior Director of Planning  
Zack King, Senior Planner  
Eleana Tuley, Senior Planner  
Amber Villarreal, City Secretary  
Chris Wright, Council Representative

**1. Call to Order**

Chairman Rick Keeler called the meeting to order.

**2. Conduct a briefing to discuss items for the 7:00 p.m. regular meeting**

Eleana Tuley, Senior Planner, reviewed the following cases:

- Item 5, the Public Hearing on a request by the City of Waxahachie to adopt the Waxahachie Comprehensive Plan, including but not limited to the Future Land Use Plan, and Thoroughfare Plan will be continued to a future meeting.
- SUB-163-2022, the applicant is requesting to plat the subject property into one (1) lot for residential use and staff recommends approval as presented.
- SUB-124-2022, the applicant is requesting to combine two lots into one lot (approximately 0.882 acres) for residential use. The governing zoning (PD-MUR) allows for 3 mixed-use buildings and 4 townhomes; however, another replat would be required in the future to develop the subject property in conformance with the zoning. The purpose of this replat is to combine two existing lots into one lot for the property owner to sell the property. Staff recommends approval as presented.
- ZDC-117-2022, the applicant is requesting a specific use permit for a restaurant with a drive-through use (Chick-Fil-A) and a pole sign. The applicant provided two architectural elevations with the same building design and exterior finishing, except the color scheme for each set is different. The proposed project has satisfied all the requirements of the zoning ordinance and staff recommends approval per staff conditions.
- ZDC-158-2022, the applicant is requesting approval of a Planned Development (PD) with a base zoning of Central Area District (CA) to allow for a tattoo shop at the Rogers Hotel in Suite 305. Per the applicant, the studio will have 3 tattoo artists, the business will generally operate Monday through Sunday from 10am-6pm and services will be performed by appointment only and will not be open for general walk-ins. There are currently two



(4b)

Planning and Zoning Commission

January 10, 2023

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other tattoo shops in the downtown area and staff expressed concern about the number of tattoo shops in such close proximity to one another. Tattoo shops are allowed by right in the Commercial zoning district and staff believes there are other sites available for the use that are more appropriate, and as such, staff is recommending denial of the proposed rezoning request. If the Commission approves the request, staff recommends approval with staff conditions.

The Commission discussed a recently approved tattoo shop in the Central Area zoning district, the precedent for allowing a prohibited use in one room of a building, and whether the use fits the current zoning. Staff noted 4 letters of opposition were received for this case.

Zack King, Senior Planner, reviewed the following cases:

- SUB-170-2022, the applicant is requesting to plat the subject property into one (1) lot for non-residential use and staff recommends approval as presented.
- SUB-112-2022, the applicant is requesting to replat the subject property into six (6) lots for commercial use in the ETJ and staff recommends approval. The applicant is proposing mutual access easements across the subject property to allow for shared drives between each proposed lot. A water endorsement letter received from Rockett SUD stated that adequate water flow and pressure is not available for firefighting and fire suppression purposes and the applicant has added a note to the plat stating that. The applicant has also received approval from the Ellis County Fire Marshal for an on-site water system and storage tank to be used for fire suppression at the site and a note has been added to the plat as well.

Senior Planning Director Jennifer Pruitt announced the Planning Department received the Richard R. Lillie, FAICP Program for Planning Excellence Certificate of Achievement award.

### **3. Adjourn**

There being no further business, the meeting adjourned at 6:48 p.m.

Respectfully submitted,

Amber Villarreal  
City Secretary

(5)

# Planning & Zoning Department

## Plat Staff Report

Case: SUB-145-2022



### MEETING DATE(S)

Planning & Zoning Commission: January 24, 2023

### CAPTION

**Consider** a request by Cody Crannell, CCM Engineering for a **Plat** of Camden Park, Phase 4, being 52.02 acres, located at 641 Camden Drive, situated in the Silas M. Durrett Survey, Abstract No. 272, an addition to the City of Waxahachie (Property ID 182052) – Owner: Camden Estate Waxahachie LLC (SUB-145-2022)

### RECOMMENDED MOTION

*"I move to approve SUB-145-2022 a **Plat** for Camden Park, Phase 4, authorizing the Planning & Zoning Commissioner to sign the associated documents accordingly."*

### APPLICANT REQUEST

The purpose of this plat is to subdivide approximately 52 acres into 139 residential lots and 3 open space lots for phase four of the Camden Park subdivision.

### CASE INFORMATION

|                                    |  |
|------------------------------------|--|
| <i>Applicant:</i>                  | Cody Crannell, CCM Engineering   |
| <i>Property Owner(s):</i>          | Camden Estate Waxahachie, LLC  |
| <i>Site Acreage:</i>               | 52.02 acres  |
| <i>Number of Lots:</i>             | 139 lots   |
| <i>Number of Dwelling Units:</i>   | 139 units  |
| <i>Park Land Dedication:</i>       | The cash in lieu of parkland dedication is \$55,600 (139 residential dwelling units at \$400 per dwelling unit). |
| <i>Adequate Public Facilities:</i> | Adequate public facilities are available to the subject property.  |

### SUBJECT PROPERTY

|                             |   |
|-----------------------------|---|
| <i>General Location:</i>    | 641 Camden Drive  |
| <i>Parcel ID Number(s):</i> | 182052  |
| <i>Current Zoning:</i>      | Planned Development (PD) Ord. No. 3000  |
| <i>Existing Use:</i>        | Undeveloped Land  |
| <i>Platting History:</i>    | A preliminary plat (PP-18-0182) was approved for the subject property on December 17, 2018. |

Site Aerial:



**PLANNING ANALYSIS**

The purpose of this plat is to subdivide approximately 52 acres into 139 residential lots and 3 open space lots for phase four of the Camden Park subdivision. The subject property complies with the minimum lot standards in the governing zoning (PD Ord. No. 3000) and the previously approved preliminary plat for the overall development. Furthermore, the plat satisfies the City’s subdivision regulations, and as such, Staff recommends approval of the proposed plat.

**RECOMMENDATION**

Based on the details provided in this Staff Report and the present status of the documents subject to the request, the Planning Department recommends approval of the Plat request with the motion noted below.

**ATTACHED EXHIBITS**

- 1. Plat

**CITY REQUIREMENTS FOR PLAT RECORDING AND FILING**

A plat shall not be filed with the Ellis County Clerk until:

- 1. The Applicant has received a letter of acceptance from the Public Works Department confirming all utilities, infrastructure, and other required improvements have been installed, inspected, and accepted by the City.

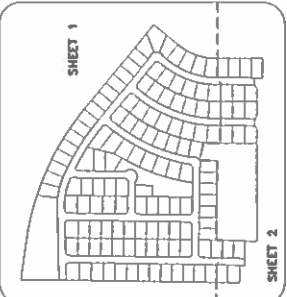
**STAFF CONTACT INFORMATION**

*Prepared by:*  
 Eleana Tuley, AICP  
 Senior Planner  
[eleana.tuley@waxahachie.com](mailto:eleana.tuley@waxahachie.com)

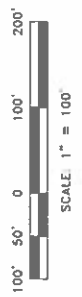
*Reviewed by:*  
 Jennifer Pruitt, AICP, LEED-AP, CNU-A  
 Senior Director of Planning  
[jennifer.pruitt@waxahachie.com](mailto:jennifer.pruitt@waxahachie.com)



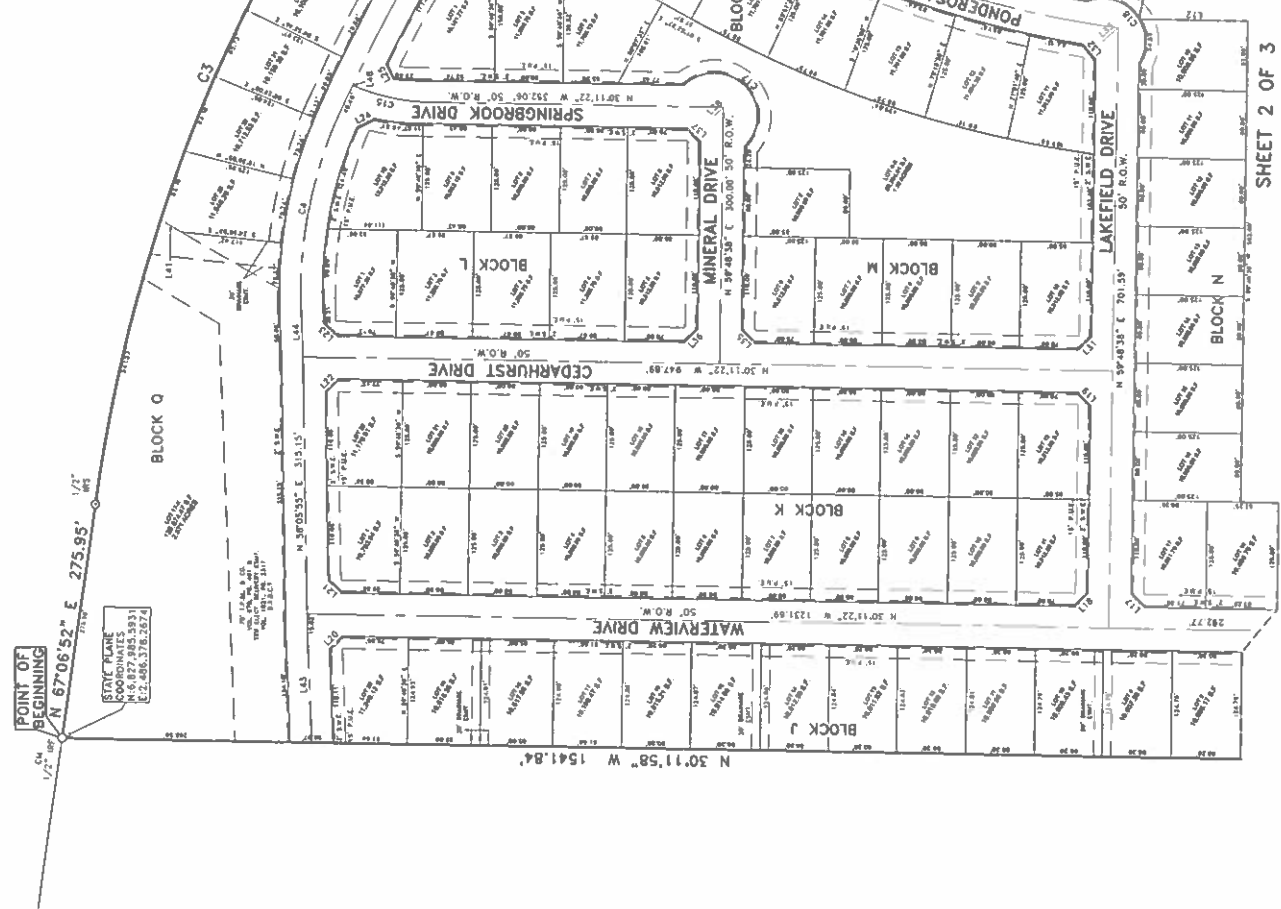
VICINITY MAP  
NOT TO SCALE



**LEGEND**  
 RP, REC.T. = REAL PROPERTY RECORDS, ELLIS COUNTY, TEXAS  
 CON. MON. = CONCRETE MONUMENT  
 P.O.W. = POINT-OF-WAY  
 S.O.F.T. = SQUARE FEET  
 CONC. MON. = CONCRETE MONUMENT  
 B.L. = BUILDING LINE  
 P.U.E. = PUBLIC UTILITY EASEMENT  
 VOL. PG. = VOLUME, PAGE  
 1/2" IRF = 1/2 INCH IRON ROD FOUND  
 1/2" IRP = 1/2 INCH IRON ROD SET WITH A PLASTIC YELLOW CAP STAMPED "CBG SURVEYING"



(5)



SHEET 2 OF 3

**PLAT**  
**CAMDEN PARK ESTATES**  
**PHASE 4**  
 52.02 Acres  
 Being 52.02 acres situated in the Silas M. Durratt Survey, Abstract No. 272, City of Waxahachie, Ellis County, Texas  
 Zoning: PD Ord. No. 3000  
 139 Residential Conditional Open-space Lots  
 Case No: SUB-145-2022

PLANNING & SURVEYING  
 Main Office  
 1413 E. I-30, Ste 7  
 Garland, TX 75043  
 P 214-349-9465  
 SURVEYING TEXAS LLC  
 F 214-349-2216  
 Firm No. 10106800  
 www.cbgsurveys.com

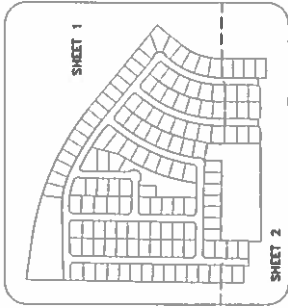


**OWNER: CAMDEN ESTATE WAXAHACHIE, LLC**  
 11801 NORTH CENTRAL EXPRESSWAY, SUITE 16505  
 DALLAS, TEXAS 75243  
 972-479-8888

**GENERAL NOTES**  
 1) BEARINGS ARE BASED ON THE STATE PLANE COORDINATE SYSTEM, TEXAS NORTH CENTRAL ZONE 4303, NORTH AMERICAN DATUM OF 1983 (NAD83), TO CREATE 139 RESIDENTIAL LOTS AND 1 OPEN SPACE "X" LOT. THE SURVEYOR IS RESPONSIBLE FOR THE MAINTENANCE OF THE "X" LOTS.  
 2) COORDINATES SHOWN HEREON ARE TEXAS STATE PLANE COORDINATE SYSTEM, NORTH CENTRAL ZONE 4302, NORTH AMERICAN DATUM OF 1983 ON GRID COORDINATE VALUES, NO SCALE AND NO PROJECTION.  
 3) THE SURVEYOR, AS REQUIRED BY STATE LAW, IS RESPONSIBLE FOR SURVEYING INFORMATION ONLY AND BEARS NO RESPONSIBILITY FOR THE ACCURACY OF THE ENGINEERING DATA ON THIS PLAT.  
 4) ACCORDING TO THE PUBLIC UTILITIES ACT AND 48 USC 200505, THIS PROPERTY DOES NOT LIE IN ZONE X AND DOES NOT LIE WITHIN THE 100 YEAR FLOOD ZONE.

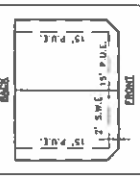


KEY MAP

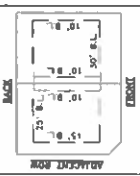


| Area    | Square Feet | Block K | Square Feet | Block L | Square Feet | Block M | Square Feet | Block N | Square Feet | Block O | Square Feet | Block P | Square Feet |
|---------|-------------|---------|-------------|---------|-------------|---------|-------------|---------|-------------|---------|-------------|---------|-------------|
| Streets | 100,733.04  | 1       | 11,804.30   | 15      | 10,000.00   | 5       | 10,860.69   | 14      | 11,761.22   |         |             |         |             |
| Block J | 10,000.00   | 2       | 11,208.75   | 12      | 10,000.00   | 16      | 10,860.69   | 15      | 11,656.98   |         |             |         |             |
| 6       | 10,867.55   | 3       | 11,208.75   | 14      | 11,761.68   | 17      | 10,861.79   | 7       | 10,272.20   | 16      | 11,075.02   |         |             |
| 7       | 10,865.04   | 4       | 11,208.75   | 15      | 11,761.68   | 18      | 10,406.79   | 8       | 10,400.80   | 17      | 15,812.10   |         |             |
| 8       | 10,008.17   | 5       | 10,512.50   | 16      | 11,935.25   | 19      | 10,406.79   | 9       | 10,413.60   | 18      | 11,823.76   |         |             |
| 9       | 10,007.30   | 6       | 10,512.50   | 17      | 13,981.64   | 20      | 10,118.86   | 10      | 10,008.27   | 19      | 10,000.00   |         |             |
| 10      | 10,008.43   | 7       | 10,000.00   | 18      | 15,504.20   | 22      | 10,242.12   | 11      | 10,001.93   | 20      | 10,000.00   |         |             |
| 11      | 10,009.58   | 8       | 10,000.00   | Total   | 239,174.99  | 23      | 10,337.35   | 12      | 10,008.00   | 21      | 10,000.00   |         |             |
| 12      | 10,010.69   | 9       | 10,000.00   | Block M | 10,863.15   | Block N | 11,222.60   | 13      | 10,179.43   | 22      | 10,000.00   |         |             |
| 13      | 10,011.82   | 10      | 10,000.00   | 10      | 10,233.40   | 25      | 11,547.68   | 14      | 10,843.42   | 23      | 10,000.00   |         |             |
| 14      | 10,012.95   | 11      | 10,512.50   | Total   | 107,933.89  | 2       | 10,335.27   | 26      | 11,463.87   | 15      | 11,005.31   | 24      | 10,000.00   |
| 15      | 10,014.08   | 12      | 10,512.50   | Block M | 10,335.27   | 3       | 10,335.27   | 27      | 11,733.74   | 16      | 11,005.31   | 25      | 10,182.28   |
| 16      | 10,015.21   | 13      | 10,000.00   | 1       | 15,181.77   | 4       | 10,335.27   | 28      | 11,733.74   | 17      | 11,005.31   | 26      | 10,142.86   |
| 17      | 10,016.34   | 14      | 10,000.00   | 2       | 11,909.75   | 5       | 10,335.27   | 29      | 11,733.74   | 18      | 11,005.31   | 27      | 10,142.86   |
| 18      | 10,017.47   | 15      | 10,000.00   | 3       | 11,789.13   | 6       | 10,335.27   | 30      | 11,733.74   | 19      | 10,291.26   | 28      | 10,124.04   |
| 19      | 10,018.60   | 16      | 10,000.00   | 4-X     | 59,394.01   | 7       | 10,335.27   | 31      | 11,227.19   | 20      | 20,156.90   | 29      | 10,109.87   |
| 20      | 11,240.12   | 17      | 10,000.00   | 5       | 10,000.00   | 8       | 10,939.33   | 32      | 10,238.04   | Block P | Square Feet | 30      | 10,100.34   |
| Total   | 153,341.52  | 18      | 10,000.00   | 6       | 10,512.50   | 9-X     | 209,464.52  | Total   | 524,091.17  | 0       | 11,213.72   | 31      | 10,159.39   |
| Block Q | Square Feet | 19      | 10,000.00   | 7       | 10,000.00   | 10      | 10,008.55   | Block Q | Square Feet | 9       | 10,913.60   | 32      | 10,212.33   |
| 17-X    | 127,074.47  | 20      | 10,000.00   | 8       | 10,000.00   | 11      | 10,209.04   | 10      | 10,857.96   | 33      | 11,345.28   |         |             |
| Total   | 127,074.47  | 21      | 10,000.00   | 9       | 10,000.00   | 12      | 10,860.56   | 11      | 10,841.48   | Total   | 282,550.02  |         |             |
|         |             | 22      | 11,170.01   | 10      | 10,512.50   | 13      | 10,000.00   | 3       | 10,860.56   | 12      | 11,631.90   |         |             |
|         |             | Total   | 222,898.05  | 11      | 11,315.80   | 14      | 10,000.00   | 4       | 10,840.69   | 13      | 11,840.22   |         |             |

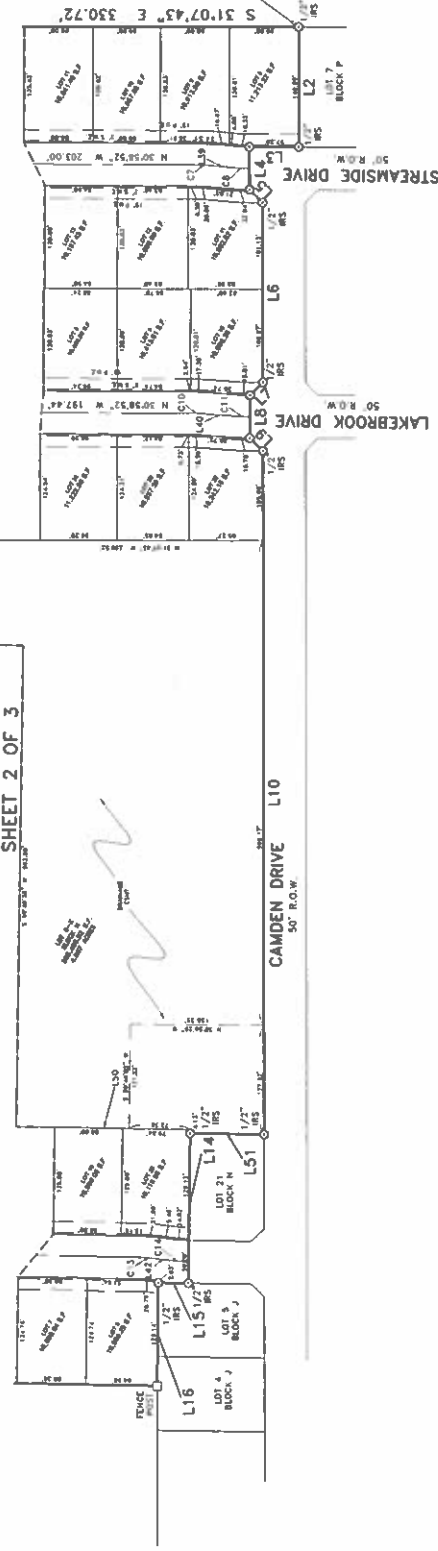
TYPICAL SETBACKS (UNLESS SHOWN OTHERWISE)



TYPICAL EASEMENTS (UNLESS SHOWN OTHERWISE)



SHEET 2 OF 3



**LEGEND**  
 R.P.E.C.T. = REAL PROPERTY RECORDS, ELLIS COUNTY, TEXAS  
 CM = CONTROLLING MONUMENT  
 R.O.W. = RIGHT-OF-WAY  
 S.O. IT = SQUARE FEET  
 CONC. = CONCRETE  
 P.U.E. = PUBLIC UTILITY EASEMENT  
 S.E. = SIDEWALK EASEMENT  
 VOL. PG. = VOLUME, PAGE  
 1/2" IRF = 1/2" INCH IRON ROD FOUND  
 1/2" IRS = 1/2" INCH IRON ROD SET WITH A PLASTIC YELLOW CAP STAMPED "CBG SURVEYING"

**GENERAL NOTES**  
 1) BEARINGS ARE BASED ON THE STATE PLANE COORDINATE SYSTEM, TEXAS NORTH CENTRAL ZONE 4202, NORTH AMERICAN DATUM OF 1983 (2011).  
 2) THE PURPOSE OF THIS PLAT IS TO CREATE 139 RESIDENTIAL LOTS AND 2 OPEN SPACE "X" LOT. HOA WILL BE RESPONSIBLE FOR THE MAINTENANCE OF THE "X" LOTS.  
 3) COORDINATES SHOWN HEREON ARE TEXAS STATE PLANE COORDINATE SYSTEM, NORTH CENTRAL ZONE 4202, NORTH AMERICAN DATUM OF 1983 ON GRID COORDINATE VALUES. NO SCALE AND NO PROJECTION.  
 4) THE SURVEYOR, AS REQUIRED BY STATE LAW, IS RESPONSIBLE FOR SURVEYING INFORMATION ONLY AND BEARS NO RESPONSIBILITY FOR THE ACCURACY OF THE ENGINEERING DATA ON THIS PLAT.  
 5) ACCORDING TO THE F.I.R.M. NO. 48139C00190F & 48139C00200F, THIS PROPERTY DOES LIE IN ZONE X AND DOES NOT LIE WITHIN THE 100 YEAR FLOOD ZONE.

| LINE | BEARING       | DISTANCE | LINE | BEARING       | DISTANCE |
|------|---------------|----------|------|---------------|----------|
| L1   | S 08°13'58" W | 221.56'  | L27  | N 53°22'49" E | 21.21'   |
| L2   | S 58°52'17" W | 140.00'  | L28  | S 36°32'11" E | 21.21'   |
| L3   | S 58°52'17" W | 50.00'   | L29  | N 53°22'49" E | 21.21'   |
| L4   | S 58°52'17" W | 50.00'   | L30  | S 36°32'11" E | 21.21'   |
| L5   | S 58°52'17" W | 21.21'   | L31  | N 75°17'22" E | 21.21'   |
| L6   | S 58°52'17" W | 21.21'   | L32  | N 75°17'22" E | 21.21'   |
| L7   | S 58°52'17" W | 50.00'   | L33  | N 17°48'13" E | 26.08'   |
| L8   | S 58°52'17" W | 50.00'   | L34  | S 43°22'49" W | 28.46'   |
| L9   | S 19°52'17" W | 21.21'   | L35  | N 14°48'58" E | 21.21'   |
| L10  | S 58°52'17" W | 798.49'  | L36  | N 75°11'22" W | 21.21'   |
| L11  | S 70°25'52" W | 127.52'  | L37  | S 14°48'38" W | 21.21'   |
| L12  | N 30°11'22" W | 128.54'  | L38  | N 75°11'22" W | 114.74'  |
| L13  | S 58°52'17" W | 128.54'  | L39  | S 23°52'28" E | 21.21'   |
| L14  | S 58°52'17" W | 128.54'  | L40  | S 23°52'28" E | 21.21'   |
| L15  | S 58°52'17" W | 128.54'  | L41  | N 07°54'51" W | 21.67'   |
| L16  | S 58°52'17" W | 128.54'  | L42  | N 07°54'51" W | 21.67'   |
| L17  | S 14°48'38" W | 21.21'   | L43  | N 23°32'59" W | 5.48'    |
| L18  | S 75°11'22" E | 21.21'   | L44  | N 46°51'25" E | 58.95'   |
| L19  | S 14°48'38" W | 21.21'   | L45  | S 08°22'49" W | 78.51'   |
| L20  | S 76°39'59" E | 20.66'   | L46  | S 08°22'49" W | 78.51'   |
| L21  | N 19°57'17" E | 21.83'   | L47  | S 08°22'49" W | 78.51'   |
| L22  | N 76°02'43" E | 20.89'   | L48  | S 11°57'11" E | 21.17'   |
| L23  | S 57°55'57" E | 22.18'   | L49  | S 30°11'22" W | 204.45'  |
| L24  | N 32°43'08" E | 18.31'   | L50  | N 30°11'22" W | 204.45'  |
| L25  | S 36°46'38" E | 21.15'   | L51  | S 30°20'13" E | 85.01'   |

| CURVE | ARC LENGTH | RADIUS    | DELTA ANGLE | CHORD BEARING | CHORD LENGTH |
|-------|------------|-----------|-------------|---------------|--------------|
| C1    | 295.41'    | 450.00'   | 59°21'42"   | N 11°26'53" W | 289.63'      |
| C2    | 81.72'     | 1030.00'  | 5°08'08"    | N 85°34'39" W | 81.69'       |
| C3    | 272.60'    | 500.00'   | 159°03'33"  | S 89°20'27" E | 216.64'      |
| C4    | 464.23'    | 1,722.45' | 15°26'32"   | S 89°20'27" E | 464.23'      |
| C5    | 408.76'    | 595.00'   | 39°21'42"   | S 11°18'01" E | 400.77'      |
| C6    | 22.28'     | 250.00'   | 5°08'24"    | N 28°25'40" W | 22.27'       |
| C7    | 20.63'     | 250.00'   | 4°43'43"    | S 11°18'01" E | 20.63'       |
| C8    | 607.93'    | 885.00'   | 39°21'42"   | S 11°18'01" E | 596.10'      |
| C9    | 18.13'     | 250.00'   | 4°09'18"    | S 28°34'12" E | 18.12'       |
| C10   | 18.89'     | 250.00'   | 4°32'18"    | N 28°34'12" E | 18.89'       |
| C11   | 28.99'     | 250.00'   | 6°58'42"    | N 26°52'01" W | 28.98'       |
| C12   | 27.78'     | 275.00'   | 5°47'18"    | N 26°52'01" W | 27.77'       |
| C13   | 84.81'     | 200.01'   | 24°17'47"   | N 18°07'28" W | 84.18'       |
| C14   | 132.09'    | 50.00'    | 151°22'01"  | N 36°57'11" W | 96.69'       |
| C15   | 158.08'    | 50.00'    | 181°08'48"  | N 14°48'38" E | 99.89'       |
| C16   | 125.32'    | 50.00'    | 143°36'08"  | N 18°41'34" E | 95.00'       |

PLAT  
 CAMDEN PARK ESTATES,  
 PHASE 4  
 52.02 Acres  
 Being 52.02 acres situated in the Siles M. Durrett Survey, Abstract No. 2722, City of Waxahachie, Ellis County, Texas  
 Zoning: PD Ord. No. 3000  
 139 Residential and 3 Open Space Lots  
 Case No: SUB-145-2022

PLANNING & SURVEYING  
 Main Office  
 1413 E. I-30, Ste 7  
 Garland, TX 75043  
 P. 214.349.2985  
 F. 214.349.2985  
 Firm No. 10168800  
 www.cbgtllc.com

OWNER'S DEDICATION

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

That Camden Estate Waxahachie, LLC, a Texas Limited Liability Company, acting herein by and through its duly authorized officers, does hereby adopt this plat designating the herein above described property as CAMDEN PARK ESTATES, PHASE 4, an addition to the City of Waxahachie, Texas, and does hereby dedicate, in fee simple, to the public use forever, the streets and alleys shown thereon. The streets and alleys are dedicated for street purposes. The Easements and public use areas, as shown, are dedicated for the public use forever, for the purposes or placed upon, as shown, except that landscape improvements may also be placed in the easements shown across the Easements as shown. In addition, Utility Easements may also be placed in 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, sold use by public utilities being subordinate to the Public's and City of Waxahachie's use thereof. The City of Waxahachie and public utility entities 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 said Easements. The City of Waxahachie and public utility entities 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 of any time procuring permission from anyone.

This plat approved subject to all platting ordinances, rules, regulations and resolutions of the City of Waxahachie, Texas.

WITNESS, my hand, this the 20 day of 2023.

BY: Camden Estate Waxahachie, LLC, a Texas Limited Liability Company

BY: Ted Zadeh, MANAGING PARTNER, STATE OF TEXAS, COUNTY OF ELLIS

BEFORE ME, the undersigned, a Notary Public in and for said County and State on this day appears Ted Zadeh 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 purposes and considerations therein expressed.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this the day of 2023.

Notary Public in and for Ellis County, Texas

SURVEYOR'S STATEMENT:

I, Bryan Connolly, a Registered Professional Land Surveyor, licensed by the State of Texas, affirm that this plat was prepared under my direct supervision, from recorded documentation, evidence collected in the ground during field operations and other reliable documentation; and that this plat substantially complies with the Rules and Regulations of the Texas Board of Professional Land Surveying, and that the digital drawing file accompanying this plat is a precise representation of this signed final Plat.

Dated this day of 2023, RELEASED FOR REVIEW ON 01/06/2023, THIS DOCUMENT SHALL NOT BE RECORDED FOR ANY PURPOSES AND SHALL NOT BE USED OR RELIED UPON AS A FINAL SURVEY DOCUMENT.

Bryan Connolly, Texas Registered Professional Land Surveyor No. 5513

STATE OF TEXAS, COUNTY OF DALLAS

BEFORE ME, the undersigned, a Notary Public in and for the said County and State, on this day personally appeared Bryan Connolly 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 therein expressed and under oath stated that the statements in the foregoing certificate are true.

GIVEN UNDER MY HAND AND SEAL OF OFFICE this day of 2023.

Notary Public in and for the State of Texas

Being 52.02 acres out of a tract of land situated in the Silas M. Duritt Survey, Abstract No. 272, Ellis County, Texas, and being a portion of that tract of land conveyed to said Camden Estate Waxahachie, LLC, by Special Warranty Deed Instrument No. 1320891, Real Property Records, Ellis County, Texas, and being more particularly described as follows:

BEGINNING at a 1/2 inch iron rod found for corner, said corner being the North corner of that tract of land conveyed to Woodbridge Partners, L.P., a Texas Limited Partnership, by deed recorded in Volume 2353, Page 309, Real Property Records, Ellis County, Texas, and being in the South Right-of-Way line of Union Pacific Railroad (110 foot Right-of-Way);

THENCE North 67 degrees 06 minutes 52 seconds East, along the South Right-of-Way line of said Union Pacific Railroad, a distance of 275.95 feet to a 1/2 inch iron rod set stamped "CBG Surveying" for corner, said corner being the beginning of a tangent curve to the right, having a radius of 1,999.31 feet, a delta of 31 degrees 23 minutes 02 seconds, and a chord bearing and distance of North 82 degrees 27 minutes 26 seconds East, 1027.40 feet;

THENCE, along the South Right-of-Way line of said Union Pacific Railroad and said curve to the Right, an arc length of 1040.36 feet to a 1/2 inch iron rod set stamped "CBG Surveying" for corner;

THENCE South 81 degrees 37 minutes 11 seconds East, along the South Right-of-Way line of said Union Pacific Railroad, a distance of 759.12 feet to a 1/2 inch iron rod set stamped "CBG Surveying" for corner;

THENCE South 08 degrees 13 minutes 58 seconds West, departing the South Right-of-Way line of said Union Pacific Railroad, a distance of 221.56 feet to a 1/2 inch iron rod set stamped "CBG Surveying" for corner, said corner being the beginning of a tangent curve to the left, having a radius of 430.00 feet, a delta of 39 degrees 22 minutes 22 seconds, and a chord bearing and distance of South 11 degrees 26 minutes 35 seconds East, 289.63 feet;

THENCE, along said curve to the left, an arc length of 295.41 feet to a 1/2 inch iron rod set stamped "CBG Surveying" for corner;

THENCE South 37 degrees 07 minutes 43 seconds East, a distance of 330.72 feet to a 1/2 inch iron rod set stamped "CBG Surveying" for corner;

THENCE South 58 degrees 52 minutes 17 seconds West, a distance of 140.00 feet to a 1/2 inch iron rod set stamped "CBG Surveying" for corner;

THENCE North 31 degrees 07 minutes 43 seconds West, a distance of 57.20 feet to a 1/2 inch iron rod set stamped "CBG Surveying" for corner;

THENCE South 58 degrees 52 minutes 17 seconds West, a distance of 50.00 feet to a 1/2 inch iron rod set stamped "CBG Surveying" for corner;

THENCE South 13 degrees 52 minutes 17 seconds West, a distance of 21.21 feet to a 1/2 inch iron rod set stamped "CBG Surveying" for corner;

THENCE South 58 degrees 52 minutes 17 seconds West, a distance of 210.00 feet to a 1/2 inch iron rod set stamped "CBG Surveying" for corner;

THENCE North 76 degrees 07 minutes 43 seconds West, a distance of 21.21 feet to a 1/2 inch iron rod set stamped "CBG Surveying" for corner;

THENCE South 58 degrees 52 minutes 17 seconds West, a distance of 50.00 feet to a 1/2 inch iron rod set stamped "CBG Surveying" for corner;

THENCE South 13 degrees 52 minutes 17 seconds West, a distance of 21.21 feet to a 1/2 inch iron rod set stamped "CBG Surveying" for corner;

THENCE South 58 degrees 52 minutes 17 seconds West, a distance of 798.49 feet to a 1/2 inch iron rod set stamped "CBG Surveying" for corner;

THENCE North 30 degrees 20 minutes 13 seconds West, a distance of 85.01 feet to a 1/2 inch iron rod set stamped "CBG Surveying" for corner;

THENCE South 59 degrees 37 minutes 47 seconds West, a distance of 179.13 feet to a 1/2 inch iron rod set stamped "CBG Surveying" for corner;

THENCE North 30 degrees 20 minutes 13 seconds West, a distance of 35.42 feet to a 1/2 inch iron rod set stamped "CBG Surveying" for corner;

THENCE South 59 degrees 39 minutes 47 seconds West, a distance of 120.51 feet to a 1/2 inch iron rod set stamped "CBG Surveying" for corner, said corner being the East corner of said Woodbridge Partners, L.P. tract

and containing 2,266,106.15 square feet or 52.02 acres of land.

PLAT CAMDEN PARK ESTATES, PHASE 4

52.02 Acres Being 52.02 acres situated in the Silas M. Duritt Survey, Abstract No. 272, City of Waxahachie, Ellis County, Texas, Zoning: PD-C, 3000 139 Residential and 3 Open Space Lots Case No: SUB-145-2022



PLANNING & SURVEYING Main Office 1413 E. I-30, Ste. 7 Garland, TX 75043 P 214.349.9465 F 214.349.2216 www.cbgsurveying.com

OWNER: CAMDEN ESTATE WAXAHACHIE, LLC 12801 NORTH CENTRAL EXPRESSWAY, SUITE 1650 DALLAS, TEXAS 75243 972-479-8886

(5)

EXHIBIT FOR LOT WIDTHS AT  
FRONT BUILDING LINE FOR:

PLAT  
CAMDEN PARK ESTATES,  
PHASE 4  
52.02 Acres

Being 52.02 acres situated in the Silas M. Durrett  
Survey. Abstract No. 272, City of Waxahachie, Ellis  
County, Texas

Zoning: PD Ord. No. 3000  
139 Residential and 3 Open Space Lots  
Case No: SUB-145-2022

| LOT WIDTH AT FRONT 30' BUILDING LINE |        |        |        |         |        |        |        |   |
|--------------------------------------|--------|--------|--------|---------|--------|--------|--------|---|
| LOT                                  | BLOCK  |        |        |         |        |        |        |   |
|                                      | J      | K      | L      | M       | N      | O      | P      | Q |
| 1                                    |        | 85.55' | 86.68' | 120.49' | 87.26' | 88.12' |        |   |
| 2                                    |        | 80.00' | 89.67' | 80.00'  | 88.50' | 94.23' |        |   |
| 3                                    |        | 80.00' | 89.67' | 81.36'  | 88.50' | 93.90' |        |   |
| 4                                    |        | 80.00' | 89.67' | -       | 88.50' | 93.90' |        |   |
| 5                                    |        | 80.00' | 85.00' | 80.00'  | 88.50' | 93.90' |        |   |
| 6                                    | 84.83' | 80.00' | 85.00' | 85.00'  | 88.50' | 93.90' |        |   |
| 7                                    | 80.20' | 80.00' | 80.00' | 80.00'  | 88.50' | 87.83' |        |   |
| 8                                    | 80.20' | 80.00' | 80.00' | 80.00'  | 85.95' | 86.24' | 80.66' |   |
| 9                                    | 80.20' | 80.00' | 80.43' | 80.00'  | -      | 87.07' | 80.08' |   |
| 10                                   | 80.20' | 80.00' | 85.36' | 85.00'  | 82.00' | 82.68' | 80.00' |   |
| 11                                   | 80.20' | 85.00' |        | 85.02'  | 80.00' | 85.91' | 80.00' |   |
| 12                                   | 80.20' | 85.00' |        | 92.00'  | 80.00' | 83.40' | 92.37' |   |
| 13                                   | 80.20' | 80.00' |        | 91.67'  | 80.00' | 84.98' | 95.07' |   |
| 14                                   | 80.20' | 80.00' |        | 91.67'  | 80.00' | 87.64' | 95.07' |   |
| 15                                   | 80.20' | 80.00' |        | 91.67'  | 80.00' | 87.67' | 94.64' | - |
| 16                                   | 80.20' | 80.00' |        | 92.07'  | 80.00' | 87.67' | 77.56  |   |
| 17                                   | 81.66' | 80.00' |        | 91.28'  | 86.35' | 87.67' | 61.40  |   |
| 18                                   | 85.00' | 80.00' |        | 85.01'  | 83.25' | 87.71' | 79.08  |   |
| 19                                   | 85.00' | 80.00' |        |         | 80.00' | 85.02' | 80.00' |   |
| 20                                   | 92.54' | 80.00' |        |         | 80.27' |        | 80.00' |   |
| 21                                   |        | 80.00' |        |         | -      |        | 80.00' |   |
| 22                                   |        | 91.23' |        |         | 85.28' |        | 80.00' |   |
| 23                                   |        |        |        |         | 84.75' |        | 80.00' |   |
| 24                                   |        |        |        |         | 90.20' |        | 80.00' |   |
| 25                                   |        |        |        |         | 90.23' |        | 80.00' |   |
| 26                                   |        |        |        |         | 90.23' |        | 80.01' |   |
| 27                                   |        |        |        |         | 90.23' |        | 80.01' |   |
| 28                                   |        |        |        |         | 90.23' |        | 80.01' |   |
| 29                                   |        |        |        |         | 90.23' |        | 80.01' |   |
| 30                                   |        |        |        |         | 90.23' |        | 80.01' |   |
| 31                                   |        |        |        |         | 90.99' |        | 80.01' |   |
| 32                                   |        |        |        |         | 85.01' |        | 80.07' |   |
| 33                                   |        |        |        |         |        |        | 80.07' |   |

*Bryan Connally*

BRYAN CONNALLY  
R.P.L.S. NO. 5513

**CBG Surveying Texas, LLC.**

PLANNING SURVEYING  
1413 E-130 Suite 7 Garland, Texas 75043  
P 214.349.9485 F 214.349.2216  
Firm No. 10168800  
www.cbgtxl.com

JOB NO. 1712830-10  
DRAWN BY: WRV  
DATE: 12/30/2022