



**Department of Development Agenda Items
Ellis County Commissioners' Court
Tuesday, January 30, 2018
10:00 AM**

CONSENT AGENDA

Agenda Item SP1

Consider and act on a request for a simplified plat of Lone Oak Estates. The property contains \pm 1.6645 acres of land in the A. de la Garza Survey, Abstract No. 2 located on the east side of Lone Oak Road \pm 2,100 feet south of Old Telico Road in the extraterritorial jurisdiction (ETJ) of the City of Ennis, Road & Bridge Precinct No. 2.

REGULAR AGENDA

Agenda Item No. 1.1

Consider and act on a request to install one (1) stop sign on at the intersection of Amanda Lane and Jaycee Drive in Jordan Run Estates, II, Road & Bridge Precinct No. 3.



AGENDA ITEM SP1



SHORT TITLE:

Simplified plat of Lone Oak Estates Lot 1.

LEGAL CAPTION:

Consider and act on a request for a simplified plat of Lone Oak Estates. The property contains ± 1.6645 acres of land in the A. de la Garza Survey, Abstract No. 2 located on the east side of Lone Oak Road ± 2,100 feet south of Old Telico Road in the extraterritorial jurisdiction (ETJ) of the City of Ennis, Road & Bridge Precinct No. 2.



APPLICANT:

Leonard Novak



PURPOSE:

The applicant wishes to subdivide this property into one (1) lot. The proposed width of the one (1) lots is 200 feet, and the lot contains ±1.6645 acres. The remaining ± 49.7408 acres will stay unplatted until further subdivision occurs.



HISTORY:

There is no history of any other subdivision requests on this property.



OTHER RELEVANT INFORMATION:

Thoroughfare Plan:

This plat shows a total right-of-way dedication of thirty (30) feet from the centerline of Lone Oak Road, complying with the Thoroughfare Plan by dedicating one-half of the necessary right-of-way dedication for this road.



ANALYSIS:

The plat meets all the requirements outlined in the regulations.



ATTACHMENTS:

1. Location Map
2. Simplified Plat



RECOMMENDATION:

Staff recommends **approval** of this request, as presented.



DEPARTMENT OF DEVELOPMENT
Ellis County

: dod@co.ellis.tx.us
: 972-825-5200
: co.ellis.tx.us/dod



PREPARED AND SUBMITTED BY:

Lisa Yates
Subdivision Coordinator



APPROVED AND PRESENTED BY:

Alberto Mares, AICP, DR
Director of Planning & Development
Ellis County



ATTACHMENT NO. 1



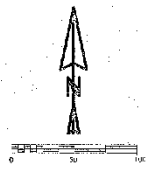
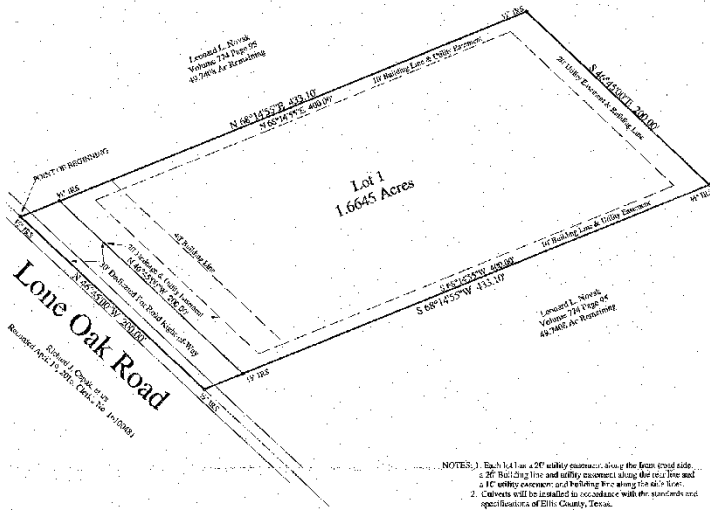
 Subject Property: 177533



DEPARTMENT OF DEVELOPMENT
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ATTACHMENT NO. 2



- NOTES: 1. Each lot has a 45' utility easement along the front road side.
2. 10' building line and utility easement along the rear line and a 10' utility easement and building line along the side line.
3. Easements will be installed in accordance with the standards and specifications of Ellis County, Texas.
4. Lot use is residential.
5. District is 10 and building line.
6. Total lot area is 1.6645 acres.
7. This property is not located within the Special Flood Hazard Area as shown on FEMA Community Flood No. 44190C0040 dated June 2, 2015.

Surveyor's Certificate

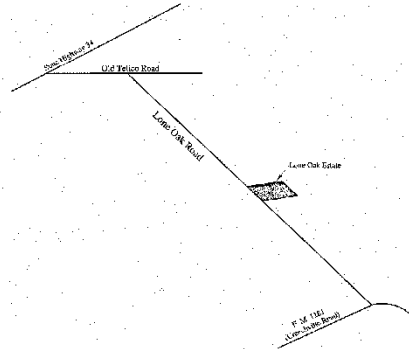
I, N. W. Krigger, Jr., do hereby certify that I prepared this plat from an actual and correct survey, and that the corner monuments shown thereon were properly placed under my personal supervision in accordance with the planning rules and regulations of this County, Texas.

N. W. Krigger, Jr.
SURVEYOR January 2, 2018

CERTIFICATE OF APPROVAL

I hereby certify that the above and foregoing plat of Lone Oak Estate, a subdivision in Ellis County, Texas, was approved by the City of Elgin, Texas, according to Chapter 212 of the Texas Local Government Code on this 29th day of December, 2018.

Julius D. ...
CITY MANAGER



OWNERS CERTIFICATE
STATE OF TEXAS
COUNTY OF ELLIS

Witness Leonard L. Novak and Stephanie J. Novak are the owners of a tract or parcel of land situated in Ellis County, Texas, and being part of the A. de la Garza Survey Abstract 2 and being part of Block 2428 Survey tract of land owned by Leonard L. Novak as recorded in Volume 774 Page 94 of the Deed Records of Ellis County and being more particularly described as follows:

BEGINNING at a point for corner at a 90' iron rod set in the center of Lone Oak Road, said point being South 45° 45' East a distance of 399.89 feet from the most westerly corner of said S 1343 1/2 block;

THENCE North 68° 34' 55" East a distance of 433.1 feet to a point for corner at a 1/2" iron rod set; THENCE South 68° 34' 55" West a distance of 300.0 feet to a point for corner at a 90' iron rod set;

THENCE South 69° 14' 01" West a distance of 433.1 feet to a point for corner at a 1/2" iron rod set in the center of Lone Oak Road;

THENCE North 48° 45' West (following back line) a distance of 200.0 feet to TWIN PINE (NW CORNER) and containing 1.6645 acres.

NOW THEREFORE KNOWN BY THESE INSTANTS

THAT Leonard L. Novak and Stephanie J. Novak do hereby adopt the twin pine symbol property as a LAND OAK ESTATE subdivision in Ellis County, Texas, and does hereby dedicate to the public use forever the streets and alley shown thereon, and does hereby reserve the easement strip for the natural use and enjoyment of electric, gas, telephone, cable, and other public utilities existing in or over or under any. Any public utility shall have the right to remove all or part of any buildings, fences, trees, shrubs and improvements or other objects which may, in any way, interfere with the construction, maintenance or efficiency of its respective system in any of the easement strips for the purpose of construction, reconstruction, inspection, protection, maintenance, and other work to be performed, all to be part of their respective systems, without the necessity of, or any delay, preventing the enjoyment of anyone.

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

WITNESS OUR HANDS at Elgin, Texas, this 13th day of December, 2018.

Leonard L. Novak *Stephanie J. Novak*
LEONARD L. NOVAK STEPHANIE J. NOVAK

STATE OFFICIAL
COUNTY OF ELLIS

REFERRED: We, the undersigned authority, a public body, on this day personally approved Leonard L. Novak and Stephanie J. Novak known to me to be the persons whose names are attached to this foregoing instrument, and acknowledged to me that they executed the same for the purposes and consideration herein expressed and in the capacity therein stated.

GIVEN under my hand and seal of office this 13th day of December, 2018.

Alisa ...
ALLIANCE COUNTY CLERK
COUNTY OF ELLIS, TEXAS
COMMISSION EXPIRES 02/25/2020
PHONE 972-825-5200

This plat has been approved by the Department of Development of Ellis County, Texas, for use into survey facilities, per City and all information as may be required by the Ellis County Department of Development.

DEPARTMENT OF DEVELOPMENT DIRECTOR DATE

APPROVED by the Councils/Board Court of Ellis County, Texas on this _____ day of _____, 2018.

CAROL BUSH COUNTY JUDGE

#1718-04
P & Z CASE
Simplified Plat
LONE OAK ESTATE
a Subdivision of Part of
the A. de la Garza Survey Abstract 2
Ellis County, Texas
For
Leonard L. Novak & Stephanie J. Novak
251 Lone Oak Road Elgin, Texas 75119
By
N. W. Krigger, Jr.
2409 Park Street
P. O. Box 1284 Elgin, Texas 75120-1294
Phone 972/876-7018