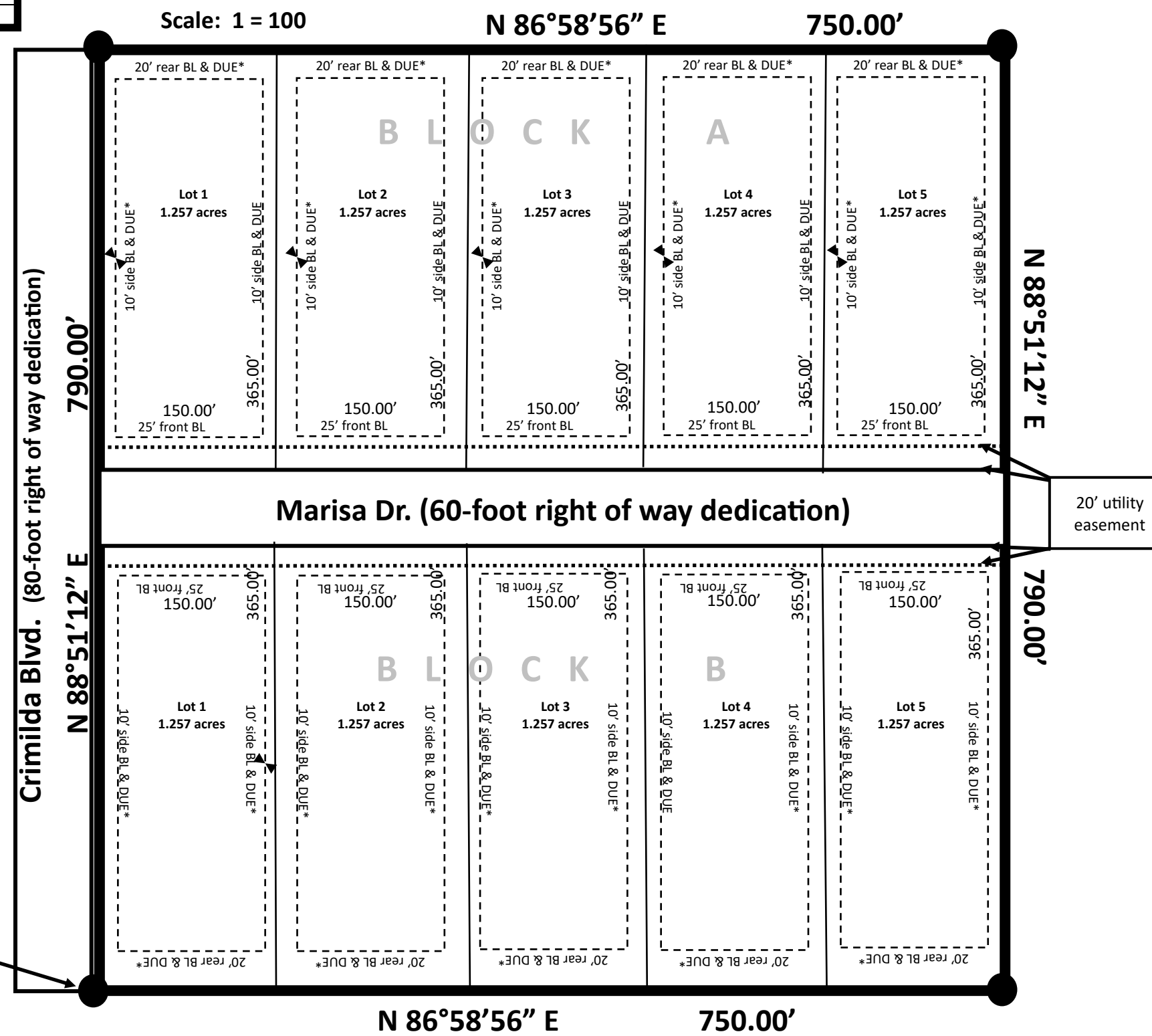


Scale: 1 = 100



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 does hereby dedicate to the public use forever, the streets and alleys shown thereon. The _____ do(es) herein certify the following:

- The streets and alleys are dedicated in fee simple for street and alley purposes.
- All public improvements and dedications shall be free and clear of all debt, liens, and/or encumbrances.
- 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.
- No buildings, fences, trees, shrubs or other improvements or growths shall be constructed or placed upon, over or across the easements as shown.
- Ellis County is not responsible for replacing any improvements in, under, or over any easements caused by maintenance or repair.
- 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.
- 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.
- 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.
- 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 the _____ day of _____, 20_____.

BY:

Authorized Signature

Printed Name and Title

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

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 _____.

STATE OF TEXAS:
COUNTY OF ELLIS:

KNOW ALL MEN BY THESE PRESENTS:

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 S. 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.

GENERAL NOTES

- 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.
- Ellis County will not be responsible for the maintenance of drainage easements or detention areas
- 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..

LEGEND

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

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.

Owners
Joe & Jane Doe
1212 Reveille Drive
Midlothian, Texas 76065

Surveyor
John Q. Surveyor
9 North Kyle Street
Waxahachie, Texas 75165
Job No. 18-493

Department of Development Director

Approval Date:

STATE OF TEXAS
COUNTY OF ELLIS

Certificate of approval by the Commissioners' Court of Ellis County, Texas:
Approved this date, the _____ day of _____, 201____,

Todd Little, County Judge

Krystal Valdez, County Clerk

**Randy Stinson
Commissioner, Precinct No. 1**

**Lane Grayson
Commissioner, Precinct No. 2**

**Paul Perry
Commissioner, Precinct No. 3**

**Kyle Butler
Commissioner, Precinct No. 4**

CITY ETJ SIGNATURE BLOCK INFORMATION
CITY OF WAXAHACHIE, TEXAS FINAL PLAT APPROVAL

Approved by: _____
Planning & Zoning Commission
City of Waxahachie

By: _____
Chairperson _____ Date _____

Approved by: _____
City Council
City of Waxahachie

By: _____
Mayor _____ Date _____

Attest _____ Date _____

SAMPLE PLAT
UNIVERSITY PLACE ESTATES
LOTS 1-5, Block A
LOTS 1-5, Block B
13.60 acres
City of Waxahachie ETJ, Ellis County, Texas
Date of Preparation: August 2018