

A G E N D A

The Waxahachie Planning & Zoning Commission will hold a regular meeting on ***Tuesday, June 23, 2020 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
 Jim Phillips
 David Hudgins
 Erik Test

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 June 9, 2020
- b. Minutes of the Planning & Zoning Commission briefing of June 9, 2020

5. ***Continue Public Hearing*** on a request by Josh Millsap, KFM Engineering & Design, for a detailed Site Plan review for a proposed **Subdivision** development, Dove Hollow, within a Planned Development zoning district, located adjacent to and south of Grove Creek Rd (Property ID 192636, 192643, 192639, 192645) – Owner: CEH 212 LP (SP-75-2020)
6. ***Consider*** recommendation of Zoning Change No. SP-75-2020
7. ***Public Hearing*** on a request by Ryan Combs, Gardner Capital, for a **Zoning Change** from a Single Family-3 zoning district to Planned Development-Multiple Family-2, with Concept Plan, located at the Southeast corner of Parks School House Road and East Main Street (Property ID 138271) - Owner: STARPEACH TEXAS LP (ZDC-77-2020)
8. ***Consider*** recommendation of Zoning Change No. ZDC-77-2020

9. **Consider** request by Robert Erisman, J & K Excavation, LLC, for a **Final Plat** of Cross Fence at Oak Vista for 175 lots, being 248.575 acres situated in S.B. Orton Survey, Abstract 813, J. Fifer Survey, Abstract 352, D.M. McNeil Survey, Abstract 717 (Property ID 183375 and 188040) in the Extra Territorial Jurisdiction – Owner: Cross Fence Development, LLC (SUB-78-2020)
10. 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) 309-4005 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.***

Planning and Zoning Commission
June 9, 2020

(4A)

The Waxahachie Planning & Zoning Commission held a regular meeting on Tuesday, June 9, 2020 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
Betty Square Coleman
Bonney Ramsey
Jim Phillips
David Hudgins
Erik Test

Others Present: Shon Brooks, Director of Planning
Chris Webb, Planner
Macey Martinez, Graduate Engineer
Tommy Ludwig, Assistant City Manager
Lori Cartwright, City Secretary
Mary Lou Shipley, Council Representative

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

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

3. **Public Comments**

None

4. **Consent Agenda**

- a. Minutes of the regular Planning & Zoning Commission meeting of May 26, 2020

Action:

Mrs. Bonney Ramsey moved to approve item a. on the Consent Agenda. Vice Chairman Melissa Ballard seconded, All Ayes.

5. **Public Hearing on a request by Josh Millsap, KFM Engineering & Design, for a detailed Site Plan review for a proposed Subdivision development, Dove Hollow, within a Planned Development zoning district, located adjacent to and south of Grove Creek Rd (Property ID 192636, 192643, 192639, 192645) – Owner: CEH 212 LP (SP-75-2020)**

Chairman Keeler opened the Public Hearing and announced the applicant requested to continue SP-75-2020 to the Planning and Zoning Commission meeting of June 23, 2020.

6. **Consider recommendation of Zoning Change No. SP-75-2020**

(4a)

Action:

Vice Chairman Melissa Ballard moved to continue the Public Hearing on a request by Josh Millsap, KFM Engineering & Design, for a detailed Site Plan review for a proposed Subdivision development, Dove Hollow, within a Planned Development zoning district, located adjacent to and south of Grove Creek Rd (Property ID 192636, 192643, 192639, 192645) – Owner: CEH 212 LP (SP-75-2020) to the Planning and Zoning Commission meeting of June 23, 2020. Ms. Betty Square Coleman seconded, All Ayes.

- 7. **Consider request by Wes Dorough, JH Development, LLC for a Final Plat of The Enclave Ph. 1 for 63 residential lots and 8 open space lots, being 24.337 acres situated in the Henry Sange Survey, Abstract 1009 (Property ID 262135, 262138, 269439) – Owner: JHH The Enclave Development, LLC (SUB-65-2020)**

Mr. Chris Webb, Planner, stated all comments have been addressed and Staff recommends approval.

Action:

Mrs. Bonney Ramsey moved to approve a request by Wes Dorough, JH Development, LLC for a Final Plat of The Enclave Ph. 1 for 63 residential lots and 8 open space lots, being 24.337 acres situated in the Henry Sange Survey, Abstract 1009 (Property ID 262135, 262138, 269439) – Owner: JHH The Enclave Development, LLC (SUB-65-2020). Mr. Erik Test seconded, All Ayes.

- 8. **Consider request by Wes Dorough, JH Development, LLC for a Final Plat of The Enclave Ph. 2 for 59 residential lots and 3 open space lots, being 20.615 acres situated in the Henry Sange Survey, Abstract 1009 (Property ID 262135, 262138) – Owner: JHH The Enclave Development, LLC (SUB-66-2020)**

Mr. Webb reported the three additional lots are HOA spaces. He stated the Final Plat meets staff requirements and recommended approval.

Action:

Mr. David Hudgins moved to approve a request by Wes Dorough, JH Development, LLC for a Final Plat of The Enclave Ph. 2 for 59 residential lots and 3 open space lots, being 20.615 acres situated in the Henry Sange Survey, Abstract 1009 (Property ID 262135, 262138) – Owner: JHH The Enclave Development, LLC (SUB-66-2020). Ms. Betty Square Coleman seconded, All Ayes.

- 9. **Consider request by Wes Dorough, JH Development, LLC for a Final Plat of The Estates of North Grove Ph. 2 for 72 residential lots and 1 open space lots, being 18.567 acres situated in the Henry Sange Survey, Abstract 1009, John B. Adams & Ann Adams Survey, Abstract 5, and the Robert Russell Survey, Abstract 911 (Property ID 262135, 262138) – Owner: JHH The Enclave Development, LLC (SUB-67-2020)**

Mr. Webb reported the Final Plat meets the Planned Development requirements and recommended approval.

(4a)

Action:

Vice Chairman Melissa Ballard moved to approve a request by Wes Dorough, JH Development, LLC for a Final Plat of The Estates of North Grove Ph. 2 for 72 residential lots and 1 open space lots, being 18.567 acres situated in the Henry Sange Survey, Abstract 1009, John B. Adams & Ann Adams Survey, Abstract 5, and the Robert Russell Survey, Abstract 911 (Property ID 262135, 262138) – Owner: JHH The Enclave Development, LLC (SUB-67-2020). Mrs. Bonney Ramsey seconded, All Ayes.

10. **Continue Public Hearing on a request by the City of Waxahachie to consider revoking, amending, or renewing a Specific Use Permit (Ordinance 2616) at 500 Brown Industrial which allows for the use of metal granulators and crushers for the reclamation of vehicles, parts of vehicles, and other materials to be processed. (ZDC-000007-2020)**

Chairman Keeler continued the Public Hearing.

Director of Planning Shon Brooks presented a Specific Use Permit revoking Ordinance 2616.

Those who spoke for ZDC-000007-2020:

Mr. Benjie Smith, Owner

There being no others to speak for or against ZDC-000007-2020, Chairman Keeler closed the Public Hearing.

11. **Consider recommendation of Zoning Change No. ZDC-000007-2020**

Action:

Vice Chairman Melissa Ballard moved to approve a request by the City of Waxahachie to consider revoking, amending, or renewing a Specific Use Permit (Ordinance 2616) at 500 Brown Industrial which allows for the use of metal granulators and crushers for the reclamation of vehicles, parts of vehicles, and other materials to be processed. (ZDC-000007-2020). Ms. Betty Square Coleman seconded, All Ayes.

12. **Adjourn**

There being no further business, the meeting adjourned at 7:25 p.m.

Respectfully submitted,

Lori Cartwright
City Secretary

The Waxahachie Planning & Zoning Commission held a briefing session on Tuesday, June 9, 2020 at 6:30 p.m. in the City Council Conference Room at 401 S. Rogers St., Waxahachie, TX.

Members Present: Rick Keeler, Chairman
Melissa Ballard, Vice Chairman
Betty Square Coleman
Bonney Ramsey
Jim Phillips
David Hudgins
Erik Test

Others Present: Shon Brooks, Director of Planning
Chris Webb, Planner
Macey Martinez, Graduate Engineer
Tommy Ludwig, Assistant City Manager
Lori Cartwright, City Secretary
Mary Lou Shipley, 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

Mr. Chris Webb, Planner, reviewed the following cases:

- SP-75-2020 – Applicant is requesting to continue SP-75-2020 to the Planning and Zoning Commission meeting of June 23, 2020.
- SUB-65-2020 – Applicant is requesting a Final Plat of The Enclave Phase 1 for 63 residential lots and 8 open space lots. Staff recommended approval.
- SUB-66-2020 – Applicant is requesting a Final Plat of The Enclave Phase 2 for 59 residential lots. Staff recommended approval.
- SUB-67-2020 – Applicant is requesting a Final Plat of The Estates of North Grove Phase 2 for 72 residential lots. Staff recommended approval.
- ZDC-000007-2020 – Planning Director Shon Brooks stated the purpose of the request is for the City of Waxahachie to consider approving a new Specific Use Permit along with a Development Agreement for Oak Cliff Metals located at 500 Brown Industrial Road.

3. Adjourn

There being no further business, the meeting adjourned at 6:53 p.m.

Respectfully submitted,

Lori Cartwright, City Secretary

(5+6)



Memorandum


To: Honorable Mayor and City Council
From: Shon Brooks, Director of Planning
Thru: Michael Scott, City Manager
Date: June 16, 2020
Re: SP-75-2020 Site Plan for Dove Hollow

On June 3, 2020, the applicant asked staff to continue case no. SP-75-2020 from the June 23, 2020 Planning and Zoning Commission agenda, as well as the July 6, 2020 City Council meeting agenda and be placed on the July 14, 2020 Planning and Zoning Commission agenda and July 20, 2020 City Council meeting agenda.

(7 + 8)



Memorandum

To: Honorable Mayor and City Council
From: Shon Brooks, Director of Planning
Thru: Michael Scott, City Manager 
Date: June 16, 2020
Re: ZDC-77-2020 – Gala at Waxahachie

On June 16, 2020, the applicant requested to continue case no. ZDC-77-2020 from the June 23, 2020 Planning and Zoning meeting agenda and July 6, 2020 City Council meeting agenda, to the July 28, 2020 Planning and Zoning meeting agenda and the August 3, 2020 City Council meeting agenda.

(9)

Planning & Zoning Department Plat Staff Report

Case: SUB-78-2020



MEETING DATE(S)

Planning & Zoning Commission: June 23, 2020

CAPTION

Consider request by Robert Erisman, J & K Excavation, LLC, for a **Final Plat** of Cross Fence at Oak Vista for 175 lots, being 248.575 acres situated in S.B. Orton Survey, Abstract 813, J. Fifer Survey, Abstract 352, D.M. McNeil Survey, Abstract 717 (Property ID 183375 and 188040) in the Extra Territorial Jurisdiction – Owner: Cross Fence Development, LLC (SUB-78-2020)

APPLICANT REQUEST

The applicant is requesting to plat this lot into 173 residential lots and 2 open space lots.

CASE INFORMATION

<i>Applicant:</i>	Robert Erisman, J & K Excavation, LLC
<i>Property Owner(s):</i>	Cross Fence Development, LLC
<i>Site Acreage:</i>	248.575 acres
<i>Number of Lots:</i>	175 lots (173 residential lots)
<i>Number of Dwelling Units:</i>	173 units
<i>Park Land Dedication:</i>	N/A (ETJ)
<i>Adequate Public Facilities:</i>	Staff received a water letter from Buena Vista-Bethel SUD stating that adequate public facilities are available to this site.

SUBJECT PROPERTY

<i>General Location:</i>	Located along FM 66 and adjacent and south of the existing Oak Vista Estates.
<i>Parcel ID Number(s):</i>	183375 and 188040
<i>Current Zoning:</i>	N/A (ETJ)
<i>Existing Use:</i>	Construction is on-going at the site.
<i>Platting History:</i>	The preliminary plat (PP-19-0036) was approved by City Council on April 15, 2019.

(9)

Site Aerial:



RECOMMENDATION

Based on the details provided in this Staff Report and the present status of the documents subject to the request, the Planning and Zoning Department recommends:

- Disapproval
- Approval, as presented.
- Approval, per the following conditions:

ATTACHED EXHIBITS

1. Plat Drawing
2. Water Letter

APPLICANT REQUIREMENTS

1. If approved by City Council, within 30 days the applicant shall provide the Planning Department one revised electronic plan set that incorporates all comments.

CITY REQUIREMENTS FOR PLAT RECORDING AND FILING

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

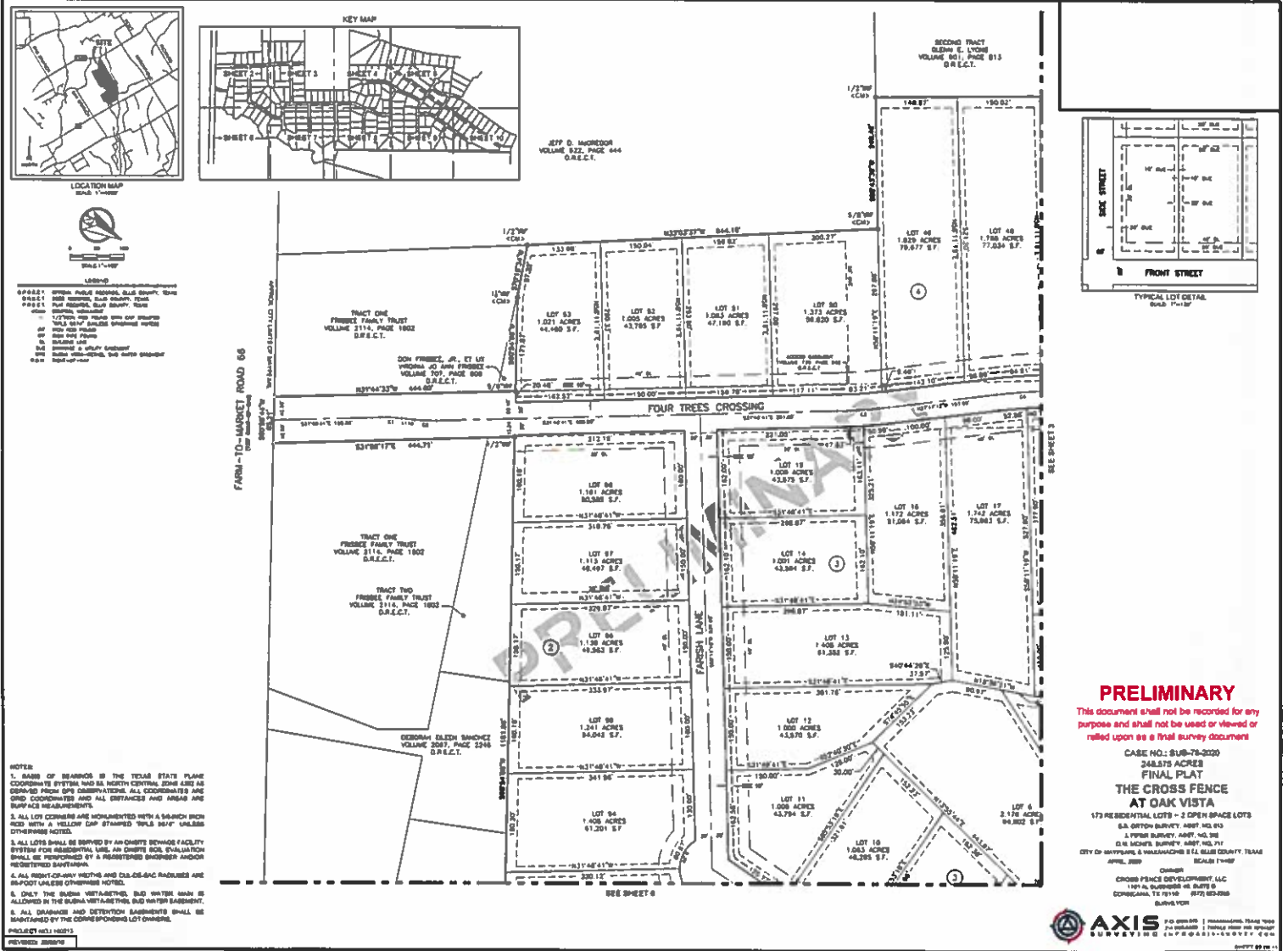
1. All utilities, infrastructure, and other required improvements have been installed and a letter of acceptance associated with the utilities and infrastructure installation has been received from the Public Works Department;
2. A drainage study has been conducted and/or a traffic impact analysis has been conducted as required by the City's subdivision ordinance.

STAFF CONTACT INFORMATION

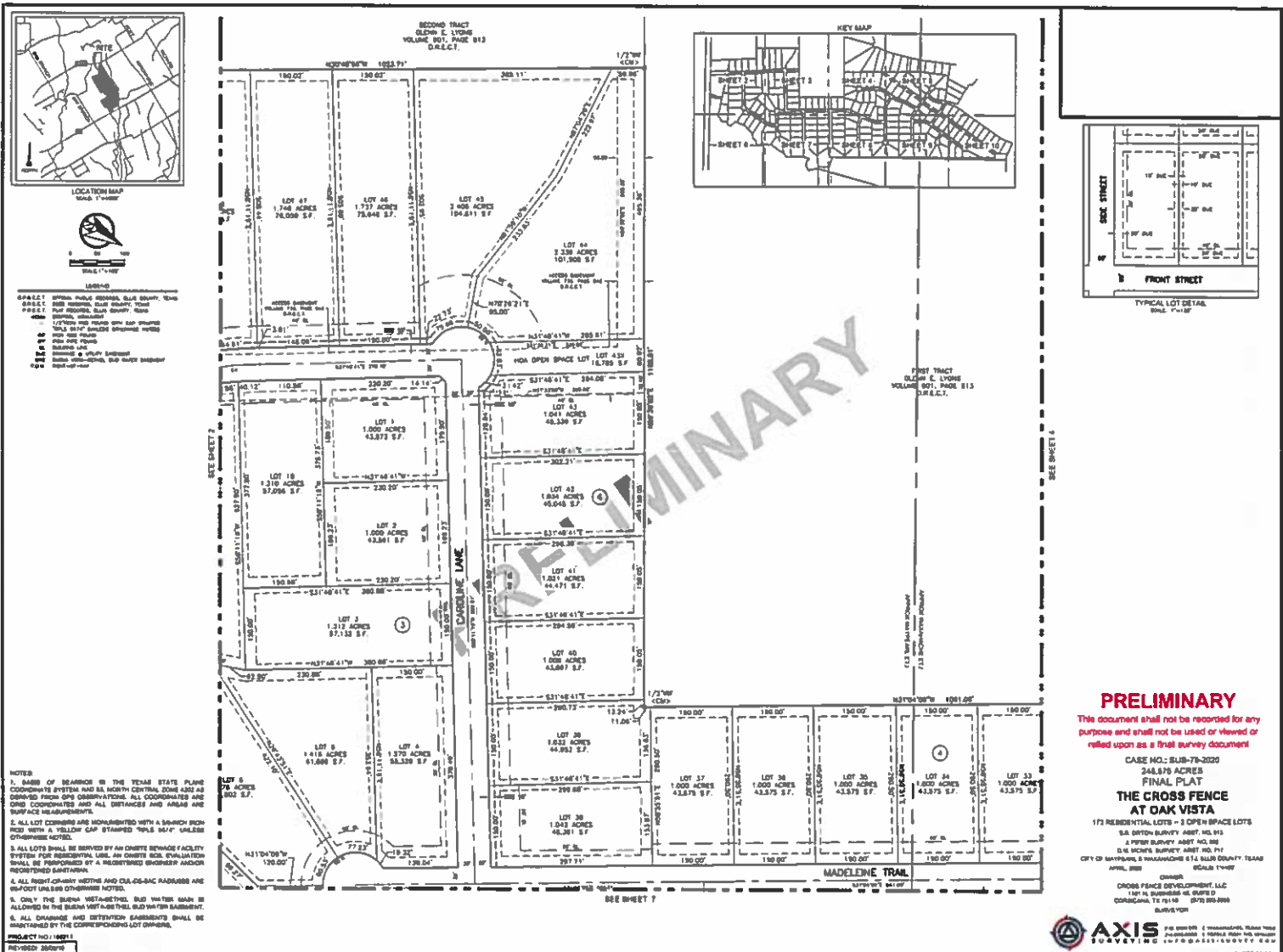
Prepared by:
 Chris Webb
 Planner
cwebb@waxahachie.com

Reviewed by:
 Shon Brooks, AICP
 Director of Planning
sbrooks@waxahachie.com

(9)



(9)



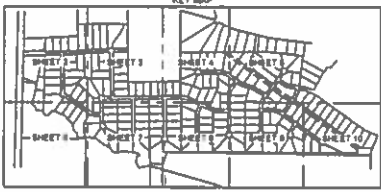
PRELIMINARY

PRELIMINARY
 This document shall not be recorded for any purpose and shall not be used or viewed or relied upon as a final survey document

CASE NO. SUB-79-2020
 248,816 ACRES
FINAL PLAT
THE CROSS FENCE
AT OAK VISTA
 172 RESIDENTIAL LOTS - 2 OPEN SPACE LOTS
 S.A. BRITON SURVEY, 4887, HD, P13
 D.W. MOYER SURVEY, 4887, HD, P16
 D.W. MOYER SURVEY, 4887, HD, P17
 CITY OF DALLAS & TARRANT COUNTY, TEXAS
 APRIL, 2020
 IC&AS 17089



(9)



LEGEND

SPACED: 1/8" MIN. PITCH, 1/8" MIN. SPACING, 1/8" MIN. SPACING, 1/8" MIN. SPACING
 DASHED: 1/8" MIN. PITCH, 1/8" MIN. SPACING, 1/8" MIN. SPACING, 1/8" MIN. SPACING
 SOLID: 1/8" MIN. PITCH, 1/8" MIN. SPACING, 1/8" MIN. SPACING, 1/8" MIN. SPACING
 DOTTED: 1/8" MIN. PITCH, 1/8" MIN. SPACING, 1/8" MIN. SPACING, 1/8" MIN. SPACING
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 SOLID: 1/8" MIN. PITCH, 1/8" MIN. SPACING, 1/8" MIN. SPACING, 1/8" MIN. SPACING
 DOTTED: 1/8" MIN. PITCH, 1/8" MIN. SPACING, 1/8" MIN. SPACING, 1/8" MIN. SPACING

NOTES

1. BASIS OF BEARINGS IS THE TEXAS STATE PLANE COORDINATE SYSTEM AND ALL NORTH DISTANCE ZONE ARE AS DERIVED FROM GPS OBSERVATIONS. ALL COORDINATES ARE GROUND COORDINATES AND ALL DISTANCES AND ANGLES ARE SURFACE MEASUREMENTS.

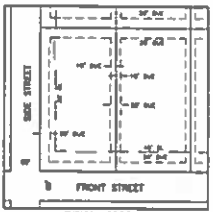
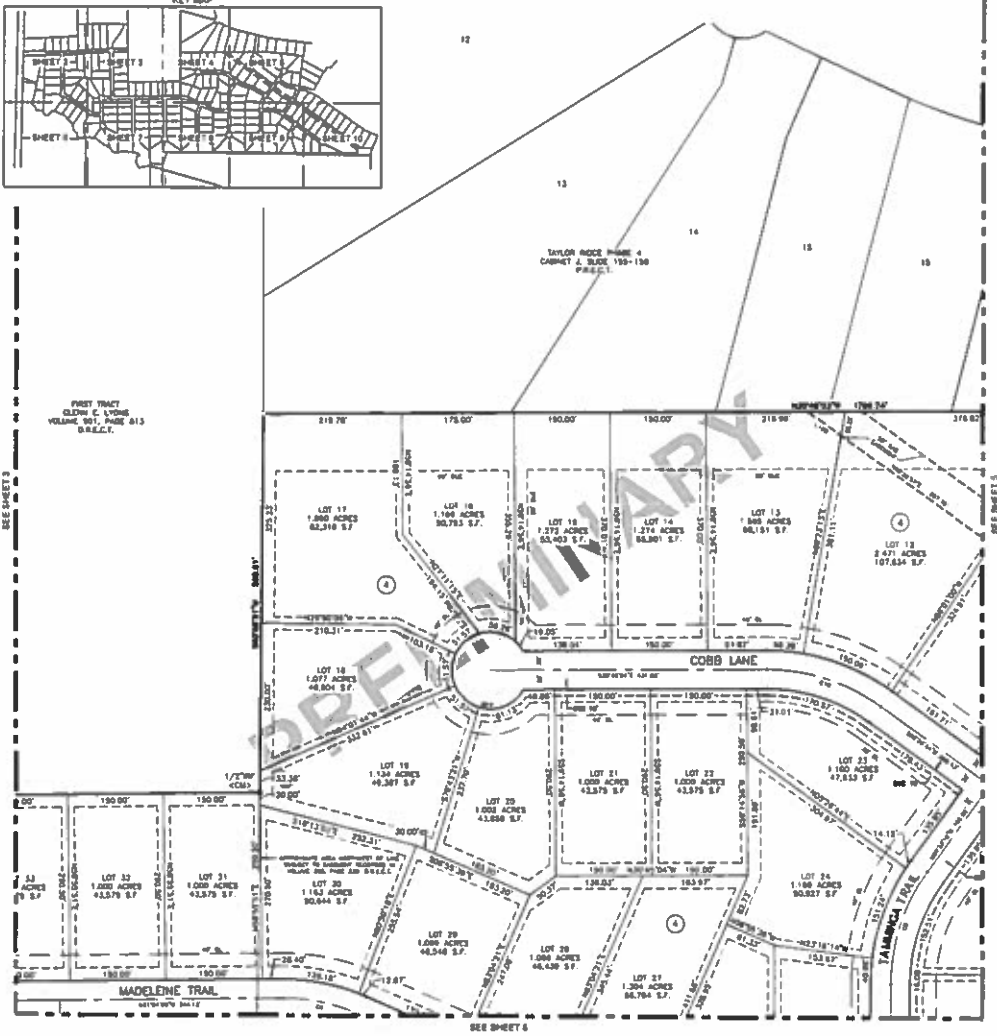
2. ALL LOT CORNERS ARE MONUMENTED WITH A BRASS OR IRON ROD WITH A YELLOW CAP STAMPED WITH THE SURVEYOR'S NAME.

3. ALL LOTS SHALL BE SERVED BY AN ONSITE STORAGE FACILITY SYSTEM FOR RESIDENTIAL USE. AN ONSITE SOIL EVALUATION SHALL BE PERFORMED BY A REGISTERED GEOTECHNICAL ENGINEER AND REPORTED TO THE SURVEYOR.

4. ALL DISTURBED AREAS SHALL BE RESTORED TO ORIGINAL CONDITION OR BETTER AND ALL DISTURBED AREAS SHALL BE MONITORED FOR EROSION CONTROL.

5. ONLY THE SUBDIVISION VESTING ACT AND WATER MAIN IS ALLOWED IN THE SUBDIVISION VESTING ACT WATER MAINS.

6. ALL DISTURBED AREAS SHALL BE RESTORED TO ORIGINAL CONDITION OR BETTER AND ALL DISTURBED AREAS SHALL BE MONITORED FOR EROSION CONTROL.



PRELIMINARY

This document shall not be recorded for any purpose and shall not be used or viewed or relied upon as a final survey document.

CASE NO.: SUB-78-2020
 248.875 ACRES
FINAL PLAT
THE CROSS FENCE
AT OAK VISTA

175 RESIDENTIAL LOTS - 2 OPEN SPACE LOTS
 S.E. GUYTON SURVEY, ABNEY HD. #12
 J. PETER SURVEY, ABNEY HD. #2
 D.M. MOYER SURVEY, ABNEY HD. #17
 C.W. & W.F. MOYER & WILKINSON'S E.C. & S.E. GUYTON COUNTY TEXAS
 APRIL, 2009 SCALE: 1"=400'

OWNER:
 CROSS FENCE DEVELOPMENT, LLC
 10714 S. GUYTON RD., SUITE B
 COMPTON, TX 75118 (972) 978-0908
 SURVEYOR



(9)



LOCATION MAP
Scale: 1"=100'



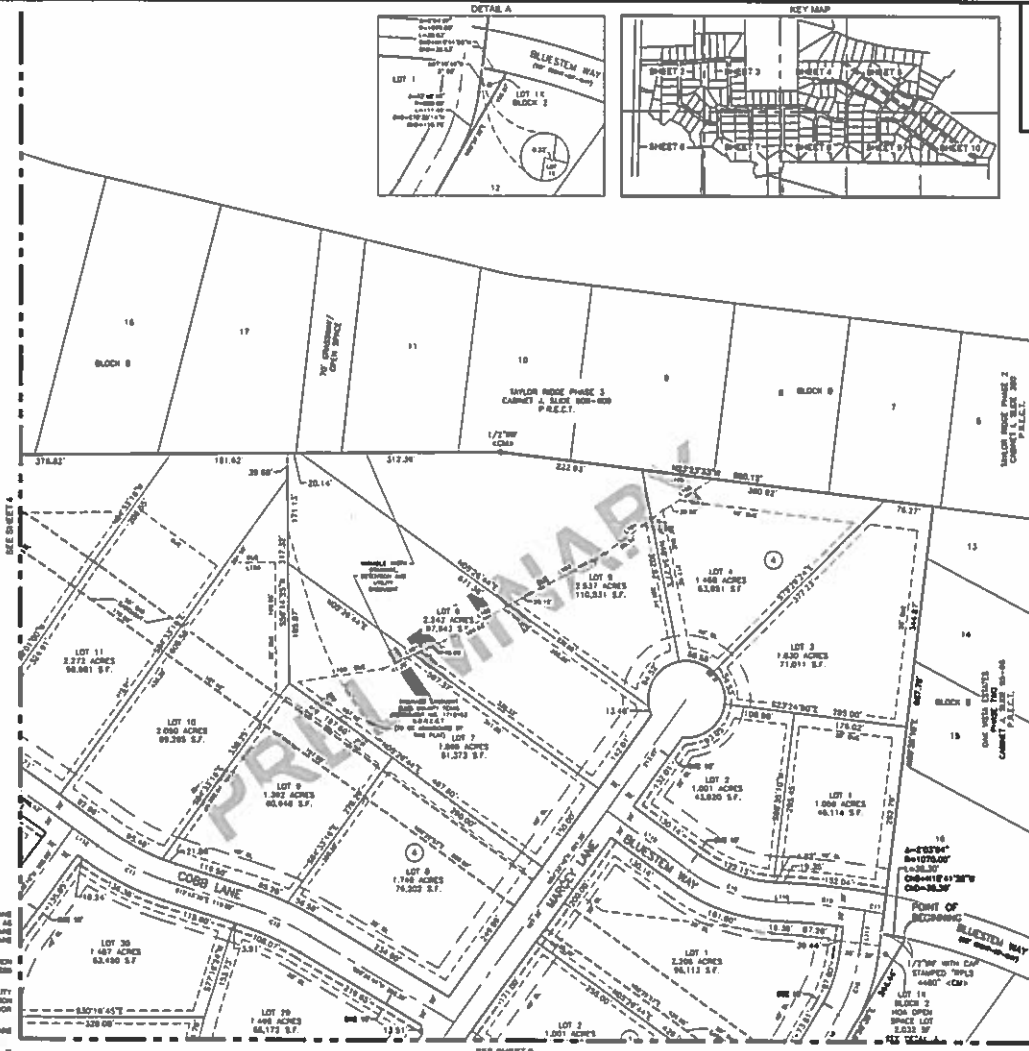
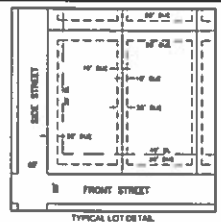
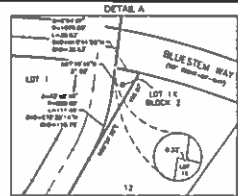
LEGEND

SPRINKLER SYSTEM: PUBLIC ADDRESS, 2 1/2" HOSE, 150 PSI
 SPRINKLER: 1/2" HOSE, 150 PSI
 FIRE HYDRANT: 4" HOSE, 150 PSI
 FIRE ALARM: 1/2" HOSE, 150 PSI
 FIRE EXTINGUISHER: 1/2" HOSE, 150 PSI
 FIRE TOWER: 1/2" HOSE, 150 PSI
 FIRE TRUCK: 1/2" HOSE, 150 PSI
 FIRE PUMP: 1/2" HOSE, 150 PSI
 FIRE VALVE: 1/2" HOSE, 150 PSI
 FIRE HYDRANT: 4" HOSE, 150 PSI
 FIRE ALARM: 1/2" HOSE, 150 PSI
 FIRE EXTINGUISHER: 1/2" HOSE, 150 PSI
 FIRE TOWER: 1/2" HOSE, 150 PSI
 FIRE TRUCK: 1/2" HOSE, 150 PSI
 FIRE PUMP: 1/2" HOSE, 150 PSI
 FIRE VALVE: 1/2" HOSE, 150 PSI

NOTES

1. BASIS OF BEARINGS IS THE TEXAS STATE PLUMB COORDINATE SYSTEM, 1983 NORTH CENTRAL ZONE, AS DERIVED FROM GPS OBSERVATIONS. ALL COORDINATES AND GRID COORDINATES AND ALL DISTANCES AND BEARS AND SURFACE MEASUREMENTS.
2. ALL LOT CORNERS ARE MONUMENTED WITH A BRONCH IRON ROD WITH A YELLOW CAP STAMPED "1614" UNLESS OTHERWISE NOTED.
3. ALL LOTS SHALL BE SERVED BY AN ON-SITE SEWAGE FACILITY SYSTEM FOR RESIDENTIAL USE. AN ON-SITE EVALUATION SHALL BE PERFORMED BY A REGISTERED ENGINEER AND/OR REGISTERED SURVEYOR.
4. ALL FRONT-COURT YARDS AND CL-25-48C ROADS ARE 8-FOOT UNASSURED OTHERWISE NOTED.
5. ONLY THE SUBMAINTENANCE, 8-1/2" WATER MAIN IS ALLOWED IN THE SUBMAINTENANCE, 8-1/2" WATER MAINS.
6. ALL DRAINAGE AND DETENTION REQUIREMENTS SHALL BE MAINTAINED BY THE CORRESPONDING LOT OWNER.

PROJECT NO: 18211
 REVISED: 2023/04
 DRAWN BY: [Name]



PRELIMINARY
 This document shall not be recorded for any purpose and shall not be used or viewed or relied upon as a final survey document.

CASE NO.: SUB-78-2020
 248.875 ACRES
FINAL PLAT
THE CROSS FENCE
AT OAK VISTA
 172 RESIDENTIAL LOTS - 2 OPEN SPACE LOTS
 8.5 ACRES SURVEY AREA NO. 013
 2 ACRES SURVEY AREA NO. 008
 0.4 ACRES SURVEY AREA NO. 117
 CITY OF WYOMING, 5 PARCELS 87.2, 88.0 COUNTY 15-440
 APRIL, 2023 SCALE: 1"=400'

OWNER:
 CROSS FENCE DEVELOPMENT, LLC
 150-N. GARDNER ST. SUITE 2
 CORONA, WY 82401
 307-238-0000



(9)



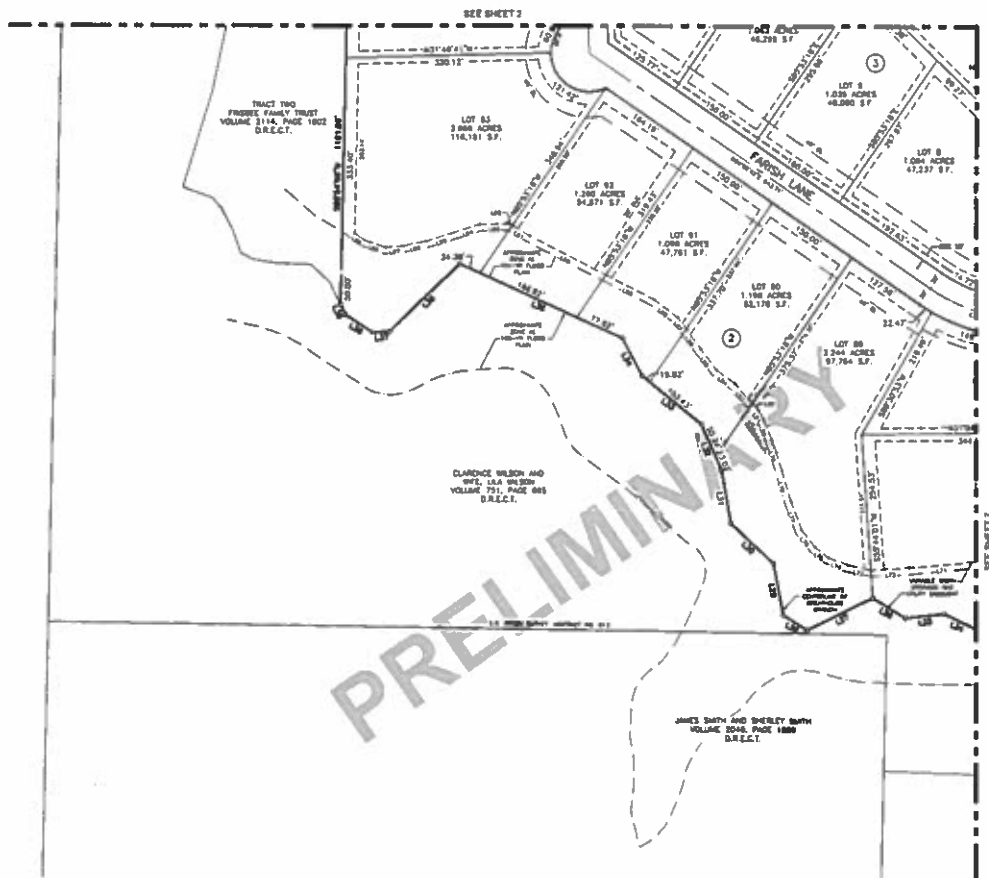
LOCATION MAP
SCALE: 1"=100'



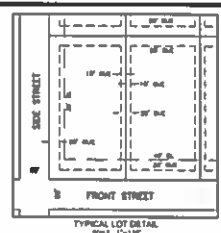
SCALE: 1"=100'

LEGEND

- SPRINKLER: OFF-ROAD PAVEMENT, BLUE COUNTY, CLASS 2
- SEWER: 18" DIA. 10' DEPTH, 10' DIA. 10' DEPTH
- SEWER: 12" DIA. 10' DEPTH, 10' DIA. 10' DEPTH
- SEWER: 8" DIA. 10' DEPTH, 10' DIA. 10' DEPTH
- SEWER: 6" DIA. 10' DEPTH, 10' DIA. 10' DEPTH
- SEWER: 4" DIA. 10' DEPTH, 10' DIA. 10' DEPTH
- SEWER: 3" DIA. 10' DEPTH, 10' DIA. 10' DEPTH
- SEWER: 2" DIA. 10' DEPTH, 10' DIA. 10' DEPTH
- SEWER: 1" DIA. 10' DEPTH, 10' DIA. 10' DEPTH
- SEWER: 0" DIA. 10' DEPTH, 10' DIA. 10' DEPTH



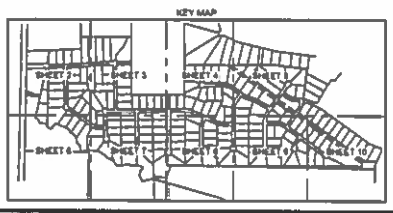
PRELIMINARY



NOTES

1. BASIS OF BEARING IS THE TEXAS STATE PLANE COORDINATE SYSTEM AND IS NORTH CENTRAL ZONE 4302 AS DERIVED FROM GPS OBSERVATIONS. ALL COORDINATES ARE GRID COORDINATES AND ALL DISTANCES AND ANGLES ARE SURFACE MEASUREMENTS.
2. ALL LOT CORNERS ARE MONUMENTED WITH A BRASS BENCH ROD WITH A YELLOW CAP STAMPED WITH "10" UNLESS OTHERWISE NOTED.
3. ALL LOTS SHALL BE SERVED BY AN ON-SITE SEWER FACILITY SYSTEM FOR RESIDENTIAL USE. AN ON-SITE SOIL EVALUATION SHALL BE PERFORMED BY A REGISTERED PROFESSIONAL ENGINEER REGISTERED IN TEXAS.
4. ALL FRONT-YARD SETBACKS AND SIDE-DRIVE RADIIES ARE AS SHOWN UNLESS OTHERWISE NOTED.
5. ONLY THE SUBMA VERTICALS AND WATER MAINS IS ALLOWED IN THE SUBMA VERTICALS AND WATER MAINS.
6. ALL DISTANCES AND BEARING OBSERVATIONS SHALL BE MAINTAINED BY THE CORRESPONDING LOT OWNERS.

PROJECT NO. 18071
REVISED: 08/2019



PRELIMINARY

This document shall not be recorded for any purpose and shall not be used or viewed or relied upon as a final survey document.

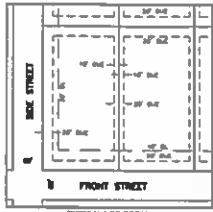
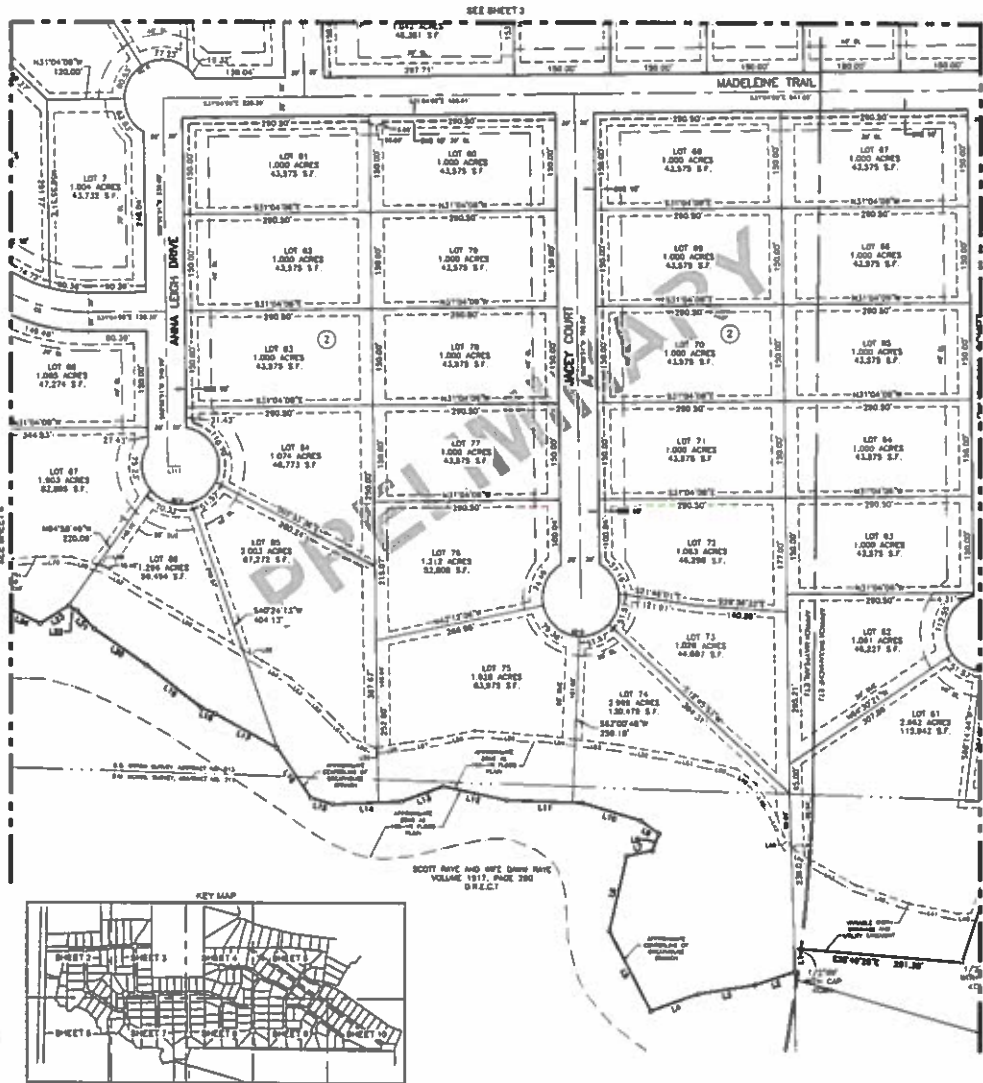
CASE NO.: SUB-78-2020
248.579 ACRES
FINAL PLAT
THE CROSS FENCE AT OAK VISTA
173 RESIDENTIAL LOTS - 2 OPEN SPACE LOTS
A PAPER SURVEY ASSET NO. 818
S.A. NICHOLS SURVEY, ASSET NO. 711
CITY OF WATKINS, A WASHINGTON STATE COUNTY 15248
APRIL, 2020 SCALE: 1"=400'



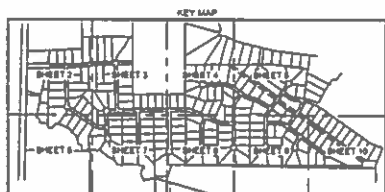
(9)



LEGEND
OFFICIAL PUBLIC RECORD, BLUE SHADY, THIS
IS THE FINAL SURVEY. THIS SURVEY IS THE
FINAL SURVEY. THIS SURVEY IS THE FINAL
SURVEY. THIS SURVEY IS THE FINAL SURVEY.



NOTES
1. BASIS OF BEARINGS IS THE TEXAS STATE PLUMB
COORDINATE SYSTEM AND IS NORTH OF THE ZONE AND
DERIVED FROM GPS COORDINATIONS. ALL COORDINATES ARE
GEO-CENTROGRAPHIC AND ALL DISTANCES AND ANGLES ARE
SURFACE MEASUREMENTS.



PRELIMINARY
This document shall not be recorded for any
purpose and shall not be used or viewed or
relied upon as a final survey document

CASE NO.: SUB-78-020
248.878 ACRES
FINAL PLAN
THE CROSS FENCE
AT OAK VISTA
173 RESIDENTIAL LOTS - 2 OPTION SPACE LOTS

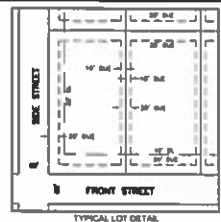
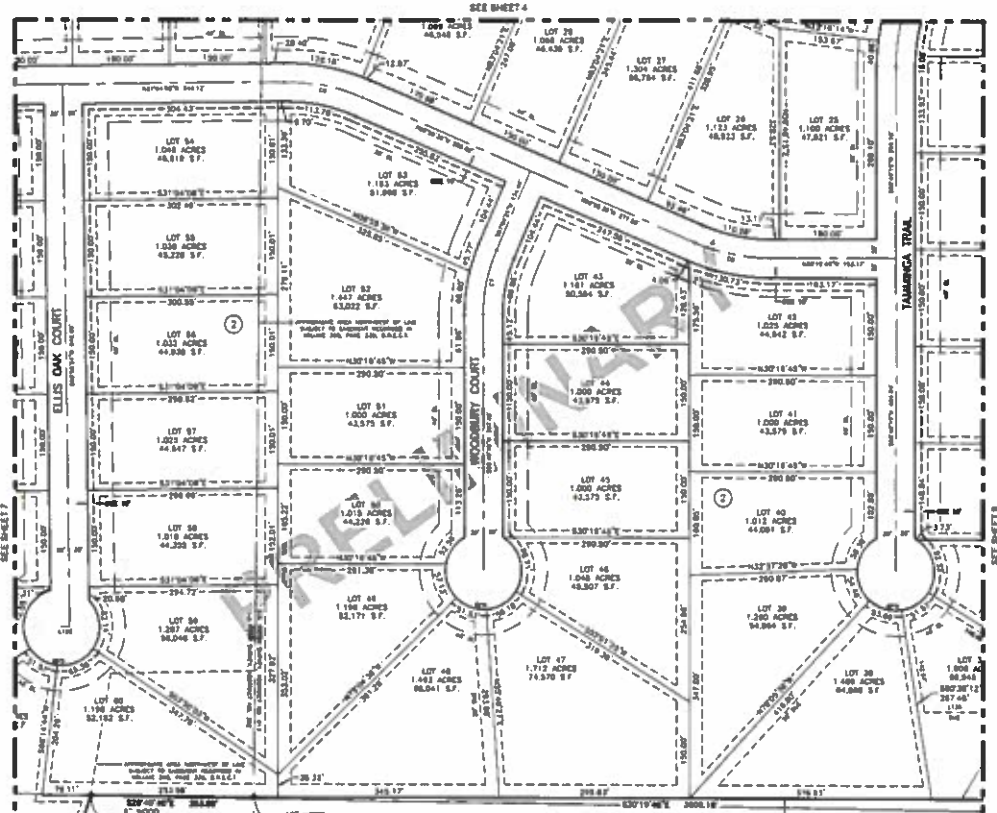


PROJECT NO: 18011
REVISED: 2009/9

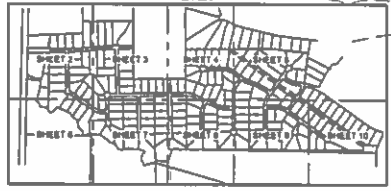
(9)



DATE: 08/11/2020
PROJECT: CROSS FENCE DEVELOPMENT, 248.875 ACRES
OWNER: CROSS FENCE DEVELOPMENT, LLC
SURVEYOR: JAMES W. BRYAN, S.S.
SCALE: 1" = 40.00'
ELEVATION: 1,000.00'
MAGNETIC DEVIATION: 12.00' E
TERMINAL CORNER: 10.00' WOOD FENCE POST
CORNER: 10.00' WOOD FENCE POST
CORNER: 10.00' WOOD FENCE POST



- NOTES:
- 1. 6480' OF BEARINGS IN THE TEXAS STATE PLANE COORDINATE SYSTEM AND IN NORTH CENTRAL ZONE ARE DERIVED FROM GPS OBSERVATIONS. ALL COORDINATES AND GRID COORDINATES AND ALL DISTANCES AND ANGLES ARE SURFACE MEASUREMENTS.
 - 2. ALL LOT CORNERS AND MONUMENTS WITH A BRANCH FROM HERE WITH A YELLOW CAP STAMPED "JWB 10/14" UNLESS OTHERWISE NOTED.
 - 3. ALL LOTS SHALL BE SERVED BY AN ONSITE SEWAGE FACILITY SYSTEM FOR RESIDENTIAL USE. AN ONSITE SOLID WASTE FACILITY SHALL BE PROVIDED BY A REGISTERED ENGINEER AND/OR REGISTERED SANITARIAN.
 - 4. ALL FRONT-YARD SETBACKS AND CALLS-BACK RULES ARE 35-FOOT UNLESS OTHERWISE NOTED.
 - 5. ONLY THE SUBDIVISIONS, SOLID WATER MAIN IS ALLOWED IN THE SUBDIVISIONS, SOLID WATER MAINS, BLDG WATER MAINS, ETC.
 - 6. ALL GRADINGS AND DETENTION BASINS SHALL BE MAINTAINED BY THE CORRESPONDING LOT OWNER.



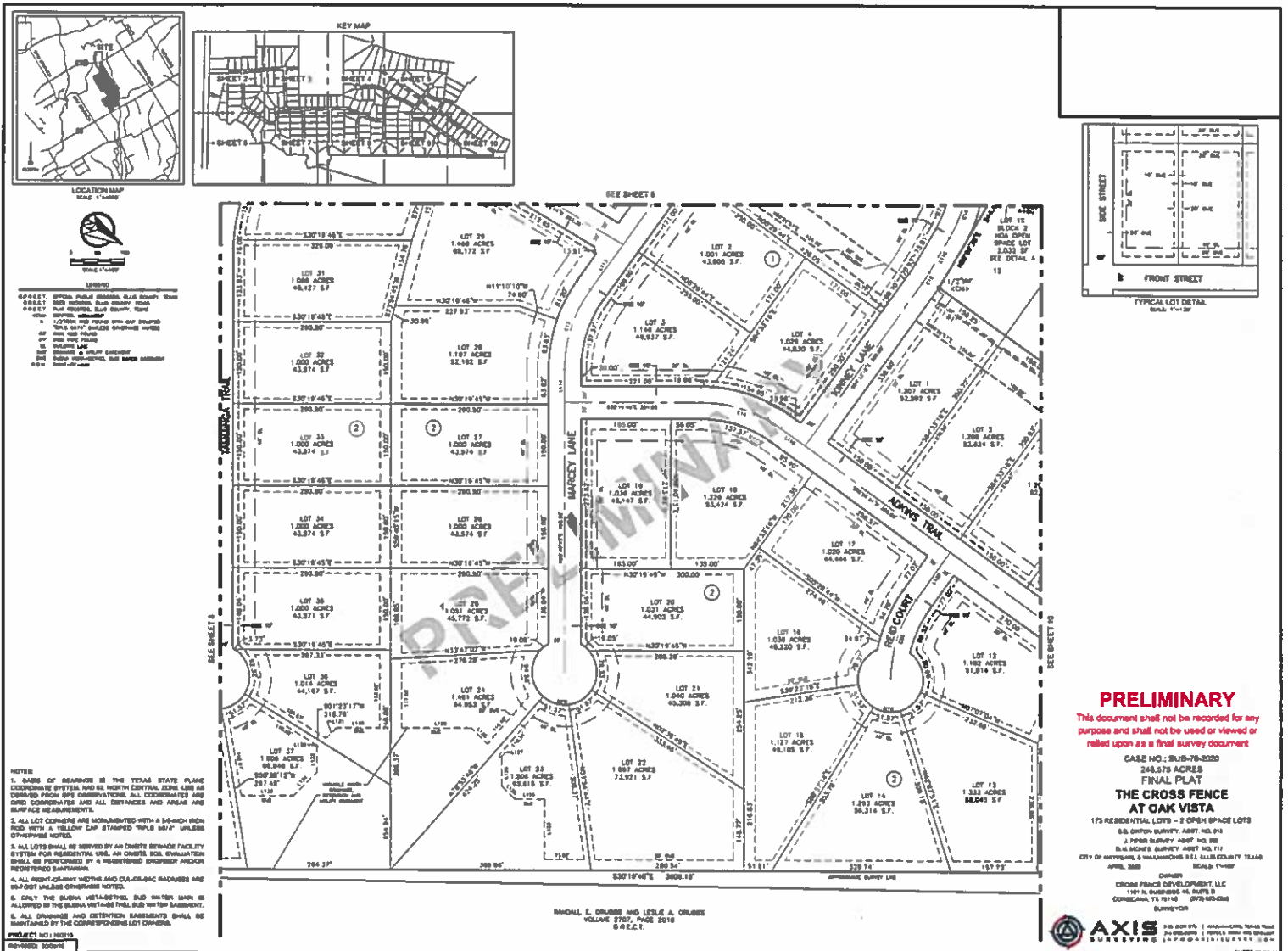
PRELIMINARY
This document shall not be recorded for any purpose and shall not be used or viewed or relied upon as a final survey document.

DATE: 08/11/2020
248.875 ACRES
FRONT PLAT
THE CROSS FENCE AT OAK VISTA
175 RESIDENTIAL LOTS - 2 OPEN SPACE LOTS
S.S. OFFICE SURVEY, ASST. REG. NO. 510
S.S. FIELD SURVEY, ASST. REG. NO. 511
S.S. MAPPING, SURVEY ASST. NO. 511
CITY OF WASHINGTON & MARRIAGE DEVELOPMENT 1111 BLUE COUNTY, TEXAS
MARRIAGE, TEXAS
REG. NO. 11111

OWNER:
CROSS FENCE DEVELOPMENT, LLC
1941 N. SPUR 5000, SUITE 6
DALLAS, TX 75210 (972) 980-8888

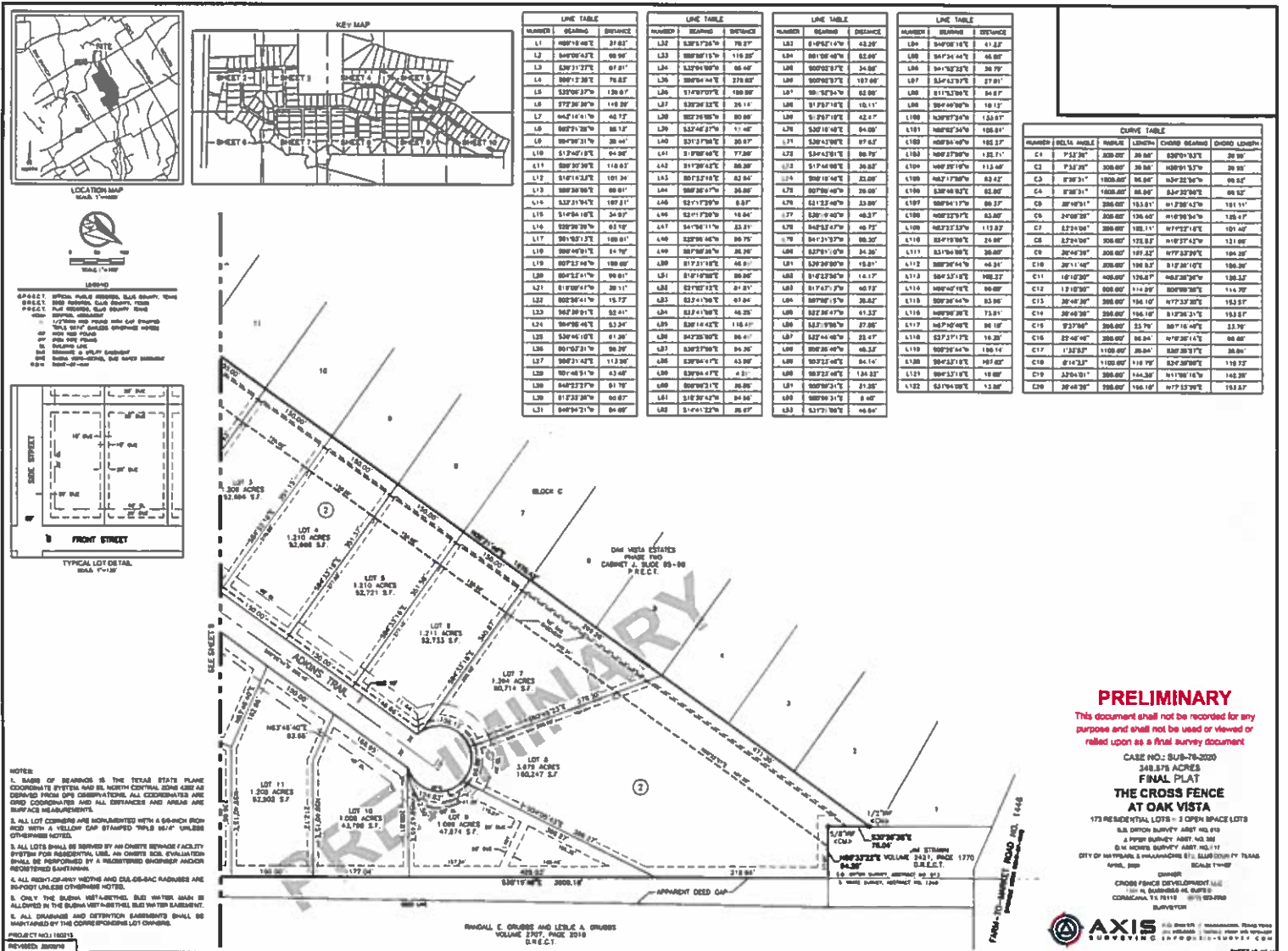


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RANDALL L. CRUSSE AND LEELE A. CRUSSE
 VOLUME 2987, PAGE 2016
 04.E.C.T.

(9)



PRELIMINARY
This document shall not be recorded for any purpose and shall not be used or viewed or relied upon as a final survey document.

CASE NO.: SUB-78-2020
348.375 ACRES
FINAL PLAN
THE CROSS FENCE AT OAK VISTA
172 RESIDENTIAL LOTS - 3 OPEN SPACE LOTS
S.E. CROSS FENCE TRACT, ACCT. NO. 110
A PAPER SURVEY ACCT. NO. 110
S.W. CROSS FENCE TRACT, ACCT. NO. 110
CITY OF WASHINGTON & WASHINGTON FIELD SURVEYING, P.C.
APRIL, 2020 SCALE 1"=400'
OWNER
CROSS FENCE DEVELOPMENT, LLC
100 N. BARBERS CO. BLVD.
CORONA, VA 22606 (571) 825-7828
SURVEYOR





WATER UTILITY PROVIDER'S ENDORSEMENT

Applicant Name: Joshua Trees **Parcel ID #:** 183375 & 188040
Subdivision Name: The Cross Fence at Oak Vista

The City of Waxahachie requires new lots in subdivisions have adequate water flow and pressure to comply with TCEQ and latest Insurance Service Office (ISO) guidelines. Subdivisions served by water providers outside of the City of Waxahachie will need to ensure they can provide water flow/pressure per TCEQ and fire flow per the latest ISO guidelines.

Applicants, please submit this form to your water provider for completion. This completed form must be turned in at the time you submit your application packet to the Planning Department.

Contact Information:

Buena Vista-Bethel SUD	(972) 937-1212
Carroll Water Company	(972) 617-0817
Mountain Peak SUD	(972) 775-3765
Rockett SUD	(972) 617-3524
Sardis-Lone Elm WSC	(972) 775-8566
Nash Foreston WSC	(972) 483-3039

To be completed by the water utility provider:

	Yes	No
1. I have reviewed a copy of the proposed plat.	<input checked="" type="checkbox"/>	<input type="checkbox"/>
2. The platted lots fall within our CCN area.	<input checked="" type="checkbox"/>	<input type="checkbox"/>
3. Our water system can provide water flow and pressure for domestic service per TCEQ regulations.	<input checked="" type="checkbox"/>	<input type="checkbox"/>
4. Our water system can provide the water flow and pressure for firefighting per ISO guidelines.	<input checked="" type="checkbox"/>	<input type="checkbox"/>
5. The water line size servicing the lots is _____ inches.	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Joe Buchanan

Print Name of General Manager of water provider or Designee

Buena Vista-Bethel S.U.O.

Name of water provider company

Joe Buchanan

Signature of General Manager of water provider or Designee

5-1-20

Date