

M-322-M30

ORIGINAL FILED

FILED FOR RECORD - ELLIS COUNTY, TEXAS
INST. NO. 2238892 FILING DATE/TIME: Oct 05, 2022 at 09:23:00 AM

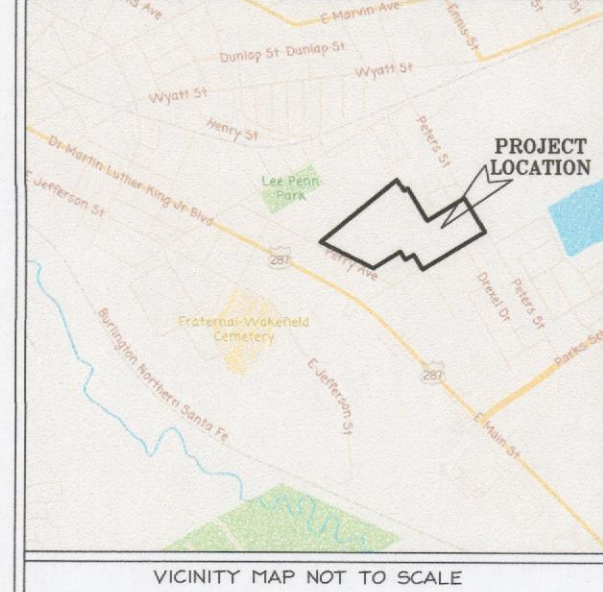
LEGEND

- CM CONTROLLING MONUMENT
- POINT FOR CORNER
- 1/2" IRON ROD FOUND
- ⊙ 5/8" IRON ROD FOUND
- ⊗ 1/2" IRON ROD SET (BY-LINE)
- ⊗ "x" CUT IN CONCRETE
- 1/2" IRON PIPE FOUND
- ⊙ 5/8" IRON PIPE FOUND
- S.E. - SIDEWALK EASEMENT
- U.E. - UTILITY EASEMENT
- S.F. - SQUARE FEET
- PFC - POINT FOR CORNER

20'x20' PUBLIC UTILITY EASEMENT (TYPICAL)

PROPERTY LINE

ASPHALT



CURVE	ARC LENGTH	RADIUS	DELTA ANGLE	CHORD BEARING	CHORD LENGTH
C1	39.49	100.00	22°32'57"	N42°04'37"W	39.23
C2	62.83	100.00	14°41'15"	N46°04'33"W	25.56
C3	62.83	40.00	90°00'00"	N13°55'25"E	56.57
C4	29.42	200.00	8°25'44"	S65°30'59"W	29.40
C5	8.28	200.00	2°25'21"	S60°06'57"W	8.28
C6	23.27	275.00	4°50'50"	N81°21'11"E	23.26
C7	18.97	275.00	3°57'10"	N65°45'12"E	18.97
C8	34.58	225.00	8°48'21"	S63°19'36"W	34.55
C9	8.10	225.00	2°03'57"	S53°53'34"W	8.10
C10	21.55	225.00	7°29'16"	S64°07'05"W	21.54
C11	15.87	275.00	3°18'23"	N53°01'59"E	15.87
C12	20.37	275.00	4°14'35"	N56°48'08"E	20.36
C13	34.18	200.00	9°47'57"	S53°00'43"W	34.14
C14	3.37	200.00	0°57'57"	N86°26'12"E	3.37
C15	28.07	225.00	7°08'52"	N62°50'12"E	28.05
C16	6.49	225.00	1°39'09"	N66°54'12"E	6.49
C17	7.23	275.00	1°30'27"	S66°58'36"W	7.23
C18	35.04	275.00	7°17'58"	S64°07'05"W	35.01
C19	12.85	275.00	2°40'40"	S57°35'05"W	12.85
C20	23.38	275.00	4°52'18"	S53°48'36"W	23.38
C21	14.04	225.00	3°34'59"	N53°09'43"E	14.04
C22	15.81	225.00	3°59'29"	N56°26'12"E	15.80
C23	45.55	29.00	90°00'00"	N76°04'35"W	41.01
C24	62.83	40.00	90°00'00"	S76°04'35"E	56.57
C25	45.55	29.00	90°00'00"	S13°55'25"W	41.01
C26	63.08	40.00	90°23'56"	N75°39'53"E	56.74
C27	12.76	260.00	2°48'42"	N31°53'46"W	12.76
C28	9.90	260.00	2°10'57"	N34°23'36"W	9.90
C29	66.11	40.00	94°41'21"	S11°51'57"W	58.84
C30	34.69	40.00	78°19'54"	S09°28'06"W	50.53
C31	8.15	40.00	11°40'06"	S45°28'06"W	8.13
C32	45.92	29.00	90°43'46"	S83°19'57"E	41.27
C33	22.37	186.00	8°53'30"	S34°31'19"E	22.36
C34	40.00	90°00'00"	S83°41'51"E	56.57	
C35	47.12	30.00	90°00'00"	N83°41'51"W	42.43
C36	35.06	260.00	7°43'37"	S55°20'29"W	35.04
C37	62.83	40.00	90°00'00"	N06°18'09"E	56.57
C38	62.83	40.00	90°00'00"	S83°41'51"E	56.57
C39	65.81	40.00	94°16'17"	N81°33'42"W	58.64
C40	104.72	50.00	120°00'00"	N38°41'51"W	86.60
C41	4.02	4.00	57°31'04"	N67°27'23"W	3.85
C42	100.39	50.00	115°02'08"	N38°41'51"W	84.36
C43	4.02	4.00	57°31'04"	N09°56'18"W	3.85
C44	125.09	50.00	143°20'14"	S51°17'36"E	94.93
C45	45.44	50.00	52°04'09"	N57°14'58"W	45.89
C46	45.94	50.00	52°40'08"	N05°52'50"W	44.36
C47	31.83	214.00	8°32'54"	S35°21'02"E	31.90
C48	22.28	225.00	5°40'21"	N35°51'40"W	22.27
C49	4.59	275.00	0°57'19"	N38°13'11"W	4.58
C50	0.80	260.00	0°10'33"	N38°41'51"W	0.80
C51	29.84	200.00	8°32'54"	S35°21'02"E	29.81
C52	38.40	250.00	8°48'01"	S63°19'47"W	38.36
C53	38.42	250.00	8°48'21"	S63°19'36"W	38.39
C54	34.48	250.00	7°54'08"	S55°08'56"W	32.92
C55	34.48	250.00	7°54'08"	N34°44'17"W	34.45
C56	32.94	250.00	7°32'59"	S55°08'56"W	32.92
C57	35.81	250.00	8°12'26"	N34°35'38"W	35.78
C58	34.48	250.00	7°54'08"	S55°08'56"W	32.92
C59	91.49	50.00	104°44'17"	N30°44'34"W	79.20
C60	30.15	974.65	1°48'21"	N61°01'44"E	30.15
C61	30.97	974.65	1°49'14"	N62°49'31"E	30.97
C62	19.16	1,024.93	1°04'17"	S63°11'58"W	19.16
C63	50.05	1,024.93	2°47'58"	S81°15'33"W	50.04
C64	17.91	1,024.93	1°00'04"	S59°21'55"W	17.91
C65	28.71	1,022.36	1°36'33"	S57°29'19"W	28.71
C66	13.16	1,022.36	0°44'15"	S56°18'55"W	13.16
C67	14.60	976.54	0°51'24"	N56°21'41"E	14.60
C68	16.49	240.00	3°58'08"	N32°27'29"W	16.48
C69	26.07	65.47	2°52'20"	S41°39'22"E	26.88

WAXAHACHIE INDEPENDENT SCHOOL DISTRICT
FILED MAY 30, 1951
DOCUMENT NO. 2072

HOUSING PROJECT

CALLED 5.33 ACRES
WAXAHACHIE DTPA HOUSING, L.P.
VOL. 1915, PG. 1614

CALLED 1.752 ACRES
100' TX POWER & LIGHT CO ESM'T
VOL. 654, PG 308
TXU ELEC. DELIVERY CO.
VOL. 1821, PG 2317

RESIDUE OF A CALLED 22.91 ACRES
TRACT ONE
WAXAHACHIE INDEPENDENT SCHOOL DISTRICT
VOL. 072, PG. 16
P.R.E.C.T.

LOT 1X, BLOCK F
POND DETENTION
VARIABLE WIDTH
DRAINAGE & UTILITY
EASEMENT
95,884 S.F.
2.20 ACRES

CALLLED 2.000 ACRES
FRIENDSHIP BAPTIST CHURCH
VOLUME 1920, PAGE 974
P.R.E.C.T.

CALLLED 0.209 ACRES
THE MELBA J RAY REVOCABLE LIVING TRUST
DATED JUNE 10, 2005
VOLUME 2204, PAGE 1490
P.R.E.C.T.

**127 RESIDENTIAL LOTS (MIN. 4000 S.F.)
REPLAT OF
SYMPHONY ESTATES
ZONING PD-SF-3
BEING A 24.76 ACRE OF LAND IN THE
S. M. DURRETT SURVEY,
ABSTRACT NO. 272 AND A PORTION IN THE
HARRIET I. NOWLIN ADDITION
CITY OF WAXAHACHIE,
ELLIS COUNTY, TEXAS
SHEET 1 OF 2
CASE NO. SUB-106-2021**

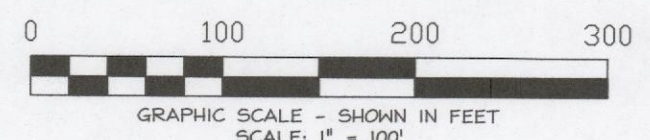
DEVELOPER -
WB WAXAHACHIE LAND LLC
CONTACT: PETER LAI
5210 SPRUCE ST.
BELLAIRE, TX 77401
PHONE: (713) 498-8022

ENGINEER - CCM ENGINEERING
2570 FM 407, SUITE 209
HIGHLAND VILLAGE, TEXAS 75077
PHONE: (972) 691-6633

PROJECT NAME:
REPLAT OF
SYMPHONY ESTATES
ADDRESS: WAXAHACHIE, TEXAS
ACREAGE: 24.76 ACRES
CASE # SUB-106-2021
ZONING: PD-SF-3
PREPARED: 9/9/2022
BY-LINE JOB NO: 2020-1641
SCALE: 1" = 100'
TECHNICIAN: TYB

**BY-LINE
SURVEYING LLC**

P.O. Box 834
Emory, Tx 75440
Ph: (903) 473-5150
Firm No: 10194233
www.bylinesurveying.com



M-323

OWNER'S CERTIFICATION

STATE OF TEXAS
 COUNTY OF ELLIS

Being a 24.76 acre lot, tract or parcel of land situated in the S.M. Durrett Survey, Abstract No. 272, Ellis County, Texas, and being all of a called 24.76 acre tract of land conveyed from Symphony Commercial LLC, a Texas limited liability company, to WB Waxahachie Land, LLC, a Texas limited liability company, by Special Warranty Deed as recorded in Document No. 2114805, Real Property Records, Ellis County, Texas, and being more particularly described by metes and bounds as follows:

BEGINNING at a 1/2 inch iron rod found at the East corner of said 24.76 acre tract and at the intersection of the Southwest line of Peters Street (50' R.O.W.) and the Northwest line of Graham Street (50' R.O.W.);

THENCE South 58 degrees 52 minutes 04 seconds West, with a Southeast line of said 24.76 acre tract and the Northwest line of Graham Street, a distance of 869.17 feet to a 1/2 inch iron rod and yellow cap found at a South corner of said 24.76 acre tract and at the East corner of a called 0.209 acre tract of land conveyed to The Melba J. Ray Revocable Living Trust, dated June 10, 2005, recorded in Volume 2204, Page 1490, Real Property Records, Ellis County, Texas;

THENCE North 30 degrees 47 minutes 43 seconds West, with the Northeast line of said 0.209 acre tract, a distance of 202.60 feet to a 1/2 inch iron rod and yellow cap found at an ell corner of said 24.76 acre tract and at the North corner of said 0.209 acre tract;

THENCE South 59 degrees 09 minutes 39 seconds West, with a Southeast line of said 24.76 acre tract, the Northwest line of said 0.209 acre tract and a called 0.349 acre tract of land conveyed to P. E. Galloway Trustee, by deed as recorded in Volume 262, Page 743, Deed of Trust Records, Ellis County, Texas, and a distance of 118.70 feet to a 1/2 inch iron rod and yellow cap stamped "3963" found at a South corner of said 24.76 acre tract, at the West corner of said 0.349 acre tract, and on the Northeast line of a called 2.000 acre tract of land conveyed to Friendship Baptist Church, by deed as recorded in Volume 1920, Page 974, Real Property Records, Ellis County, Texas;

THENCE North 30 degrees 29 minutes 25 seconds West, with a Southwest line of said 24.76 acre tract and with the Northeast line of said 2.000 acre tract, a distance of 112.54 feet to a 1/2 inch iron rod and yellow cap stamped "3963" found at the North corner of said 2.000 acre tract and at an ell corner of said 24.76 acre tract;

THENCE South 58 degrees 55 minutes 33 seconds West, with a Southeast line of said 24.76 acre tract and the Northwest line of said 2.000 acre tract, a distance of 383.73 feet to a point for corner at a South corner of said 24.76 acre tract, the West corner of said 2.000 acre tract and on the Northeast line of Highland Park Addition, according to the plat thereof recorded in Cabinet A, Slide 202, Plat Records, Ellis County, Texas, from said point a 1/2 inch iron rod and yellow cap stamped "4466" found bears South 58 degrees 55 minutes 33 seconds West, a distance of 0.43 feet, and from said point a 1/2 inch iron pipe found bears South 63 degrees 54 minutes 13 seconds East, a distance of 129.13 feet;

THENCE North 63 degrees 54 minutes 13 seconds West, with a Southwest line of said 24.76 acre tract and the Northeast line of said Highland Park Addition, at 51.27 feet passing a 1/2 inch iron rod found, at 412.28 feet passing a 1/2 inch iron rod and yellow cap stamped "Shields" found, at 532.29 feet, passing a 1/2 inch iron rod and orange cap stamped "Premier" found 0.68 feet to the right of the property line, at 592.47 feet passing a 5/8 inch iron pipe found 0.83 feet to the left of the property line, and continuing in all a total distance of 709.24 feet to the West corner of said 24.76 acre tract, from which a 1/2 inch iron pipe found for witness bears North 66 degrees 34 minutes 06 seconds West, a distance of 3.40 feet, and from said corner a 1 inch iron pipe found bears North 63 degrees 54 minutes 13 seconds West, a distance of 483.40 feet;

THENCE North 51 degrees 18 minutes 09 seconds East, with a Northwest line of said 24.76 acre tract, a distance of 1,193.49 feet to a 1/2 inch iron rod and yellow cap stamped "By-Line" found at a North corner of said 24.76 acre tract, from which an "X" found cut in concrete bears North 31 degrees 03 minutes 32 seconds West, a distance of 703.48 feet;

THENCE South 31 degrees 03 minutes 32 seconds East, with a Northeast line of said 24.76 acre tract, at 150.34 feet passing a 1/2 inch iron rod found in concrete, continuing in all a total distance of 159.74 feet to a 1/2 inch iron rod and yellow cap found at an ell corner of said 24.76 acre tract;

THENCE North 58 degrees 38 minutes 55 seconds East, with a Northwest line of said 24.76 acre tract, a distance of 49.97 feet to a 5/8 inch iron rod found at a North corner of said 24.76 acre tract and at the West corner of a called 5.33 acre tract of land conveyed to Waxahachie DMA Housing, L.P., by deed as recorded in Volume 1915, Page 1614, Real Property Records, Ellis County, Texas;

THENCE South 31 degrees 02 minutes 22 seconds East, with a Northeast line of said 24.76 acre tract and with the Southwest line of said 5.33 acre tract, a distance of 445.22 feet to a 1/2 inch iron rod and yellow cap found at the South corner of said 5.33 acre tract and at an ell corner of said 24.76 acre tract;

THENCE North 58 degrees 55 minutes 25 seconds East, with a Northwest line of said 24.76 acre tract and with the Southeast line of said 5.33 acre tract, a distance of 520.93 feet to a 1/2 inch iron rod and yellow cap stamped "4480" found at the East corner of said 5.33 acre tract, at a North corner of said 24.76 acre tract and on the Southwest line of said Peters Street;

THENCE South 31 degrees 07 minutes 47 seconds East, with a Northeast line of said 24.76 acre tract and the Southwest line of said Peters Street, a distance of 464.34 feet to the POINT OF BEGINNING and CONTAINING 24.76 acres of land.

OWNER'S DEDICATION

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

THAT WB Waxahachie Land, LLC, a Texas limited liability company, acting herein by and through its duly authorized officers, Peter Lai does hereby certify and adopt this plat designating the herein above described property as SYMPHONY ESTATES, an addition to the City of Waxahachie, Ellis County, and does hereby dedicate, in fee simple, to the public use forever any streets and alleys shown thereon. The easements shown thereon are hereby reserved for the purposes indicated. The utility easements shall be open to the public, fire and police units, garbage and rubbish collection agencies, and all public and private utilities for each particular use. The maintenance of paving on the utility easements is the responsibility of the property owner. No buildings, fences, trees, shrubs or other improvements or growths shall be constructed, reconstructed or placed upon, over or across the easements as shown. Said easements being hereby reserved for the mutual use and accommodation of all public utilities using or desiring to use same. All, and any public utility shall have the right to remove and keep removed all or parts of any buildings, fences, trees, shrubs, or other improvements or growths which in any way may endanger or interfere with the construction, maintenance or efficiency of its respective system on the easements, and all public utilities at all times have the full right of ingress and egress to or from the said easements for the purpose of constructing, reconstructing, inspecting, patrolling, maintaining and adding to or removing all or parts of its respective systems without the necessity of any time of procuring the permission of anyone. (Any public utility shall have the right of ingress and egress to private property for the purpose of reading meters and any maintenance of service required or ordinarily performed by that utility).

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

WITNESS, my hand at Dallas, Texas, this the 16th day of September, 2022.

BY: [Signature]
 Peter Lai, a representative for WB Waxahachie Land, LLC

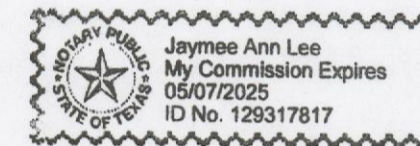
NOTARY STATEMENT

STATE OF TEXAS
 COUNTY OF DALLAS

Before me, the undersigned authority, a Notary Public in and for said County and State on this date personally appeared Peter Lai, known to me to be the persons whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same for the purpose and considerations therein expressed.

Given under my hand and seal of office, this 16th day of September, 2022.

[Signature]
 Notary Public in and for the State of Texas



NOTES:

- 1) The purpose of this final plat is to create 127 residential lots, 8 open space "X" lots and 1 lot to be conveyed to Friendship Baptist Church (Lot 16, Block C).
- 2) Homeowner's Association is responsible for maintaining private drainage easements, open spaces and the utility easement for the sewer line.
- 3) All bearings shown herein are based upon the Texas State Plane Coordinate System, NAD83 (CORR), Texas North Central Zone (4202). All distances shown herein are surface distances.
- 4) No easement record search was made by this office concerning this property.
- 5) The property is shown as being located in Zone X by Flood Insurance Rate Map No. 48139C0190F, dated June 03, 2013. It is shown as not being located in a special flood hazard area inundated by 100-year flood.
- 6) There are 1/2 inch iron rod set with a yellow cap stamped (By-Line) at all lot corners and angle points.
- 7) Any fence constructed on a lot with a side yard adjacent to the street can only be built to the side yard build line setback.
- 8) See legend for details on the 20'x20' public utility easements.
- 9) The existing sewer line that approximately crossed under Lot 30, Block A, Lot 8, Block A, Lot 12, Block B and Lot 24X, Block B has been relocated within the subdivision. Any easements that may be recorded for this line shall be abandoned by this plat.
- 10) Lot 25X, Block B will be an open space lot and a utility easement.
- 11) Lot 2X and Lot 3X are open space and Landscape Islands.

APPROVED BY: Planning and Zoning Commission City of Waxahachie

[Signature] 8-24-21
 Chairperson Date

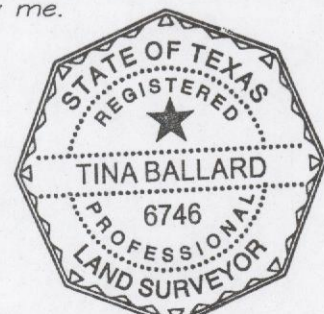
[Signature] 9-23-22
 Attest Date



SURVEYOR'S CERTIFICATE

This is to certify that I, Tina Ballard, 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, except as noted, and that this plat correctly represents that survey made by me.

[Signature]
 Tina Ballard
 Registered Professional Land Surveyor
 State of Texas No. 6746



SELLING A PORTION OF ANY LOT WITHIN THIS ADDITION BY METES AND BOUNDS OR SUBDIVIDING LOTS SHOWN HEREON BY ANY MEANS WITHOUT THE FILING OF A PLAT IN ACCORDANCE WITH STATE LAW AND CITY ORDINANCE MAY RESULT IN FINES AND/OR WITHHOLDING OF UTILITIES, BUILDING PERMITS OR CERTIFICATES OF OCCUPANCY.

DEVELOPER -
 WB WAXAHACHIE LAND LLC
 CONTACT: PETER LAI
 5210 SPRUCE ST.
 BELLAIRE, TX 77401
 PHONE: (713) 498-8022

ENGINEER - CCM ENGINEERING
 2570 FM 407, SUITE 209
 HIGHLAND VILLAGE, TEXAS 75077
 PHONE: (972) 691-6633

127 RESIDENTIAL LOTS (MIN. 4000 S.F.)
 REPLAT OF
 SYMPHONY ESTATES
 ZONING PD-SF-3
 BEING A 24.76 ACRE OF LAND IN THE
 S. M. DURRETT SURVEY,
 ABSTRACT NO. 272 AND A PORTION IN THE HARRIET I.
 NOWLIN ADDITION
 CITY OF WAXAHACHIE,
 ELLIS COUNTY, TEXAS
 SHEET 2 OF 2
 CASE NO. SUB-106-2021

PROJECT NAME:
 REPLAT OF
 SYMPHONY ESTATES
 ADDRESS: WAXAHACHIE, TEXAS
 ACREAGE: 24.76 ACRES
 CASE # SUB-106-2021
 ZONING: PD-SF-3
 PREPARED: 9/9/2022
 BY-LINE JOB NO: 2020-1641
 SCALE: 1" = 100'
 TECHNICIAN: TYB

BY-LINE
 SURVEYING LLC
 P.O. Box 834
 Emory, TX 75440
 Ph: (903) 473-5150
 Firm No: 10194233
 www.bylinesurveying.com