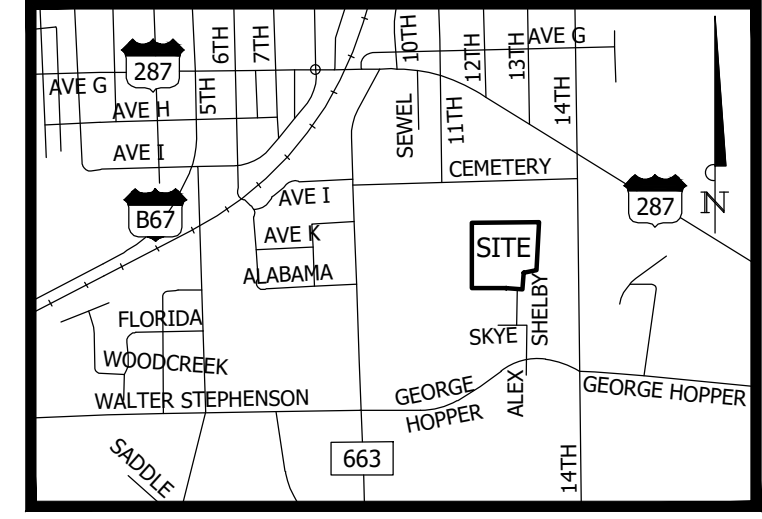


SEE SHEET NO. 2
MATCH LINE

SEE SHEET NO. 2
MATCH LINE

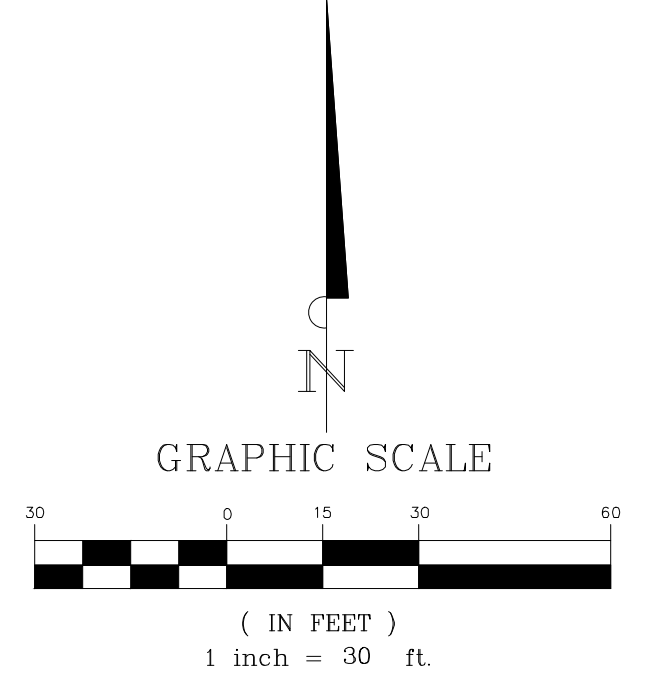
Curve #	Length	Radius	Delta	Chord Direction	Chord Length
C2	131.88'	50.00'	151°07'06"	S42° 34' 44"E	96.84'
C1	355.28'	225.00'	90°28'18"	N45° 11' 48"W	319.51'



VICINITY MAP
SCALE: 1" = 2000'
MIDLOTHIAN, TEXAS

LEGEND

N NORTH
S SOUTH
E EAST
W WEST
° DEGREES
' MINUTES/FEET
" SECONDS/INCHES
SF SQUARE FEET
D.R.E.C.T. DEED RECORDS
ELLIS COUNTY, TEXAS
O.P.R.E.C.T. OFFICIAL PUBLIC RECORDS
ELLIS COUNTY, TEXAS
P.R.E.C.T. PLAT RECORDS
ELLIS COUNTY, TEXAS



GENERAL NOTES:

- All bearings shown herein are Texas Coordinate System, NAD83 (CORS), Texas North Central Zone (4202). All distances shown herein are surface distances.
- According to surveyor's interpretation of information shown on the National Flood Insurance Program (NFIP) "Flood Insurance Rate Map" (FIRM), Community Panel No. 48139C0155F, dated June 3, 2013, revised on LOMR effective date September 28, 2017, Version Number 2.1.3.0. The property appears to lie within Zone "X", defined as "Areas determined to be outside the 0.2% annual chance floodplain" zone, and within Zone "X" (shaded), defined as "Areas 0.2% annual chance flood; areas of 1% annual chance flood with average depths of less than 1 foot or with drainage areas less than 1 square mile; and areas protected by levees from 1% annual chance flood", and within Zone "AE", defined as "Base Flood Elevations Determined" as defined by the U.S. Department of Housing and Urban Development, Federal Insurance Administration, or the Federal Emergency Management Agency.
- The above referenced "FIRM" map is for use in administering the "NFIP"; it does not necessarily show all areas subject to flooding, particularly from local sources of small size, which could be flooded by severe, concentrated rainfall coupled with inadequate local drainage systems. There may be other streams, creeks, low areas, drainage systems or other surface or subsurface conditions existing on or near the subject property which are not studied or addressed as a part of the "NFIP".
- Planned Development No. 42 (PD-42) governs and establishes the setbacks for this property. No buildings or structures may encroach in any easement.
- All lot corners shall be iron rods set and/or found (IRS and/or IRF) are 5/8-inch with a red plastic cap stamped "RPLS 4838".
- No buildings or structures may encroach in any easement.

**FINAL PLAT OF
MIDTOWNE, PHASE 8
LOT 1 thru LOT 4 & LOT 5X, BLOCK 32 &
LOT 1 thru LOT 5 & LOT 6X, BLOCK 33**

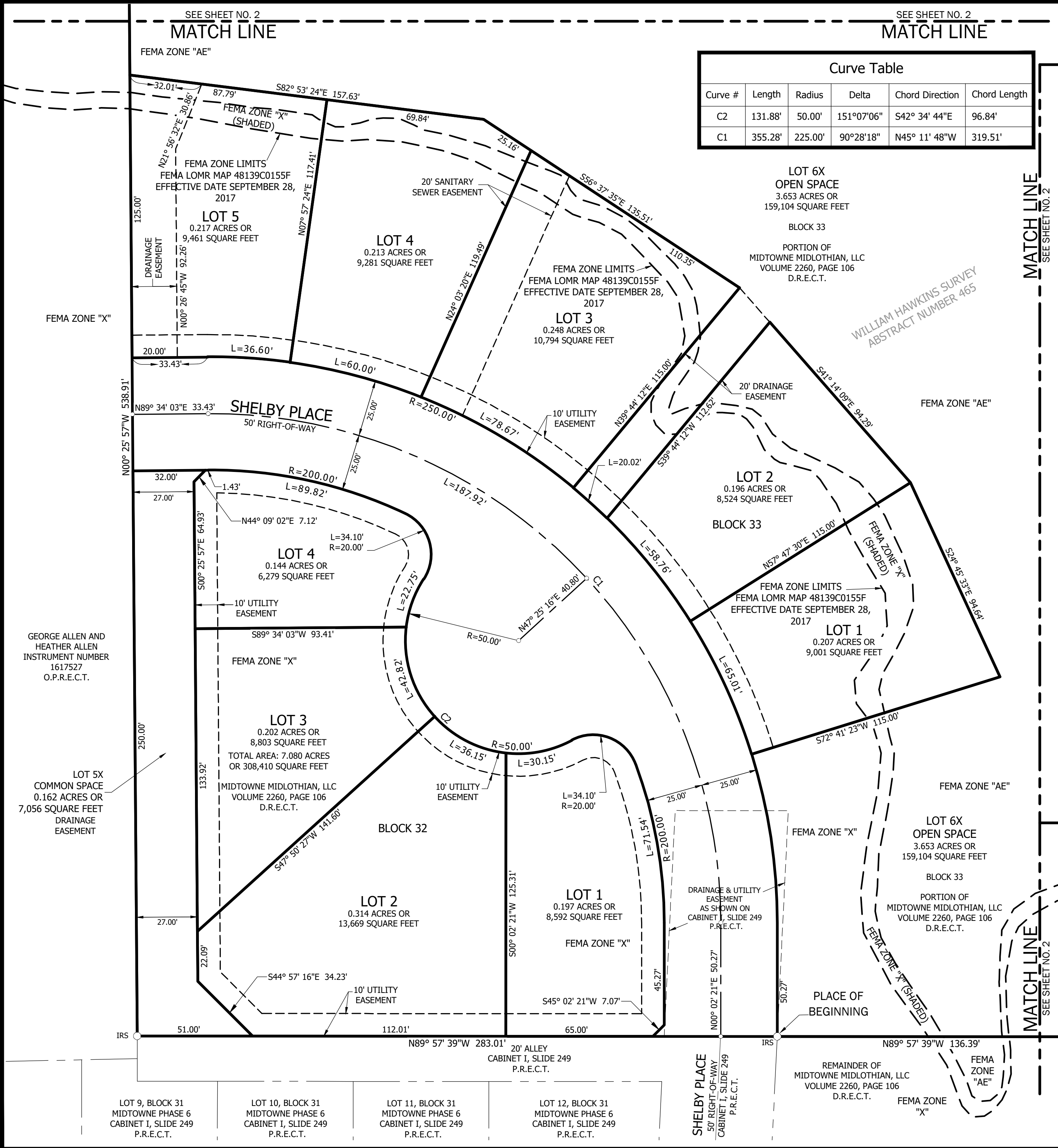
BEING 6.384 ACRES OF LAND OUT OF THE
WILLIAM HAWKINS SURVEY,
ABSTRACT NUMBER 465
CITY OF MIDLOTHIAN,
ELLIS COUNTY, TEXAS
9 RESIDENTIAL LOTS & 2 COMMON SPACE LOTS
SHEET 1 OF 3

OWNER / DEVELOPER:
MIDTOWNE MIDLOTHIAN LLC
111 E. DAVIS STREET, SUITE 101
DUNCANVILLE, TEXAS 75116
CONTACT: RICK KEELER
PHONE: 972-283-1111
E-MAIL: rdk@optionsre.com

ENGINEER / SURVEYOR:
BANNISTER ENGINEERING, LLC
240 NORTH MITCHELL ROAD
MANSFIELD, TEXAS 76063
CONTACT: MICHAEL DAVIS, RPLS
PHONE: 817-842-2094
Mike@bannistereng.com

PREPARED BY: PROJECT NO. 186-18-002

BANNISTER ENGINEERING
240 North Mitchell Road
Mansfield, TX 76063 817.842.2094
TBPLS REGISTRATION NO. 10193823



LOT 9, BLOCK 31
MIDTOWNE PHASE 6
CABINET I, SLIDE 249
P.R.E.C.T.

LOT 10, BLOCK 31
MIDTOWNE PHASE 6
CABINET I, SLIDE 249
P.R.E.C.T.

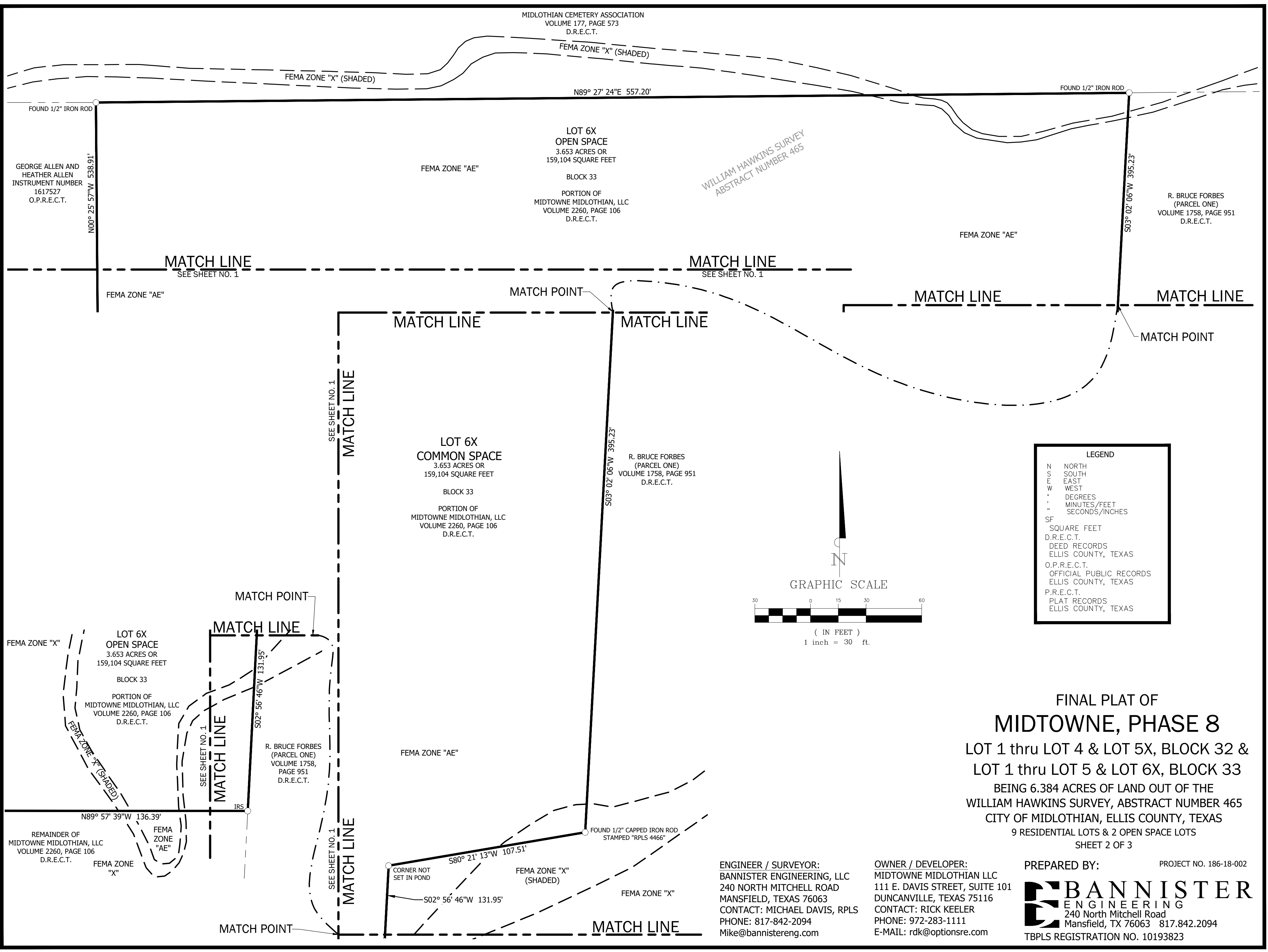
LOT 11, BLOCK 31
MIDTOWNE PHASE 6
CABINET I, SLIDE 249
P.R.E.C.T.

LOT 12, BLOCK 31
MIDTOWNE PHASE 6
CABINET I, SLIDE 249
P.R.E.C.T.

SHELBY PLACE
50' RIGHT-OF-WAY
CABINET I, SLIDE 249
P.R.E.C.T.

REMAINDER OF
MIDTOWNE MIDLOTHIAN, LLC
VOLUME 2260, PAGE 106
D.R.E.C.T.

MATCH LINE
SEE SHEET NO. 2



GEORGE ALLEN AND
HEATHER ALLEN
INSTRUMENT NUMBER
1617527
O.P.R.E.C.T.

LOT 6X
OPEN SPACE
3.653 ACRES OR
159,104 SQUARE FEET
BLOCK 33
PORTION OF
MIDTOWNE MIDLOTHIAN, LLC
VOLUME 2260, PAGE 106
D.R.E.C.T.

REMAINDER OF
MIDTOWNE MIDLOTHIAN, LLC
VOLUME 2260, PAGE 106
D.R.E.C.T.

MIDLOTHIAN CEMETERY ASSOCIATION
VOLUME 177, PAGE 573
D.R.E.C.T.

LOT 6X
OPEN SPACE
3.653 ACRES OR
159,104 SQUARE FEET
BLOCK 33
PORTION OF
MIDTOWNE MIDLOTHIAN, LLC
VOLUME 2260, PAGE 106
D.R.E.C.T.

LOT 6X
COMMON SPACE
3.653 ACRES OR
159,104 SQUARE FEET
BLOCK 33
PORTION OF
MIDTOWNE MIDLOTHIAN, LLC
VOLUME 2260, PAGE 106
D.R.E.C.T.

R. BRUCE FORBES
(PARCEL ONE)
VOLUME 1758, PAGE 951
D.R.E.C.T.

R. BRUCE FORBES
(PARCEL ONE)
VOLUME 1758,
PAGE 951
D.R.E.C.T.

R. BRUCE FORBES
(PARCEL ONE)
VOLUME 1758, PAGE 951
D.R.E.C.T.

MATCH LINE
SEE SHEET NO. 1

MATCH LINE
SEE SHEET NO. 1

FEMA ZONE "AE"

MATCH LINE

MATCH LINE

MATCH LINE

MATCH LINE

MATCH POINT

SEE SHEET NO. 1
MATCH LINE

MATCH LINE
SEE SHEET NO. 1

SEE SHEET NO. 1
MATCH LINE

SEE SHEET NO. 1
MATCH LINE

MATCH POINT

MATCH LINE

LEGEND

N NORTH
S SOUTH
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SF SQUARE FEET
D.R.E.C.T. DEED RECORDS
ELLIS COUNTY, TEXAS
O.P.R.E.C.T. OFFICIAL PUBLIC RECORDS
ELLIS COUNTY, TEXAS
P.R.E.C.T. PLAT RECORDS
ELLIS COUNTY, TEXAS

GRAPHIC SCALE

(IN FEET)
1 inch = 30 ft.

**FINAL PLAT OF
MIDTOWNE, PHASE 8**
LOT 1 thru LOT 4 & LOT 5X, BLOCK 32 &
LOT 1 thru LOT 5 & LOT 6X, BLOCK 33
BEING 6.384 ACRES OF LAND OUT OF THE
WILLIAM HAWKINS SURVEY, ABSTRACT NUMBER 465
CITY OF MIDLOTHIAN, ELLIS COUNTY, TEXAS
9 RESIDENTIAL LOTS & 2 OPEN SPACE LOTS
SHEET 2 OF 3

ENGINEER / SURVEYOR:
BANNISTER ENGINEERING, LLC
240 NORTH MITCHELL ROAD
MANSFIELD, TEXAS 76063
CONTACT: MICHAEL DAVIS, RPLS
PHONE: 817-842-2094
Mike@bannistereng.com

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DUNCANVILLE, TEXAS 75116
CONTACT: RICK KEELER
PHONE: 972-283-1111
E-MAIL: rdk@optionsre.com

PREPARED BY: PROJECT NO. 186-18-002

BANNISTER ENGINEERING
240 North Mitchell Road
Mansfield, TX 76063 817.842.2094
TBPLS REGISTRATION NO. 10193823

OWNER'S CERTIFICATE AND DEDICATION:

State of Texas §

County of Ellis §

Whereas, MIDTOWNE MIDLOTHIAN, LLC is the sole owner of that certain tract or parcel of land in the William Hawkins Survey, Abstract Number 465, City of Midlothian, Ellis County, Texas; and being a portion of that certain tract of land described in a Warranty Deed with Vendor's Lien to Midtowne Midlothian, LLC (hereinafter referred to as Midtowne Midlothian tract), as recorded in Volume 2260, Page 106, Deed Records, Ellis County, Texas (D.R.E.C.T.), and being more particularly described, by metes and bounds, as follows:

BEGINNING at a five-eighths inch iron rod with plastic cap stamped "RPLS 4838" set for the Northerly Northeast corner of that certain tract of land described as Midtowne Phase 6, an addition to the City of Midlothian, Ellis County, Texas, according to the plat recorded in Cabinet I, Slide 249, Plat Records, Ellis County, Texas (P.R.E.C.T.), same being the intersection of the North line of a Twenty-Foot (20') Alley, as recorded in Cabinet I, Slide 249, P.R.E.C.T. with the existing East right-of-way line of Shelby Place (50' right-of-way), as recorded in Cabinet I, Slide 249, P.R.E.C.T., same also being an inner-ell corner of the remainder of said Midtowne Midlothian tract;

THENCE North 89 degrees 57 minutes 39 seconds West with the common line between said Midtowne Phase 6 and the remainder of said Midtowne Midlothian tract, a distance of 283.01 feet to a five-eighths inch iron rod with plastic cap stamped "RPLS 4838" set for the West line of said Midtowne Midlothian tract, same being the Northwest corner of said Twenty-Foot Alley, same also being the East line of that certain tract of land described in a Warranty Deed to George Allen and Heather Allen (hereinafter referred to as Allen tract), as recorded in Instrument Number 1517527, Official Public Records, Ellis County, Texas;

THENCE North 00 degrees 25 minutes 57 seconds West with the common line between said Midtowne Midlothian tract and said Allen tract, a distance of 538.91 feet to a one-half inch iron rod found for the Northerly Northwest corner of said Midtowne Midlothian tract, same being the Northeast corner of said Allen tract, same also being the South line of that certain tract of land described in a deed to Midlothian Cemetery Association (hereinafter referred to as Midlothian Cemetery Association tract), as recorded in Volume 177, Page 573, D.R.E.C.T.;

THENCE North 89 degrees 27 minutes 24 seconds East with the common line between said Midtowne Midlothian tract and said Midlothian Cemetery Association tract, a distance of 557.20 feet to a one-half inch iron rod found for the Northerly Northeast corner of said Midtowne Midlothian tract, same being the Northwest corner of that certain tract of land described as Parcel One in a deed to R. Broce Forbes (hereinafter referred to as Parcel One), as recorded in Volume 1758, Page 951, D.R.E.C.T.;

THENCE South 03 degrees 02 minutes 06 seconds West, departing the South line of said Midlothian Cemetery Association tract, with the common line between said Midtowne Midlothian tract and said Parcel One, a distance of 395.23 feet to a one-half inch iron rod with plastic cap stamped "RPLS 4466" found for corner;

THENCE South 80 degrees 21 minutes 13 seconds West, continue with the common line between said Midtowne Midlothian tract and said Parcel One, a distance of 107.51 feet to a point in pond;

THENCE South 02 degrees 56 minutes 46 seconds West, continue with the common line between said Midtowne Midlothian tract and said Parcel One, a distance of 358.23 feet to a five-eighths inch iron rod with plastic cap stamped "RPLS 4838" set for corner;

THENCE North 89 degrees 57 minutes 39 seconds West, departing the West line of said Parcel One, with the common line between the remainder of said Midtowne Midlothian tract and said Lot 4, a distance of 136.39 feet to the PLACE OF BEGINNING, and containing a calculated area of 6.384 acres (278,098 square feet) of land.

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENT:

That MIDTOWNE MIDLOTHIAN, LLC acting by and through Rick Keeler, duly authorized so to act, does hereby adopt this plat designating the herein above described property as the LOT 1 thru LOT 4 and LOT 5X, BLOCK 32; LOT 1 thru LOT 5 and LOT 6X, BLOCK 33, MIDTOWNE PHASE 8, an addition to the City of Midlothian, Ellis County, Texas, and do hereby dedicate to the public use forever, the streets and easements as shown hereon. The easements are hereby reserved for the purposes as indicated. No permanent structures (buildings, fences, trees, shrubs or paving) shall be constructed or placed upon, over, or across said easements as shown, except with the written permission of the City of Midlothian, Texas. Said easements being hereby reserved for the mutual use and accommodation of all public utilities. All and any public utility shall have the full right and privilege to remove and keep all or any parts of any buildings, fences, trees, shrubs, paving or other improvements or growths which in any way endanger or interfere with the construction, maintenance, or efficiency of its respective utility system located within the easements, and all public utilities shall at all times have the full right of ingress and egress to and from and upon said easements for the purposes for constructing, reconstructing, inspecting, patrolling, maintaining, and adding to or removing all or part of its respective system without the necessity at any time of procuring the permission of anyone. The reconstruction, relocation, or other replacement of any buildings, fences, trees, shrubs, paving or other improvements or growths within such easements shall incur no responsibility or liability to the City of Midlothian, Texas. (Any public utility shall have the right of ingress and egress to private property for the purpose of reading meter and any maintenance and service required or ordinarily performed by that utility.) There will be no permanent structures (buildings, fences, trees, shrubs, paving or other improvements or growths) or obstructions built, placed or planted within the 100 year flood plain, designated as Floodway Easement. The maintenance of all easements shown hereon shall be the responsibility of the property owners.

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

WITNESS my hand at _____, Texas, this the _____ day of _____, 2020.

MIDTOWNE MIDLOTHIAN, LLC

By: _____

Rick Keeler

STATE OF TEXAS §
COUNTY OF _____ §

BEFORE ME, the undersigned authority, on this day personally appeared Rick Keeler, 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 purposes and consideration therein expressed, in the capacity therein stated and as the act and deed of said Partnership.

GIVEN UNDER MY HAND AND SEAL OF OFFICE on this the _____ day of _____, 2020.

Notary Public, The State of Texas

SURVEYOR'S CERTIFICATION:

This is to certify that I, Michael Dan Davis, Registered Professional Land Surveyor Number 4838, State of Texas, have platted the above described 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 or under my direct supervision.

PRELIMINARY
THIS DOCUMENT SHALL NOT BE RECORDED FOR ANY PURPOSE AND SHALL NOT BE USED OR VIEWED AS A FINAL SURVEY DOCUMENT

Michael Dan Davis DATE:
Registered Professional Land Surveyor No. 4838
BANNISTER ENGINEERING, LLC
T.B.P.L.S. REGISTRATION NO. 10193823



APPROVAL OF FINAL PLAT
PLANNING DEPARTMENT
Approved: _____, 2020
City of Midlothian
Ellis County, Texas
By: _____
Planning Director
Attest: _____
Planning Representative
Approved: _____, 2020

ENGINEERING DEPARTMENT APPROVAL
By: _____, City Engineer
Approved: _____, 2020

FINAL PLAT OF
MIDTOWNE, PHASE 8
LOT 1 thru LOT 4 & LOT 5X, BLOCK 32 &
LOT 1 thru LOT 5 & LOT 6X, BLOCK 33
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9 RESIDENTIAL LOTS & 2 OPEN SPACE LOTS
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DUNCANVILLE, TEXAS 75116
CONTACT: RICK KEELER
PHONE: 972-283-1111
E-MAIL: rdk@optionsre.com

PREPARED BY: PROJECT NO. 186-18-001

