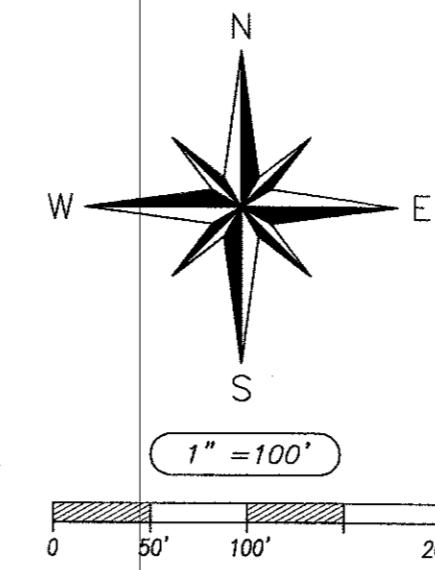


11.00 Acres
Robert Browning
Vol. 557, Pg. 182 DRECT



STATE OF TEXAS:
COUNTY OF ELLIS: KNOW ALL MEN BY THESE PRESENTS:
WHEREAS WE, LIV, L.L.C., are the owners of that tract of land situated in the JOHN CRANE SURVEY, ABSTRACT NO. 246, in Ellis County, Texas as conveyed by deed as recorded in Instrument Number 2108895 of the Official Public Records of Ellis County, Texas (OPRECT), hereinafter described:

GENERAL DESCRIPTION

All that certain tract lot or parcel of land, a part of the John Crane Survey A-246, Ellis County, Texas, and also being all of the Residue of that certain called 21,521 acres tract of land that is described in an Instrument Dated October 11, 1968 from Ralph S. Compton, et ux, Lucille H. to Houston S. Shaw and Jack S. Findley that is recorded in Volume 530, Page 525, of the Deed Records of Ellis County, Texas (DRECT), and being more completely described as follows to wit:

METES AND BOUNDS DESCRIPTION

BEGINNING at a Fence Corner, for corner, at the occupied N.W.C. of said tract;
THENCE N 89°10'10" E, along the north boundary line of said tract and the south boundary line of that certain tract to Browning (Vol. 557, Pg. 182) for a distance of 1,324.41 feet to a 1/2" iron rod found for the northeast corner of said tract;
THENCE S 00°44'58" E, along the east boundary line of said tract and the west boundary line of Shiloh Road for a distance of 249.58 feet to a 1/2" iron rod found for corner of a called 1.00 acre (1703845);
THENCE S 84°51'34" W, along the north boundary line of said 1.00 acre for a distance of 543.88 feet to a Fence Corner;
THENCE S 00°10'55" E, along the west boundary line of said 1.00 acre for a distance of 78.79 feet to a Fence Corner;
THENCE S 84°48'01" W, along the north boundary line of a called 3.499 acres (Vol. 1737, Pg. 1143) for a distance of 384.55 feet to a 1/2" iron rod found for corner at the northwest corner of said 3.499 acres;
THENCE S 00°39'05" E, along the west boundary line of said 3.499 acres and the west boundary line of a called 3.50 acres (Vol. 669, Pg. 13) at 164.53 feet pass a 1/2" iron rod and continue for a total distance of 329.14 feet to a 1/2" iron rod set for corner at the southwest corner of said 3.50 acres tract;
THENCE S 84°55'02" W, along the south boundary line of said tract and the north boundary line of that certain tract to Crenshaw (Vol. 2210, Pg. 219) for a distance of 400.85 feet to a 1/2" iron rod found for corner at the southwest corner of said tract;
THENCE N 00°34'29" W, along the west boundary line of said tract and the east boundary line of that certain tract to Vang (Vol. 2811, Pg. 1850) for a distance of 757.40 feet to the place of beginning containing 13.5468 acres of land.

OWNER'S DEDICATION

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

That We, LIV, L.L.C. are the OWNERS of all the following described tract of land herein proposed as the PRELIMINARY PLAT of THE OAKS AT SHILOH, an addition to the City of Midlothian, Ellis County, Texas, and do hereby dedicate to the public use forever, the streets and easements shown hereon. The easements are hereby reserved for the purposes 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 removed all or any parts of any buildings, fences, trees, shrubs, paving or other improvements or growths which may in any way endanger or interfere with the construction, maintenance or efficiency of its respective utility system located within the easement, and all public utilities shall at all times have the full right of ingress and egress to or from and upon said easements for the purpose of constructing, reconstructing, inspecting, patrolling, maintaining and adding 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, fence, 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 meters 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, and regulations of the City of Midlothian, Texas.

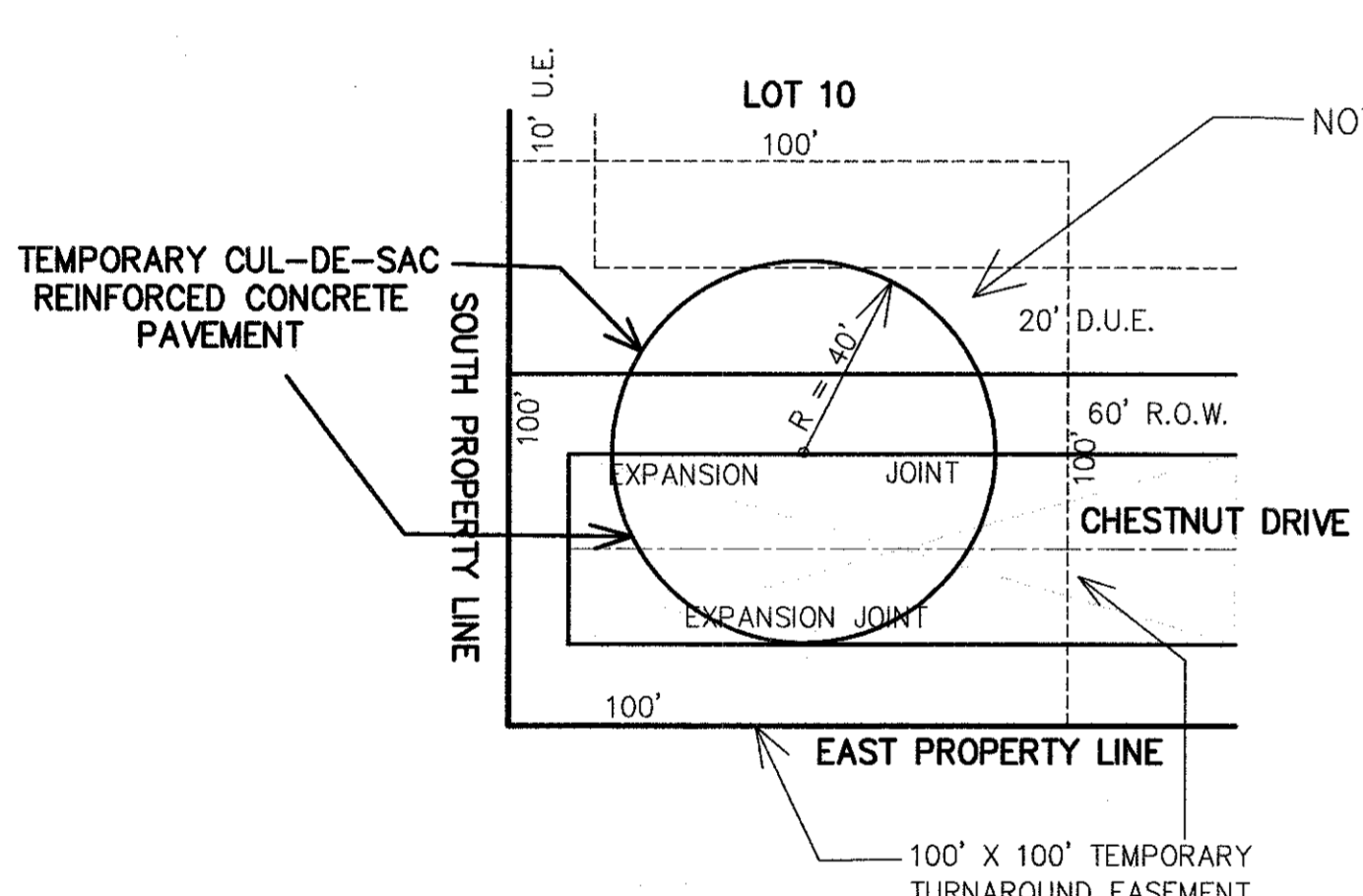
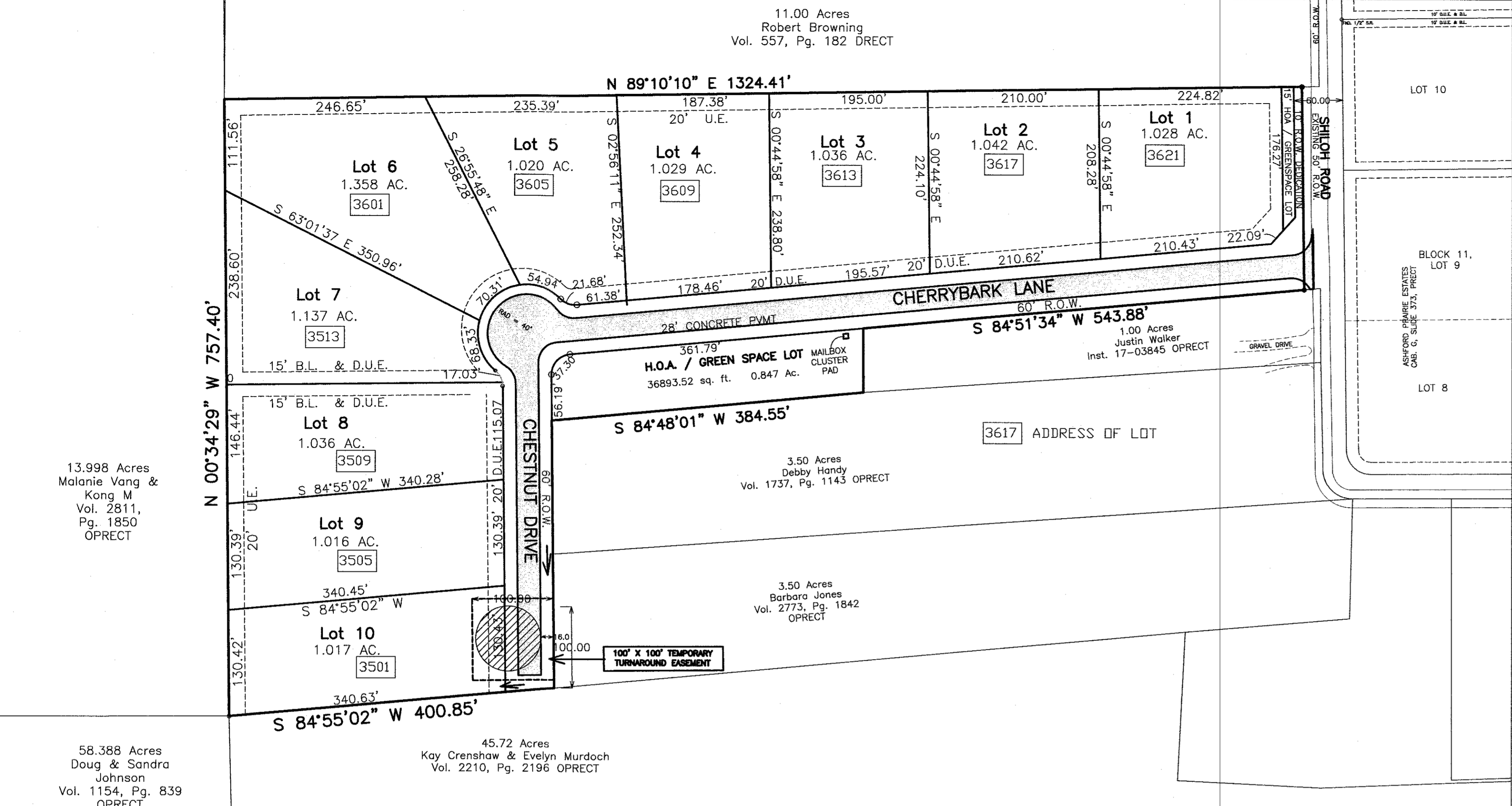
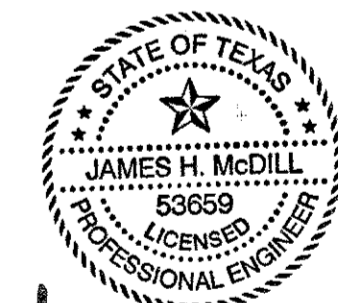
WITNESS my hand at _____, Texas, this the _____ day of _____, 2021.

DREW WILLIAMS, Representative
LIV, L.L.C.

KNOW ALL MEN BY THESE PRESENTS:

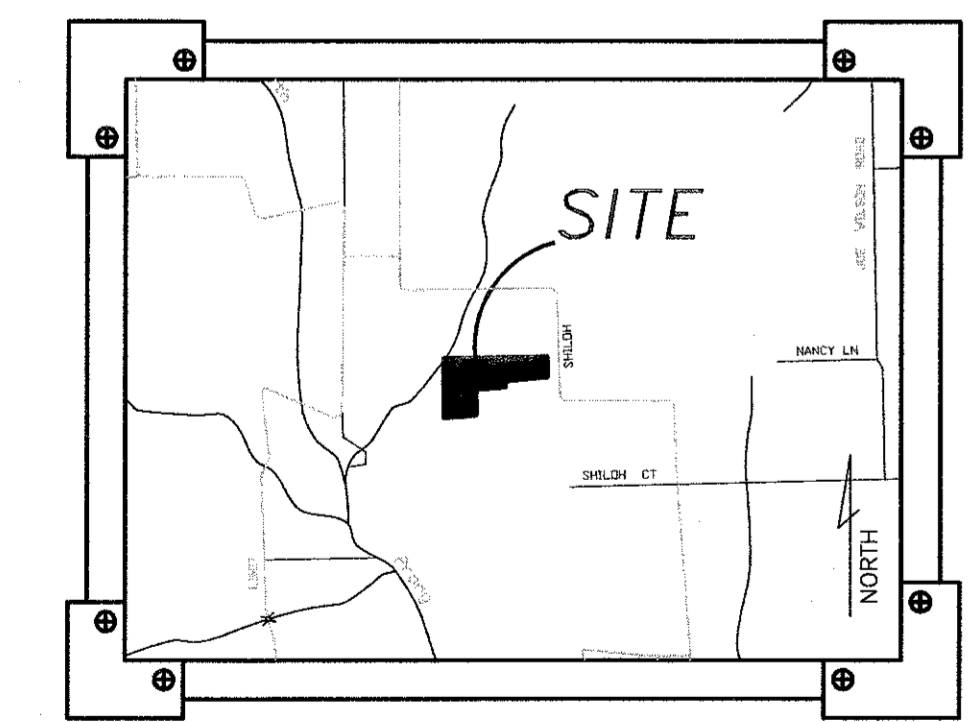
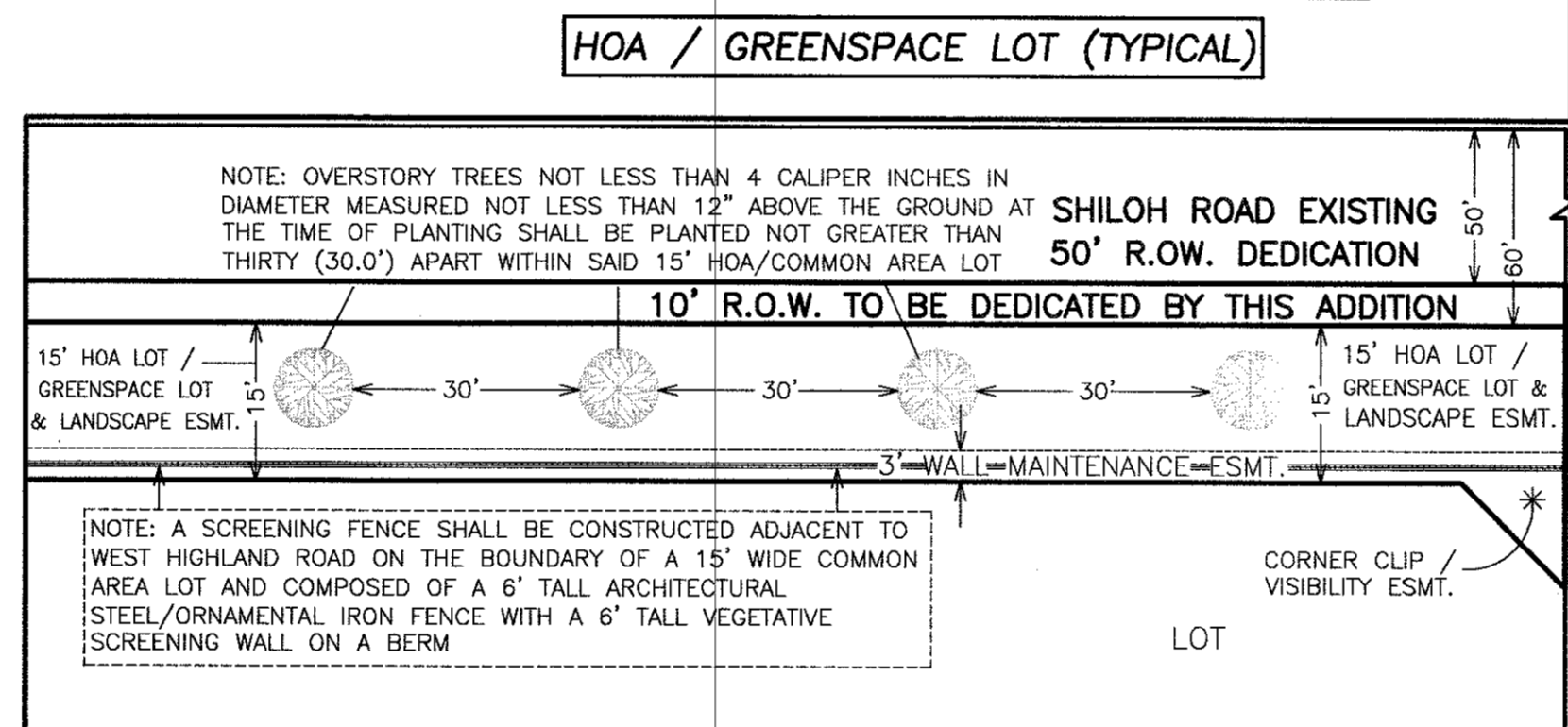
That I, James H. McDill, do hereby declare that I prepared this plat from an actual and accurate survey of the land and in accordance with the Subdivision Ordinance of the City of Midlothian.

[Signature]
Registered Professional Engineer



NOTE: TURNAROUND MUST HAVE A MINIMUM DIAMETER OF 80 FT. FOR FIRE TRUCK

TEMPORARY TURNAROUND DETAIL
(SOUTH END OF CHESTNUT DRIVE)
NOT TO SCALE



LOCATION MAP SCALE : 1"=2000'

THE BUILDING SETBACKS ARE NOT ESTABLISHED BY THIS PLAT.
THE CURRENT ZONING DISTRICT GOVERNS AND ESTABLISHES THE SETBACKS FOR THIS PROPERTY.

LEGEND	
○	Property Corner Symbol
—	Found
S.R.	Steel Road
U.E.	Utility Easement
P/P	Utility Pole
R.O.W.	Right of Way
P.O.B.	Point of Beginning
C/L	Centerline
—	Drainage Flow
X	Spot Elevations
—	Building Line
F/H	Fire Hydrant
D.U.E.	Drainage and Utility Easement

GENERAL NOTES:
1. 100 YEAR FLOOD NOTE:
NO 100 YEAR FLOODPLAIN
PER FIRM MAP # 48139C0050 F
ZONE: X UNSHADED
EFFECTIVE DATE: June 3, 2013
2. DRAINAGE NOTE:
PERMANENT FENCING SHALL NOT BE ALLOWED WITHIN DRAINAGE EASEMENTS
3. SEPTIC NOTE:
THIS SUBDIVISION WILL REQUIRE A SEPTIC WAIVER

Preliminary Plat
13.5468 ACRES ADDITION
Subdivision Data:

- Total Acreage: 13.5468 Acres
- Total Dwelling Units: 10 Residential
- Minimum Lot Size: 1.000 Acres
- Dwelling Units per Acre: 0.75
- Water shall be provided by Sardin Lone-Elm Water Supply Corp.
- Individual on-site sewage facility systems will be used for sewage disposal
- Building lines: The building setbacks are not established by this plat. The current zoning district governs and establishes the setbacks for this property.
- Easement lines: 20' front, 20' rear, 10' side utility easement and any others as shown on plat
- No building shall be constructed until the Final Plat is accepted and filed with Ellis County
- Current Zoning: SF-2

CITY OF MIDLOTHIAN APPROVAL

Approved: _____

CITY OF MIDLOTHIAN
ELLIS COUNTY, TEXAS

By: _____, Director of Planning

Attest: _____, Planning Assistant

Approved: _____, CITY ENGINEER

Approved: _____, ELLIS COUNTY, TEXAS

Owners/Developers:
LIV, L.L.C.
Drew Williams
Phone: 214-686-5590

D & M
ENGINEERS

PRELIMINARY PLAT
THE OAKS AT SHILOH
Being a Called 13.5468 Acres Addition in the
John Crane Survey, Abstract 246
City of Midlothian, Ellis County, Texas
10 Residential Lots, 1 HOA Lot

DAVIS & McDILL, Inc.
(Texas licensed engineering firm # F-8439)
P.O. BOX 428, WAXAHACHIE, TEXAS 75168
PHONE: 972-938-1185

Date:	10-13-2021
Scale:	1" = 60'
Drawn:	DAM/DWH
Job:	221-0002 PRELIM-PLAT
Sheet	2
of	_____ sheets.