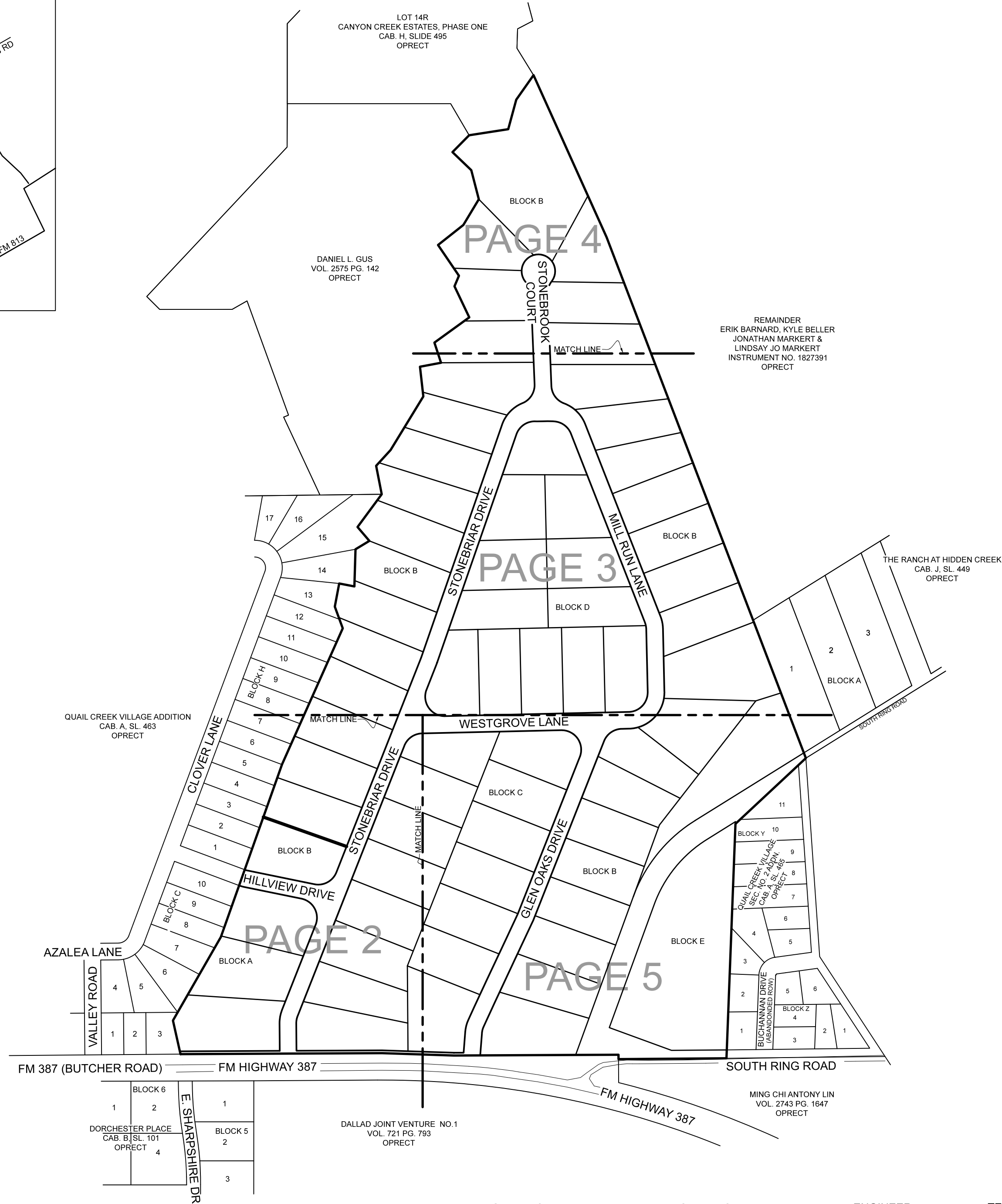


VICINITY MAP
N.T.S.



PLAT
ESTATES OF HIDDEN CREEK

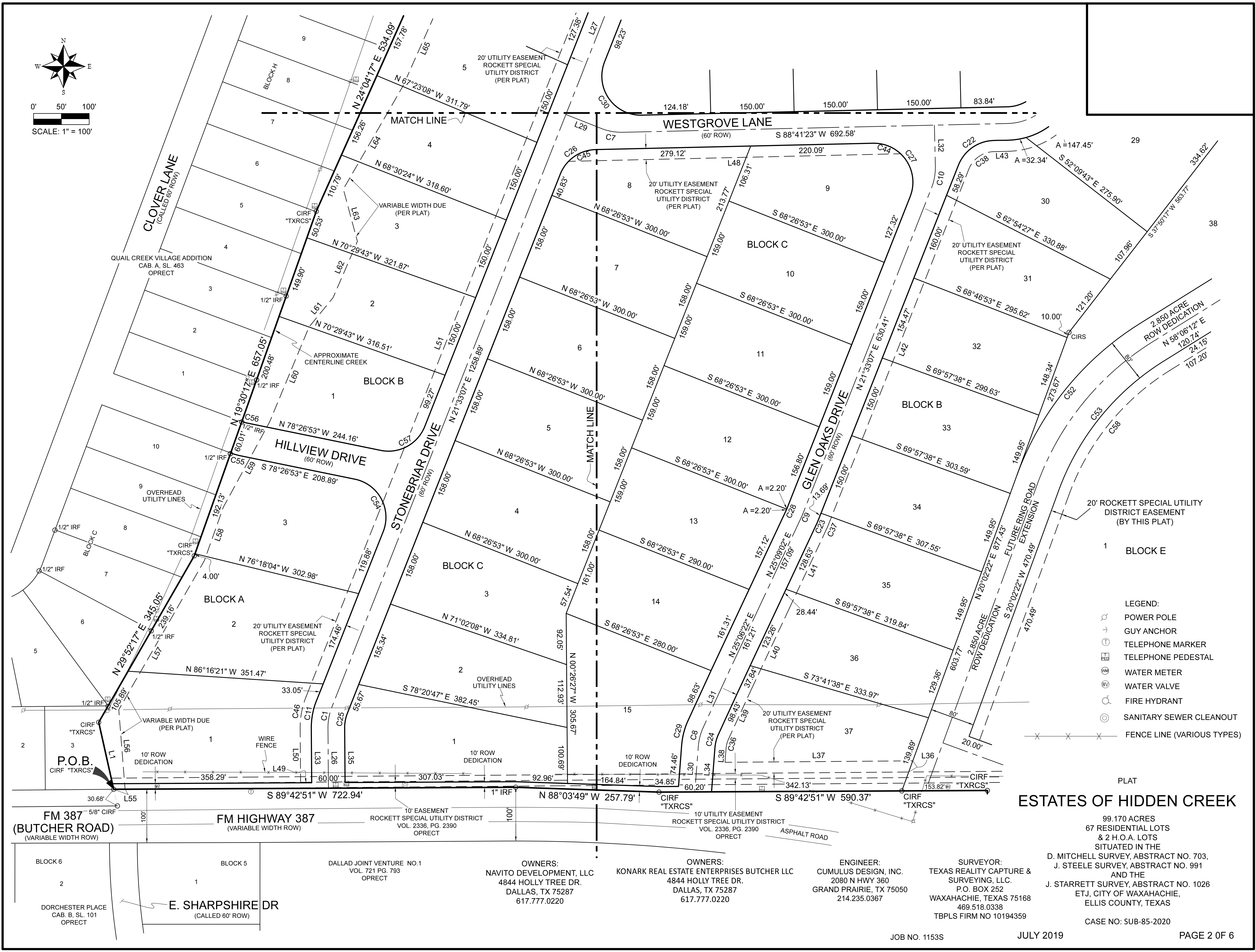
99.170 ACRES
67 RESIDENTIAL LOTS
& 2 H.O.A. LOTS
SITUATED IN THE
D. MITCHELL SURVEY, ABSTRACT NO. 703,
J. STEELE SURVEY, ABSTRACT NO. 991
AND THE
J. STARRETT SURVEY, ABSTRACT NO. 1026
ETJ, CITY OF WAXAHACHIE,
ELLIS COUNTY, TEXAS
CASE NO: SUB-85-2020

OWNERS:
NAVITO DEVELOPMENT, LLC
4844 HOLLY TREE DR.
DALLAS, TX 75287
617.777.0220

OWNERS:
KONARK REAL ESTATE
ENTERPRISES BUTCHER LLC
4844 HOLLY TREE DR.
DALLAS, TX 75287
617.777.0220

ENGINEER:
CUMULUS DESIGN, INC.
2080 N HWY 360
GRAND PRAIRIE, TX 75050
214.235.0367

SURVEYOR:
TEXAS REALITY CAPTURE &
SURVEYING, LLC.
P.O. BOX 252
WAXAHACHIE, TEXAS 75168
469.518.0338
TBPLS FIRM NO 10194359



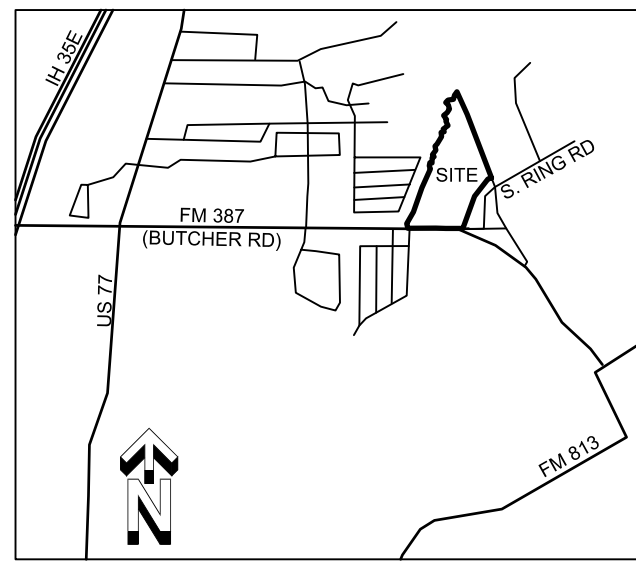
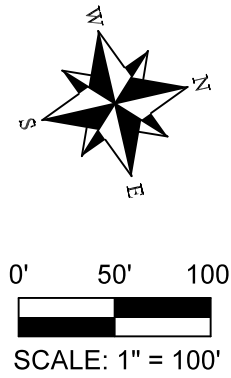
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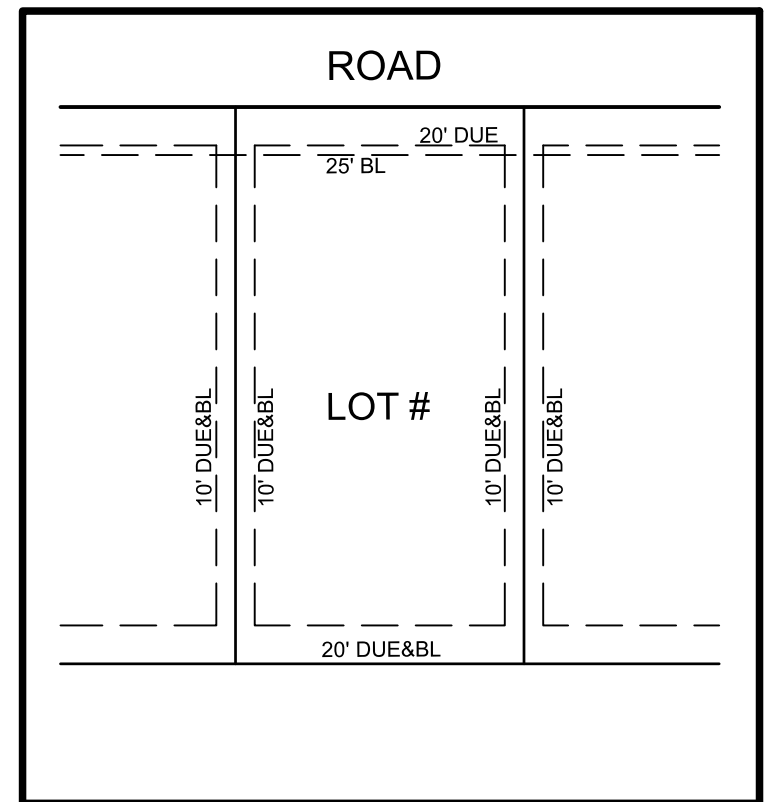
CASE NO: SUB-85-2020

JOB NO. 1153S JULY 2019 PAGE 2 OF 6

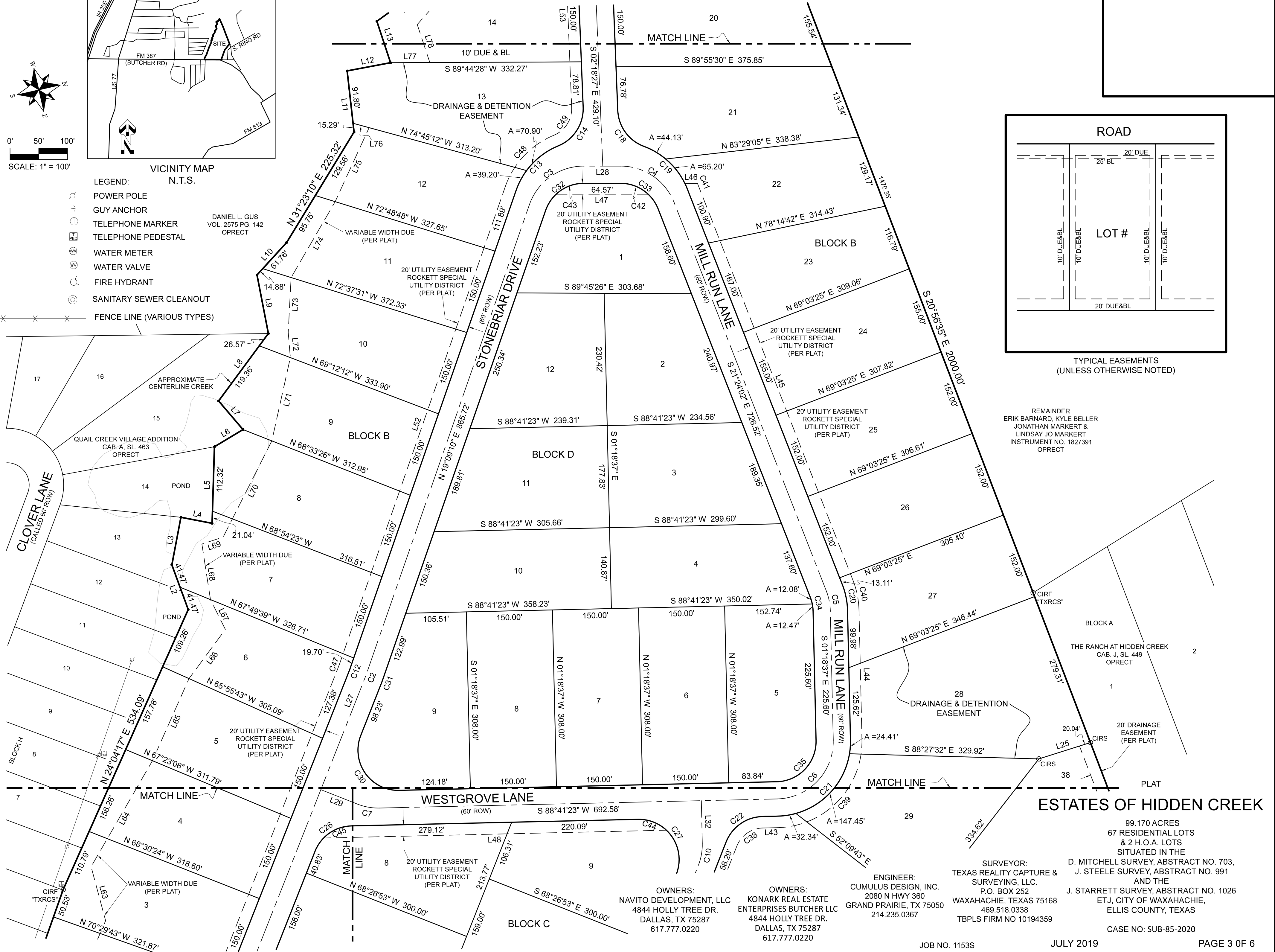


- LEGEND:
- POWER POLE
 - GUY ANCHOR
 - TELEPHONE MARKER
 - TELEPHONE PEDESTAL
 - WATER METER
 - WATER VALVE
 - FIRE HYDRANT
 - SANITARY SEWER CLEANOUT
 - FENCE LINE (VARIOUS TYPES)

DANIEL L. GUS
VOL. 2575 PG. 142
OPRECT



REMAINDER
ERIK BARNARD, KYLE BELLER
JONATHAN MARKERT &
LINDSAY JO MARKERT
INSTRUMENT NO. 1827391
OPRECT



ESTATES OF HIDDEN CREEK

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67 RESIDENTIAL LOTS
& 2 H.O.A. LOTS
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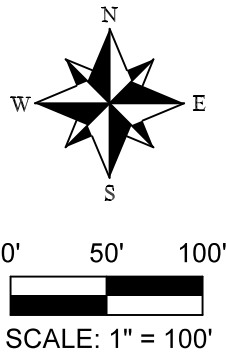
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JOB NO. 1153S

JULY 2019

PAGE 3 OF 6



LEGEND

CIRS = 5/8 IRON ROD WITH YELLOW PLASTIC CAP STAMPED "TXRCS" SET
IRF = IRON ROD FOUND
FND = FOUND
OPRECT = OFFICIAL PUBLIC RECORDS ELLIS COUNTY TEXAS
DUE = DRAINAGE & UTILITY EASEMENT
BL = BUILDING LINE

AREA CHART			
LOT #	BLOCK	SQ FT	ACRES
1	A	70,333	1.615
2	A	64,501	1.481
3	A	58,390	1.340
1	B	55,591	1.276
2	B	47,848	1.098
3	B	50,022	1.148
4	B	48,247	1.108
5	B	47,449	1.089
6	B	44,179	1.014
7	B	50,881	1.168
8	B	50,219	1.153
9	B	51,703	1.187
10	B	48,857	1.122
11	B	51,703	1.187
12	B	45,347	1.041
13	B	58,999	1.354
14	B	47,808	1.098
15	B	45,081	1.035
16	B	48,171	1.106
17	B	159,823	3.669
18	B	45,043	1.034
19	B	44,003	1.010
20	B	51,722	1.187
21	B	56,184	1.290
22	B	45,086	1.035
23	B	43,931	1.009
24	B	47,807	1.097
25	B	46,695	1.072
26	B	46,511	1.068
27	B	48,805	1.120
28	B	83,543	1.918
29	B	61,780	1.418
30	B	45,366	1.041
31	B	44,805	1.029
32	B	45,055	1.034
33	B	45,226	1.038

AREA CHART			
LOT #	BLOCK	SQ FT	ACRES
34	B	45,819	1.052
35	B	46,964	1.078
36	B	45,722	1.050
37	B	64,458	1.480
38	B	233,413	5.358
1	C	58,994	1.354
2	C	47,095	1.081
3	C	46,864	1.076
4	C	47,400	1.088
5	C	47,400	1.088
6	C	47,400	1.088
7	C	47,400	1.088
8	C	44,777	1.028
9	C	48,309	1.109
10	C	47,700	1.095
11	C	47,700	1.095
12	C	47,700	1.095
13	C	46,905	1.077
14	C	45,885	1.053
15	C	60,683	1.393
1	D	43,727	1.004
2	D	44,029	1.011
3	D	47,495	1.090
4	D	45,831	1.052
5	D	46,328	1.064
6	D	46,200	1.061
7	D	46,200	1.061
8	D	46,200	1.061
9	D	48,517	1.114
10	D	46,762	1.074
11	D	48,456	1.112
12	D	45,551	1.046
1	E	102,468	2.352

LINE	BEARING	DISTANCE
L1	N 12°36'43" W	123.42'
L2	N 20°07'43" W	82.94'
L3	N 10°45'17" E	84.26'
L4	S 79°07'43" E	55.35'
L5	N 01°46'17" E	133.36'
L6	N 58°58'17" E	58.06'
L7	N 40°29'43" W	65.50'
L8	N 36°26'17" E	145.93'
L9	N 10°59'21" W	103.88'
L10	N 42°25'45" E	76.64'
L11	N 06°27'34" W	107.08'
L12	N 79°17'40" E	76.97'
L13	N 18°18'09" W	75.99'
L14	N 25°29'39" W	123.53'
L15	N 23°08'26" E	41.01'
L16	N 34°16'51" W	133.26'
L17	N 51°38'59" E	115.71'
L18	N 31°00'58" E	107.73'
L19	N 14°30'57" W	107.70'
L20	N 46°08'51" W	93.41'
L21	N 44°33'19" E	84.82'
L22	N 81°12'39" E	141.90'
L23	N 15°17'55" E	109.68'
L24	N 35°08'09" E	107.56'
L25	S 72°27'36" W	94.27'
L26	N 00°26'27" W	108.22'
L27	N 21°33'07" E	98.23'
L28	N 90°00'00" E	64.57'
L29	S 68°26'53" E	68.16'
L30	N 04°24'35" E	82.03'
L31	N 24°42'41" E	98.53'
L32	N 01°18'37" W	73.94'
L33	S 00°26'27" E	108.14'
L34	S 04°24'35" W	79.57'
L35	N 00°26'27" W	108.30'

CURVE	RADIUS	DELTA ANGLE	ARC LENGTH	CHORD BEARING	CHORD LENGTH
C1	100.00'	21°59'34"	38.38'	N 10°33'20" E	38.15'
C2	100.00'	2°23'57"	4.19'	N 20°21'08" E	4.19'
C3	100.00'	70°50'50"	123.65'	N 54°34'35" E	115.92'
C4	100.00'	68°35'58"	119.73'	S 55°42'01" E	112.70'
C5	100.00'	20°05'24"	35.06'	S 11°21'20" E	34.88'
C6	100.00'	90°00'00"	157.08'	S 43°41'23" W	141.42'
C7	100.00'	22°51'44"	39.90'	S 79°52'45" E	39.64'
C8	100.00'	20°18'06"	35.43'	N 14°33'38" E	35.25'
C9	100.00'	3°35'56"	6.28'	N 23°21'05" E	6.28'
C10	100.00'	22°51'44"	39.90'	N 10°07'15" E	39.64'
C11	130.00'	21°59'34"	49.90'	S 10°33'20" W	49.59'
C12	70.00'	2°23'57"	2.93'	S 20°21'08" W	2.93'
C13	130.00'	48°31'22"	110.09'	S 43°24'51" W	106.83'
C14	70.00'	69°58'59"	85.50'	S 32°41'03" W	80.28'
C15	70.00'	39°42'54"	48.52'	S 22°09'54" W	47.56'
C16	60.00'	259°25'49"	271.67'	S 87°41'34" W	92.31'
C17	70.00'	39°42'54"	48.52'	N 17°33'01" E	47.56'
C18	70.00'	67°16'51"	82.20'	N 35°56'52" W	77.56'
C19	130.00'	48°11'16"	109.33'	N 45°29'40" W	106.14'
C20	130.00'	20°05'24"	45.58'	N 11°21'20" W	45.35'
C21	130.00'	90°00'00"	204.20'	N 43°41'23" E	183.85'
C22	70.00'	67°08'16"	82.02'	N 55°07'15" E	77.41'
C23	130.00'	3°35'56"	8.17'	N 23°21'05" E	8.16'
C24	70.00'	20°18'06"	24.80'	N 14°33'38" E	24.67'
C25	70.00'	21°59'34"	26.87'	S 10°33'20" W	26.70'
C26	70.00'	67°08'16"	82.02'	S 55°07'15" W	77.41'
C27	70.00'	112°51'44"	137.89'	N 34°52'45" W	116.65'
C28	70.00'	3°35'56"	4.40'	N 23°21'05" E	4.40'
C29	130.00'	20°18'06"	46.06'	N 14°33'38" E	45.82'
C30	70.00'	112°51'44"	137.89'	N 34°52'45" W	116.65'
C31	130.00'	2°23'57"	5.44'	N 20°21'08" E	5.44'
C32	70.00'	70°50'50"	86.56'	N 54°34'35" E	81.15'
C33	70.00'	68°35'58"	83.81'	S 55°42'01" E	78.89'
C34	70.00'	20°05'24"	24.54'	S 11°21'20" E	24.42'
C35	70.00'	90°00'00"	109.96'	S 43°41'23" W	98.99'
C36	50.00'	20°18'06"	17.72'	N 14°33'38" E	17.62'
C37	150.00'	3°35'56"	9.42'	N 23°21'05" E	9.42'
C38	50.00'	67°08'16"	58.59'	N 55°07'15" E	55.29'
C39	150.00'	90°00'00"	235.62'	N 43°41'23" E	212.13'
C40	150.00'	20°05'24"	52.60'	N 11°21'20" W	52.33'
C41	150.00'	1°06'57"	2.92'	N 21°57'30" W	2.92'
C42	70.00'	44°24'55"	54.26'	S 67°47'32" E	52.92'
C43	70.00'	44°24'55"	54.26'	S 67°47'32" E	52.92'
C44	70.00'	44°24'55"	54.26'	S 69°06'10" E	52.92'
C45	70.00'	44°24'55"	54.26'	N 66°28'55" E	52.92'
C46	150.00'	21°59'34"	57.58'	N 10°33'20" E	57.22'
C47	50.00'	2°23'57"	2.09'	N 20°21'08" E	2.09'
C48	150.00'	48°31'22"	127.03'	N 43°24'51" E	123.27'
C49	50.00'	69°58'59"	61.07'	N 32°41'03" E	57.35'
C50	50.00'	39°42'54"	34.66'	N 22°09'54" W	33.97'
C51	80.00'	148°53'45"	207.90'	N 32°25'32" E	154.14'
C52	540.00'	38°03'50"	358.74'	N 39°04'17" E	352.18'
C53	460.00'	38°03'50"	305.60'	S 39°04'17" W	300.01'
C54	70.00'	100°00'00"	122.17'	S 28°26'53" E	107.25'
C55	131.99'	8°21'13"	19.24'	S 74°13'09" E	19.23'
C56	70.00'	8°55'40"	10.91'	N 73°59'03" W	10.90'
C57	70.00'	80°00'00"	97.74'	S 61°33'07" W	89.99'
C58	440.00'	38°03'50"	292.31'	N 39°04'17" E	286.96'

NOTES:

BEARING BASIS FOR THIS SURVEY IS TEXAS COORDINATE SYSTEM, NORTH CENTRAL ZONE 4202, NAD 83, PER GPS OBSERVATIONS

ALL OF THE SUBJECT PROPERTY LIES WITHIN ZONE "X" - DEFINED AS "AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN", ACCORDING TO THE THE FLOOD INSURANCE RATE MAP NO. 48139C0200F, DATED JUNE 3, 2013, AS PUBLISHED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY.

ALL LOTS SHALL BE SERVICED BY AN ON-SITE SEWAGE FACILITY SYSTEM FOR RESIDENTIAL USE. AN ONSITE EVALUATION SHALL BE PERFORMED BY A RESGISTERED ENGINEER AND/OR A REGISTERED SANITARIAN.

THE EXISTING CREEKS OR DRAINAGE CHANNELS TRAVERSING ALONG OR ACROSS THE SUBDIVIDED TRACTS WILL REMAIN AS OPEN CHANNELS, AND WILL BE MAINTAINED BY THE INDIVIDUAL OWNERS OF THE LOT OR BY THE HOMEOWNERS ASSOCIATION (HOA).

ELLIS COUNTY WILL NOT BE RESPONSIBLE FOR THE MAINTENANCE AND OPERATION OF DRAINAGE WAYS FOR THE CONTROL OF EROSION LOCATED ON PRIVATE PROPERTY.

ELLIS CNTY WILL NOT BE RESPONSIBLE FOR THE MAINTENANCE OF DRAINAGE EASEMENTS OR DETENTION AREAS.

LOT 13, BLOCK B AND LOT 28, BLOCK B WILL BE OWNED AND MAINTAINED BY THE H.O.A..

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KONARK REAL ESTATE
ENTERPRISES BUTCHER LLC
4844 HOLLY TREE DR.
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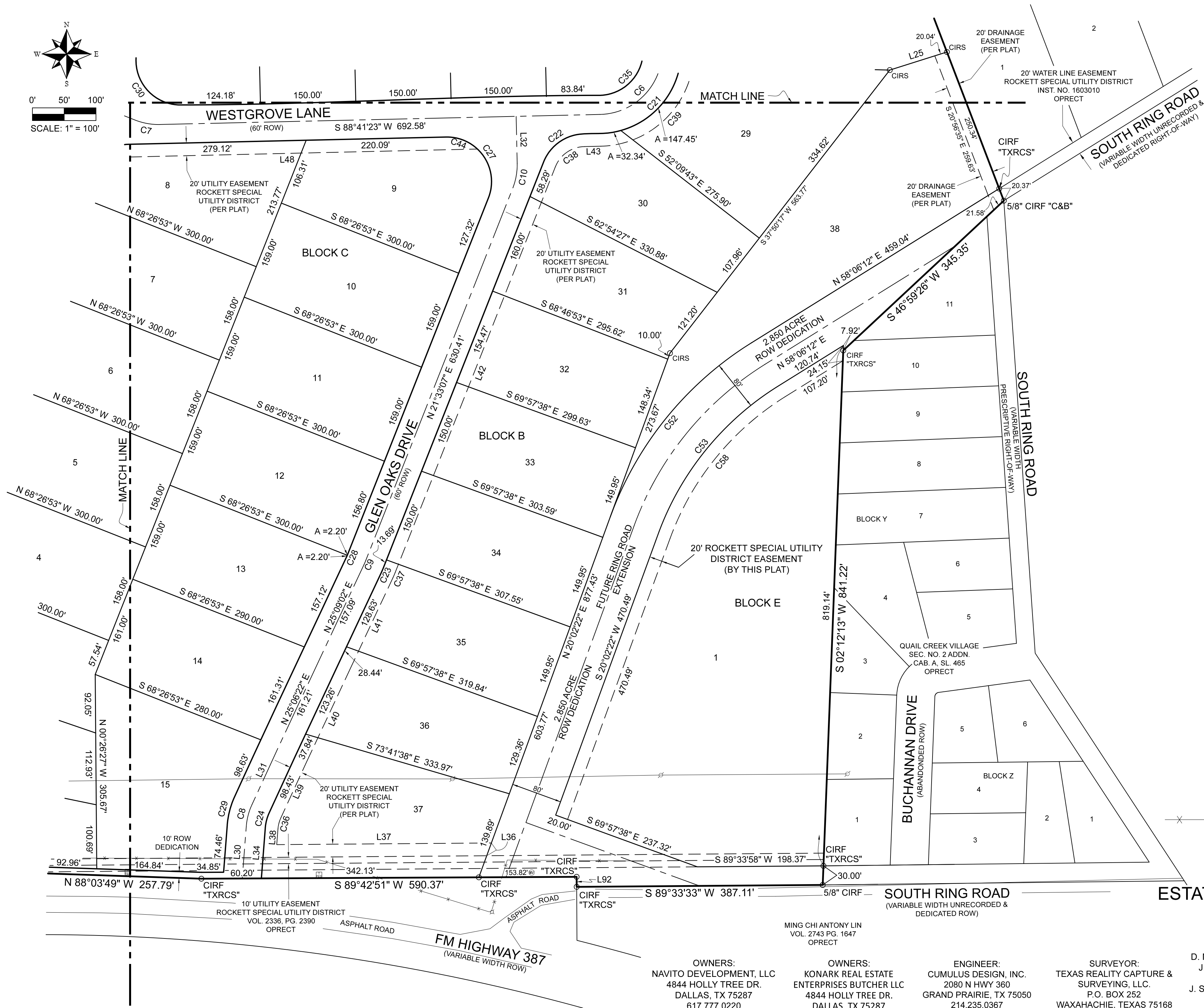
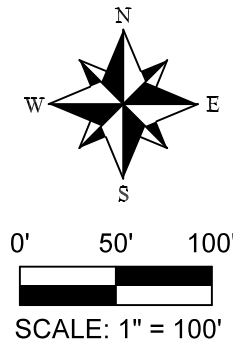
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- LEGEND:
- POWER POLE
 - GUY ANCHOR
 - TELEPHONE MARKER
 - TELEPHONE PEDESTAL
 - WATER METER
 - WATER VALVE
 - FIRE HYDRANT
 - SANITARY SEWER CLEANOUT
 - FENCE LINE (VARIOUS TYPES)

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ESTATES OF HIDDEN CREEK

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67 RESIDENTIAL LOTS
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TBPLS FIRM NO 10194359

STATE OF TEXAS :
COUNTY OF ELLIS : KNOW ALL MEN BY THESE PRESENTS:

WHEREAS KONARK REAL ESTATE ENTERPRISES BUTCHER LLC, IS THE SOLE OWNER OF A TRACT OF LAND SITUATED IN THE M. ALLEN SURVEY, ABSTRACT NO. 11, THE D. MITCHELL SURVEY, ABSTRACT NO. 703, THE J. STEELE SURVEY, ABSTRACT NO. 991, AND THE J. STARRETT SURVEY, ABSTRACT NO. 1026, ELLIS COUNTY, TEXAS AND BEING A PORTION OF THAT TRACT OF LAND DESCRIBED IN DEED TO KONARK REAL ESTATE ENTERPRISES BUTCHER LLC, INSTRUMENT NO. 1916370, OF THE OFFICIAL PUBLIC RECORDS OF ELLIS COUNTY, TEXAS (OPRECT), AND ALL OF THAT TRACT OF LAND DESCRIBED IN DEED TO NAVITO DEVELOPMENT, LLC, RECORDED IN INSTRUMENT NO. 1926708, OPRECT, AND BEING MORE PARTICULARLY DESCRIBED, AS FOLLOWS:

BEGINNING AT A 5/8" IRON ROD WITH CAP STAMPED "TXRCS" FOUND FOR THE SOUTHEAST CORNER OF LOT 3, BLOCK C, OF QUAIL CREEK VILLAGE ADDITION, AN ADDITION TO ELLIS COUNTY, ACCORDING TO THE PLAT THEREOF RECORDED IN CABINET A, SLIDE 463, OPRECT, FROM WHICH A 5/8" IRON ROD FOUND FOR THE SOUTHEAST CORNER OF SAID QUAIL CREEK VILLAGE ADDITION BEARS S 12°36'43" E, A DISTANCE OF 30.68 FEET;

THENCE ALONG THE COMMON WEST LINE OF SAID KONARK TRACT AND THE EAST LINE OF SAID QUAIL CREEK VILLAGE ADDITION, AND A GENERALLY ALONG THE APPROXIMATE CALLED CENTERLINE OF A CREEK, AS FOLLOWS:

N 12°36'43" W, A DISTANCE OF 123.42 FEET TO A 5/8" IRON ROD WITH CAP STAMPED "TXRCS" FOUND FOR A COMMON ANGLE POINT IN THE WEST LINE OF SAID KONARK TRACT AND THE EAST LINE OF SAID QUAIL CREEK VILLAGE ADDITION;

N 29°52'17" E, A DISTANCE OF 345.05 FEET TO A 5/8" IRON ROD WITH CAP STAMPED "TXRCS" FOUND FOR CORNER;

N 19°30'17" E, A DISTANCE OF 657.05 FEET TO A 5/8" IRON ROD WITH CAP STAMPED "TXRCS" FOUND SET FOR CORNER;

N 24°04'17" E, A DISTANCE OF 534.09 FEET TO A POINT FOR CORNER IN A POND;

N 20°07'43" W, A DISTANCE OF 82.94 FEET TO A POINT FOR CORNER IN A POND;

N 10°45'17" E, A DISTANCE OF 84.26 FEET TO A POINT FOR CORNER IN A POND;

S 79°07'43" E, A DISTANCE OF 55.35 FEET TO A POINT FOR CORNER IN A POND;

N 01°46'17" E, A DISTANCE OF 133.36 FEET TO A POINT FOR CORNER IN A POND;

N 58°58'17" E, A DISTANCE OF 58.06 FEET TO A POINT FOR CORNER IN A POND;

N 40°29'43" W, A DISTANCE OF 65.50 FEET TO A POINT FOR CORNER IN A POND;

N 36°26'17" E, A DISTANCE OF 145.93 FEET TO A COMMON ANGLE POINT IN THE WEST LINE OF SAID KONARK TRACT, THE COMMON NORTHEAST CORNER OF SAID QUAIL CREEK VILLAGE ADDITION AND THE SOUTHEAST CORNER OF THAT TRACT OF LAND DESCRIBED IN DEED TO DANIEL L. GUS, RECORDED IN VOLUME 2575 PAGE 142, OPRECT;

THENCE CONTINUING ALONG THE COMMON WEST LINE OF SAID KONARK TRACT AND THE EAST LINE OF SAID GUS TRACT AND ALONG THE APPROXIMATE CENTERLINE OF CANYON CREEK, AS FOLLOWS:

N 10°59'21" W, A DISTANCE OF 103.88 FEET TO A POINT FOR CORNER;

N 42°25'45" E, A DISTANCE OF 76.64 FEET TO A POINT FOR CORNER;

N 31°23'10" E, A DISTANCE OF 225.32 FEET TO A POINT FOR CORNER;

N 06°27'34" W, A DISTANCE OF 107.08 FEET TO A POINT FOR CORNER;

N 79°17'40" E, A DISTANCE OF 76.97 FEET TO A POINT FOR CORNER;

N 18°18'09" W, A DISTANCE OF 75.99 FEET TO A POINT FOR CORNER;

N 54°06'15" E, A DISTANCE OF 154.53 FEET TO A POINT FOR CORNER;

N 25°29'39" W, A DISTANCE OF 123.53 FEET TO A POINT FOR CORNER;

N 23°08'26" E, A DISTANCE OF 41.01 FEET TO A POINT FOR CORNER;

N 34°16'51" W, A DISTANCE OF 133.26 FEET TO A POINT FOR CORNER;

N 51°38'59" E, A DISTANCE OF 115.71 FEET TO A POINT FOR CORNER;

N 31°00'58" E, A DISTANCE OF 107.73 FEET TO A POINT FOR CORNER;

N 14°30'57" W, A DISTANCE OF 107.70 FEET TO A POINT FOR CORNER;

N 46°08'51" W, A DISTANCE OF 93.41 FEET TO A POINT FOR CORNER;

N 44°33'19" E, A DISTANCE OF 84.82 FEET TO A COMMON ANGLE POINT IN THE WEST LINE OF SAID KONARK TRACT, AN ANGLE POINT IN THE EAST LINE OF SAID GUS TRACT AND AN ANGLE POINT IN THE SOUTH LINE OF LOT 14R, CANYON CREEK ESTATES, PHASE ONE, AN ADDITION TO ELLIS COUNTY, ACCORDING TO THE PLAT THEREOF RECORDED IN CABINET H, SLIDE 495, OPRECT;

THENCE CONTINUING ALONG THE COMMON WEST LINE OF SAID KONARK TRACT AND THE SOUTH LINE OF SAID LOT 14R, AND ALONG THE APPROXIMATE CENTERLINE OF CANYON CREEK, AS FOLLOWS:

N 81°12'39" E, A DISTANCE OF 141.90 FEET TO A POINT FOR CORNER;

N 15°17'55" E, A DISTANCE OF 109.68 FEET TO A POINT FOR CORNER;

N 35°08'09" E, A DISTANCE OF 107.56 FEET TO THE NORTHEAST CORNER OF SAID KONARK TRACT AND THE COMMON SOUTHEAST CORNER OF SAID LOT 14R, AND AN ANGLE POINT IN THE WEST LINE OF THAT TRACT OF LAND DESCRIBED IN DEED TO ERIK BARNARD, KYLE BELLER, JONATHAN MARKERT AND LINDSAY JO MARKERT, RECORDED IN INSTRUMENT NO. 1827391, OPRECT;

THENCE ALONG THE EAST LINE OF SAID KONARK TRACT AND THE COMMON WEST LINE OF SAID ERIK BARNARD TRACT, AS FOLLOWS:

S 24°16'24" E, PASSING A 5/8" IRON ROD WITH CAP STAMPED "TXRCS" FOUND FOR WITNESS AT A DISTANCE OF 100.00 FEET, CONTINUING IN ALL A TOTAL DISTANCE OF 637.14 FEET TO A 5/8" IRON ROD WITH CAP STAMPED "TXRCS" FOUND FOR CORNER;

S 20°56'35" E, PASSING A 5/8" IRON ROD WITH CAP STAMPED "TXRCS" FOUND FOR THE NORTHWEST CORNER OF THE RANCH AT HIDDEN CREEK, AN ADDITION TO ELLIS COUNTY, TEXAS, ACCORDING TO THE PLAT THEREOF RECORDED IN CABINET J, SLIDE 449, OPRECT AT A DISTANCE OF 1470.35 FEET, PASSING A 5/8" IRON ROD WITH CAP STAMPED "TXRCS" SET FOR THE NORTH MOST NORTHEAST CORNER OF SAID NAVITO DEVELOPMENT TRACT AT A DISTANCE OF 1749.66 FEET, PASSING A 5/8" IRON ROD WITH CAP STAMPED "TXRCS" FOUND FOR THE SOUTHWEST CORNER OF LOT 1, BLOCK A OF SAID THE RANCH AT HIDDEN CREEK AND THE NORTH LINE OF A 20' RIGHT-OF-WAY (ROW) DEDICATION OF SOUTH RING ROAD (A VARIABLE WIDTH PRESCRIPTIVE AND DEDICATED ROW) OF SAID THE RANCH AT HIDDEN CREEK AT A DISTANCE OF 1979.63 FEET, IN ALL A TOTAL DISTANCE OF 2000.00 FEET TO A 5/8" IRON ROD WITH CAP STAMPED "C&B" FOUND FOR A COMMON ANGLE POINT IN THE SOUTH LINE OF SAID KONARK TRACT, THE SOUTHWEST CORNER OF SAID THE RANCH AT HIDDEN CREEK, THE NORTHEAST CORNER OF QUAIL CREEK VILLAGE SECTION NO. 2 ADDN., AN ADDITION TO ELLIS COUNTY, TEXAS, ACCORDING TO THE PLAT THEREOF RECORDED IN CABINET A, SLIDE 465, OPRECT, AND IN THE NORTH ROW LINE OF SAID SOUTH RING;

THENCE ALONG THE EAST LINES OF SAID NAVITO DEVELOPMENT TRACT AND THE COMMON WEST LINES OF SAID QUAIL CREEK VILLAGE SECTION NO. 2 ADDN., AS FOLLOWS:

S 46°59'26" W, A DISTANCE OF 345.35 FEET A 5/8" IRON ROD WITH CAP STAMPED "TXRCS" FOUND FOR CORNER;

S 02°12'13" W, PASSING A 5/8" IRON ROD WITH CAP STAMPED "TXRCS" FOUND FOR THE INTERSECTION OF THE EAST LINE OF SAID NAVITO DEVELOPMENT TRACT AND THE NORTH ROW LINE OF SOUTH RING ROAD (A VARIABLE WIDTH UNRECORDED AND DEDICATED ROW) AT A DISTANCE OF 811.22 FEET, IN ALL A TOTAL DISTANCE OF 841.22 FEET A 5/8" IRON ROD WITH CAP STAMPED "TXRCS" FOUND FOR THE SOUTHEAST CORNER OF SAID NAVITO DEVELOPMENT TRACT, THE COMMON SOUTHWEST CORNER OF SAID QUAIL CREEK VILLAGE SECTION NO. 2 ADDN., AND IN THE NORTH LINE OF THAT TRACT OF LAND DESCRIBED IN DEED TO MING CHI ANTHONY LIN, RECORDED IN VOLUME 2743, PAGE 1647, OPRECT, AND IN SAID SOUTH RING ROAD;

THENCE S 89°33'33" W, ALONG THE SOUTH LINE OF SAID NAVITO DEVELOPMENT TRACT AND THE COMMON NORTH LINE OF SAID LIN TRACT AND ALONG SAID SOUTH RING ROAD, A DISTANCE OF 387.11 FEET TO A 5/8" IRON ROD WITH CAP STAMPED "TXRCS" FOUND FOR AN ELL CORNER OF SAID NAVITO DEVELOPMENT TRACT AND THE COMMON NORTHWEST CORNER OF SAID LIN TRACT, AND IN THE NORTH ROW LINE OF SAID FM HIGHWAY 387 (BUTCHER ROAD) (A VARIABLE WIDTH ROW);

THENCE N 00°17'08" W, ALONG A SOUTH LINE OF SAID NAVITO DEVELOPMENT TRACT AND THE COMMON NORTH ROW LINE OF SAID FM HIGHWAY 387, A DISTANCE OF 15.75 FEET TO A 5/8" IRON ROD WITH CAP STAMPED "TXRCS" FOUND FOR AN INTERIOR ELL CORNER OF SAID NAVITO DEVELOPMENT TRACT AND A COMMON ELL CORNER OF THE NORTH ROW LINE OF SAID FM HIGHWAY 387;

THENCE S 89°42'51" W, ALONG THE SOUTH LINES OF SAID NAVITO DEVELOPMENT TRACT, SAID KONARK TRACT AND THE COMMON NORTH ROW LINE OF SAID FM HIGHWAY 387, PASSING A 5/8" IRON ROD WITH CAP STAMPED "TXRCS" FOUND FOR THE SOUTHWEST CORNER OF SAID NAVITO DEVELOPMENT TRACT AT A DISTANCE OF 153.82 FEET, IN ALL A TOTAL DISTANCE OF 590.37 FEET TO A 5/8" IRON ROD WITH CAP STAMPED "TXRCS" FOUND FOR CORNER;

THENCE N 88°03'49" W, ALONG A SOUTH LINE OF SAID KONARK TRACT AND THE COMMON NORTH ROW LINE OF SAID FM HIGHWAY 387, A DISTANCE OF 257.79 FEET TO A 1" IRON ROD FOUND FOR CORNER;

S 89°42'51" W, ALONG A SOUTH LINE OF SAID KONARK TRACT AND THE COMMON NORTH ROW LINE OF SAID FM HIGHWAY 387, A DISTANCE OF 722.94 FEET TO THE POINT OF BEGINNING, AND CONTAINING 99.170 ACRES OF LAND, MORE OR LESS.

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

THAT KONARK REAL ESTATE ENTERPRISES BUTCHER LLC, DO HEREBY CERTIFY AND ADOPT THIS PLAT DESIGNATING THE HEREIN ABOVE DESCRIBED PROPERTY AS ESTATES OF HIDDEN CREEK, AN ADDITION TO ELLIS COUNTY, AND DOES HEREBY DEDICATE TO THE PUBLIC USE FOREVER, THE STREETS AND ALLEYS SHOWN THEREON. B&H DEVELOPMENTS DOES HEREIN CERTIFY THE FOLLOWING:

1. THE STREETS AND ALLEYS ARE DEDICATED IN FEE SIMPLE FOR STREET AND ALLEY PURPOSES.
2. ALL PUBLIC IMPROVEMENTS AND DEDICATIONS SHALL BE FREE AND CLEAR OF ALL DEBT, LIENS, AND/OR ENCUMBRANCES.
3. 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.
4. NO BUILDINGS, FENCES, TREES, SHRUBS OR OTHER IMPROVEMENTS OR GROWTHS SHALL BE CONSTRUCTED OR PLACED UPON, OVER OR ACROSS THE EASEMENTS AS SHOWN.
5. ELLIS COUNTY IS NOT RESPONSIBLE FOR REPLACING ANY IMPROVEMENTS IN, UNDER, OR OVER ANY EASEMENTS CAUSED BY MAINTENANCE OR REPAIR.
6. 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.
7. 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.
8. 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.
9. 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 _____, 2020.

BY:

AUTHORIZED AGENT / PRINTED NAME
KONARK REAL ESTATE
ENTERPRISES BUTCHER LLC

STATE OF TEXAS :
COUNTY OF ELLIS:

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/SHE EXECUTED THE SAME FOR THE PURPOSE HEREIN EXPRESSED AND IN THE CAPACITY STATED.

GIVEN UNDER MY HAND AND SEAL THIS, THE _____ DAY OF _____, 2020.

NOTARY PUBLIC, IN AND FOR THE
STATE OF TEXAS

BY:

AUTHORIZED AGENT / PRINTED NAME
KONARK REAL ESTATE
ENTERPRISES BUTCHER LLC

STATE OF TEXAS :
COUNTY OF ELLIS:

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/SHE EXECUTED THE SAME FOR THE PURPOSE HEREIN EXPRESSED AND IN THE CAPACITY STATED.

GIVEN UNDER MY HAND AND SEAL THIS, THE _____ DAY OF _____, 2020.

NOTARY PUBLIC, IN AND FOR THE
STATE OF TEXAS

KNOW ALL MEN BY THESE PRESENTS:

THAT I, JEREMY D. RUCKMAN, RPLS, DO HEREBY CERTIFY THAT I PREPARED THIS PLAT FROM AN ACTUAL AND ACCURATE SURVEY OF THE LAND AND THAT THE CORNER MONUMENTS SHOWN THEREON AS SET WERE PROPERLY PLACED UNDER MY PERSONAL SUPERVISION IN ACCORDANCE WITH THE SUBDIVISION ORDINANCE OF THE CITY OF WAXAHACHIE.

**"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"**

JEREMY D. RUCKMAN
REGISTERED PROFESSIONAL LAND SURVEYOR
REGISTRATION NUMBER 6707

OWNERS:
NAVITO DEVELOPMENT, LLC
4844 HOLLY TREE DR.
DALLAS, TX 75287
617.777.0220

SURVEYOR:
TEXAS REALITY CAPTURE &
SURVEYING, LLC.
P.O. BOX 252
WAXAHACHIE, TEXAS 75168
469.518.0338
TBPLS FIRM NO 10194359

ENGINEER:
CUMULUS DESIGN, INC.
2080 N HWY 360
GRAND PRAIRIE, TX 75050
214.235.0367

OWNERS:
KONARK REAL ESTATE
ENTERPRISES BUTCHER LLC
4844 HOLLY TREE DR.
DALLAS, TX 75287
617.777.0220

APPROVED BY: PLANNING AND ZONING COMMISSION CITY OF WAXAHACHIE

BY: _____
CHAIRPERSON

DATE _____

ATTEST

DATE _____

APPROVED BY: THE CITY COUNCIL OF THE CITY OF WAXAHACHIE, TEXAS:

BY: _____
MAYOR

DATE _____

ATTEST

DATE _____

STATE OF TEXAS:
COUNTY OF ELLIS:

CERTIFICATE OF APPROVAL BY THE COMMISSIONERS COURT OF ELLIS COUNTY TEXAS:

APPROVED THIS, THE _____ DAY OF _____, 2020.

ATTEST:

TODD LITTLE
COUNTY JUDGE

KRYSTAL VALDEZ
COUNTY CLERK

RANDY STINSON
COMMISSIONER PRECINCT 1

LANE GRAYSON
COMMISSIONER PRECINCT 2

PAUL PERRY
COMMISSIONER PRECINCT 3

KYLE BUTLER
COMMISSIONER PRECINCT 4

THIS PLAT HAS BEEN APPROVED BY THE DEPARTMENT OF DEVELOPMENT FOR AN ON-SITE SEWAGE FACILITY SYSTEM PENDING ANY AND ALL INFORMATION AS MAY BE REQUIRED BY THE ELLIS COUNTY DEPARTMENT OF DEVELOPMENT.

DEPARTMENT OF DEVELOPMENT DIRECTOR DATE _____

PLAT

ESTATES OF HIDDEN CREEK

99.170 ACRES
67 RESIDENTIAL LOTS
& 2 H.O.A. LOTS
SITUATED IN THE
D. MITCHELL SURVEY, ABSTRACT NO. 703,
J. STEELE SURVEY, ABSTRACT NO. 991
AND THE
J. STARRETT SURVEY, ABSTRACT NO. 1026
ETJ, CITY OF WAXAHACHIE,
ELLIS COUNTY, TEXAS

CASE NO: SUB-85-2020

JOB NO. 1153S

JULY 2019

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