



**NOTES**

- ALL NEW LOT CORNERS SHALL BE MONUMENTED WITH A 1/2" IRON RODS SET ALL HAVE A YELLOW PLASTIC CAP STAMPED "BURNS SURVEYING" UNLESS OTHERWISE NOTED.
- ALL BEARINGS ARE BASED ON TEXAS STATE PLANE COORDINATE SYSTEM, NORTH CENTRAL ZONE, NORTH AMERICAN DATUM OF 1983, (2011).
- SELLING A PORTION OF ANY LOT WITHIN THIS ADDITION BY METES AND BOUNDS IS A VIOLATION OF STATE LAW AND CITY ORDINANCE AND IS SUBJECT TO FINES.
- A DRAINAGE / UTILITY EASEMENT (DUE) IS ONLY REQUIRED, AS NECESSARY, TO SHOW ANY EXISTING / FUTURE EASEMENTS TO HELP WITH THE FLOW OF WATER OR PLACEMENT OF EASEMENTS.
- ELLIS COUNTY WILL NOT BE RESPONSIBLE FOR THE MAINTENANCE OF DRAINAGE EASEMENTS OR DETENTION AREAS.
- PER SECTIONS 5.6 AND 5.7 OF THE WAXAHACHIE SUBDIVISION ORDINANCE, FENCES, RETAINING WALLS, AND SCREENING WALLS SHALL NOT BE PLACED IN UTILITY EASEMENTS.

FLOOD NOTE: THE PROPERTY SHOWN HEREON IS LOCATED WITHIN THE FOLLOWING FEDERAL EMERGENCY MANAGEMENT AGENCY (F.E.M.A.) ZONES AS DEPICTED ON THE FLOOD INSURANCE RATE MAP (FIRM) NO. 48139C0215G ZONE X DATED 10/19/2023.

**STATE OF TEXAS**  
**COUNTY OF ELLIS**

WHEREAS Halperin and Helms Waxahachie, LLC are the owners of a 9.984 acre tract of land situated in the Marion Woodard Survey, Abstract Number 1120, Ellis County, Texas, same being that tract of land conveyed to Halperin and Helms Waxahachie, LLC by Warranty Deed with Vendor's Lien recorded in Instrument Number 2503016, Official Public Records, Ellis County, Texas, and being more particularly described by metes and bounds as follows:

BEGINNING at a 1/2 inch iron rod set with a yellow cap stamped "BURNS SURVEYING" for corner, said corner being the Southwest corner of Lot 2R, Block 1, Shaw Burgess Addition, an addition to the City of Waxahachie-ETJ, Ellis County, Texas, according to the plat thereof recorded in Instrument Number 1331091, Official Public Records, Ellis County, Texas, same lying along the Northwest line of a tract of land conveyed to Jodona Property Company No. 43, LLC by deed recorded in Instrument Number 1737388, Official Public Records, Ellis County, Texas, from which a 1 inch iron pipe found bears South 76 degrees 43 minutes 09 seconds West, a distance of 0.68 feet for witness;

THENCE South 08 degrees 23 minutes 33 seconds West, along the Northwest line of said Jodona tract, a distance of 1,387.51 feet to a 1/2 inch iron rod found for corner, said corner being the Southwest corner of a tract of land conveyed to Dennis Horak by deed recorded in Volume 1833, Page 1209, Deed Records, Ellis County, Texas, same lying along the North Right-of-Way line of Farm to Market 879 (a 100 foot Right-of-Way), same being the beginning of a non-tangent curve to the left having a radius of 612.95 feet, a delta angle of 14 degrees 21 minutes 14 seconds, a chord bearing and distance of South 82 degrees 07 minutes 53 seconds West 153.56 feet;

THENCE along said curve to the left an arc length of 153.56 feet to a 1/2 inch iron rod found with a yellow cap stamped "BURNS SURVEYING" for corner, said corner lying along the Northwest Right-of-Way line of said Farm to Market Road 879, same being the East corner of a tract of land conveyed to Melvin Howell by deed recorded in Instrument number 1324378, Official Public Records, Ellis County, Texas, from which a 1 inch iron pipe found for corner bears North 63 degrees 39 minutes 18 seconds West, a distance of 4.56 feet;

THENCE North 82 degrees 09 minutes 35 seconds West, along the Northeast line of said Howell tract, a distance of 166.11 feet to a 1/2 inch iron rod set with a yellow cap stamped "BURNS SURVEYING" for corner, said corner lying along the Northeast line of said Howell tract, same being the Southeast corner of tract 1 of a tract of land conveyed to Cathy A. Taylor Fouse by deed recorded in Volume 1208, Page 617, Deed Records, Ellis County, Texas;

THENCE North 08 degrees 33 minutes 21 seconds East, along the Southwest line of said tract 1, a distance of 1,389.53 feet to a 1/2 inch iron rod set with a yellow cap stamped "BURNS SURVEYING" for corner, said corner being the Northeast corner of tract 2 of said Fouse tract, same lying along the South line of said Lot 2R, from which a 1/2 inch iron rod found bears South 09 degrees 08 minutes 07 seconds West, a distance of 9.33 feet for witness;

THENCE South 89 degrees 25 minutes 46 seconds East, along the South line of said Lot 2R, a distance of 312.08 feet to the POINT OF BEGINNING and containing 434,908 square feet or 9.984 acres of land.

**OWNER'S CERTIFICATE**

**OWNER'S DEDICATION**

NOW, THEREFORE, KNOWN TO ALL MEN BY THESE PRESENTS:

I, Halperin & Helms Waxahachie, LLC acting herein by and through its duly authorized officer, John Helms, hereby acknowledge that I have reviewed the Ellis County Quality Growth Initiatives - Volume I, II, & III and the Ellis County Septic Order. With submittal of this document, I state that this preliminary plat request meets or exceeds the regulations set forth above. I am aware that these regulations require all roads, streets, and other improvements within the subdivision to be completed in accordance with the adopted specifications and regulations outlined, and no lots can be sold until the final plat application is approved by Commissioners' Court and filed with the County Clerk's Office. I will be responsible for all public drainage and repairs until the County Commissioners' Court accepts the referenced subdivision's infrastructure. I also agree that Ellis County is authorized and permitted to provide information contained within this application, including the email address, to the public and in response to a Public Information Request.

I hereby certify that I am the property owner or authorized agent representing the owner and attest the information provided within this application is true & correct. This application and any authorization shall be voided & revoked if any false statements are made within this application or if it conflicts with any existing deed restrictions or other applicable local/state/federal regulations.

Witness my hand at \_\_\_\_\_, Texas, This \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_.

Name: John Helms  
Title: Representative

STATE OF TEXAS  
COUNTY OF ELLIS

BEFORE ME, the undersigned, a Notary Public in and for the said County and State on this day personally appeared John Helms, known to me to be the person whose name is subscribed to the foregoing instrument, acknowledged and in the capacity therein stated.

Witness my hand at \_\_\_\_\_, Texas, This \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_.

Notary Public in and for the State of Texas  
My commission expires:

**SURVEYOR'S CERTIFICATE**

KNOWALL MEN BY THESE PRESENTS:

That I, Barry S. Rhodes, a Registered Professional Land Surveyor in the State of Texas, 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.

WITNESS MY HAND AT \_\_\_\_\_, TEXAS this the \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_.

Barry S. Rhodes  
Registered Professional Land Surveyor R.P.L.S. No. 3691

STATE OF TEXAS  
COUNTY OF ELLIS

BEFORE ME, the undersigned, a Notary Public in and for the said County and State on this day personally appeared Barry S. Rhodes, known to me to be the person whose name is subscribed to the foregoing instrument, acknowledged and in the capacity therein stated.

Witness my hand at \_\_\_\_\_, Texas, This \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_.

Notary Public in and for the State of Texas  
My commission expires:

**APPROVAL CERTIFICATE**

APPROVED BY: Planning and Zoning Commission City of Waxahachie

By: \_\_\_\_\_ Date \_\_\_\_\_  
Chairperson  
Attest \_\_\_\_\_ Date \_\_\_\_\_  
Attest

**ON-SITE SEWAGE FACILITY STATEMENT**

This plat has been approved by the Department of Development of Ellis County, Texas for on-site sewage disposal facilities and meets or exceeds the minimum requirements established by TCEQ and the Ellis County Septic Order, pending any and all information as may be required by the Ellis County Department of Development.

Department of Development Director \_\_\_\_\_ Approval Date: \_\_\_\_\_

**COUNTY APPROVAL**

This plat has been approved by the Department of Development of Ellis County, Texas.  
**Final Plat approval is required prior to any development within the proposed subdivision.**

Department of Development Director \_\_\_\_\_ Approval Date: \_\_\_\_\_

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE	LINE	BEARING	DISTANCE
C1	612.95'	153.56'	153.56'	S 82°07'53" W	14°21'14"	L1	S 81°36'27" E	30.00'
C2	15.00'	20.54'	18.97'	N 30°50'21" W	78°27'47"			
C3	60.00'	82.17'	75.90'	S 30°50'08" E	78°28'12"			
C4	60.00'	188.49'	120.00'	N 81°36'15" W	179°28'12"			
C5	60.00'	270.66'	92.95'	S 59°09'39" W	258°27'47"			

**LEGEND**

- D.R.E.C.T. DEED RECORDS, ELLIS COUNTY, TEXAS
- O.P.R.E.C.T. OFFICIAL PUBLIC RECORDS, ELLIS COUNTY, TEXAS
- C.M. CONTROLLING MONUMENT
- VOL. VOLUME
- PG. PAGE
- NO. INSTRUMENT NUMBER
- IRF IRON ROD FOUND
- IRS IRON ROD SET WITH A YELLOW PLASTIC CAP STAMPED "BURNS SURVEYING"
- IPF IRON PIPE FOUND
- YC YELLOW CAP STAMPED "BURNS SURVEYING"
- D.U.E. DRAINAGE & UTILITY EASEMENT
- BL BUILDING LINE



**PROFESSIONAL LAND SURVEYORS**  
BARRY S. RHODES - RPLS NO. 3691 - FIRM NO. 10194366  
2701 SUNSET RIDGE DRIVE, STE. 303, ROCKWALL, TEXAS 75032  
WEBSITE: WWW.BURNSSURVEY.COM  
PHONE: (214) 326-1090  
JOB NO.: 202408911-02 DATE: 06/24/2025 DRAWN BY: ANR  
PLATTING CONTACT: APRIL ROSS / 214-326-1090 X 106 / PLATTING@BURNSSURVEY.COM

**FINAL PLAT**  
**HALPERIN & HELMS**  
**WAXAHACHIE ADDITION**  
**LOTS 1-8, BLOCK A**  
8 RESIDENTIAL LOTS

BEING 9.984 ACRES SITUATED IN THE MARION WOODARD SURVEY, ABSTRACT NO. 1120, CITY OF WAXAHACHIE (ETJ), ELLIS COUNTY, TEXAS  
CASE NO. SUB-100-2025  
OWNER: HALPERIN & HELMS WAXAHACHIE, LLC  
ADDRESS: 310 HARVARD AVENUE, STE. 601, DALLAS, TEXAS 75225  
PHONE: 214-629-5216