

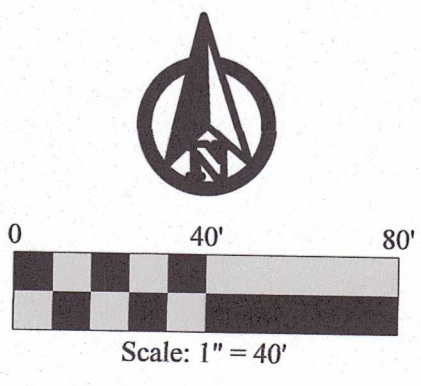
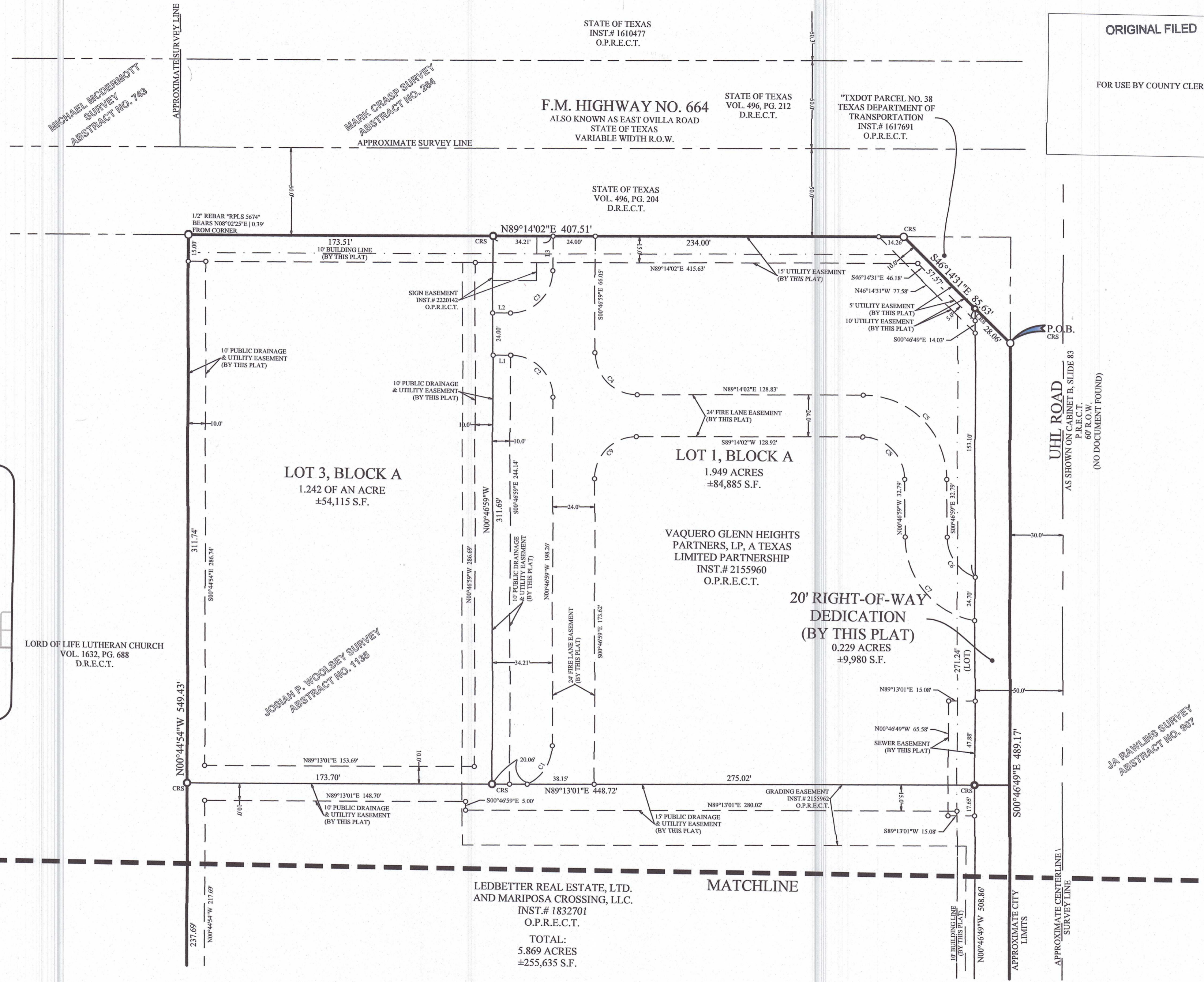
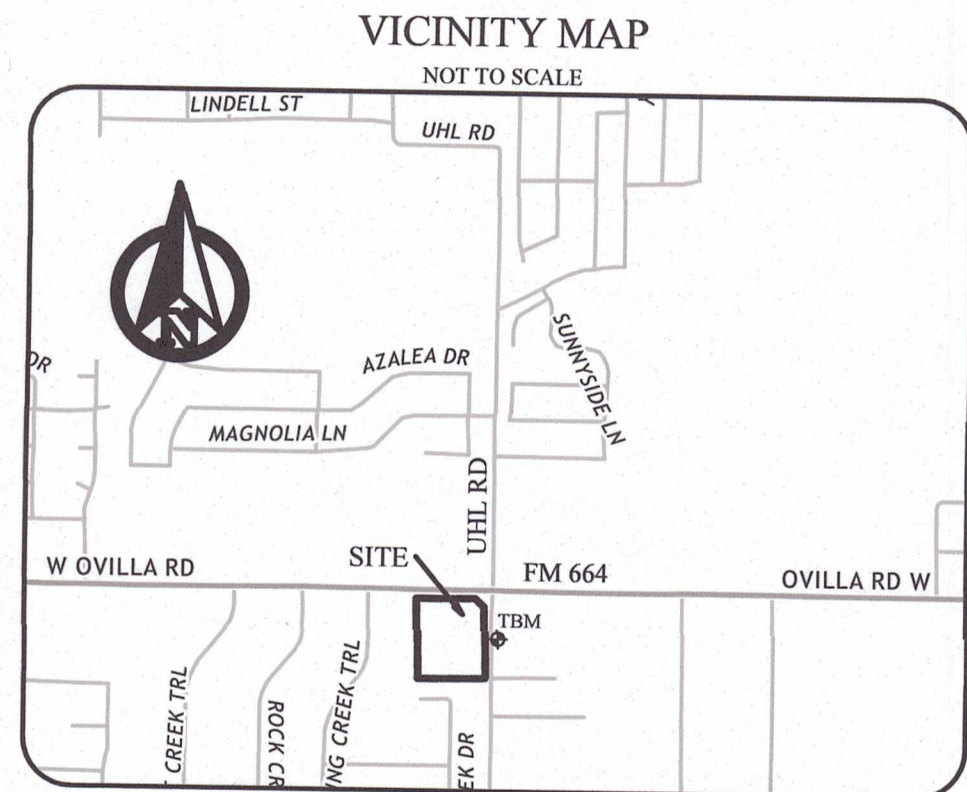
Drafter: ML
 Revision:
 Revision:
 Revision:

ORIGINAL FILED
 FOR USE BY COUNTY CLERK

FLOOD ZONE CLASSIFICATION
 This property lies within ZONE(S) X of the Flood Insurance Rate Map for Ellis County, Texas and Incorporated Areas, map no. 48139C0075F, dated 2013/06/03, via scaled map location and graphic plotting and/or the National Flood Hazard Layer (NFHL) Web Map Service (WMS) at <http://hazards.fema.gov>.

MONUMENTS / DATUMS / BEARING BASIS
Monuments are found if not marked MNS or CRS.
 CRS ○ 1/2" rebar stamped "JPH Land Surveying" set
 MNS ○ Mag nail & washer stamped "JPH Land Surveying" set
 TBM ○ Site benchmark (see vicinity map for general location)
 ○ Vertex or common point (not a monument)
 Coordinate values, if shown, are US.SyFt./TxCS,'83,NCZ
 Elevations, if shown, are NAVD'88
 Bearings are based on grid north (TxCS,'83,NCZ)
 TYPE I ○ TxDOT Right of Way tapered concrete monument.
 TYPE II ○ TxDOT Right of Way bronze cap in concrete.
 TYPE III ○ TxDOT Right of Way aluminum cap.

LEGEND OF ABBREVIATIONS
 US.SyFt. United States Survey Feet
 TxCS,'83,NCZ Texas Coordinate System of 1983, North Central Zone
 NAVD'88 North American Vertical Datum of 1988
 P.R.E.C.T. Plat Records of Ellis County, Texas
 O.P.R.E.C.T. Official Public Records of Ellis County, Texas
 D.R.E.C.T. Deed Records of Ellis County, Texas
 VOL/PG/INST# Volume/Page/Instrument Number
 POB/POC Point of Beginning/Point of Commencing
 ESMT/BL Easement/Building Line



JPH Job/Drawing No. (see below)
 2020.022.030 E.Ovilla Road & Uhl Road, Glenn Heights, TX - Final Plat.dwg
 © 2022 JPH Land Surveying, Inc. - All Rights Reserved
 785 Lonesome Dove Trail, Hurst, Texas 76054
 Telephone (817) 431-4971 www.jphlandsurveying.com
 TBPELS Firm #10019500
 DFW | Central Texas | West Texas | Houston

DEVELOPER/OWNER:
 Vaquero Glenn Heights Partners, LP
 2900 Wingate Street, Suite 200
 Fort Worth, TX 76107
 (512) 983-1793

OWNER:
 Ledbetter Real Estate, Ltd.
 5326 West Ledbetter Drive
 Dallas, Texas 75236

OWNER:
 Mariposa Crossing, LLC
 1007 Ferris Avenue
 Waxahachie, Texas 75165

PREPARED BY:
 JPH Land Surveying, Inc.
 785 Lonesome Dove Trail,
 Hurst, Texas 76054
 (817) 431-4971

FINAL PLAT
MARIPOSA CROSSING
 LOTS 1, 2 & 3, BLOCK A
 LEDBETTER REAL ESTATE, LTD, MARIPOSA CROSSING LLC &
 VAQUERO GLENN HEIGHTS PARTNERS, LP.
 INSTRUMENT NUMBER 1832701
 5.869 ACRES (±255,635 S.F.)
 JOSIAH P. WOOLSEY SURVEY, ABSTRACT NO. 1135
 CITY OF GLENN HEIGHTS, ELLIS COUNTY, TEXAS
 PREPARED APRIL 2021

Drafter: ML
 Revision:
 Revision:
 Revision:

FLOOD ZONE CLASSIFICATION

This property lies within ZONE(S) X of the Flood Insurance Rate Map for Ellis County, Texas and Incorporated Areas, map no. 48139C0075F, dated 2013/06/03, via scaled map location and graphic plotting and/or the National Flood Hazard Layer (NFHL) Web Map Service (WMS) at <http://hazards.fema.gov>.

MONUMENTS / DATUMS / BEARING BASIS

Monuments are found if not marked MNS or CRS.

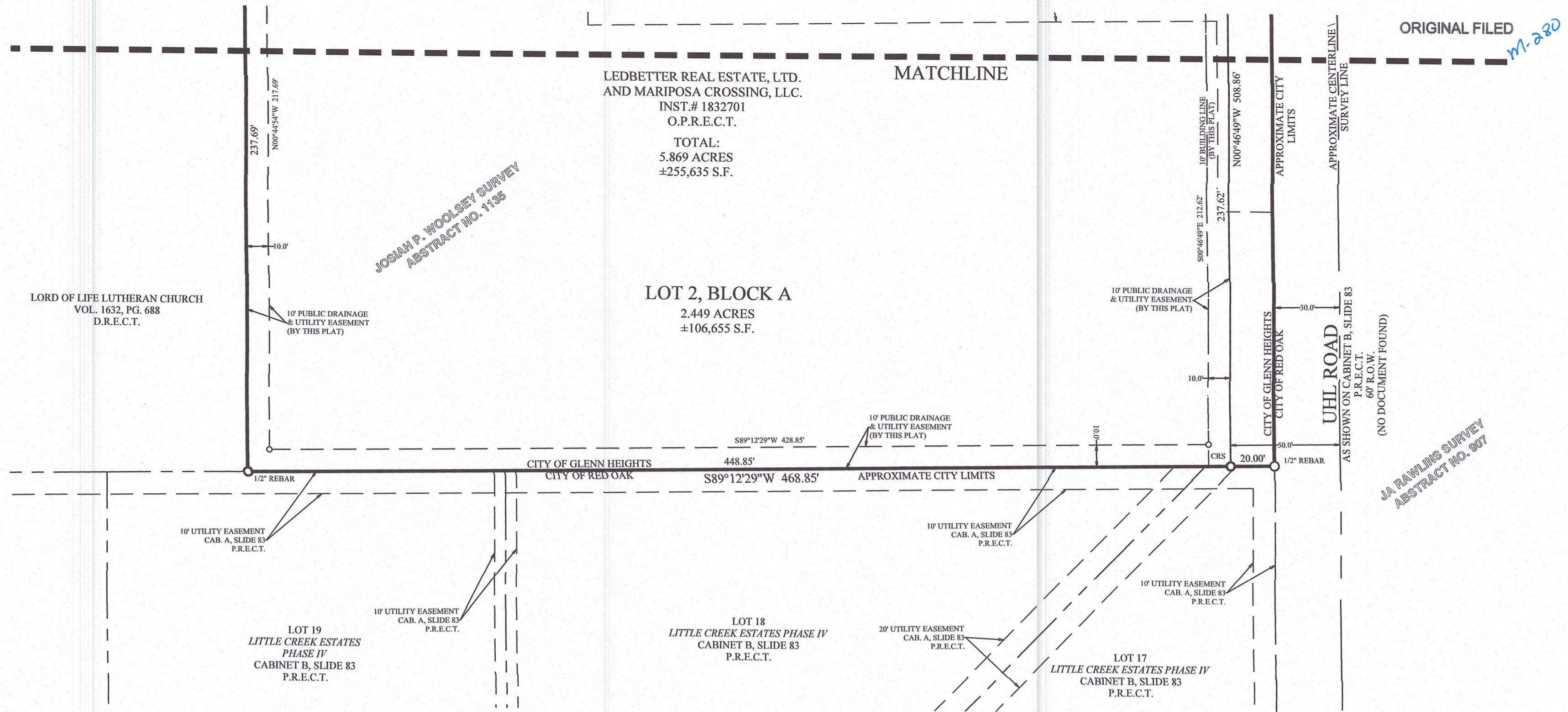
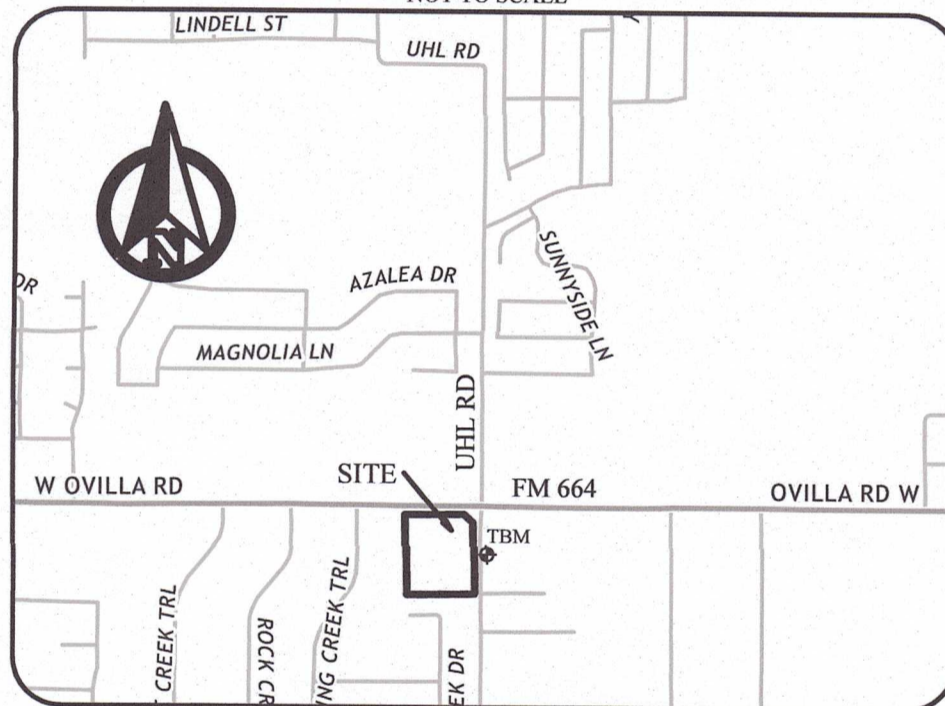
- CRS ○ 1/2" rebar stamped "JPH Land Surveying" set
- MNS ○ Mag nail & washer stamped "JPH Land Surveying" set
- TBM ⊕ Site benchmark (see vicinity map for general location)
- Vertex or common point (not a monument)
- Coordinate values, if shown, are US.SyFt./TxCS,'83,NCZ
- Elevations, if shown, are NAVD'88
- Bearings are based on grid north (TxCS,'83,NCZ)
- TYPE I ○ TxDOT Right of Way tapered concrete monument.
- TYPE II ○ TxDOT Right of Way bronze cap in concrete.
- TYPE III ○ TxDOT Right of Way aluminum cap.

LEGEND OF ABBREVIATIONS

- US.SyFt. United States Survey Feet
- TxCS,'83,NCZ Texas Coordinate System of 1983, North Central Zone
- NAVD'88 North American Vertical Datum of 1988
- P.R.E.C.T. Plat Records of Ellis County, Texas
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- D.R.E.C.T. Deed Records of Ellis County, Texas
- VOL/PAGE/INST# Volume/Page/Instrument Number
- POB/POC Point of Beginning/Point of Commencing
- ESMT/BL Easement/Building Line

VICINITY MAP

NOT TO SCALE



Line Data Table

Line #	Bearing	Distance
L1	S89°14'02"W	10.22'
L2	N89°14'02"E	10.21'
L3	N00°46'59"W	19.54'

Curve Data Table

Curve #	Arc	Radius	Delta	Chord Bearing	Chord
C1	27.55'	24.00'	065°46'37"	N32°06'20"E	26.06'
C2	37.69'	24.00'	089°59'00"	N45°46'29"W	33.94'
C3	37.71'	24.00'	090°01'00"	N44°13'31"E	33.95'
C4	37.67'	24.00'	089°56'14"	S45°45'06"E	33.92'
C5	75.40'	48.00'	090°00'00"	S45°45'58"E	67.88'
C6	29.56'	24.00'	070°34'45"	S36°04'21"E	27.73'
C7	67.39'	48.00'	080°26'13"	N40°59'35"W	61.99'
C8	37.70'	24.00'	090°00'00"	N45°45'58"W	33.94'
C9	37.58'	24.00'	089°43'11"	S44°04'39"W	33.86'

STATE OF TEXAS §
 COUNTY OF ELLIS §

WHEREAS, *Ledbetter Real Estate, LTD., Mariposa Crossing, LLC, and Vaquero Glenn Heights Partners, LP* are the owners of that certain tract situated in the Josiah P. Woolsey Survey, Abstract Number 1135, City of Glenn Heights, Ellis County, Texas, said tract being a portion of the tract described in the deed to *Ledbetter Real Estate, LTD. and Mariposa Crossing, LLC*, recorded under Instrument Number 1832701, Official Public Records, Ellis County, Texas (O.P.R.E.C.T.), and all of the tract described in deed to *Vaquero Glenn Heights Partners, LP*, recorded under Instrument Number 2155960, O.P.R.E.C.T.; the subject tract is more particularly described as follows:

Beginning at a 1/2 inch capped rebar stamped "JPH Land Surveying" set at the most easterly northeast property corner of the said *Ledbetter* tract, same being the west right-of-way line of Uhl Road, being a 60 foot right-of-way, as shown on the plat of *Little Creek Estates, Phase IV*, as recorded in Cabinet B, Slide 83, Plat Records, Ellis County, Texas, said **POINT OF BEGINNING** being the south corner of a tract described as "TxDOT Parcel No. 38" in the deed to *The State of Texas*, as recorded under Instrument Number 1617691, O.P.R.E.C.T.;

THENCE SOUTH 00° 46' 49" EAST, with the east property line of the *Ledbetter* tract and with the said right-of-way line, a distance of 489.17 feet to a 1/2 inch rebar found at the southeast property corner of the *Ledbetter* tract, same being the northeast lot corner of Lot 17 of said *Little Creek Estates, Phase IV*;

THENCE SOUTH 89° 12' 29" WEST, with the south property line of the *Ledbetter* tract and with the north line of said *Little Creek Estates, Phase IV*, a distance of 468.85 feet to a 1/2 inch rebar found at the southwest property corner of the *Ledbetter* tract, same being the southeast property corner of the tract described in the deed to *Lord of Life Lutheran Church*, recorded under Volume 1632, Page 688, O.P.R.E.C.T.

THENCE NORTH 00° 44' 54" WEST, with the west property line of the *Ledbetter* tract and with the east property line of said *Lord of Life Lutheran Church* tract, a distance of 549.43 feet to the northwest property corner of the *Ledbetter* tract, same being the northeast property corner of the said *Lord of Life Lutheran Church* tract, and being on the monumented south right-of-way line of F.M. Highway No. 664, also known as East Ovilla Road, being a variable width right-of-way, being dedicated in part to the *State of Texas*, as recorded in Volume 496, Page 204, O.P.R.E.C.T., from which a found 1/2 inch capped rebar stamped "RPLS 5674" bears NORTH 08° 02' 25" EAST, a distance of 0.39 feet;

THENCE NORTH 89° 14' 02" EAST, with the north property line of the *Ledbetter* tract and with the said right-of-way line, a distance of 407.51 feet to a 1/2 inch capped rebar stamped "JPH Land Surveying" set at the most northerly northeast property corner of the *Ledbetter* tract, same being the northwest corner of the aforementioned "TxDOT Parcel No. 38";

THENCE SOUTH 46° 14' 31" EAST, departing the said property line and the said right-of-way line, with the southwest line of "TxDOT Parcel No. 38", a distance of 85.63 feet returning to the **POINT OF BEGINNING** and enclosing 5.869 acres (±255,635 square feet).

SURVEYOR'S NOTES:

- The benchmark is a mag nail with a washer stamped "JPH BENCHMARK" set in a concrete curb of a concrete drive way on the east side of Uhl Road, approximately 230' south of the intersection of East Ovilla Road and Uhl Road. Benchmark Elevation = 618.61' (NAVD88). See Vicinity map for general location.
- Building lines or setbacks are to be determined by the current zoning of the subject property.
- Lots subject to Reciprocal Access Easement Agreement recorded under Instrument Number 2155961, Official Public Records, Ellis County, Texas.

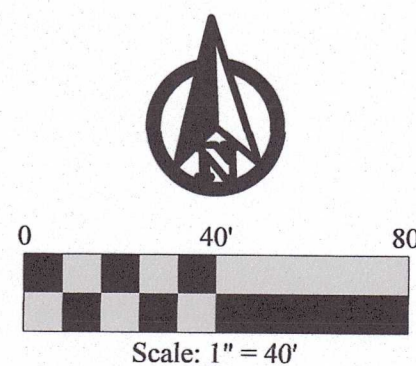
WAIVER OF CLAIM OF DAMAGES:

The owner and the developer release the City of Glenn Heights from any and all claims, damages, obligations, or liabilities by the establishment of grades, or the alteration of the surface of any portion of the existing streets and alleys, to conform the grades established in this plat.

**FINAL PLAT
 MARIPOSA CROSSING**

LOTS 1, 2 & 3, BLOCK A
 LEDBETTER REAL ESTATE, LTD, MARIPOSA CROSSING LLC &
 VAQUERO GLENN HEIGHTS PARTNERS, LP.
 INSTRUMENT NUMBER 1832701

5.869 ACRES (±255,635 S.F.)
 JOSIAH P. WOOLSEY SURVEY, ABSTRACT NO. 1135
 CITY OF GLENN HEIGHTS, ELLIS COUNTY, TEXAS
 PREPARED APRIL 2021



JPH Job/Drawing No. (see below)
 2020.022.030 E.Ovilla Road & Uhl Road, Glenn Heights, TX - Final Plat.dwg
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 785 Lonesome Dove Trail, Hurst, Texas 76054
 Telephone (817) 431-4971 www.jphlandsurveying.com
 TBPELS Firm #10019500
 DFW | Central Texas | West Texas | Houston

DEVELOPER/OWNER:
 Vaquero Glenn Heights Partners, LP
 2900 Wingate Street, Suite 200
 Fort Worth, TX 76107
 (512) 983-1793

OWNER:
 Ledbetter Real Estate, Ltd.
 5326 West Ledbetter Drive
 Dallas, Texas 75236

OWNER:
 Mariposa Crossing, LLC
 1007 Ferris Avenue
 Waxahachie, Texas 75165

PREPARED BY:
 JPH Land Surveying, Inc.
 785 Lonesome Dove Trail,
 Hurst, Texas 76054
 (817) 431-4971

Drafter: ML
Revision:
Revision:
Revision:

FLOOD ZONE CLASSIFICATION

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LEGEND OF ABBREVIATIONS

US.SyFt. United States Survey Feet
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D.R.E.C.T. Deed Records of Ellis County, Texas
VOL/PB/INST# Volume/Page/Instrument Number
POB/POC Point of Beginning/Point of Commencing
ESMT/BL Easement/Building Line

SURVEYOR'S CERTIFICATE

KNOW ALL MEN BY THESE PRESENTS:

That I, Jewel Chadd, do hereby certify that this plat is true and correct and was prepared from an actual survey of the property made under my supervision on the ground.



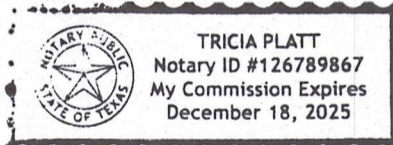
Jewel Chadd
Registered Professional
Land Surveyor No. 5754
Jewel@jphls.com
May 17, 2022

STATE OF TEXAS §
COUNTY OF TARRANT §

BEFORE ME, the undersigned authority, on this day personally appeared Jewel Chadd, 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 the 17 day of August, 2022.

Tricia Platt
Notary Public, State of Texas
My Commission Expires: December 18, 2025



JPH Job/Drawing No. (see below)
2020.022.030 E.Ovilla Road & Uhl Road, Glenn Heights, TX - Final Plat.dwg
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785 Lonesome Dove Trail, Hurst, Texas 76054
Telephone (817) 431-4971 www.jphlandsurveying.com
TBPELS Firm #10019500
DFW | Central Texas | West Texas | Houston

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

That, Mariposa Crossing, LLC, acting by and through the undersigned, its duly authorized agent, does hereby adopt this plat designating the hereinabove described property as Mariposa Crossing, an addition in the City of Glenn Heights, Ellis County, Texas, and do hereby dedicate, in fee simple, to the public use forever any streets, alleys, and floodway management areas shown thereon. The easements shown thereon are hereby reserved for the purposes indicated. The utility and fire lane 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 fire lane easements is the responsibility of the property owner(s). No buildings, fences, trees, shrubs, or other improvements or growths shall be constructed, reconstructed or placed upon, over or across the easements as shown. Paving, grading, or landscaping within the easements shown herein is hereby permitted and shall not be deemed to be an endangerment or interference to any of the easements shown herein or the utility systems within said easements, and the City of Glenn Heights and public utility entities shall, at their sole cost and expense, promptly repair or replace the same for any damage it causes thereto in connection with the easement rights herein granted. Said easements being hereby reserved for the mutual use and accommodations 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 building, 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 shall at all times have the full right of ingress and egress to or from the said easement for the purpose of constructing, reconstructing, inspecting, patrolling, maintaining and adding to or removing all or parts of its respective systems without the necessity at 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 or service required or ordinarily performed by that utility). Water main and wastewater easements shall also include additional area of working space for constructions and maintenance of the systems. This plat approved subject to all platting ordinances, rules, regulations, and resolutions of the City of Glenn Heights.

Witness my hand this 1 day of August, 2022.

By: Mariposa Crossing, LLC

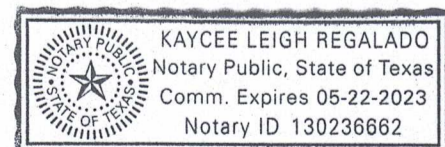
By: Brett Hess Myr 8-1-2022
Name Title Date

STATE OF TEXAS §
COUNTY OF Ellis §

BEFORE ME, the undersigned authority, on this day personally appeared Brett Hess, 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 the 1 day of August, 2022.

Kaycee L. Regalado
Notary Public, State of Texas
My Commission Expires: 5-22-2023



NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

That, Ledbetter Real Estate, Ltd., acting by and through the undersigned, its duly authorized agent, does hereby adopt this plat designating the hereinabove described property as Mariposa Crossing, an addition in the City of Glenn Heights, Ellis County, Texas, and do hereby dedicate, in fee simple, to the public use forever any streets, alleys, and floodway management areas shown thereon. The easements shown thereon are hereby reserved for the purposes indicated. The utility and fire lane 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 fire lane easements is the responsibility of the property owner(s). No buildings, fences, trees, shrubs, or other improvements or growths shall be constructed, reconstructed or placed upon, over or across the easements as shown. Paving, grading, or landscaping within the easements shown herein is hereby permitted and shall not be deemed to be an endangerment or interference to any of the easements shown herein or the utility systems within said easements, and the City of Glenn Heights and public utility entities shall, at their sole cost and expense, promptly repair or replace the same for any damage it causes thereto in connection with the easement rights herein granted. Said easements being hereby reserved for the mutual use and accommodations 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 building, 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 shall at all times have the full right of ingress and egress to or from the said easement for the purpose of constructing, reconstructing, inspecting, patrolling, maintaining and adding to or removing all or parts of its respective systems without the necessity at 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 or service required or ordinarily performed by that utility). Water main and wastewater easements shall also include additional area of working space for constructions and maintenance of the systems. This plat approved subject to all platting ordinances, rules, regulations, and resolutions of the City of Glenn Heights.

Witness my hand this 1 day of August, 2022.

By: Ledbetter Real Estate, Ltd.

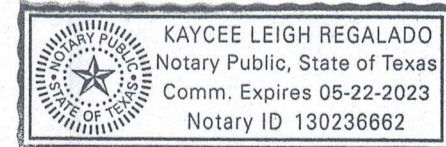
By: Ron Barson President 8-1-2022
Name Title Date

STATE OF TEXAS §
COUNTY OF Ellis §

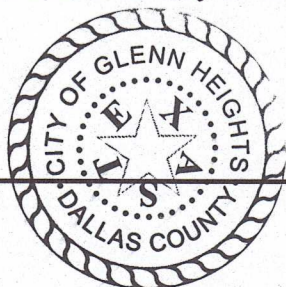
BEFORE ME, the undersigned authority, on this day personally appeared Ron Barson, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same for the purposes and consideration therein expressed, in the capacity therein stated, and as the act and deed of said partnership.

GIVEN UNDER MY HAND AND SEAL OF OFFICE on the 1 day of August, 2022.

Kaycee L. Regalado
Notary Public, State of Texas
My Commission Expires: 5-22-2023



I hereby certify that the above and foregoing plat of Mariposa Crossing in the City of Glenn Heights was approved this 16th day of August, 2022, by the City Council of the City of Glenn Heights, Texas.
Mayor: Hans A. Jansen 08/16/2022
City Secretary: Brandi Brown 08/16/2022
Said addition shall be subject to all the requirements of the Development Code of the City of Glenn Heights.
Witness my hand this 16th day of August, 2022.
Brandi Brown
City Secretary



NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS: ORIGINAL FILED 1281

That, Vaquero Glenn Heights Partners, LP, acting by and through the undersigned, its duly authorized agent, does hereby adopt this plat designating the hereinabove described property as Mariposa Crossing, an addition in the City of Glenn Heights, Ellis County, Texas, and do hereby dedicate, in fee simple, to the public use forever any streets, alleys, and floodway management areas shown thereon. The easements shown thereon are hereby reserved for the purposes indicated. The utility and fire lane 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 fire lane easements is the responsibility of the property owner(s). No buildings, fences, trees, shrubs, or other improvements or growths shall be constructed, reconstructed or placed upon, over or across the easements as shown. Paving, grading, or landscaping within the easements shown herein is hereby permitted and shall not be deemed to be an endangerment or interference to any of the easements shown herein or the utility systems within said easements, and the City of Glenn Heights and public utility entities shall, at their sole cost and expense, promptly repair or replace the same for any damage it causes thereto in connection with the easement rights herein granted. Said easements being hereby reserved for the mutual use and accommodations 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 building, 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 shall at all times have the full right of ingress and egress to or from the said easement for the purpose of constructing, reconstructing, inspecting, patrolling, maintaining and adding to or removing all or parts of its respective systems without the necessity at 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 or service required or ordinarily performed by that utility). Water main and wastewater easements shall also include additional area of working space for constructions and maintenance of the systems. This plat approved subject to all platting ordinances, rules, regulations, and resolutions of the City of Glenn Heights.

Witness my hand this 21 day of July, 2022.

By: Vaquero Glenn Heights Partners, LP, a Texas limited partnership

By: Vaquero Ventures Management, LLC, a Texas limited liability company, as general partner of Vaquero Glenn Heights Partners, LP, a Texas limited partnership

By: W.A. Landreth 7/21/2022
W.A. Landreth Date
Manager of general partner

STATE OF TEXAS §
COUNTY OF TARRANT §

Before me, the undersigned authority, a Notary Public in and for the State of Texas, on this day personally appeared W. A. Landreth, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that they executed the same for the purpose and considerations therein expressed.

Given under my hand and seal of office, this 21 day of July, 2022.

Kathryn Marie Gouard Iozzi
My Commission Expires 08/29/2023
ID No. 132149405



Notary Public in and for the State of TEXAS
My Commission Expires On: 8/29/2023

**FINAL PLAT
MARIPOSA CROSSING**

LOTS 1, 2 & 3, BLOCK A
LEDBETTER REAL ESTATE, LTD, MARIPOSA CROSSING LLC & VAQUERO GLENN HEIGHTS PARTNERS, LP.
INSTRUMENT NUMBER 1832701
5.869 ACRES (#255,635 S.F.)
JOSIAH P. WOOLSEY SURVEY, ABSTRACT NO. 1135
CITY OF GLENN HEIGHTS, ELLIS COUNTY, TEXAS
PREPARED APRIL 2021

DEVELOPER/OWNER:
Vaquero Glenn Heights Partners, LP
2900 Wingate Street, Suite 200
Fort Worth, TX 76107
(512) 983-1793

OWNER:
Mariposa Crossing, LLC
1007 Ferris Avenue
Waxahachie, Texas 75165

PREPARED BY:
JPH Land Surveying, Inc.
785 Lonesome Dove Trail,
Hurst, Texas 76054
(817) 431-4971

OWNER:
Ledbetter Real Estate, Ltd.
5326 West Ledbetter Drive
Dallas, Texas 75236