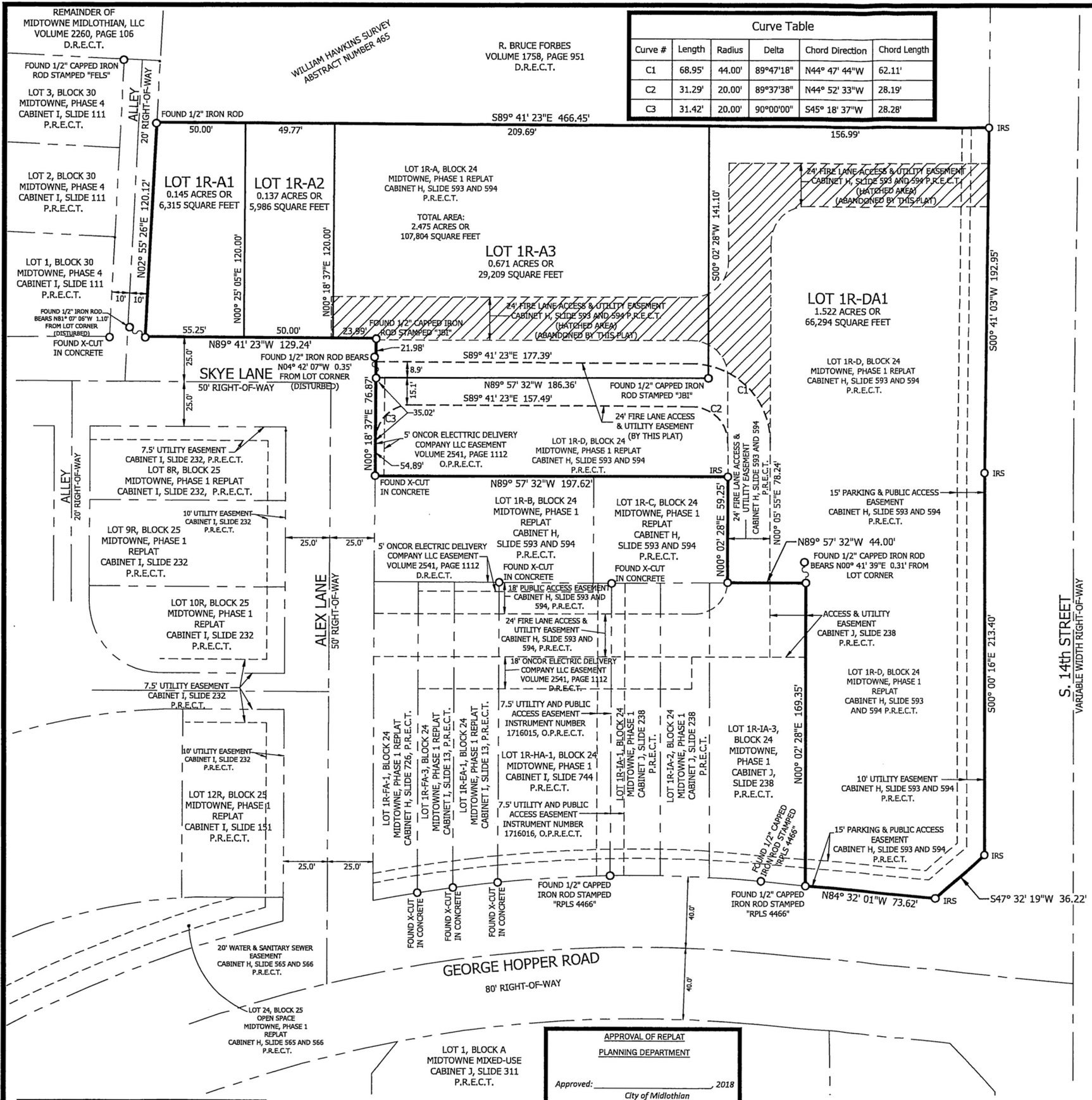
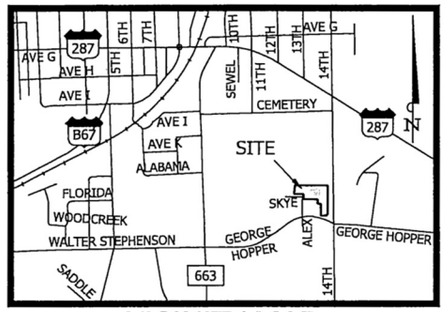
Curve Table					
Curve #	Length	Radius	Delta	Chord Direction	Chord Length
C1	68.95'	44.00'	89°47'18"	N44° 47' 44"W	62.11'
C2	31.29'	20.00'	89°37'38"	N44° 52' 33"W	28.19'
C3	31.42'	20.00'	90°00'00"	S45° 18' 37"W	28.28'





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

N

GRAPHIC SCALE

40 0 20 40 80

(IN FEET)
1 inch = 40 ft.

GENERAL NOTES:

1. All bearings shown herein are Texas Coordinate System, NAD83 (CORS), Texas North Central Zone (4202). All distances shown herein are surface distances.

2. 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. The property appears to lie within Zone "X" and the entire property lies within a "Areas determined to be outside of the 0.2% annual chance floodplain" zone as defined by the U.S. Department of Housing and Urban Development, Federal Insurance Administration, or the Federal Emergency Management Agency.

3. 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".

4. Planned Development No. 42 (PD-42) governs and establishes the setbacks for this property. No buildings or structures may encroach in any easement.

5. 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".

REPLAT OF MIDTOWNE, PHASE 1

LOT 1R-A1, LOT 1R-A2, LOT 1R-A3 AND LOT 1R-DA1 BLOCK 24

BEING A REPLAT OF LOT 1R-A AND LOT 1R-D, BLOCK 24 OF MIDTOWNE, PHASE 1, AN ADDITION TO THE CITY OF MIDLOTHIAN, ELLIS COUNTY, TEXAS
AND BEING 2.475 ACRES OF LAND OUT OF THE WILLIAM HAWKINS SURVEY, ABSTRACT NUMBER 465
CITY OF MIDLOTHIAN, ELLIS COUNTY, TEXAS
2 RESIDENTIAL LOTS & 2 NON-RESIDENTIAL LOT
SHEET 1 OF 2

ENGINEERING DEPARTMENT APPROVAL

By:_____, City Engineer

Approved:_____, 2018

APPROVAL OF REPLAT
PLANNING DEPARTMENT

Approved:_____, 2018
City of Midlothian
Ellis County, Texas

By:_____
Planning Director

Attest:_____
Planning Representative

Approved:_____, 2018

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

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

PREPARED BY:
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240 North Mitchell Road
Mansfield, TX 76063 817.842.2094
TBPLS REGISTRATION NO. 10193823

PROJECT NO. 186-18-001