



Public Notice - Replat Request

The Ellis County Commissioners' Court will consider and act upon an application for a replat of **Stonewood Ranch Phase Two - Lot 7A Block F**. The property contains ± 1.473 acres of land located at 6030 Chapman Ridge Road, in the extra-territorial jurisdiction (ETJ) of Midlothian, Road and Bridge Precinct No. 4. A copy of the replat request is shown below.

STATE OF TEXAS
COUNTY OF ELLIS

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:
THAT Alicia and Chukwuraemeka Oji, do hereby certify and adopt this plat designating the herein above described property as Block F, STONEWOOD RANCH, PHASE TWO, LOT 7A, BLOCK F, a subdivision in the Ellis County, and within the Extra-Territorial Jurisdiction of the City of Midlothian, Texas; and hereby dedicate to the public use forever, the streets and alleys shown thereon. Alicia and Chukwuraemeka Oji, do hereby certify the following:

- The streets and alleys are dedicated in fee simple for street and alley purposes.
- All public improvements and dedications shall be free and clear of all debt, liens, and/or encumbrances.
- 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.
- No buildings, fences, trees, shrubs or other improvements or growths shall be constructed or placed upon, over or across the easements as shown.
- Ellis County is not responsible for replacing any improvements in, under, or over any easements caused by maintenance or repair.
- Utility easements may be used for the mutual use and accommodation of all public utilities desiring to use or along 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.
- Ellis County and/or public utility has 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 easement.
- 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, repairing, maintaining, testing, moving, and adding to or removing all or parts of their respective systems without the necessity at any time procuring permission from anyone.
- 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 16 day of JUNE 2020
Alicia Oji

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 Alicia Oji, 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 purpose and consideration therein expressed.

Given under my hand and seal of office, this 16 day of June 2020
Julie C. Pogue
Notary Public My Commission Expires On: 2/19/2024

WITNESS my hand, this 16 day of JUNE 2020
Chukwuraemeka Oji

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 Chukwuraemeka Oji, 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 purpose and consideration therein expressed.

Given under my hand and seal of office, this 16 day of June 2020
Julie C. Pogue
Notary Public My Commission Expires On: 2/19/2024

This is to certify that I, Stuart C. Hermitz, Registered Professional Land Surveyor, number 4480, have attached the above subdivision from an actual survey on the ground and that all lot corners, angle points and points of curve have been properly marked on the ground, and this plat correctly represents the survey made by me.

Stuart C. Hermitz
Registered Professional
Land Surveyor, No. 4480

2020 JUN 16 10:53

THIS PLAT IS FILED IN
COURT
RECORDS
PLAT RECORDS, ELLIS COUNTY, TEXAS

WILLIE C. CRUSH
Notary Public
My Commission Expires
February 7, 2024

WILLIE C. CRUSH
Notary Public
My Commission Expires
February 7, 2024

SHANE ONE OF TWO
JUDITH SHANE
JUDITH C. EHRH
ELLIS ASSOCIATES
1111 W. WYATT DRIVE, SUITE 100
MCKINNEY, TEXAS 75069

The replat will be presented before the Commissioners' Court on Tuesday, **August 25, 2020 at 2:00 PM** on the second floor of the historic Ellis County Courthouse, 101 West Main Street, Waxahachie, TX. 75165. Please direct any questions to the Department of Development at 972-825-5200, or by email at dod@co.ellis.tx.us.