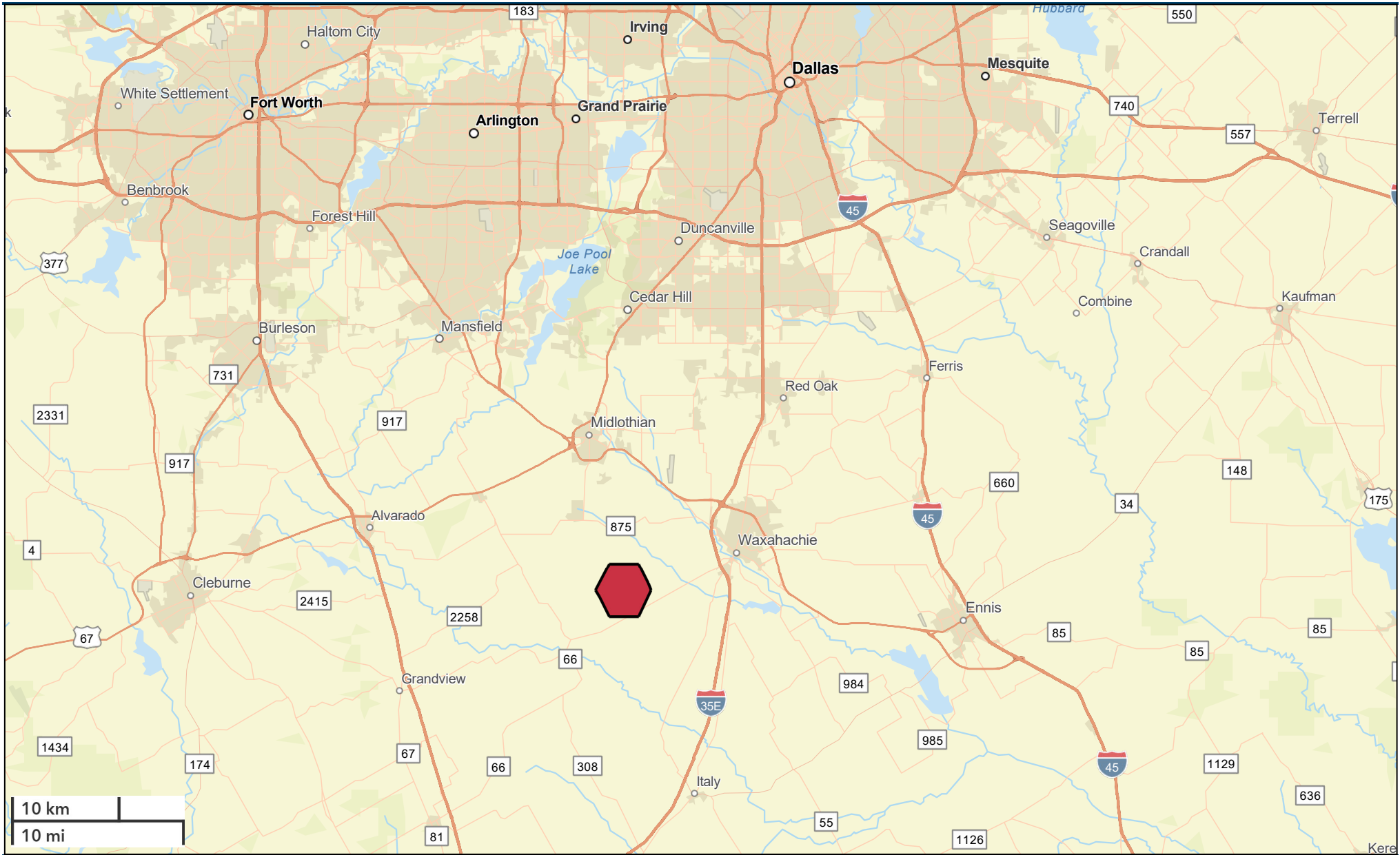
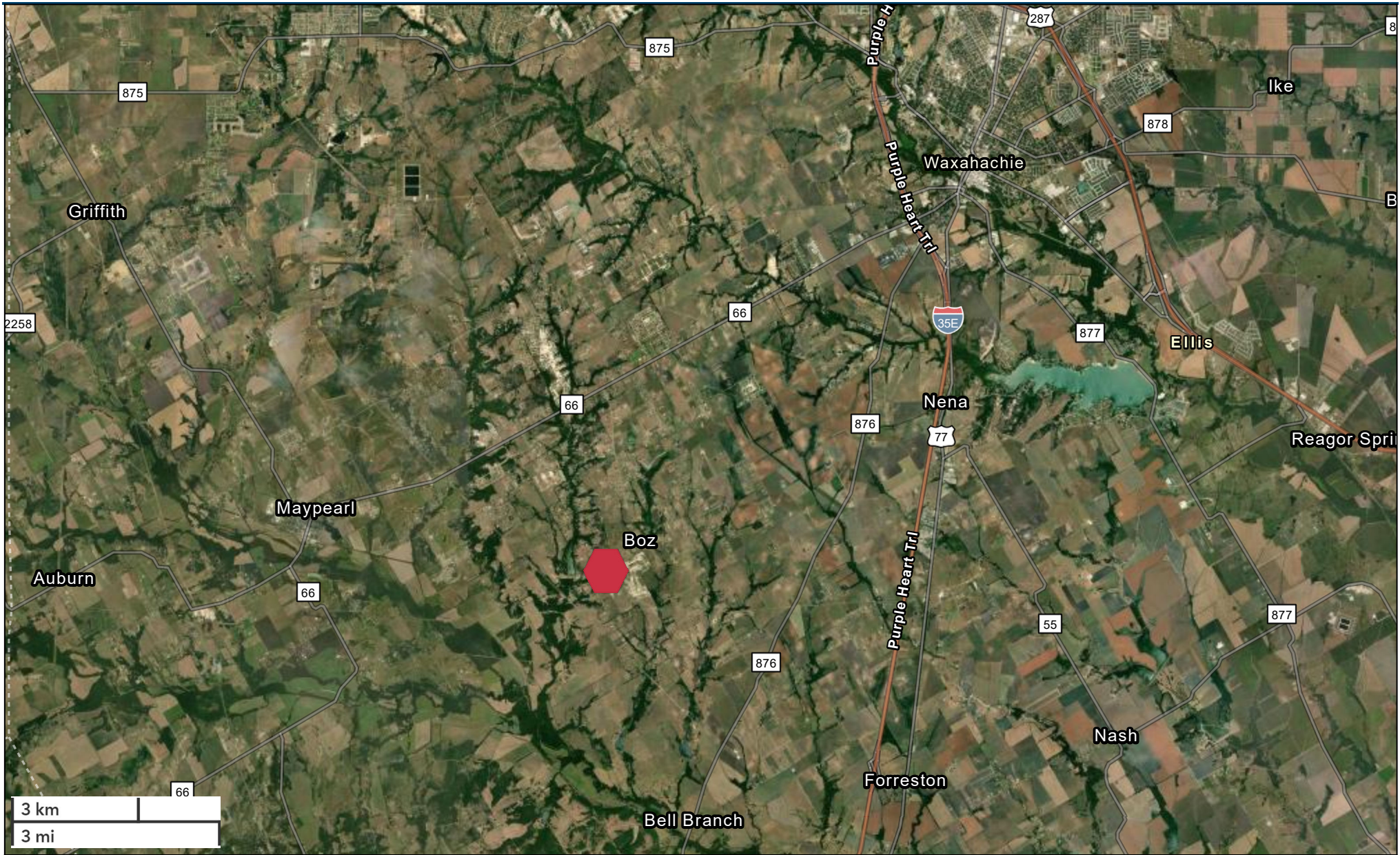




*The Ranch at
Stone Hill*

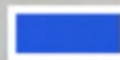




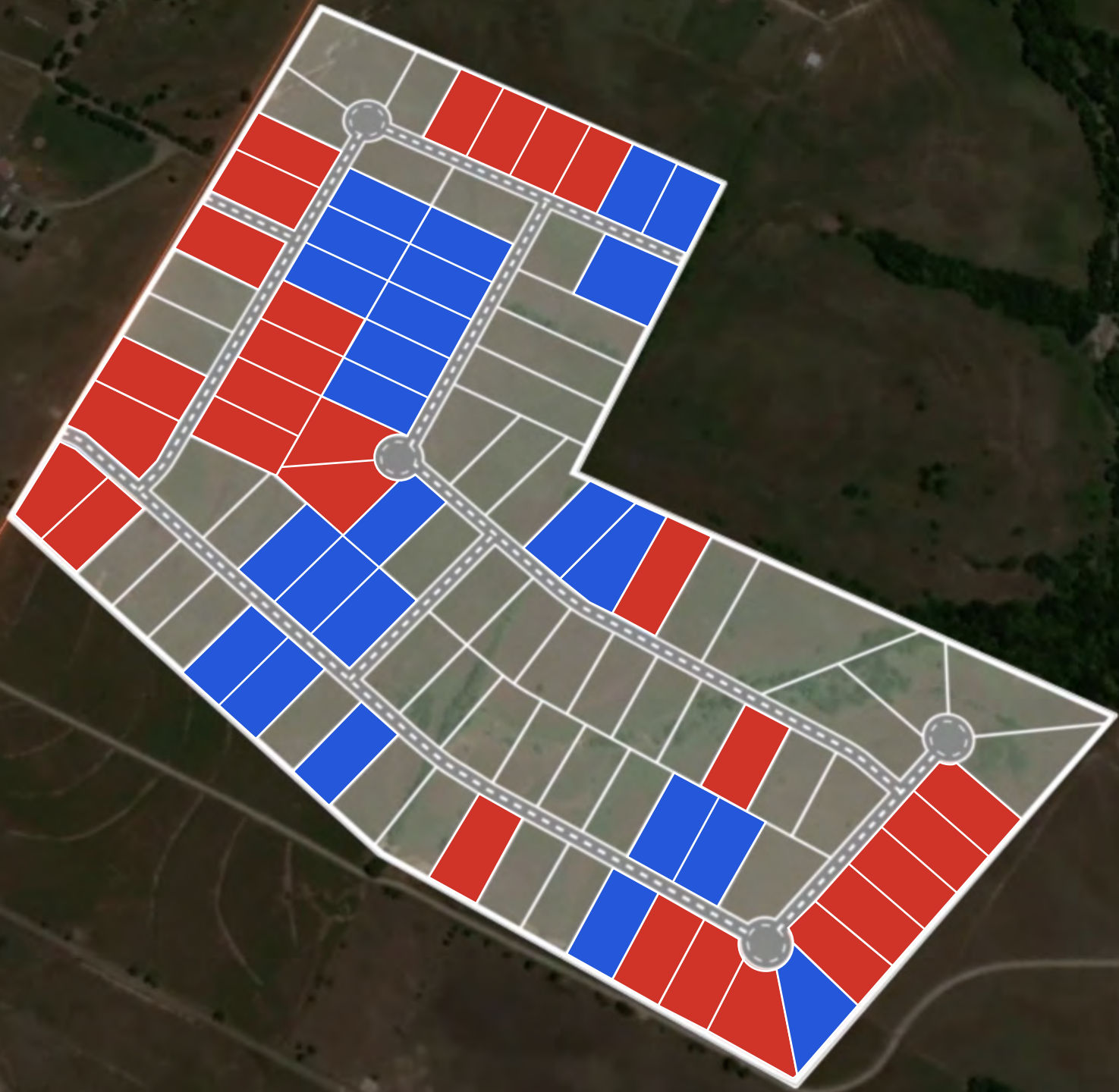
GREATHOUSE RD

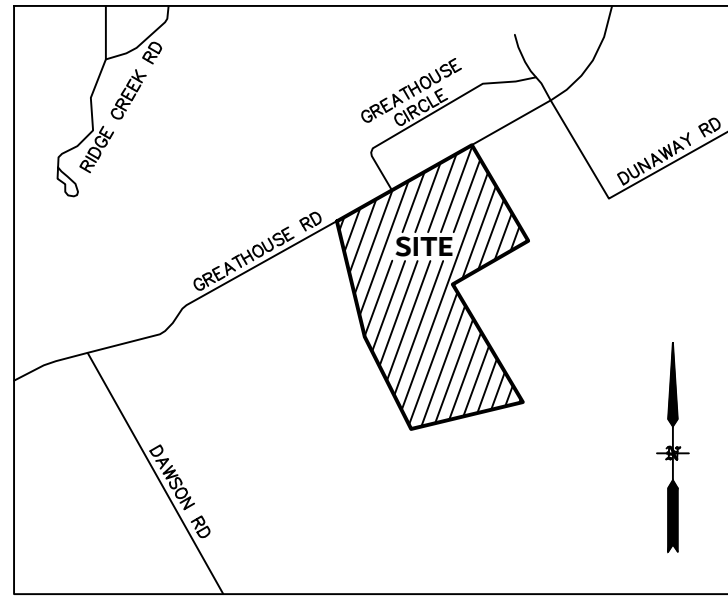


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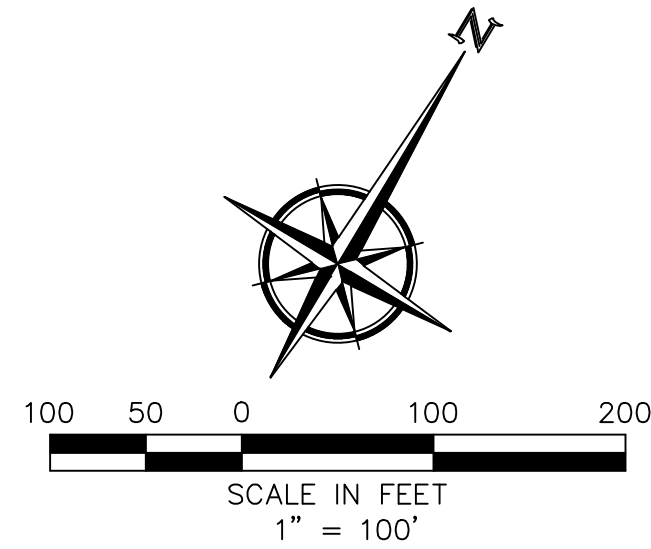


Under Contract





VICINITY MAP
N.T.S.



LEGEND

- I.R.S. IRON ROD SET
- I.R.F. IRON ROD FOUND
- CM CONTROL MONUMENT
- U.E. UTILITY EASEMENT
- D.E. DRAINAGE EASEMENT
- D.U.E. DRAINAGE & UTILITY EASEMENT
- W.L.E. BUENA VISTA BETHEL SPECIAL UTILITY DISTRICT WATER LINE EASEMENT
- E.E. HILCO ELECTRIC COOPERATIVE, INC. ELECTRICAL EASEMENT
- TP TELEPHONE PEDESTAL
- PP POWER POLE
- FH FIRE HYDRANT
- D.R.E.C.T. DEEDS RECORDS, ELLIS COUNTY, TEXAS
- X WIRE FENCE
- - - OVERHEAD ELECTRIC LINE
- INDICATES CHANGE OF STREET NAME

LINE TABLE

| NO. | DIRECTION | DISTANCE |
|-----|---------------|----------|
| L1 | N 30°21'56" W | 35.00' |
| L2 | S 75°31'57" W | 55.00' |
| L3 | N 75°32'43" E | 26.54' |
| L4 | S 59°38'04" W | 33.60' |

CURVE TABLE

| CURVE | DELTA | RADIUS | TANGENT | LENGTH | CHORD BEARING | CHORD |
|-------|-----------|----------|---------|---------|---------------|---------|
| C1 | 15°53'53" | 300.00' | 41.89' | 83.24' | N 22°25'00" W | 82.98' |
| C2 | 15°53'53" | 300.00' | 41.89' | 83.24' | N 67°35'00" E | 82.98' |
| C3 | 13°10'55" | 1270.80' | 146.84' | 292.37' | S 21°03'31" E | 291.73' |
| C4 | 13°10'55" | 630.00' | 72.79' | 144.94' | S 21°03'31" E | 144.62' |
| C5 | 13°11'42" | 300.00' | 34.70' | 69.09' | N 21°03'08" W | 68.94' |
| C6 | 92°20'21" | 25.00' | 26.04' | 40.29' | N 74°11'46" W | 36.07' |
| C7 | 88°42'23" | 25.00' | 24.44' | 38.71' | S 15°36'09" W | 34.95' |
| C8 | 90°00'00" | 25.00' | 25.00' | 39.27' | S 59°28'03" E | 35.36' |
| C9 | 90°00'00" | 25.00' | 25.00' | 39.27' | S 30°31'57" W | 35.36' |
| C10 | 90°00'00" | 25.00' | 25.00' | 39.27' | N 14°38'04" E | 35.36' |
| C11 | 90°00'00" | 25.00' | 25.00' | 39.27' | N 75°21'56" W | 35.36' |
| C12 | 90°00'00" | 25.00' | 25.00' | 39.27' | S 14°38'04" W | 35.36' |
| C13 | 90°00'00" | 25.00' | 25.00' | 39.27' | S 75°21'56" E | 35.36' |
| C14 | 49°40'47" | 25.00' | 11.57' | 21.68' | N 34°47'40" E | 21.00' |
| C15 | 49°40'47" | 25.00' | 11.57' | 21.68' | S 06°42'36" E | 21.00' |
| C16 | 88°48'57" | 25.00' | 24.49' | 38.75' | N 75°57'28" W | 34.99' |
| C17 | 91°11'03" | 25.00' | 25.52' | 39.79' | N 14°02'32" E | 35.72' |
| C18 | 88°48'57" | 25.00' | 24.49' | 38.75' | N 75°57'28" W | 34.99' |
| C19 | 74°06'07" | 25.00' | 18.87' | 32.33' | S 22°35'00" W | 30.13' |
| C20 | 38°59'04" | 25.00' | 8.85' | 17.01' | N 89°49'19" E | 16.68' |
| C21 | 49°40'47" | 25.00' | 11.57' | 21.68' | N 39°18'27" W | 21.00' |
| C22 | 90°00'00" | 25.00' | 25.00' | 39.27' | N 30°31'57" E | 35.36' |
| C23 | 90°00'00" | 25.00' | 25.00' | 39.27' | N 59°28'03" W | 35.36' |
| C24 | 90°00'00" | 25.00' | 25.00' | 39.27' | S 59°28'03" E | 35.36' |
| C25 | 90°00'00" | 25.00' | 25.00' | 39.27' | S 30°31'57" W | 35.36' |
| C26 | 49°11'41" | 25.00' | 11.44' | 21.47' | N 03°03'08" W | 20.81' |
| C27 | 49°40'47" | 25.00' | 11.57' | 21.68' | S 50°42'19" W | 21.00' |
| C28 | 76°48'18" | 25.00' | 19.82' | 33.51' | S 66°03'08" E | 31.06' |
| C29 | 90°00'00" | 25.00' | 25.00' | 39.27' | N 30°32'43" E | 35.36' |
| C30 | 90°00'00" | 25.00' | 25.00' | 39.27' | S 59°27'17" E | 35.36' |
| C31 | 49°40'47" | 25.00' | 11.57' | 21.68' | N 50°42'19" E | 21.00' |
| C32 | 49°40'47" | 25.00' | 11.57' | 21.68' | N 79°36'54" W | 21.00' |



ALL LOTS NOT MARKED ARE PRICED AT \$125,000.00.

X - UNDER CONTRACT
X - SOLD

OWNER
GREATHOUSE ROAD PARTNERS, LLC
P.O. BOX 220
MIDLOTHIAN, TX 76065

LAND SURVEYOR
O'NEAL SURVEYING COMPANY
P.O. BOX 361
ATHENS, TX 75751
TBPLS Firm No. 10194132 JOB NO. 20041
daniel.oneal@onealsurveying.com
(903) 804-2891

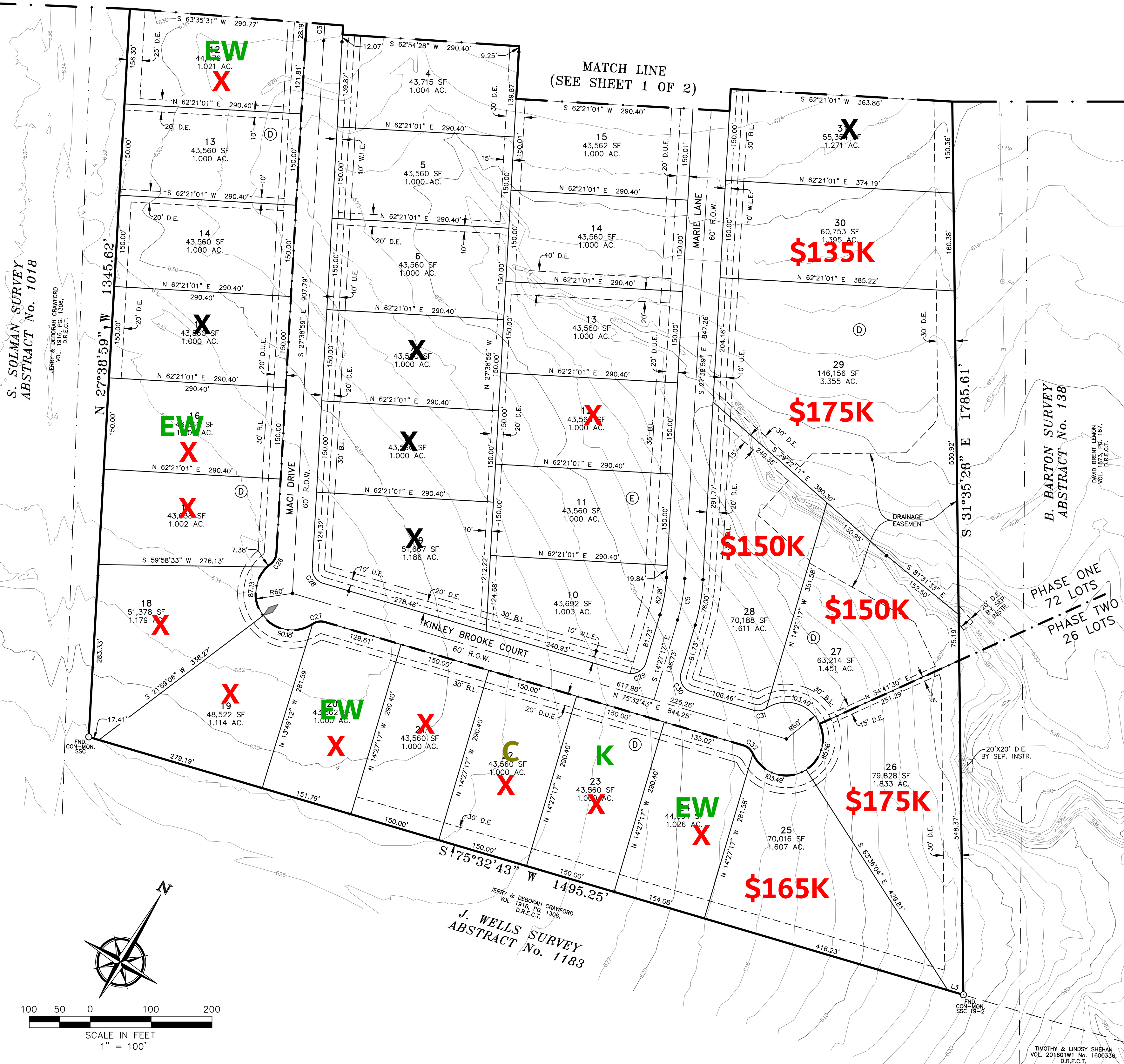
PRELIMINARY PLAT
THE RANCH AT STONE HILL
BEING
125.000 ACRES
98 RESIDENTIAL LOTS
SITUATED IN THE
J. WOODS SURVEY A-1144,
J. WELLS SURVEY A-1183,
S. SOLMAN SURVEY A-1018
& W.M. TURNER SURVEY A-1093
ELLIS COUNTY, TEXAS
ENGINEERING CONCEPTS & DESIGN, L.P.
ENGINEERING/PROJECT MANAGEMENT/CONSTRUCTION SERVICES
TEXAS FIRM REG. NO. 001145
201 WINCO CIRCLE, SUITE 200, WYLIE, TEXAS 75098
(972) 941-8400 FAX (972) 941-8401

DATE: 4/11/2022

SHEET 1 OF 2

Notes:

- All bearings shown hereon are based on the Texas State Plane Coordinate System of 1983 (2011), North Central Zone (4202).
- A 1/2" iron rod with red cap stamped "ONEAL 6570" will be set at all lot corners and/or at reference points to lot corners, wherever possible, after the completion of all utilities and subdivision construction.
- Ellis County will not be responsible for the maintenance of drainage easements or detention areas.
- According to Federal Emergency Management Agency (FEMA) Flood Insurance Rate Map No. 48139C0325F, Dated: June 3, 2013 this property lies within Flood Zone X (Area of Minimal Flood Hazard). This Flood Statement does not imply that the property and/or structures thereon will be free from flooding or flood damage. On rare occasions, greater floods can and will occur and flood heights may be increased by man-made or natural causes. This Flood Statement shall not create liability on the part of the surveyor.



OWNER'S CERTIFICATE

STATE OF TEXAS §
COUNTY OF ELLIS §

WHEREAS, DAVID BRENT LEMON IS THE OWNER OF A TRACT OF LAND SITUATED IN THE W.M. TURNER ABSTRACT, NO. 1093, THE J. WOODS SURVEY, ABSTRACT NO. 1144, THE B. BARTON SURVEY, ABSTRACT NO. 138, AND THE J. WELLS SURVEY, ABSTRACT NO. 1183, OF ELLIS COUNTY, TEXAS, AND BEING OUT OF A 302.76 ACRE TRACT CONVEYED TO THEM BY ANN LORRAINE LEMON, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEING A 125.00 ACRE TRACT OF LAND SITUATED IN THE W.M. TURNER ABSTRACT, NO. 1093, THE J. WOODS SURVEY, ABSTRACT NO. 1144, THE B. BARTON SURVEY, ABSTRACT NO. 138, AND THE J. WELLS SURVEY, ABSTRACT NO. 1183, OF ELLIS COUNTY, TEXAS, AND BEING A PORTION OF THAT CERTAIN 302.76 ACRE TRACT OF LAND CONVEYED BY DEED TO DAVID BRENT LEMON, AS RECORDED IN VOLUME 1873, PAGE 167, OF THE DEED RECORDS OF ELLIS COUNTY, TEXAS, AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT THE NORTHWEST CORNER OF SAID 302.76 ACRE TRACT OF LAND, AT A FOUND CONCRETE MONUMENT STAMPED SSC 504-2, SAID MONUMENT IS ALSO SITUATED ON THE SOUTH RIGHT OF WAY OF GREATHOUSE ROAD (A 60.00' R.O.W.):

THENCE N 59°38'04" E ALONG THE SOUTH RIGHT OF WAY OF GREATHOUSE ROAD, A DISTANCE OF 2018.15', TO A SET 1/2" IRON ROD WITH YELLOW FORT WORTH SURVEYING CAP, FOR A CORNER;

THENCE S 31°33'00" E DEPARTING SAID GREATHOUSE ROAD SOUTH R.O.W. LINE, A DISTANCE OF 1444.34', TO SET 1/2" IRON ROD WITH YELLOW FORT WORTH SURVEYING CAP, FOR A CORNER;

THENCE S 59°07'49" W A DISTANCE OF 1135.06', TO A FOUND 3" STEEL POST, FOR A CORNER;

THENCE S 31°35'28" E A DISTANCE OF 1785.61', TO A FOUND CONCRETE MONUMENT STAMPED SSC 19-2, FOR A CORNER, SITUATED ON THE SOUTH LINE OF SAID 302.76 ACRE TRACT OF LAND;

THENCE S 75°32'43" W ALONG THE SOUTH LINE OF SAID 302.76 ACRE TRACT A DISTANCE OF 1495.25', TO A FOUND CONCRETE MONUMENT STAMPED SSC FOR A CORNER, SITUATED AT THE SOUTHWEST CORNER OF SAID 302.76 ACRE TRACT OF LAND;

THENCE N 27°38'59" W ALONG THE WEST LINE OF SAID 302.76 ACRE TRACT, A DISTANCE OF 1345.62', TO A FOUND CONCRETE MONUMENT STAMPED SSC 504-1, FOR A CORNER;

THENCE N 14°28'03" W A DISTANCE OF 1544.28', WHICH IS THE POINT OF BEGINNING, HAVING AN AREA OF 125.00 ACRES OF LAND MORE OR LESS.

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

THAT DAVID BRENT LEMON (Owner) acting herein by and through its duly authorized officers, does hereby certify and adopt this plat designating the herein above described property as CRYSTAL RIDGE ESTATES, an addition to the Ellis County, and does hereby dedicate to the public use forever, the streets and alleys shown thereon. I, DAVID BRENT LEMON herein 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 to 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 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.
- 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.
- Ellis County and public utilities shall at all times have the full right of ingress and egress to and 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.
- 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 _____ day of _____ 2021.

BY: DAVID BRENT LEMON (OWNER)

Authorized Signature

DAVID BRENT LEMON, OWNER
Printed Name and Title

STATE OF TEXAS
COUNTY OF ELLIS

BEFORE ME, the undersigned authority, a Notary Public in and for said County and State, on this date personally appeared David Brent Lemon, 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 and under oath stated that the statements in the foregoing certificate are true.

GIVEN MY HAND AND SEAL OF OFFICE THIS _____ DAY OF _____ 2021.

NOTARY PUBLIC FOR THE STATE OF TEXAS
MY COMMISSION EXPIRES:

CERTIFICATE OF APPROVAL

STATE OF TEXAS §
COUNTY OF ELLIS §

Certificate of approval by the Commissioners' Court of Ellis County, Texas:

Director of Planning & Development

SURVEYOR'S CERTIFICATE

KNOW ALL MEN BY THESE PRESENTS:

That I, Daniel Chase O'Neal, do hereby certify that I prepared this plat and the field notes made a part thereof from an actual and accurate survey of the land and that the corner monuments shown thereon were properly placed under my personal supervision, in accordance with the Subdivision Regulations of the Ellis County, Texas.

Dated this _____ day of _____, 2021

PRELIMINARY; THIS DOCUMENT SHALL NOT BE RECORDED FOR ANY PURPOSE. FOR FINAL PLAT REVIEW PURPOSES ONLY.

DANIEL CHASE O'NEAL
REGISTERED PROFESSIONAL LAND SURVEYOR
STATE OF TEXAS NO. 6570



STATE OF TEXAS
COUNTY OF COLLIN

BEFORE ME, the undersigned authority, a Notary Public in and for said County and State, on this date personally appeared Daniel Chase O'Neal, 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 and under oath stated that the statements in the foregoing certificate are true.

GIVEN MY HAND AND SEAL OF OFFICE THIS _____ DAY OF _____ 2021.

NOTARY PUBLIC FOR THE STATE OF TEXAS
MY COMMISSION EXPIRES:

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:

PRELIMINARY PLAT
THE RANCH AT STONE HILL

BEING
125.00 ACRES
98 RESIDENTIAL LOTS
SITUATED IN THE

J. WOODS SURVEY A-1144,
J. WELLS SURVEY A-1183,
S. SOLMAN SURVEY A-1018
& W.M. TURNER SURVEY A-1093
ELLIS COUNTY, TEXAS

OWNER
GREATHOUSE ROAD PARTNERS, LLC
PO BOX 220
MIDLOTHIAN, TX 76065

LAND SURVEYOR
ONEAL SURVEYING COMPANY
P.O. BOX 361
ATHENS, TX 75751
TBPLS Firm No. 10194132 JOB NO. 20041
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(972) 941-8400 FAX (972) 941-8401

DATE: 4/11/2022

SHEET 2 OF 2





**The Ranch at
Stone Hill**

Lots For Sale

Custom Home Sites

Highly Deed Restricted

Waxahachie ISD

Lance Rust

469.337.4627

lancerust@joerust.com

