

ORIGINAL FILED

OWNER'S CERTIFICATE

STATE OF TEXAS:
 COUNTY OF ELLIS:

JTS

WHEREAS Rope & Crocker Investments, LLC, is the owner of a tract or parcel of land situated in Ellis County, Texas, and being part of the A. Howell Survey Abstract 520 and being that 15.5195 acre tract of land conveyed to Rope & Crocker Investments, LLC, by deed recorded October 27, 2016, Clerk's No. 1629615 in the Official Public Records of Ellis County and being more particularly described as follows;

BEGINNING at a point for corner at a 1/2" iron rod set in the center of Plainview Road at the southwesterly corner of said 15.5195 acre tract said point also being the southeasterly corner of that 45.79 acre tract of land conveyed to Kenneth Scott Crenshaw and Shellie Marie Williams by deed recorded in Volume 2484 Page 1368 of the Official Public Records of Ellis County;

THENCE due North (record bearing) along the westerly line of said 15.5195 acre tract and the easterly line of said 45.79 a distance of 1103.1 feet to a point for corner at a 1/2" iron rod found;

THENCE North 89° 33' 10" East along the northerly line of said 15.5195 acre tract and the southerly line of that 7.962 acre tract of land conveyed to Louis O. Ponder, et ux, by deed recorded in Volume 2506 Page 2054 of the Official Public Records of Ellis County a distance of 613.66 feet to a point for corner at a 1/2" iron rod found;

THENCE South 0° 13' 10" West along the easterly line of said 15.5195 acre tract a distance of 1107.9 feet to a point for corner at a 1/2" iron rod set in the center of Plainview Road;

THENCE due West along the southerly line of said 15.5195 acre tract and the center of Plainview Road a distance of 609.4 feet to THE PLACE OF BEGINNING and containing 15.5195 acres.

NOW THEREFORE KNOW MEN BY THESE PRESENTS

THAT Rope & Crocker Investments, LLC, does hereby adopt the herein described property as PLAINVIEW ACRES a subdivision in Ellis County, Texas and does hereby dedicate to the public use forever the streets and alleys shown thereon, and does hereby reserve the easement strips for the mutual use and accommodation of garbage collection agencies and all public Utilities desiring to use or using same. Any public utility shall have the right to remove all or part of any buildings, fences, trees, shrubs and improvements or other growths which may, in any way, interfere with the construction, maintenance or efficiency of its respective system in any of the easements strips for the purpose of construction, reconstruction, inspecting, patrolling, maintaining and either adding to or removing all or part of their respective system, without the necessity of, at any time, procuring the permission of anyone.

This plat approved subject to the platting ordinances, rules, regulations and resolutions of the City of Midlothian.

WITNESS BY OUR HANDS at Waxahachie, Texas, this the 30 day of Oct, 2017.

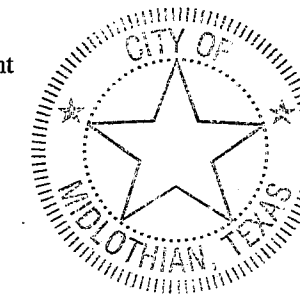
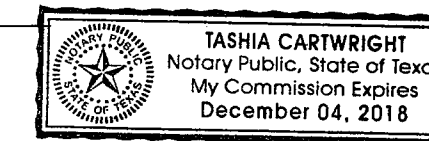
JUSTIN CROCKER
 ADAM ROPE

STATE OF TEXAS:
 COUNTY OF ELLIS:

BEFORE ME, the undersigned authority, a notary public, on this day personally appeared Justin Crocker and Adam Rope known to me to be the persons whose names are subscribed to the foregoing instrument, and acknowledged to me that they executed the same for the purpose and consideration therein expressed and in the capacity therein stated.

GIVEN under my hand and seal of office this the 30 day of October, 2017

Justin Cartwright



APPROVED 1st day of November, 2017.

BY: [Signature], Planning Director

Attest Leslie Regan, Planning Assistant

Approved 11-1-17, 2017

ENGINEERING DEPARTMENT APPROVAL

BY: [Signature] FOR City Engineer

Approved 11/2, 2017



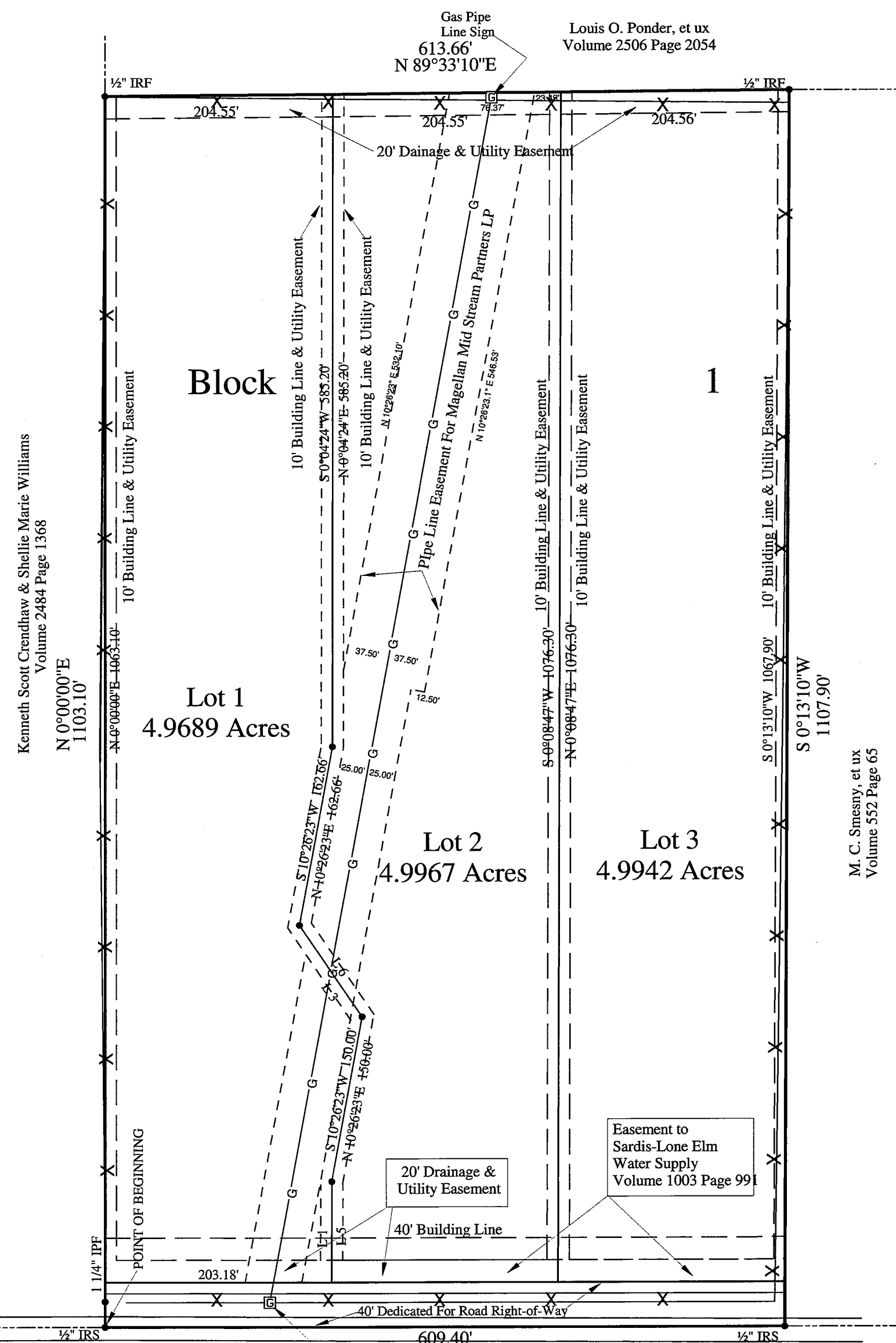
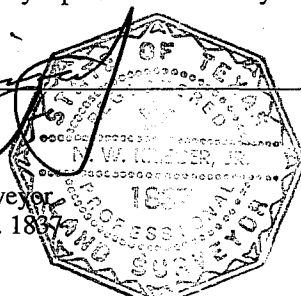
Minor Plat
 of
 Lots 1, 2 & 3 Block 1
 Plainview Acres
 a Subdivision of Part of
 A. Howell Survey Abstract 520
 Ellis County, Texas
 For
 Rope & Crocker Investment, LLC
 1314 W. Hwy Bypass #100
 Waxahachie, Texas 75165
 By
 N. W. Krieger, Jr.
 2409 Park Street
 P. O. Box 1294 Ennis, Texas 75120-1294
 Phone 972/878-7013

Surveyor's Certificate

This is to certify that I, N. W. Krieger, Jr., a Registered Professional Surveyor in the State of Texas, have platted 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 that this plat correctly represents that survey made by me.

[Signature] DATE 10/30/2017

N. W. Krieger, Jr. Surveyor
 Texas Registration No. 18877



Kenneth Scott Crenshaw & Shellie Marie Williams
 Volume 2484 Page 1368
 N 0°00'00"E
 1103.10'

Gas Pipe Line Sign
 613.66'
 N 89°33'10"E
 Louis O. Ponder, et ux
 Volume 2506 Page 2054

M. C. Smeasny, et ux
 Volume 552 Page 65

Plainview Road

The Kathleen S. Neal Family Trust
 Volume 1413 Page 791

(Original Deed for 15.5195 Acres
 Recorded October 27, 2016,
 County Clerk's No. 1629615)

Plainview Road

U. S. Highway 287
 Plainview Road