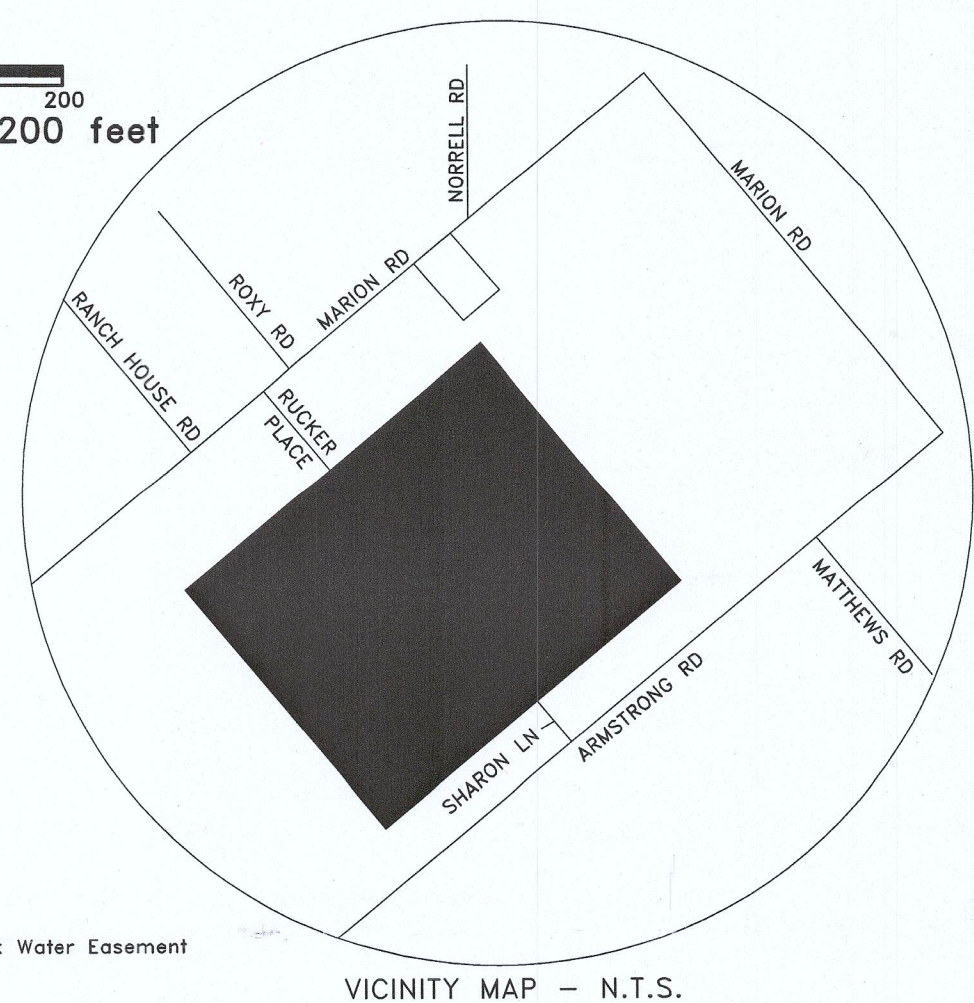
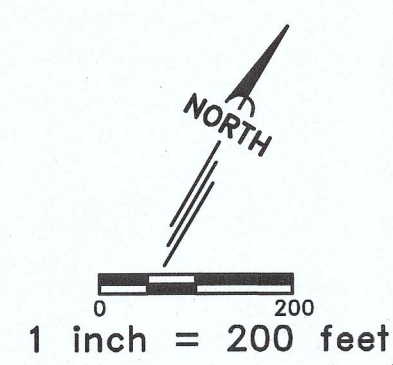
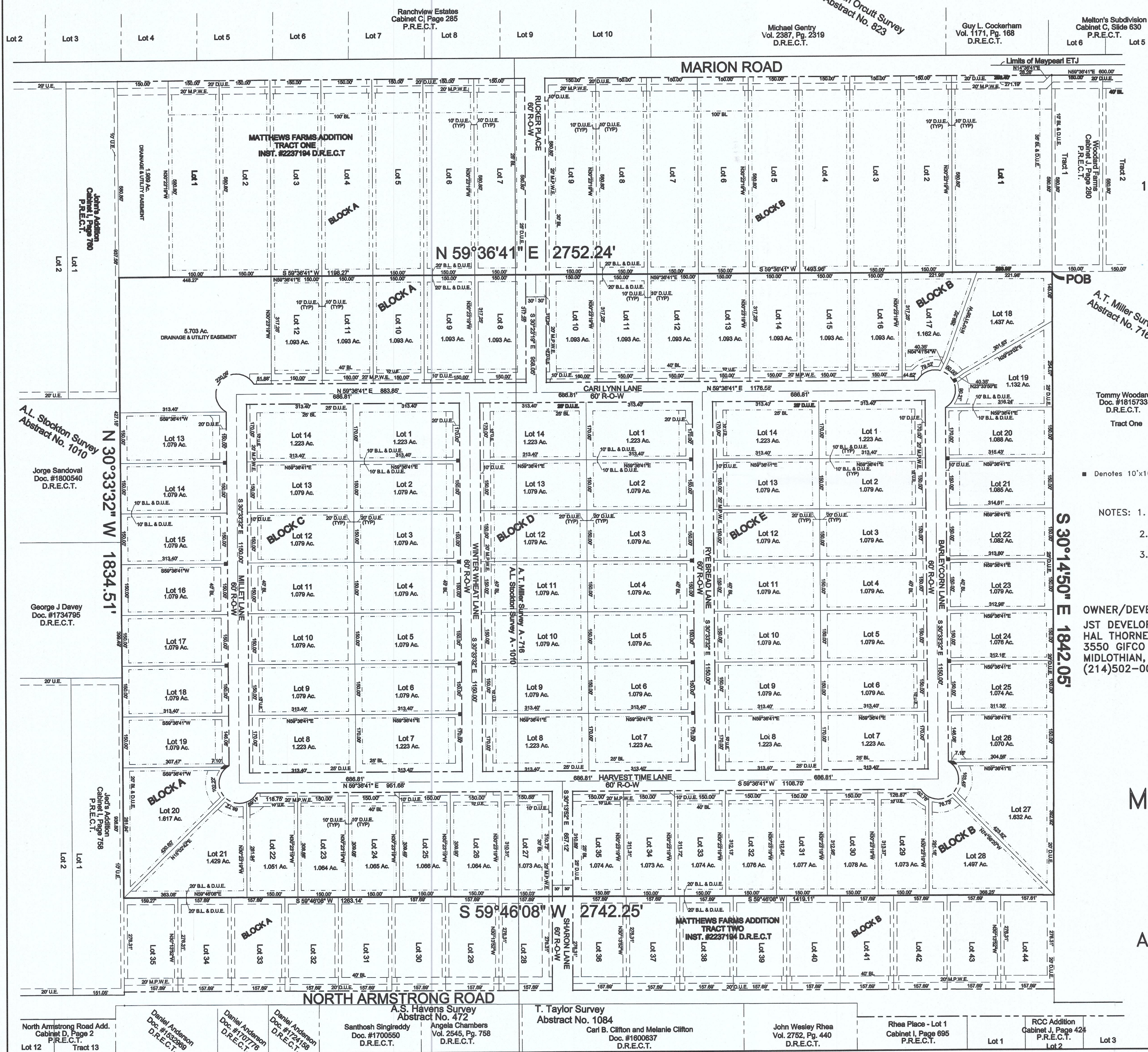


N-383-384

ORIGINAL FILED



- NOTES: 1. BASIS OF BEARING - TEXAS STATE PLANE COORDINATES, NORTH CENTRAL ZONE, GEOSHACK NETWORK.  
2. ELLIS COUNTY WILL NOT BE RESPONSIBLE FOR THE MAINTENANCE OF DETENTION PONDS OR DRAINAGE EASEMENTS ON PRIVATE PROPERTY  
3. THE HOA, FILING #: 8005120560 DATED 6/27/2023, DOC#: 1261743570002 WILL BE RESPONSIBLE FOR THE MAINTENANCE OF THE DRAINAGE & UTILITY EASEMENT BETWEEN LOTS 12 & 13, BLOCK A.

OWNER/DEVELOPER  
JST DEVELOPMENT, LLC  
HAL THORNE  
3550 GIFCO RD  
MIDLOTHIAN, TX 76065  
(214)502-0000

SURVEYOR  
D & D SURVEYING, INC.  
105 SW 2ND ST  
GRAND PRAIRIE, TX 75051  
(972)262-3898  
FIRM NO. 10011100

ENGINEER  
WEBB CONSULTING GROUP, INC.  
5803 COPPERWOOD LN, #2118  
DALLAS, TX 75248  
(214)606-4822  
FIRM NO. F-4742

# FINAL PLAT of MATTHEWS FARMS ADDITION PHASE TWO

115.936 Acres out of the  
A.T. Miller Survey, Abstract 716  
and the  
A. Stockton Survey, Abstract No. 1010  
Ellis County, Texas  
Located in the  
City of Maypearl ETJ

88 LOTS

STATE OF TEXAS:  
COUNTY OF ELLIS:

WHEREAS, JST DEVELOPMENT, LLC, BEING THE OWNER of 115.936 acres of land situated in the A.T. Miller Survey, Abstract No. 716, and the A.L. Stockton Survey, Abstract No. 1010, Ellis County, Texas, and being part of a 174.457 acre tract of land described in deed to JST DEVELOPMENT, LLC as recorded in Instrument No. 2145250, Deed Records, Ellis County, Texas, (D.R.E.C.T.), and being more particularly described as follows:

BEGINNING at a found 1/2 inch iron rod capped "D&D 4369" at the most easterly corner of Matthews Farms Addition, Tract One, an addition to Ellis County as recorded in Instrument #2237194 on September 21, 2023, Map Records, Ellis County, Texas, (M.R.E.C.T.), said point also being the most southerly corner of Woodland Farms, a Simplified Plat as filed in Cabinet J, Page 280, (M.R.E.C.T.) and also the most southerly Southwest corner of a tract of land conveyed to Tommy Woodard by Special Warranty Deed as recorded in Document #1815733, (D.R.E.C.T.);

THENCE South 30°14'50" East along the common line of said Tommy Woodard tract of distance of 1842.05 feet a found 1/2 inch iron rod capped "D&D 4369" at the most northerly corner of said Matthews Farms Addition, Tract Two;

THENCE South 59°46'08" West along the common line with said Matthews Farms Addition, Tract Two, a distance of 2742.25 feet to a found 1/2 inch rod capped "D&D 4369" for corner, said point also being the most westerly corner of said Matthews Farms Addition, Tract Two and also being in the north line of Jed's Addition, a Simplified Plat as filed in Cabinet I, Page 758, Map Records, Ellis County, Texas, (M.R.E.C.T.);

THENCE North 30°33'32" West a distance of 1834.51 feet to a found 1/2 inch rod capped "D&D 4369" for corner, said point also being the most southerly corner of said Matthews Farms Addition, Tract One and also being in the north line of John's Addition, a Simplified Plat as filed in Cabinet I, Page 760, Map Records, Ellis County, Texas, (M.R.E.C.T.);

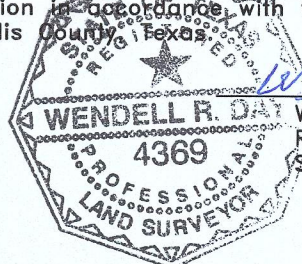
THENCE North 59°36'41" East along the common line with said Matthews Farms Addition, Tract One, distance of 2752.24 feet to the Point of Beginning and containing 115.936 acres of land, more or less.

#### FLOODPLAIN STATEMENT:

According to the Federal Emergency Management Agency Flood Insurance Rate Map Number 48139C0300F for Ellis County, Texas and Incorporated Areas dated June 03, 2013, this tract does not lie within the 100-year floodplain.

#### SURVEYOR'S CERTIFICATE

THAT I, WENDELL R. DAY, do hereby certify that this plat was prepared from an actual accurate survey of the land and that the corner monuments shown therein were properly placed under my personal supervision in accordance with the Platting Rules and Regulations of Ellis County, Texas.

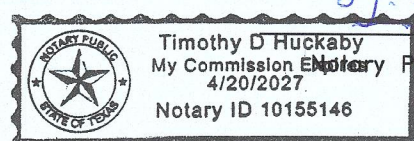


WENDELL R. DAY  
Registered Professional Land  
Surveyor No. 4369

STATE OF TEXAS:  
COUNTY OF DALLAS:

BEFORE me, the undersigned authority, a Notary Public for the State of Texas, on this day personally appeared Wendell R. Day, a Registered Professional Land Surveyor, 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 considerations therein expressed.

GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS 31<sup>st</sup> day of July, 2023.



#### OWNER'S CERTIFICATE

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

THAT JST DEVELOPMENT, LLC does hereby certify and adopt this plat designating the herein above described property as MATTHEWS FARMS ADDITION, PHASE TWO an addition to Ellis County, Texas, and does hereby dedicate to the public use forever the streets and alleys thereon. JST DEVELOPMENT, LLC does herein certify the following:

1. The streets and alleys are dedicated in fee simple for street and alley purposes.
2. All public improvements and dedications shall be free and clear of all debt, liens, and/or encumbrances.
3. 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.
4. No buildings, fences, trees, shrubs, or other improvements or growths shall be constructed or placed upon, over, or across the easements as shown.
5. Ellis County is not responsible for replacing any improvements in, over, or under any easements caused by maintenance or repair.
6. 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.
7. 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.
8. 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 of at any time procuring permission from anyone.
9. 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 Ellis County, Texas.

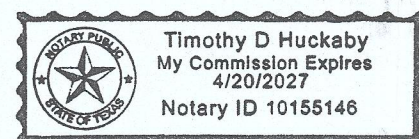
WITNESS, BY MY HAND, THIS THE 31<sup>st</sup> DAY OF July, 2023

Hal T. Thorne  
HAL T. THORNE - MANAGER- JST DEVELOPMENT, LLC

STATE OF TEXAS :  
COUNTY OF DALLAS :

BEFORE me, the undersigned authority, a Notary Public for the State of Texas, on this day personally appeared HAL T. THORNE, 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 31<sup>st</sup> day of July, 2023.



Timothy D. Huckaby  
Notary Public, State of Texas

#### 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 Department of Development.

[Signature]  
Department of Development Director

08/07/2023  
Approval Date

OWNER/DEVELOPER  
JST DEVELOPMENT, LLC  
  
3550 GIFCO RD  
MIDLOTHIAN, TX 76065  
(214)502-0000

SURVEYOR  
D & D SURVEYING, INC.  
105 SW 2ND ST  
GRAND PRAIRIE, TX 75051  
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FIRM NO. 10011100

ENGINEER  
WEBB CONSULTING GROUP, INC.  
5803 COPPERWOOD LN, #2118  
DALLAS, TX 75248  
(214)606-4822  
FIRM NO. F-4742

STATE OF TEXAS  
COUNTY OF ELLIS

Certificate of approval by the Commissioner's Court of Ellis County, Texas:  
Approved this date, the 19 of September, 2023.

[Signature]  
Todd Little, County Judge

[Signature]  
Randy Stinson  
Commissioner, Precinct No. 1

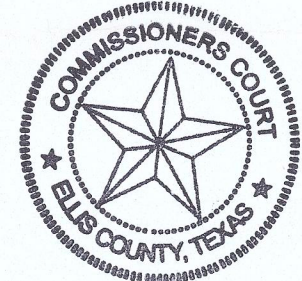
[Signature]  
Paul Perry  
Commissioner, Precinct No. 3

[Signature]  
Lane Grayson  
Commissioner, Precinct No. 2

[Signature]  
Kyle Butler  
Commissioner, Precinct No. 4

ATTEST:

[Signature]  
Krystal Valdez, County Clerk



## FINAL PLAT of MATTHEWS FARMS ADDITION PHASE TWO

115.936 Acres out of the  
A.T. Miller Survey, Abstract 716  
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JUL 28 2023  
PAGE 2 OF 2