AGENDA

NOTICE is hereby given of a regular meeting of the City of Ovilla Planning and Zoning Commission to be held on Monday, May 6, 2024, at 6:00 P.M. in the City Council Chamber located at 105 S. Cockrell Hill Road, Ovilla, Texas, 75154 for the purpose of considering the following items:

I. CALL TO ORDER
   • Invocation
   • Pledge of Allegiance

II. CITIZEN'S COMMENTS
   The Ovilla Planning and Zoning Commission welcomes comments from the public. Those wishing to speak must sign in before the meeting begins. Speakers may speak on any topic, whether on the agenda or not. Speakers under citizens’ comments must observe a three-minute time limit. Inquiries regarding matters not listed on the agenda may be referred to Staff for research and possible future action.

III. CONSENT AGENDA
   The following items may be acted upon in one motion. No separate discussion or action is necessary unless requested by a Commission Member, in which event those items will be pulled from the consent agenda for individual consideration on the regular agenda during this meeting.

   C1: Planning and Zoning Minutes of the Regular Meeting of April 1, 2024.

IV. REGULAR AGENDA

   ITEM 1. DISCUSSION/ACTION – Case 24.03 - Consideration of and action on a recommendation to the City Council of the City of Ovilla, regarding a minor plat request filed by Linda Reeder, being a 4.591-acre tract of land out of the Jonathan Billingsley Survey, Abstract No. 76, Ellis County, Texas, also known as Three Sisters Addition, Lots 1 & 2, an addition to the City of Ovilla, Texas.

   ITEM 2. DISCUSSION/ACTION – Consideration of any item(s) pulled from the Consent Agenda for individual consideration and action.

V. ADJOURNMENT

This is to certify that a copy of the Notice of the Ovilla Planning and Zoning Commission Meeting of May 6, 2024, was posted on the bulletin board at City Hall, 105 S. Cockrell Hill Road, Ovilla, Texas, on May 3, 2024, prior to 6:00 p.m.
A quorum of The Ovilla City Council, Board of Adjustment, Economic Development Corporation, or Municipal Development District may be present. No action will be taken by the above-listed boards.

This facility is ADA compliant. If you plan to attend this public meeting and have a disability that requires special arrangements, please call 972-617-7262 at least 48 hours in advance. Reasonable accommodation will be made to assist your needs. PLEASE SILENCE ALL CELL PHONES & OTHER ELECTRONIC EQUIPMENT WHILE THE CITY COUNCIL MEETING IS IN SESSION.

A recording of the meeting will be made and will be available to the public in accordance with the Open Meetings Act upon written request.

PURSUANT TO SECTION 30.06, PENAL CODE (TRESPASS BY LICENSE HOLDER WITH A CONCEALED HANDGUN), A PERSON LICENSED UNDER SUBCHAPTER H, CHAPTER 411, GOVERNMENT CODE (HANDGUN LICENSING LAW), MAY NOT ENTER THIS PROPERTY WITH A CONCEALED HANDGUN.

CONFORME A LA SECCIÓN 30.06 DEL CÓDIGO PENAL (ENTRADA SIN AUTORIZACIÓN POR TITULAR DE LICENCIA CON UNA PISTOLA OCULTA), UNA PERSONA CON LICENCIA BAJO EL SUBCAPÍTULO H, CAPÍTULO 411 DEL CÓDIGO DE GOBIERNO (LEY DE LICENCIAS DE PISTOLAS), NO PUEDE ENTRAR EN ESTA PROPIEDAD CON UNA PISTOLA OCULTA.

PURSUANT TO SECTION 30.07, PENAL CODE (TRESPASS BY LICENSE HOLDER WITH AN OPENLY CARRIED HANDGUN), A PERSON LICENSED UNDER SUBCHAPTER H, CHAPTER 411, GOVERNMENT CODE (HANDGUN LICENSING LAW), MAY NOT ENTER THIS PROPERTY WITH A HANDGUN THAT IS CARRIED OPENLY.

CONFORME A LA SECCIÓN 30.07 DEL CÓDIGO PENAL (ENTRADA SIN AUTORIZACIÓN POR TITULAR DE LICENCIA CON UNA PISTOLA VISIBLE), UNA PERSONA CON LICENCIA BAJO EL SUBCAPÍTULO H, CAPÍTULO 411 DEL CÓDIGO DE GOBIERNO (LEY DE LICENCIAS DE PISTOLAS), NO PUEDE ENTRAR EN ESTA PROPIEDAD CON UNA PISTOLA VISIBLE.
Board Chair Alan Whittaker called the Regular Planning and Zoning Commission Meeting of the City of Ovilla to order at 6:02 PM, in the Ovilla Council Chamber Room, 105 S. Cockrell Hill Road, Ovilla, Texas 75154, with notice of the meeting duly posted.

The following Board Members were present:

- Patrick Gray  Place 1 (arrived at 6:25 p.m.)
- Rachel Huber  Place 2
- Alan Whittaker  Place 4
- Dani Muckleroy  Place 5
- Fred Hart  Place 6

Five (5) members of the board were present constituting a quorum. Gregory Kimble, Place 3, and David Hinson, Place 7 were absent. The City Manager and Director of Community and Economic Development were present.

**CALL TO ORDER:**

PL 2 Huber led the invocation.
PL 6 Hart led the reciting of the U.S. Pledge of Allegiance.

**ANNOUNCEMENTS, PROCLAMATIONS, PRESENTATIONS, COMMENTS:**

**PRESENTATIONS:** None

**CITIZEN COMMENTS:**

Tana Jimenez, 109 Suburban Drive, Ovilla, Texas 75154
Ms. Jimenez addressed the commission and requested that any speakers following her during the meeting that are affiliated with Red Oak ISD, either paid faculty or staff, paid contractor, or board members disclose that affiliation. Ms. Jimenez stated that she has a son currently enrolled at Shields Elementary.

**CONSENT AGENDA**

**C1:** Planning and Zoning Minutes of the Regular Meeting of February 5, 2024.

PL 6 Hart motioned to approve the consent agenda.
PL 2 Huber seconded the motion.

The motion carried with a 4-0 vote of the commission.
PL 1 Gray arrived at 6:25 p.m. and did not vote on the motion.
REGULAR AGENDA

ITEM 1. DISCUSSION/ACTION–Case 24.01 - Consideration of and action on a recommendation to the City Council of the City of Ovilla, in regards to a final plat request filed by Red Oak Independent School District being a 48.485 Acre Tract of land out of the John S. Patton Survey, Abstract No. 841 Ellis County, Texas, also known as Lot 1 in Block A of Red Oak New Middle School, an addition to the City of Ovilla, Texas.

CITIZEN COMMENTS REGARDING AGENDA ITEM 1:

Connie Moon, 615 Meadowlark Drive, Ovilla, Texas 75154
Ms. Moon addressed the commission with concerns about where the school is being placed and safety concerns for the children. She stated that the asphalt roads without sidewalks will be dangerous for the children and asked who will be crossing them across Westmoreland Road. She stated that she felt like citizens in Ovilla were not given the opportunity to voice their concerns by Red Oak ISD and that the district had failed to communicate with residents in the surrounding area. She also stated that trucks were parking on the street in their neighborhood, blocking children at play signage and that when the school opens, there will not be a way for people to exit their property. She also stated that she had concerns about children crossing the bridge south of the school property.

Tana Jimenez, 109 Suburban Drive, Ovilla, Texas 75154
Ms. Jimenez addressed the commission and stated that it was the Planning and Zoning Commission’s duty and responsibility to protect the residents of Ovilla whose lives have been disrupted by the construction of the new middle school. She stated that she would like to know the Commission’s plans for relieving traffic in neighborhoods surrounding the school, plans for emergency vehicles to access the neighborhoods during drop off and pickup times, plans to mitigate light and noise pollution from construction. She asked what the plans are to mitigate the noxious fumes and carbon monoxide from idling vehicles. She stated that since lives and neighborhoods had been disrupted, the Commission should protect the little guys from being bullied by a larger and more powerful entity.

Nancy Lopez, 612 Meadowlark Drive, Ovilla, Texas 75154
Ms. Lopez addressed the Commission and provided a photo from her backyard showing her pool with a chain link fence and construction equipment in the background. She stated that her peace and quiet is gone and that she cannot sit in her backyard anymore. She stated that she is concerned with the amount of construction and that she will probably have to build a wooden fence in her backyard out of her own pocket so that she can once again enjoy her backyard. She stated that she is concerned with the holes that are being dug on the school property and how she can feel the vibration beginning at 6:40am-7:00am until 5:00pm, Monday through Saturday. She stated that her concern is that the vibration will cause problems with her septic system in her backyard. She stated that it has not affected her septic system yet, but that she is concerned. She stated that she is not against the school and is happy for the school because we need more of them, but she is upset about the location being right next to her backyard. She stated that the peace and quiet is why she moved to Ovilla to enjoy her retirement. She stated that she was concerned about the kids and that when she lived in Cedar Hill near a school, there were issues with children crossing the street and a couple of kids were hit by cars.

After Citizens Comments regarding Agenda Item #1, Director of Community and Economic Development, Burton Barr, gave a presentation about the new Red Oak ISD middle school project to the Commission.
Chair Whittaker asked staff if there was any information that could be shared related to the traffic concerns brought up during citizen comments. Mr. Barr stated that there would be areas where crosswalks were painted and the plans showed sidewalks along the school property boundary. Mr. Barr asked City Engineer, Andrew Mata, if he recalled any specifics from the civil plan review. Mr. Mata referred back to the crosswalks, sidewalks, and required signage that were all required by schools and were included in the plans that were reviewed and approved. He stated that the sidewalks will be on the school property and that as additional development occurs on Westmoreland Road, additional sidewalks will be added as part of those developments. Mr. Mata shared that the developments to the north and south of the school property did not currently have sidewalks.

Chair Whittaker stated that any of the concerns brought up by the citizens may be shared with the City Council given that they have decision-making authority regarding the final plat approval.

PL 5 Muckleroy motioned to approve the final plat application as presented and forward the recommendation to the Ovilla City Council.

PL 2 Huber seconded the motion.

The motion carried with a 5-0 vote of the commission.

PL 1 Gray arrived at 6:25 p.m. and voted on the motion.

**EXECUTIVE SESSION:** None

**ADJOURNMENT:**

PL 5 Muckleroy made a motion to adjourn.

PL 6 Hart seconded the motion.

The motion carried with a 5-0 vote of the commission.

There being no further business, Board Chair Whittaker adjourned the meeting at 6:30 p.m.

______________________________
Alan Whittaker, Chair

ATTEST:

______________________________
David D. Henley,
City Manager

APPROVED:

May 6, 2024
AGENDA ITEM REPORT

Item # 1

Meeting Date: May 6, 2024
Department: Administration

Zoned: Residential

Discussed

Reviewed By:
- City Manager
- Development Director

City Secretary
City Attorney
Other

Agenda Item / Topic:

DISCUSSION/ACTION – Case 24.03 – Consideration of and action on a recommendation to the City Council of the City of Ovilla, regarding a minor plat request filed by Linda Reeder, being a 4.591-acre tract of land out of the Jonathan Billingsley Survey, Abstract No. 76, Ellis County, Texas, also known as Three Sisters, Lots 1 & 2, an addition to the City of Ovilla, Texas.

Attachments:

1. Minor Plat THREE SISTERS, LOTS 1&2, 76 J BILLINGSLEY 4.591 ACRES
2. Minor Plat Application
3. Franchise Utility and School District Notification
4. Tax Certificates

Discussion / Justification:

NAME: THREE SISTERS
AUTHORIZED AGENT OF RECORD: Linda Reeder, 8291 Slippery Creek, Red Oak, Texas 75154
COMPLETED APPLICATION DATE: April 24, 2024
LOCATION: 612 E. Highland Rd., Ovilla, Texas 75154, Ellis County, Texas
UTILITIES: Sardis-Lone Elm Water Supply
ZONING: “R22” Residential (22,000 sf)
PROPOSED LAND USE: 2 Residential Lots

The property owners wish to adjust the lot lines on the parcels to square off both parcels. This will create two residential lots. Lot 1 will be approximately 1.387 acres and Lot 2 will be approximately 2.772 acres. Lot 1 currently has a residential dwelling on the property and Lot 2 has an accessory building and vacant land.

Recommendation / Staff Comments:

Staff recommends approval of the minor plat; all details of the plat adhere with the Texas Local Government Code and City of Ovilla Code of Ordinances.
Sample Motion(s):

I move to approve/deny the minor plat application as presented and forward the recommendation to the Ovilla City Council.
All applications must be submitted with a completed application form, all applicable materials listed in the checklist, and the appropriate fees to the City Secretary's Office. Applications shall be processed based on the City's official submission dates.

Check the applicable plat type for this application.

<table>
<thead>
<tr>
<th>Master Plat</th>
<th>If the proposed subdivision is a portion of a tract, then a tentative master plat of the entire subdivision shall be submitted with the plat of the portion to be subdivided.</th>
</tr>
</thead>
<tbody>
<tr>
<td>Preliminary Plat</td>
<td>A plat for the submission of land that requires the extension of municipal infrastructure to serve the site. Also, check the box for &quot;Replat&quot; if the property was previously platted.</td>
</tr>
<tr>
<td>Final Plat</td>
<td>The plat to be recorded with the county clerk's office. Check the type of final plat below. Also, check the box for &quot;Replat&quot; if the property was previously platted.</td>
</tr>
<tr>
<td>Major Plat</td>
<td>A plat to create one or more lots that require right-of-way dedication or the extension of municipal infrastructure to serve the site or adjoining property.</td>
</tr>
<tr>
<td>Minor Plat (Short Form)</td>
<td>A plat to create one or more lots that do not require the extension of municipal infrastructure to serve the site or adjoining property.</td>
</tr>
<tr>
<td>Amending Plat (Short Form)</td>
<td>A plat to decrease the number of lots, adjust lot lines, correct scrivener errors or any of the purposes stated in Chapter 212 of the Texas Local Government Code and not requiring the extension of municipal infrastructure.</td>
</tr>
<tr>
<td>Replat</td>
<td>A plat of land that was part of a previously recorded plat approved by the City of Ovilla to expand or create additional lots or streets, or to amend easements or building lines that were previously shown on a plat.</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>SUBJECT PROPERTY INFORMATION</th>
<th></th>
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</thead>
<tbody>
<tr>
<td>ADDRESS:</td>
<td>612 E. Highland Rd. 75154</td>
</tr>
<tr>
<td>PARCEL TAX ID #:</td>
<td>180122 180121</td>
</tr>
<tr>
<td>LEGAL DESCRIPTION:</td>
<td>J. Billingsley Survey A-760</td>
</tr>
<tr>
<td>CURRENT OR PROPOSED SUBDIVISION NAME:</td>
<td>Three Sisters</td>
</tr>
</tbody>
</table>
**APPLICANT (AUTHORIZED AGENT)**

<table>
<thead>
<tr>
<th>NAME:</th>
<th>Linda J. Reeder</th>
</tr>
</thead>
<tbody>
<tr>
<td>COMPANY:</td>
<td>Three Sisters</td>
</tr>
<tr>
<td>EMAIL:</td>
<td><a href="mailto:h-l.reeder@sbcglobal.net">h-l.reeder@sbcglobal.net</a></td>
</tr>
<tr>
<td>CONTACT #:</td>
<td>972-969-3231</td>
</tr>
<tr>
<td>ADDRESS:</td>
<td>8291 Slippery Creek</td>
</tr>
<tr>
<td>CITY, STATE, ZIP</td>
<td>Red Oak, TX 75154</td>
</tr>
</tbody>
</table>

**PROFESSIONAL LICENSED SURVEYOR, REGISTERED PROFESSIONAL ENGINEER OR LAND PLANNER**

<table>
<thead>
<tr>
<th>NAME:</th>
<th>Stuart Hamilton</th>
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<tbody>
<tr>
<td>COMPANY:</td>
<td>Davis &amp; McDill</td>
</tr>
<tr>
<td>EMAIL:</td>
<td><a href="mailto:stu@davismedill.com">stu@davismedill.com</a></td>
</tr>
<tr>
<td>CONTACT #:</td>
<td>972-938-1185</td>
</tr>
<tr>
<td>ADDRESS:</td>
<td>1014 Ferris Ave. Suite 104</td>
</tr>
<tr>
<td>CITY, STATE, ZIP</td>
<td>Waxahachie, TX 75165</td>
</tr>
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**PROPERTY OWNER (ATTACH ADD'L PAGE FOR MULTIPLE OWNERS)**

<table>
<thead>
<tr>
<th>NAME:</th>
<th>Patricia Ruyle</th>
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<tbody>
<tr>
<td>COMPANY:</td>
<td>Three Sisters</td>
</tr>
<tr>
<td>EMAIL:</td>
<td></td>
</tr>
<tr>
<td>CONTACT #:</td>
<td>214-662-4112</td>
</tr>
<tr>
<td>ADDRESS:</td>
<td>1830 Connie Lane</td>
</tr>
<tr>
<td>CITY, STATE, ZIP</td>
<td>Rockwall, TX 75082</td>
</tr>
<tr>
<td>PROPERTY OWNER (ATTACH ADD'L PAGE FOR MULTIPLE OWNERS)</td>
<td></td>
</tr>
<tr>
<td>---------------------------------</td>
<td></td>
</tr>
<tr>
<td><strong>NAME:</strong></td>
<td>Linda J. Reeder</td>
</tr>
<tr>
<td><strong>COMPANY:</strong></td>
<td>Three Sisters</td>
</tr>
<tr>
<td><strong>EMAIL:</strong></td>
<td><a href="mailto:l-1-reeder@sbaglobal.net">l-1-reeder@sbaglobal.net</a></td>
</tr>
<tr>
<td><strong>CONTACT #:</strong></td>
<td>972-965-3231</td>
</tr>
<tr>
<td><strong>ADDRESS:</strong></td>
<td>8291 Slippery Creek</td>
</tr>
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<tr>
<td><strong>ADDRESS:</strong></td>
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<tr>
<td><strong>CITY, STATE, ZIP</strong></td>
</tr>
</tbody>
</table>
PROPERTY OWNER / AGENT AUTHORIZATION

By my signature, I hereby affirm that I am the property owner of record, or if the applicant is an organization or business entity, that authorization has been granted to represent the owner, organization or business in this application. I certify that the information on this application is complete and accurate, and it is understood that I agree to the application being requested for this property. Additionally, my signature below indicates my awareness of the fee required at the time of the application submittal and any additional fees as noted in the City's fee schedule. I have the power to authorize and hereby grant permission for City of Ovilla officials to enter the property on official business as part of the application process.

PRINTED NAME       SIGNATURE

Linda Reeder       Linda Reeder

SUBMISSION REQUIREMENTS

The following items shall be submitted with the application. For other information required on the plat exhibit and construction / utility plans, refer to Article 10.02 Subdivision Ordinance, City of Ovilla Design Manuals, and the North Central Texas Council of Governments (NCTCOG) Standard Specifications for Public Works Construction.

✓ = Required with application.
X = Not required at this time.

<table>
<thead>
<tr>
<th></th>
<th>Master Plat</th>
<th>Preliminary Plat</th>
<th>Major Final Plat</th>
<th>Minor Plat, Amending Plat, Replat</th>
<th>Plat Vacation</th>
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</thead>
<tbody>
<tr>
<td>Tax Certificates</td>
<td>✓</td>
<td>✓</td>
<td>✓</td>
<td>✓</td>
<td>✓</td>
</tr>
<tr>
<td>Documentation that plat was submitted to franchise utility companies and applicable school district</td>
<td>✓</td>
<td>✓</td>
<td>✓</td>
<td>✓</td>
<td>✓</td>
</tr>
<tr>
<td>Preliminary Utility Plan</td>
<td>X</td>
<td>✓</td>
<td>X</td>
<td>X</td>
<td>X</td>
</tr>
<tr>
<td>Preliminary Drainage System Plan</td>
<td>X</td>
<td>✓</td>
<td>X</td>
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<td>X</td>
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<tr>
<td>Construction Plans for Streets &amp; Utilities</td>
<td>X</td>
<td>X</td>
<td>✓</td>
<td>X</td>
<td>X</td>
</tr>
<tr>
<td>Tree Stand Delineation Plan and Tree Survey</td>
<td>X</td>
<td>X</td>
<td>X</td>
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<td>X</td>
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<tr>
<td>Protective or Restrictive Covenants</td>
<td>X</td>
<td>X</td>
<td>✓</td>
<td>✓</td>
<td>✓</td>
</tr>
</tbody>
</table>
October 13, 2023

To Whom It May Concern,

Sardis-Lone Elm Water provides water services at 76 J BILLINGSLEY 3.54 ACRES,

Red Oak, Texas. If you have any questions, please call us at 972-775-8566.

Sincerely,

Jackie Settlemyer

Sardis-Lone Elm Water Supply Corp.
1941 Bryson Lane
Midlothian, Texas 76065
972-773-8569 Office
972-775-8566 Office
972-775-3114 Fax
www.sardiswater.com
11/09/2023 | 8:22:30 AM CST

Aaron Ramirez
Oncor Electric Delivery
200 N. Ector Drive
Euless, TX. 76039

Linda Reeder
8291 Slippery Creek Street
Red Oak, TX 75154

Re: Between 612 & 625 E. Highland Road, Ovilla, TX. 75154

Please be advised that Oncor Electric Delivery Company LLC, a Delaware limited liability company, can provide electric service to the above referenced site. Service will be provided upon request in accordance with our tariffs and service regulations on file with the Public Utility Commission of Texas.

If you have questions or need additional information, please feel free to contact me.

Sincerely,

[Signature]

Aaron Ramirez
Project Planning Analyst
aaron.ramirez@oncor.com

WWW.ONCOR.COM

DocuSign Envelope ID: 72994F40-3A2A-4056-9A51-A312FA55E309
Re: City of Ovilla requirements on minor plat.

From: Krista Tipton (krista.tipton@midlothianisd.org)
To: h-l.reeder@sbcglobal.net
Cc: reederh48@icloud.com
Date: Thursday, February 1, 2024 at 02:03 PM CST

Received – thank you. I'm glad you got this taken care of. Krista

Krista Tipton, M. Ed.
Executive Director of Administration and Student Services
Midlothian Independent School District
krista.tipton@misd.sks 469-856-5028

From: HORACE REEDER <h-l.reeder@sbcglobal.net>
Sent: Thursday, February 1, 2024 1:16 PM
To: Krista Tipton <krista.tipton@midlothianisd.org>
Cc: Horace Reeder <reederh48@icloud.com>
Subject: City of Ovilla requirements on minor plat.

You don't often get email from h-l.reeder@sbcglobal.net. Learn why this is important

CAUTION: External Sender. Please do not click on links or open attachments from senders you do not trust.

Please find attached a copy of the minor plat at 612 E Highland Rd. The city of Ovilla stated I needed to show proof I had submitted the plat to the school district. If you have any questions, please let me know. No additional action is required.

Legal Notice

It is the policy of Midlothian ISD not to discriminate on the basis of race, color, national origin, sex, disability, or age in its programs or activities and provide equal access to the Boy Scouts and other designated youth groups. For information about your rights or grievance procedures, contact the Title IX Coordinator, Krista Tipton and/or the Section 504 Coordinator, Shannon Thompson at Midlothian Independent School District; 100 Walter Stephenson Rd. | Midlothian, TX 76065 | PH: (469) 856-5000

Midlothian ISD no discrimina por motivos de raza, color, origen nacional, sexo, discapacidad o edad en sus programas o actividades y brinda igualdad de acceso a los Boy Scouts y otros grupos juveniles designados. La siguiente persona ha sido designada para manejar consultas sobre las políticas de no discriminación: Krista Tipton and/or the Section 504 Coordinator, Shannon Thompson at Midlothian Independent School District; 100 Walter Stephenson Rd. | Midlothian, TX 76065 | PH: (469) 856-5000
TAX CERTIFICATE

RICHARD ROZIER
ELLIS COUNTY TAX OFFICE TAX ASSESSOR - COLLECTOR
P.O. DRAWER 180 109 S. JACKSON RM T125
WAXAHACHIE, TX 75168

Issued To: RUYLE PATRICIA ETAL
612 E HIGHLAND RD
RED OAK, TX 75154-5506

Legal Description
76 J BILLINGSLEY 3.54 ACRES

Parcel Address: HIGHLAND RD
Legal Acres: 3.5400

Account Number: 180121
Certificate No: 250442581
Certificate Fee: $10.00 CHECK NO. 13733

Print Date: 04/23/2024 10:26:32 AM
Paid Date: 04/23/2024
Issue Date: 04/23/2024
Operator ID: EVELYNM

TAX CERTIFICATES ARE ISSUED WITH THE MOST CURRENT INFORMATION AVAILABLE. ALL ACCOUNTS ARE SUBJECT TO CHANGE PER SECTION 26.15 AND 11.43(i) OF THE TEXAS PROPERTY TAX CODE. THIS IS TO CERTIFY THAT ALL TAXES DUE ON THE ABOVE DESCRIBED PROPERTY HAVE BEEN EXAMINED, UP TO AND INCLUDING THE YEAR 2023, AND THERE ARE NO TAXES DUE ON THIS PROPERTY.

Exemptions:

Certified Owner:
RUYLE PATRICIA ETAL
612 E HIGHLAND RD
RED OAK, TX 75154-5506

Certified Tax Unit(s):
70 ELLIS COUNTY
170 LTRD
208 MIDLOTHIAN ISD
362 CITY OF OVILLA

DUE TO ITS ASSIGNED USAGE, THE ABOVE LEGAL PROPERTY MAY HAVE RECEIVED SPECIAL VALUATION, AND ADDITIONAL ROLLBACK TAXES MAY BECOME DUE BASED ON THE PROVISIONS OF THE SPECIAL VALUATION.

Reference (GF) No: N/A
Issued By: 
RICHARD ROZIER
ELLIS COUNTY TAX OFFICE TAX ASSESSOR - COLLECTOR

53.1.103
TAX CERTIFICATE

RICHARD ROZIER
ELLIS COUNTY TAX OFFICE TAX ASSESSOR - COLLECTOR
P.O. DRAWER 188  109 S. JACKSON RM T125
WAXAHACHIE, TX 75168

Issued To:    RUYLE PATRICIA ETAL
% MICHELLE MC CRAW
612 E HIGHLAND RD
RED OAK, TX 75154-5506

Legal Description:  76 J BILLINGSLEY 1 ACRES

Parcel Address:    612 E HIGHLAND RD
Legal Acres:  1.0000

Account Number:    251037251038
Certificate No: 250442579
Certificate Fee: $10.00 CHECK NO. 13733

Print Date: 04/23/2024 10:24:59 AM
Paid Date: 04/23/2024
Issue Date: 04/23/2024
Operator ID: EVELYNM

TAX CERTIFICATES ARE ISSUED WITH THE MOST CURRENT INFORMATION AVAILABLE. ALL ACCOUNTS ARE SUBJECT TO CHANGE PER SECTION 26.15 AND 11.43(i) OF THE TEXAS PROPERTY TAX CODE. THIS IS TO CERTIFY THAT ALL TAXES DUE ON THE ABOVE DESCRIBED PROPERTY HAVE BEEN EXAMINED, UP TO AND INCLUDING THE YEAR 2023, AND THERE ARE NO TAXES DUE ON THIS PROPERTY.

Exemptions:

| 2023 Value: | 91,324 |
| 2023 Levy: | $1,833.73 |
| 2023 Levy Balance: | $0.00 |
| Prior Year Levy Balance: | $0.00 |
| Total Levy Due: | $0.00 |
| P&I + Attorney Fee: | $0.00 |
| Total Amount Due: | $0.00 |

DUE TO ITS ASSIGNED USAGE, THE ABOVE LEGAL PROPERTY MAY HAVE RECEIVED SPECIAL VALUATION, AND ADDITIONAL ROLLBACK TAXES MAY BECOME DUE BASED ON THE PROVISIONS OF THE SPECIAL VALUATION.

Certified Owner:
RUYLE PATRICIA ETAL
% MICHELLE MC CRAW
612 E HIGHLAND RD
RED OAK, TX 75154-5506

Certified Tax Unit(s):
70 ELLIS COUNTY
170 LTRD
208 MIDLOTHIAN ISD
362 CITY OF OVILLA

Reference (GF) No:  N/A

Issued By:  [ ]

RICHARD ROZIER
ELLIS COUNTY TAX OFFICE TAX ASSESSOR - COLLECTOR

53.1.103
TAX CERTIFICATE

RICHARD ROZIER
ELLIS COUNTY TAX OFFICE TAX ASSESSOR - COLLECTOR
P.O. DRAWER 188  109 S. JACKSON RM T125
WAXAHACHIE, TX 75168

Issued To:  
RUYLE PATRICIA ETAL  
612 E HIGHLAND RD  
RED OAK, TX 75154-5506

Legal Description  
76 J BILLINGSLEY 1 ACRES

Parcel Address: 612 E HIGHLAND RD
Legal Acres: 1.0000

Account Number: 251037180122
Certificate No: 250442580
Certificate Fee: $10.00  CHECK NO. 13733
Print Date: 04/23/2024 10:25:36 AM
Paid Date: 04/23/2024
Issue Date: 04/23/2024
Operator ID: EVELYNM

TAX CERTIFICATES ARE ISSUED WITH THE MOST CURRENT INFORMATION AVAILABLE. ALL ACCOUNTS ARE SUBJECT TO CHANGE PER SECTION 26.15 AND 11.43(i) OF THE TEXAS PROPERTY TAX CODE. THIS IS TO CERTIFY THAT ALL TAXES DUE ON THE ABOVE DESCRIBED PROPERTY HAVE BEEN EXAMINED, UP TO AND INCLUDING THE YEAR 2023, AND THERE ARE NO TAXES DUE ON THIS PROPERTY.

Exemptions:  
CAPPED   HOMESTEAD

2023 Value: 45,675
2023 Levy: $373.85
2023 Levy Balance: $0.00
Prior Year Levy Balance: $0.00
Total Levy Due: $0.00
P&I + Attorney Fee: $0.00
Total Amount Due: $0.00

DUE TO ITS ASSIGNED USAGE, THE ABOVE LEGAL PROPERTY MAY HAVE RECEIVED SPECIAL VALUATION, AND ADDITIONAL ROLLBACK TAXES MAY BECOME DUE BASED ON THE PROVISIONS OF THE SPECIAL VALUATION.

Certified Owner:  
RUYLE PATRICIA ETAL  
612 E HIGHLAND RD  
RED OAK, TX 75154-5506

Certified Tax Unit(s):  
70 ELLIS COUNTY
170 LTRD
208 MIDLOTHIAN ISD
362 CITY OF OVILLA

Reference (GF) No: N/A
Issued By: [Signature]
RICHARD ROZIER
ELLIS COUNTY TAX OFFICE TAX ASSESSOR - COLLECTOR