DEPARTMENT OF DEVELOPMENT
Ellis County

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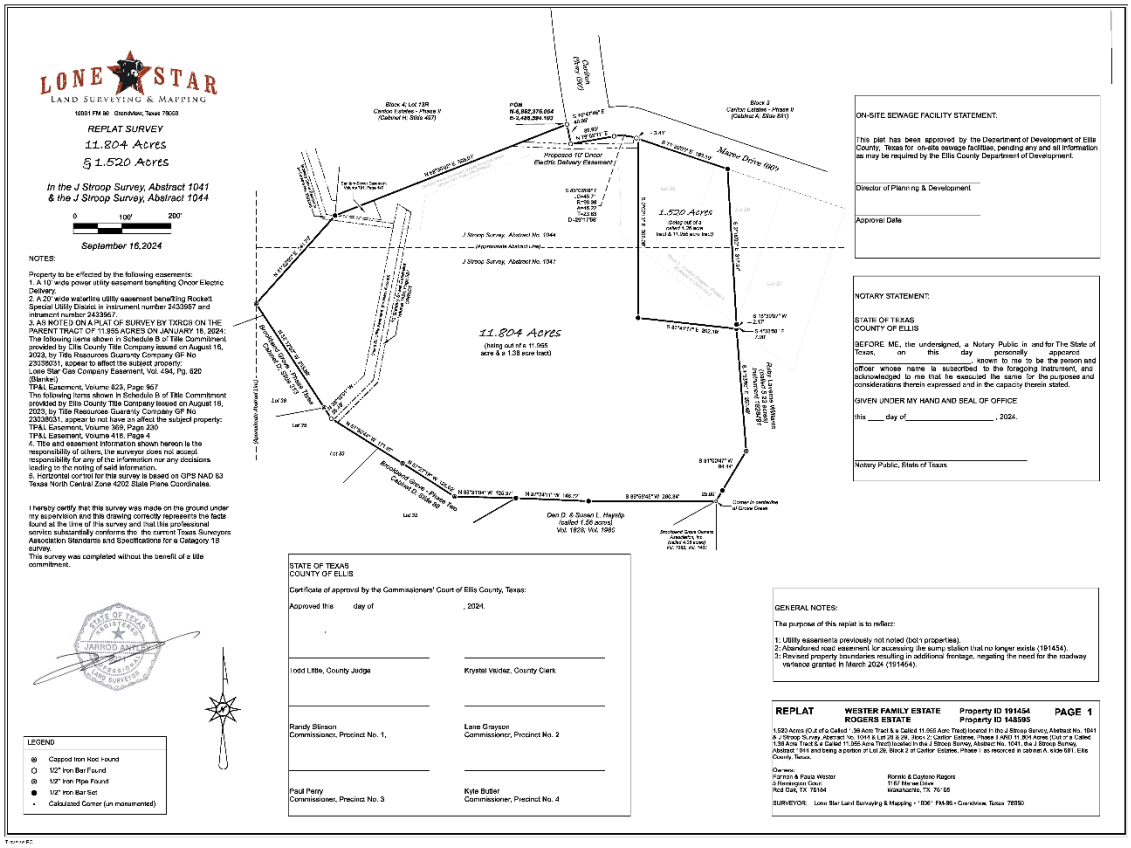
Public Notice - Replat Request

The Ellis County Commissioners' Court will consider and act upon a plat application for **Wester Family Estates and Rogers Estate, being a replat of Carlton Estates Phase II Lot 28 & 29,** to adjust the lot line and include previously unplatted land. The property contains ± 13.324 acres of land, located ± 440 feet northwest of the intersection of Maree Court and Maree Drive, Waxahachie, Road and Bridge Precinct No. 1. A copy of the replat request is shown below.


LONE STAR
LAND SURVEYING & MAPPING
REPLAT SURVEY
11.804 Acres
§ 1.520 Acres
In the J Stroop Survey, Abstract 1041
& the J Stroop Survey, Abstract 1044
September 16,2024
NOTES:
Property to be effected by the following easements:
1. A 10' wide power utility easement benefiting Oncor Electric Delivery.
2. A 20' wide waterline utility easement benefiting Rocket Special Utility District in instrument number 2433957 and instrument number 2433967.
3. AS NOTED ON A PLAT OF SURVEY BY TXRCS ON THE PARENT TRACT OF 11.995 ACRES ON JANUARY 18, 2024: The following items shown in Schedule B of Title Commitment provided by Ellis County Title Company issued on August 16, 2023, by Title Resources Guaranty Company GF No. 23338531, appear to affect the subject property:
Lone Star Gas Company Easement, Vol. 494, Pg. 820 (Blanket)
TP&L Easement, Volume 823, Page 967
The following items shown in Schedule B of Title Commitment provided by Ellis County Title Company issued on August 16, 2023, by Title Resources Guaranty Company GF No. 23338531, appear to not have an affect the subject property:
TP&L Easement, Volume 369, Page 230
TP&L Easement, Volume 418, Page 4
4. Title and easement information shown hereon is the responsibility of others, the surveyor does not accept responsibility for any of the information nor any decisions leading to the noting of said information.
5. Horizontal control for this survey is based on GPS NAD 83 Texas North Central Zone 4202 State Plane Coordinates.
I hereby certify that this survey was made on the ground under my supervision and this drawing correctly represents the facts found at the time of this survey and that the professional service substantially conforms the the current Texas Surveyors Association Standards and Specifications for a Category 1B survey.
This survey was completed without the benefit of a title commitment.
Maree Drive (60')
1.520 Acres
11.804 Acres
(being out of a 11.995 acre & a 1.38 acre tract)
J Stroop Survey, Abstract No. 1044
J Stroop Survey, Abstract No. 1041
Proposed 10' Oncor Electric Delivery Easement
Block 4, Lot 13R
Carlton Estates - Phase V
(Cabinet H, Slide 407)
Block 3
Carlton Estates - Phase II
(Cabinet A, Slide 681)
Lot 29
Lot 28
Lot 30
Lot 31
Lot 32
Lot 33
Lot 34
Lot 35
Lot 36
Lot 37
Lot 38
Lot 39
Lot 40
Lot 41
Lot 42
Lot 43
Lot 44
Lot 45
Lot 46
Lot 47
Lot 48
Lot 49
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