



**ELLIS COUNTY
DEPARTMENT OF DEVELOPMENT
PUBLIC NOTICE – REPLAT REQUEST**

A replat application has been received for the following property:

Parcel ID No: 150480

Applicant: DeeDee D. Southern, Trustee on behalf of the Estate of Leonard E. Nalley

Legal Description of Property: Grande Casa Ranchitos, Tracts 28A – 28C, being a replat of Tract 28 and a portion of Tract 29, Grande Casa Ranchitos (± 9.131 acres)

Request: Create two (2) additional lots, for a total of three (3) lots

Precinct Location: Road & Bridge Precinct No. 3

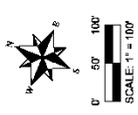
The Commissioners' Court will consider and act on this replat request at their meeting on **Tuesday, December 9th, 2025, at 2:00 PM**, on the second floor of the historic Ellis County Courthouse, 101 W. Main St., Waxahachie, TX 75165. Our contact information is listed below should there be any inquiries.

Ellis County Department of Development

Ellis County Central Building
302 N. Monroe Street, 2nd Floor
Waxahachie, Texas 75165
Phone (972) 825-5200
Email: dod@co.ellis.tx.us
County Website: www.co.ellis.tx.us

SPECIAL NOTES:

- Ellis County does not enforce private deed restrictions. Any private covenants or restrictions affecting a property are separate from adopted County regulations and are not administered or enforced by Ellis County or the Department of Development.
- In accordance TLGC § 232.041(b), this notice satisfies the State's public notice requirements for replat application requests.



NOTES:

BEARING MARKS FOR THIS SURVEY AS TEXAS CONSERVATIVE SYSTEM NORTH CENTRAL ZONE 4325, MAG 58 PER GCS OBSERVATIONS.

THE SUBJECT PROPERTY LIES WITHIN ZONE "M". BEARING ASSESSMENTS DETERMINED TO BE OUTSIDE THE 12% ANNUAL CHANGE FLOODPLAIN, ACCORDING TO THE FLOOD INSURANCE RATE MAP NO. 4420000000, PUBLISHED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY.

ALL LOTS SHALL BE SERVICED BY AN ON-SITE SEWAGE FACILITY SYSTEM FOR RESIDENTIAL USE. AN ON-SITE EVALUATION SHALL BE PERFORMED BY A REGISTERED ENGINEER AND/OR A REGISTERED SANITARIAN.

ALL CORNERS ARE SET WITH A 65" IRON ROD WITH YELLOW CAP STAMPED "TRIGS" UNLESS OTHERWISE NOTED.

LEGEND

GRS - 5/8" IRON ROD WITH YELLOW PLASTIC CAP STAMPED "TRIGS" SET

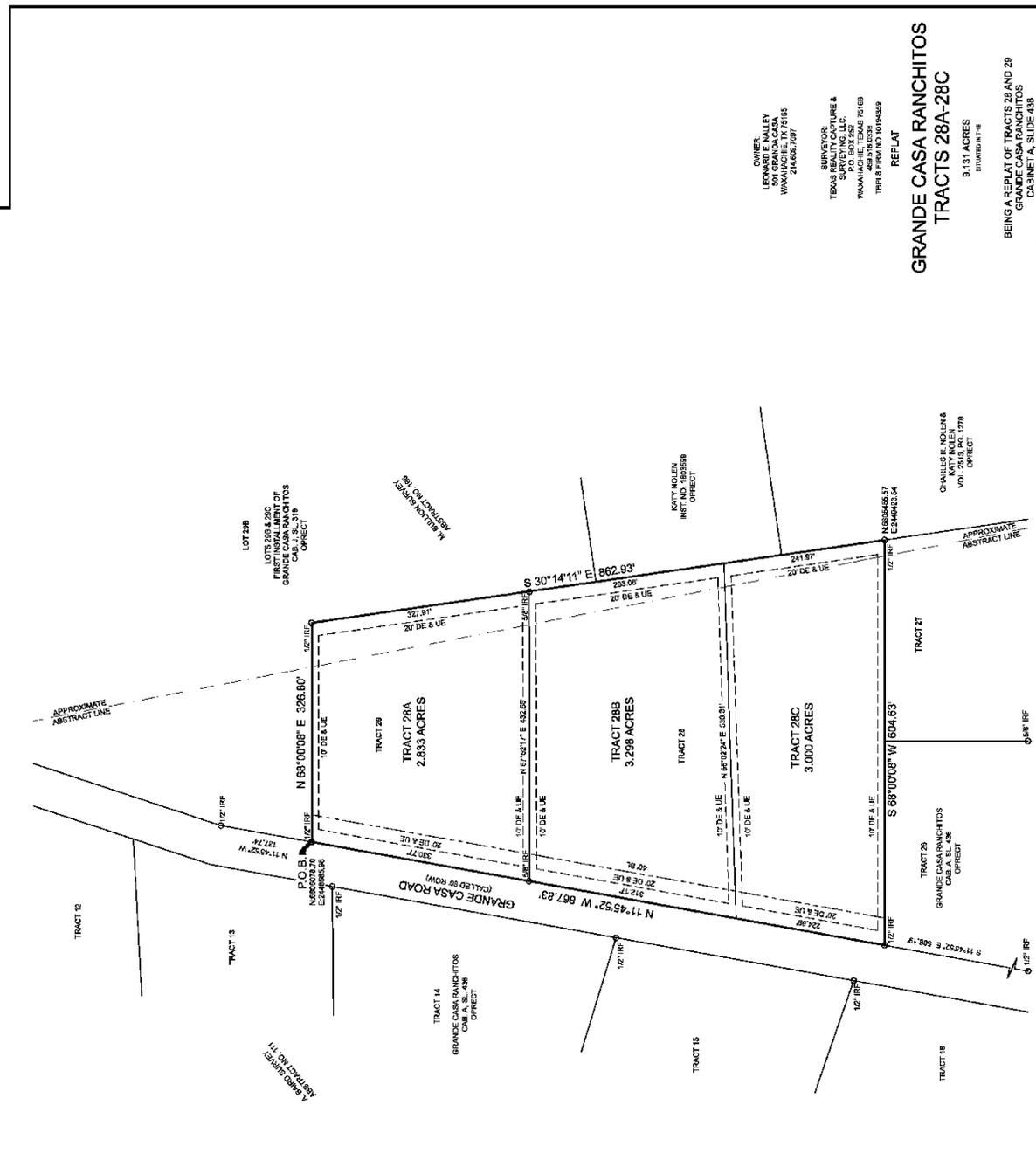
BL - BUILDING

FG - FOUND

OP - OFFICIAL PUBLIC RECORDS ELLIS COUNTY, TEXAS

OPR - OFFICIAL PUBLIC RECORDS SUBSIDIARY & UTILITY DOCUMENT

BL - BUILDING LINE



OWNER:
LEONARD E. MALLEY
501 GRANDE CASA
WINDY HILLS, TEXAS 75165
214.626.7307

SURVYSOR:
TEXAS REALTY CAPTURE &
SURVEYING, L.L.C.
10000 W. WINDY HILLS, TEXAS 75168
TRBL & PRM, NO. 00184869

REPLAT

**GRANDE CASA RANCHITOS
TRACTS 28A-28C**

9.131 ACRES
DIVIDED IN 9

BEING A REPLAT OF TRACTS 28 AND 29
OF THE OLD GRANDE CASA
CABINET, A. S. JUDGE 438
OFFICIAL PUBLIC RECORDS, ELLIS COUNTY, TEXAS
A. BAIRD SURVEY, ABSTRACT NO. 111,
M. BULLION SURVEY, ABSTRACT NO. 108,
ELLIS COUNTY, TEXAS
9 RESIDENTIAL LOTS