



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

**A replat application has been received for the following property:**

**Parcel ID No:** 310049, 310054, & 310055

**Applicant:** Juan Guzman, JG & A Investments, LLC (Owner)

**Legal Description of Property:** Lyons Road Estates, Lots 2R1, 2R2, 2R3, & 2R4, being a replat of Lot 2, Block A, Lyons Road Estates (± 5.923 acres)

**Request:** Create three (3) additional lots, for a total of four (4) lots

**Precinct Location:** Road & Bridge Precinct No. 2

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, 2<sup>nd</sup> Floor  
Waxahachie, Texas 75165  
Phone (972) 825-5200  
Email: [dod@co.ellis.tx.us](mailto:dod@co.ellis.tx.us)  
County Website: [www.co.ellis.tx.us](http://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.

