



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

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

**Parcel ID No:** 253872

**Applicant:** Beckton Trust, Kyle & Denise Harrington (Trustees)

**Legal Description of Property:** Maypearl Hidden Hills, Lot 15R1, being a replat of Lot 15R  
(± 1.136 acres)

**Request:** Reduce the side building line setbacks to ten (10) feet

**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, 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.

Revisions	By

**Davis & McDill, LLC**

SURVEYING - LAND PLANNING - FLOODPLAIN MANAGEMENT  
P.O. BOX 428, WAXAHACHIE, TEXAS 75168  
PHONE: 972-938-1188  
A Texas licensed surveying firm # 10194881



Date: 10/16/2025  
Scale: 1"=40'  
Drawn: DAM  
Job: 225-0206  
Sheet 1  
of 2 sheets.

STATE OF TEXAS &  
KNOW ALL MEN BY THESE PRESENTS  
COUNTY OF ELLIS &  
That Devise Harrington, TRUSTEE of the BECKTON TRUST, being the owner of that certain tract of land hereinafter described as follows:  
BEING all of Lot 15R, according to the replat of Lot 14R & Lot 15R, Maypearl Hidden Hills Addition, according to the replat thereof recorded in Cabinet I, Slide 481, Plat Records, Ellis County, Texas (PRECT), and being more particularly described as follows:  
BEGINNING at a 1/2" steel rod with plastic cap stamped "C86" found in the southeast line of Sullivan Way (A 60' R.O.W. per the plat of Maypearl Hidden Hills, Cab. I, Slides 793-797) for the west corner of Lot 15R, and being the north corner of Lot 15R, Maypearl Hidden Hills Addition, Plat No. 8002974-68, recorded in Cabinet I, Slide 481, Plat Records, Ellis County, Texas (PRECT), North Central Zone (Zone 4202) North American Datum of 1983 as obtained from observations of Global Positioning System satellites;  
THENCE N 59°08'49" E, 135.45' (Plat - N 59°04'58" E, 135.39') with the northwest line of Lot 15R and this tract, and with the southeast line of Sullivan Way to a 1/2" steel rod with plastic cap stamped "C86" found for the north corner of Lot 15R, and being the same for this tract, and being the west corner of Lot 14R, Replat of Lot 14R & Lot 15R, Maypearl Hidden Hills Addition;  
THENCE S 30°24'09" E, 369.57' with the northeast line of Lot 15R and this tract and with the southwest line of Lot 14R to a 1/2" steel rod found for the east corner of Lot 15R, and being the same for this tract, and being the east corner of Lot 14R, and being in the northeast line of a called "TRACT 1" described in deed to Carol Ann Vickers recorded in Volume 650, Page 5, Deed Records, Ellis County, Texas (PRECT);  
THENCE S 59°02'08" W, 132.22' (Plat - S 59°03'04" W, 132.32') with the southeast line of Lot 15R and the northwest line of said Vickers tract to a 1/2" steel rod with plastic cap stamped "C86" found for the south corner of Lot 15R, and being the east corner of the aforementioned Lot 16;  
THENCE N 30°54'12" W, 369.81' (Plat - N 30°53'51" W, 369.80') with the southwest line of Lot 15R on this tract and with the northeast line of Lot 16 to the POINT OF BEGINNING and containing approximately 1.136 Acres.

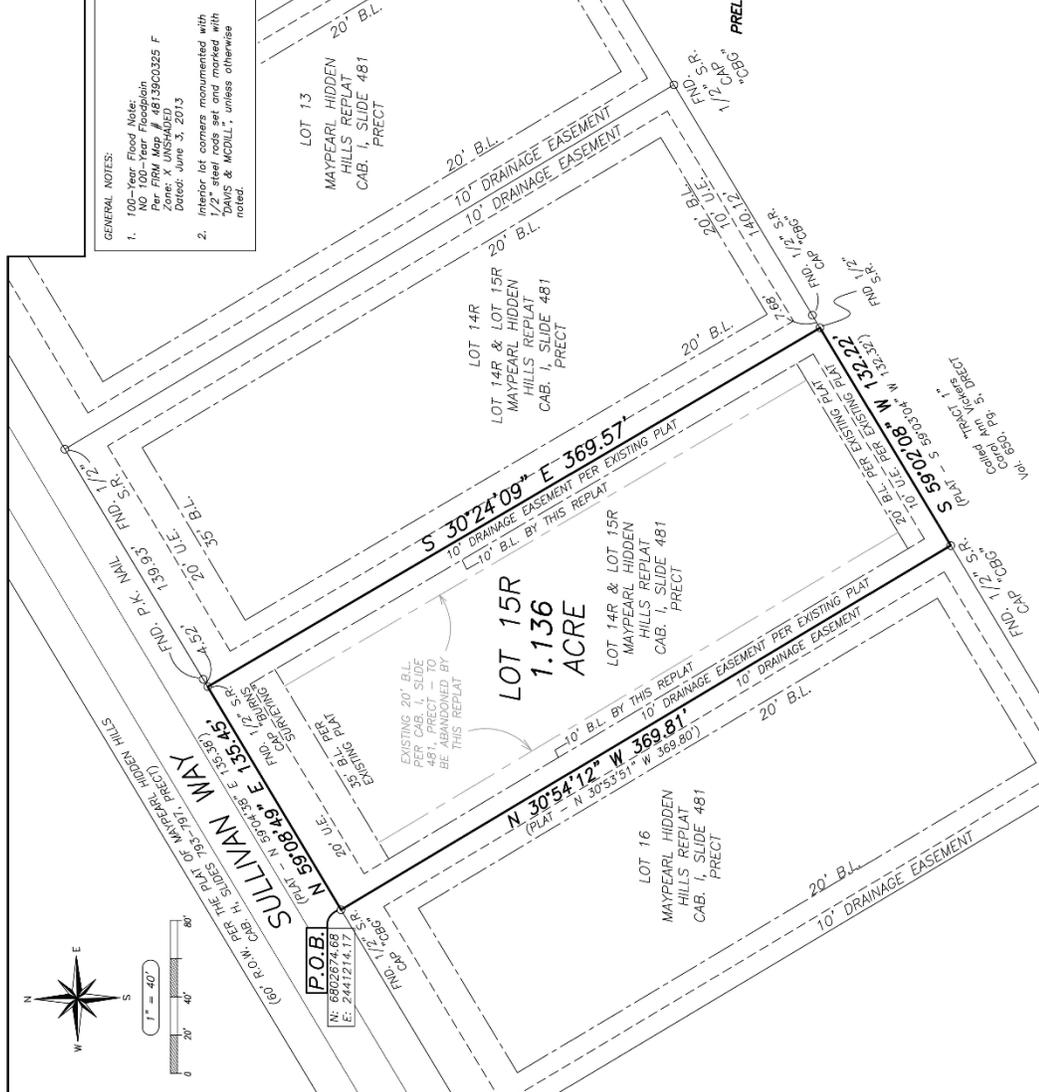
**SURVEYOR'S CERTIFICATE**  
Stuart G. Hamilton, a Registered Professional Land Surveyor in the State of Texas, being duly sworn, deposes and certifies that the above described plat was prepared by him or under his direct supervision and that all lot corners, angle points, and points of curve have been properly marked on the ground, and that this plat correctly represents that survey made by me.

**PRELIMINARY, THIS DOCUMENT NOT TO BE RECORDED FOR ANY PURPOSES**  
Stuart G. Hamilton  
RPLS No. 4480

**REPLAT  
LOT 15R  
MAYPEARL HIDDEN HILLS**

**Being a 1.136 Acre Replat of all of Lot 15R, of  
the Replat of Lot 14R & Lot 15R, Maypearl  
Hidden Hills Addition, according to the plat  
thereof recorded in Cabinet I, Slide 481, Official  
Public Records, Ellis County, Texas, In the  
Extra-Territorial Jurisdiction of the City of  
Maypearl, Ellis County, Texas**

**GENERAL NOTES:**  
1. 100-Year Flood Note:  
Flood Hazard: 10019000325 F  
Zone: X UNSHADED  
Dated: June 3, 2013  
Interior lot corners monumented with 1/2" steel rods set and marked with "DAVIS & MCDILL", unless otherwise noted.

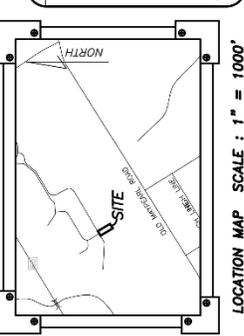


**LEGEND**

○	Property Corner Symbol
○	Area
○	Shall Not Contain
○	Utility Easement
○	Right of Way
○	Commuter
○	Building Line
○	Water Line
○	Power Line
○	Drainage Line
○	Electric Line
○	Telephone Line
○	Water Line
○	Underground Reservoir
○	Drainage

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THIS SURVEY IS VALID  
ONLY WITH ORIGINAL  
SIGNATURE IN RED INK

LOCATION MAP SCALE : 1" = 1000'