



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

A replat application has been received for the following property:

Parcel ID No: 259023 & 313161

Applicant: Larry Cobbs (Owner)

Legal Description of Property: Cobbs Place, Lots 1A & 1B, Block A (± 19.445 acres), being a replat of Lot 1, Rhea Place.

Request: Adjust the original lot lines and create a total of two (2) lots

Precinct Location: Road & Bridge Precinct No. 3

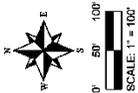
The Commissioners' Court will consider and act on this replat request at their meeting on **Tuesday, January 6th, 2026, at 2:00 PM**, on the second floor of the historic Ellis County Courthouse, 101 W. Main St., Waxahachie, TX 75165. Our contact information is listed below should there be any inquiries.

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:

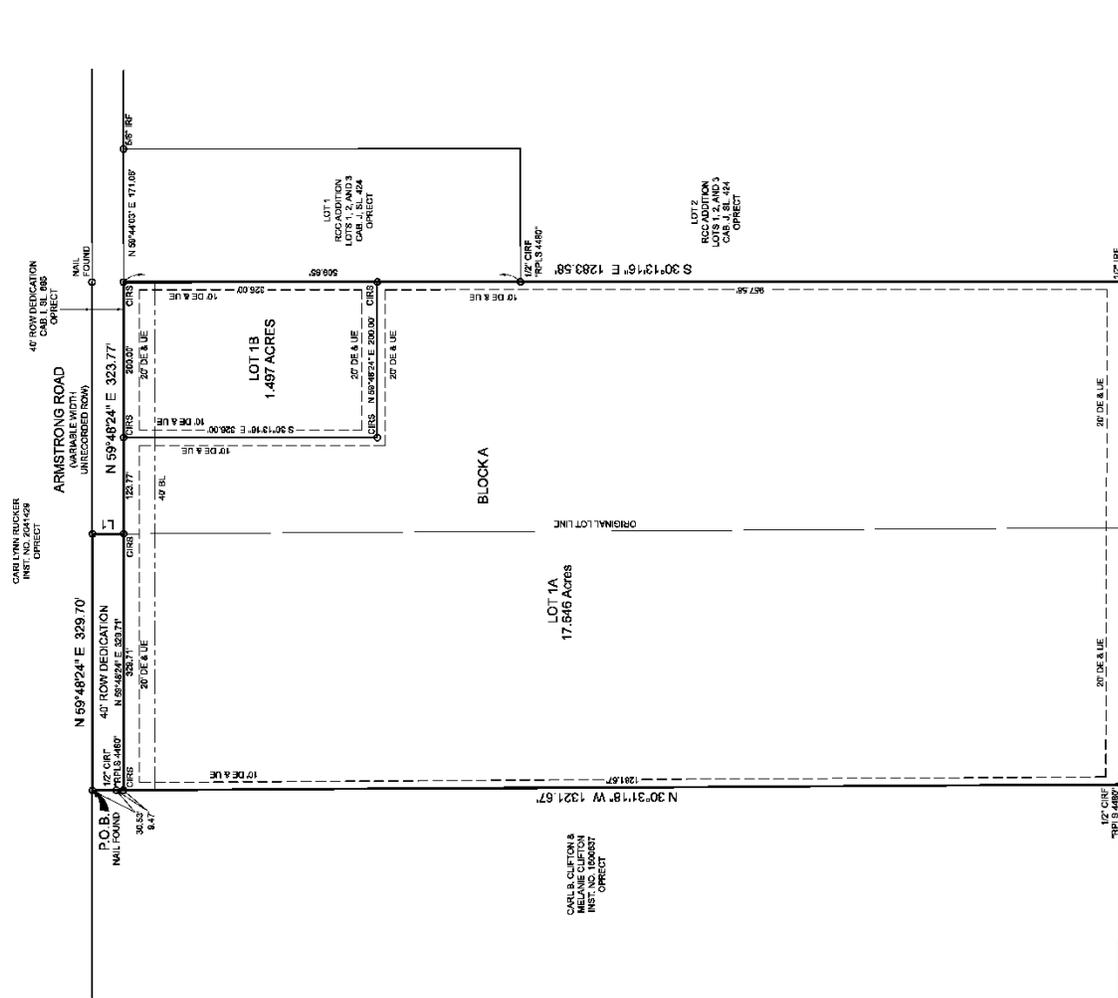
- Ellis County does not enforce private deed restrictions. Any private covenants or restrictions affecting a property are separate from adopted County regulations and are not administered or enforced by Ellis County or the Department of Development.
- In accordance TLGC § 232.041(b), this notice satisfies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



NOTES:
 BEARING BASIS FOR THIS SURVEY IS TEXAS COORDINATE SYSTEM NORTH CENTRAL ZONE 4202, NAD 83 PER GPS OBSERVATIONS.
 THE SUBJECT PROPERTY LIES WITHIN ZONE "X", DEFINED AS "AREAS WHERE THE USE OF GPS SURVEYING IS RECOMMENDED OR REQUIRED" AS DESCRIBED IN THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) DATED JUNE 3, 2013, AS PUBLISHED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY.
 ALL LOTS SHALL BE SERVICED BY AN ON-SITE SEWAGE FACILITY SYSTEM. THE DESIGN AND INSTALLATION OF SUCH SYSTEMS SHALL BE PERFORMED BY A REGISTERED ENGINEER AND/OR A REGISTERED SANITARIAN.

LEGEND:
 CRBS - 5/8" IRON ROD WITH YELLOW PLASTIC CAP STAMPED "TACOS SET"
 FRD - IRON ROD FOUND
 CRBS - OFFICIAL PUBLIC RECORDS ELLIS COUNTY TEXAS
 DE & UE - DRAINAGE EASEMENT & UTILITY EASEMENT
 BL - BUILDING LINE

LINE	BEARINGS	DISTANCE
1	S 30°14'16" E	1283.58'



REPLAT
COBBS PLACE
LOTS 1A & 1B BLOCK A

19.446 ACRES
 BEING A REPLAT OF LOT 1, RHEA PLACE
 OFFICIAL PUBLIC RECORDS ELLIS COUNTY TEXAS
 T. TAYLOR SURVEY ABSTRACT NO. 1084,
 ETJ CITY OF MAYPEARL,
 ELLIS COUNTY, TEXAS,
 2 RESIDENTIAL LOTS

OWNER
 LARRY R. &
 DANA M. CUBBS
 656 N. ARMSTRONG ROAD
 MAYPEARL, TEXAS 75154
 214.330.3361

SURVEYOR
 TEXAS SURVEYING &
 SURVEYING, L.L.C.
 P.O. BOX 592
 WAXAHACH, TEXAS 75165
 214.330.3361
 TSP-S FRM NO 10746599

OWNER
 RAY LYNN CAMPBELL
 VOL. 1729
 CORRECT

OWNER
 CAROL ANN BUCKER
 INST. NO. 10087
 CORRECT

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 CAROL ANN BUCKER
 INST. NO. 10087
 CORRECT