



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

A replat application has been received for the following property:

Parcel ID No: 311305 & 311306

Applicant: Ken & Laura Halverson (Owners)

Legal Description of Property: Halverson Estates, Lots 1R & 2R, Block A (± 12.50 acres)

Request: Adjust the property lines to modify the configuration of Lots 1 & 2, Block A of Halverson Estates

Precinct Location: Road & Bridge Precinct No. 3

The Commissioners' Court will consider and act on this replat request at their meeting on **Tuesday, January 20th, 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

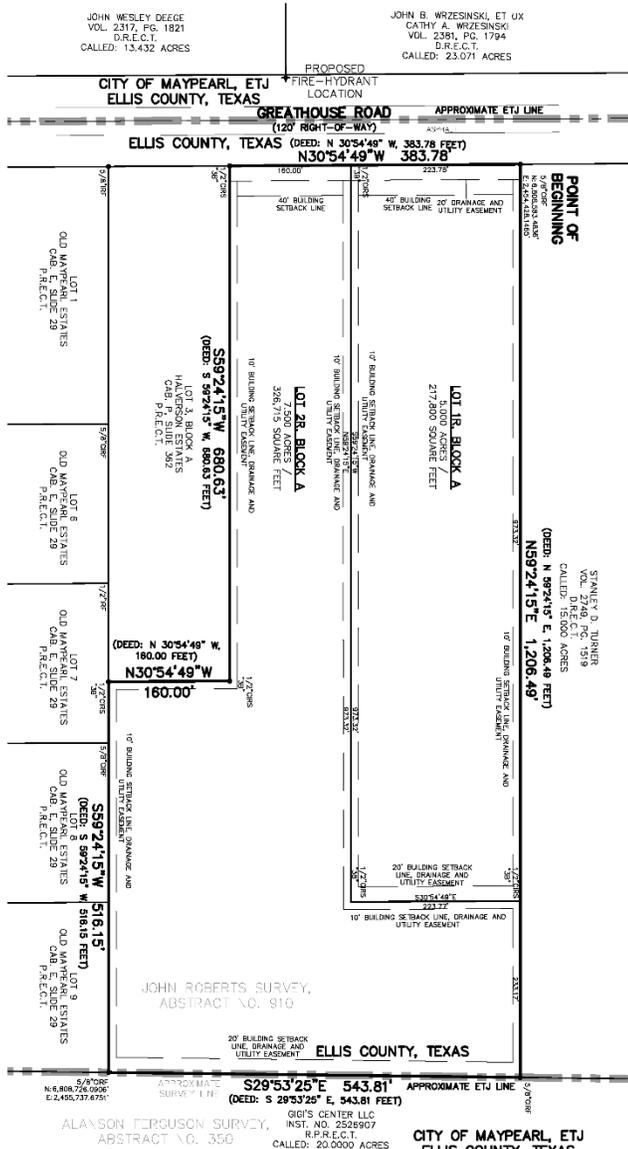
Ellis County Central Building
302 N. Monroe Street, 2nd Floor
Waxahachie, Texas 75165
Phone (972) 825-5200

Email: dod@elliscountytexas.gov

County Website: www.elliscountytexas.gov

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.

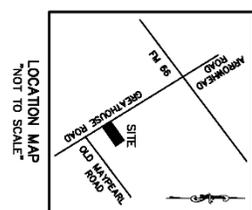
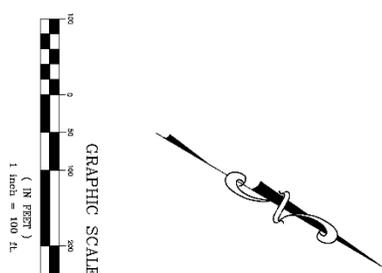


GENERAL NOTES:

1. A drainage / utility easement (D.U.E.) is only required, as necessary, to show any existing / future easements or drainage easements to help with the flow of water or placement of easements.
2. Ellis County will not be responsible for the maintenance of drainage easements or detention areas.
3. All bearings and coordinates shown herein are relative to the Texas State Plane Coordinate System, North Central Zone (NAD83). All distances shown herein are surface distances.
4. All corners are a one-half inch from rod set with cap stamped "313", unless otherwise noted herein.

EASEMENT NOTES:

1. The subject tract is a part of that called 15,000 acre tract of land described in deed to Karl L. Gallup-Aber recorded in Volume 1659, Page 681, Deed Records Hills County, Texas.
2. The subject tract is a part of the Affidavit to the Public recorded in Volume 1859, Page 348, Deed Records Hills County, Texas.
3. 1/2 Right-of-way easement to Purma Vista-Perth Special Utility District recorded in Volume 1801, Page 2252, Deed Records Hills County, Texas at distance in nature and uses when the subject tract.
4. 20' Electric utility easement to Lilico Electric Cooperative, Inc. recorded in Volume 1949, Page 591, Deed Records Hills County, Texas in blanket in nature and does affect the subject tract.



LEGEND

- CHS CAPPED IRON ROD SET
- IR IRON ROD FOUND
- CBL CABINET
- INST. NO. INSTRUMENT NUMBER
- PG. PAGE
- VOL. VOLUME
- DIRECT. DEED RECORDS
- PACT. ELLIS COUNTY, TEXAS
- PLAT RECORDS ELLIS COUNTY, TEXAS
- REAL PROPERTY RECORDS ELLIS COUNTY, TEXAS

REPLAT
LOTS 1 AND 2, BLOCK A
HALVERSON ESTATES
2 RESIDENTIAL LOTS
BEING 12,500 ACRES OUT OF THE
JOHN ROBERTS SURVEY, ABSTRACT NO. 910
ELLIS COUNTY, TEXAS

KEN HALVERSON AND LAURA HALVERSON
OWNERS
3653 Greathouse Road
Maconochie, Texas 75167
Contact: Ken Halverson (214) 882-1349

3B LAND SURVEYING, INC
SURVEYOR
656 Bock Rd
Emitts, Texas 75119
Contact: Edward Scott Bock
IBPLS No. 10184480 (972) 825-7949

FLOOD STATEMENT: According to Community Panel No. 48130903251, dated 4/20/2021, the subject property is within Flood Zone "X", which is determined by the Insurance Program Map. This property is within Flood Zone "X", areas determined to be outside 500-year floodplains, which is not a special flood hazard area. If this site is not within an identified special flood hazard area, this flood statement does not imply that the property and/or the structures thereon will be free from flooding. Flood damage may be caused by man-made or natural causes. This statement shall not create liability on the part of the Surveyor.