



# Public Notice - Replat Request

The Ellis County Commissioners' Court will consider and act upon a replat application for **Pecan Tree Corner Lots 1AR – 5AR, Block A, a replat of Lot 1 Pecan Tree Corner** to create four (4) additional lots for residential use. The property contains ± 6.006 acres of land in the Ellis County School Land Survey, Abstract No. 328, recorded in Cabinet I Slide 154, Plat Records of Ellis County Texas, located on the east side of East Pecan Tree Road, ± 1,205.40 feet east of the intersection of East Pecan Tree Road and Edna Road, in the extraterritorial jurisdiction of Waxahachie, Road and Bridge Precinct No. 3. A copy of the replat request is shown below.

**GENERAL NOTES**

- A drainage utility easement (DUE) is only required, as determined by the city engineer. The easement is of drainage easements to help with the flow of water or drainage easements.
- At the time of this replat, this development does not have adequate water flow to allow for the lighting and fire suppression services to any proposed properties.
- Ellis County will not be responsible for the maintenance of drainage easement or drainage areas.
- All bearings shown herein are based upon the Texas State Plane Coordinate System, NAD83 (CORS), Texas North Central Zone (4200). All distances shown herein are surface distances.

**ON-SITE SEWAGE FACILITY STATEMENT**

This plat has been approved by the Department of Development of this County, Texas, for on-site sewage disposal facilities and meets all records for the minimum requirements established by TCEQ and the Ellis County Health Order, pending any and all information as may be required by the Ellis County Department of Development.

**OWNER'S CERTIFICATE**  
NOW THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

That Rigoberto Hernandez and Valeria B. Cuevas, acting jointly and through its duly authorized officers, Jose Heriberto Cuevas and Valeria B. Cuevas, do hereby certify that the property described herein as LOTS 1AR-5AR, BLOCK A, PECAN TREE CORNER, as shown on this plat, is the property of the public as shown, the shares and delays hereby dedicated to the public use forever, the shares and delays shown herein.

Rigoberto Hernandez and Valeria B. Cuevas do hereby certify the following:

- The shares and delays are dedicated in full to the public use and any easements.
- All public improvements and dedications shall be made and completed at the time of the dedication.
- The easements and public use areas, as shown, and created to this plat are intended for the public use forever for the purposes indicated on this plat.
- No buildings, fences, walls, shrubs or other improvements or growths shall be constructed or placed, now or in the future, on the property shown, or over any easements or other improvements shown.
- This County is not responsible for restoring any improvements to, or over, any easements caused by maintenance or use.
- UTILITY easements may be used for the future use and accommodation of all public utilities desiring to use or using the same under the common laws of this state to particular utilities, said use by such utilities being subordinate to the public use and Ellis County's use thereof.
- Ellis County shall have the right to remove and keep removed all or parts of any buildings, fences, walls, shrubs or other improvements or growths which may in any way encroach or interfere with the construction, maintenance, or efficiency of their respective systems in the easements.
- Ellis County and public utility plant at all times have the full right of ingress and egress to or from their respective easements for the purpose of constructing, maintaining, repairing, installing, maintaining, and using lines, or connecting or connecting in or with their respective systems without the necessity of any time consuming permission from anyone.
- All modifications to this easement shall be by means of plat and approved by Ellis County.

This plat is approved subject to all existing ordinances, rules, regulations and resolutions of Ellis County.

WITNESS BY MY HAND, THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2023.

**RIGOBERTO HERNANDEZ**  
AUTHORIZED PROPERTY OWNER

WITNESS BY MY HAND, THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2023.

**VALERIA B. CUEVAS**  
AUTHORIZED PROPERTY OWNER

**OWNER:**  
Rigoberto Hernandez & Valeria B. Cuevas  
325 E. Pecan Tree Road  
Waxahachie, Texas 75165  
Phone (972) 974-5741

**SURVEYOR:**  
NOI Land Surveying  
San Antonio, Texas 78202  
info@noiland.com  
Phone (214) 939-0045  
FEMA No. 12185241

**REPLAT**  
PECAN TREE CORNER  
LOTS 1AR-5AR, BLOCK A,  
6.006 Acres  
Being a replat of Lot 1, Pecan Tree Corner, recorded in Cabinet I, Slide 154, Plat Records, Ellis County, Texas, and situated in the Extraterritorial Jurisdiction (ETJ) of the City of Waxahachie, Ellis County, Texas.  
6 Residential Lots  
Zoning: Extraterritorial Jurisdiction  
Case No. 201-102-2022  
Date of Preparation: August, 2022

**STATE OF TEXAS**  
COUNTY OF ELLIS

Certificate of approval by the Commissioners' Court of Ellis County, Texas:  
Approved this \_\_\_\_\_ day of \_\_\_\_\_, 2023.

Todd L. Lick, County Judge

Attest:  
Kyrone Walker, County Clerk

**NOTARY STATEMENT**  
STATE OF TEXAS  
COUNTY OF \_\_\_\_\_

I, \_\_\_\_\_, Notary Public in and for the State of Texas, do hereby certify that the foregoing is a true and correct copy of the original as the same appears in my records.

Notary Public in and for the State of Texas

**FLOODPLAIN STATEMENT**  
No portion of this plat is within FEMA's 100-year floodplain as defined by the Flood Insurance Rate Map Number 48198C0002E, published by FEMA and dated June 3, 2013.

The replat will be presented before the Commissioners' Court on Tuesday, **August 22, 2023, at 2:00 PM** on the second floor of the historic Ellis County Courthouse, 101 West Main Street, Waxahachie, TX. 75165. Please direct any questions to the Department of Development at 972-825-5200, or by email at [dod@co.ellis.tx.us](mailto:dod@co.ellis.tx.us).