



ELLIS COUNTY
DEPARTMENT OF DEVELOPMENT
PUBLIC NOTICE – REPLAT REQUEST

A replat application has been received for the following property:

Parcel ID No: 307764

Applicant: Marcus Miller / Marshall Miller, Lonestar Land Surveying & Justin Parks, Owner

Legal Description of Property: Wild Plum Subdivision, Lots 2R and 2R-1 (± 14.741 acres)

Request: Create one (1) additional lot, for a total of two (2) lots

Precinct Location: Road & Bridge Precinct No. 2

The Commissioners' Court will consider and act on this replat request at their meeting on **Tuesday, September 16, 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, 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.

LINE BEARING DISTANCE
 L1 N02°45'29"W 1386.60'

CALLER 40.435 ACRES
TIEN DUC DOAN AND SAMANTHA NGUYEN
 VOLUME 2532, PAGE 266
 DIRECT

CALLER 124.288 ACRES
ELLEN CHANG
 CE# 2021-45145
 DIRECT

80' RIGHT-OF-WAY
 DEDICATION
 CABINET O, SLIDE 356
 PRECINCT

W.S. BUTCHER SURVEY
 ABSTRACT NO. 121

LOT 1
WILD PLUM SUBDIVISION
 CABINET O, SLIDE 356
 PRECINCT

LOT 2
WILD PLUM SUBDIVISION
 CABINET O, SLIDE 356
 PRECINCT

LOT 2R
11.041 ACRES
 48899-901-101

LOT 1
WILD PLUM SUBDIVISION
 CABINET O, SLIDE 356
 PRECINCT

LOT 2R-1
3.700 ACRES
 48899-901-105

LOT 4
WILD PLUM SUBDIVISION
 CABINET O, SLIDE 356
 PRECINCT

LOT 3
WILD PLUM SUBDIVISION
 CABINET O, SLIDE 356
 PRECINCT

LOT 2
WILD PLUM SUBDIVISION
 CABINET O, SLIDE 356
 PRECINCT

LOT 1
WILD PLUM SUBDIVISION
 CABINET O, SLIDE 356
 PRECINCT

LOT 2
WILD PLUM SUBDIVISION
 CABINET O, SLIDE 356
 PRECINCT

LOT 3
WILD PLUM SUBDIVISION
 CABINET O, SLIDE 356
 PRECINCT

LOT 4
WILD PLUM SUBDIVISION
 CABINET O, SLIDE 356
 PRECINCT

LOT 5
WILD PLUM SUBDIVISION
 CABINET O, SLIDE 356
 PRECINCT

LOT 6
WILD PLUM SUBDIVISION
 CABINET O, SLIDE 356
 PRECINCT

LOT 7
WILD PLUM SUBDIVISION
 CABINET O, SLIDE 356
 PRECINCT

NT 101.825' S27°04'
 1/2" IRF

25' FROM S
 79°15.504'

1/2" CRP

1/2" CRP</