



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

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

**Parcel ID No:** 156621

**Applicant:** David Griffin (applicant), Mauricio & Adela Toledo (owner)

**Legal Description of Property:** Toledo Addition, Lots 14R1 & 14R2, Block A, being a replat of Lot 14, Brushy Creek Addition, Section Two (± 10.29 acres)

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

**Precinct Location:** Road & Bridge Precinct No. 1

The Commissioners' Court will consider and act on this replat request at their meeting on **Tuesday, March 17th, 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**

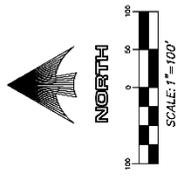
Ellis County Central Building  
302 N. Monroe Street, 2<sup>nd</sup> Floor  
Waxahachie, Texas 75165  
Phone (972) 825-5200

Email: [dod@elliscountytx.gov](mailto:dod@elliscountytx.gov)

County Website: [www.elliscountytx.gov](http://www.elliscountytx.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.



**ABBREVIATION LEGEND**

OFFICIAL PUBLIC RECORDS OF ELLIS COUNTY, TEXAS

OPRECT. OFFICIAL PUBLIC RECORDS OF ELLIS COUNTY, TEXAS

DRECT. PLAT RECORDS OF ELLIS COUNTY, TEXAS

PRECT. PLAT RECORDS OF ELLIS COUNTY, TEXAS

INSTR. NO. INSTRUMENT NUMBER

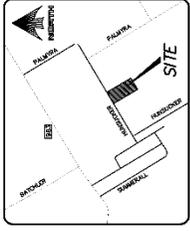
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R.O.W. RIGHT-OF-WAY

ESMT. EASEMENT

ESMT. FOUND. EASEMENT FOUND.

(C.M.) CONTROLLING MONUMENT



- GENERAL NOTES:**
1. Basis of Bearings is the State Plane Coordinate System of 1983, Texas North Central Zone (4202).
  2. This property lies within Zone X of the Flood Insurance Rate Map for Ellis County, Texas, as shown on the Flood Insurance Rate Map effective date of October 19, 2023. Zone X is defined as "Area determined to be outside the 0.2% annual chance floodplain".
  3. Ellis County shall not be responsible for the maintenance of drainage easements or detention areas.
  4. The purpose of this Report is to create two lots.

**REPLAT**  
**TOLEDO ADDITION**  
 LOTS 14R1 & 14R2, BLOCK A  
 10.290 ACRES LOT 14  
 BEING 2.250 ACRES OF  
 BRUSHY CREEK ADDITION, SECTION TWO  
 OF BRUSHY CREEK ADDITION, SECTION TWO  
 PLAT RECORDED IN C.A.B. B, SLD. 57 OF THE  
 JOHN W. BARGER SURVEY, ABSTRACT NO. 35  
 ELLIS COUNTY, TEXAS  
 JANUARY, 2026 G.S. JOB NO. 2507786  
 SHEET 1 OF 2

**GRIFFIN**  
 LAND SURVEYING  
 903 W. Ennis Ave., Ste. 1  
 Ennis, TX 75119  
 903.600.1072 • www.griffinlandsurveying.com  
 TBPELS Firm No. 101048-13

MANAGER: MAURICIO & ADELA TOLEDO  
 411 HAINSDICKER ROAD  
 ENNIS, TEXAS 75119  
 (972) 561-6078

