



ON-SITE SEWAGE FACILITY STATEMENT

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

Department of Development Approval Date:
Director

CERTIFICATE OF APPROVAL

STATE OF TEXAS §
COUNTY OF ELLIS §
Certificate of approval by the Commissioners' Court of Ellis County, Texas:

Approved this date, the _____ day of _____, 2025,

John Wray, County Judge

Randy Stinson Lane Grayson
Commissioner, Precinct No. 1 Commissioner, Precinct No. 2

Louis Ponder Kyle Butler
Commissioner, Precinct No. 3 Commissioner, Precinct No. 4

ATTEST:

Krystal Valdez, County Clerk

ABBREVIATION LEGEND

O.P.R.E.C.T. OFFICIAL PUBLIC RECORDS OF ELLIS COUNTY, TEXAS
D.R.E.C.T. DEED RECORDS OF ELLIS COUNTY, TEXAS
P.R.E.C.T. PLAT RECORDS OF ELLIS COUNTY, TEXAS
INSTR. NO. INSTRUMENT NUMBER
VOL., PG. VOLUME, PAGE
SQ. FT. SQUARE FEET
R.O.W. RIGHT-OF-WAY
ESMT. EASEMENT
IRF IRON ROD 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" and Zone "A" of the Flood Insurance Rate Map for Ellis County, Texas and Incorporated Areas, Map No. 48139C0250G, with an effective date of October 19, 2023. Zone "X" is defined as "Areas determined to be outside the 0.2% annual chance floodplain". Zone "A" is defined as "Areas without Base Flood Elevation (BFE)".
3. Ellis County shall not be responsible for the maintenance of drainage easements or detention areas.

HECTOR ARELLANO-HUERTA &
ROBERT LOPEZ JR.
CALLED 39.36 ACRES
INSTR. NO. 1937558
O.P.R.E.C.T.

OWNER:
Legacy Development I LLC
10810 N Tatum Blvd, 102-705
Phoenix, AZ 85028
(480) 757-6642

GRIFFIN
LAND SURVEYING

903 W. Ennis Ave., Ste. 1
Ennis, TX 75119
903.600.1072 • www.glsurveying.com
TBPELS Firm No. 101948-13

DAWN ESTATES
LOTS 1-4, BLOCK A
BEING 23.187 ACRES IN THE
CLAIBORNE GARRETT SURVEY, ABSTRACT NO. 383
ELLIS COUNTY, TEXAS

JULY, 2025 GLS JOB NO. 2506163
SHEET 1 OF 2