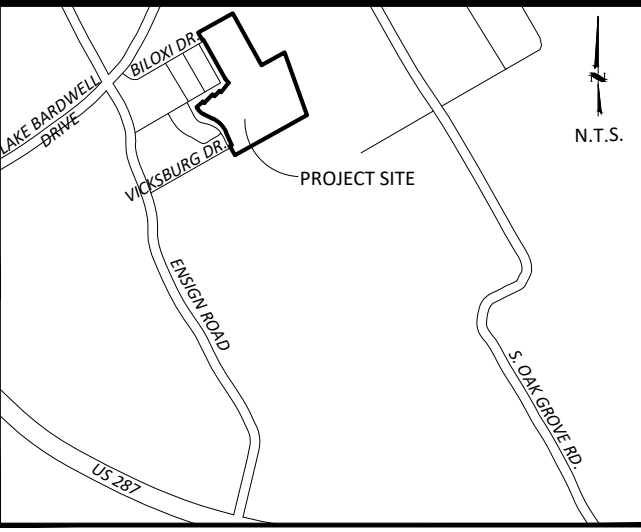
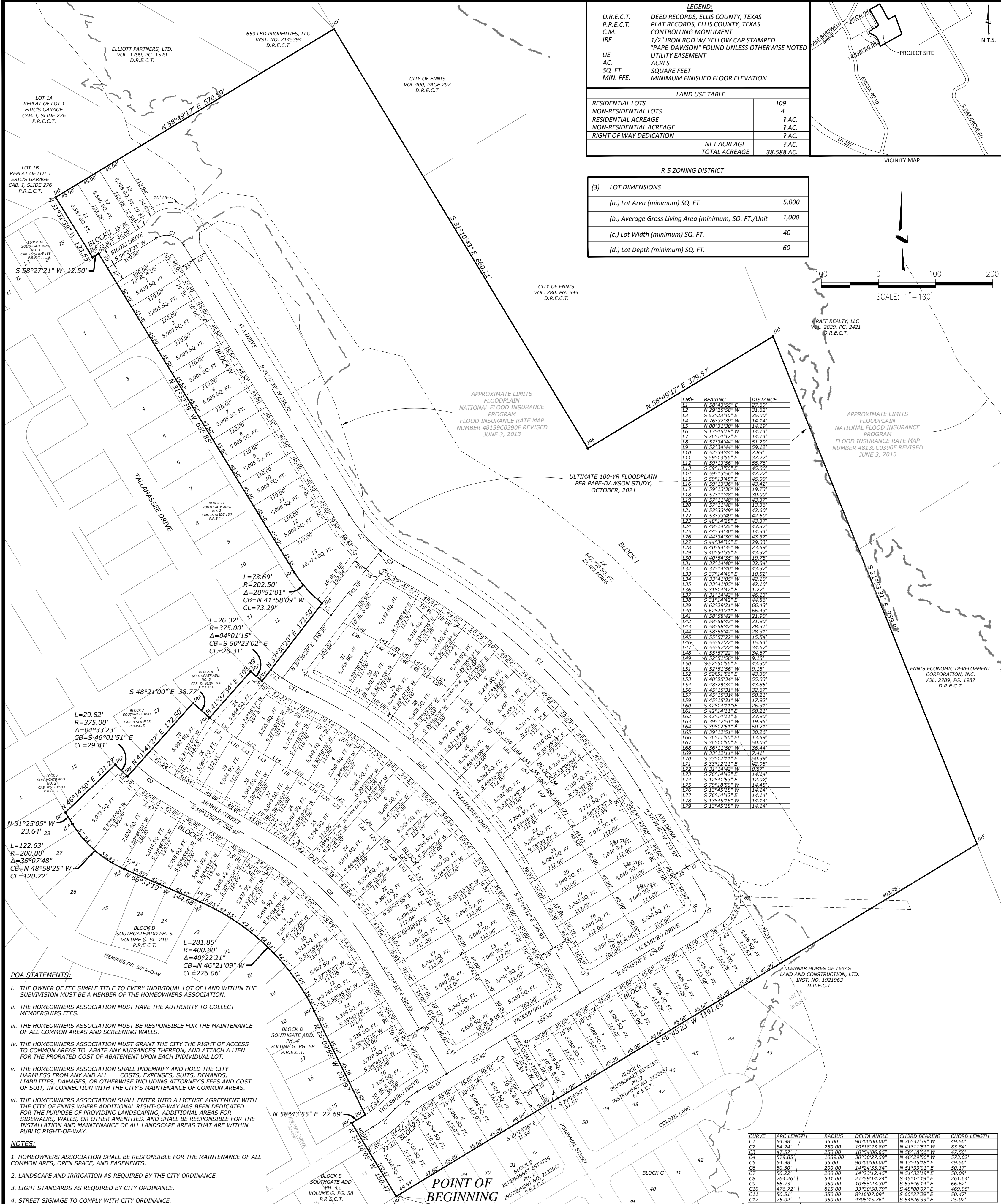
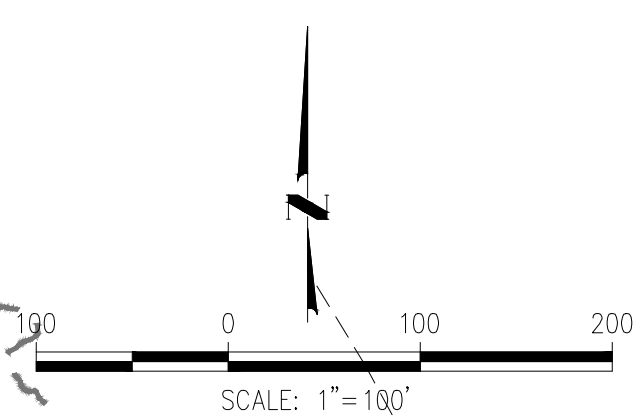


LEGEND:
 D.R.E.C.T. DEED RECORDS, ELLIS COUNTY, TEXAS
 P.R.E.C.T. PLAT RECORDS, ELLIS COUNTY, TEXAS
 C.M. CONTROLLING MONUMENT
 IRF 1/2" IRON ROD W/ YELLOW CAP STAMPED
 "PAPE-DAWSON" FOUND UNLESS OTHERWISE NOTED
 UE UTILITY EASEMENT
 AC ACRES
 SQ. FT. SQUARE FEET
 MIN. FFE. MINIMUM FINISHED FLOOR ELEVATION

LAND USE TABLE	
RESIDENTIAL LOTS	109
NON-RESIDENTIAL LOTS	4
RESIDENTIAL ACREAGE	? AC.
NON-RESIDENTIAL ACREAGE	? AC.
RIGHT OF WAY DEDICATION	? AC.
NET ACREAGE	? AC.
TOTAL ACREAGE	38,588 AC.



R-5 ZONING DISTRICT	
(3) LOT DIMENSIONS	
(a.) Lot Area (minimum) SQ. FT.	5,000
(b.) Average Gross Living Area (minimum) SQ. FT./Unit	1,000
(c.) Lot Width (minimum) SQ. FT.	40
(d.) Lot Depth (minimum) SQ. FT.	60



LINE	BEARING	DISTANCE
L1	N 58°43'55" E	22.67'
L2	N 29°25'58" W	31.62'
L3	S 52°23'40" E	25.00'
L4	N 76°32'39" W	14.14'
L5	N 00°31'30" W	14.14'
L6	S 13°45'18" W	14.14'
L7	S 76°14'42" E	14.14'
L8	N 52°34'44" W	51.29'
L9	N 52°34'44" W	59.12'
L10	N 52°34'44" W	7.83'
L11	S 59°13'56" E	32.23'
L12	N 59°13'56" W	55.76'
L13	S 59°13'56" E	45.00'
L14	N 59°13'56" W	42.72'
L15	S 59°13'56" E	45.00'
L16	N 59°13'56" W	43.42'
L17	N 59°13'56" W	19.78'
L18	N 59°11'48" W	30.00'
L19	N 59°11'48" W	43.32'
L20	N 59°11'48" W	13.36'
L21	N 59°11'48" W	42.60'
L22	N 53°33'49" W	42.60'
L23	S 48°14'25" E	43.32'
L24	N 48°14'25" W	43.32'
L25	N 44°34'30" W	14.34'
L26	N 44°34'30" W	43.32'
L27	S 44°34'30" E	19.78'
L28	N 40°54'35" W	23.59'
L29	S 40°54'35" E	43.32'
L30	N 40°54'35" W	19.78'
L31	N 33°41'05" W	32.84'
L32	N 33°41'05" W	42.10'
L33	S 31°14'42" E	1.22'
L34	N 31°14'42" W	46.13'
L35	S 31°14'42" E	44.86'
L36	N 31°14'42" W	66.43'
L37	S 31°14'42" E	66.43'
L38	N 31°14'42" W	66.43'
L39	N 31°14'42" W	66.43'
L40	N 31°14'42" W	66.43'
L41	N 31°14'42" W	66.43'
L42	N 31°14'42" W	21.90'
L43	N 31°14'42" W	28.31'
L44	N 31°14'42" W	28.31'
L45	N 31°14'42" W	15.54'
L46	N 31°14'42" W	15.54'
L47	N 31°14'42" W	34.62'
L48	N 31°14'42" W	34.62'
L49	N 31°14'42" W	9.18'
L50	N 31°14'42" W	9.18'
L51	N 31°14'42" W	9.18'
L52	N 31°14'42" W	43.30'
L53	N 31°14'42" W	55.03'
L54	N 31°14'42" W	43.85'
L55	N 31°14'42" W	32.62'
L56	N 31°14'42" W	50.21'
L57	N 31°14'42" W	17.95'
L58	N 31°14'42" W	17.95'
L59	N 31°14'42" W	26.31'
L60	N 31°14'42" W	50.21'
L61	N 31°14'42" W	23.90'
L62	N 31°14'42" W	19.95'
L63	N 31°14'42" W	50.21'
L64	N 31°14'42" W	30.26'
L65	N 31°14'42" W	13.59'
L66	N 31°14'42" W	50.03'
L67	N 31°14'42" W	36.27'
L68	N 31°14'42" W	36.44'
L69	N 31°14'42" W	7.41'
L70	N 31°14'42" W	50.39'
L71	N 31°14'42" W	42.98'
L72	N 31°14'42" W	7.41'
L73	N 31°14'42" W	14.14'
L74	N 31°14'42" W	12.92'
L75	N 31°14'42" W	14.48'
L76	N 31°14'42" W	14.14'
L77	N 31°14'42" W	14.14'
L78	N 31°14'42" W	14.14'
L79	N 31°14'42" W	14.14'

POA STATEMENTS:

- THE OWNER OF FEE SIMPLE TITLE TO EVERY INDIVIDUAL LOT OF LAND WITHIN THE SUBDIVISION MUST BE A MEMBER OF THE HOMEOWNERS ASSOCIATION.
- THE HOMEOWNERS ASSOCIATION MUST HAVE THE AUTHORITY TO COLLECT MEMBERSHIP FEES.
- THE HOMEOWNERS ASSOCIATION MUST BE RESPONSIBLE FOR THE MAINTENANCE OF ALL COMMON AREAS AND SCREENING WALLS.
- THE HOMEOWNERS ASSOCIATION MUST GRANT THE CITY THE RIGHT OF ACCESS TO COMMON AREAS TO ABATE ANY NUISANCES THEREON, AND ATTACH A LIEN FOR THE PRORATED COST OF ABATEMENT UPON EACH INDIVIDUAL LOT.
- THE HOMEOWNERS ASSOCIATION SHALL INDEMNIFY AND HOLD THE CITY HARMLESS FROM ANY AND ALL COSTS, EXPENSES, SUITS, DEMANDS, LIABILITIES, DAMAGES, OR OTHERWISE INCLUDING ATTORNEY'S FEES AND COST OF SUIT, IN CONNECTION WITH THE CITY'S MAINTENANCE OF COMMON AREAS.
- THE HOMEOWNERS ASSOCIATION SHALL ENTER INTO A LICENSE AGREEMENT WITH THE CITY OF ENNIS WHERE ADDITIONAL RIGHT-OF-WAY HAS BEEN DEDICATED FOR THE PURPOSE OF PROVIDING LANDSCAPING, ADDITIONAL AREAS FOR SIDEWALKS, WALLS, OR OTHER AMENITIES, AND SHALL BE RESPONSIBLE FOR THE INSTALLATION AND MAINTENANCE OF ALL LANDSCAPE AREAS THAT ARE WITHIN PUBLIC RIGHT-OF-WAY.

NOTES:

- HOMEOWNERS ASSOCIATION SHALL BE RESPONSIBLE FOR THE MAINTENANCE OF ALL COMMON AREAS, OPEN SPACE, AND EASEMENTS.
- LANDSCAPE AND IRRIGATION AS REQUIRED BY THE CITY ORDINANCE.
- LIGHT STANDARDS AS REQUIRED BY CITY ORDINANCE.
- STREET SIGNAGE TO COMPLY WITH CITY ORDINANCE.
- THE PLAT SHALL NOT REGULATE SETBACKS AND BUILDING LINES. THEY ARE SHOWN FOR INFORMATIONAL PURPOSES.
- THE OWNERS OF ALL CORNER LOTS SHALL MAINTAIN VISIBILITY/SIGHT TRIANGLES IN ACCORDANCE WITH THE CITY OF ENNIS AND/OR TXDOT ORDINANCES, RULES AND REGULATIONS.

GENERAL NOTES

- BEARINGS BASED ON TEXAS COORDINATE SYSTEM, NAD 83, NORTH CENTRAL ZONE 4202, VIA THE ALLTERRA RTKNET VRS NETWORK.
- UPON COMPLETION OF CONSTRUCTION, ALL CORNERS WILL BE SET USING 1/2" IRON RODS WITH YELLOW CAPS STAMPED "PIERCE-MURRAY".

NOTICE: SELLING A PORTION OF ANY LOT WITHIN THIS ADDITION BY METES AND BOUNDS IS A VIOLATION OF THE CITY ORDINANCE AND STATE LAW, AND IS SUBJECT TO FINES AND WITHHOLDING OF UTILITIES AND BUILDING PERMITS.

FINAL PLAT
BLUEBONNET ESTATES, PHASE 3
 CONTAINING 109 RESIDENTIAL LOTS AND 3 NON-RESIDENTIAL LOTS, BEING 38.588 ACRES OF LAND SITUATED IN THE J.N. DUNCAN SURVEY, ABSTRACT NUMBER 291 AND J. HAMILTON SURVEY, ABSTRACT NUMBER 448, CITY OF ENNIS, ELLIS COUNTY, TEXAS

PIERCE-MURRAY LAND SOLUTIONS
 Engineering - Surveying
 800 TALLYHO CIRCLE
 TYLER, TEXAS 75703
 (817) 239-5546
 (903) 539-2256
 TBPLS FIRM REGISTRATION NO. 10194437

OWNER/DEVELOPER
 LENNAR HOMES
 1707 MARKET PLACE BLVD.
 IRVING, TEXAS 75063

ENGINEER
 PAPE-DAWSON ENGINEERS, INC.
 6500 WEST FREEWAY, STE 700
 FORT WORTH, TX 76116

SURVEYOR
 PIERCE-MURRAY LAND SOLUTIONS, LLC
 800 TALLYHO CIR.
 TYLER, TX 75703

DATE OF PREPARATION: OCTOBER, 2021

THIS PLAT FILED IN CABINET _____ SLIDE _____ DATE: _____ SHEET 1 OF 2

OWNER'S CERTIFICATE

STATE OF TEXAS §
COUNTY OF ELLIS §

WHEREAS LENNAR HOMES OF TEXAS LAND AND CONSTRUCTION, LTD., a Texas Limited Partnership is the owner of that certain 38,588 acre tract of land situated in the J. N. Duncan Survey, Abstract Number 291, Ellis County, Texas as described in deed to Lennar Homes of Texas Land and +-Construction, Ltd. As recorded in Instrument Number 2120784, Deed Records, Ellis County, Texas and being more particularly described by metes and bounds as follows:

BEGINNING at a 1/2" iron rod found for lot 13, Bock B, Southgate Addition, Phase 4 as recorded in Volume G, Page 58, Plat Records, Ellis County, Texas and being in the north line of Lot 26 Block B, Bluebonnet Estates, Phase 2 as recorded in Instrument No. 2132957 of said plat records;

THENCE N31°16'05"W a distance of 150.47 feet along the east line of said Lot 13 and crossing Vicksburg Drive (a 50' wide public right-of-way) to a 1/2" iron rod found in the south line of Lot 15, Block D of said Southgate Addition Phase 4 and in the north line of said Vicksburg Drive;

THENCE N58°43'55"E a distance of 27.69 feet along the north line of said Vicksburg Drive to a 1/2" iron rod found for the southeast corner of said Lot 15, Block D;

THENCE along the east line of said Block D, Phase 4 and then along the east and northeast line of Block D, Southgate Addition Phase 5 as recorded in Volume G, Slide 210 of the Plat Records of Ellis County, Texas the following courses:

N26°09'59"W a distance of 203.97 feet to a 1/2" iron rod found and being the beginning of a curve to the left;

THENCE 281.85 feet along the arc of said curve to the left, with a radius of 400.00', through a central angle of 40°22'21", the long chord of which bears N46°21'09"W, 276.06' to a 1/2" iron rod found;

THENCE N66°32'19"W a distance of 144.68 feet to a 1/2" iron rod found, being the beginning of a curve to the right;

THENCE 122.63' along the arc of said curve to the right, with a radius of 200.00', through a central angle of 35°07'48", the long chord of which bears N48°58'25"W, 120.72' to a 1/2" iron rod found;

THENCE N31°25'05"W, a distance of 23.64 feet to a 1/2" iron rod found in the west line of a 15' alley;

THENCE N46°25'05"E a distance of 121.27 feet across said 15' alley and then along the southeasterly line of Lot 18, Block 7 Southgate Addition No. 2, as recorded in Cabinet B, Slide 93, of the Plat Records of Ellis County, Texas, to a 1/2" iron rod found in the southerly right-of-way line of Mobile Street (a 50' wide public right-of-way) and being the beginning of a curve to the left;

THENCE 29.82' along said curve to the left and along said southerly right-of-way line of Mobile Street, with a radius of 375.00', through a central angle of 04°33'23", the long chord of which bears S46°01'51"E, 29.81' to a 1/2" iron rod found;

THENCE N41°41'27"E a distance of 172.50 feet crossing said Mobile Street and then along the southeasterly line of said Block 7, Southgate Addition Phase No. 2 to a 1/2" iron rod found in the southerly line of Lot 1, Block 8 of said Southgate Addition Phase No. 2;

THENCE S48°21'00"E distance of 38.77 feet along the southerly line of said Lot 1, Block 8 to a 1/2" iron rod found for the southerly most corner of said Lot 1;

THENCE N41°37'34"E a distance of 108.39 feet along the southeasterly line of said Lot 1 to a 1/2" iron rod found in the southerly right-of-way line of Tallahassee Drive (a 50' wide public right-of-way) the beginning of a curve to the left;

THENCE 26.32' along the arc of said curve to the left and along said southerly right-of-way line, with a radius of 375.00', through a central angle of 04°01'15", the long chord of which bears S50°23'02"E, 26.31' to a 1/2" iron rod found;

THENCE N37°36'20"E a distance of 172.50 feet crossing said Tallahassee Drive and then along the easterly line of Lot 12, Block 11, Southgate Addition No. 3, as recorded in Cabinet D, Slide 188 of the Plat Records of Ellis County, Texas, passing the northeast corner of said Lot 12 to 1/2" iron rod found in the easterly line of a 15' wide alley, the beginning of a curve to the right;

THENCE 73.69' along the arc of said curve to the right and along the easterly line of said 15' alley, with a radius of 202.50', through a central angle of 20°51'01", the long chord of which bears N41°58'09"W, 73.29' to a 1/2" iron rod found;

THENCE N31°32'39"W a distance o 655.85 feet along the easterly line of said alley and passing the northerly end of said alley and then along the easterly line of Lot 2, said Block 11 and then crossing Biloxi Drive (a 60' wide public right-of-way) to a 1/2" iron rod found in the northerly right-of-way line of said Biloxi Drive;

THENCE S58°27'21"W a distance of 12.50 feet along said northerly right-of-way line to a 1/2" iron rod found in the easterly line of a 15' wide alley;

THENCE N31°32'39"W a distance of 123.55 feet along the easterly line of said alley to a 1/2" iron rod found in the southerly line of Lot 1B, of the Replat of Eric's Garage, as recorded in Cabinet I, slide 276 of the Plat Records of Ellis County, Texas;

THENCE N58°49'17"E a distance of 570.59 feet along the southerly line of said Lot 1B and then along the southerly line of Lot 1A of Said Eric's Garage Plat and then along the southerly line of that tract of land described in a deed to Elliott Partners, LTD, as recorded in Volume 1799, Page 1529 of the Deed Records of Ellis County, Texas and then along the southerly line of that tract of land described in a deed to 659 LBD Properties, LLC, as recorded in Instrument No. 2145394 of said Deed Records to a 1/2" iron rod found for the northeast corner of this 38.588 acre tract and being in the westerly line of that tract of land described in a deed to the City of Ennis as recorded in Volume 400, Page 297 of the Deed Records of Ellis County, Texas;

THENCE S31°10'43"E a distance of 860.21 feet along the easterly line of this 38.588 acre tract and along the westerly line of said City of Ennis tract and then along the westerly line of a tract of land described in a deed to the City of Ennis as recorded in Volume 280, Page 595 of the Deed Records of Ellis County, Texas to a 1/2" iron rod with yellow cap stamped "Pape-Dawson" found for the southwest corner of said City of Ennis tract (vol. 280, Pg. 585);

THENCE N58°49'17"E a distance of 379.57 feet along an easterly line of this 38.588 acre tract to a 1/2" iron rod with yellow cap stamped "Pape-Dawson" found for the southeast corner of said City of Ennis tract (vol. 280, Pg. 585) and being in the west line of a tract of land described in a deed to Graff Realty, LLC as recorded in Volume 2829, Page 2421 Deed Records of Ellis County, Texas;

THENCE S21°53'31"E a distance of 959.98 feet along the easterly line of this 35.588 acre tract and along the west line of said Graff Realty, LLC tract and then along the west line of a tract of land described in a deed to Ennis Economic Development Corporation, Inc. as recorded in Volume 2789, Page 1987 Deed Records Ellis County, Texas to a 1/2" iron rod with yellow cap stamped "Pape-Dawson" found for the southeast corner of this 38.588 acre tract and being the northeast corner of the remainder of that tract of land described in a deed to Lennar Homes of Texas Land and Construction, LTD as recorded in Instrument No. 1921963 of the Deed Records of Ellis County, Texas;

THENCE S58°45'23"W a distance of 1191.65 feet along the south line of this 38.588 acre tract and along the north line of said Lennar Homes remainder tract and then along the north line of said Bluebonnet Estates, Phase 2 to the POINT OF BEGINNING, and containing 38,588 acres of land, more or less.

OWNERS DEDICATION:

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

THAT LENNAR HOMES OF TEXAS LAND AND CONSTRUCTION, LTD., A TEXAS LIMITED PARTNERSHIP ACTING HEREIN BY AND THROUGH ITS DULY AUTHORIZED OFFICERS, DO/DOES HEREBY ADOPT THIS PLAT DESIGNATING THE HEREIN ABOVE DESCRIBED PROPERTY AS BLUEBONNET ESTATES, PHASE 3, AN ADDITION TO THE CITY OF ENNIS, TEXAS, ELLIS COUNTY, TEXAS, AND DO(ES) HEREBY DEDICATE, IN FEE SIMPLE, TO THE PUBLIC USE FOREVER, THE STREETS AND ALLEYS SHOWN HEREON AND DOES HEREBY DEDICATE THE EASEMENTS SHOWN ON THE PLAT FOR THE PURPOSES INDICATED TO THE PUBLIC USE FOREVER, SAID DEDICATIONS BEING FREE AND CLEAR OF ALL LIENS AND ENCUMBRANCES EXCEPT AS SHOWN HEREIN. NO BUILDINGS, FENCES, TREES, SHRUBS, OR OTHER IMPROVEMENTS SHALL BE CONSTRUCTED OR PLACED UPON, OVER, OR ACROSS THE EASEMENTS ON SAID PLAT. UTILITY EASEMENTS MAY ALSO BE USED FOR THE MUTUAL USE AND ACCOMMODATION OF ALL PUBLIC UTILITIES DESIRING TO USE OR USING THE SAME UNLESS THE EASEMENT LIMITS THE USE TO A PARTICULAR UTILITY OR UTILITIES, SAID USE BY PUBLIC UTILITIES BEING SUBORDINATE TO THE PUBLIC'S AND CITY OF ENNIS' USE THEREOF. THE CITY OF ENNIS OR ANY PUBLIC UTILITY SHALL HAVE THE RIGHT TO REMOVE AND KEEP REMOVED ALL OR PART OF ANY BUILDINGS, FENCES, TREES, SHRUBS OR OTHER IMPROVEMENTS OR GROWTHS WHICH IN ANY WAY ENDANGER OR INTERFERE WITH THE CONSTRUCTION, MAINTENANCE OR EFFICIENCY OF ITS RESPECTIVE SYSTEMS ON ANY OF THESE EASEMENTS AND THE CITY OF ENNIS OR ANY PUBLIC UTILITY SHALL AT ALL TIMES HAVE THE RIGHT OF INGRESS AND EGRESS TO AND FROM AND UPON ANY OF SAID EASEMENTS FOR THE PURPOSE OF CONSTRUCTING, RECONSTRUCTING, INSPECTING, PATROLLING, MAINTAINING, AND ADDING TO OR REMOVING ALL OF PART OF ITS RESPECTIVE SYSTEM WITHOUT THE NECESSITY AT ANY TIME OF PROCURING THE PERMISSION OF ANYONE. LENNAR HOMES OF TEXAS LAND AND CONSTRUCTION, LTD. DO/DOES HEREBY BIND ITSELF, ITS SUCCESSORS AND ASSIGNS TO FOREVER WARRANT AND DEFEND ALL AND SINGULAR THE ABOVE DESCRIBED STREET, ALLEYS, EASEMENTS, AND RIGHTS UNTO THE PUBLIC AGAINST EVERY PERSON WHOMSOEVER LAWFULLY CLAIMING OR TO CLAIM THE SAME OF ANY PART THEREOF. THIS PLAT IS APPROVED SUBJECT TO ALL PLATTING AND SUBDIVISION ORDINANCES, RULES, REGULATIONS, AND RESOLUTIONS OF THE CITY OF ENNIS, TEXAS.

OWNER SIGNATURE: _____ OWNER SIGNATURE: _____

PRINTED NAME: _____ PRINTED NAME: _____

STATE OF TEXAS §
COUNTY OF ELLIS §

BEFORE ME, THE UNDERSIGNED AUTHORITY, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE, ON THIS DAY PERSONALLY APPEARED _____ OWNER, KNOWN TO ME TO BE THE PERSONS WHOSE NAMES ARE SUBSCRIBED TO THE FOREGOING INSTRUMENT AND ACKNOWLEDGED TO ME THAT THEY EACH EXECUTED THE SAME FOR THE PURPOSE AND CONSIDERATIONS THEREIN EXPRESSED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, THIS ____ DAY OF _____, 20__.

NOTARY PUBLIC IN AND FOR STATE OF TEXAS

MY COMMISSION EXPIRES: _____

CERTIFICATE OF APPROVAL:

I HEREBY CERTIFY THAT THE ABOVE AND FOREGOING PLAT OF THE BLUEBONNET ESTATES, PHASE 3, WAS APPROVED BY THE CITY OF ENNIS, TEXAS, ACCORDING TO CHAPTER 212 OF THE TEXAS LOCAL GOVERNMENT CODE ON THIS ____ DAY OF _____, 20__.

CITY MANAGER

KNOW ALL MEN BY THESE PRESENTS:

THAT I, CAMDEN DAVID PIERCE, DO HEREBY CERTIFY THAT I PREPARED THIS PLAT FROM AN ACTUAL AND ACCURATE SURVEY OF THE LAND AND THAT THE CORNER MONUMENTS SHOWN THEREON AS SET WERE PROPERLY PLACED UNDER MY PERSONAL SUPERVISION IN ACCORDANCE WITH THE SUBDIVISION ORDINANCES, RULES, AND REGULATIONS OF THE CITY OF ENNIS, TEXAS.

PRELIMINARY, THIS DOCUMENT SHALL NOT BE RECORDED FOR ANY PURPOSE AND SHALL NOT BE USED OR VIEWED OR RELIED UPON AS A FINAL SURVEY DOCUMENT

CAMDEN DAVID PIERCE
REGISTERED PROFESSIONAL LAND SURVEYOR
REGISTRATION NUMBER: 6791
DATED: ##-##-####

OWNER/DEVELOPER

LENNAR HOMES
1707 MARKET PLACE BLVD.
IRVING, TEXAS 75063

ENGINEER

PAPE-DAWSON ENGINEERS, INC.
6500 WEST FREEWAY, STE 700
FORT WORTH, TX 76116

SURVEYOR

PIERCE-MURRAY LAND SOLUTIONS, LLC
800 TALLYHO CIR.
TYLER, TX 75703

FINAL PLAT
BLUEBONNET ESTATES, PHASE 3
CONTAINING 109 RESIDENTIAL LOTS AND 3 NON-RESIDENTIAL LOTS, BEING
38.588 ACRES OF LAND SITUATED IN THE J.N. DUNCAN SURVEY, ABSTRACT
NUMBER 291 AND J. HAMILTON SURVEY, ABSTRACT NUMBER 448, CITY OF ENNIS,
ELLIS COUNTY, TEXAS

DATE OF PREPARATION: OCTOBER, 2021



PIERCE-MURRAY
LAND SOLUTIONS
Engineering + Surveying

800 TALLYHO CIRCLE
TYLER, TEXAS 75703
(817) 239-5646
(903) 539-2256

TBPLS FIRM REGISTRATION NO. 10194437