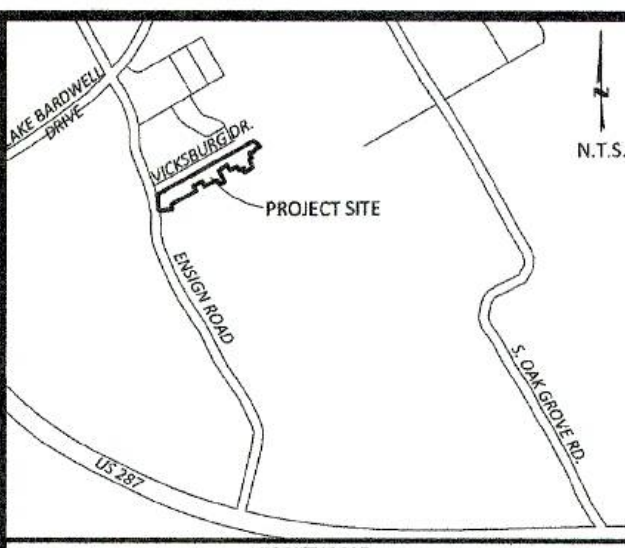


L-235 L-234



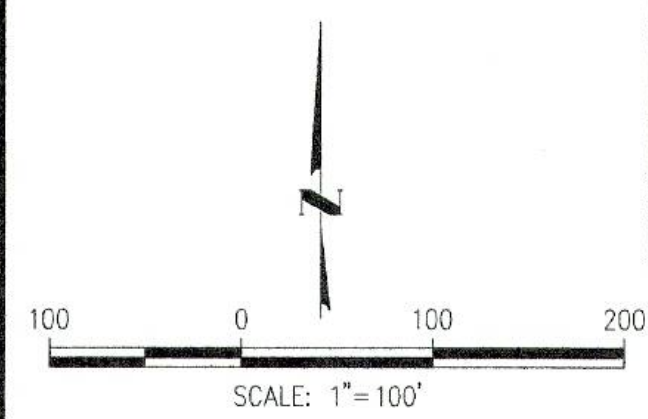
**LEGEND:**

D.R.E.C.T. DEED RECORDS, ELLIS COUNTY, TEXAS  
 P.R.E.C.T. PLAT RECORDS, ELLIS COUNTY, TEXAS  
 C.M. CONTROLLING MONUMENT  
 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	78
NON-RESIDENTIAL LOTS	2
RESIDENTIAL ACREAGE	9.978 AC.
NON-RESIDENTIAL ACREAGE	3.044 AC.
RIGHT OF WAY DEDICATION	3.419 AC.
NET ACREAGE	9.603 AC.
TOTAL ACREAGE	16.441 AC.

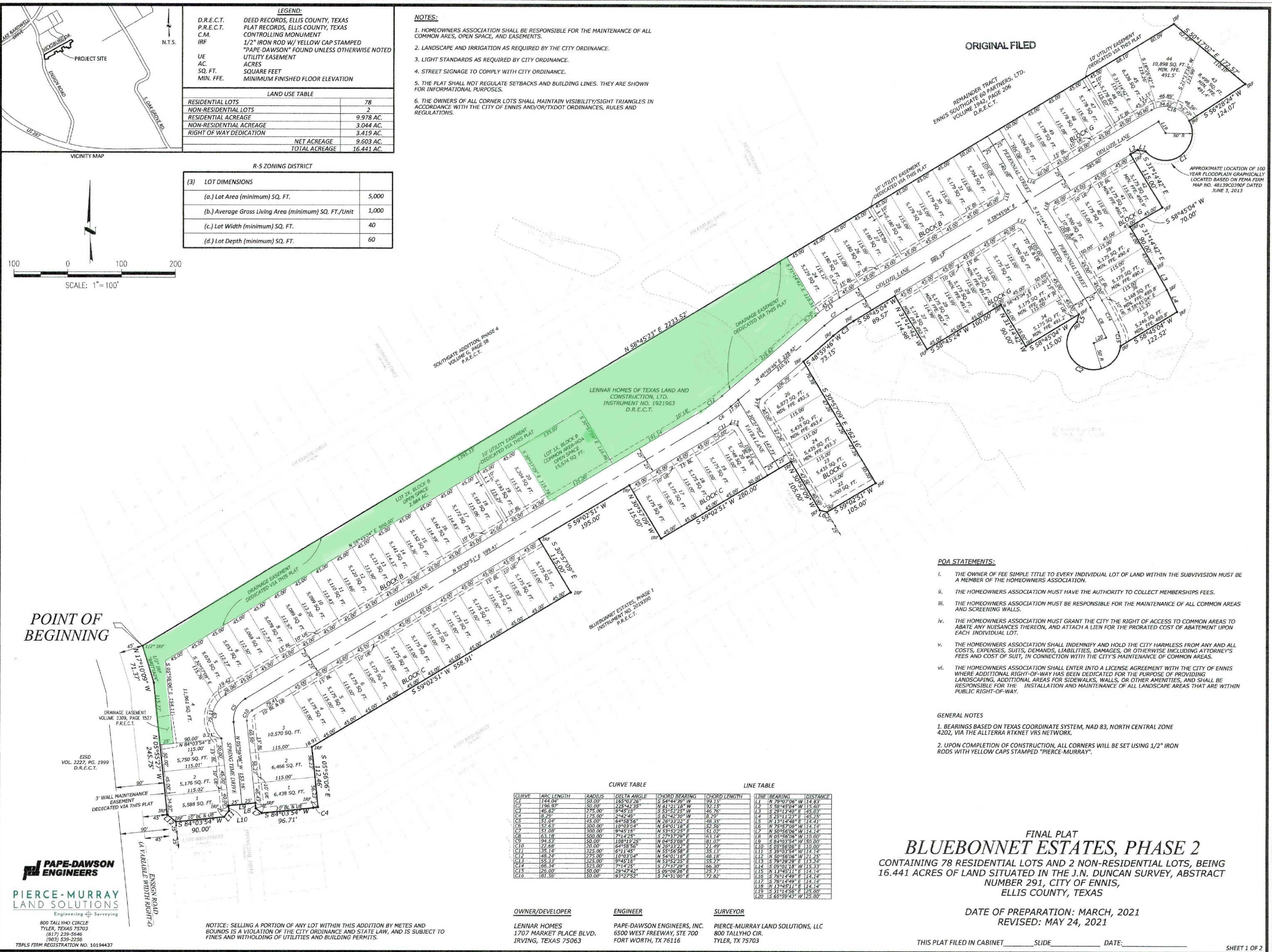
**R-5 ZONING DISTRICT**

(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



- 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.

ORIGINAL FILED



- 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.

- 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".

CURVE TABLE					LINE TABLE		
CURVE	ARC LENGTH	RADIUS	DELTA ANGLE	CHORD BEARING	CHORD LENGTH	LINE BEARING	DISTANCE
C1	144.04'	50.00'	165°03'26"	S 54°44'39" W	99.13'	L1	N 79°07'06" W 14.83'
C2	196.80'	50.00'	225°44'25"	N 61°21'18" W	127.15'	L2	S 84°50'44" W 15.60'
C3	46.82'	275.00'	9°45'19"	S 53°52'25" W	46.76'	L3	S 29°13'40" E 45.03'
C4	8.29'	125.00'	2°42'49"	S 38°42'30" W	8.25'	L4	S 25°11'23" E 45.25'
C5	51.04'	15.00'	64°58'56"	N 26°32'25" E	48.35'	L5	N 13°14'46" E 14.41'
C6	52.63'	300.00'	10°03'04"	N 54°01'18" E	52.56'	L6	N 76°57'08" W 14.14'
C7	51.08'	300.00'	9°45'18"	N 53°52'25" E	51.03'	L7	N 50°56'06" W 14.14'
C8	63.18'	500.00'	7°14'27"	S 79°17'29" E	63.14'	L8	N 05°56'08" W 10.00'
C9	51.53'	50.00'	108°19'25"	N 04°51'00" E	81.07'	L9	S 84°33'24" W 50.00'
C10	27.68'	20.00'	64°58'56"	N 26°32'25" E	24.46'	L10	S 05°56'06" E 10.00'
C11	35.14'	325.00'	6°11'45"	N 53°52'25" E	35.13'	L11	S 39°33'24" W 14.14'
C12	48.24'	275.00'	10°03'04"	N 54°01'18" E	48.18'	L12	N 50°56'06" W 21.25'
C13	55.33'	325.00'	9°45'18"	N 53°52'25" E	55.27'	L13	S 79°39'29" E 13.24'
C14	66.34'	15.00'	7°14'27"	S 79°17'29" E	66.30'	L14	S 09°11'18" W 15.33'
C15	26.00'	50.00'	29°42'42"	S 09°08'26" E	25.71'	L15	N 13°45'11" E 14.14'
C16	81.56'	50.00'	93°27'52"	S 74°31'00" E	72.82'	L16	S 76°44'49" E 14.14'
						L17	S 78°14'49" E 14.14'
						L18	N 13°45'11" E 14.14'
						L19	S 31°45'56" E 25.00'
						L20	S 65°59'43" W 15.00'

**PAPE-DAWSON ENGINEERS**  
**PIERCE-MURRAY LAND SOLUTIONS**  
 Engineering & Surveying  
 800 TALLYHO CIRCLE  
 TYLER, TEXAS 75703  
 (817) 239-5046  
 (903) 539-2256  
 TBPLS FIRM REGISTRATION NO. 10194437

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 WITHOLDING OF UTILITIES AND BUILDING PERMITS.

**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 2**  
 CONTAINING 78 RESIDENTIAL LOTS AND 2 NON-RESIDENTIAL LOTS, BEING 16.441 ACRES OF LAND SITUATED IN THE J.N. DUNCAN SURVEY, ABSTRACT NUMBER 291, CITY OF ENNIS, ELLIS COUNTY, TEXAS

DATE OF PREPARATION: MARCH, 2021  
 REVISED: MAY 24, 2021

L-276

OWNERS 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 tract of land situated in the Duncan Survey, Abstract Number 291, Ellis County, Texas and being the remainder of that certain 59.909 acre tract of land as described in deed to Lennar Homes of Texas Land and Construction, Ltd. As recorded in Instrument Number 1921963, Deed Records, Ellis County, Texas and being more particularly described by metes and bounds as follows:

BEGINNING at a 1/2" iron rod found marking the northwest corner of said 59.909 acre tract and being the southwest corner of Lot 38, Block B, Southgate Addition, Phase 4 as recorded in Volume G, Page 58, Plat Records, Ellis County, Texas and being in the easterly right-of-way line of Ensign Road (a variable width right-of-way)

THENCE N58°45'23"E, a distance of 2233.52' departing said easterly right-of-way line and along the north property line of said 59.909 acre tract and the south property of said Southgate Addition, Phase 4 and then along the south property line of that certain tract of land as described in deed to Ennis Southgate 60 Partners, Ltd. As recorded in Volume 1942, Page 206, Deed Records, Ellis County, Texas to a 1/2" iron rod with yellow cap stamped "Pape-Dawson" found for the northernmost northwest corner of Lot 1X, Block G, Bluebonnet Estates, Phase 1 as recorded in Instrument Number 2019390, Plat Records, Ellis County, Texas;

THENCE departing north property line of said 59.909 acre tract and south property line of said Ennis Southgate 60 Partners tract, S50°17'02"E, a distance of 172.57' along the northwesterly property line of said Bluebonnet Estates, Phase 1 to a 1/2" iron rod with yellow cap stamped "Pape-Dawson" found;

THENCE along the northwesterly property line of said Bluebonnet Estates, Phase 1 the following courses and distance

S 56°28'24" W, a distance of 124.07' to a 1/2" iron rod with yellow cap stamped "Pape-Dawson" found at the beginning of a non-tangent curve to the right;

Along said curve to the right an arc length of 144.04', with a radius of 50.00', through a central angle of 165°03'26" and long chord of which bears S 54°44'39" W, 99.15' to a 1/2" iron rod with yellow cap stamped "Pape-Dawson" found;

N 79°07'06" W, a distance of 14.83' to a 1/2" iron rod with yellow cap stamped "Pape-Dawson" found;

S 58°45'04" W, a distance of 15.60' to a 1/2" iron rod with yellow cap stamped "Pape-Dawson" found;

S31°14'42"E, a distance of 115.00' to a 1/2" iron rod with yellow cap stamped "Pape-Dawson" found;

S58°45'04"W, a distance of 70.00' to a 1/2" iron rod with yellow cap stamped "Pape-Dawson" found;

S31°14'42"E, a distance of 90.00' to a 1/2" iron rod with yellow cap stamped "Pape-Dawson" found;

S29°13'40"E, a distance of 45.03' to a 1/2" iron rod with yellow cap stamped "Pape-Dawson" found;

S25°11'23"E, a distance of 45.25' to a 1/2" iron rod with yellow cap stamped "Pape-Dawson" found;

S58°45'04"W, a distance of 122.52' to a 1/2" iron rod with yellow cap stamped "Pape-Dawson" found at the beginning of a non-tangent curve to the right;

Along said curve to the right an arc length of 196.97', with a radius of 50.00', through a central angle of 225°42'35" and long chord of which bears N 61°21'18" W, 92.15' to a 1/2" iron rod with yellow cap stamped "Pape-Dawson" found;

N 13°14'48" E, a distance of 14.41' to a 1/2" iron rod with yellow cap stamped "Pape-Dawson" found;

S 58°45'04" W, a distance of 115.00' to a 1/2" iron rod with yellow cap stamped "Pape-Dawson" found;

N 31°14'42" W, a distance of 90.00' to a 1/2" iron rod with yellow cap stamped "Pape-Dawson" found;

S 58°45'24" W, a distance of 160.00' to a 1/2" iron rod with yellow cap stamped "Pape-Dawson" found;

N 31°14'42" W, a distance of 114.98' to a 1/2" iron rod with yellow cap stamped "Pape-Dawson" found;

S 58°45'04" W, a distance of 89.57' to a 1/2" iron rod with yellow cap stamped "Pape-Dawson" found at the beginning of a curve to the left;

Along said curve to the left an arc length of 46.82', with a radius of 275.00', through a central angle of 9°45'18" and long chord of which bears S 53°52'25" W, 46.76' to a 1/2" iron rod with yellow cap stamped "Pape-Dawson" found;

S 48°59'46" W, a distance of 73.15' to a 1/2" iron rod with yellow cap stamped "Pape-Dawson" found;

S 30°57'09" E, a distance of 262.16' to a 1/2" iron rod with yellow cap stamped "Pape-Dawson" found;

S 59°02'51" W, a distance of 105.00' to a 1/2" iron rod with yellow cap stamped "Pape-Dawson" found;

N 75°57'09" W, a distance of 14.14' to a 1/2" iron rod with yellow cap stamped "Pape-Dawson" found;

N 30°57'09" W, a distance of 105.00' to a 1/2" iron rod with yellow cap stamped "Pape-Dawson" found;

S 59°02'51" W, a distance of 280.00' to a 1/2" iron rod with yellow cap stamped "Pape-Dawson" found;

N 30°57'09" W, a distance of 115.00' to a 1/2" iron rod with yellow cap stamped "Pape-Dawson" found;

S 59°02'51" W, a distance of 195.00' to a 1/2" iron rod with yellow cap stamped "Pape-Dawson" found;

S 30°57'09" E, a distance of 115.00' to a 1/2" iron rod with yellow cap stamped "Pape-Dawson" found;

S 59°02'51" W, a distance of 558.91' to a 1/2" iron rod with yellow cap stamped "Pape-Dawson" found;

S 05°56'06" E, a distance of 112.46' to a 1/2" iron rod with yellow cap stamped "Pape-Dawson" found at the beginning of a non-tangent curve to the right;

Along said curve to the right an arc length of 8.29', with a radius of 175.00', through a central angle of 2°42'49" and long chord of which bears S 82°42'30" W, 8.29' to a 1/2" iron rod with yellow cap stamped "Pape-Dawson" found;

S 84°03'54" W, a distance of 96.71' to a 1/2" iron rod with yellow cap stamped "Pape-Dawson" found;

N 50°56'06" W, a distance of 14.14' to a 1/2" iron rod with yellow cap stamped "Pape-Dawson" found;

N 05°56'06" W, a distance of 10.00' to a 1/2" iron rod with yellow cap stamped "Pape-Dawson" found;

S 84°03'54" W, a distance of 50.00' to a 1/2" iron rod with yellow cap stamped "Pape-Dawson" found;

S 05°56'06" E, a distance of 10.00' to a 1/2" iron rod with yellow cap stamped "Pape-Dawson" found;

S 39°03'54" W, a distance of 14.14' to a 1/2" iron rod with yellow cap stamped "Pape-Dawson" found;

S 84°03'54" W, a distance of 90.00' to a 1/2" iron rod with yellow cap stamped "Pape-Dawson" found;

N 50°56'06" W, a distance of 21.25' to a 1/2" iron rod with yellow cap stamped "Pape-Dawson" found in the westerly property line of said 59.909 acre tract common with the aforementioned easterly right-of-way line of Ensign Road;

THENCE along said common line, N 05°55'27" W, a distance of 245.75' to a 1/2" iron rod with cap stamped "Brittain" found;

THENCE continuing along said common line, N 17°10'09" W, a distance of 71.37' to the POINT OF BEGINNING and containing 716,171 square feet or 16.441 acres of land, more or less.;

OWNERS DEDICATION:

NOW, THEREFORE, KNOWN 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 2, 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: Jennifer Eller OWNER SIGNATURE: \_\_\_\_\_  
PRINTED NAME: Jennifer Eller PRINTED NAME: \_\_\_\_\_

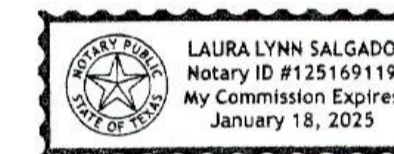
STATE OF TEXAS §  
COUNTY OF ELLIS §

BEFORE ME, THE UNDERSIGNED AUTHORITY, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE, ON THIS DAY PERSONALLY APPEARED Jennifer Eller 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 21<sup>st</sup> DAY OF July, 2021

[Signature]  
NOTARY PUBLIC IN AND FOR STATE OF TEXAS

MY COMMISSION EXPIRES: 1-8-2025



CERTIFICATE OF APPROVAL:

I HEREBY CERTIFY THAT THE ABOVE AND FOREGOING PLAT OF THE BLUEBONNET ESTATES, PHASE 2, WAS APPROVED BY THE CITY OF ENNIS, TEXAS, ACCORDING TO CHAPTER 212 OF THE TEXAS LOCAL GOVERNMENT CODE ON THIS 27<sup>th</sup> DAY OF July, 2021.

[Signature]  
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.

[Signature]  
CAMDEN DAVID PIERCE  
REGISTERED PROFESSIONAL LAND SURVEYOR  
REGISTRATION NUMBER: 6791  
DATED: 7-15-2021



FINAL PLAT  
**BLUEBONNET ESTATES, PHASE 2**  
CONTAINING 78 RESIDENTIAL LOTS AND 2 NON-RESIDENTIAL LOTS, BEING 16.441 ACRES OF LAND SITUATED IN THE J.N. DUNCAN SURVEY, ABSTRACT NUMBER 291, CITY OF ENNIS, ELLIS COUNTY, TEXAS

DATE OF PREPARATION: MARCH, 2021  
REVISED: MAY 24, 2021

**PAPE-DAWSON ENGINEERS**

**PIERCE-MURRAY LAND SOLUTIONS**  
Engineering Surveying

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