

PLAT NOTES APPLY TO EVERY PAGE OF THIS MULTIPLE PAGE PLAT

LEGEND

EX EXISTING
 BL BUILDING LINE
 D.R.E.C.T. DEED RECORDS OF ELLIS COUNTY, TEXAS

VOL VOLUME
 PG PAGE(S)
 ROW RIGHT-OF-WAY

● FOUND 1/2" IRON ROD WITH YELLOW PLASTIC CAP STAMPED PAPE-DAWSON (UNLESS OTHERWISE NOTED)

○ SET 1/2" IRON ROD WITH YELLOW PLASTIC CAP STAMPED "PAPE-DAWSON"

MIN FF MINIMUM FINISHED FLOOR ELEVATION

⊗ BLOCK

Ⓜ LOCATION OF 9 CLUSTER MAILBOXES ON SINGLE PAD

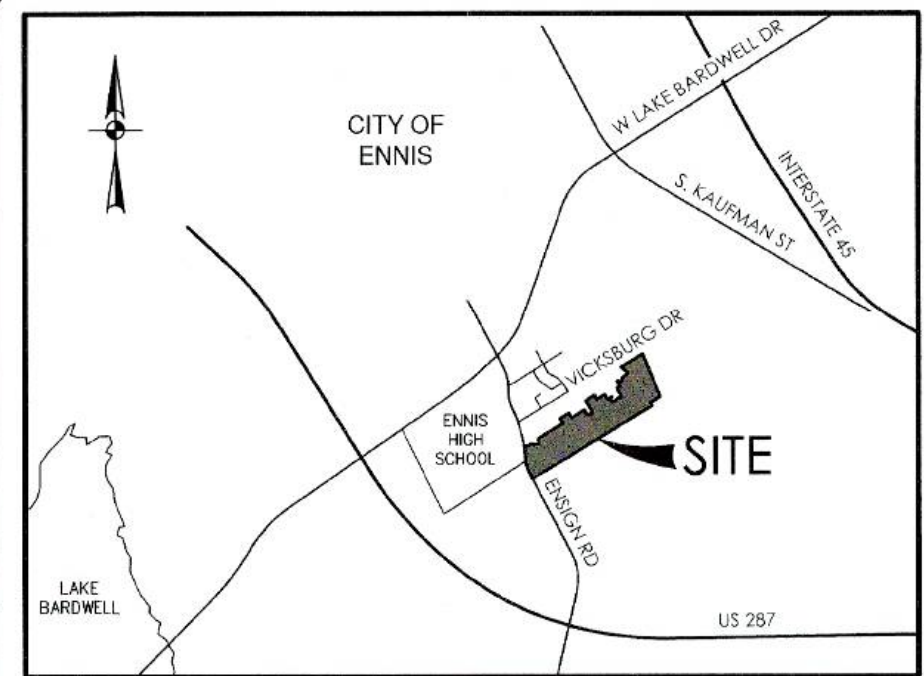
SPECIAL NOTICE:
 NOTICE: SELLING A PORTION OF ANY LOT WITHIN THIS ADDITION BY METES AND BOUNDS IS A VIOLATION OF THE CITY ORDINANCE AND STATE LAW, AND IS SUBJECT TO FINES AND WITHDRAWING OF UTILITIES AND BUILDING PERMITS.

SURVEYOR'S NOTE:

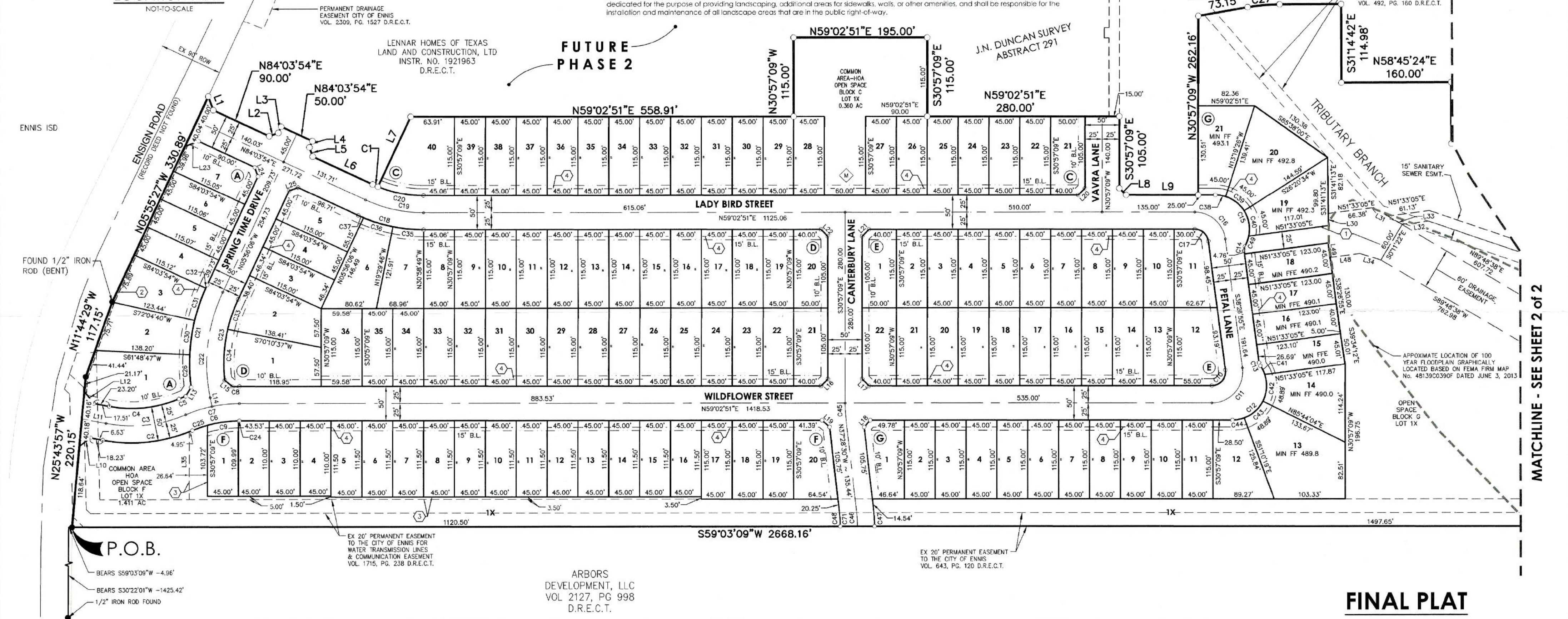
- UPON COMPLETION OF CONSTRUCTION, ALL LOT CORNERS WILL BE SET USING A 1/2-INCH REBAR WITH A YELLOW PLASTIC CAP STAMPED "PAPE-DAWSON". ALL BLOCK CORNERS WILL BE SET USING A 3/4-INCH REBAR WITH A YELLOW PLASTIC CAP STAMPED "PAPE-DAWSON". IN AREAS WHERE IT IS NOT PHYSICALLY POSSIBLE TO SET REBAR, A PK NAIL OR X CUT WILL BE USED.
- THE BEARINGS FOR THIS SURVEY ARE BASED ON THE TEXAS COORDINATE SYSTEM, NORTH CENTRAL ZONE (4202) NORTH AMERICAN DATUM 1983 (NAD2011) EPOCH 2010.0.
- EASEMENTS SHOWN HEREON ARE CREATED BY THIS PLAT UNLESS NOTED OTHERWISE.

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 pro-rated 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 costs 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 in the public right-of-way.



LOCATION MAP
 NOT-TO-SCALE



ARBORS
 DEVELOPMENT, LLC
 VOL 2127, PG 998
 D.R.E.C.T.

CURVE TABLE

CURVE #	RADIUS	DELTA	CHORD BEARING	CHORD	LENGTH
C1	175.00'	2'42'49"	N82°42'30"E	8.29'	8.29'
C2	225.00'	33'56'43"	S52°57'54"W	131.36'	133.30'
C3	200.00'	33'56'43"	N52°57'54"E	116.77'	118.49'
C4	175.00'	33'56'43"	N52°57'54"E	102.17'	103.60'
C5	225.00'	2'39'14"	N37°19'09"E	10.42'	10.42'
C6	175.00'	23°03'19"	S47°31'11"W	69.94'	70.42'
C7	200.00'	23°03'19"	S47°31'11"W	79.94'	80.48'
C8	225.00'	2'32'17"	N57°46'42"E	9.97'	9.97'
C9	175.00'	14°55'05"	N51°06'26"E	45.44'	45.56'
C10	20.00'	97°29'45"	N10°17'58"E	30.07'	34.03'
C11	45.00'	97°29'45"	N10°17'58"E	67.66'	76.57'
C12	50.00'	125°43'18"	S3°48'48"E	88.99'	109.71'
C13	10.00'	28°13'33"	S52°33'41"E	4.88'	4.93'
C14	10.00'	37°25'40"	S19°44'05"E	6.42'	6.53'
C15	50.00'	119°55'54"	S60°59'12"E	86.57'	104.66'
C16	45.00'	82°30'15"	N79°42'02"W	59.34'	64.80'
C17	20.00'	82°30'15"	N79°42'02"W	26.37'	28.80'

CURVE TABLE

CURVE #	RADIUS	DELTA	CHORD BEARING	CHORD	LENGTH
C18	225.00'	25°01'04"	S71°33'22"W	97.47'	98.24'
C19	200.00'	25°01'04"	N71°33'22"E	86.64'	87.33'
C20	175.00'	22°18'14"	N70°11'58"E	67.69'	68.12'
C21	275.00'	32°15'04"	N22°03'30"W	152.76'	154.79'
C22	250.00'	36°32'43"	S24°12'27"E	156.77'	159.46'
C23	225.00'	31°18'34"	S21°35'23"E	121.43'	122.95'
C24	175.00'	0°28'52"	N58°48'24"E	1.47'	1.47'
C25	175.00'	7°39'22"	N39°49'13"E	23.37'	23.38'
C26	275.00'	9°59'57"	S33°11'12"E	47.93'	47.99'
C27	275.00'	9°45'18"	N53°52'25"E	46.75'	46.82'
C28	50.00'	225°42'35"	S61°21'18"E	92.15'	196.97'
C29	50.00'	165°03'26"	N54°44'39"E	99.15'	144.04'
C30	275.00'	10°36'21"	S22°53'03"E	50.83'	50.90'
C31	275.00'	10°32'56"	S12°18'24"E	50.56'	50.63'
C32	275.00'	1°05'50"	S6°29'01"E	5.27'	5.27'
C33	225.00'	12°02'21"	N11°57'16"W	47.19'	47.28'
C34	225.00'	19°16'13"	N27°36'33"W	75.32'	75.67'

CURVE TABLE

CURVE #	RADIUS	DELTA	CHORD BEARING	CHORD	LENGTH
C35	225.00'	11°27'23"	N64°46'32"E	44.91'	44.99'
C36	225.00'	11°27'03"	N76°13'45"E	44.89'	44.97'
C37	225.00'	2°06'37"	N83°00'36"E	8.29'	8.29'
C38	50.00'	101°26'35"	N70°13'52"W	77.41'	88.53'
C39	50.00'	39°39'57"	N83°29'24"W	33.93'	34.61'
C40	50.00'	44°08'51"	N41°35'00"W	37.58'	38.53'
C41	50.00'	16°36'33"	N58°22'10"W	14.44'	14.49'
C42	50.00'	45°47'58"	N27°09'55"W	38.91'	39.97'
C43	50.00'	43°05'36"	N17°16'52"E	36.73'	37.61'
C44	50.00'	20°13'10"	N48°56'16"E	17.55'	17.64'
C45	200.00'	6°31'20"	N34°12'50"W	22.75'	22.77'
C46	200.00'	6°31'20"	N34°12'50"W	22.75'	22.77'
C47	225.00'	6°29'03"	S34°13'58"E	25.45'	25.46'
C48	175.00'	6°28'19"	N34°14'20"W	19.76'	19.77'
C49	50.00'	18°29'20"	N10°15'55"W	16.06'	16.13'

LINE TABLE

LINE #	BEARING	LENGTH
L1	S50°59'08"E	21.23'
L2	N39°03'54"E	14.14'
L3	N5°56'06"W	10.00'
L4	S5°56'06"E	10.00'
L5	S50°56'06"E	14.14'
L6	N84°03'54"E	96.71'
L7	N5°56'06"W	112.46'
L8	S75°57'09"E	14.14'
L9	N59°02'51"E	105.00'
L10	S22°05'50"W	20.21'
L11	S69°56'15"W	35.76'
L12	S67°54'10"E	22.30'
L13	N0°20'45"E	15.42'
L14	S42°28'49"E	13.02'
L15	S81°38'27"E	14.60'
L16	N14°02'51"E	14.14'

LINE TABLE

LINE #	BEARING	LENGTH
L17	S75°57'09"E	14.14'
L18	S10°47'10"W	13.31'
L19	N79°12'50"W	14.92'
L20	N14°02'51"E	14.14'
L21	S14°02'51"W	14.14'
L22	N75°57'09"W	14.14'
L23	S39°03'48"W	21.27'
L24	N50°56'06"W	14.14'
L25	S39°03'54"W	14.14'
L27	N79°01'11"E	130.63'
L29	S59°03'09"W	20.05'
L30	N31°41'13"W	17.62'
L31	S89°48'38"W	48.45'
L32	S51°33'05"W	38.62'
L33	S89°48'38"W	24.22'
L34	S76°05'59"W	32.23'

LINE TABLE

LINE #	BEARING	LENGTH
L35	S30°57'09"E	99.13'
L40	S13°14'48"W	14.41'
L41	N25°11'23"W	45.25'
L42	N29°13'40"W	45.03'
L44	N58°45'04"E	70.00'
L45	N58°45'04"E	15.60'
L46	S79°07'06"E	14.83'
L47	S32°04'05"E	63.36'
L48	S51°33'05"W	43.69'
L49	N38°26'55"W	21.22'

FINAL PLAT

**BLUEBONNET ESTATES
 PHASE 1**

OWNER / DEVELOPER
 LENNAR HOMES
 1707 MARKET PLACE BLVD.
 IRVING, TEXAS 75063
 45' LOT COUNT = 126

43.467 ACRE TRACT
 OUT OF THE
 J.N. DUNCAN SURVEY, ABSTRACT NO. 291
 IN THE
 CITY OF ENNIS, ELLIS COUNTY, TEXAS

SURVEYOR ENGINEER PLANNER:



DALLAS | SAN ANTONIO | AUSTIN | HOUSTON | FORT WORTH
 5810 TENNYSON PKWY, STE 425 | PLANO, TX 75024 | 214.420.8494
 TBPE FIRM REGISTRATION #4701 | TBLPS FIRM REGISTRATION #10194390

Date: May 29, 2020, 8:17am User: ID: Roaddock
 File: W:\projects\701\03\01\2.0 Design\2.2 Survey\2.2.7 Plat\FP-7010301.dwg

THIS DOCUMENT HAS BEEN PRODUCED FROM MATERIAL THAT WAS STORED AND/OR TRANSMITTED ELECTRONICALLY AND MAY HAVE BEEN INADVERTENTLY ALTERED. RELY ONLY ON FINAL HARDCOPY MATERIALS BEARING THE CONSULTANT'S ORIGINAL SIGNATURE AND SEAL. AERIAL IMAGERY PROVIDED BY GOOGLE® UNLESS OTHERWISE NOTED. Imagery © 2016,CAPCOG, Digital Globe, Texas Orthometry Program, USDA Farm Service Agency.

1174

OWNER'S CERTIFICATE
 STATE OF TEXAS §
 ELLIS COUNTY §

WHEREAS, LENNAR HOMES OF TEXAS LAND AND CONSTRUCTION, LTD., a Texas Limited Partnership is the owner of a tract of land, situated in the James N. Duncan Survey, Abstract No. 291, Ellis County, Texas, and being a portion of a 59.909 acre tract of land described in Special Warranty Deed to LENNAR HOMES OF TEXAS LAND AND CONSTRUCTION, LTD as recorded in Instrument No. 1921963 of the Deed Records of Ellis County, Texas (D.R.E.C.T.), and being more particularly described as follows:

BEGINNING at a found 1/2-inch iron rod with yellow cap stamped "PAPE DAWSON" at the southwest corner of said Lennar Homes tract and the northwest corner of a tract of land described in Warranty Deed with Vendor's Lien to Arbors Development, LLC, recorded in Volume 2127, Page 988, D.R.E.C.T., and being on the east right of way line of Ensign Road (record deed not found), from which a found 1/2-inch iron rod (controlling monument) bears South 59 degrees 03 minutes 09 seconds West - 4.96 feet, and South 30 degrees 34 minutes 07 seconds East - 1425.63 feet;

THENCE, along the west line of said Lennar Homes tract and the east right of way line of said Ensign Road, the following courses and distances:

North 25 degrees 43 minutes 57 seconds West, a distance of 220.15 feet to a found 1/2-inch iron rod with yellow cap stamped "PAPE DAWSON";
 North 11 degrees 44 minutes 29 seconds West, a distance of 117.15 feet to a found 1/2-inch iron rod (bent);

North 05 degrees 55 minutes 27 seconds West, a distance of 330.89 feet to a set 1/2-inch iron rod with yellow cap stamped "PAPE DAWSON";

THENCE, departing the easterly right of way line of Ensign Road, over and across said LENNAR HOMES tract, the following courses and distances:

South 50 degrees 59 minutes 08 seconds East, a distance of 21.23 feet to a set 1/2-inch iron rod with yellow cap stamped "PAPE DAWSON";

North 84 degrees 03 minutes 54 seconds East, a distance of 90.00 feet to a set 1/2-inch iron rod with yellow cap stamped "PAPE DAWSON";

North 39 degrees 03 minutes 54 seconds East, a distance of 14.14 feet to a set 1/2-inch iron rod with yellow cap stamped "PAPE DAWSON";

North 05 degrees 56 minutes 06 seconds West, a distance of 10.00 feet to a set 1/2-inch iron rod with yellow cap stamped "PAPE DAWSON";

North 84 degrees 03 minutes 54 seconds East, a distance of 50.00 feet to a set 1/2-inch iron rod with yellow cap stamped "PAPE DAWSON";

South 05 degrees 56 minutes 06 seconds East, a distance of 10.00 feet to a set 1/2-inch iron rod with yellow cap stamped "PAPE DAWSON";

South 50 degrees 56 minutes 06 seconds East, a distance of 14.14 feet to a set 1/2-inch iron rod with yellow cap stamped "PAPE DAWSON";

North 84 degrees 03 minutes 54 seconds East, a distance of 96.71 feet to a set 1/2-inch iron rod with yellow cap stamped "PAPE DAWSON" and being the beginning of a curve to the left, having a radius of 175.00 feet, a central angle of 02 degrees 42 minutes 49 seconds, subtended by a 6.29 feet chord which bears North 82 degrees 42 minutes 30 seconds East;

Along said curve to the left, an arc distance of 8.29 feet to a set 1/2-inch iron rod with yellow plastic cap stamped "PAPE DAWSON";

North 05 degrees 56 minutes 06 seconds West, a distance of 112.46 feet to a set 1/2-inch iron rod with yellow cap stamped "PAPE DAWSON";

North 59 degrees 02 minutes 51 seconds East, a distance of 558.91 feet to a set 1/2-inch iron rod with yellow cap stamped "PAPE DAWSON";

North 30 degrees 57 minutes 09 seconds West, a distance of 115.00 feet to a set 1/2-inch iron rod with yellow cap stamped "PAPE DAWSON";

North 59 degrees 02 minutes 51 seconds East, a distance of 195.00 feet to a set 1/2-inch iron rod with yellow cap stamped "PAPE DAWSON";

South 30 degrees 57 minutes 09 seconds East, a distance of 115.00 feet to a set 1/2-inch iron rod with yellow cap stamped "PAPE DAWSON";

North 59 degrees 02 minutes 51 seconds East, a distance of 280.00 feet to a set 1/2-inch iron rod with yellow cap stamped "PAPE DAWSON";

South 30 degrees 57 minutes 09 seconds East, a distance of 105.00 feet to a set 1/2-inch iron rod with yellow cap stamped "PAPE DAWSON";

South 75 degrees 57 minutes 09 seconds East, a distance of 14.14 feet to a set 1/2-inch iron rod with yellow cap stamped "PAPE DAWSON";

North 59 degrees 02 minutes 51 seconds East, a distance of 105.00 feet to a set 1/2-inch iron rod with yellow cap stamped "PAPE DAWSON";

North 30 degrees 57 minutes 09 seconds West, a distance of 262.16 feet to a set 1/2-inch iron rod with yellow cap stamped "PAPE DAWSON";

North 49 degrees 59 minutes 46 seconds East, a distance of 73.15 feet to a set 1/2-inch iron rod with yellow cap stamped "PAPE DAWSON" and being the beginning of a curve to the right, having a radius of 275.00 feet a central angle of 09 degrees 45 minutes 18 seconds, subtended by a 46.76 feet chord which bears North 53 degrees 52 minutes 25 seconds East;

Along said curve to the right, an arc distance of 46.82 feet to a set 1/2-inch iron rod with yellow plastic cap stamped "PAPE DAWSON";

North 58 degrees 45 minutes 04 seconds East, a distance of 89.57 feet to a set 1/2-inch iron rod with yellow cap stamped "PAPE DAWSON";

South 31 degrees 14 minutes 42 seconds East, a distance of 114.98 feet to a set 1/2-inch iron rod with yellow cap stamped "PAPE DAWSON";

North 58 degrees 45 minutes 24 seconds East, a distance of 160.00 feet to a set 1/2-inch iron rod with yellow cap stamped "PAPE DAWSON";

South 31 degrees 14 minutes 42 seconds East, a distance of 90.00 feet to a set 1/2-inch iron rod with yellow cap stamped "PAPE DAWSON";

North 58 degrees 45 minutes 04 seconds East, a distance of 115.00 feet to a set 1/2-inch iron rod with yellow cap stamped "PAPE DAWSON";

South 13 degrees 14 minutes 48 seconds West, a distance of 14.41 feet to a set 1/2-inch iron rod with yellow cap stamped "PAPE DAWSON" and being the beginning of a curve to the left, having a radius of 50.00 feet, a central angle of 225 degrees 42 minutes 35 seconds, subtended by a 92.15 feet chord which bears South 61 degrees 21 minutes 18 seconds East;

Along said curve to the left, an arc distance of 196.97 feet to a set 1/2-inch iron rod with yellow plastic cap stamped "PAPE DAWSON";

North 58 degrees 45 minutes 04 seconds East, a distance of 122.52 feet to a set 1/2-inch iron rod with yellow cap stamped "PAPE DAWSON";

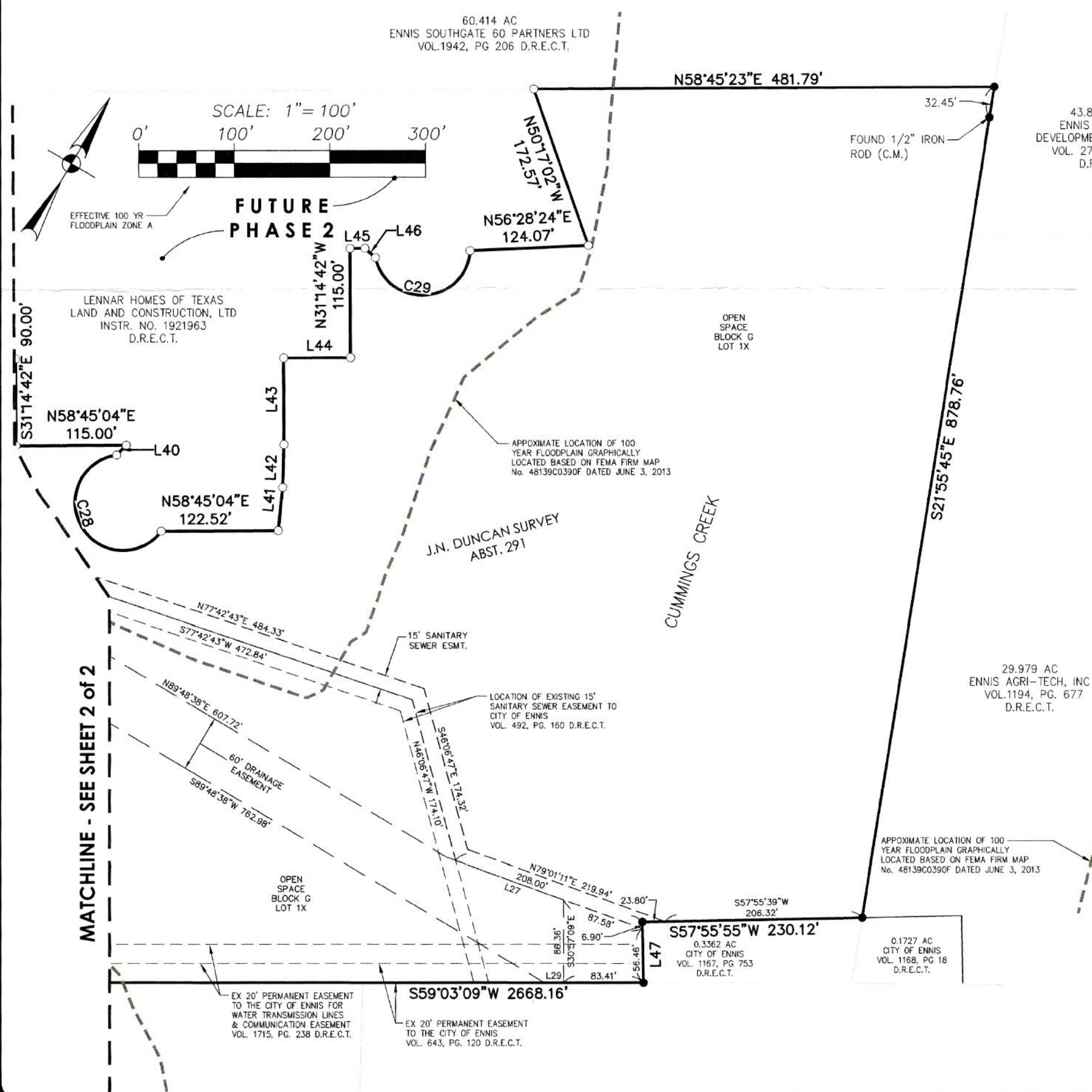
North 25 degrees 11 minutes 23 seconds West, a distance of 45.25 feet to a set 1/2-inch iron rod with yellow cap stamped "PAPE DAWSON";

North 29 degrees 13 minutes 40 seconds West, a distance of 45.03 feet to a set 1/2-inch iron rod with yellow cap stamped "PAPE DAWSON";

North 31 degrees 14 minutes 42 seconds West, a distance of 90.00 feet to a set 1/2-inch iron rod with yellow cap stamped "PAPE DAWSON";

North 58 degrees 45 minutes 04 seconds East, a distance of 70.00 feet to a set 1/2-inch iron rod with yellow cap stamped "PAPE DAWSON";

North 31 degrees 14 minutes 42 seconds West, a distance of 115.00 feet to a set 1/2-inch iron rod with yellow cap stamped "PAPE DAWSON";



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 hereinabove described property as **Bluebonnet Estates, Phase 1**, an addition to the City of Ennis, Texas, and do/does 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 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 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 parts of any buildings, fences, trees, shrubs or other improvements or growths which may 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 purposes of constructing, reconstructing, inspecting, patrolling, maintaining, and adding to or removing all of part of its respective systems without the necessity at any time of procuring the permission of anyone. Lennar Homes of Texas Land and Construction, LTD, a Texas Limited Partnership do/does hereby bind itself, its successors and assigns to forever warrant and defend all and singular the above described streets, 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.

WITNESS my hand this 2nd day of June, 2020

Lennar Homes of Texas Land and Construction, LTD
 Owner/Developer By (signature): [Signature]
 Printed Name & Title: Jennifer Eller Authorized Agent

STATE OF TEXAS
 COUNTY OF Dallas

Before me, the undersigned authority, a Notary Public in and for the State of Texas, on this day personally appeared Jennifer Eller known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that they each executed the same for the purpose and considerations therein expressed.

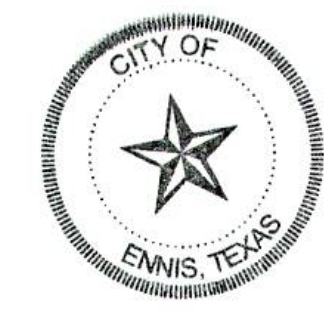
Given under my hand and seal of office, this 2nd day of June, 2020

[Signature]
 Notary Public in and for the State of Texas
 My Commission Expires: 1-18-2021



CERTIFICATE OF APPROVAL
 I hereby certify that the above and foregoing plat of the Bluebonnet Estates, Phase 1, was approved by the City of Ennis, Texas, according to Chapter 212 of the Texas Local Government Code on this 18th day of June, 2020

[Signature]
 City Manager



KNOW ALL MEN BY THESE PRESENTS:

THAT I, Marcos A. Madrid do hereby certify that this plat was prepared from an actual and accurate survey of the land and that the corner monuments shown thereon were properly placed under my personal supervision, in accordance with the subdivision regulations of the City of Ennis, Ellis County, Texas.

For Pape Dawson Engineers:

[Signature]
 Marcos A. Madrid
 Registered Professional Land Surveyor
 Texas Registration No. 6740
 Firm Registration No. 10194390
 Pape Dawson Engineers
 5810 Tennyson Parkway, Suite 425
 Plano, Texas 75024
 Tele. 214-420-8494
 Email: mmadrid@pape-dawson.com



Certification Date: May 29, 2020

STATE OF TEXAS §
 COUNTY OF COLLIN§

Before me, the undersigned authority, a Notary Public in and for the State of Texas, on this day personally appeared Marcos A. Madrid, known to me to be the person whose name is 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 29th day of May, 2020

[Signature]
 Notary Public in and for the State of Texas
 My Commission Expires: 3-7-22



THIS PLAT IS FILED IN CABINET /VOLUME _____, PAGE # _____, DATE _____

FINAL PLAT
BLUEBONNET ESTATES
PHASE 1

OWNER / DEVELOPER
 LENNAR HOMES
 1707 MARKET PLACE BLVD.
 IRVING, TEXAS 75063
 45' LOT COUNT = 126

43.467 ACRE TRACT
 OUT OF THE
 J.N. DUNCAN SURVEY, ABSTRACT NO. 291
 IN THE
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SURVEYOR ENGINEER PLANNER:



DALLAS | SAN ANTONIO | AUSTIN | HOUSTON | FORT WORTH
 5810 TENNYSON PKWY, STE 425 | PLANO, TX 75024 | 214.420.8494
 TBPE FIRM REGISTRATION #470 | TBPLS FIRM REGISTRATION #10194390

DATE OF PREPARATION: May 29, 2020 **SHEET 2 OF 2**