



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

A replat application has been received for the following property:

Parcel ID No: 262354, 271177, & 314475

Applicant: David Griffin (applicant), Karl & Rebecca Hartzell (owner), Timothy M. Montgomery acting as Special Durable Power of Attorney on behalf of Gary Weber (owner)

Legal Description of Property: Summit Estates, Phase 1, Lots 49R & 50R, Block 2, being a replat of Lots 49 & 50, Block 2, Summit Estates, Phase 1 (± 3.216 acres)

Request: Adjust the property line between Lots 49 & 50, Block 2 of Summit Estates, Phase 1

Precinct Location: Road & Bridge Precinct No. 4

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

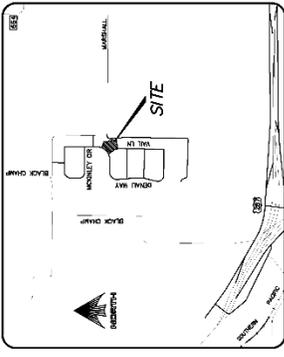
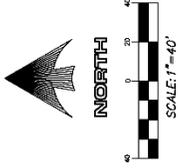
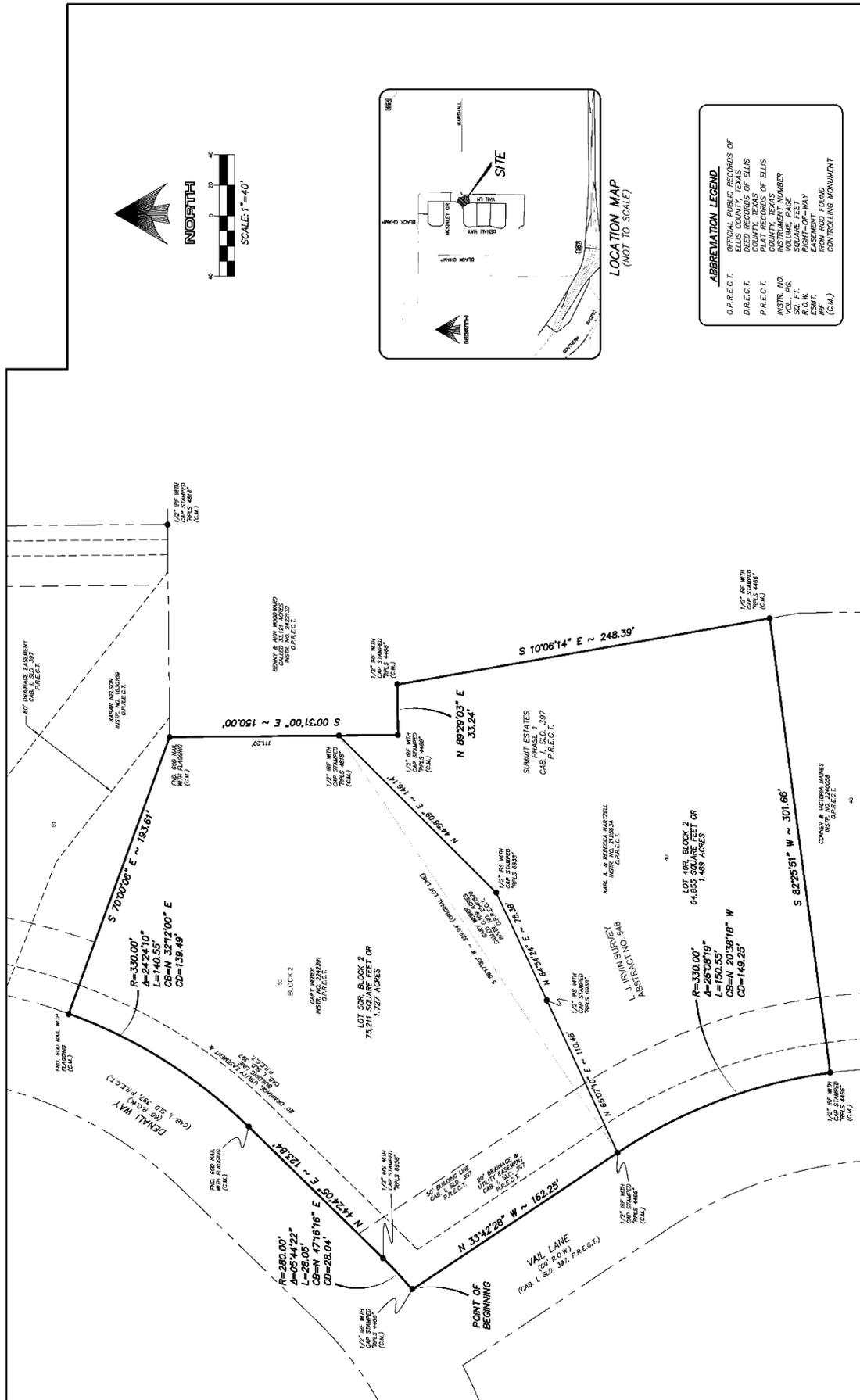
Ellis County Central Building
302 N. Monroe Street, 2nd Floor
Waxahachie, Texas 75165
Phone (972) 825-5200

Email: dod@elliscountytexas.gov

County Website: www.elliscountytexas.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
 DEEDS, COORDS, OF DEEDS
 COUNTY, TEXAS
 C.O.A. RECORDS OF ELLIS
 INSTR. NO.
 VOL. & PG.
 S.D. NO.
 R.O. NO.
 RIGHT-OF-WAY
 EASEMENT FOUND
 CONTROLLING MONUMENT
 (C.M.)

**REPLAT
 SUMMIT ESTATES, PHASE 1
 LOTS 49R & 50R, BLOCK 2**

3.216 ACRES
 BEING A REPLAT OF LOTS 48 & 50, BLOCK 2
 OF SUMMIT ESTATES, PHASE 1
 RECORDED IN CAB. 1, S.D. 397 OF THE
 PLAT RECORDS IN CAB. 1, S.D. 397 OF THE
 L. & M. SURVEYS ABSTRACT NO. 646
 ELLIS COUNTY, TEXAS
 DECEMBER, 2025 G.L.S. JOB NO. 2510272

GRIFFIN
 LAND SURVEYING
 903 W. Emis Ave., Ste. 1
 Hurst, TX 75119
 903-600-1072 • www.griffinland.com
 TIBBELS Firm No. 10198433

OWNER:
 KARI A. & REBECCA HARTZELL
 101 VAIL LANE
 FORT WORTH, TX 76187
 (817) 202-7254

OWNER:
 GARY WEBER
 101 VAIL LANE
 FORT WORTH, TX 76187
 (817) 202-7254

- GENERAL NOTES:**
1. Basis of Bearing 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 the purpose of determining flood insurance coverage, as determined on an effective date of October 19, 2023. Zone X is defined as "Areas 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.