



0 100' 200' 300'

1" = 100'

LINE	BEARING	DISTANCE
L1	S 52°05'56" E	180.25
L2	S 52°05'56" E	180.25
L3	S 52°05'56" E	207.14
L4	S 52°05'56" E	150.00
L5	S 50°03'25" E	149.94
L6	S 50°03'25" E	142.00
L7	S 43°13'55" W	53.96
L8	S 60°18'25" W	53.71
L9	S 42°43'11" W	112.76
L10	S 57°59'08" W	46.44
L11	N 52°05'56" W	103.33
L12	N 52°05'56" W	150.00
L13	N 52°05'56" W	150.00
L14	N 52°05'56" W	207.14
L15	N 52°05'56" W	180.25
L16	N 52°05'56" W	180.25
L17	N 52°05'56" W	137.15
L18	N 52°05'56" W	125.16
L19	N 52°05'56" W	139.49
L20	N 52°05'56" W	135.59
L21	N 52°05'56" W	180.25
L22	S 84°35'34" E	200.54
L23	S 84°35'34" E	162.50
L24	S 84°35'34" E	167.17
L25	S 84°35'34" E	150.00
L26	S 84°35'34" E	195.16
L27	N 39°41'53" E	12.10
L28	S 39°35'55" W	30.01
L29	S 01°01'50" E	38.57

- GENERAL NOTES:**
- ACCORDING TO F.E.M.A. FLOOD INSURANCE RATE MAP COMMUNITY PANEL NO. 48139C0400F, DATED JUNE 3, 2013, THE PROPERTY SHOWN HEREON LIES WITHIN ZONE X "OTHER AREAS", BEING DEFINED AS "AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN."
 - THE BEARINGS HEREON WERE ORIENTED TO AGREE WITH GRID NORTH AND WERE DERIVED USING G.P.S. EQUIPMENT. (TEXAS NORTH CENTRAL ZONE - NAD 83).
 - ALL IRON ROD SETS ARE CAPPED WITH PLASTIC CAPS STAMPED (JDS 10194118).
 - "O" DENOTES 1/2" IRON ROD SET WITH PLASTIC CAP STAMPED (JDS 10194118) UNLESS OTHERWISE NOTED.
 - BLOCKING THE FLOW OF WATER OR CONSTRUCTION OF IMPROVEMENTS IN DRAINAGE EASEMENTS, AND FILLING OR OBSTRUCTION OF THE FLOODWAY IS PROHIBITED; AND, THE EXISTING CREEKS OR DRAINAGE CHANNELS TRAVELING ALONG OR ACROSS THE SUBDIVIDED TRACTS WILL REMAIN AS OPEN CHANNELS, AND WILL BE MAINTAINED BY THE INDIVIDUAL OWNERS OF THE LOT OR LOTS THAT ARE TRAVERSED BY OR ADJACENT TO THE CREEKS OR DRAINAGE CHANNELS; AND, ELLIS COUNTY WILL NOT BE RESPONSIBLE FOR ANY PROPERTY DAMAGE, PROPERTY LOSS, PERSONAL INJURY, OR LOSS OF LIFE BY FLOODING OR FLOODING CONDITIONS; AND ELLIS COUNTY WILL NOT BE RESPONSIBLE FOR THE MAINTENANCE AND OPERATION OF DRAINAGE WAYS FOR THE CONTROL OF EROSION LOCATED ON PRIVATE PROPERTY. ELLIS COUNTY EMPLOYEES SHALL HAVE THE RIGHT TO ENTER ANY DRAINAGE EASEMENT.
 - TOTAL ACREAGE FOR SUBDIVISION SHOWN IS 38.86 ACRES.
 - BEFORE DRIVEWAY CONSTRUCTION ON ANY LOT WITHIN THIS SUBDIVISION PERMITTING ACCESS ONTO A PUBLICLY DEDICATED COUNTY ROADWAY AND/OR STATE HIGHWAY CAN BEGIN, A DRIVEWAY PERMIT MUST BE OBTAINED FROM THE APPROPRIATE COUNTY ROAD AND BRIDGE DEPARTMENT AND/OR TxDOT.
 - NO LOTS ARE TO BE OCCUPIED UNTIL OSSF PERMITTED OR PUBLIC SEWER, WATER AND ELECTRICITY AND ROADS HAVE BEEN PROVIDED AND CONSTRUCTION IS COMPLETED AND APPROVED BY THE ELLIS COUNTY DEPARTMENT OF DEVELOPMENT.



STATE OF TEXAS
COUNTY OF ELLIS:

We, Summit Ranch Investments, Ltd, being the owners of that certain tract of land hereinafter described as follows:

All that certain lot, tract or parcel of land located within the A. De La Garza Survey, Abstract No. 2 of Ellis County, Texas and being a portion of a called 49.93 acre tract as described in a deed from Ima Jo Shuptrine to Summit Ranch Investments, LTD, dated May 21, 2021 and recorded in Document No. 2124862 of the Official Public Records of Ellis County, Texas, and this 38.86 acre tract being more fully described as follows:

Beginning at a 1/2" Iron Rod with a blue cap stamped "JDS 10194118" Set (henceforth referred to as 1/2" Iron Rod Set) in the common line of said 49.93 acre tract and a called 5.0055 acre tract as described in a deed to Dillon Pechal, dated November 7, 2016 and recorded in Document No. 1631254, from which a 1/2" Iron Rod Found in Gin Road, at the common corner of said 49.93 acre tract and said 5.0055 acre tract bears South 39 deg. 35 min. 55 sec. West, a distance of 30.01 feet;

THENCE North 39 deg. 35 min. 55 sec. East, with the common line of said 49.93 acre tract, said 5.0055 acre tract, a called 10.10 acre tract as described in a deed to Dillon Pechal, dated April 7, 2015 and recorded in Volume 2628, Page 622, and a called 5.00 acre tract as described in a deed to Dillon Pechal, dated January 24, 2012 and recorded in Volume 2608, Page 1654, passing a 1/2" Iron Rod Found at the East common corner of said 5.0055 acre tract and said 10.10 acre tract at 539.89 feet, passing another 1/2" Iron Rod Found at the South common corner of said 10.10 acre tract and said 5.00 acre tract at 585.45 feet, and continuing for a total distance of 944.63 feet to a 1/2" Iron Rod Found at the South common corner of said 5.00 acre tract and a called 3.00 acre tract as described in a deed to Lorry G. Pechal, dated July 19, 1984 and recorded in Volume 709, Page 249, a distance of 914.62 feet to a 1/2" Iron Rod Found;

North 39 deg. 41 min. 32 sec. East, with the common line of said 49.93 acre tract, said 3.00 acre tract and a called 1.337 acre tract as described in a deed to Vicky McManus, dated June 20, 2019 and recorded in Document No. 1917463, a distance of 892.43 feet to a 1/2" Iron Rod Set for corner at the Southwest corner of a 10' wide right-of-way dedication to the Texas Department of Transportation per this plat;

THENCE South 84 deg. 35 min. 34 sec. East, with the South line of said 10' wide right-of-way dedication, a distance of 875.37 feet to a 1/2" Iron Rod Set for corner in the Northwest line of a called 10.10 acre tract as described in a deed to Clinton Young and Jennifer Young, dated September 3, 2021 and recorded in Document No. 2142458;

THENCE South 39 deg. 56 min. 35 sec. West, with the Northwest line of said 10.10 acre tract, a distance of 1,363.12 feet to a 1/2" Iron Rod Set for corner;

THENCE South 39 deg. 35 min. 55 sec. West, continuing with the Northwest line of said 10.10 acre tract, a distance of 127.49 feet to a 1/2" Iron Rod Found at the West corner of same;

THENCE South 50 deg. 03 min. 25 sec. East, with the Southwest line of said 10.10 acre tract, a distance of 291.94 feet to a 1/2" Iron Rod Found in the common line of said 49.93 acre tract and a called 40,000 acre tract as described in a deed to Martin F. Zapletal and wife, Gladys H. Zapletal, dated April 17, 2017 and recorded in Volume 2308, Page 153, and being at the most southerly corner of said 10.10 acre tract;

THENCE South 39 deg. 03 min. 55 sec. West, with the common line of said 49.93 acre tract and said 40,000 acre tract, a distance of 517.15 feet to a 1" Iron Pipe Found;

THENCE South 43 deg. 13 min. 55 sec. West, with the Southeast line of said 49.93 acre tract, a distance of 53.96 feet to a 1/2" Iron Rod Set at the East corner of the newly dedicated north right-of-way line of Gin Road (dedicated per this plat);

THENCE with the newly dedicated north right-of-way line of said Gin Road, the following four courses and distances:

South 60 deg. 18 min. 25 sec. West, a distance of 53.71 feet to a 1/2" Iron Rod Set for corner;

South 42 deg. 53 min. 13 sec. West, a distance of 112.76 feet to a 1/2" Iron Rod Set for corner;

South 57 deg. 59 min. 08 sec. West, a distance of 46.44 feet to a 1/2" Iron Rod Set for corner;

North 52 deg. 05 min. 56 sec. West, a distance of 970.98 feet to the POINT OF BEGINNING and containing 38.86 acres of land, more or less;

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 DIRECTOR: _____ APPROVAL DATE: _____

SURVEYOR'S STATEMENT
I, RYAN J. MAXFIELD, A REGISTERED PROFESSIONAL LAND SURVEYOR OF THE STATE OF TEXAS, DO HEREBY STATE THAT THIS PLAT REPRESENTS A SURVEY MADE ON THE GROUND UNDER MY SUPERVISION DURING THE MONTH OF MAY, 2021, AND THAT ALL LOT CORNERS HAVE BEEN PROPERLY MARKED ON THE GROUND.

RYAN J. MAXFIELD, R.P.L.S. 6763

OWNER'S CERTIFICATE
NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

THAT SUMMIT RANCH INVESTMENTS, LTD., ACTING HEREIN BY AND THROUGH ITS DULY AUTHORIZED OFFICERS, DOES HEREBY CERTIFY AND ADOPT THIS PLAT DESIGNATING THE HEREIN ABOVE DESCRIBED PROPERTY AS BARDWELL ESTATES, AN ADDITION TO THE ELLIS COUNTY, AND DO HEREBY DEDICATE TO THE PUBLIC USE FOREVER, THE STREETS AND ALLEYS SHOWN HEREON. SUMMIT RANCH INVESTMENTS, LTD. DOES HEREBY CERTIFY THE FOLLOWING:

- THE STREETS AND ALLEYS ARE DEDICATED IN FEE SIMPLE FOR STREET AND ALLEY PURPOSES.
- ALL PUBLIC IMPROVEMENTS AND DEDICATIONS SHALL BE FREE AND CLEAR OF ALL DEBT, LIENS, AND/OR ENCUMBRANCES.
- THE EASEMENTS AND PUBLIC USE AREAS, AS SHOWN, AND CREATED BY THIS PLAT, ARE DEDICATED FOR THE PUBLIC USE FOREVER FOR THE PURPOSES INDICATED ON THIS PLAT.
- NO BUILDINGS, FENCES, TREES, SHRUBS, OR OTHER IMPROVEMENTS OR GROWTHS SHALL BE CONSTRUCTED OR PLACED UPON, OVER OR ACROSS THE EASEMENTS AS SHOWN.
- ELLIS COUNTY IS NOT RESPONSIBLE FOR REPLACING ANY IMPROVEMENTS IN, UNDER, OR OVER ANY EASEMENTS CAUSED BY MAINTENANCE OR REPAIR.
- 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 UTILITIES, SAID USE BY PUBLIC UTILITIES BEING SUBORDINATE TO THE PUBLIC'S AND ELLIS COUNTY'S USE THEREOF.
- ELLIS COUNTY AND/OR PUBLIC UTILITIES 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 THEIR RESPECTIVE SYSTEMS IN THE EASEMENTS.
- ELLIS COUNTY AND PUBLIC UTILITIES SHALL AT ALL TIMES HAVE THE FULL RIGHT OF INGRESS AND EGRESS TO OR FROM THEIR RESPECTIVE EASEMENTS FOR THE PURPOSE OF CONSTRUCTING, RECONSTRUCTING, INSPECTING, PATROLLING, MAINTAINING, READING METERS, AND ADDING TO OR REMOVING ALL OR PARTS OF THEIR RESPECTIVE SYSTEMS WITHOUT THE NECESSITY AT ANY TIME PROCURING PERMISSION FROM ANYONE.
- ALL MODIFICATIONS TO THIS DOCUMENT SHALL BE BY MEANS OF PLAT AND APPROVED BY ELLIS COUNTY.

THIS PLAT IS APPROVED SUBJECT TO ALL PLATTING ORDINANCES, RULES, REGULATIONS AND RESOLUTIONS OF THE ELLIS COUNTY, TEXAS.

WITNESS, BY MY HAND, THIS THE _____ DAY OF _____, 20____.

ZACH POTTS
PRESIDENT OF CHANAN CORP.
GENERAL PARTNER OF SUMMIT RANCH INVESTMENTS, LTD.

NOTARY STATEMENT
STATE OF TEXAS
COUNTY OF _____

BEFORE ME, THE UNDERSIGNED AUTHORITY, A NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS, ON THIS DAY PERSONALLY APPEARED ZACH POTTS, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSE AND CONSIDERATIONS THEREIN EXPRESSED AND IN THE CAPACITY THEREIN STATED.

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

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

STATE OF TEXAS
COUNTY OF ELLIS

CERTIFICATE OF APPROVAL BY THE COMMISSIONERS' COURT OF ELLIS COUNTY, TEXAS:
APPROVED THIS DATE, THE _____ DAY OF _____, 20____.

TODD LITTLE, COUNTY JUDGE

_____ RANDY STINSON COMMISSIONER, PRECINCT NO. 1
_____ LANE GRAYSON COMMISSIONER, PRECINCT NO. 2
_____ PAUL PERRY COMMISSIONER, PRECINCT NO. 3
_____ KYLE BUTLER COMMISSIONER, PRECINCT NO. 4

ATTEST:
_____ KRISTAL VALDEZ, COUNTY CLERK

LEGEND

- Right-of-Way Dedication
- Pipeline
- Overhead Electric Line
- Lot Lines
- County Road Centerline
- Existing Easement
- Proposed Utility Easement (widths as stated in notes)
- IRF Iron Rod Found
- IRS Iron Rod Set
- P.U.E. Public Utility Easement
- B.L. Building Setback Line

BARDWELL ESTATES - FINAL PLAT
11 LOTS - 38.86 TOTAL ACRES
A. DE LA GARZA SURVEY, A-2
ELLIS COUNTY, TEXAS

OWNER: SUMMIT RANCH INVESTMENTS, LTD.
ZACH POTTS
P.O. BOX 1269
SAN MARCOS, TEXAS 78667
(512) 396-5115

SURVEYOR: JDS SURVEYING, INC.
159 W. MAIN ST.
VAN, TEXAS 75790
(903) 963-2333
RYAN J. MAXFIELD, R.P.L.S. 6763

PROFESSIONAL SURVEYING & MAPPING
7 R.P.L.S. Firm Registration No. 10194118
159 W. Main, Van, TX 75790 - Phone: (903) 963-2333

DRAWN BY: RM SCALE: 1" = 100'
SURVEYED BY: SM SHEET 1 of 1
DATE: 10-19-2021 FILE NO. 2359-SUB

W. PAGE SURVEY, A-864

CALLLED 43,0415 ACRES STEVEN TRACY TO ROBERT R. NURSEY, JR. AND ERICA WOTTON TRACT 2 SEPTEMBER 18, 2015 DOCUMENT NO. 1523200

CALLLED 10,000 ACRES STEVEN TRACY TO ROBERT R. NURSEY, JR. AND ERICA WOTTON TRACT 2 SEPTEMBER 18, 2015 DOCUMENT NO. 1523200

CALLLED 1,004 ACRES USA A. ZAIC TO ZACHERY W. ZAIC APRIL 20, 2015 DOCUMENT NO. 1510795

CALLLED 5,0055 ACRES EUGENE F. PECHAL AND WIFE, HELEN PECHAL TO DILLON PECHAL NOVEMBER 7, 2016 DOCUMENT NO. 1631254

CALLLED 5,000 ACRES EUGENE F. PECHAL AND WIFE, HELEN PECHAL TO DILLON PECHAL JANUARY 24, 2012 VOLUME 2608, PAGE 1654

CALLLED 10,10 ACRES EUGENE F. PECHAL AND WIFE, HELEN PECHAL TO DILLON PECHAL APRIL 7, 2015 VOLUME 2628, PAGE 622

CALLLED 10,10 ACRES EUGENE F. PECHAL, ET UX LARRY G. PECHAL JULY 19, 1984 VOLUME 709, PAGE 249

CALLLED 11,0449 ACRES BRUCE SMITH TO CLINTON YOUNG AND WIFE, JENNIFER MALUSKA YOUNG AUGUST 31, 2021 DOCUMENT NO. 1729133

CALLLED 11,0449 ACRES SUMMIT RANCH INVESTMENTS, LTD TO CLINTON YOUNG AND JENNIFER YOUNG SEPTEMBER 3, 2021 DOCUMENT NO. 2142458

CALLLED 1,337 ACRES HENRY PERKINS TO VICKY MC MANUS JUNE 20, 2019 DOCUMENT NO. 1917463

CALLLED 3,000 ACRES EUGENE F. PECHAL, ET UX LARRY G. PECHAL JULY 19, 1984 VOLUME 709, PAGE 249

CALLLED 3,76 ACRES HENRY PERKINS TO VICKY MC MANUS JUNE 20, 2019 DOCUMENT NO. 1917463

CALLLED 3,25 ACRES HENRY PERKINS TO VICKY MC MANUS JUNE 20, 2019 DOCUMENT NO. 1917463

CALLLED 3,62 ACRES HENRY PERKINS TO VICKY MC MANUS JUNE 20, 2019 DOCUMENT NO. 1917463

CALLLED 3,50 ACRES HENRY PERKINS TO VICKY MC MANUS JUNE 20, 2019 DOCUMENT NO. 1917463

CALLLED 4,49 ACRES HENRY PERKINS TO VICKY MC MANUS JUNE 20, 2019 DOCUMENT NO. 1917463

CALLLED 3,78 ACRES EUGENE F. PECHAL AND WIFE, HELEN PECHAL TO DILLON PECHAL APRIL 7, 2015 VOLUME 2628, PAGE 622

CALLLED 3,78 ACRES EUGENE F. PECHAL AND WIFE, HELEN PECHAL TO DILLON PECHAL APRIL 7, 2015 VOLUME 2628, PAGE 622

CALLLED 4,35 ACRES EUGENE F. PECHAL AND WIFE, HELEN PECHAL TO DILLON PECHAL APRIL 7, 2015 VOLUME 2628, PAGE 622

CALLLED 3,15 ACRES EUGENE F. PECHAL AND WIFE, HELEN PECHAL TO DILLON PECHAL APRIL 7, 2015 VOLUME 2628, PAGE 622

CALLLED 2,70 ACRES EUGENE F. PECHAL AND WIFE, HELEN PECHAL TO DILLON PECHAL APRIL 7, 2015 VOLUME 2628, PAGE 622

CALLLED 2,48 ACRES EUGENE F. PECHAL AND WIFE, HELEN PECHAL TO DILLON PECHAL APRIL 7, 2015 VOLUME 2628, PAGE 622

CALLLED 1,004 ACRES USA A. ZAIC TO ZACHERY W. ZAIC APRIL 20, 2015 DOCUMENT NO. 1510795

CALLLED 10,000 ACRES STEVEN TRACY TO ROBERT R. NURSEY, JR. AND ERICA WOTTON TRACT 2 SEPTEMBER 18, 2015 DOCUMENT NO. 1523200

T. ROWE SURVEY, A-891

1990 ELIZABETH KAIVE DAVIS EXEMPT TRUST AND 1990 CAROL MICHELLE WALKER EXEMPT TRUST VOLUME 845, PAGE 29