

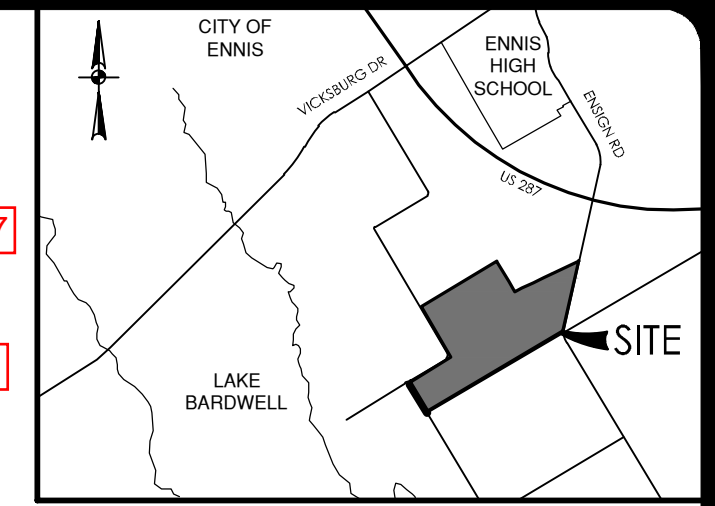
**CITY OF ENNIS
SINGLE-FAMILY RESIDENTIAL DISTRICT - 5 (R-5)**

LOT DIMENSIONS:		
LOT AREA (MIN.) SQ. FT.	5,000	
GROSS LIVING AREA (MIN.) SQ.FT.	1,000	
LOT WIDTH (MIN.) SQ. FT.	40	
LOT DEPTH (MIN.) SQ. FT.	60	

DEED/PLAT REFERENCE
D.R.E.C.T. DEED RECORDS OF ELLIS COUNTY, TEXAS
O.P.R.E.C.T. OFFICIAL PUBLIC RECORDS OF ELLIS COUNTY, TEXAS

**PROPOSED LAND USES
SUMMARY TABLE**

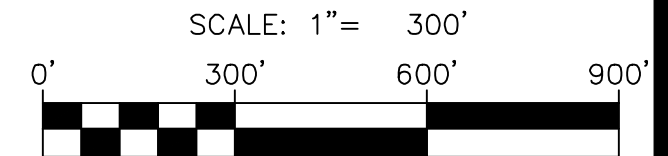
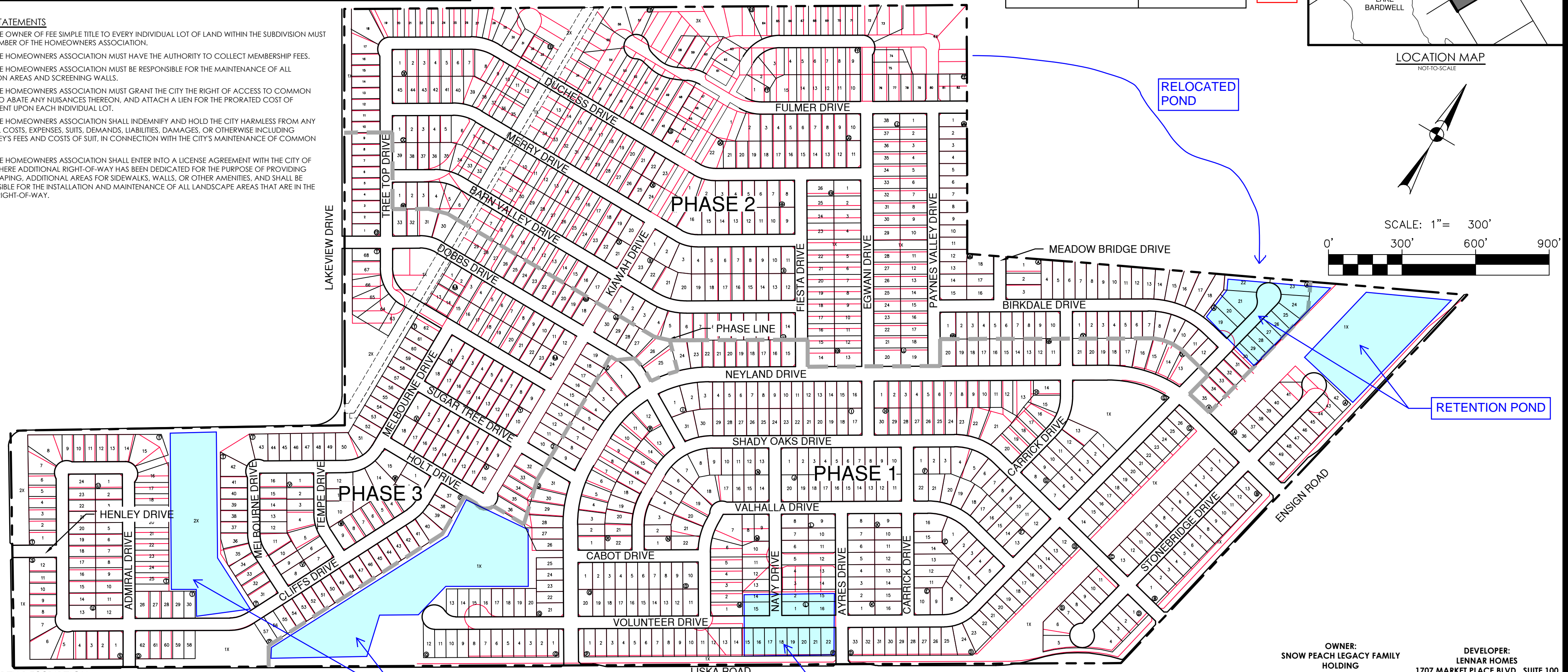
RESIDENTIAL	196.23 ACRES	195.47
OPEN SPACE	40.25 ACRES	41.00
% OPEN SPACE	17%	17.3%



LOCATION MAP
NOT TO SCALE

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 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.



PROPERTY DESCRIPTION

BEING A TRACT OF LAND SITUATED IN THE OWEN SHANNON SURVEY, ABSTRACT NUMBER 989 AND THE DAVID ROSE SURVEY, ABSTRACT NUMBER 905, ELLIS COUNTY, TEXAS AND BEING ALL OF LOTS 1-22, BARDWELL RANCHETTES ADDITION, ELLIS COUNTY, TEXAS, AS RECORDED IN CABINET B, SLIDE 497, PLAT RECORDS, ELLIS COUNTY, TEXAS AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT A 5/8 INCH IRON ROD FOUND AT THE MOST SOUTHERLY CORNER OF LOT 10, SAID BARDWELL RANCHETTES ADDITION, SAID IRON ROD BEING AT THE INTERSECTION OF THE NORTHWESTERLY RIGHT-OF-WAY LINE OF LAKEVIEW DRIVE AND FROM WHICH A RAIL ROAD SPIKE FOUND NEAR THE CENTERLINE INTERSECTION OF SAID LISKA ROAD AND SAID LAKEVIEW DRIVE AND BEING THE SOUTHWEST CORNER OF SAID OWEN SHANNON SURVEY BEARS S 14°05'44"W, 42.19 FEET;

THENCE N 31°14'09"W, A DISTANCE OF 965.36 FEET (PREVIOUSLY RECORDED AS N 31°14'09"W, 965.36 FEET) ALONG SAID NORTHEASTERLY RIGHT-OF-WAY LINE AND ALONG THE SOUTHWESTERLY LINES OF LOTS 9 AND 10, SAID BARDWELL RANCHETTES ADDITION TO A 1/2 INCH IRON ROD WITH CAP STAMPED "PIERCE MURRAY" SET FOR THE MOST WESTERLY CORNER OF SAID LOT 9 AND AT A BEND IN SAID LAKEVIEW DRIVE AND FROM WHICH A 1/2 INCH IRON ROD FOUND BEARS N 77°04'52"W, 42.10 FEET;

THENCE N 58°41'15"E, A DISTANCE OF 1362.78 FEET (PREVIOUSLY RECORDED AS N 58°41'08"E, 1362.94 FEET) WITH A SOUTHEASTERLY LINE OF SAID LAKEVIEW DRIVE AND ALONG THE NORTHWESTERLY LINE OF LOTS 9 AND 8, SAID BARDWELL RANCHETTES ADDITION, TO A 5/8 INCH IRON ROD FOUND, BEING AT ANOTHER BEND IN SAID LAKEVIEW DRIVE AND BEING THE MOST SOUTHERLY CORNER OF LOT 7, SAID BARDWELL RANCHETTES ADDITION AND FROM WHICH A 1/2 INCH IRON ROD FOUND BEARS N 80°43'56"W, 46.38 FEET;

THENCE N 30°27'37"W, A DISTANCE OF 1696.68 FEET (PREVIOUSLY RECORDED AS N 30°27'58"W, 1696.68 FEET) ALONG THE NORTHEASTERLY RIGHT-OF-WAY LINE OF SAID LAKEVIEW DRIVE AND THE SOUTHWESTERLY LINE OF LOTS 1-7, SAID BARDWELL RANCHETTES ADDITION TO A 1/2 INCH IRON ROD WITH CAP STAMPED "PIERCE MURRAY" SET FOR THE MOST WESTERLY CORNER OF SAID LOT 1 AND BEING IN THE SOUTHERLY LINE OF THAT CERTAIN CALLED 58.680 ACRE TRACT OF LAND DESCRIBED BY DEED TO RONALD GENE HOLUBAR, AS RECORDED IN VOLUME 2054, PAGE 211, DEED RECORDS, ELLIS COUNTY, TEXAS AND FROM WHICH A 3/4 INCH IRON PIPE FOUND BEARS S 30°27'37"E, 1.84 FEET;

THENCE N 59°15'02"E, A DISTANCE OF 2538.14 FEET (PREVIOUSLY RECORDED AS N 59°15'03"E, 2538.58 FEET) ALONG THE COMMON LINE OF THE NORTHERLY LINE OF SAID LOT 1 AND THE SOUTHERLY LINE OF SAID CALLED 58.680 ACRE TRACT TO A 2 INCH IRON PIPE FOUND, BEING THE MOST NORTHERLY CORNER OF SAID LOT 1, THE SOUTHEASTERLY CORNER OF SAID CALLED 58.680 ACRE TRACT AND BEING IN THE WESTERLY LINE OF THAT CERTAIN CALLED 72.9115 ACRE TRACT OF LAND DESCRIBED BY DEED TO CHARLES ROBERT HOLUBAR AS RECORDED IN INSTRUMENT NUMBER 1815148, OFFICIAL PUBLIC RECORDS, ELLIS COUNTY, TEXAS;

THENCE S 30°32'23"E, A DISTANCE OF 1013.80 FEET (PREVIOUSLY RECORDED AS S 30°31'57"E, 1013.73 FEET) ALONG THE NORTHEASTERLY LINE OF LOTS 1-4 AND 17, SAID BARDWELL RANCHETTES ADDITION AND THE SOUTHWESTERLY LINE OF SAID CALLED 72.9115 ACRE TRACT TO A 1/2 INCH IRON ROD FOUND, BEING THE NORTHWESTERLY CORNER OF LOT 18, SAID BARDWELL RANCHETTES ADDITION AND THE SOUTHWESTERLY CORNER OF SAID CALLED 72.9115 ACRE TRACT;

THENCE N 63°53'22"E, A DISTANCE OF 409.63 FEET (PREVIOUSLY RECORDED AS N 63°52'08"E, 409.74 FEET) ALONG THE COMMON LINE OF THE NORTH LINE OF LOTS 18 AND 22, SAID BARDWELL RANCHETTES ADDITION AND THE SOUTH LINE OF SAID CALLED 72.9115 ACRE TRACT TO A 1/2 INCH IRON ROD FOUND, BEING AN ANGLE POINT IN SAID COMMON LINE;

THENCE N 64°24'08"E, A DISTANCE OF 1635.71 FEET (PREVIOUSLY RECORDED AS N 64°24'52"E, 1635.70 FEET) ALONG THE COMMON LINE OF THE NORTH LINE OF SAID LOT 22 AND THE SOUTH LINE OF SAID CALLED 72.9115 ACRE TRACT TO A 1/2 INCH IRON ROD WITH CAP STAMPED "PIERCE MURRAY" SET IN THE WESTERLY RIGHT-OF-WAY LINE OF ENSIGN ROAD, AND BEING THE NORTHEASTERLY CORNER OF SAID LOT 22 AND THE SOUTHEASTERLY CORNER OF SAID CALLED 72.9115 ACRE TRACT;

THENCE S 12°51'51"W, A DISTANCE OF 2060.51 FEET (PREVIOUSLY RECORDED AS S 12°52'27"W, 2060.51 FEET) ALONG THE EASTERLY LINE OF LOTS 19-22 AND SAID WESTERLY RIGHT-OF-WAY LINE TO A 1/2 INCH IRON ROD WITH CAP STAMPED "PIERCE MURRAY" SET AT THE INTERSECTION OF THE WESTERLY RIGHT-OF-WAY LINE OF SAID ENSIGN ROAD AND THE NORTHWESTERLY RIGHT-OF-WAY LINE OF THE AFOREMENTIONED LISKA ROAD AND FROM WHICH A RAIL ROAD SPIKE FOUND BEARS S 11°13'35"W, 38.26 FEET;

THENCE S 59°22'50"W, A DISTANCE OF 4513.60 FEET (PREVIOUSLY RECORDED AS S 59°23'21"W, 4514.58 FEET) ALONG THE SOUTHERLY LINE OF LOTS 10-19 AND ALONG SAID NORTHWESTERLY RIGHT-OF-WAY LINE RETURNING TO THE POINT OF BEGINNING AND CONTAINING 10,301,165 SQUARE FEET OR 236.482 ACRES OF LAND, MORE OR LESS.

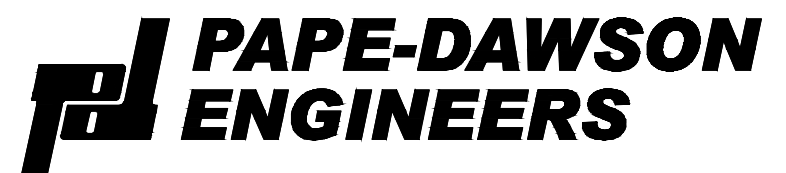
OWNER: SNOW PEACH LEGACY FAMILY HOLDING, 3710 BEVERLY LN., ARLINGTON, TX 76015-3821
DEVELOPER: LENNAR HOMES, 1707 MARKET PLACE BLVD., SUITE 100, IRVING, TEXAS 75063

LOT COUNT = 1092
REVISED LOT COUNT = 1092

**PRELIMINARY PLAT OF
PRAIRIE VIEW**

ENNIS, TEXAS

236.482 ACRE TRACT
SITUATED IN
THE OWEN SHANNON SURVEY, ABSTRACT NUMBER 989 AND THE
DAVID ROSE SURVEY, ABSTRACT NUMBER 905,
CITY OF ENNIS, ELLIS COUNTY, TEXAS



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

June 2, 2021 SHEET 1

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