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SHEET 1 OF 2

25' EMERGENCY ACCESS EASEMENT 12.5' 12.5' 12.5' 12.5' 12' 12' 12' 12' 12' 12' 12' 12' 12' 12	24' EMERGENCY ACCESS EASEMENT
25' EMERGENCY ACCESS EASEMENT.	24' EMERGENCY ACCESS EASEMENT
PAVEMENT SECTION	PAVEMENT SECTION
N.T.S	N.T.S

STATE OF TEXAS

COUNTY OF ELLIS

NOW THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

THAT, <u>LENNAR HOMES OF TEXAS LAND AND CONSTRUCTION, LTD.</u>, DO HEREBY ADOPT THIS PLAT DESIGNATING THE HEREIN-DESCRIBED PROPERTY <u>LENNAR AT FERRIS SPRINGS</u>, AN ADDITION TO THE CITY OF FERRIS, TEXAS, AND DO HEREBY DEDICATE 20' ROW DEDICATION TO THE PUBLIC USE FOREVER SHOWN THEREON. THE EASEMENTS SHOWN THEREON ARE HEREBY RESERVED FOR THE PURPOSES AS INDICATED AND SHALL BE OPEN TO FIRE, POLICE AND ALL PUBLIC AND PRIVATE UTILITIES FOR EACH USE. THE MAINTENANCE OF PAVING ON ALL EASEMENTS IS THE RESPONSIBILITY OF THE PROPERTY OWNER. NO BUILDINGS, FENCES, TREES, SHRUBS OR OTHER IMPROVEMENTS SHALL BE CONSTRUCTED, RECONSTRUCTED OR PLACED UPON, OVER OR ACROSS THE EASEMENTS AS SHOWN. SAID EASEMENTS BEING HEREBY RESERVED FOR THE MUTUAL USE AND ACCOMMODATION OF ALL PUBLIC UTILITIES USING, OR DESIRING TO USE SAME. ALL AND ANY PUBLIC UTILITY SHALL HAVE THE FULL RIGHT TO REMOVE AND KEEP REMOVED ALL OR PARTS OF ANY BUILDINGS, FENCES, TREES, SHRUBS OR OTHER IMPROVEMENTS OR GROWTHS WHICH IN ANY WAY MAY ENDANGER OR INTERFERE WITH THE CONSTRUCTION, MAINTENANCE AND EFFICIENCY OF ITS RESPECTIVE SYSTEM ON THE EASEMENTS AND ALL PUBLIC UTILITIES SHALL AT ALL TIMES HAVE THE FULL RIGHT OF INGRESS AND EGRESS TO OR FROM AND UPON SAID EASEMENTS FOR THE PURPOSES OF CONSTRUCTING, RECONSTRUCTING, INSPECTING, PATROLLING, MAINTAINING AND ADDITION TO OR REMOVING ALL OR PARTS OF ITS RESPECTIVE SYSTEM WITHOUT THE NECESSITY AT ANY TIME OR PROCURING THE PERMISSION OF ANYONE. ANY PUBLIC UTILITY SHALL HAVE THE RIGHT OF INGRESS OR EGRESS TO PRIVATE PROPERTY FOR READING METERS AND ANY MAINTENANCE AND SERVICE REQUIRED OR ORDINARILY PERFORMED BY THAT UTILITY.

ALL UTILITY EASEMENTS SHALL ALSO INCLUDE ADDITIONAL AREA OF WORKING SPACE FOR CONSTRUCTION AND MAINTENANCE OF THE PUBLIC WATER AND SANITARY SEWER SYSTEMS. ADDITIONAL EASEMENT AREA IS ALSO CONVEYED FOR INSTALLATION AND MAINTENANCE OF MANHOLES, CLEANOUTS, FIRE HYDRANTS, WATER SERVICES FROM THE MAIN TO AND INCLUDING THE METERS AND BOXES, SEWER LATERALS FROM THE MAIN TO THE CURB OR PAVEMENT LINE, AND THE DESCRIPTIONS OF SUCH ADDITIONAL EASEMENTS HEREIN GRANTED SHALL BE DETERMINED BY THEIR LOCATIONS AS INSTALLED.

THIS PLAT APPROVED SUBJECT TO ALL PLATTING ORDINANCES, RULES, AND REGULATIONS OF THE CITY OF FERRIS, TEXAS.

WITNESS OUR HAND AT _____, TEXAS, THIS THE _____

BY:

LENNAR HOMES OF TEXAS LAND AND CONSTRUCTION, LTD 1707 MARKET PLACE BLVD., SUITE 100 IRVING, TEXAS 75063

CHRISTOPHER TYSDAL ACQUISITION MANAGER (NAME) (TITLE)

STATE OF COUNTY OF

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT HE\SHE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATION THEREIN STATED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE ON THIS THE _____, DAY OF ____ 2021.

NOTARY PUBLIC

MY COMMISSION EXPIRES:

COMMENCING AT A 1/2 INCH IRON ROD FOUND FOR THE NORTHWEST CORNER OF SAID CALLED 373.73 ACRE TRACT, SAID POINT BEING IN THE SOUTHERLY RIGHT-OF-WAY LINE OF FM 660 (80' PUBIC RIGHT-OF-WAY) AND BEING THE BEGINNING OF A NON-TANGENT CURVE TO THE LEFT;

THENCE ALONG SAID SOUTHERLY RIGHT-OF-WAY LINE AND WITH SAID NON-TANGENT CURVE AN ARC DISTANCE OF 275.80 FEET, THROUGH A CENTRAL ANGLE OF 0°44'20", HAVING A RADIUS OF 5769.58 FEET, AND A LONG CHORD OF WHICH BEARS N 85°05'20"E, A DISTANCE OF 275.78 FEET TO A 1/2 INCH IRON ROD FOUND;

THENCE N 83°42'01″E, CONTINUING ALONG SAID SOUTHERLY RIGHT-OF-WAY LINE A DISTANCE OF 93.68 FEET TO A 1/2 INCH IRON ROD WITH CAP STAMPED "PIERCE MURRAY" SET FOR THE POINT OF BEGINNING OF THE HEREIN DESCRIBED TRACT;

THENCE N 83°42'01″E, A DISTANCE OF 807.40 FEET (PREVIOUSLY RECORDED AS N 84°35'33″E) CONTINUING ALONG SAID SOUTHERLY RIGHT-OF-WAY LINE TO THE BEGINNING OF A CURVE TO THE LEFT;

THENCE CONTINUING ALONG SAID SOUTHERLY RIGHT-OF-WAY LINE AND WITH SAID CURVE TO THE LEFT, AN ARC DISTANCE OF 237.76 FEET, THROUGH A CENTRAL ANGLE OF 184°00'54", HAVING A RADIUS OF 756.20 FEET, AND A LONG CHORD OF WHICH BEARS N 74°41'11″E, A DISTANCE OF 236.79 FEET TO A 1/2 INCH IRON ROD WITH CAP STAMPED "PIERCE MURRAY" SET, FROM WHICH A 1/2 INCH IRON ROD FOUND BEARS N 62°26'57"E, 85.21 FEET;

THENCE DEPARTING SAID SOUTHERLY RIGHT-OF-WAY LINE S 00°07'28"E, A DISTANCE OF 627.59 FEET TO A 1/2 INCH IRON ROD WITH CAP STAMPED "PIERCE MURRAY" SET:

THENCE S 61°36'10"W, A DISTANCE OF 282.65 FEET TO A 1/2 INCH IRON ROD WITH CAP STAMPED "PIERCE MURRAY" SET;

THENCE N 51°22'16"W, A DISTANCE OF 209.16 FEET TO A 1/2 INCH IRON ROD WITH CAP STAMPED "PIERCE MURRAY" SET;

THENCE N 03°14'24"W, A DISTANCE OF 411.80 FEET RETURNING TO THE POINT OF BEGINNING AND CONTAINING 479,160 SQUARE FEET OR 11.000 ACRES OF LAND, MORE OR LESS.

TERENCE A. MURRAY REGISTERED PROFESSIONAL LAND SURVEYOR TEXAS REGISTRATION NUMBER 6059 DATED : 05-20-2020

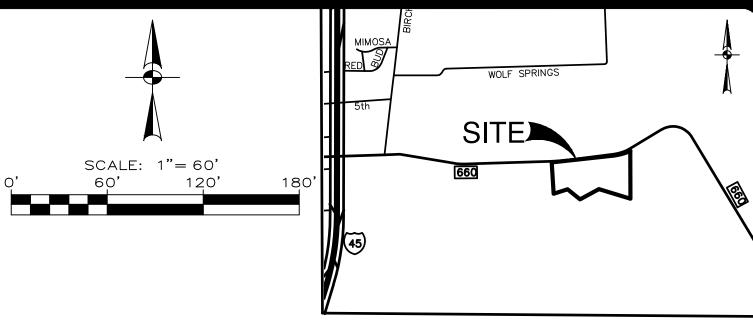
OWNER:

Owners' Sign

Owners' prin

ATTEST: Mayor, Fred

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LOCATION MAP

NOT-TO-SCALE

PROPERTY DESCRIPTION

BEING ALL THAT LOT, TRACT OR PARCEL OF LAND SITUATED IN MASON PHELPS SURVEY, ABSTRACT NUMBER 824, ELLIS COUNTY, TEXAS AND BEING A PORTION OF THAT CERTAIN CALLED 373.73 ACRE TRACT OF LAND DESCRIBED BY DEED TO 820 MARK IV, LLC, AS RECORDED IN VOLUME 2573, PAGE 497, DEED RECORDS, ELLIS COUNTY, TEXAS, AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS

THENCE N 72°58'05"W, A DISTANCE OF 432.24 FEET TO A 1/2 INCH IRON ROD WITH CAP STAMPED "PIERCE MURRAY" SET;

THENCE S 72°38'01"W, A DISTANCE OF 192.43 FEET TO A 1/2 INCH IRON ROD WITH CAP STAMPED "PIERCE MURRAY" SET;

CERTIFICATION TO: LENNAR HOMES OF TEXAS LAND AND CONSTRUCTION, LTD., A TEXAS LIMITED PARTNERSHIP, 820 MARK IV, LLC, A NEVADA LIMITED LIABILITY COMPANY AND NORTH AMERICAN TITLE INSURANCE COMPANY

THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2016 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/NSPS LAND TILE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS, AND INCLUDES ITEMS 1, 2, 3, 4, 6A, 7A, 8, 9, 10A, 10B, 11 OBSERVED ABOVE GROUND EVIDENCE ONLY, 13, 14, 16, AND 17, OF TABLE A THEREOF. THE FIELDWORK WAS COMPLETED ON MAY 20, 2020.

PRELIMINARY- THIS PLAT SHALL NOT BE RECORDED FOR ANY PURPOSE AND SHALL NOT BE USED OR VIEWED OR RELIED UPON AS A FINAL SURVEY DOCUMENT.

nature:	Date
ited name:	Date

Approved by the council of Ferris, Texas

ATTEST:	On this	_day of	
	ed Pontley erris, Texas	City Secretary, Brook Wi	 illiams

10.52 ACRES PREPARATION DATE: May 27, 2021

OWNER 820 MARK IV, LLC 1770 HOMET DR. SAN MARINO, CA 91108-1254 562-280-3366

DEVELOPER

CHRIS TYSDAL LENNAR HOMES OF TEXAS LAND AND CONSTRUCTION, LTD. 1707 MARKET PLACE BLVD., SUITE 100 IRVING. TEXAS 75063 469-587-5413

APPLICANT/ENGINEER:

ASHLEY WILLIAMS, P.E. PAPE-DAWSON ENGINEERS 5810 TENNYSON PARKWAY, SUITE 425 PLANO, TEXAS 75024 214-420-8494

PRELIMINARY PLAT

LENNAR AT FERRIS SPRINGS

LOTS 1-25, BLK A; LOTS 1-22, BLK B; LOTS 1-15, BLK C; LOTS 1-23, BLK D BEING 11.000 ACRES (479,160 SF) SITUATED IN THE MASON PHELPS SURVEY, ABSTRACT NUMBER 824, CITY OF FERRIS, TEXAS, ELLIS COUNTY, TEXAS



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