

**LEGEND**

OPR/CT OFFICIAL PUBLIC RECORDS OF REAL PROPERTY OF TARRANT COUNTY, TEXAS

AC ACRES

R.B.S.L. REAR BUILDING SETBACK LINE

C.B.S.L. CENTERLINE BUILDING SETBACK LINE

1 OFF STREET PARKING (9'X20' TYP.)

2 20' ROW DEDICATION HEREBY DEDICATED TO THE PUBLIC FOREVER SHOWN HEREON.

FOUND 1/2" IRON ROD (UNLESS NOTED OTHERWISE) SET 1/2" IRON ROD (PD) BLOCK NUMBER

ZONING

OPEN SPACE

4' SIDEWALK BY HOMEBUILDER

SIDEWALK BY DEVELOPER (5' ALONG FM 660 & 4' ON SITE)

STREET NAME CHANGE

SURVEY LINE

BOUNDARY LINE

PHASE LINE

UTILITY EASEMENT (UE)

EMERGENCY ACCESS EASEMENT / PRIVATE UTILITY EASEMENT / STREET / FIRE LANE AND SHARED ACCESS AREA AGREEMENT

**NOTE:**

- THE EXISTING PROPERTY OF 11.000 ACRES IS CURRENTLY ZONED TO A PLANNED DEVELOPMENT - RESIDENTIAL WITH A BASE ZONING OF "MF-18".
- ALL STREETS ARE TO BE MAINTAINED BY THE HOA.
- ALL WATER AND SEWER LINES ARE TO BE MAINTAINED BY THE HOA.
- NO 100-YR FLOODPLAIN LOCATED WITHIN PROPERTY BOUNDARY.
- THE INTERIOR "STREET" SYSTEM SHALL BE PRIVATE (NOT PUBLIC), SHALL BE OWNED AND MAINTAINED BY THE HOA, SHALL BE DESIGNATED AND MARKED AS FIRE LANES (SUBJECT TO DESIGN/LAYOUT APPROVAL OF THE CITY'S FIRE DEPARTMENT REGARDING LOCATIONS, WIDTHS, INSIDE RADIUS, ETC.), AND SHALL BE CONSTRUCTED TO THE CITY'S NORMAL STANDARDS FOR PUBLIC STREETS. IF, FOR WHATEVER REASON, SUCH INTERNAL "STREETS" ARE IN THE FUTURE PROPOSED FOR DEDICATION TO THE CITY AS PUBLIC STREETS, A REQUEST SHALL BE SUBMITTED TO THE CITY IN WRITING FOR CONSIDERATION BY THE CITY COUNCIL WHO SHALL HAVE FINAL DECISION AUTHORITY REGARDING ACCEPTANCE (OR NOT).
- ALL UTILITIES SHALL BE PROVIDED SEPARATELY TO EACH LOT SUCH THAT EACH DWELLING UNIT IS INDIVIDUALLY METERED. THE HOA SHALL BE RESPONSIBLE FOR THE WATER METER FOR COMMON-USE AREAS AND FOR TREES AND TURF/LANDSCAPING ALONG FM 660 FRONTAGE (AND ALSO FOR THE COMMUNITY'S FIRE SUPPRESSION SYSTEM, INCLUDING INTERIOR FIRE HYDRANTS AND ASSOCIATED WATER MAINS, IF SUCH PRIVATIZING IS DETERMINED BY THE CITY TO BE DESIRED OR NECESSARY AT THE TIME OF PLATTING AND CIVIL DESIGN REVIEW). THE HOA WILL ALSO BE RESPONSIBLE FOR THE FLUSHING OF THE WATERLINES LOCATED WITHIN THE DEVELOPMENT PER A FLUSHING SCHEDULE DEVELOPED FOR THIS PROJECT.
- DEVELOPMENT OF THE PROPERTY UNDER THIS PD ORDINANCE IS SUBJECT TO ITS SUCCESSFUL INCORPORATION INTO THE CITY OF FERRIS' CCM FOR WATER AND WASTEWATER UTILITY SERVICES (UNLESS ANOTHER ALTERNATIVE FOR PROVISION OF THESE ESSENTIAL SERVICES APPROVED BY THE CITY OF FERRIS).
- HOMEOWNER'S ASSOCIATION (HOA) A MANDATORY HOMEOWNER'S ASSOCIATION WILL BE ESTABLISHED FOR THIS PLANNED DEVELOPMENT. THE RESPONSIBILITIES OF THE ASSOCIATION WILL INCLUDE IN PERPETUITY OWNERSHIP AND MAINTENANCE OF THE FM 660 SCREENING DEVICE, ALL ENTRYWAY SIGNAGE AND DECORATIVE FEATURES, ALL INTERIOR "STREETS" AND ALLEYS AND SIDEWALKS, AND ALL COMMON AREAS INCLUDING ANY NECESSARY STORMWATER MANAGEMENT/RETENTION/DETENTION FEATURES. THE HOA WILL ALSO BE RESPONSIBLE FOR ENFORCEMENT OF THE NEIGHBORHOOD'S DEED RESTRICTIONS/CCRS IN ORDER TO MAINTAIN THE QUALITY, CHARACTER AND LONG-TERM SUSTAINABILITY OF THE COMMUNITY.
- THE HOA MAY NOT BE DISSOLVED WITHOUT THE PRIOR WRITTEN CONSENT OF THE CITY.
- DETENTION ANALYSIS FOR THIS SITE WILL BE PERFORMED TO INSURE POST-DEVELOPMENT DISCHARGE WILL NOT EXCEED PRE-DEVELOPMENT CONDITIONS.
- FINAL SIDEWALK DESIGN WITHIN THE DEVELOPMENT WILL BE DETERMINED BY THE LANDSCAPE PLANS. ALL SIDEWALKS SHOWN ON THIS PLAT ARE FOR PRELIMINARY PURPOSE ONLY.

**CURVE TABLE**

CURVE #	RADIUS	DELTA	CHORD BEARING	CHORD	LENGTH
C1	776.26'	017°21'12"	N75°01'03"E	234.21'	235.11'
C2	20.00'	090°00'00"	N51°17'59"W	28.28'	31.42'
C3	20.00'	089°11'38"	S39°06'12"W	28.08'	31.13'
C4	776.26'	001°51'12"	S79°18'17"W	25.11'	25.11'
C5	20.00'	090°00'00"	N50°24'15"W	28.28'	31.42'
C6	44.00'	001°00'11"	S85°05'51"W	0.77'	0.77'
C7	162.00'	004°16'36"	S87°44'14"W	12.09'	12.09'
C8	44.00'	090°00'00"	N45°07'28"E	62.23'	69.12'
C9	44.00'	090°00'00"	N44°52'32"E	62.23'	69.12'
C10	212.00'	017°09'23"	S81°32'46"E	63.24'	63.48'
C11	44.00'	070°53'08"	S37°31'31"E	51.03'	54.44'
C12	20.00'	087°20'27"	S52°37'45"E	27.62'	30.49'
C13	20.00'	052°22'09"	N57°30'57"E	17.65'	18.28'
C14	44.00'	090°00'00"	N44°52'32"E	62.23'	69.12'
C15	44.00'	038°45'12"	S70°44'52"E	29.20'	29.76'
C16	44.00'	037°03'02"	S32°50'45"E	27.98'	28.45'
C17	20.00'	092°20'39"	S50°42'39"E	28.86'	32.23'
C18	45.00'	090°00'00"	S51°17'59"E	63.64'	70.69'
C19	20.00'	090°00'00"	S38°42'01"W	28.28'	31.42'
C20	20.00'	090°00'00"	N51°17'59"W	28.29'	31.42'

**CURVE TABLE**

CURVE #	RADIUS	DELTA	CHORD BEARING	CHORD	LENGTH
C21	20.00'	090°00'00"	S38°42'01"W	28.29'	31.42'
C22	20.00'	090°00'00"	S51°17'59"E	28.28'	31.42'
C23	20.00'	090°00'00"	N38°42'01"E	28.28'	31.42'
C24	20.00'	090°00'00"	N51°17'59"W	28.28'	31.42'
C25	138.00'	004°16'36"	N87°44'14"E	10.30'	10.30'
C26	20.00'	090°00'00"	S45°07'28"E	28.28'	31.42'
C27	20.00'	090°00'00"	S44°52'32"W	28.28'	31.42'
C28	188.00'	017°09'23"	N81°32'46"W	56.08'	56.29'
C29	20.00'	057°02'27"	S28°38'42"E	19.10'	19.91'
C30	20.00'	083°49'29"	N41°47'17"E	26.72'	29.26'
C31	45.00'	089°08'40"	N39°07'41"E	63.16'	70.01'
C32	20.00'	091°00'11"	N40°05'51"E	28.53'	31.77'
C33	20.00'	090°00'00"	S45°07'28"E	28.28'	31.42'
C34	38.00'	006°10'31"	S03°12'43"E	4.09'	4.10'
C35	20.00'	090°00'00"	S44°52'32"W	28.28'	31.42'
C36	20.00'	038°45'12"	N70°44'52"W	13.27'	13.53'
C37	20.00'	051°14'48"	N25°44'52"W	17.30'	17.89'
C38	20.00'	083°49'29"	N41°47'17"E	26.72'	29.26'
C39	20.00'	031°40'06"	N09°32'04"E	10.91'	11.05'
C40	20.00'	031°40'06"	N22°08'02"W	10.91'	11.05'

**Site Summary Table**

Total Number of units	85 UNITS
Gross Acreage	10.522 ACRES
ROW Dedication	0.478 ACRES
Density	8.08 DU/ ACRE
Open Space	2.39 ACRES
Percent Open Space	23%

**CURVE TABLE**

CURVE #	RADIUS	DELTA	CHORD BEARING	CHORD	LENGTH
C41	20.00'	031°40'06"	S09°31'14"W	10.91'	11.06'
C42	20.00'	031°40'06"	S22°08'21"E	10.92'	11.06'
C43	20.00'	020°57'25"	S10°21'15"W	7.27'	7.32'
C44	20.00'	057°02'27"	S28°38'42"E	19.10'	19.91'
C45	20.00'	032°55'36"	S16°20'20"W	11.34'	11.49'
C46	20.00'	008°50'04"	N04°32'30"W	3.08'	3.08'
C47	44.00'	001°57'29"	N01°06'12"W	1.50'	1.50'
C48	20.00'	031°27'20"	S15°36'12"W	10.84'	10.98'
C49	44.00'	014°11'46"	S07°33'21"E	10.87'	10.90'
C50	20.00'	003°49'52"	S02°02'24"E	1.34'	1.34'
C51	20.00'	083°49'29"	N41°47'17"E	26.72'	29.26'
C52	20.00'	090°00'00"	S44°52'32"W	28.28'	31.42'

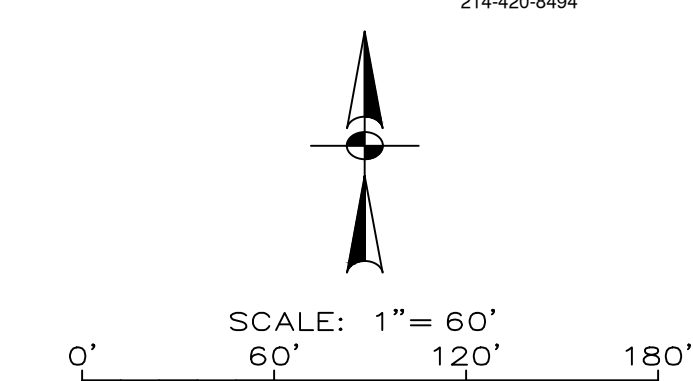
**LINE TABLE**

LINE #	BEARING	LENGTH
L1	S83°42'01"W	25.00'
L2	N05°24'15"W	1.45'
L3	N89°52'32"E	52.34'
L4	N89°52'32"E	141.38'
L5	S51°22'16"E	55.93'
L6	N06°17'59"W	101.50'
L7	S06°17'56"E	101.50'
L8	S06°17'52"E	69.50'
L9	N06°17'59"W	69.50'
L10	S89°52'32"W	52.34'
L11	N05°24'15"W	44.08'
L12	S89°52'32"W	141.38'
L13	N51°22'16"W	55.93'
L14	N83°42'01"E	185.90'

**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

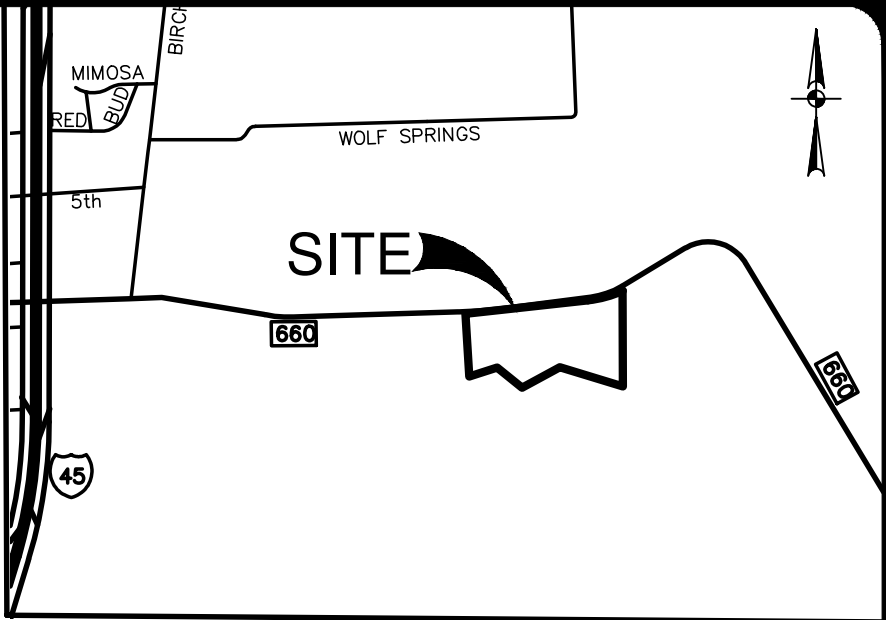
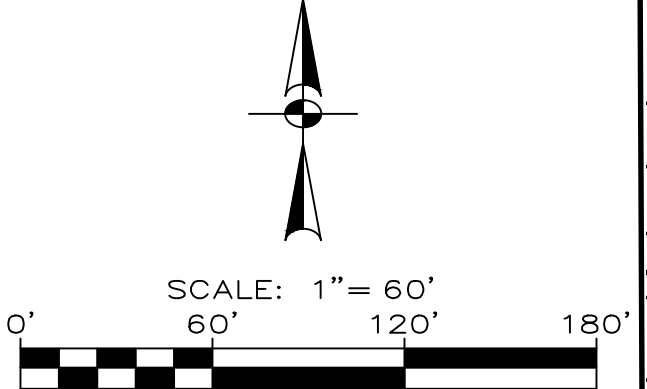
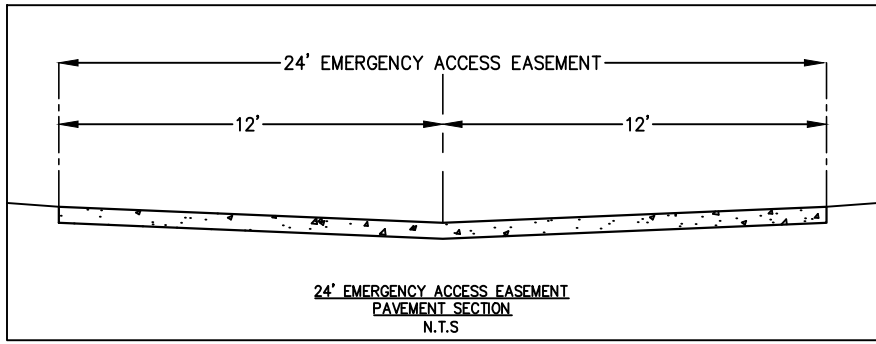
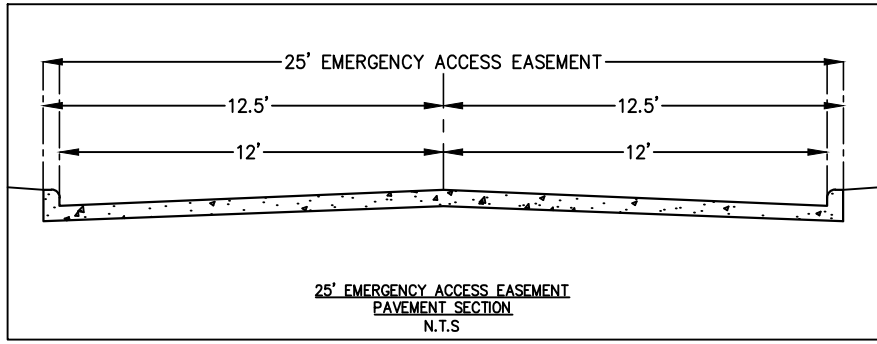


10.52 ACRES  
PREPARATION DATE: May 27, 2021

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



**LOCATION MAP**  
NOT-TO-SCALE

STATE OF TEXAS  
COUNTY OF ELLIS

NOW THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

THAT, LENNAR HOMES OF TEXAS LAND AND CONSTRUCTION, LTD., DO HEREBY ADOPT THIS PLAT DESIGNATING THE HEREIN-DESCRIBED PROPERTY LENNAR AT FERRIS SPRINGS, 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 \_\_\_\_\_, 20\_\_\_\_\_.

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

CHRISTOPHER TYSDAL (NAME)  
ACQUISITION MANAGER (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: \_\_\_\_\_

**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:

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 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 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 S 72°38'01"W, A DISTANCE OF 192.43 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.

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.

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

**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

OWNER:

_____ Owners' Signature:		_____ Date
_____ Owners' printed name:		_____ Date

Approved by the council of Ferris, Texas

On this _____ day of _____	
_____ Mayor, Fred Pontley City of Ferris, Texas	_____ City Secretary, Brook Williams

10.52 ACRES  
PREPARATION DATE: May 27, 2021

**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 111.000 ACRES (479,160 SF) SITUATED IN  
THE MASON PHELPS SURVEY, ABSTRACT NUMBER 824, CITY OF  
FERRIS, TEXAS, ELLIS COUNTY, TEXAS



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: Jun 04, 2021, 12:14pm User ID: LandryStewart  
File: W:\projects\701\46\01\2.0 Design\2.2 Survey\2.2.7 Plat\Preiminary Plat\7014601 - PPL.dwg