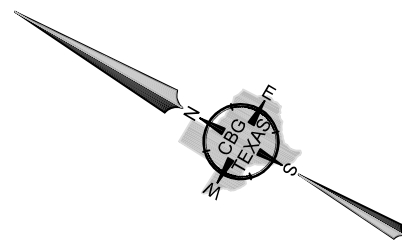


0 100 200 300



MML PARTNERS, L.P., A TEXAS LIMITED PARTNERSHIP VOL. 2265, PG. 707

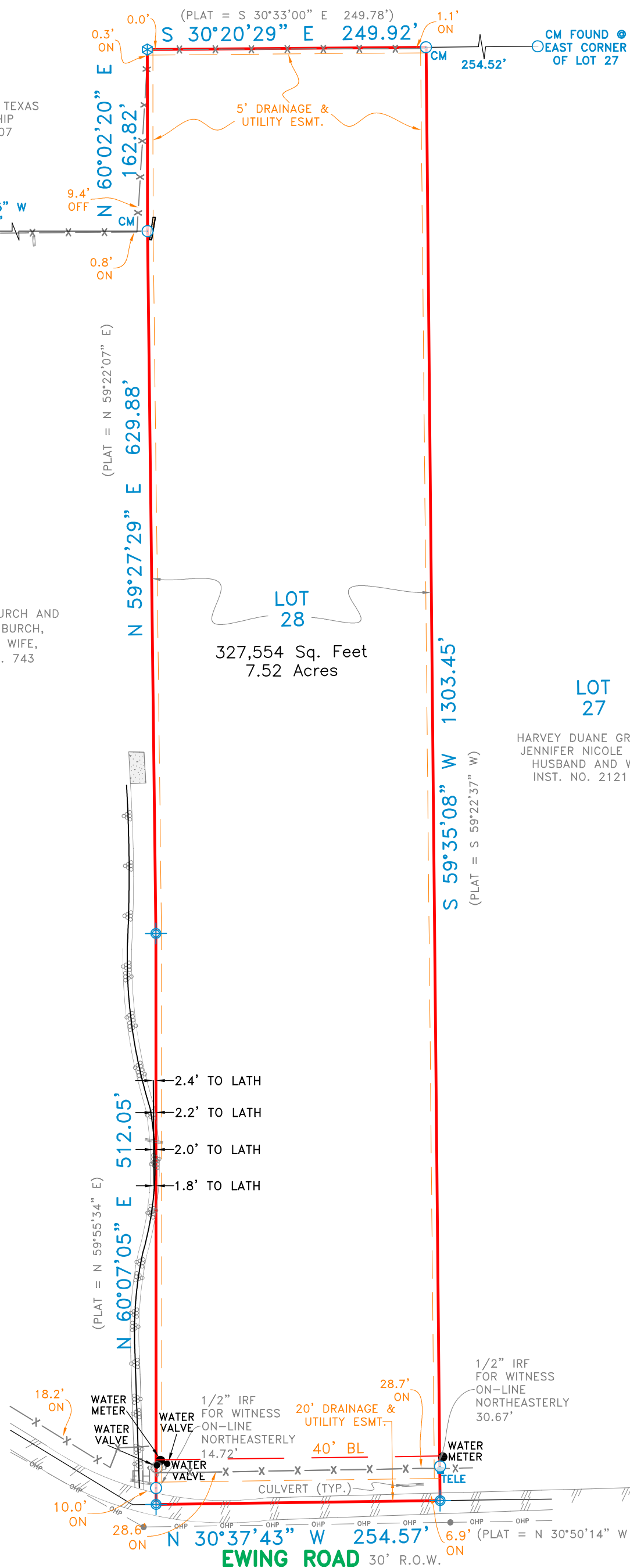
N 29°51'45" W 525.98'

ALTON JOSEPH BURCH AND SUSAN NORAH BURCH, HUSBAND AND WIFE, VOL. 784, PG. 743

LOT 28
327,554 Sq. Feet
7.52 Acres

LOT 27

HARVEY DUANE GRAY AND JENNIFER NICOLE GRAY, HUSBAND AND WIFE INST. NO. 2121174



655 Ewing Road

Lot 28, of Dallas Farms, an addition in Ellis County, Texas, according to Plat thereof, recorded in Cabinet D, Slide 370, Plat Records, Ellis County, Texas.

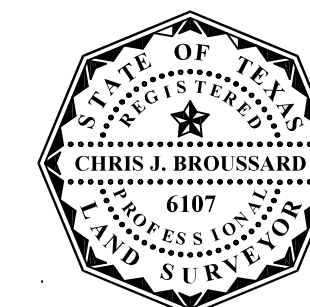
SURVEYOR'S CERTIFICATE

The undersigned Registered Professional Land Surveyor hereby certifies to The Client that, (a) this survey and the property description set forth hereon were prepared from an actual on-the-ground survey; (b) such survey was conducted by the Surveyor, or under his direction; (c) all monuments shown hereon actually existed on the date of the survey, and the location, size and type of material thereof are correctly shown; Use of this survey by any other parties and/or for other purposes shall be at User's own risk and any loss resulting from other use shall not be the responsibility of the undersigned. The plat hereon is a correct and accurate representation of the property lines and dimensions are as indicated; location and type of buildings are as shown; and EXCEPT AS SHOWN, all improvements are located within the boundaries the distances indicated and there are no visible and apparent encroachments or protrusions on the ground.

Executed this 7th day of October, 2025

Chris Broussard

Registered Professional Land Surveyor



ACCEPTED BY: _____ SIGNATURE _____ DATE _____ SIGNATURE _____ DATE _____

NOTES:
BEARINGS SHOWN ARE BASED ON NAD 83 TEXAS NORTH CENTRAL ZONE. EASEMENTS AND BUILDING LINES ARE BY RECORDED PLAT UNLESS OTHERWISE NOTED.

PROPERTY SUBJECT TO TERMS, CONDITIONS, AND EASEMENTS CONTAINED IN INSTRUMENTS RECORDED IN: VOLUME 529, PAGE 877; VOLUME 534, PAGE 740; VOLUME 550, PAGE 345; CABINET D, SLIDE 370; VOLUME 1572, PAGE 115; VOLUME 782, PAGE 696; VOLUME 948, PAGE 481-AS SHOWN ON PRIOR TITLE COMMITMENT, DATED SEPTEMBER 15, 2025, WITH G.F. NO. 2513379-CHDA.

THIS SURVEY IS MADE IN CONJUNCTION WITH THE INFORMATION PROVIDED BY THE CLIENT. CBG SURVEYING TEXAS, LLC HAS NOT RESEARCHED THE LAND TITLE RECORDS FOR THE EXISTENCE OF EASEMENTS, RESTRICTIVE COVENANTS OR OTHER ENCUMBRANCES.

NOTE: According to the F.I.R.M. in Map No. 48139C0100F, this property does lie in Zone X and DOES NOT lie within the 100 year flood zone.

REVISIONS		
DATE	BY	NOTES
2/18/26	JLA	ADDED TIES TO LATHS
04/23/2026	MARIA	CLIENT COMMENTS

LEGEND	
○	CONTROLLING MONUMENT
○	1/2" IRON ROD FOUND
⊗	1/2" IRON ROD SET
○	1/2" IRON PIPE FOUND
□	FENCE POST CORNER
⊗	60D NAIL FOUND
⊗	5/8" ROD FOUND
▲	UNDERGROUND ELECTRIC
△	OVERHEAD ELECTRIC
●	POWER POLE
⊕	POINT FOR CORNER
⊗	GRAVEL/ROCK ROAD OR DRIVE
PE	POOL EQUIPMENT
■	COLUMN
AC	AIR CONDITIONING
⊗	FIRE HYDRANT
⊗	OVERHEAD ELECTRIC SERVICE
⊗	OVERHEAD POWER LINE
///	ASPHALT PAVING
—	CHAIN LINK FENCE
—	WOOD FENCE
—	0.5' WIDE TYPICAL BARBED WIRE
—	IRON FENCE
—	PIPE FENCE
—	COVERED PORCH, DECK OR CARPORT
—	CONCRETE PAVING
—	DOUBLE SIDED WOOD FENCE

CBG SURVEYING TEXAS LLC

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Firm No. 10194280
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SCALE	DATE	JOB NO.	G.F. NO.	DRAWN
1" = 100'	10/07/2025	19635	N/A	MARIA

FINAL SURVEY

LOT 28 OF DALLAS FARMS

CITY OF FERRIS, ELLIS COUNTY, TEXAS

655 EWING ROAD