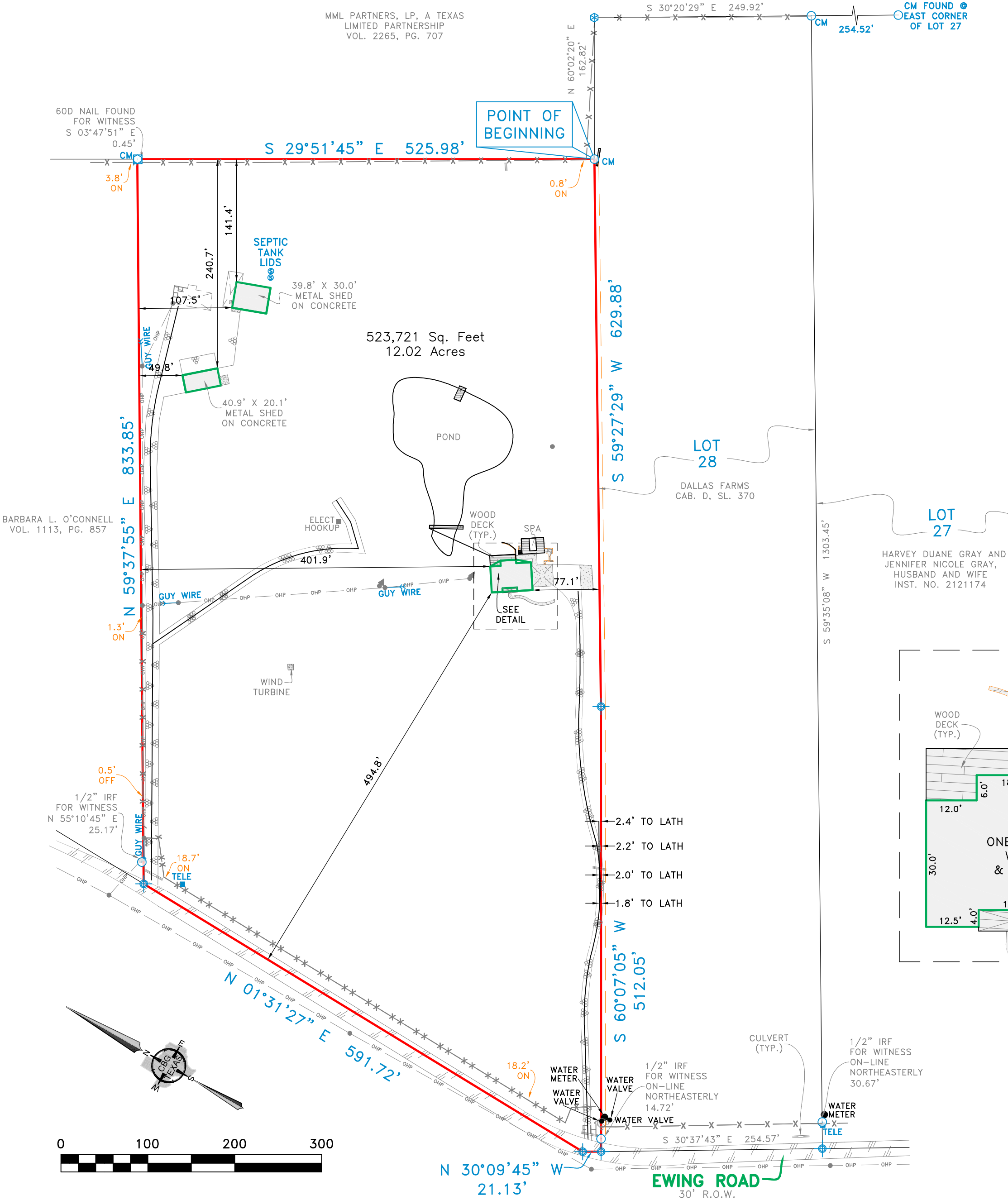




821 Ewing Road

;All of that certain tract of land being 12.02 acres (523,721 square feet) situated in Ellis County, Texas, and being part of the John Baker Survey, Abstract No. 35, Ellis County, Texas, same being that tract of land conveyed to Alton Joseph Burch and Susan Norah Burch, husband and wife, by deeds recorded in Volume 784, Page 743, Deed Records, Ellis County, Texas, and being more particularly described by metes and bounds as follows:

BEGINNING at a 1/2 inch iron rod found for corner, said corner being the South corner of that tract of land conveyed to MML Partners, LP, a Texas limited partnership, by deed recorded in Volume 2265, Page 707, Deed Records of Ellis County, Texas and lying along the Northwest line of 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, from which a 5/8 inch iron rod found bears North 60 degrees 02 minutes 20 seconds East, a distance of 162.82 feet, at the North corner of said Lot 28 of Dallas Farms;

THENCE South 59 degrees 27 minutes 29 seconds West, along said Northwest line of Lot 28 of Dallas Farms, a distance of 629.88 feet to a point for corner;

THENCE South 60 degrees 07 minutes 05 seconds West, continuing along said Lot 28 of Dallas Farms, a distance of 512.05 feet to a point for corner, said corner being the West corner of said Lot 28 of Dallas Farms, and lying along the centerline of Ewing Road (30 feet right-of-way), from which a 1/2 inch iron rod found bears on-line Northeasterly, at a distance of 14.72 feet for witness;

THENCE North 30 degrees 09 minutes 45 seconds West, along the centerline of said Ewing Road, a distance of 21.13 feet to a point for corner;

THENCE North 01 degree 31 minutes 27 seconds East, along said centerline of Ewing Road, a distance of 591.72 feet to a point for corner, said corner being the Southwest corner of that tract of land conveyed to Barbara L. O'Connell, by deed recorded in Volume 1113, Page 857, Deed Records, Ellis County, Texas, from which a 1/2 inch iron rod found bears North 55 degrees 10 minutes 45 seconds East, at a distance of 25.17 feet for witness;

THENCE North 59 degrees 37 minutes 55 seconds East, leaving said Ewing Road and along the South line of said O'Connell tract, a distance of 833.85 feet to a 1/2 inch pipe found for corner, said corner being the East corner of said O'Connell tract and lying along the Southwest line of MML Partners, LP tract, from which a 60d nail found bears South 03 degrees 47 minutes 51 seconds East, at a distance of 0.45 feet for witness;

THENCE South 29 degrees 51 minutes 45 seconds East, along said Southwest line of MML Partners, LP tract, a distance of 525.98 feet to the POINT OF BEGINNING and containing 523,721 square feet or 12.02 acres of land.

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.

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

LEGEND	
CM ○ 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	PE - POOL EQUIPMENT ■ COLUMN AC - AIR CONDITIONING ⊗ FIRE HYDRANT OES - OES OHP - OHP ◆ POINT FOR CORNER ⊗ GRVEL/ROCK ROAD OR DRIVE
ASPHALT PAVING CHAIN LINK FENCE WOOD FENCE 0.5' WIDE TYPICAL BARBED WIRE IRON FENCE PIPE FENCE COVERED PORCH, DECK OR CARPORT OVERHEAD ELECTRIC SERVICE OVERHEAD POWER LINE CONCRETE PAVING DOUBLE SIDED WOOD FENCE	

CBG SURVEYING TEXAS LLC		419 Century Plaza Dr., Ste. 210 Houston, TX 77073 P 214.349.9485 F 214.349.2216 Firm No. 10194280 www.cbgtxllc.com		
		SCALE	DATE	JOB NO.
1" = 100'	10/07/2025	11383	N/A	MARIA

METES AND BOUNDS SURVEY	
JOHN BAKER SURVEY, ABSTRACT NO. 35	
FERRIS, ELLIS COUNTY, TEXAS	
821 EWING ROAD	