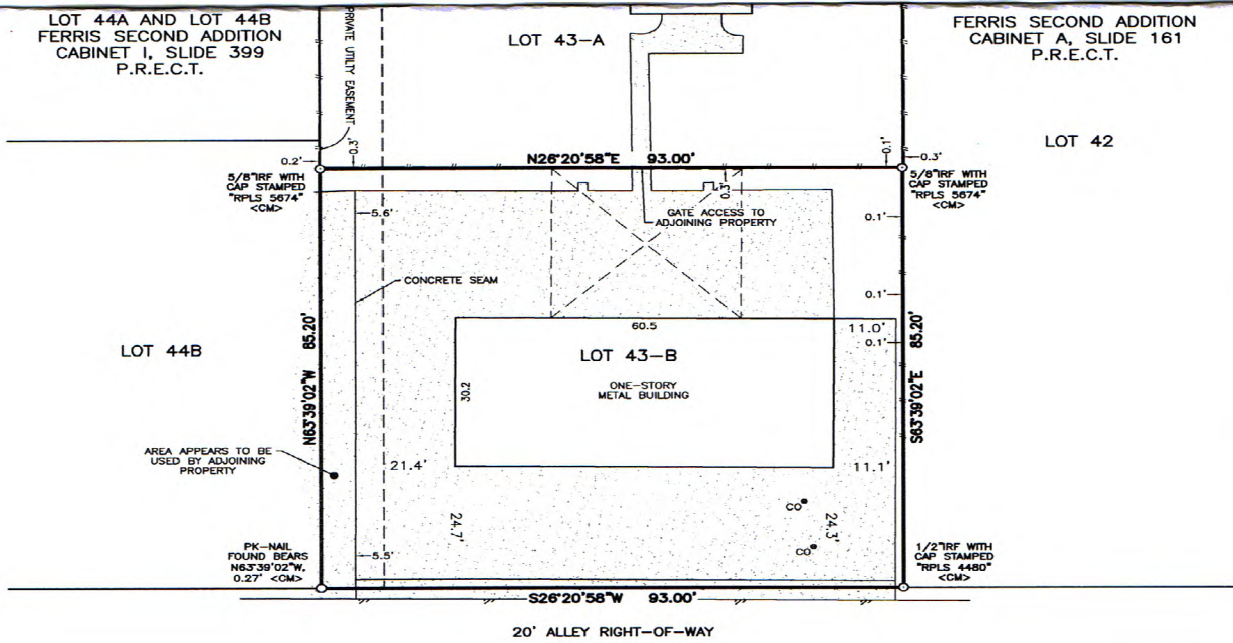


LOT 44A AND LOT 44B
 FERRIS SECOND ADDITION
 CABINET 1, SLIDE 399
 P.R.E.C.T.

LOT 43-A

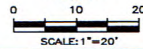
FERRIS SECOND ADDITION
 CABINET A, SLIDE 161
 P.R.E.C.T.

LOT 42



LEGEND

- P.R.E.C.T. PLAT RECORDS, ELLIS COUNTY, TEXAS
- <CM> CONTROL MONUMENT
- IRF IRON ROD FOUND
- IRF 5/8" IRON ROD SET WITH CAP STAMPED "RPLS 5674" (UNLESS OTHERWISE NOTED)
- ▭ CONCRETE
- CO CLEANOUT
- //— WOOD FENCE
- ASPHALT



NOTES

1. ALL BEARINGS, DISTANCES AND EASEMENTS ARE PER PLAT UNLESS OTHERWISE NOTED.
2. THIS SURVEY ONLY ADDRESSES THOSE ITEMS LISTED IN FIDELITY NATIONAL TITLE INSURANCE COMPANY'S COMMITMENT FOR TITLE INSURANCE, OF NO. FT-44139-9001392100527, WITH AN EFFECTIVE DATE OF JULY 22, 2021. NO EASEMENT RESEARCH WAS PERFORMED BY SURVEYOR.

I, SEAN SHROPSHIRE, A REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF TEXAS, DO HEREBY CERTIFY THAT THIS PLAT IS BASED ON AN ACTUAL ON THE GROUND SURVEY MADE UNDER MY DIRECT SUPERVISION AND ALL CORNERS ARE MONUMENTED AS SHOWN HEREON. EXCEPT AS SHOWN, THERE ARE NO VISIBLE ENCROACHMENTS, CONFLICTS OR PROTRUSIONS APPARENT ON THE GROUND.

Sean Shropshire

SEAN SHROPSHIRE
 REGISTERED PROFESSIONAL LAND SURVEYOR
 NO. 5674



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PROJECT NO.: 200061 ADDRESS: 625 COW ALLEY (PER T.C.)

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SURVEY DATE: JULY 22, 2021