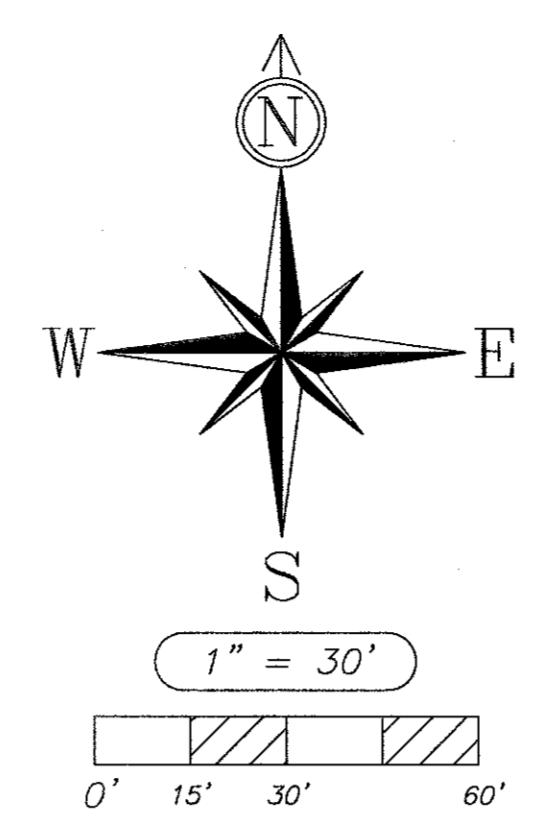
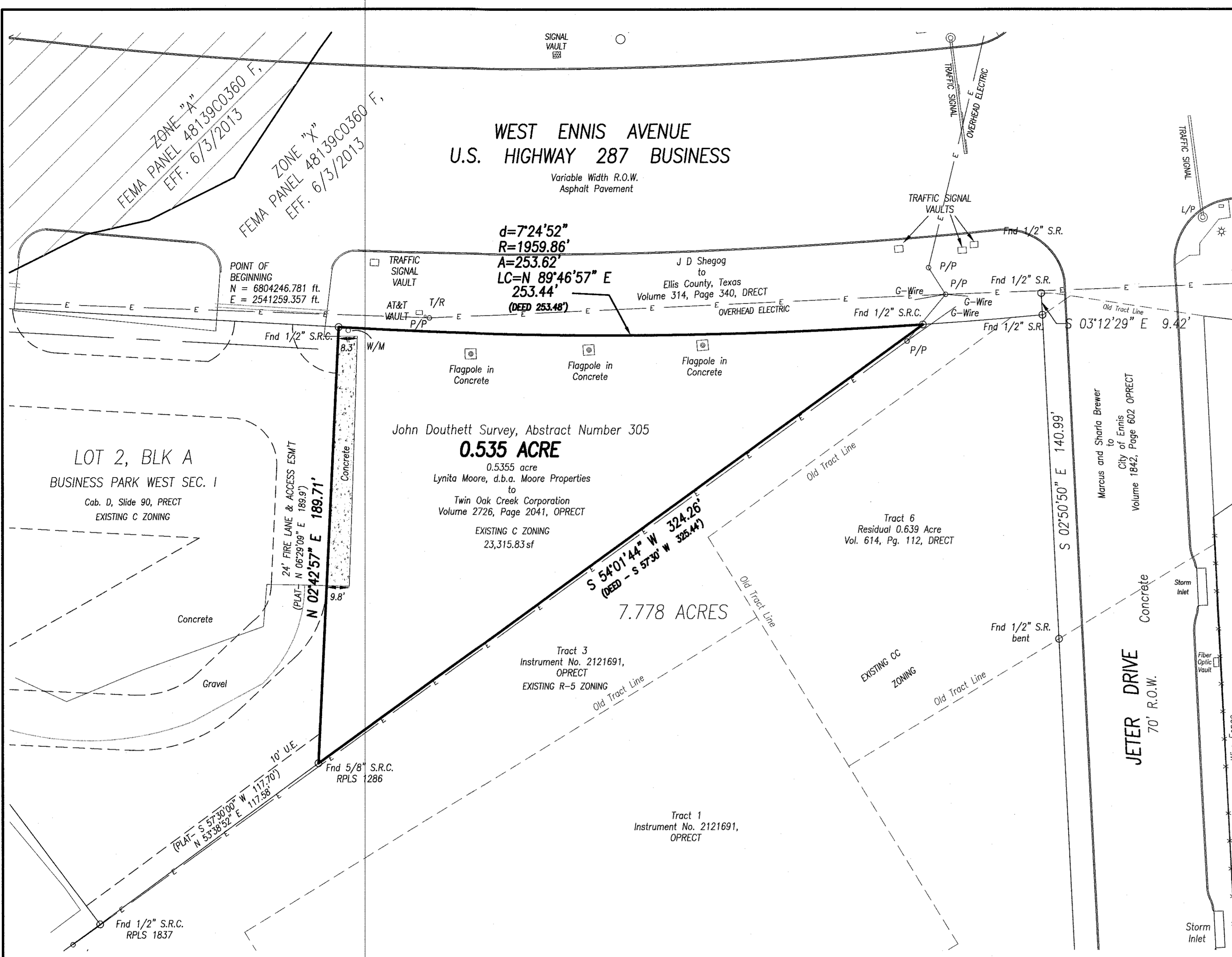


REVISIONS	BY



SURVEYORS CERTIFICATE
TO THE LIEN HOLDERS AND/OR THE OWNERS AND/OR THE PURCHASERS OF THE PREMISES SURVEYED AND TO: Fidelity National Title Insurance Company

I hereby certify that in June, 2022, this survey was made on the ground as per the field notes shown on this survey and is true, correct and accurate as to the boundaries and areas of the subject property and the size, location and type of buildings and improvements thereon, if any, and as to the other matters shown hereon, and correctly shows the location of all visible easements and rights-of-way.

Except as shown on the survey, there are no encroachments upon the subject property by improvements on adjacent property, there are no encroachments on adjacent property, streets or alleys by any improvements on the subject property and there are no conflicts or protrusions.

I further certify to the following conditions:

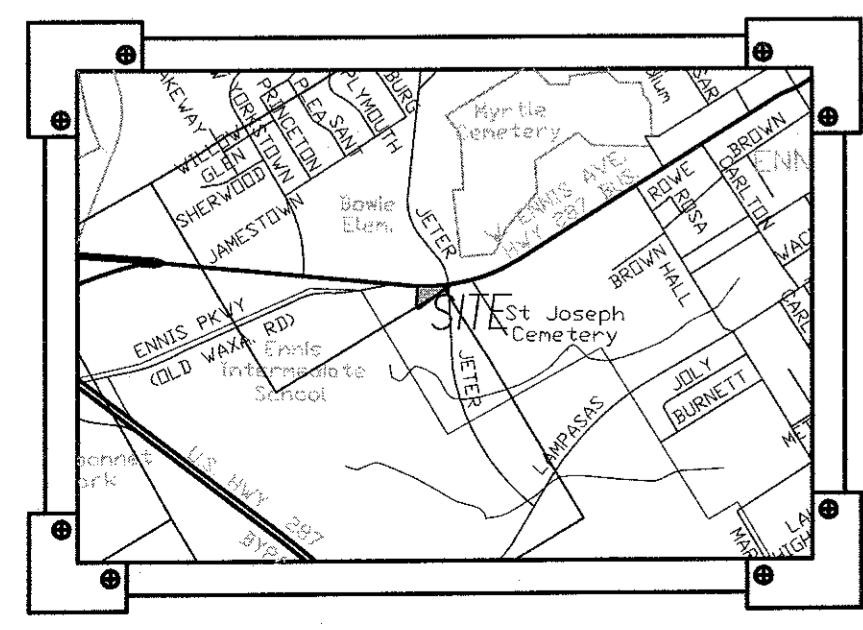
- The term "certify" or "certificate" as shown and used hereon indicates an expression of professional opinion regarding the facts of the survey and does not constitute a warranty or guarantee, either expressed or implied; and is exclusively to the parties involved in, and limited to the transaction GF# FT-24411-9001182200135, closing at the title company indicated hereon.
- That NO portion of the said tract lies within a Special Flood Hazard Boundary according to the Flood Insurance Rate Map for Ellis County, Texas. Community # 48139C0360 F, Zone "A". Zone X unshaded represents property not located in a 100 Year Flood Zone. Any property in a Zone "A" location is approximate and scaled from the image of the FEMA Map, and acreage shown within the Zone "A" is approximate.
- This survey reflects the above ground (visible) location of utilities. The surveyor makes no guarantee that the utilities shown comprise all such utilities in the area, either in service, or abandoned. Further, the surveyor does not warrant that the underground utilities shown are in the exact location indicated. Underground utilities which may affect this property were not located during the course of this survey, but has made an attempt to locate as accurately as possible any underground utility indicated by above ground evidence.
- Information in parenthesis are from public records (Deed calls).
- Bearing sources are from GPS observation, Texas North Central Zone 4202, NAD88, as observed from the VRS network provided by Allterra Central based in Southlake, Texas.
- The surveyor relied on title commitment issued by Fidelity National Title Insurance Company, GF# FT-24411-9001182200135, dated March 6, 2022 at 8:00 AM, and all subsequent commitments for information regarding encumbrances on subject property and did not abstract the property for easements and/or other restrictions. The easements, rights-of-way, or other exceptions noted hereon are according to the Schedule B therein. Based on the easements and/or deeds furnished by the aforesaid title company, the following do not appear to affect the subject property: City of Ennis Sewer Easement - Vol. 480, Pg. 554 DRECT
- Any other use or copying of this plat is prohibited.
- Unless otherwise labeled, all property corners indicated as "Set" are 1/2" diameter steel rods with orange plastic caps marked (DAVIS & MCDILL)
- This survey substantially complies with the current Texas Society of Professional Surveyors Standards and Specifications for a Category 1A, Condition II Survey.

Stuart G. Hamilton
Stuart G. Hamilton
Registered Professional Land Surveyor
Number 4480

JUN 21 2022
Date

GENERAL NOTES:
1. 100-Year Flood Note:
Per FIRM Map # 48139C0360 F
Zone: X UNSHADED
Zone: A SHADED
Dated: June 3, 2013
2. Lot corners monumented with 1/2" steel rods set and marked with "DAVIS & MCDILL", unless otherwise noted.

THIS SURVEY IS VALID ONLY WITH ORIGINAL SIGNATURE IN RED INK



LEGEND

- O - Property Corner Symbol
- Find - Found
- S.R. - Steel Rod
- S.R.C. - Steel Rod Capped
- S.P. - Steel Pipe
- U.E. - Utility Easement
- U.P. - Utility Pole
- R.O.W. - Right of Way
- P.O.B. - Point of Beginning
- C/L - Centerline
- - Drainage Flow
- X - Spot Elevations
- B.L. - Building Line
- W/L - Water Line
- W/M - Water Meter
- W/H - Sewer Manhole
- C/O - Cleanout
- F/H - Fire Hydrant
- W/V - Water Valve
- D.U.E. - Drainage & Utility Easment
- T/R - Telephone Riser
- L/S - Light Standard
- E/T - Electric Transformer
- L/P - Light Pole

LEGEND

- X- - Wire Fence
- W- - Wood Fence
- I- - Iron Fence
- C- - Chain Link Fence
- R- - Railroad Track
- G- - Gas Line
- P- - Petroleum Pipeline
- E- - Electric Line
- S- - Sanitary Sewer Line
- W- - Water Line
- T- - Telephone

Davis & McDill, LLC
SURVEYING - LAND PLANNING - FLOODPLAIN MANAGEMENT
P.O. BOX 428, WAKAHACHE, TEXAS 75168
PHONE: 972-938-1185
A Texas licensed surveying firm # 10184681

Date: 6-17-2022
Scale: 1" = 30'
Drawn: D. Hocutt
Job: 222-0122
Sheet 1 of 1 sheets.

LAND TITLE SURVEY
0.535 ACRES
John Douthett Survey,
Abstract. No. 305
City of Ennis,
Ellis County, Texas

