

Farm & Ranch ▫ Commercial ▫ Investment Properties ▫ Recreation ▫ Land ▫ Homes

Lot 11 & 12 w 6th St Ferris, TX

For Sale \$250,000

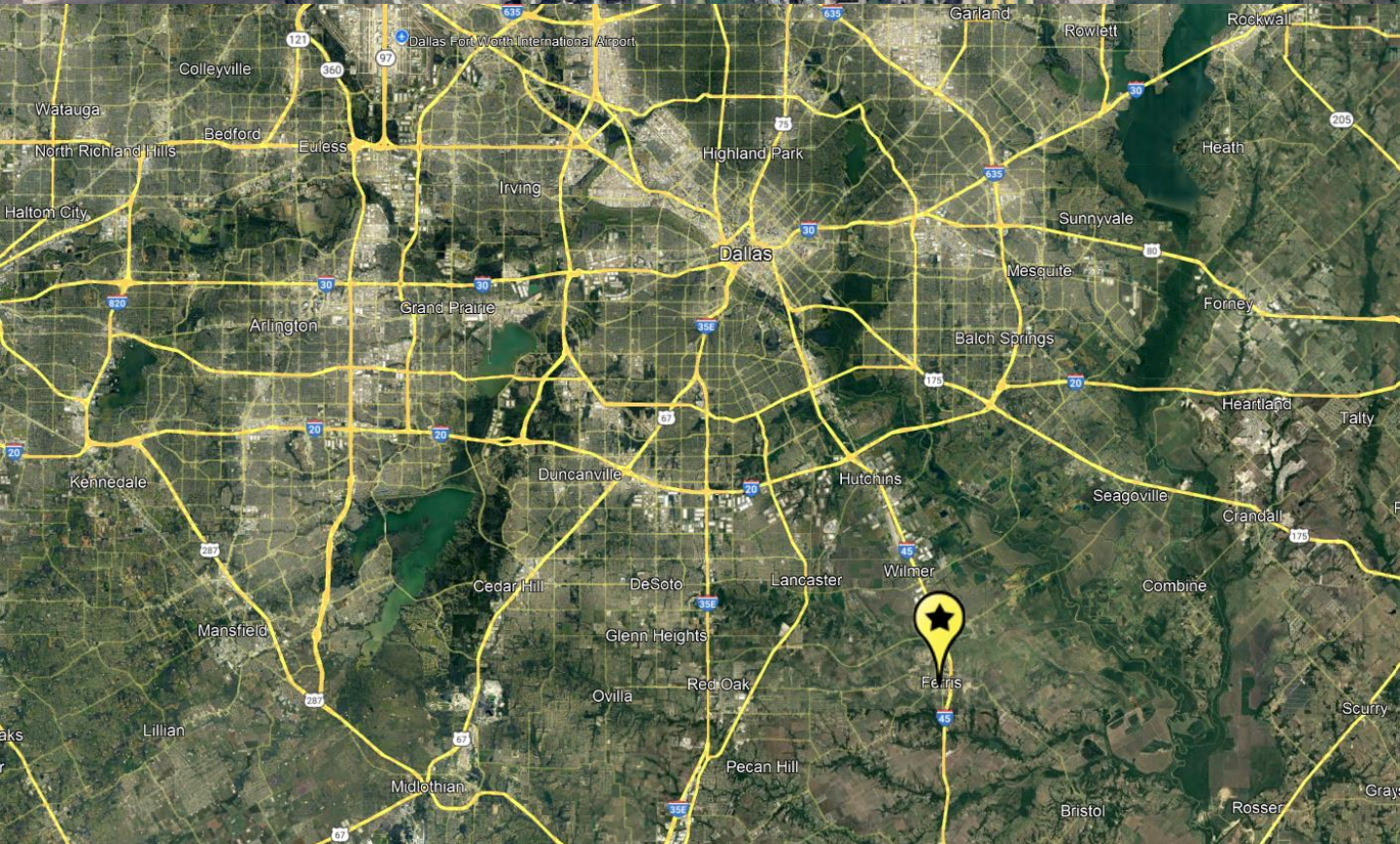


Details:

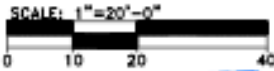
0.25+/- Acres Located in the heart of downtown Ferris. Surrounded by Commercial and Residential Development. This town sits only 20 minutes from Dallas and has IH45 cutting right through it with plenty of easy exits. All utilities are to the site and plenty of capacity. Many opportunities in this aggressive and rapidly growing city.

1007 Ferris Ave Waxahachie, TX 75165 | 469.517.0012 | www.hiviewrealestate.com

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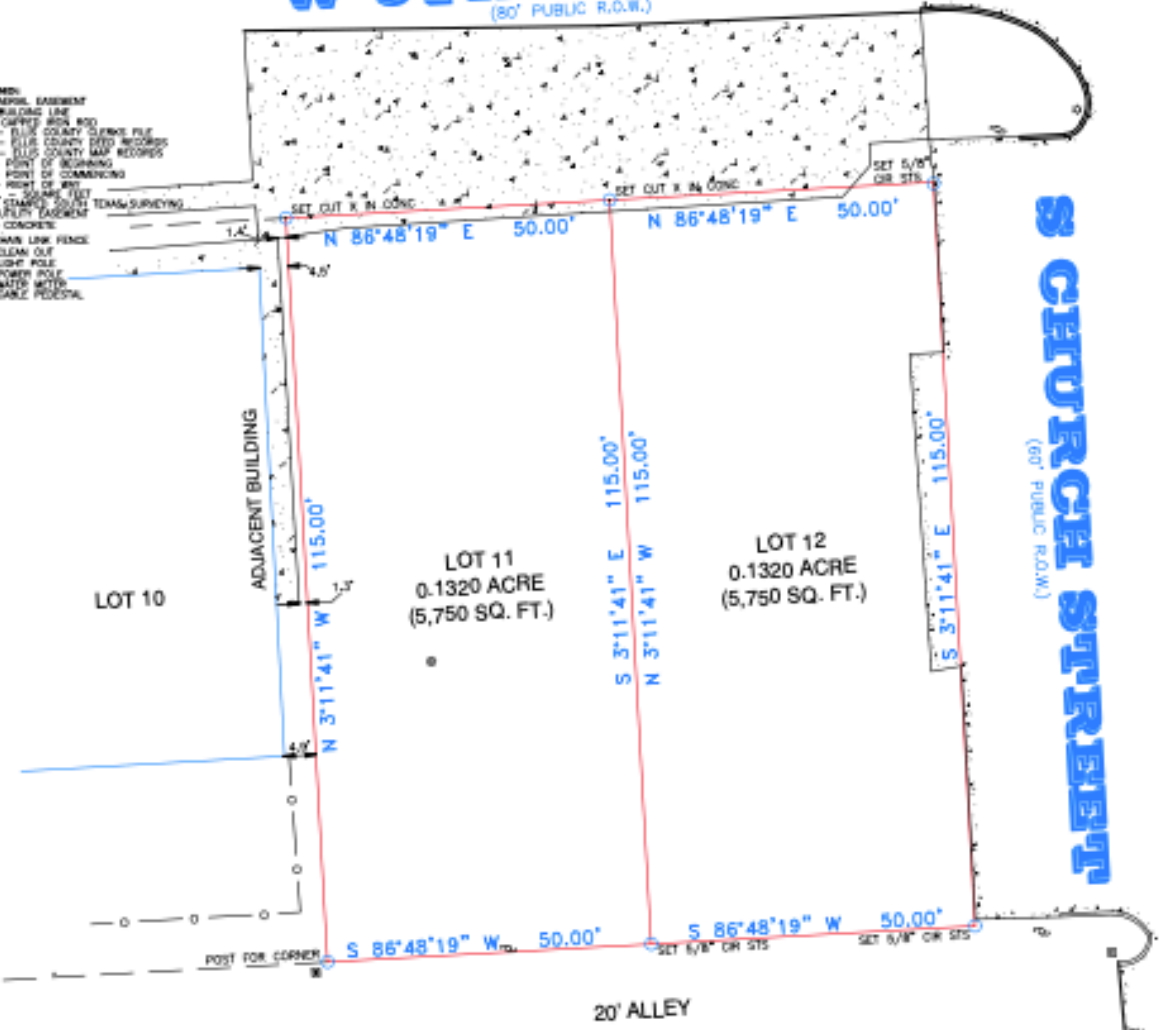
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W 6TH STREET
(80' PUBLIC R.O.W.)

S CHURCH STREET
(80' PUBLIC ROW)

- LEGEND:**
- AL - AERIAL EASEMENT
 - BL - BUILDING LINE
 - CR - CURB/STREET SIDE
 - FCR - FULL COUNTY SURVEY FILE
 - FOR - FULL COUNTY DEED RECORDS
 - FORM - FULL COUNTY MAP RECORDS
 - HC - POINT OF BEGINNING
 - PC - POINT OF COMMENCING
 - RF - RIGHT OF WAY
 - SS - STAKE SURVEY TEXAS SURVEYING
 - UL - UTILITY EASEMENT
 - CO - CONCRETE
 - CL - CHAIN LINK FENCE
 - GO - GLEAN OUT
 - LP - LIGHT POLE
 - MP - METER PILE
 - MT - WATER METER
 - PE - PEDESTAL



SURVEY OF

LOT 11 & 12, BLOCK 25 D T FERRIS-REV. ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK CAB A, PAGE 135 OF THE PUBLIC RECORDS OF ELLIS COUNTY, TEXAS.

SURVEYOR'S CERTIFICATION
PROPERTY SUBJECT TO CITY ORDINANCES AND SUBDIVISION COVENANTS, CONDITIONS AND RESTRICTIONS. I hereby certify that this survey was made on the ground and that this plat correctly represents the facts found at the time of survey showing any improvements, from legal descriptions supplied by client. There are no encroachments apparent on the ground, except as shown. This survey is only certified for boundary and this transaction only. Surveyor did not obstruct property. Easements, building lines, etc. shown are as identified by:

OF N/A of N/A

- NOTES:**
1. BOUNDARY BASED ON GPS OBSERVATION TEXAS NORTH CENTRAL ZONE.
 2. SURVEYOR DID NOT ABSTRACT PROPERTY. SURVEY BASED ON LEGAL DESCRIPTIONS RECORDED IN CAB A, PG. 135 OF EGM.
 3. NOTHING IN THIS SURVEY IS INTENDED TO EXPRESS AN OPINION REGARDING OWNERSHIP OR TITLE.
 4. THE WORD CERTIFY IS UNDERSTOOD TO BE AN EXPRESSION OF PROFESSIONAL JUDGMENT BY THE SURVEYOR, WHICH IS BASED ON HIS BEST KNOWLEDGE, INFORMATION AND BELIEF.
 5. SURVEY IS CERTIFIED FOR THIS TRANSACTION ONLY.
 6. THE FINDINGS AND OPINIONS OF SOUTH TEXAS SURVEYING ASSOCIATES, INC. REFLECTED HEREON ARE PRIVILEGED, CONFIDENTIAL AND INTENDED FOR THE USE OF THE INDIVIDUAL OR ENTITY FOR WHOM THIS WORK WAS PREPARED. IT IS UNDERSTOOD THAT THE USE OF, RELIANCE ON, OR REPRODUCTION OF SAME, IN WHOLE OR IN PART, BY OTHERS WITHOUT THE EXPRESS WRITTEN CONSENT OF SOUTH TEXAS SURVEYING ASSOCIATES, INC. IS PROHIBITED AND WITHOUT WARRANTY, EXPRESS OR IMPLIED. SOUTH TEXAS SURVEYING ASSOCIATES, INC. SHALL BE HELD HARMLESS AGAINST DAMAGES OR EXPENSES RESULTING FROM SUCH UNAUTHORIZED USE, RELIANCE OR REPRODUCTION. COPYRIGHT 2023. ALL RIGHTS RESERVED.
 7. THIS SURVEY WAS PERFORMED WITHOUT THE BENEFIT OF A TITLE REPORT. CERTAIN EASEMENTS AND/OR BUILDING LINES MAY HAVE BEEN GRANTED WHICH ARE NOT REFLECTED HEREON. THIS SURVEY IS SUBJECT TO ANY FACTS THAT MAY BE DISCLOSED BY A FULL AND ACCURATE TITLE SEARCH. THIS SURVEY WAS DONE WITHOUT BENEFIT OF DEED. OWNER SHOULD OBTAIN A TITLE COMMITMENT BEFORE DESIGN OR CONSTRUCTION COMMENCES.

PROPERTY LIES WITHIN FLOOD ZONE 2, ACCORDING TO F.I.R.M. MAP NO. 48130C 0180P, DATE 08-02-2013, BY GRAPHING PLOTTING ONLY, WE DO NOT ASSUME RESPONSIBILITY FOR EXACT DETERMINATION. BEFORE ANY DEVELOPMENT PLANNING, DESIGN, OR CONSTRUCTION IS STARTED, THE COMMUNITY, CITY AND COUNTY IN WHICH SUBJECT TRACT EXISTS SHOULD BE CONTACTED. SAID ENTITIES MAY IMPOSE LARGER FLOOD PLAIN AND FLOODWAY AREAS THAN SHOWN BY F.I.R.M. MAPS THAT WILL AFFECT DEVELOPMENT.

ADDRESS: W 6TH STREET & S CHURCH STREET REVISION:
CITY: FERRIS, TX ZIP: 75125
PURCHASER: ART MEDICH
JOB NO: 0929-23 DATE: 06-21-23 SCALE: 1"=20'-00"



Fred W. Lawton, Registered Professional Land Surveyor No. 2321



SOUTH TEXAS SURVEYING ASSOCIATES, INC.
11281 Richmond Ave. Bldg J, Suite 101, Houston, Texas 77082
281-556-6918 FAX 281-556-9331
Firm Number: 10045400