

CITY OF FERRIS

**Comprehensive Master Plan for
Development, Operation and Maintenance of
Parks, Recreational Facilities, and Open Space
2013- 2023**

Adopted August 5, 2013

**The Hon. Bill Pardue, Mayor
Council Member Jim Star, Place 1
Council Member Jay Walsh, Place 2
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Park Master Plan

City of Ferris

Section 1. Introduction

This Park Master Plan has been developed for current and future residents of the City of Ferris and its environs. The city has the sole responsibility for providing parks and recreational opportunities in northwest Ellis County.



City tax dollars and grants fund park development and maintenance. The Ferris ISD, which comprises most of the city's trade area, covers ninety-one (91) square miles and has a population of about 10,000. Many of those using city parks are residents of the county and therefore not subject to city taxation. This is a dilemma facing the city as it plans for the future.

DEMOGRAPHICS

POPULATION. A rural community in northern Ellis county, Ferris has a population of 2,436 (Census 2010) contained in less than four square miles. In the decade 2000-2010 the city grew at a 12% rate.

GROWTH POTENTIAL. While there are no forecasts for Ferris, the NCTCOG predicts that Ellis County will grow at a 26.8% rate in the coming decade.

AGE. Over 30% of the population is under 18, and only 8.7% are seniors. The mean age in Ferris is a youthful 31 years.

INCOME. The median household income is \$47,371 and the median family income is \$62,903. The poverty rate in Ferris is 18.9%.

Age	Pop	Percent
Under 18	761	31.2%
18 & over	1,675	68.8%
20 - 24	179	7.3%
25 - 34	311	12.8%
35 - 49	486	20.0%
50 - 64	406	16.7%
65 & over	212	8.7%
Total	2,436	

OCCUPATIONAL. Residents are most often employed in sales and office occupations (30%). Educational, social assistance, and healthcare is the largest industry segment (31.1%). Seventy-two percent (72%) are employed in the private sector.



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Section 1. Introduction

DEMOGRAPHICS - continued

ETHNICITY. The 56% gain in the Hispanic community from 2000 to 2010 came at the expense of both black and white segments. Real numbers fell for blacks.

2000 Census	Total Population		Hispanic		Non-Hispanic	
	Number	Percent	Number	Percent	Number	Percent
Total	2,175	100.00%	599	27.50%	1,576	72.50%
White alone	1,472	67.70%	398	18.30%	1,074	49.40%
Black/African American alone	487	22.40%	8	0.40%	479	22.00%
American Indian and Alaska Native alone	5	0.20%	4	0.20%	1	0.00%
Asian alone	10	0.50%	1	0.00%	9	0.40%
Native Hawaiian and Other Pacific Islander alone	0	0.00%	0	0.00%	0	0.00%
Some other race alone	162	7.40%	162	7.40%	0	0.00%
Two or more races	39	1.80%	26	1.20%	13	0.60%

2010 Census	Total Population		Hispanic		Non-Hispanic	
	Number	Percent	Number	Percent	Number	Percent
Total	2,436	100.00%	936	38.40%	1,500	61.60%
White alone	1,555	63.80%	515	21.10%	1,040	42.70%
Black/African American alone	450	18.50%	24	1.00%	426	17.50%
American Indian and Alaska Native alone	7	0.30%	2	0.10%	5	0.20%
Asian alone	5	0.20%	0	0.00%	5	0.20%
Native Hawaiian and Other Pacific Islander alone	0	0.00%	0	0.00%	0	0.00%
Some other race alone	374	15.40%	374	15.40%	0	0.00%
Two or more races	45	1.80%	21	0.90%	24	1.00%



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Section 2. Goals and Objectives

The City of Ferris Master Park Plan provides a foundation for future park and recreation facilities development. To realize this vision for the future, actions suggested in this plan relate to specific goals that the citizens of Ferris hope to accomplish.

Goals and the objectives that lead to goal implementation were determined through informal surveys of local residents, public hearings related to community development projects, and public meetings held specifically to address parks, recreation and open green space issues.

Many of the Master Plan priorities include Mutz Park (expansion) as a potential site. This plan does not make recommendations for competing priorities. Rather, the plan is intended as a tool for future decisions. All priorities list alternate locations.



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Section 2. Goals and Objectives

Goal 1: The City of Ferris will work to increase the percentage of public parkland available to citizens by providing a system of public parks, recreational facilities, and open space to enhance the aesthetic appeal of the community and the quality of life and mental and physical well-being of the citizens of Ferris, and to meet local adopted standards.

Objective A: Develop a land use management standard for acquisition of parkland for new residential developments to ensure availability of adequate parkland with the development of new residential areas. At least 1 acre of park and recreational land per 100 residents will be available for use in the City or its extraterritorial jurisdiction.

Objective B: Purchase or obtain by donation land in every sector of the City to be dedicated in perpetuity for public recreation purposes.

Objective C: Utilize the priority recommendations in this park and recreational space development plan to develop a citywide park system to meet a variety of needs for all citizens and to bring the City into compliance with adopted standards.

Objective D: Preserve open space, natural areas and greenbelts as linkages through the dedication and enhancement of abandoned street and/or railroad rights of way and through the improvement of flood hazard areas, uniting the historic downtown district, residential districts, schools, existing and proposed parks, and open space with a greenbelt trail system.

Actions:

Identify and inventory locations of anchor parks and open space.

Identify and inventory potential locations as sites for pocket parks.

Identify and inventory linkage corridors to pocket parks and major anchor parks and open space.

Objective E: Educate citizens about the benefits of private donation of property by means of voluntary gift, bequest, or negotiated sale to be dedicated as parkland, recreational facility, and/or open space.

Objective F: Protect and preserve unique environmental conditions and features by utilizing them to the fullest extent in their natural state and educating citizens of the value of natural resources and native ecosystems.



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Section 2. Goals and Objectives

Goal 1- continued

Objective G: Educate citizens about the benefits of private beautification actions, including the proper disposition of household debris, and the creation of a master plant list of native and acclimated ornamentals which thrive in a drought-tolerant, minimal maintenance environment.

Actions:

Utilize plant list to create a visual identity for the Ferris Park System.

Make plant list available to public and private interests of Ferris so that plant selection can contribute to overall cohesive image.

Utilize plant list to create consistent entrances to the city.

Objective H: Establish a Parks Task Force to investigate the establishment of parks on vacant City-owned and Waste Management parcels, determining uses for those sites as appropriate for the City within the planning period.

Action:

By August 2013, review vacant City-owned and Waste Management land and make recommendations.

Objective J: Develop Interlocal agreements with the Ferris Independent School District, local organizations, state agencies, Ellis County and private developers to allow joint use of facilities where feasible and shared maintenance expenses to ensure citizens have access to year-round recreational opportunities.

Action:

Create Interlocal agreements and memorandums of understanding approved by board and City staff.

Objective K: Seek expertise in park design, construction techniques, and project implementation from the Texas Parks and Wildlife Department, the City's engineering firm and other sources of information.



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Section 2. Goals and Objectives

Goal 2: The City of Ferris will work to increase the availability of recreational opportunities for all citizens.

Objective A: Provide outdoor facilities for diverse recreational opportunities including team sports and unstructured play areas.

Objective B: Provide indoor facilities with diverse recreational opportunities including youth activities, elderly activities, team sports, group fitness, and individual leisure areas.

Objective C: Provide facilities for diverse elderly recreational opportunities including but not limited to areas for dominoes, horseshoe pitching, and walking.

Objective D: Provide facilities for water-based recreational opportunities such as swimming facilities as well as lakes, ponds, streams, and wetlands for fishing.

Objective E: Provide facilities that preserve the unique aspects of life in Ferris to ensure continuity of local history.

Objective F: Ensure that all facilities are constructed to meet adopted standards and provide adequate access to handicapped individuals including restrooms and parking areas as well as recreational spaces and facilities.

Objective G: Provide facilities for young children (playgrounds) within safe walking distance (¼-mile) of any concentration of housing (more than 10 units, each of which is located within 50 feet of the closest adjacent unit).



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Section 2. Goals and Objectives

Goal 3: Provide a park system for the City of Ferris that insures the health, safety, and general welfare of its citizens.

Objective A: Interpret and prioritize citizen need for park facilities and recreational program needs.

Objective B: Provide designed park facilities that make efficient, appealing, and safe use of land.

Objective C: Ensure that all facilities and equipment meet present federal, state, and local environmental standards and guidelines.

Objective D: Insure that all facilities are accessible to potential users.

Objective E: Insure that all parks, new and old, are well maintained.

Objective F: Provide a forum for public input, including social media.

Objective G: Insure that recreation programs are effectively and professionally led, properly facilitated, and financed.

Objective H: Insure that maintenance of existing parks is given priority over the development of new facilities.



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Section 2. Goals and Objectives

Goal 4: Insure the Ferris park system promotes quality growth for the City of Ferris.

Objective A: Allocate resources responding to neighborhood, community, or regional needs.

Objective B: Insure appropriate utilization of resources in concert with the protection of cultural and natural resources and private property rights.

Objective C: Insure maximum utilization of tax revenue for future and existing park development.

Objective D: Identify major thoroughfares and other barriers and their impact on park development and design.

Objective E: Consider development of multiple use facilities to maximize recreational opportunities.

Objective F: Use grant programs, City general revenues, volunteer efforts, private and corporate donations and Interlocal agreements to construct recreational facilities according to the prioritized schedule developed in this plan and in compliance with adopted standards.



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Section 3. Plan Development Process

Survey Tool Methodology

Presented at Public Hearing on February 7, 2011:

- Consultant experience shows that the most effective method of getting sufficient input is through the local school system.
 - A 2001 survey distributed via water bills by a Texas city netted a response rate of 5%, which is not an acceptable level of input for TPW. An acceptable return rate is 10%.
- In the Fall 2010, 1,145 surveys were distributed through Ferris ISD. English and Spanish versions were provided.
 - Parents of 2nd, 6th, and 8th graders received 495 surveys
 - High school students received 650 surveys
 - The return rate was 31%.
- Participants ranked their top five recreational priorities.
- Households with residents 65+ years were represented by 5% of the surveys.

Concerns at Public Hearing

The public hearing disclosed the following concerns by residents:

- Surveys were sent only to schools.
- No surveys were sent to residents without school age children.
- Some of the surveys could have been answered by children.
- Some of the surveys may have been answered by parents outside of city limits.
 - Note: The City of Ferris contains about 25% of the population of the Ferris ISD.
- Mostly, there was concern about lack of (city) taxpayers' feedback.

City Response to Public Hearing

Surveys were mailed to every household in City.

- There was a 5% response rate.
- City results were merged with ISD results.
- The combined tallies were weighted according to priority ranking. The top priority was awarded 5 points, the second priority received 4 points, and so forth.
- Only the top 18 activities are listed.

The Priority List contains weighted scores of the merged City and School surveys.



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Section 3. Plan Development Process

Priority List

ID	Priority	Description	Weighted Score
OC1	1	Swimming Pool	695
IC1	2	Aerobic/Fitness Center	396
OC2	3	Hike/bike/jog trail	378
IC2	4	Teen Activity Center	374
OC3	5	Playground	352
OC4	6	Basketball Court	339
OC5	7	Soccer Fields	325
IC3	8	Recreation Center	309
OC6	9	Football Fields	224
OC7	10	Sand Volleyball court	210
OC8	11	Baseball fields	200
OC9	12	Picnic Area	178
OC10	13	Water Activities	173
OC11	14	Open Fields	143
IC4	15	Arts and Craft Areas	130
OC12	16	Skateboard facilities	126
IC5	17	Senior activity center	88
OC13	18	Tennis courts	80

IC = Indoor Construction

OC= Outdoor Construction

NC= No Construction

Weighted Average Method:

School and community surveys were combined

Priority 1 items 5 points for each vote cast

Priority 2 items 4 points for each vote cast

Priority 3 items 3 points for each vote cast

Priority 4 items 2 points for each vote cast

Priority 5 items 1 point for each vote cast

Weighted Score is total



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Section 3. Plan Development Process

Methodology and Timeline

<u>Due date</u>	<u>Task</u>
Dec 15, 2010	Meeting with consultant *
Jan 10, 2011	Surveys dropped off at schools
Jan 19, 2011	ISD survey results. Inventory of recreational items *
Feb 7, 2011	Present survey results & priority list (Public Hearing #1) **
Feb 14, 2011	Send surveys to residents
Mar 1, 2011	Combine survey results
Mar 16, 2011	Create weighted priority list from combined surveys *
Mar 16, 2011	Calculate deficits based on national standards *
Mar 16, 2011	Formulate goals, objectives, and timeline *
April 4, 2011	Board recommendations (Public Hearing #2) **
May 18, 2011	Finish Goals and Objectives *
Sept 19, 2012	Begin Implementation Plan *
March 20, 2013	Finish Implementation Plan *
May 16, 2013	Compile Master Plan*
July 15, 2013	Final public hearing to discuss plan and adoption by City Council**

* Park Board ** City Council

Following adoption of this plan on July 15, 2013, the City's continuing responsibility will be to identify on-going funding resources and to provide guidance on facility operation and maintenance. The park committee also will review this master plan on a regular basis to ensure its goals and objectives continue to meet the changing needs of Ferris' citizens. Public input will be requested during plan review periods. Revisions will be incorporated as necessary.



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Section 4. Area and Facility Concepts and Standards

The City developed standards for the amount of recreation and open-space needed in the City. These include the types of facilities needed in the City, the size a facility should be, the area that the facility will serve, and equipment needed at the facility. The criteria are based on nationwide standards developed by the National Recreation and Park Association (NRPA) and small-community standards developed by the State of Colorado. The standards were tailored to the City based on local input and knowledge about city capacity, popular sports, and community activities. The NRPA and Colorado standards are included for reference in *Appendix A* at the end of this recreation plan. The City of Ferris' standards are as follows:

General Standards for all facility development:

- Residents should have access to a minimum of 5 acres and an ideal 15 acres of developed park land per 1,000 residents. Using this range, the City should contain a minimum of 12 acres and an ideal of 36.5 acres. Currently, the City has 33 acres of parkland at Mutz Park in the east-central area of the city and unofficial city parkland owned by Waste Management in the northern are of the city.
- When possible, active recreation areas should be separated according to the users' ages, primarily to protect younger children from injury. Some areas should be designated for use by all ages so entire families can enjoy being together.
- Residents of all age groups should have access to recreational facilities.
- Recreational areas should be accessible to the age group they are designed to serve. For example, neighborhood playgrounds usually serve an area with a radius of one-half mile, which is a reasonable distance for a child to walk. Safe pedestrian routes should provide access to those facilities.
- All City park facilities will be made accessible to physically challenged and special needs populations when required by applicable laws. The items mentioned as needs for other categories apply equally to special needs populations. Additional special needs facilities may be developed as warranted by local demand.
- Combined municipal and school recreational facilities are recommended. Lack of coordination often leads to the construction of redundant facilities. When possible, school recreational areas, including parking areas, drinking fountains, and restrooms, should remain open on weekends and during the summer months.
- Hike and bike trails, parkways, or paths should be provided to connect large recreational areas to improve access to facilities, scenic views, and recreational opportunities. Vehicular routes should be encouraged only when recreational areas are separated by more than one mile.
- Ideally, each recreation area should include public access to restrooms and water fountains and should be equipped with lighting and trash cans.

Standards for Service Area and Park Types: *Table 4A* (next page) describes the size and service area standards for types of park and recreation areas already located in Ferris or considered possible as future City recreation areas.



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Section 4. Area and Facility Concepts and Standards

Table 4A: Types of Parks: Size and Service Area Standards

	Use	Service Area	Desirable Size	Desirable Site Characteristics
Mini-park	Specialized facilities that serve a concentrated or limited population or specific group such as tots or senior citizens	< 1/4 mile radius	≤ 1 acre	Within neighborhoods and close to apartment complexes, townhouses, housing for the elderly or Central Business District.
Neighbor-hood park/ playground	Area for intense recreational activities such as field games, court games, crafts, skating, and picnicking; also for wading pool and playground apparatus area	1/4 – 1/2 mile radius to serve a population up to 5,000.	1 – 15+ acres	Suited for intense development; easily accessible to neighborhoods; geographically centered with safe walking and bike access; may be developed as a school-park facility
Community Park	Includes areas suited for intense recreational facilities, such as athletic complexes, large swimming pools; may be an area of natural quality for outdoor recreation, such as walking viewing, sitting, picnicking.	Several neighbor-hoods. 1 to 2 mile radius	15 – 25+ acres	May include natural features, such as water bodies, and areas suited for intense development; easily accessible to neighborhoods
Linear park	Area developed for one or more mode of recreational travel, such as hiking, biking, canoeing, horseback riding. May include active play areas.	N/A	Sufficient width to protect the resources and provide maximum use	Built on corridors, such as utility right of way, bluff lines, vegetation patterns, or roads that link other components of the recreation system or community facilities such as schools and libraries.
Special Use	Areas for single-purpose recreational activities such as golf courses, nature centers, zoos, conservatories, gardens, outdoor theaters. Also, plazas or squares in or near commercial centers, boulevards, and parkways	N/A	Variable	Within city limits
Conservancy	Protection and management of the natural or cultural environment with recreational use as a secondary objective.	N/A	Sufficient to protect the resource	Variable, depending on the resource being protected.



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Section 4. Area and Facility Concepts and Standards

Facility standards: Table 4B describes the City’s standards for park equipment and sports fields. The size and dimensions of facilities should conform to national organizations’ most recent standards (e.g. Little League¹ and National Recreation and Park Association²). The NRPA facility dimension standards listed in *Appendix 1A* may be used when more detailed or stringent standards are not made available by national sports organizations.

Table 4B: Facility Standards

Activity/ Facility	Service Radius	Space Requirements	Suggested #/ Population	Characteristics
Team Sport Courts and Fields				
Basketball Court	¼-½ mile	7,000 SF/ 0.16 acres (ac.)	1 per 1,100	Usually in school, recreation complex, or church. Safe walking or bike access. Outdoor courts in neighborhoods and community parks.
Volleyball Court	¼-½ mile	Minimum of 3,000 SF/0.1 acre	1 per 7,500	Usually in school, recreation, or church facility. Safe walking or bike access. Outdoor courts in neighborhoods and community parks.
Tennis Court	¼-½ mile	Minimum 7,200 SF per court (0.17 ac)	1 per 2,000	Best in batteries of 2-4. Located in community or neighborhood park or near schools.
Adult Baseball	¼-½ mile	3.0 to 3.85 acres	1 per 1,640	Part of neighborhood park. Lighted field part of community park.
Little League	¼-½ mile	1.2 acres	1 per 1,640	Part of neighborhood park. Lighted field part of community park.
Softball	¼-½ mile	1.5 to 2.0 acres	1 per 2,500 if also for youth ball	Slight difference in dimensions for 16” slow pitch. May also be used for youth baseball.
Football	15-30 min. travel time	2 acres	1 per 5,000	Usually part of a sports or school complex.
Soccer / Multi-Use Field	1-2 miles	1.7 – 2.2 acres	1 per 1,050	Number of units depends on popularity. Fields can be used for other informal rec areas.

¹ www.littleleague.org

² www.nrpa.org/



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Section 4. Area and Facility Concepts and Standards

Table 4B: Facility Standards (continued)

Individual & Specialty Use				
Multiuse Trails (Dirt/Gravel or paved)	N/A	N/A	Per mile: Unpaved – 430; Paved – 960	Capacity: rural trail – 40 hikers per day per mile; urban trail – 90 hikers per day per mile.
¼ Mile Running Track	15 min. travel time	4.3 acres	1 per 5,000	Usually part of a high school or in community park complex.
Golf (9-hole)	½-1 hour travel time	50 acres min.	1 per 25,000	Accommodates 350 people per day.
Golf (18-hole)	½-1 hour travel time	90 acres min.	1 per 50,000	Accommodates 500-550 people per day.
Swimming Pool	15-30 minutes travel time.	Varies with size of pool and amenities. Usually 1/3 to 2 acres.	1 per 20,000	Pools for general community use should be planned for teaching, competitive, and recreational purposes with enough depth (3.4m) to accommodate 1m and 3m diving boards. Located in community parks or school sites.
Group and Passive Recreation				
Playground	¼-½ mile	3,200 SF	1 per 1,000	Part of neighborhood park.
Family Picnic Area/ Picnic Table	¼-½ mile	435 SF	1 per 160	1 garbage can within 150 ft. of every 4 picnic tables; 40 ft between uncovered picnic tables; Picnic tables within 400 ft of parking.
Group Picnic Area (Covered)	¼-½ mile	2 acres	1 per 2,780	
Bench	N/A	20 SF	1 per 130	Should be included with all park facilities.
Light Activity Area	¼-½ mile	Estimated 500 SF	1 per 1,000	Could include facilities for horseshoe pit, shuffleboard, chess, meditation, gardening, or similar activity.



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Section 4. Area and Facility Concepts and Standards

Building and Construction Standards. The City has determined that building and construction standards will be followed for all future park construction that meets the International Building Code minimums. The *Americans with Disabilities Act* (ADA) specifications will also be met or exceeded wherever they apply as related to these facilities.

All multi-use trail projects will meet or exceed requirements outlined in the American Association of State Highway and Transportation Officials' (AASHTO) *Guide for Development of Bicycle Facilities* and AASHTO's *A Policy on Geometric Design of Highways and Streets*.

Building and construction specifications will also be developed for each individual park development project that will specify standards for items such as specific-use and multi-use sports courts, specific-use and multi-use fields, sand volleyball courts, multi-activity play units, pavilions, and others.

Appearance standards will also be developed for site amenities such as restroom/concession buildings, lighting, parking areas, bleachers, picnic tables, trash containers, drinking fountains, and cooking stoves. These standards will ensure that the City's recreational facilities share a common appearance.



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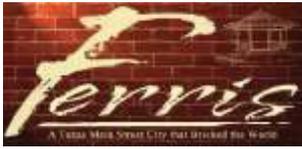
City of Ferris

Section 5. Inventory of Areas and Facilities

Ferris Parks Inventory

Mutz Memorial Park (7 acres)	Quantity	Condition	Public Access
Pavilion (20' x 35')	1	good	Yes
Picnic Tables, covered	4	good	Yes
Picnic Tables, open air	3	good	Yes
Tables, round	2	poor	Yes
Trash Cans, W-M	4	good	Yes
Temporary Restroom	2	good	Yes
Playscape (slides, climbing bars)	1	good	Yes
Exercise feature	2	good	Yes
Volleyball court	1	poor	Yes
Benches	2	good	Yes
Swing set (4 seats)	1	good	Yes
Dedicated parking spaces	0	N/A	
Drinking fountain	0	N/A	
Walking trail (concrete)	1	excellent	Yes
Parking	10	good	Yes
Undeveloped park space	26.3 acres	good	Yes
Community Center (future use)	1400 Sq Ft	good	Rent

Mutz Memorial - Ball Fields (26.3 acres)	Quantity	Condition	Public Access
Lighting	9	excellent	Leagues only
Bleachers	4	excellent	Leagues only
Dug-outs	2	excellent	Leagues only
Sidewalks	1	excellent	Leagues only
Concession stand	1	excellent	Leagues only
Medical access route	1	excellent	Yes
Restroom	2	excellent	Leagues only
Benches	4	excellent	Leagues only
Trash cans	4	excellent	Leagues only
Parking	50	good	Yes
Drinking fountain	1	excellent	Leagues only



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Section 5. Inventory of Areas and Facilities

Ferris Parks Inventory - continued

Soccer Fields (owned by Waste Management)	Quantity	Condition	Public Access
Fields, small	3	fair	Yes
Bleachers (both sides)	3	fair	Yes
Fields, large	1	poor	Yes
Fields, large under construction	1	UC	Yes
Concession stand	1	excellent	Yes
restrooms	1	excellent	Yes

Holly Park (owned by Waste Management)	Quantity	Condition	Public Access
Ballpark	1	fair	Yes
Dugouts	2	good	Yes
Bleachers	2	good	Yes
Lighting	0	N/A	Yes
Picnic tables, covered	4	good	Yes
Basketball, outdoor	4	good	Yes
Restroom	0	N/A	Yes

Wallace Estates	Quantity	Condition	Public Access
Undeveloped park space	.8 acre	good	Yes

Downtown	Quantity	Condition	Public Access
Pavilion (50' x 80')	1	good	Rent
Public Benches (April 2011)	6	excellent	Yes
Gazebo	1	excellent	Yes



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Section 5. Inventory of Areas and Facilities

Ferris Parks Inventory - continued

Ferris High School	Quantity	Condition	Public Access
Outside running track	1	Excellent	No
Weight Room	2	Excellent	No
Tennis Courts	6	Excellent	Yes
Baseball Field	1	Excellent	No
Softball Field	1	Excellent	No
Gym	2	Excellent	No
Football Field	1	Excellent	No

Ferris Junior High School	Quantity	Condition	Public Access
Gym	2	Good	No
Tennis Courts	2	Fair	Yes

Ferris Intermediate School	Quantity	Condition	Public Access
Playground with Swings	1	Fair	Yes
Gym	1	Fair	No

McDonald Elementary	Quantity	Condition	Public Access
Gym	1	Good	No
Playground with swings and climbing apparatus	1	Good	Yes
Play field	1	Good	Yes

Ingram Elementary	Quantity	Condition	Public Access
Playground with swings and climbing apparatus	2	Good	Yes

Ferris ISD Complex	Quantity	Condition	Public Access
Gym	1	Fair	No



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Section 6. Needs Assessment and Identification

The City used the three needs assessment techniques (demand, standards, and resource) suggested by the Texas Parks and Wildlife Department in developing this section.

- The demand-based approach relies on information gathered at public hearings and the results of a written survey to indicate the desires of local residents for park and recreational facilities and services.
- The standards-based approach uses established NRPA, Colorado small community, and local standards to determine the number and types of facilities and the amount of park area needed to meet the City’s needs.
- The resource-based approach identifies assets and resources that could be used for open space, parks, and recreation facilities.

Demand-based approach

As was previously discussed in Section 3. Plan Development Process, to gather written public input from Ferris citizens, a citywide survey was conducted in Fall 2010 with approximately 1,145 surveys distributed through the Ferris Independent School District followed up by mailing the survey to every household in the City in early 2011. The survey also was available at City Hall. There was a 31% response rate from the ISD distribution, and 5% of the City household returned surveys.

The survey asked respondents to provide demographic information about their households, where children and adults pursue recreational activities, whether the City should develop additional parks, and how important recreational activities were to their family.

The following table shows the most requested activities tabulated by total citations. Indoor activities are shaded and indicated with the coding “IC#.”

ID	Priority	Description	Weighted Score
OC1	1	Swimming Pool	695
IC1	2	Aerobic/Fitness Center	396
OC2	3	Hike/bike/jog trail	378
IC2	4	Teen Activity Center	374
OC3	5	Playground	352
OC4	6	Basketball Court	339
OC5	7	Soccer Fields	325
IC3	8	Recreation Center	309
OC6	9	Football Fields	224
OC7	10	Sand Volleyball court	210



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Section 6. Needs Assessment and Identification

OC8	11	Baseball fields	200
OC9	12	Picnic Area	178
OC10	13	Water Activities	173
OC11	14	Open Fields	143
IC4	15	Arts and Craft Areas	130
OC12	16	Skateboard facilities	126
IC5	17	Senior activity center	88
OC13	18	Tennis courts	80

IC = Indoor Construction OC= Outdoor Construction NC= No Construction

Weighted Average Method: School and community surveys were combined
 Priority 1 items 5 points for each vote cast
 Priority 2 items 4 points for each vote cast
 Priority 3 items 3 points for each vote cast
 Priority 4 items 2 points for each vote cast
 Priority 5 items 1 point for each vote cast

Standards-based approach

As was previously discussed in Section 4. Area Facility Concepts and Standards., using the City's 2010 population of 2,436 people, the City should contain a minimum of 12 acres and an ideal 36 acres of parkland in the following uses: 12 acres of recreational use parkland, 12 acres of greenbelts, and 12 acres of natural area.

The tables below provide a consolidated inventory of existing facilities and identify needed facilities. The expanded inventory list is contained in Section 5. Inventory of Areas and Facilities.

EXISTING PARKLANDS: Ferris City Parks and Waste Management Soccer Fields

Classification	Area/1000	Size Range	Pop. Served	Service Area	Available
Mini-park (Downtown Pavilion & Holly)	0.25 to 0.5	2,500 sf - 1 ac.	500-2,500	Neighborhood	2
Neighborhood (Mutz Memorial & soccer fields)	1.0 to 2.0	≤ 15 acres	1,000-10,000	up to .5 mi.	2
Community (Mutz Expansion)	5.0 to 8.0	25+ acres	1,000-50,000	.5 - 3 mi.	1



Park Master Plan

City of Ferris

Section 6. Needs Assessment and Identification

OUTDOOR RECREATIONAL FACILITIES (using NRPA & Colorado standards):

	Facility	Standard	Presently Available And Condition	Presently Needed
1.	Basketball	1 to 5,000	4 (good)	0
2.	Tennis	1 to 2,000	8 (ISD) (good)	0
3.	Sand volleyball	1 to 5,000	1 (poor)	1
4.	Baseball (Youth)	1 to 1,639	3 (fair to excellent)	0
5.	Soccer (Youth)	1 to 1,053	5 (varies)	0
6.	Football (Youth)	1 to 20,000	0	1
7.	Trails	1 per park area	1 (excellent)	3
8.	Playgrounds	1 per park area	4 (3 ISD)	2
9.	Individual picnic tables	1 per 150	13 (good)	15
10.	Large pavilion w/ tables	1 per park area	2 (good)	1
11.	Softball	1 to 5,000	0	3 to 4
12.	Swimming pool	1 per 20,000	0	1
13.	Golf – 9 Holes	1 per 25,000	0	1
14.	Benches	1 per 130	8 (good)	24
15.	Skateboard park (small)	1 per 6,000	0	1
16.	Water activities (fishing)	1 per 3,125	0	1
17.	Open fields	Local standard	1 (ISD)	1
18.	Aerobic/fitness center	Local standard	0	1
19.	Teen activity center	Local standard	0	1
20.	Recreation center	Local standard	0	1
21.	Arts and crafts areas	Local standard	0	1
22.	Senior activity center	Local standard	1 (good)	0

Resource-based approach

Finally, the resource-based assessment considered financial feasibility and identified the following resources that could be developed to satisfy the City's parks and recreational needs:

Land Resource Type	Location/Area	Condition/Possible Use
Mutz Park Expansion Area (26.3 total acres)	Vacant land in south section of the park located in the south-central area of the City.	Vacant land suitable for development as additional baseball fields and or youth football field. Buffer area to the east of park site suitable for dedication as natural area where native vegetation can be planted to cultivate habitat.



Park Master Plan

City of Ferris

Section 6. Needs Assessment and Identification

Land Resource Type	Location/Area	Condition/Possible Use
Waste Management owned land in north area of the City (3 tracts)	Off Ferris Street and off Oak Street, both in the northern area of the City.	These sites contain limited soccer, basketball and picnic facilities. There is room for additional amenities to be placed on these tracts.
Undeveloped parkland	Wallace Estates located in the east area of the City (east of IH-45) and north of FM 660	Undeveloped land suitable for development as new neighborhood park with active recreational activities such as trails, picnic, playground, water feature, and garden areas.
Vacant lots throughout the City, but especially those in the “old town” central section west of Business 45 where no park currently exists.	Scattered through City, especially in the area south of Gregg Street and west of FM 156/2450 and south of FM 1173	Condition varies. Suitable for development as neighborhood mini-parks.
Vacant buildings in the downtown area	Located off FM 1173 and FM 156	Suitable for development as a multi-purpose indoor recreation center.

A review of public hearing comments, survey results, and established standards clearly indicates the need for the City to expand existing facilities and develop new outdoor and indoor facilities.

However, needs identified by survey and standards assessment may reflect public desires, but city officials and park planners also considered financial and infrastructure resources currently available to the City in establishing realistic development priorities.

The City’s current financial condition only allows a small amount of cash (less than \$10,000) to be dedicated each year from its general fund for park improvements and \$57,000 per year for park maintenance. The City also collects an additional half-cent sales tax (4B) which can be used for park improvements, but these funds generally have been earmarked for economic development uses.

The lack of available cash seriously limits the types of activities that can be undertaken at any one time. However, this cash and in-kind labor/equipment usage effort can be used as match to obtain regular grants from the Texas Parks and Wildlife Department which are used for park construction and rehabilitation.

In addition, Ferris Independent School District and other youth sports, civic, and non-profit groups can be a source of volunteer labor.



Park Master Plan

City of Ferris

Section 7. Implementation Items

Outdoor Priority # 1 **SWIMMING POOL**

Land and infrastructure. Indoor, outdoor, or hybrid requires about 2 acres for pool and parking.

Existing capacity and new construction. Only one public pool in Ellis County (YMCA), population 149,600.

Potential locations. Mutz Park, Fisd ISD property, neighboring partner community

Stakeholders. Ferris ISD, City of Ferris, private donors, investors

Costs. Initial cost \$1.5M, operating >\$100,000/yr

Partnerships. Cities of Ferris, Red Oak, Palmer, Wilmer. Fisd, ROISD, PISD

Funding. Participating cities & ISDs, possible bond issue

Alternatives. Splash park

Steps: Research pool types & costs, finance options, address stakeholders, identify location, decision

Timeframe: Research 2014; finance & stakeholders 6/14, identify location 1/15, decision 6/15

Outdoor Priority #2. **HIKE/BIKE/JOG TRAILS**

Land and infrastructure. Trail material, bridges, ROW, maintenance considerations

Existing capacity and new construction. Property owned by city, Fisd, and Waste Management.

Potential locations. Four interconnecting trails totaling over 6 miles

Stakeholders. City of Ferris, TPWD, other pro-walking trail organizations, identified land owners, Walton, WM

Costs. Per mile \$2,000 (earth) to \$50,000 (10' concrete)

Partnerships. Waste Management, Lowe's, Home Depot

Funding. Appoint committee, solicit land donations or ROW.

Alternatives. Greenbelt and open space acquisition

Steps: Develop preliminary plan to educate public and stakeholders, identify linkages, private owners,

Timeframe: Preliminary plan (done), seed money (done), apply for TPWD trail grant at first opportunity

Outdoor Priority #3. **PLAYGROUNDS**

Land and infrastructure. In conjunction with new and existing parks, pocket parks, sports facilities

Existing capacity and new construction. Mutz Park.

Potential locations. Shaw Creek, Holley Park, Mutz Park Expansion, Wallace Estates, downtown

Stakeholders. Residents

Costs. \$10,000 - \$25,000

Partnerships. Corporate, City, Developer, land owner

Funding. City, Corp, TPWD

Alternatives. Mutz, downtown

Steps: Costs, land, commitments, locations, budget

Timeframe: 2013 - identification, 2014-2016 execution



Park Master Plan

City of Ferris

Section 7. Implementation Items

Outdoor Priority #4. **BASKETBALL COURTS**

Land and infrastructure. Each court 50'x90'. Parking 10 spaces per court

Existing capacity and new construction. Two outdoor courts at Holly Park, indoor at old Fisd gym.

Potential locations. Mutz Park, Holly Park, vacant city and Fisd lots.

Stakeholders. City, Ferris ISD, Waste Management

Costs. Approx \$24,000 per court, not including parking

Partnerships. Local churches, Ferris ISD, Walton

Funding. Church leagues, grants, donations

Alternatives. Multi-game court. Combine with walking trails, playgrounds/mini parks, surface Holley Park parking

Steps: Determine budget, location, monetary commitment

Timeframe: Church league discussions 1/14, budget 3/14, location 12/14, commitments 6/15

Outdoor Priority #5. **SOCCER FIELDS**

Land and infrastructure. Acreage TBD

Existing capacity and new construction. Ferris Youth Association Fields owned by Waste Management

Potential locations. Land owned by city, privately owned land for donation, Mutz Park expansion

Stakeholders. Ferris Youth Association, private Adult Soccer Leagues

Costs. \$15,000 - \$250,000 regular Maintenance \$5,000 - \$20,000

Partnerships. Ferris Youth Association, City of Ferris, Ferris ISD, Churches, Private adult soccer leagues

Funding. Recreation grants, Corp sponsorships, City budget allocation

Alternatives. Ferris ISD fields

Steps: Determine cost, secure monetary commitments, investigate liability/ make a budget, align cost with revenue, decide on land, decide on equipment, decide on maintenance

Timeframe: Update 5/2014 City awaiting engineering estimates for reconstruction of existing four fields

Outdoor Priority #6. **FOOTBALL FIELDS**

Land and infrastructure. Acreage TBD

Existing capacity and new construction. Several vacant lots, Fisd land

Potential locations. Land owned by City, donated, Mutz Park

Stakeholders. Pee-wee football, you leagues, church league, adult leagues, corporate leagues

Costs. Minimum \$20,000 per field, regular maintenance \$5,000/yr

Partnerships.

Funding. Grants, corp sponsors, city budget

Alternatives. Fisd

Steps: Determine cost, secure monetary commitments, investigate liability/ make a budget, align cost with revenue, decide on land, decide on equipment, decide on maintenance

Timeframe: begin 2016



Park Master Plan

City of Ferris

Section 7. Implementation Items

Outdoor Priority #7. **SAND VOLLEYBALL COURTS**

Land and infrastructure. (4) 50'x80' sand courts + walking area = .72 acres. Optional lights. Rest room access.

Existing capacity and new construction. One court at Mutz Park.

Potential locations. Mutz Park, vacant City lots, Wallace Estate, Walton, Holly Park

Stakeholders. City, Walton, bar owner

Costs. \$5,000—\$10,000 per court

Partnerships. City, local churches, schools

Funding. City, 4B EDC, Walton

Alternatives. Fewer courts, rebuild current court

Steps: Determine number of courts, locations, budget, secure monetary commitment

Timeframe: Plan with Walton 2014-2015

Outdoor Priority #8. **BASEBALL FIELDS**

Land and infrastructure. Each field approx 250' x 250'. Parking typical 10-15, games 100-150. **Existing capacity and new construction.** Augment existing two fields with additional new construction.

Potential locations. Mutz Park south of existing fields

Stakeholders. City of Ferris, Waste Management

Costs. Approx \$450,000 per field. \$18,000/year maintenance

Partnerships. Ferris Sports Association, FISS, Waste Management

Funding. City of Ferris, 4B EDC, grants, private donations

Alternatives.

Steps: Determine number of fields, locations, budget, secure monetary commitment

Timeframe: TBD

Outdoor Priority #9. **PICNIC AREAS**

Land and infrastructure. City owned lot, tables, benches, durable surface, shelter, water, BBQs, trash, next to amenity.

Existing capacity and new construction. Existing parks

Potential locations. Existing parks, Shaw Creek, adjacent to walking trail

Stakeholders. Ferris residents, visitors

Costs. \$6000 +

Partnerships. TPWD, City, corp

Funding. TPWD, City, corp

Alternatives. Mutz Park

Steps: costs, location, commitments, alignments, location decision, design, bids, execute

Timeframe: 2013-2018



Park Master Plan

City of Ferris

Section 7. Implementation Items

Outdoor Priority #10. **WATER ACTIVITIES**

Land and infrastructure. 1.5 acres, all utilities, parking 20-30.

Existing capacity and new construction. New construction near other activities

Potential locations. Mutz Park, Flats

Stakeholders. City, investors

Costs. \$450,000

Partnerships. City

Funding. TBD

Alternatives. Swimming pool

Steps: If Priority 1 rejected, determine budget, site, funding, timing

Timeframe: Begin at rejection of Priority 1 (swimming pool)

Outdoor Priority #11. **OPEN FIELDS**

Land and infrastructure. Multiple undeveloped acres

Existing capacity and new construction. 23 acres Mutz Park, Wallace Estates, existing creek banks,

Potential locations. 23 acres Mutz Park, Wallace Estates, existing creek banks, Walton **Stakeholders.**

Walton, conservation groups, native prairie advocates

Costs. Land donation, maintenance

Partnerships. Citizens, schools, churches, environmental advocates

Funding. Private, corp

Alternatives. Expanded easements for walking trails, Mutz Park walkways

Steps: Scope, locations, costs, commitments, protection ordinance, acquire

Timeframe: 2014-2017

Outdoor Priority #12. **SKATEBOARD FACILITIES**

Land and infrastructure. Outdoor concrete park- 1000 sq feet.

Existing capacity and new construction. Several vacant lots exist

Potential locations. Land around Mutz Park,, other city owned land, land donations

Stakeholders. City

Costs. Concrete Pour, Insurance

Partnerships. City maintenance, Graffiti control, Police patrol

Funding. Research any recreational, fitness and obesity control grants

Alternatives.

Steps: Determine cost, monetary commitments, budget, Align costs with revenue, location

Timeframe: 2018



Park Master Plan

City of Ferris

Section 7. Implementation Items

Outdoor Priority #13. **TENNIS COURTS**

Land and infrastructure. Concrete 60'x120' per court. Two courts require about .5 acre.

Existing capacity and new construction. Ferris High School has two courts.

Potential locations. FHS, Mutz Park, Holly Park

Stakeholders. FISD, City

Costs. \$40,000 per court

Partnerships. FISD, Ferris Sports Association, churches

Funding. FISD

Alternatives. Multi-game court

Steps: Determine costs, secure monetary commitments, make a budget, align costs, analyze locations, make recommendation.

Timeframe: Begin 2018

Indoor Priority # 1. **AEROBIC/FITNESS CENTER**

Land and infrastructure. Indoor 2000 sq foot minimum After school/evening parking 25-50; typical 10-15

Existing capacity and new construction. Several vacant buildings, new construction potential

Potential locations. 210 6th Street- 1800 sq ft, 101 N Main - 44,000 sq feet (multi use), Ferris ISD Old Gym 7600 sq ft, 205 E 5th 20,892 sq ft (multi-use), 208 W 5th 4000 sq ft, Corpus dome

Stakeholders. John Wills, Trinity, Ferris ISD, Joe Murdock, Corpus Christi Church, City or private operator

Costs. Minimum of \$600 rent, Utilities \$300 +, Phone/Internet approximately \$100, Minimum start-up \$2,000

Partnerships. Corpus Christi Church, Ferris ISD, Other Churches, Private Schools- First Baptist

Funding. Rec center grants, PTO's, Corp Sponsorships, personal trainers

Alternatives. Combine fitness center, teen center, arts and crafts, and senior activity center

Steps: Determine cost, secure monetary commitments, investigate liability/ make a budget, operator decision, align cost with revenue, location, furniture and equipment,

Timeframe: update 5/2014 - Snap Fitness to open 4500 sq ft in Shaw Creek Town Center.

Indoor Priority #2. **TEEN CENTER**

Land and infrastructure. Indoor 2,000 SQ FT, Parking 10-15 max 50.

Existing capacity and new construction. Several vacant buildings

Potential locations. 202 and 208 6th St, Trinity Bldg, FISD old gym, old nursing home

Stakeholders. John Wills, Trinity, FISD, FBC. City or private operations

Costs. \$1,000 rent, utilities.

Partnerships. Corpus, FISD, FBC

Funding. Research teen center grants, PTO, churches

Alternatives. Combine fitness and teen center.

Steps: Survey, determine services required, secure commitments, make budget, align costs, select operator

Timeframe: Information collection 2013, identification 2014, execution 2015- 2016



Park Master Plan

City of Ferris

Section 7. Implementation Items

Indoor Priority #3. **RECREATION CENTER**

Land and infrastructure. Indoor 2000 sq foot minimum, parking 10-15, max 25-50

Existing capacity and new construction. Several vacant buildings exist, various sites.

Potential locations. 204-6 6th Street (3,500 sq ft), 210 W 6th (1,800), 101 N Main (44,000), Old Gym (7,600), 201 E 5th (20,892), 208 E 5th (4,000), Corpus Christi Dome, Long Tool (20,000)

Stakeholders. John Wills, Trinity, Ferris ISD, Joe Murdock, Corpus Christi Church

Costs. \$1,000 monthly, start up \$2000

Partnerships. Corpus Christi, Ferris ISD, Other Churches, Private Schools- First Baptist

Funding. Recreation center grants, PTOs, Corporation Sponsorships, fitness instructors

Alternatives. Combine fitness center, teen center, arts and crafts, and senior activity center

Steps: Cost, budget, commitments, decide on operator, building, furniture and equipment.

Timeframe: begin 2016

Indoor Priority #4. **ARTS AND CRAFTS**

Land and infrastructure. Indoor 500 sq foot minimum, Parking 10-15

Existing capacity and new construction. Several vacant buildings exist, Shared buildings

Potential locations. Scout House, 205 E 5th 20,892 sq ft - teen center, arts and crafts, and senior center.

Stakeholders. City or private operations

Costs. Minimum of \$0 rent, Utilities, Minimum start-up cost

Partnerships. Churches, Scouts

Funding. Recreation center grants

Alternatives. Utilize Scout House, combine fitness center, teen center, arts and crafts, and senior activity center

Steps: Determine cost, Secure monetary commitments, nvestigate liability/ make a budget, Align cost with revenue, Decide on building, furniture and equipment, Operator

Timeframe: 2018

Indoor Priority #5 **SENIOR CENTER** (Replace current 1200 SQFT as city grows.)

Land and infrastructure. Indoor 3,000+ SQ FT. 10-15 parking.

Existing capacity and new construction. Assess existing inventory when needed. Mutz park.

Potential locations. Existing: old nursing home, Mi Fiesta, Trinity. New: Mutz Park

Stakeholders. Outreach, City, Housing Authority

Costs. \$1000-1500/mo Start up \$900.

Partnerships. Corpus Christi, Seniors

Funding. Donations, City, Waste Management.

Alternatives. Combine with Fitness and Teen Center

Steps: Determine costs, secure monetary commitments, make a budget, align costs, analyze locations, make recommendation.

Timeframe: When city population ~4,000 (approx 2018)



Park Master Plan

City of Ferris

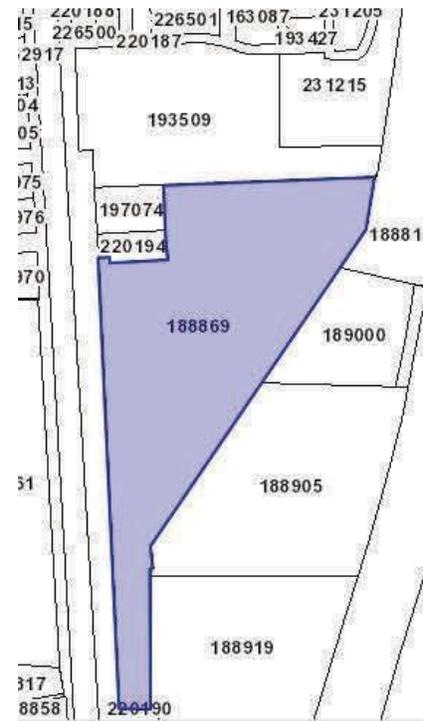
Section 8. Photos. Illustrations. Maps. Surveys. Deeds. Etc.

Mutz Park Expansion - 26 acres

The Mutz Park expansion area, located south of the existing Mutz park and ball fields, was purchased by the Ferris 4B Economic Development Corporation in 2007. The City of Ferris accepted the donation of 26.3 acres and today it is 100% owned by the City of Ferris.

The property has never been developed. A creek runs along the eastern boundary and another creek runs along the western side, adjoining Business 45 (old US 75). Two commercial businesses and Ferris ISD property border the northwest.

A waste water lift station is in the southern part of the property.



Ellis CAD			
Property Search Results > 188869 FERRIS CITY OF for Year 2012			
Details		Map	
Click on a title bar to expand or collapse the information.			
▼ Property			
Account			
Property ID:	188869	Legal Description:	224 MASON PHELPS 26.343 ACRES
Geographic ID:	29.0024.000.220.00.195	Agent Code:	
Type:	Real		
Property Use Code:	LOCAL		
Property Use Description:	Local Government		
Location			
Address:	OLD HWY 75 FERRIS, TX 75125	Mapscd:	986-J
Neighborhood:	Commercial	Map ID:	26-3
Neighborhood CD:	COMM		
Owner			
Name:	FERRIS CITY OF	Owner ID:	42731
Mailing Address:	108 TOWN PLZ FERRIS, TX 75125-2537	% Ownership:	100.0000000000%
		Exemptions:	EX

Many of the Master Plan priorities include Mutz Park (expansion) as a potential site. This plan does not make recommendations for competing priorities. Rather, the plan is intended as a tool for future decisions. All priorities list alternate locations.



Park Master Plan

City of Ferris

Section 8. Photos, Illustrations, Maps, Surveys, Etc.

Waste Management Owned Property (The Flats)

In the 1990's, Waste Management (WM) purchased a number of residences adjacent to its landfill. Those homes were demolished. The purpose was to mitigate long term liability from the landfill.

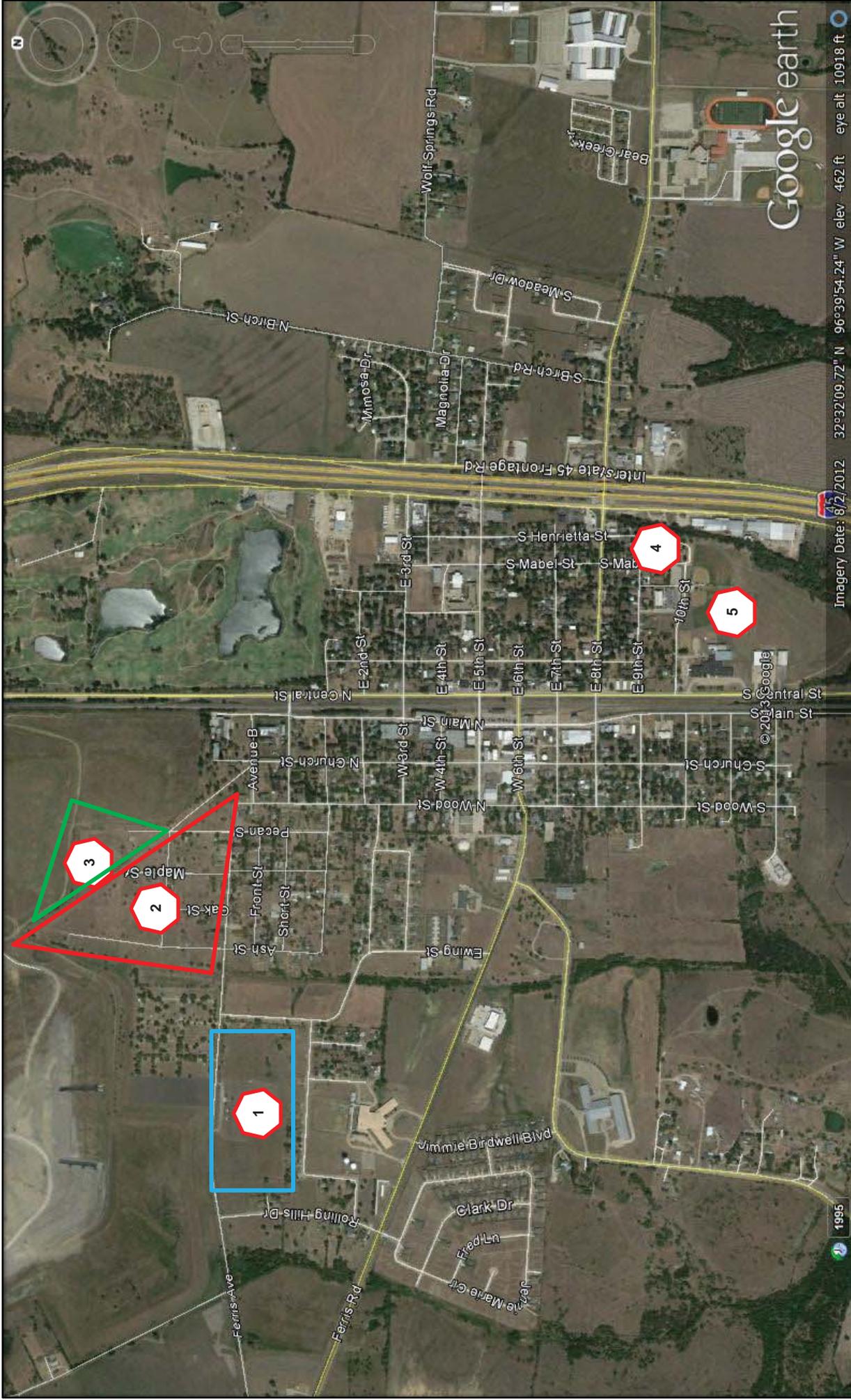
WM, while insuring that the property is not redeveloped for new residences, has generously supported the land as public space. In the map below, the area outlined in blue is used as community soccer fields. Holly Park (the area in green), created and maintained by Waste Management, contains a baseball field and four outdoor basketball courts.

The triangular section north of Ferris road, marked in red, contains only about ten remaining houses. WM owns the majority of the lots, now cleared. The City of Ferris and the Ferris ISD also own several lots. Combined, the area provides excellent potential for park use.





Section 8. Photos, Illustrations, Maps, Surveys, Etc.



- 1 Waste Management owned soccer fields.
- 2 Joint ownership future park site.
- 3 Waste Management's Holly Park
- 4 City of Ferris' Mutz Park (original section).
- 5 City of Ferris' baseball fields (Mutz Park expansion area).



Section 8. Photos, Illustrations, Maps, Surveys, Etc.



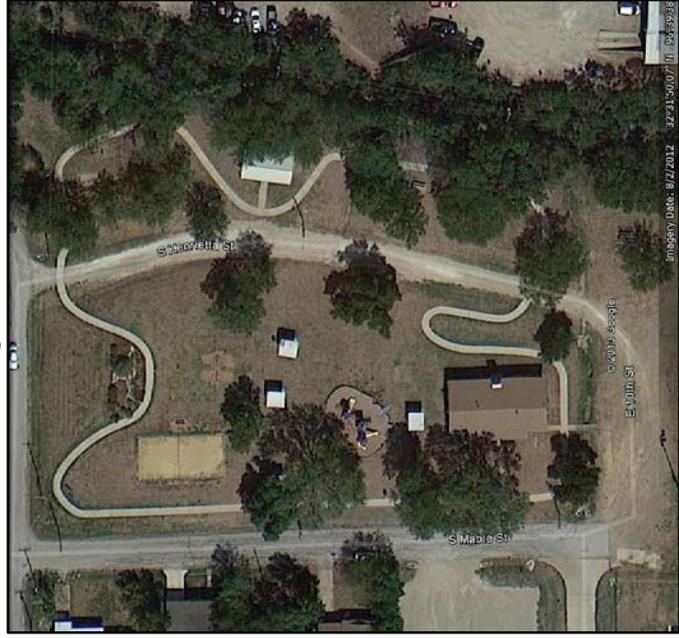
No. 1: Waste Management owned soccer fields.



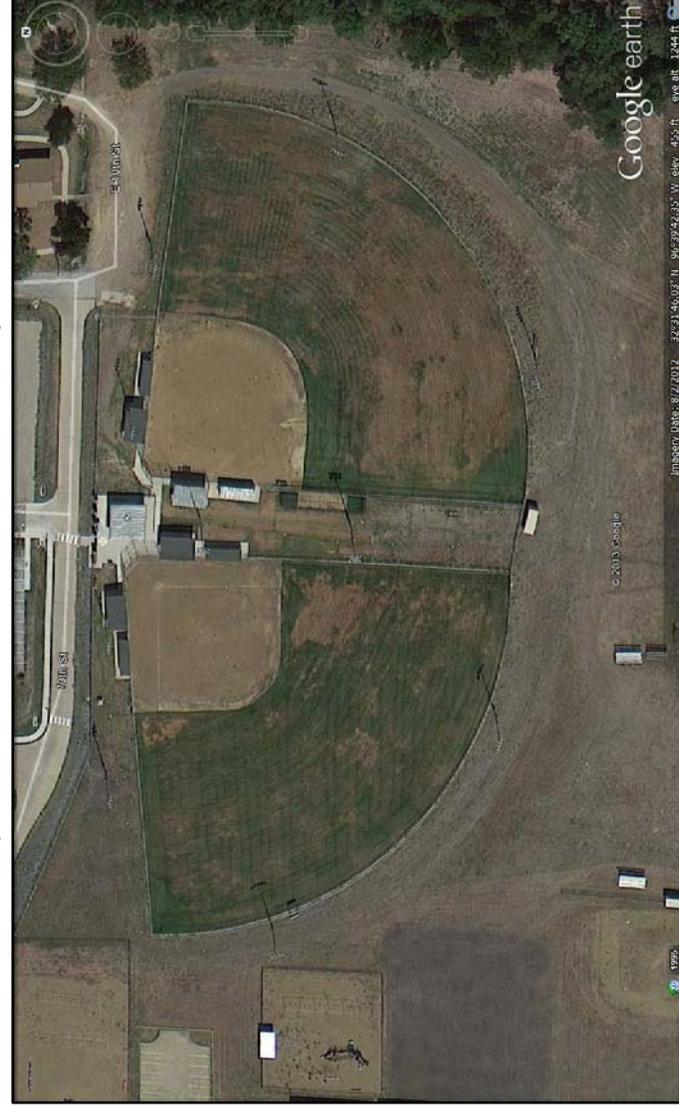
No. 2: Future parkland.



No. 3: Holly Park.



No. 4: Mutz Park (original section)



No. 5: Ferris Baseball Fields (Mutz Park expansion)



Park Master Plan

City of Ferris

Appendix A. NRPA and Colorado Standards.

The City of Ferris used guidance from the National Recreation and Park Association (NRPA) and the State of Colorado in developing local recreation park and facility standards.

Service Area Standards (Appendix A Table 1): The NRPA has created “Recreation, Park, and Open Space Standards and Guidelines” detailed in *Table Appendix A.1* (next page). The guide lists types of parks found in most communities and defines a service area and standard acreage for each type of park. NRPA recommends 6.25 - 10.5 acres of developed parkland per 1,000 residents. Based on this recommendation, Ferris should have 14.6 to 25.6 acres. The City existing park inventory exceeds that range.

NRPA Facility Standards (Appendix A Table 2): These standards were developed by the NRPA as national standards for recreational facilities. They include space requirements, general design guidelines, per capita needed, and service radius.

Colorado Facility Standards (Appendix A Table 3): Because the NRPA facility standards are more appropriate for large cities than rural towns, information from the State of Colorado was also used to inform the City’s facility standards. In 2003, the State of Colorado developed facility standards for towns of fewer than 10,000 residents. Colorado’s consultants used facility inventories, national and industry trend data, and government and resident surveys to determine an average acreage per capita needed in small towns. The study indicates that per capita needs in small towns that are remote and less dense than urban areas are greater than NRPA standards because parks have a larger recreational role in small towns. It recommends 14 acres of developed parkland per 1,000 residents. Using this recommendation, Ferris should have 34 acres of developed parkland.



Park Master Plan

City of Ferris

Appendix A. NRPA and Colorado Standards.
Appendix A Table 1: NRPA Service Area Standards and Guidelines

Local or Close-to-Home~6.25 to 10.5 acres per 1000

	Use	Service Area	Desirable Size	Acres/1000 Population	Desirable Site Characteristics
Minipark	Specialized facilities that serve a concentrated or limited population or specific group such as tots or senior citizens	Less than 1/4 mile radius	1 acre or less	0.25 to 0.5	Within neighborhoods and close to apartment complexes, townhouse development, housing for the elderly or Central Business District.
Neighborhood park/playground	Area for intense recreational activities such as field games, court games, crafts, skating, and picnicking; also for wading pool and playground apparatus area	1/4 to 1/2 mile radius to serve a population up to 5000.	15+ acres	1.0 to 2.0	Suited for intense development; easily accessible to neighborhood population; geographically centered with safe walking and bike access; may be developed as a school-park facility
Community Park	May include areas suited for intense recreational facilities, such as athletic complexes, large swimming pools; may be an area of natural quality for outdoor recreation, such as walking viewing, sitting, picnicking.	Several neighborhoods, 1 to 2 mile radius	25+ acres	5.0 to 8.0	May include natural features, such as water bodies, and areas suited for intense development; easily accessible to neighborhood served



Park Master Plan

City of Ferris

Appendix A. NRPA and Colorado Standards.

Appendix A Table 1: NRPA Service Area Standards and Guidelines (continued)

Regional space ~ 15.20 acres per 1000					
	Use	Service Area	Desirable Size	Acres/1000 Population	Desirable Site Characteristics
Regional/metro politan park	Area of natural or ornamental quality for outdoor recreation, such as picnicking, boating, fishing, swimming, camping	Several Communities: 1 hour driving time	200+ acres	5.0 to 10.0	Contiguous to or encompassing natural resources.
Regional park reserves	Areas of natural quality for nature-oriented outdoor recreation, such as viewing and studying nature, wildlife habitats, conservation, swimming, picnicking, and hiking. Generally 80% of the land is reserved for conservation and natural resource management, with less than 20% used for recreation.	Several communities, 1 hour driving time	1,000+ acres sufficient area to encompass the resource to be preserved and managed	Variable	Diverse or unique natural resources, such as lakes, streams, marshes, flora, fauna, and topography.
Space that may be local or regional and is unique to each community					
	Use	Service Area	Desirable Size	Acres/1000 Population	Desirable Site Characteristics
Linear park	Area developed for one or more varying modes of recreational travel, such as hiking, biking, canoeing, horseback riding; may include active play areas.	No applicable standard	Sufficient width to protect the resources and provide maximum use	Variable	Built on natural corridors, such as utility right of ways, bluff lines, vegetation patterns, and roads, that link other components of the recreation system or community facilities, such as schools, libraries and other parks.



Park Master Plan

City of Ferris

Appendix A. NRPA and Colorado Standards.

Appendix A Table 1: NRPA Service Area Standards and Guidelines (continued)

	Use	Service Area	Desirable Size	Acres/1000 Population	Desirable Site Characteristics
Special Use	Areas for specialized or single-purpose recreational activities, such as golf courses, natural centers, marinas, zoos conservatories, display gardens, arenas, outdoor theaters. Also, plazas or squares in or near commercial centers, boulevards, and parkways	No applicable standard	Variable depending on desired size	Variable	Within communities
Conservancy	Protection and management of the natural or cultural environment with recreational use as a secondary objective	No applicable standard	Sufficient to protect the resource	Variable	Variable, depending on the resource being protected.

Source: NRPA-suggested classification system (Berke,Kaiser, Godschalk and Rodriguez, Urban Land Use Planning, University of Illinois Press, Fifth Edition.)



Park Master Plan

City of Ferris

Appendix A. NRPA and Colorado Standards

Appendix A Table 2: NRPA Facility Standards

Activity/ Facility	Min. Space Requirements	Size and Dimensions	Orientation	Units per Capita	Service Radius	Notes
Badminton	1620 SF	Singles – 17'x44'; Doubles – 20'x44'	Long axis north- south	1 per 5,000	¼-½ mile	Usually in school, recreation center or church facility. Safe walking or bike access.
Basketball Court	2,400-3,036 SF	46' – 50' x 84'	Long axis N-S	1 per 5,000	¼-½ mile	Usually in school, recreation, or church facility. Safe walking or bike access. Outdoor courts in neighborhoods and community parks and active recreation areas in other parks.
Racquetball or Handball Court	800 SF for 4-wall; 1,000 SF for 3-wall	20' x 40'. Minimum 10' to rear of 3-wall court. Minimum 20' overhead clearance.	Long axis N-S; Front wall at N	1 per 20,000	15-30 minute travel time	4-wall usually indoor as part of multi-purpose facility. 3-wall usually outdoor in park or school setting
Ice Hockey	22,000 SF including support area	Rink 85'x200' (minimum 85'x185') Additional 5000 sq. ft. support area	Long axis N-S if outdoor	Indoor – 1 per 100,000; Outdoor – depends on climate	1/2 - 1 hr travel time	Climate important consideration affecting no. of units. Best as part of multi-purpose facility.
Tennis Court	Minimum of 7,200 SF per court (2 acres for complex)	36' x 78' with 12' clearance on both sides.	Long axis N-S	1 per 2,000	¼-½ mile	Best in batteries of 2-4. Located in community or neighborhood park or near schools.
Volleyball Court	Minimum of 4,000 SF	30' x 60' with 6' clearance on all sides.	Long axis N-S	1 per 5,000	¼-½ mile	Same as other court activities.
Multiple Recreation Court	9,840 SF	120' x 80'	Long axis of courts with primary use N-S	1 per 10,000	1-2 miles	Use for basketball, volleyball, and tennis.



Park Master Plan

City of Ferris

Appendix A. NRPA and Colorado Standards

Appendix A Table 2: NRPA Facility Standards (continued)

Activity/Facility	Min. Space Requirements	Size and Dimensions	Orientation	Units per Capita	Service Radius	Notes
Picnic Tables	n/a	n/a	n/a	1 per 150	½ mile	Should include trash receptacles and be covered when possible by a pavilion.
Golf 9-hole	50 acres min.	Avg. length – 2,250 yds.	Majority of holes on N-S axis.	1 per 25,000	½-1 hour travel time	Accommodates 350 people per day.
Golf 18-hole	110 acres min.	Avg. length – 6,500 yds.	Majority of holes on N-S axis.	1 per 50,000	½-1 hour travel time	Accommodates 500-550 people per day.
Adult Baseball	3.0 to 3.85 acres	Baselines – 90'; Pitching distance – 60 ½'; Foul lines – 320'; Center field – 400' +	Locate home plate so pitcher throws across sun and batter not facing sun. Line from home plate to pitcher's mound runs east northeast.	1 per 5,000; 1 per 30,000 lighted	¼-½ mile	Part of neighborhood complex. Lighted field part of community complex.
Little League	1.2 acres	Baselines – 60'; Pitching distance – 46'; Foul lines – 200'; Center field – 200-250'	Same as Adult Baseball.	1 per 5,000; 1 per 30,000 lighted	¼-½ mile	Part of neighborhood complex. Lighted field part of community complex.
Softball	1.5 to 2.0 acres	Baselines – 60'; Pitching distance – 46' or 40' for women; Fast pitch field radius from plate – 225' between foul lines.; Slow pitch – 275' or 250' for women.	Same as baseball.	1 per 5,000 if also used for youth baseball.	¼-½ mile	Slight difference in dimensions for 16" slow pitch. May also be used for youth baseball.



Park Master Plan

City of Ferris

Appendix A. NRPA and Colorado Standards

Appendix A Table 2: NRPA Facility Standards (continued)

Activity/Facility	Min. Space Requirements	Size and Dimensions	Orientation	Units per Capita	Service Radius	Notes
Field Hockey	1.5 acres	180' x 300' with a minimum of 6' clearance on all sides.	Fall season – long axis northwest to southwest. For longer periods, north-south	1 per 20,000	15-30 minutes travel time	Usually part of a baseball, football, soccer complex in a community park or near high school.
Football	1.5 acres	160' x 360' with 6' clearance on all sides	Fall season, long axis NW-SE. For longer periods, N-S.	1 per 20,000	15-30 minutes travel time	Usually part of a baseball, football, soccer complex in a community park or near high school.
Soccer	1.7 to 2.1 acres	195-225' x 330-360' with a minimum of 10' clearance on all sides.	Same as football	1 per 10,000	1-2 miles	Number of units depends on popularity. Youth soccer on smaller fields near schools.
Trails	N/A	Well-defined head, maximum 10' wide, maximum average grade of 5% not to exceed 15%.	N/A	1 system per region.	N/A	Capacity: rural trail – 40 hikers per day per mile; urban trail – 90 hikers per day per mile.
¼-mile track	4.3 acres	Overall width – 276'; Length – 600'; Track width for 8 lanes is 32'	Long axis in sector from N-S to NW-SE with finish line at northerly end.	1 per 20,000	15-30 minutes travel time	Usually part of a high school or in community park complex.
Swimming Pool (Pools should accommodate 3-5% of the total population at a time).	Varies with size of pool and amenities. Usually ½ to 2 acres. Deck to water ratio 2:1.	Teaching – min. of 25 yards x 45' even depth of 3-4 feet.; Competitive – minimum of 25 x 16 m, minimum of 27 SF of water surface per swimmer.	None, although care should be taken in siting lifeguard stations relative to afternoon sun.	1 per 20,000	15-30 minutes travel time.	Pools for general community use should be planned for teaching, competitive, and recreational purposes with enough depth (3.4m) to accommodate 1m and 3m diving boards. Located in community parks or school sites.



Park Master Plan

City of Ferris

Appendix A. NRPA and Colorado Standards

Appendix A Table 2: NRPA Facility Standards (continued)

Activity/ Facility	Min. Space Requirements	Size and Dimensions	Orientation	Units per Capita	Service Radius	Notes
Archery Range	0.65 acres	300' Length x Minimum 10' wide between targets. Roped clear space on sides of range minimum 30', clear space behind targets minimum of 90'x45' with bunker.	Archer facing north = or - 45 degrees.	1 per 50,000	30 minutes travel time.	Part of regional or metro park complex.
Combination Skeet and Trap Field (8 Stations)	30 acres	All walks and structures occur within an area approximately 130' wide by 115' deep. Minimum cleared area is contained within 2 superimposed segments with 100-yard radii (4 acres). Shot-fall danger zone is contained within 2 superimposed segments with 300-yard radii (36 acres).	Center line of length runs northeast-southwest with shooter facing northeast.	1 per 50,000	30 minutes travel time.	Part of regional or metro park complex.
Beach Areas	n/a	Beach area should have 50 sq. ft. of land and 50 sq. ft. of water per user. Turnover rate is 3. There should be 3-4 A of supporting land per A of beach.	n/a	n/a	n/a	Should have sand bottom with slope maximum of 5 % (flat preferable). Boating areas completely segregated from swimming areas.

Source: NRPA-suggested classification system (Mertes & Hall, 1996 Park, Recreation, Open Space and Greenway Guidelines.)



Park Master Plan

City of Ferris

Appendix A. NRPA and Colorado Standards

Appendix A Table 3: Colorado Small-Town Facility Standards

Activity	Facilities per 1,000 residents	Residents Served per Facility	Acres required to accommodate 1 facility	Acreage required per 1,000 residents
Soccer/Multi-Use Field	0.95	1,053	2.21	2.10
Ball Field (Baseball/ Softball)	0.61	1,639	3.77	2.30
Tennis Court	0.97	1,031	0.17	0.17
Basketball Court	0.91	1,099	0.16	0.15
Volleyball Court	0.13	7,692	0.10	0.01
Small Skatepark (7,000 SF)	0.16	6,250	0.18	0.03
Full-Sized Skatepark (17,000 SF)	0.06	16,667	0.50	0.03
BMX Track	0.16	6,250	3.12	0.50
Paved Multi-Use Trail (per mile)	1.04	962	2.43	2.53
Dirt/Gravel Multi-Use Trail (per mile)	2.33	429	1.83	4.25
Fishing Accessible Shoreline (per mile)	0.32	3,125	3.64	1.16
River Put-In/ Take-Out with Boat Ramp (per acre)	0.07	14,286	1.00	0.07
Playground (per 3,200 SF fully developed area)	0.16	6,250	0.14	0.02
Family Picnic Area	6.25	160	0.01	0.08
Group Picnic Area (with Shelter)	0.36	2,778	2.06	0.74
Park Bench	7.69	130	0.00	0.00
Swimming Pool (outdoor)	0.12	8,333	0.34	0.04
Ice Hockey Rink (full-sized, refrigerated, covered)	0.10	10,000	0.90	0.09
Outdoor Events Venue (per acre)	0.42	2,381	3.19	1.34

State of Colorado Small Community Park & Recreation Planning Standards (2003). RPI Consulting, Inc. and Colorado Heritage Planning Grant program, Office of Smart Growth, Colorado Department of Local Affairs. (Page 16).

THE STATE OF TEXAS }
COUNTY OF ELLIS }

I. A. DUPREE DAVIS, Clerk of the County Court of Ellis County, Texas, do hereby certify that the above instrument of writing was filed for record in my office the 28 day of October, A.D. 1939 at 8 o'clock P.M., and duly recorded the 31 day of October, A.D. 1939 at 11 o'clock A.M., in the Deed Records in Volume 343 Page 98.

Witness my hand and the seal of the County Court of said County, at office in Waxahachie, Texas, the day and year last above written.

A. DUPREE DAVIS,
Clerk County Court, Ellis County, Texas

By John Clay Deputy



70



E. F. Martin
Affidavit
Field Notes

FILED FOR RECORD
OCT 28 1939

At 8 o'clock
Fee \$ 50

A. DUPREE DAVIS
Clerk County Court, Ellis Co., Texas
By _____ Deputy

Mred
city of Ferris
at. Hano. for M. H. Knight

Field Notes for Mrs. J.V. Mutz.

Being 7 acres of the Mason Phelps Survey, Abst. No. 824, in Ellis County, Texas, described as follows:

Beginning at a fence corner post on the East line of and ^{287.8 feet.} 103.9 vrs. S. 8-1/2 W. from the N.E. corner of a tract of 62.18 acres deeded to J.V. Mutz by deed recorded in Vol. 164 Page 113 of the Deed Records of said County.

Thence S. 8-1/2 W., with the fence on the East line of said tract, 813.4 feet to a stake.

Thence S. 87-1/2 W., 437.1 feet to a stake in fence line.

Thence N. 1-1/4 W., with fence, 399 feet to a stake in the center of Tenth Street of Mutz Addition to the Town of Ferris, according to the map of said Addition recorded in Vol. 206 Page 32 of said Deed Records.

Thence N. 87-1/2 E., with the center line of said Tenth Street, 234.6 feet to an iron stake on the East line of Mabel Street of said Addition.

Thence N. 2-1/2 W., with the East line of said Mabel Street, 372.5 feet to an iron stake on the South line of Ninth Street of said Addition.

Thence N. 88-1/2 E., with the South line of said Ninth Street, 240 feet to an iron stake on the East line Henrietta Street of said Addition.

Thence N. 2-1/2 W., with the East line of said Henrietta Street, 31.3 feet to the fence on the South line of a tract sold off of said Mutz 62.18 acre tract.

Thence N. 87-1/2 E., with the fence, 109 feet to the beginning.

Surveyed by Exline Martin, Co. Sur. Ellis Co., Texas, Oct. 5, 1939.

Exline Martin

PLAT FROM RECORDS
THIS DOCUMENT IS A REPRODUCTION OF THE ORIGINAL RECORDS OF THE
COMMISSIONER OF LANDS AND MINES, STATE OF TEXAS, AND IS NOT
TO BE USED AS EVIDENCE IN ANY COURT OF LAW.
187
OFFICE OF THE COMMISSIONER OF LANDS AND MINES, STATE OF TEXAS,
400 NORTH BRASS STREET, DALLAS, TEXAS 75201
FOR QUERIES, CONTACT THE COMMISSIONER OF LANDS AND MINES,
COMMISSIONER OF LANDS AND MINES, STATE OF TEXAS,
400 NORTH BRASS STREET, DALLAS, TEXAS 75201

THE E. F. ROUSSEAU MFG. COMPANY

COMPANY A-98
INSURANCE CO.
ASSURANCE CO.

WARRANTY DEED

With Single and Joint Acknowledgment

MRS. J. R. MUTZ
FERRIS, TEXAS.

TO
CITY OF FERRIS
City Park

FILED FOR RECORD

This day of A. D. 19
at o'clock M.

By _____
County Clerk
Deputy

RECORDED

FILED FOR RECORD
of _____ A. D. 19
County Record

At _____ o'clock
Paid _____
Book _____
Page _____
Fees \$ _____

A. DUPREE DAVIS
County Clerk
Clerk County Court, Ellis Co., Texas
Deputy

Recording Fee \$ _____

This instrument should be filed immediately with the County Clerk for record.

Martin Stationery Co., Dallas
City of Ferris
Tennant

10-5-1939

The State of Texas, }

Know all Men by These Presents:

COUNTY OF ELLIS

That I, Mrs. J.B. Mutz

of the County of Ellis State of Texas for and in

consideration of the sum of

Three Hundred * * * * * *00/100* * BOLLARS

to me in hand paid by CITY OF FERRIS,

Receipt of which is hereby acknowledged and confessed.

have Granted, Sold and Conveyed, and by these presents do Grant, Sell and Convey, unto the said

CITY OF FERRIS

of the County of ELLIS State of TEXAS all that certain

BEING Seven (7) acres of the Mason Phelps Survey, Abst. No. 324 in Ellis County, Texas, described as follows:

BEGINNING at a fence corner post on the East Line of and 103.9 vrs. S. 8-1/2 W. from the N.E. corner of a tract of 62.18 acres deeded to J.V. Mutz by deed recorded in Vol. 164 Page 113 of the Deed Records of said County.

THENCE S. 8-1/2 W., with the fence on the East line of said tract, 813.4 feet to a stake.

THENCE S. 87-1/2 W., 437.1 feet to a stake in fence line.

THENCE N. 1-1/4 W., with fence, 399 feet to a stake in the center of Tenth Street of Mutz Addition to the Town of Ferris, according to the map of said Addition recorded in Vol. 206 Page 32 of said Deed Records.

THENCE N. 87-1/2 E., with the center line of said Tenth Street, 234.6 feet to an iron stake on the East line of Mabel Street of said Addition.

THENCE N. 2-1/2 W., with the East line of said Mabel Street, 372.5 feet to an iron stake on the South Line of Ninth Street of said Addition.

THENCE N. 88-1/2 E., with the South line of said Ninth Street, 240 feet to an iron stake on the East line Henrietta Street of said Addition.

THENCE N. 2-1/2 W., with the East line of said Henrietta Street, 31.3 feet to the fence on the South line of a tract sold off of said Mutz 62.18 acre tract.

THENCE N. 87-1/2 E., with the fence, 109 feet to the beginning.
Surveyed by Exline Martin., Co. Sur. Ellis County, Texas.

TO HAVE AND TO HOLD the above described premises, together with all and singular the rights and appurtenances thereto in anywise belonging unto the said

CITY OF FERRIS

heirs and assigns forever; and I do hereby bind MYSELF, MY heirs, executors and administrators, to Warrant and Forever Defend, all and singular the said premises unto the said

CITY OF FERRIS

heirs and assigns, against every person whomsoever lawfully claiming, or to claim the same, or any part thereof.

WITNESS MY hand at FERRIS, TEXAS,
this 19th day of OCTOBER A. D. 19 39

Witnesses at request of Grantor:

Mrs. J. B. Mutz



The State of Texas,

COUNTY OF Ellis

BEFORE ME, the undersigned authority

in and for
Ellis County, Texas, on this day personally appeared

known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed the same for the purposes and consideration therein expressed.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, This 19th day of October A. D. 1939

(L.S.)

J. J. Myers
Notary Public, Ellis County, Texas.

The State of Texas,

COUNTY OF

BEFORE ME,

in and for
County, Texas, on this day personally appeared

and

his wife, both known to me to be the persons whose names are subscribed to the foregoing instrument, and acknowledged to me that they executed the same for the purposes and consideration therein expressed and the said wife of the said

having been examined by me privily and apart from her

and having the same fully explained to her, she, the said

acknowledged such instrument to be her act and deed, and she declared that she had willingly

the same for the purposes and consideration therein expressed, and that she did not wish to retract

GIVEN UNDER MY HAND AND SEAL OF OFFICE, This day of A. D. 19

(L.S.)

The State of Texas,

COUNTY OF Ellis

I. A. Dupree Davis County

Clerk of the County Court of said County, do hereby certify that the foregoing instrument of writing

dated on the 19 day of October A. D. 1939 with its certificate of Authentication, was filed for

record in my office on the 28 day of October A. D. 1939 at 8 o'clock A. M.

and duly recorded this 31 day of October A. D. 1939 at 8:30 o'clock A. M.

in the Deed Records of said County, in Volume 243, on pages 91

Witness my hand and the seal of the County Court of said County, at my office in

Harshachie the day and year last above written.

I. A. Dupree Davis

(L.S.)

Clerk County Court, Ellis County, Texas

By John Clay Deputy.

*begin N. S. Van
James*



FILED FOR RECORD
JUL 31 1920
M. 125 FOR

*County of James
& adjacent*
TO
J. W. Minton



100 816

STATE OF TEXAS

KNOW ALL MEN BY THESE PRESENTS:

COUNTY OF ELLIS

and wife J.B.Mutz,
That, we, J.V.Mutz and Vinie Cassidy joined by her two sons F.E.Cassidy and George Cassidy, all of Ferris Ellis County, Texas, for and in consideration of Four Thousand & NO/100-(\$4,000.00) Dollars to us paid and secured to be paid by the City of Ferris Ellis County, Texas, as follows;

Seven Hundred Fifty & NO/100-(750.00) Dollars cash in hand paid, the receipt of which is hereby acknowledged, and the execution and delivery by the said City of Ferris of Two (2) Notes in the sum of \$1,625.00 each. Note No.1 due and payable to J.V.Mutz, or order, and Note No.2 due and payable to Vinie Cassidy, F.E.Cassidy, and George Cassidy, both of said notes bearing even date herewith and due Ten (10) years from date, each of said notes bearing interest from date at the rate of Six (6) per centum, interest payable annually, with option of paying any amount or all of each note at or on any interest paying date, and providing for the usual attorneys fee of 10% if placed in the hands of an attorney for collection, or suit is brought, or collected through Legal Proceedings.

Have this day sold and delivered unto the City of Ferris Ellis County, Texas, the Water Works owned by Mutz and Cassidy consisting of One artesian Well, located as herein below described, All Water Mains in the town of Ferris Texas, All Pipe on Hand, Two Air Compressors, belt drive, Three Power Pumps, belt driven, One Brick Building used as power house, One Fifteen Horse Power Motor, One Five Horse Power Motor, One Three Horse Power Motor, Two Wood Tanks, ~~Three~~ Galvanized Iron Tanks, One Standpipe, and All pipe cutting and threading tools and everything in connection with the maintenance of said Water Works System not herein mentioned.

That the said J.V.Mutz and Vinie Cassidy, joined by her two sons F.E.Cassidy and George Cassidy, for the above consideration in hand paid, and to be paid, by the said City of Ferris Ellis County, Texas, have granted sold and conveyed, and by these presents do grant, sell and convey unto the said City of Ferris, Texas, all of the above described property, together with, an Easement or Right of Way, for the purpose of maintaining Pumps, Power Houses, Storage Tanks, Water mains and Pipes erecting derricks and any other act that may become necessary for the operation of the Water Works System now located ~~in~~ on the hereinafter described premises;

All that certain lot, tract or parcel of land being situated in Ferris Ellis County, Texas, and a part of the Mason Phelps Survey and on the East side of the Houston and Texas Central Railroad Track being 61 feet by 146 feet, and being the same land excepted in a deed from Dallas Oil and Refining Co., to the Merchants and Planters Gin Co., dated June 8th, A.D.1914 and recorded in Vol. 209 on page 455 deed records of Ellis County, Texas.

The above consideration, together with all the rights of ingress and egress, and we the said J.V.Mutz and Vinie Cassidy joined by her two sons F.E.Cassidy and George Cassidy have granted, sold and by these presents do grant, sell and convey an Easement or Right of Way in an to all of the above described premises for a term as long as the City of Ferris Ellis County, Texas or its successors shall maintain a system of Water Works or subsidiaries thereto.

And, the said J.V.Mutz and Vinie Cassidy and F.E.Cassidy and George Cassidy, do hereby bind ourselves, our heirs, executors and administrators to Warrant and forever defend the said premises unto the said City of Ferris Ellis County, Texas, against every person whomsoever lawfully claiming, or to claim, the same or any part thereof.

Witness our hands this the 1st, day of January A.D.1920.



J. V. Mutz
J. B. Mutz
Vinie Cassidy
F. E. Cassidy
George Cassidy

Given under my hand and seal of office this the 16 day
of January A.D. 1920.

[Handwritten Signature]

Notary Public in and for Ellis County, Texas.

STATE OF TEXAS
COUNTY OF ELLIS

Before me, the undersigned authority, on this day personally appeared J.B. Mutz wife of J.V. Mutz known to me to be the person whose name is subscribed to the foregoing instrument and having been examined by me privily and apart from her husband, and having the same by me fully explained to her, she, the said J.B. Mutz acknowledged such instrument to be her act and deed and declared that she had willingly signed the same for the purposes and consideration therein expressed. and that she did not wish to retract it.

Given under my hand and seal of office this the 16
day of January A.D. 1920.

[Handwritten Signature]

Notary Public in and for Ellis County, Texas.

THE STATE OF TEXAS }
County of Ellis, } I hereby certify that this instrument was
filed for record at 1 o'clock 7 P.M. July 31 1920 and
was duly recorded this August 6 1920 at 1:30 o'clock 7 P.M.
in Vol. 248 Page 204 - Deed Records
Ellis County, Texas. Witness my official Seal and Signature, this
6 day of August 1920
Tom Middle County Clerk
by Helma Middleton Deput

(Acknowledgment)

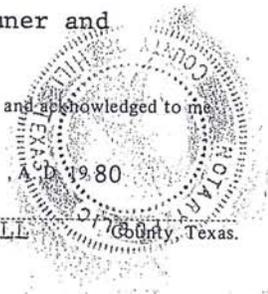
THE STATE OF TEXAS }
COUNTY OF HILL

Before me, the undersigned authority, on this day personally appeared Robert E. Bruner and Melinda Bruner

known to me to be the person...s... whose name...s...are... subscribed to the foregoing instrument, and acknowledged to me that...theY... executed the same for the purposes and consideration therein expressed.

Given under my hand and seal of office on this the 14 day of August, 1980

Neil McElhenny
Notary Public in and for HILL County, Texas.



(Acknowledgment)

THE STATE OF TEXAS }
COUNTY OF

Before me, the undersigned authority, on this day personally appeared

known to me to be the person whose name..... subscribed to the foregoing instrument, and acknowledged to me that..... heexecuted the same for the purposes and consideration therein expressed.

Given under my hand and seal of office on this the _____ day of _____, A. D. 19_____

Notary Public in and for _____ County, Texas.

ELLIS COUNTY ABSTRACT & TITLE CO., INC.
402 Ferris Ave., Waxahachie, TX 75165
Stewart Title Guaranty Co.
WARRANTY DEEB-6767

ROBERT E. BRUNER, ET UX.

TRINITY ABSTRACT & TITLE CO.
312 FERRIS
TO
WAXAHACHIE, TEXAS 75165

CITY OF FERRIS

509
USLIFE TITLE COMPANY
200 West Main
P. O. Box 961
Waxahachie, Texas 75165

1980 AUG 18 AM 10:18
FAYE M. WASHINGTON
CLERK COUNTY COURT
WAXAHACHIE, TEXAS

PREPARED IN THE LAW OFFICE OF:

Ron B. Johnson
517 Ferris Ave.
Waxahachie, Texas 75165

PLEASE RETURN TO:

above

THE STATE OF TEXA
COUNTY OF

Before me, the under

a corporation, known to
he executed the same for
said corporation.

Given under my hand

THE STATE OF TEXAS }
COUNTY OF ELLIS } I, Faye M. Washington, Clerk of the County

Court of Ellis County, Texas, do hereby certify that the above instrument of writing was filed for record in my office the 18 day of Aug. A.D. 1980 at 10:18 o'clock A.M. and duly recorded the 20 day of Aug. A.D. 1980 at 4:30 o'clock P.M. in the *B. Beds* in Volume *648* Page *665*

Witness my hand and the seal of the County Court of said County, at Office in Waxahachie, Texas, the day and year last above written.

Faye M. Washington
Clerk County Court, Ellis County, Texas

By *A. Collops*, Deputy

ment, and acknowledged to me that n stated and as the act and deed of

, A. D. 19_____

County, Texas.

01716

WARRANTY DEED

THE STATE OF TEXAS	X	
	X	KNOW ALL MEN BY THESE PRESENTS
COUNTY OF ELLIS	X	

That Ferris Independent School District of the County of Ellis and State of Texas for and in consideration of the sum of TEN & NO/100---(\$10.00) DOLLARS, and other valuable consideration to the undersigned paid by the grantee herein named, the receipt of which is hereby acknowledged, the parties are exchanging properties by deeds of even date to their mutual benefit. , have GRANTED, SOLD AND CONVEYED, and by these presents do GRANT, SELL AND CONVEY unto City of Ferris, Texas, of the County of Ellis and State of Texas, all of the following described real property in Ellis County, Texas, to-wit:

All that certain lot, tract or parcel of land, part of the Mason Phelps Survey, Abstract No. 824, Ellis County, Texas, part of that certain called 13.53 acre tract conveyed to Ferris Independent School District by Sunie Myers and recorded in Vol. 475 page 407 of the Deed Records of Ellis County, Texas and being more completely described as follows, to-wit:

BEGINNING at a 1/2" Iron rod for corner at the Southeast corner of the above mentioned 13.53 acre tract.

THENCE S 86 deg. 52 min. 13 sec. W, with the South line of said tract, a distance of 696.29 ft. to a 1/2" Iron rod for corner.

THENCE N 1 deg. 15 min. 02 sec. W, a distance of 640.30 ft. to a 1/2" Iron rod for corner in the Westerly North line of said 13.53 acre tract.

THENCE N 86 deg. 52 min. 13 sec. E, with said Westerly North line, a distance of 47.43 ft. to a 1/2" Iron rod at an ell corner of said tract and being in the West line of Park Street.

THENCE S 3 deg. 06 min. 54 sec. E, with the West line of Park Street, a distance of 57.00 ft. to a 1/2" Iron rod at an ell corner of said 13.53 acre tract.

THENCE N 86 deg. 52 min. 13 sec. E, with a North line of said 13.53 acre tract, a distance of 233.33 ft. to an Iron pipe found at an ell corner of same.

FERRIS INDEPENDENT SCHOOL DISTRICT
 P. O. BOX 459 - FERRIS, TEXAS 75145

THENCE S 1 deg. 15 min. 02 sec. E, a distance of 439.05 ft. to an iron pipe found at an ell corner of said 13.53 acre tract.

THENCE N 87 deg. 30 min. 00 sec. E, with the Easterly North line of said tract, a distance of 437.56 ft. to a 1/2" Iron rod at the Easterly Northeast corner of said 13.53 acre tract.

THENCE S 8 deg. 27 min. 50 sec. W, with the East line of said 13.53 acre tract, a distance of 142.22 ft. to the place of beginning, containing 5,231 acres of land.

TO HAVE AND TO HOLD the above described premises, together with all and singular the rights and appurtenances thereto in anywise belonging, unto the said grantee, it's successors, and assigns forever, and we do hereby bind our successors and administrators to WARRANT AND FOREVER DEFEND all and singular the said premises unto the said grantee, it's successors and assigns, against every person whomsoever lawfully claiming or to claim the same or any part thereof.

EXECUTED this 9th day of March, 1982.

FERRIS INDEPENDENT SCHOOL DISTRICT

by: James E Douglas

STATE OF TEXAS X

COUNTY of Ellis X

BEFORE me, the undersigned authority, on this day personally appeared JAMES E. DOUGLAS, of FERRIS INDEPENDENT SCHOOL DISTRICT, known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed the same for the purposes and consideration therein expressed, in the capacity therein stated and as the act and deed of said corporation.

GIVEN under my hand and seal of office on this the 9th day of March, 1982.



Patsy R Riley
Notary Public in and for

Ferris Independent School District

P. O. Box 461 · Ferris, Texas 75125
Phone 214-544-3858

June 28, 1981

CAL P. WESTER
Superintendent

LUCY MAE McDONALD
Assistant Superintendent

JOHN R. SNEED
High School Principal

JAMES L. HARRISON
Jr. High Principal

LEON CARROTHERS
Elementary Principal

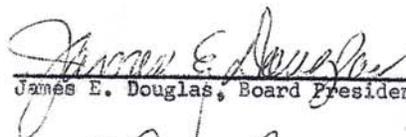
PROPOSAL

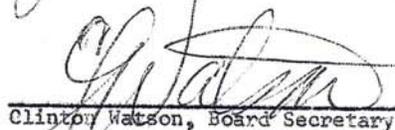
The Ferris Independent School District proposes to exchange five (5) acres, more or less, of property adjacent to the City Park for five (5) acres, more or less, of property out of the Mason Phelps survey (locally known as the City of Ferris Municipal Treatment Sewage Facility).

The configuration of the plot of land adjacent to City Park and owned by the Ferris Independent School District must be acceptable to both parties.

Cost of surveys and other legal services will be shared equally by the Ferris Independent School District and the City of Ferris.

SIGNED:


James E. Douglas, Board President


Clinton Watson, Board Secretary

02349 0946

VOL. PG.

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7

NOTICE OF CONFIDENTIALITY RIGHTS: IF YOU ARE A NATURAL PERSON, YOU MAY REMOVE OR STRIKE ANY OR ALL OF THE FOLLOWING INFORMATION FROM ANY INSTRUMENT THAT TRANSFERS AN INTEREST IN REAL PROPERTY BEFORE IT IS FILED FOR RECORD IN THE PUBLIC RECORDS: YOUR SOCIAL SECURITY NUMBER OR YOUR DRIVER'S LICENSE NUMBER.

GF#07-9183-D

DEED OF TRUST

Date: NOVEMBER 1, 2007

Grantor: CITY OF FERRIS, a Texas Municipality

Grantor's Mailing Address: 100 Town Plaza, Ferris, Ellis County, Texas 75125

Trustee: JOHN R. HINES

Trustee's Mailing Address: P.O. Box 756, Ennis, Ellis County, Texas 75120

Beneficiary: WINFRED LEE MYERS

Beneficiary's Mailing Address: 305 Los Santos, Garland, Dallas County, Texas 75043

Note(s)

Date: NOVEMBER 1, 2007

Amount: ONE HUNDRED NINETY THOUSAND AND NO/100 (\$190,000.00) DOLLARS

Maker: CITY OF FERRIS, a Texas Municipality

Payee: WINFRED LEE MYERS

Final Maturity Date: NOVEMBER 1, 2011

Terms of Payment (optional): The Principal and Interest of said Note shall be due and payable as more fully set forth in said Note.

Property (including any improvements):

BEING all that certain lot, tract or parcel of land situated in the M. Phelps Survey, Abstract No. 824, in the City of Ferris, Ellis County, Texas, and being part of a called 62.18 acre tract described by instrument recorded in Volume 632, Page 430 of the Deed Records, Ellis County, Texas (DRECT), and being part of a called 10.4 acre tract described by instrument recorded in Volume 204, Page 290 DRECT, and being more

Deed of Trust - Page 1

AFTER RECORDING, PLEASE RETURN TO:
DON A. YOUNG, P.O. BOX 756, ENNIS, TEXAS 75120

FILED FOR RECORD - ELLIS COUNTY, TEXAS
DEPT NO. 0732128 FILING DATE/TIME: Nov 06, 2007 at 03:08:00 PM

02349 0951

VOL. PG.

8. Interest on the debt secured by this deed of trust shall not exceed the maximum amount of nonusurious interest that may be contracted for, taken, reserved, charged, or received under law; any interest in excess of that maximum amount shall be credited on the principal of the debt or, if that has been paid, refunded. On any acceleration or required or permitted prepayment, any such excess shall be canceled automatically as of the acceleration or prepayment or, if already paid, credited on the principal of the debt or, if the principal of the debt has been paid, refunded. This provision overrides other provisions in this and all other instruments concerning the debt.

9. When the context requires, singular nouns and pronouns include the plural.

10. The term *note* includes all sums secured by this deed of trust.

11. This deed of trust shall bind, inure to the benefit of, and be exercised by successors in interest of all parties.

12. If Grantor and Maker are not the same person, the term *Grantor* shall include Maker.

13. Grantor represents that this Deed of Trust and the note are given for the following purposes:

The debt evidenced by the note is in part payment of the purchase price of the property; the debt is secured by this Deed of Trust and by a Vendor's Lien on the property, which is expressly retained in a Deed of even date given by WINFRED LEE MYERS to Grantor. This Deed of Trust does not waive the Vendor's Lien, and the two liens and the rights created by this instrument shall be cumulative. Beneficiary may elect to foreclose under either of the liens without waiving the other or may foreclose under both. The Deed is incorporated into this Deed of Trust.

14. Grantor's duties, promises and obligations under the aforesaid note and this Deed of Trust shall not be transferred or assigned, either in whole or in part or assumed by any person or business without the prior written consent of the Beneficiary herein. If all or any part of the property subject hereof or an interest therein is assigned, sold or transferred by Grantor without Beneficiary's prior written consent, Beneficiary may at Beneficiary's option, declare all sums secured by said Deed of Trust to be immediately due and payable. Without limitation of the foregoing, it is understood and agreed that a transaction involving a wrap-around mortgage or deed of trust is included with the terms, "sale or transfer" as used in this paragraph. Beneficiary shall have waived such option to accelerate if, prior to the sale or transfer, Beneficiary and the persons to whom the property is to be sold or transferred reach agreement in writing that the credit of such person is satisfactory to Beneficiary and the interest payable on the sums secured by said Deed of Trust shall be at such rate as Beneficiary shall request, up to the highest legal rate of interest allowed by law at the time of such future sale or transfer.

15. In the event ad valorem taxes on the property securing the note or other obligation described herein are paid by any method which does not result in the release of the ad valorem tax lien, Maker (or "Grantor") shall be in default of the provisions of this Deed of Trust (or security agreement) requiring payment of ad valorem taxes.

16. This Deed of Trust shall also secure all renewals and extensions of any of the indebtedness secured hereby.

AGREED AND UNDERSTOOD:

CITY OF FERRIS, a Texas Municipality

BY: 
JIM PARKS, JR., Mayor

NOTICE OF CONFIDENTIALITY RIGHTS: IF YOU ARE A NATURAL PERSON, YOU MAY REMOVE OR STRIKE ANY OR ALL OF THE FOLLOWING INFORMATION FROM ANY INSTRUMENT THAT TRANSFERS AN INTEREST IN REAL PROPERTY BEFORE IT IS FILED FOR RECORD IN THE PUBLIC RECORDS: YOUR SOCIAL SECURITY NUMBER OR YOUR DRIVER'S LICENSE NUMBER.

GF#09-9183-D

(Cash) Warranty Deed

Date: SEPTEMBER 2, 2009

Grantor: **WINFRED LEE MYERS**, a/k/a WIN MYERS (a married person), having and holding other property as his residence homestead

Grantor's Mailing Address: 305 Los Santos, Garland, Dallas County, Texas 75043

Grantee: **CITY OF FERRIS**, a Texas Municipality

Grantee's Mailing Address: 100 Town Plaza, Ferris, Ellis County, Texas 75125

Consideration: **TEN AND NO/100 (\$10.00) DOLLARS**, and good and valuable cash consideration, the receipt of which is acknowledged by the undersigned.

Property (including any improvements):

Tract 1:

All that certain lot, tract or parcel of land being Lot 2, Block 4 in the MUTZ ADDITION, an addition to the Town of Ferris, Ellis County, Texas, as recorded in Volume 206, Pages 32 and 33 of the Map Records of Ellis County, Texas.

Tract 2:

All that certain lot, tract or parcel of land being Lot 3, Block 4 in the MUTZ ADDITION, an addition to the Town of Ferris, Ellis County, Texas, as recorded in Volume 206, Pages 32 and 33 of the Map Records of Ellis County, Texas.

Tract 3:

All that certain lot, tract or parcel of land being Lot 4, Block 4 in the MUTZ ADDITION, an addition to the Town of Ferris, Ellis County, Texas, as recorded in Volume 206, Pages 32 and 33 of the Map Records of Ellis County, Texas.

Tract 4:

All that certain lot, tract or parcel of land being Lot 5, Block 4 in the MUTZ ADDITION, an addition to the Town of Ferris, Ellis County, Texas, as recorded in Volume 206, Pages 32 and 33 of the Map Records of Ellis County, Texas.

(Cash) Warranty Deed - Page 1

AFter RECORding, PLEASE RETURN TO:
DON A. YOUNG, P.O. BOX 756, ENNIS, TEXAS 75120

FILED FOR RECORD - ELLIS COUNTY, TEXAS
INST NO. 0919662 FILING DATE/TIME: Sep 08, 2009 at 02:10:00 PM

Tract 5:

All that certain lot, tract or parcel of land being Lot 6, Block 4 in the MUTZ ADDITION, an addition to the Town of Ferris, Ellis County, Texas, as recorded in Volume 206, Pages 32 and 33 of the Map Records of Ellis County, Texas.

Tract 6:

All that certain lot, tract or parcel of land being Lot 4, Block 2 of MUTZ SECOND ADDITION, an addition to the City of Ferris, Ellis County, Texas, according to the Plat thereof recorded in Cabinet A, Slide 351 of the Plat Records of Ellis County, Texas.

Tract 7:

All that certain lot, tract or parcel of land being Lot 5, Block 2 of MUTZ SECOND ADDITION, an addition to the City of Ferris, Ellis County, Texas, according to the Plat thereof recorded in Cabinet A, Slide 351 of the Plat Records of Ellis County, Texas.

Tract 8:

All that certain lot, tract or parcel of land being Lot 6, Block 2 of MUTZ SECOND ADDITION, an addition to the City of Ferris, Ellis County, Texas, according to the Plat thereof recorded in Cabinet A, Slide 351 of the Plat Records of Ellis County, Texas.

Tract 9:

All that certain lot, tract or parcel of land being Lot 7, Block 2 of MUTZ SECOND ADDITION, an addition to the City of Ferris, Ellis County, Texas, according to the Plat thereof recorded in Cabinet A, Slide 351 of the Plat Records of Ellis County, Texas.

Tract 10:

All that certain lot, tract or parcel of land being Lot 4, Block 1 of MUTZ SECOND ADDITION, an addition to the City of Ferris, Ellis County, Texas, according to the Plat thereof recorded in Cabinet A, Slide 351 of the Plat Records of Ellis County, Texas.

Reservations from Conveyance: NONE

Exceptions to Conveyance and Warranty:

- (a) Rights of parties in possession;
- (b) Any visible or apparent easements on or across the subject property;
- (c) Any portion of the subject property lying within the boundaries of any road or roadway;
- (d) Easements or claims of easements which are not recorded in the public records;
- (e) All easements and set back lines as shown on the Map of MUTZ ADDITION, an Addition to the Town of Ferris as recorded in Volume 206, Pages 32 and 33 of the Map Records of Ellis County, Texas.
- (f) Right of Way Deed to Southern Traction Co. Dated October 6, 1911, recorded in Volume 206, Page 506, Deed Records, Ellis County, Texas;
- (g) Right of Way Deed to Southern Traction Co. Dated August 6, 1912, recorded in Volume 206, Page 570, Deed Records, Ellis County, Texas;
- (h) Easement to the City of Ferris filed July 31, 1920, and recorded in Volume 248, Page 203 of the Deed Records of Ellis County, Texas.
- (i) All easements and set back lines as shown on the map and dedication of the MUTZ 2ND ADDITION, an addition to the City of Ferris and recorded in Cabinet A, Slide 351 of the Plat Records of Ellis County, Texas.

- (j) Easement to TP&L Co. Dated June 19, 1948, recorded in Volume 398, Page 17, Deed Records, Ellis County, Texas;
- (k) Right of Way Easement to the CITY OF FERRIS dated March 18, 1958, recorded in Volume 462, Page(s) 448 and 449 of the Deed Records of Ellis County, Texas;
- (l) Right of Way Easement to the CITY OF FERRIS dated October 7, 1982, recorded in Volume 680, Page 130 of the Deed Records of Ellis County, Texas;
- (m) Reservations as contained in Deed dated April 18, 1983, recorded in Volume 691, Page 613 of the Deed Records of Ellis County, Texas;
- (n) Reservations as contained in Deed dated May 10, 1991, recorded in Volume 861, Page 499 and corrected in Volume 872, Page 696, Deed Records of Ellis County, Texas;
- (o) 15' Utility and Sewer Easement recorded in Deed dated May 10, 1991, recorded in Volume 861, Page 499 and corrected in Volume 872, Page 696, Deed Records of Ellis County, Texas.

Grantor, for the Consideration and subject to the Reservations from Conveyance and the Exceptions to Conveyance and Warranty, grants, sells, and conveys to Grantee the Property, together with all and singular the rights and appurtenances thereto in any way belonging, to have and to hold it to Grantee and Grantee's heirs, successors, and assigns forever. Grantor binds Grantor and Grantor's heirs and successors to warrant and forever defend all and singular the Property to Grantee and Grantee's heirs, successors, and assigns against every person whomsoever lawfully claiming or to claim the same or any part thereof, except as to the Reservations from Conveyance and the Exceptions to Conveyance and Warranty.

The vendor's lien against and superior title to the Property are retained until each note described is fully paid according to its terms, at which time this deed will become absolute.

When the context requires, singular nouns and pronouns include the plural.

BY: Winfred Lee Myers
WINFRED LEE MYERS

THE STATE OF TEXAS)
 THE COUNTY OF ELLIS)

This instrument was acknowledged before me, on this the 2nd day of September, 2009, by **WINFRED LEE MYERS**.



Jeanette Slama
 NOTARY PUBLIC/ELLIS COUNTY, TEXAS

PREPARED IN THE LAW OFFICES OF:

DON A. YOUNG
 YOUNG, JOHNSON & HINES, P.C.
 P.O. Box 756
 Ennis, Texas 75120

02000 1127

VOL. PG.

GENERAL WARRANTY DEED

20-
4 (5)

THE STATE OF TEXAS }
 }
COUNTY OF ELLIS }

KNOW ALL MEN BY THESE PRESENTS:

WHITEFISH II, LTD., a Texas limited partnership, (hereinafter "*Grantor*"), for and in consideration of civic pride and interest it has in and for the Community, the receipt and sufficiency of which are hereby acknowledged, has GRANTED, BARGAINED, SOLD and CONVEYED, and by these presents does GRANT, BARGAIN SELL and CONVEY unto **THE CITY OF FERRIS** (hereinafter "*Grantee*"), whose mailing address is 100 Town Plaza, Ferris, Ellis County, Texas 75125, that certain tract of land more particularly described in Exhibit "A" attached hereto and made a part hereof, together with all improvements located thereon and all rights appurtenant thereto (the "*Property*").

This conveyance is made by Grantor and accepted by Grantee subject to the matters set forth in Exhibit "B" attached hereto and made a part hereof (the "*Permitted Exceptions*").

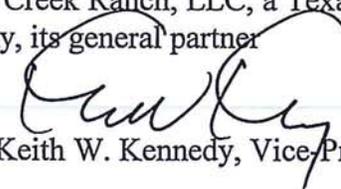
TO HAVE AND TO HOLD the Property, together with all and singular the rights and appurtenances thereto in any wise belonging, unto Grantee, Grantee's heirs, executors, administrators, successors, or assigns forever. Grantor hereby binds Grantor and Grantor's heirs, executors, administrators, successors, to warrant and forever defend all and singular the Property unto Grantee and Grantee's heirs, executors, administrators, successors, and assigns, against every person whomsoever lawfully claiming or to claim the same or any part thereof.

IN WITNESS WHEREOF, this General Warranty Deed is executed by Grantor this 23rd day of December, 2003.

GRANTOR:

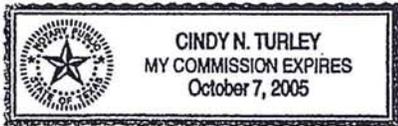
WHITEFISH II, LTD., a Texas limited partnership

By: So. Creek Ranch, LLC, a Texas limited liability company, its general partner

By: 
Keith W. Kennedy, Vice President

THE STATE OF TEXAS }
COUNTY OF Dallas }

This instrument was acknowledged before me this 23 day of December, 2003, by Keith W. Kennedy, Vice President of So. Creek Ranch, LLC, a Texas limited liability company, on behalf of said limited liability company, and the limited liability company acknowledged this instrument as general partner on behalf of Whitefish II, LTD, a Texas limited partnership.



Cindy N. Turley
Notary Public, State of TEXAS
My Commission Expires:

(Printed/Typed Name of Notary Public)

After Recording Return To:
THE CITY OF FERRIS
100 Town Plaza
Ferris, Texas 75125

EXHIBIT "A"
"Property"

All that certain lot, tract or parcel of land being known and designated as ALL OF BLOCK "E", SOUTH MEADOW ADDITION, an Addition to the City of Ferris, Ellis County, Texas, according to the Revised Plat thereof recorded in Cabinet F, Slide 120, Plat Records, Ellis County, Texas.

EXHIBIT "B"
"Permitted Exceptions"

1. Restrictions filed November 19, 2001 under CC#28278 and recorded in Volume 1815, Page 2147, Official Public Records, Ellis County, Texas. Amended and Restated Restrictions filed _____ under CC# _____ and recorded in Volume _____, Page _____, Official Public Records, Ellis County, Texas.
2. Special Warranty Deed for Mineral Interest executed by W. Ray Wallace, et al to Whitehall Investments, Inc., a Nevada Corporation, conveying 100% undivided interest in oil, gas and other minerals, together with the right of ingress and egress, filed April 13, 1998 under CC#6911 and recorded in Volume 1442, Page 1345, Official Public Records, Ellis County, Texas.
3. 15 foot utility easement and 15 foot building set back line along the Easterly lot line; 15 foot building set back line along the Westerly lot line; and 25 foot building set back lines along the Northerly and Southerly lot lines, as shown on the Revised Plat recorded in Cabinet F, Slide 120, Plat Records, Ellis County, Texas.
4. Standby fees, taxes and assessments by any taxing authority for the year 2009⁴ and subsequent years.

RESOLUTION R-13-166

ADOPTING A MASTER PLAN
FOR PARKS, RECREATIONAL FACILITIES AND OPEN SPACE

A RESOLUTION OF THE CITY OF FERRIS, TEXAS, ESTABLISHING GOALS, OBJECTIVES AND PRIORITIES OF PARKS, RECREATIONAL FACILITIES AND OPEN SPACE; AND ADOPTING A TIMELINE FOR IMPLEMENTING A MASTER PLAN FOR THE DEVELOPMENT, OPERATION AND MAINTENANCE OF PARKS, RECREATIONAL FACILITIES AND OPEN SPACE.

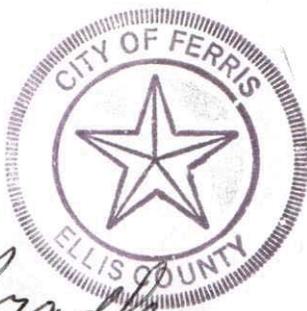
WHEREAS, the City of Ferris realizes the necessity of having access to suitable recreational opportunities to ensure the mental and physical well-being of its citizens; and

WHEREAS, the City of Ferris desires to provide the most aesthetically appealing environment for its citizens to pursue a variety of leisure-time pursuits;

BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF FERRIS, TEXAS:

1. That the City establish specific goals, objectives and priorities that provide for parks, recreational facilities and open space utilization; and
2. That the City adopts an implementation timeline for development, operation, improvement and maintenance of parks, recreational facilities and open space.

Introduced, read and passed by the affirmation vote of the City Council of the City of Ferris on this 5TH day of AUGUST, 2013.



ATTEST:

Pat Bradley

PAT BRADLEY, CITY SECRETARY

Bill Pardue

BILL PARDUE, MAYOR

PUBLISHER'S AFFIDAVIT

STATE OF TEXAS
COUNTY OF ELLIS

Before me, the undersigned authority in and for said State and County, on this day personally appeared Jennifer Henderson to me known, who, after being by me first duly sworn, on oath, says: that she is Clerk of the Waxahachie Daily Light which is a newspaper of general circulation, published in the City of Waxahachie, in Ellis County, Texas, and which has been continuously and regularly published therein for a period of more than one year next before the first publication of the attached writ and notice; that the said writ and notice was printed and published in said newspaper once each consecutive week for the period of time required, and on the following dates:

7-31, 2013, as appeared from a copy thereof attached.

Witness my hand this 12 day of Aug 2013

Jennifer Henderson

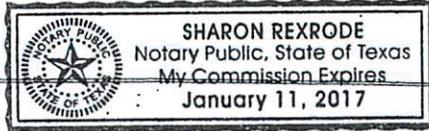
Jennifer Henderson

Subscribed and sworn to before me this 12 day of August 2013

Sharon Rexrode

Notary Public in and for Ellis County, Texas

Printer's Fee \$ _____



waxahachie.com waxahachie.com waxahachie.com waxahachie.com waxahachie.com waxahachie.com waxahachie.com



CLASSIFIED ADS



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IT'S EASY TO PLACE AN AD
CALL 972-937-3310 • 972-938-1939
IN PERSON 208 W. Marvin P.O. Box 877 Waxahachie, TX 75165
BY MAIL P.O. Box 877 Waxahachie, TX 75168
EMAIL sharon.rexrode@wnlnews.com jeniffer.henderson@wnlnews.com
 Fax: 972-937-1139

Deadlines: Tuesday through Friday 3pm prior day • Sunday 3pm on Friday • Payment: Cash, Check or Credit Card

waxahachie.com waxahachie.com waxahachie.com waxahachie.com waxahachie.com waxahachie.com waxahachie.com

101 LEGAL NOTICES The City Council Chambers, 215 W. Sixth Street, regarding adoption of its Master Plan for Development, Operation and Maintenance of Parks, Recreational Facilities, and Open Space.

101 LEGAL NOTICES To be published 1 time in The Waxahachie Daily Light, Wednesday, July 31, 2013.

101 LEGAL NOTICES Many ads found in these classifieds come from distant points and the Waxahachie Daily Light, Midlothian Mirror and Ellis County Trading Post cannot always know the merit of the offers. We do not purposely run ads that are fraudulent or misleading.

103 LOST **REWARD!! LOST DOG** 15 yr. old chihuahua, black/brown/grey, green collar w/tags, wearing red bandana, missing some teeth. Vicinity of Woodridge Rd. in Rutherford Crossing. Call (972) 768-4900, (908) 268-3508.

104 FOUND **FOUND** Med. to lg. size white male dog w/white spots in vicinity of Bus. 287 East. Call (972) 938-1338.

FOUND Older male sheltie, 813 & Springcreek 972-923-9664

FOUND DOG Female, German Shepherd, golden color, older, off Springbrook area, 214-732-0516

MISSING 7/27/13 Med. size, lean female dog. Looks like Australian Shepherd mix, one brown, one blue eye. Grey/black/white, left side of face is black. Answers to Molly. Vicinity of Walgreens & Hwy. 77. Call (972) 880-7040, (214) 727-3472.

LOST A PET? Call Midlothian Animal Control (972) 775-7614.

MISSING Male black lab, black & silver collar. Vicinity of Waxa. Lake. (214) 536-5170.

202 EMPLOYMENT **EXPRESS EMPLOYMENT PROFESSIONALS** 507 N. HWY. 77, #516 WAX., 923-1780

ASSISTANT NEEDED At Optometry office. Send resumes to 427 N. College or email to DrRobinson@Waxahachie.com.

WAXAHACHIE AUTOPLEX Looking for Lube Technicians, Certified Technicians and State Inspectors. Apply in person 2401 N. I-35, Waxa., or email resume to jmadin@waxautoplex.com

COMPANION Needed for 28-year-old physically challenged male beginning August 12, 2013. Non-Smokers Only. Must love movies and video games. Daytime hours of 7:45 a.m. to 4:45 p.m. - Monday thru Friday. Criminal background check and references required along with a valid Driver's License and good driving record. Palmer area. If interested, please call and leave message at (972) 741-5017.

JOB OPENINGS For 20 openings for Construction Workers in DeSoto, General Warehouse, and Industrial Workers. Come Visit Us At Our New Location!! Top Notch Personnel 120 N. Hwy 77, Suite A Waxahachie Apply in person!

RESTORATION Company seeks hard working individual, will train, must have good driving record 972-296-4959

MUNICIPAL COURT CLERK The City of Ferris has an opening for a temporary full-time court clerk with the possibility of becoming permanent. For more information, visit www.cityofferris.org

MAINTENANCE APARTMENT TECHNICIAN Part or Full Time position open for individual to help our busy maintenance personnel in an Award Winning Apartment Community in Duncanville. Call Ann 972-283-9430

NOTICE Effective August 31, 1981, Texas law requires sellers of many business opportunities to register with the Secretary of State before advertising or selling any business opportunities. To obtain registration material, letters of exemption, or additional information, please contact the Secretary of State's Office, Business Opportunity Section, P.O. Box 13563, Austin, Texas 78711, (512) 463-5701.

INSTRUCTIONAL EMPLOYMENT **Subscribe!**

7 BAY AUTO REPAIR SHOP Fully equipped with lifts, jacks, air compressor, brake lathe, office equipment. Close to downtown Midlothian. For info, please call Eddie or Mylinda, (972) 989-4411 (972) 723-9633

MANUFACTURING MAINTENANCE Requirements: Troubleshoot, maintain, repair, test and install Industrial equipment, electrical motors, hydraulic and pneumatic electrical control systems. Electrical experience should include 240V/480V, AC/DC drives, single/three phase PLC. Preferred with mechanical ability. Email resumes to: Mike_jackson@usalum.com

GUARDIAN INDUSTRIES - CORSICANA is accepting applications for

INDUSTRIAL MAINTENANCE MECHANICS AND GENERAL GLASS MANUFACTURING 12-HOUR SHIFTS

Qualified individual must have a H.S. Diploma or equivalent; must be multi-task oriented and be able to work in a fast-paced industrial environment. Maintenance applicants must also have a minimum of 3-5 years experience in Industrial Maintenance or a related field, which included electrical troubleshooting and repair, solid state, PLC, machine repair and knowledge of hydraulic and pneumatic systems. Welding exposure also helpful.

Applications accepted Mon-Sat. 8a-5p at the plant located at:

3801 S. Hwy 287 Corsicana, TX or apply online at: www.guardian.com/corsicana

An Equal Opportunity Employer Glass • Automotive • Building Products

Trinity Mission Health & Rehab of Italy Licensed CNAs Needed Excellent pay and benefits Apply in person, call 972-483-6369 or fax resume to 972-483-6114 220 Davenport St. Italy, TX 76651 972-483-6114 EOE

Trinity Mission Health & Rehab of Italy Licensed LVN's Needed Excellent pay and benefits Apply in person, call 972-483-6369 or fax resume to 972-483-6114 220 Davenport St. Italy, TX 76651 972-483-6114 EOE

ENTERPRISE PRECAST CONCRETE INC. IMMEDIATE OPENING: EXPERIENCED YARD MANAGER Enterprise Precast Concrete in Corsicana, TX has an immediate opening for an **Experienced Yard Manager**. Must have managed all yard shipping/receiving/coordination activities. Enterprise Precast offers top pay with a \$800 hiring bonus, excellent medical, dental and vision benefits with paid time off. Apply online: www.enterprise-properties.com

ASH GROVE Strong Foundations Strong Futures Ash Grove Cement has had more than 125 years of continuous operation, and the Midlothian facility has had a presence in our community for more than 40 years. We are currently accepting applications for an experienced industrial electrician. HS diploma or GED is required, and an electrical journeyman's license is preferred. Ash Grove is an Equal Opportunity Employer with excellent benefits including medical, dental, and prescription medication plans as well as a retirement plan, a 401(k) plan, and an employee stock ownership plan. We have competitive starting rates and we diligently work to promote from within. Applications for employment can be made directly at our facility. Ash Grove Cement 900 Gifeo Rd., Midlothian, TX 76065

Get the results you want at a price you can afford! Call us to find out about our special! (972) 937-3310 9762-938-1939

102 PERSONALS **MEALS-ON-WHEELS** of Johnson and Ellis Counties has volunteer opportunities in all Ellis County communities. Meals are delivered by volunteers around the lunch hour. For more information, please contact Meals-On-Wheels at (972) 351-9948.

CLASSIFIED AD RATES The Classifieds are changing... don't miss out! Call today and ask about our NEW & IMPROVED advertising special!

BUYER BEWARE! Disabled individuals who wish to attend the hearing and who need special assistance should contact City Secretary Pat Bradley at (972) 544-2110 by 12 P.M. on the day before the meeting.

City of Ferris - Notice of Public Hearing Master Park Plan

102 PERSONALS **MEALS-ON-WHEELS** of Johnson and Ellis Counties has volunteer opportunities in all Ellis County communities. Meals are delivered by volunteers around the lunch hour. For more information, please contact Meals-On-Wheels at (972) 351-9948.

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**ORGANIZATIONS NOTIFIED OF PUBLIC HEARING
AND CONSULTED DURING THE PUBLIC INPUT PROCESS
FOR FERRIS 2013 MASTER PARKS PLAN**

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Austin, Texas 78711

Mr. Rick Baudoin, Program Administrator
Elimination of Architectural Barriers
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