

NGTH	CHORD LENGTH	CHORD BEARING
	377.82'	N 85°01'09" W
	76.48'	S 80°03'47" E
	290.01'	S 83°37'29" E

STANCE
99'

TXDOT
Drive

12.3 +/-
| acres in
City of
Ennis

Parcel A

29.509 ACRES

TXDOT
Drive

17.2 +/-
acres
County in
Ennis ETJ

BEING A TRACT OF LAND SITUATED IN THE W. MCKINNEY SURVEY, ABSTRACT NO. 686 AND THE D. ROSE SURVEY, ABSTRACT NO. 905, ELLIS COUNTY, TEXAS, AND BEING A PORTION OF THAT TRACT OF LAND DESCRIBED AS TRACT 2 IN DEED TO OLSEN HIGLEY/UNIVERSITY PROPERTIES, LLC, AND R. WILLIAM OLSEN AND KAREN A. OLSEN, TRUSTEES OF THE R. W. AND K. A. OLSEN REVOCABLE LIVING TRUST, RECORDED IN INSTRUMENT NO. 2139475, OF THE OFFICIAL PUBLIC RECORDS OF ELLIS COUNTY, TEXAS (OPRECT), AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

S 80°38'49" E, A DISTANCE OF 32.99 FEET TO A 5/8" IRON ROD FOUND FOR AN ANGLE POINT IN SAID SOUTH ROW LINE;

N 86°25'07" E, PASSING A 1/2" IRON ROD WITH CAP STAMPED "HALFF EASEMENT" FOUND AT A DISTANCE OF 58.36 FEET, IN ALL A TOTAL DISTANCE OF 514.65 FEET TO A CONCRETE TXDOT MILEMARK FOUND FOR THE EAST CORNER OF SAID PARCEL 15 - PART 1, AND BEING THE BEGINNING OF A NON-TANGENT CURVE TO THE LEFT HAVING A RADIUS OF 9211.70 FEET, A CHORD BEARING OF S 85°01'09" E, AND A CHORD LENGTH OF 377.82 FEET;

WITH SAID NON-TANGENT CURVE TO THE LEFT AN ARC LENGTH OF 377.85 FEET TO A 5/8" IRON ROD FOUND FOR THE WEST CORNER OF THAT TRACT OF LAND DESCRIBED AS PARCEL 15 - PART 2 IN DEED TO THE STATE OF TEXAS, RECORDED IN INSTRUMENT NO. 1529377, OPRECT, SAME BEING THE BEGINNING OF A REVERSE CURVE TO THE RIGHT HAVING A RADIUS OF 3978.00 FEET, A CHORD BEARING OF S 80°03'47" E, AND A CHORD LENGTH OF 76.48 FEET;

WITH SAID REVERSE CURVE TO THE RIGHT AN ARC LENGTH OF 76.48 FEET TO A 5/8" IRON ROD WITH CAP STAMPED "TXRCS" SET FOR CORNER, AND BEING THE BEGINNING OF A REVERSE CURVE TO THE LEFT HAVING A RADIUS OF 2022.00 FEET, A CHORD BEARING OF S 83°37'29" E, AND A CHORD LENGTH OF 290.01 FEET,

HIGLEY/UNIVERSITY PROPERTIES TRACT AND THE COMMON WEST LINE OF THAT TRACT OF LAND DESCRIBED IN DEED TO STANLEY J. LISKA AND BARBARA LISKA, RECORDED IN VOLUME 691, PAGE 522, OPRECT, SAME BEING THE SOUTHEAST CORNER OF SAID PARCEL 15 - PART 2 AND THE COMMON SOUTHWEST CORNER OF THAT TRACT OF LAND DESCRIBED IN DEED TO THE STATE OF TEXAS, RECORDED IN INSTRUMENT NO. 1618998, OPRECT,

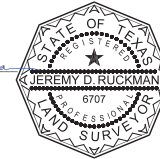
THE EASTERN EAST LINE OF SAID OLSEN HIGLEY/UNIVERSITY PROPERTIES TRACT AND THE COMMON WEST LINE OF SAID STANLEY LISK A OF 816.07 FEET TO A 5/8" IRON ROD WITH CAP STAMPED "TXRCS" SET FOR THE NORTHEAST CORNER OF THAT TRACT OF LAND DESCRIBED IN JOE LISK A AND BARBARA MAY LISK A, RECORDED IN VOLUME 572, PAGE 64, OPRCT (SAID LISK A TRACT 2), FROM WHICH A 1/2" IRON ROD IS A DISTANCE OF 54.60 FEET;

5. W. ALONG THE NORTH LINE OF SAID LISKA TRACT 2 AND THE COMMON NORTH OF LOT 1, OF LISKA ROAD ADDITION, AN ADDITION TO CORRESPOND TO THE PLAT THEREOF RECORDED IN CABINET C, SLIDE 2898, OPRECT, PASSING AT A DISTANCE OF 388.28 FEET TO A 1/2" IRON ROD NORTHWEST CORNER OF SAID LISKA ROAD ADDITION AND THE COMMON NORTHWEST CORNER OF A CALLED 110.185 ACRES TRACT OF LAND TO STANLEY JOHN AND STANLEY BARBARA, BEING THE FIRST AND SECOND BARRIERS OF SAID TRACT, AND 110.185 ACRES TRACT OF LAND, A TOTAL DISTANCE OF 1075.10 FEET TO A 5/8" IRON ROD WITH CAP STAMPED "XKRS" SET FOR THE NORTHWEST CORNER OF SAID CALLED 110.185 ACRES LISKA TRACT AND IN THE WEST LINE OF SAID OLSEN HIGLEY/UNIVERSITY PROPERTIES TRACT AND IN THE COMMON EAST LINE OF SAID TRACT OF LAND, BEING THE WEST LINE OF SAID TRACT OF LAND, TO ROYCE ROYACRE, BEING THE TRACT OF LAND OF 204.00 ACRES, OPRECT, THEREIN, A DISTANCE OF 507.90 FEET TO THE POINT OF BEGINNING, AND CONTAINING 259.50 ACRES OF LAND MORE OR LESS.

I, JEREMY D. RUCKMAN, RPLS, HEREBY CERTIFY THAT THIS SURVEY WAS MADE ON THE GROUND, UNDER MY DIRECT SUPERVISION, ON THE DATE SHOWN, AND TO THE BEST OF MY KNOWLEDGE AND BELIEF IS A TRUE, CORRECT AND ACCURATE REPRESENTATION OF THE PROPERTY AS SURVEY PER THE DESCRIPTION SHOWN HEREON. THE SIZE LOCATION AND TYPE OF BUILDINGS AND VISIBLE IMPROVEMENTS ARE AS SHOWN.

THIS SURVEY SUBSTANTIALLY COMPLIES WITH THE CURRENT TEXAS SOCIETY OF PROFESSIONAL SURVEYOR'S STANDARDS AND SPECIFICATIONS FOR A CATEGORY 1A, CONDITION IV SURVEY.

JEREMY D. RUCKMAN
REGISTRATION NUMBER 6707
DATED: 11/22/2022



G BASIS FOR THIS SURVEY IS TEXAS COORDINATE SYSTEM, NORTH
NAD 83, PER GPS OBSERVATIONS

PHOTOS SHOWN HEREON ARE FROM OBSERVED EVIDENCE OF VISIBLE APPURTENANCES.

THE SUBJECT PROPERTY LIES WITHIN ZONE "X" - DEFINED AS "AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN", ACCORDING TO THE THE FLOOD INSURANCE RATE MAP NO. 48139C0390F DATED JUNE 3, 2013, AS PUBLISHED BY THE FEDERAL EMERGENCY MANAGEMENT ACT.

THE FOLLOWING ITEMS SHOWN IN SCHEDULE B OF TITLE COMMITMENT PROVIDED BY TITLE PARTNERS, LLC ISSUED ON SEPTEMBER 07, 2021, BY CHICAGO TITLE INSURANCE COMPANY POLICY NO. 7244243-224939287, APPEAR TO AFFECT THE SUBJECT PROPERTY:

- DEVELOPMENT AGREEMENT BETWEEN FREDDIE WAYNE HOLEY AND THE CITY OF ENNIS UNDER RESOLUTION NO. 2017-0620-48: INST. NO. 1723881, OPRECT

THE FOLLOWING ITEMS SHOWN IN SCHEDULE B OF TITLE COMMITMENT PROVIDED BY TITLE PARTNERS, LLC ISSUED ON SEPTEMBER 07, 2021, BY CHICAGO TITLE INSURANCE COMPANY POLICY NO. 7244243-224939287, APPEAR TO NOT HAVE AN EFFECT ON THE SUBJECT PROPERTY:

- INGRESS AND EGRESS EASEMENT: VOL. 465, PG. 68, OPRECT

THE FOLLOWING ITEMS SHOWN IN SCHEDULE B OF TITLE COMMITMENT PROVIDED BY TITLE PARTNERS, LLC ISSUED ON SEPTEMBER 07, 2021, BY CHICAGO TITLE INSURANCE COMPANY POLICY NO. 7244243-224939287, HAVE A DESCRIPTION THAT IS AMBIGUOUS IN NATURE, THEREFORE THE SURVEYOR IS UNABLE TO DETERMINE THE AFFECT, IF ANY, ON THE SUBJECT PROPERTY:

- TP&L COMPANY EASEMENT AND ROW: VOL. 378, PG. 356, OPRECT
- TP&L COMPANY EASEMENTS: VOL. 412, PG. 439, OPRECT
- TP&L COMPANY EASEMENTS: VOL. 418, PG. 1, OPRECT

LAND TITLE SURVEY
29.509 ACRES

SITUATED IN THE
W. MCKINNEY SURVEY, ABSTRACT NO. 686 AND
D. ROSE SURVEY, ABSTRACT NO. 905, WITH
A PORTION IN THE CITY OF ENNIS AND A PORTION IN
THE ETJ OF THE CITY OF ENNIS, ELLIS COUNTY, TEXAS

PROJECT NO. 1918J

TEXAS REALITY CAPTURE
& SURVEYING, LLC

P.O. BOX 252
WAXAHACHIE, TEXAS 75168
469.518.0338
TBPLS FIRM NO 10194359



LEGEND:

POWER POLE

FENCE LINE (VARIOUS TYPES)

OVERHEAD UTILITY LINES

CIRS 5/8" IRON ROD WITH YELLOW PLASTIC CAP STAMPED "TXRCS" SET

- POINT FOR CORNER

OPRECT OFFICIAL PUBLIC RECORDS, ELLIS C

(XXX) INDICATE RECORD
 ROW RIGHT OF WAY

ROW RIGHT-OF-WAY





91 ACRES

COMMERCIAL, APARTMENT,
AND TOWNHOME LAND

30 ACRES

INDUSTRIAL, COMMERCIAL,
TOWNHOME AND APARTMENT LAND



