



**North tract**  
 BEING a part of the G.G. Alford Survey, Abstract 22 and the Thomas M. Rowe Survey, Abstract 890 and being a part of Lots 55, 56, 57, 58, 59, 63, 64, and 65, and all of Lots 60, 61 and 62, South Ennis Addition to the City of Ennis, Ellis County, Texas, according to plat of same corded in Cabinet A, Slide 193, Plat Records of said County, and being a part of the tract described in deed from Tony R. Vitovsky to Pontiac Fairview L.L.C. recorded in Volume 2170, Page 557, Official Public Records of said County, and being more particularly described by its metes and bounds as follows:

**BEGINNING** at a 1/2 inch steel rod found on the northeast line of Interstate Highway 45 at its intersection with the southeast line of Valek Road and at a northwest corner of said Pontiac Fairview tract;

**THENCE** N 12°13'30" E, with the southeast line of said Road and northwest line of said Pontiac Fairview tract, 67.55 feet (call 67.48 feet) to a 1/2 inch steel rod found at an angle in said Road;

**THENCE** N 59°47'40" E, with the southeast line of said Valek Road and northwest line of said Pontiac Fairview tract, 415.05 feet (call N 59°47'00" E, 415.05) to a 1/2 inch steel rod found on the northeast corner of said Lot 62, the most north corner of said Pontiac Fairview tract and the northwest corner of the tract described in deed from Linda K. Fletcher to Bayridge Residential Properties recorded in Volume 2429, Page 1274 of said Official Public Records;

**THENCE** S 30°13'14" E, with the common line of said Pontiac Fairview and Bayridge tracts, 890.03 feet to a 1/2 inch steel rod set;

**THENCE** S 53°47'54" W, 383.48 feet to a 1/2 inch steel rod set on the northeast line of said Interstate Highway and the southwest line of said Pontiac Fairview tract, said point being on a curve with a radius of 5579.58 feet;

**THENCE** Northwestly, with common line of said Highway and Pontiac Fairview tract and the arc of said curve to the right through a central angle of 0°2'46", a chord bearing and distance of N 35°45'43" W, 85.63 feet and an arc length of 85.63 feet to a 1/2 inch steel rod found at the end of said curve;

**THENCE** N 35°20'00" W, (bearing base line) continuing with the common line of said Highway and Pontiac Fairview tract 798.20 feet (call 797.90 feet) to the point of beginning and containing approximately 8.84 acres of land.

**South tract**  
 BEING a part of the G.G. Alford Survey, Abstract 22 and the Thomas M. Rowe Survey, Abstract 890 and being a part of Lots 43, 44, 45, 46, 47, 65, 66, 67, 68, 69, 70 and 71, South Ennis Addition to the City of Ennis, Ellis County, Texas, according to plat of same corded in Cabinet A, Slide 193, Plat Records of said County, and being a part of the tract described in deed from Tony R. Vitovsky to Pontiac Fairview L.L.C. recorded in Volume 2170, Page 557, Official Public Records of said County, and being more particularly described by its metes and bounds as follows:

**BEGINNING** at a 1/2 inch steel rod set on the southwest line of the tract described in deed from Linda K. Fletcher to Bayridge Residential Properties recorded in Volume 2429, Page 1274, Official Public Records of said County and the northeast line of said Pontiac Fairview, at a point that is S 30°13'14" E, 890.03 feet from its most north corner;

**THENCE** S30°13'14" E, (call S 30°13'00" E) with the common line of said Pontiac Fairview and Bayridge tracts, 841.73 feet to a 1/2 inch steel rod found at the southeast corner of said Pontiac Fairview tract and the northeast corner of the tract described in deed from Hazel Chapman to Tony Vitovsky recorded in Volume 1574, Page 830 of said Official Public Records;

**THENCE** S 59°50'43" W, with the common line of said Lots 71 and 47, Pontiac Fairview and Vitovsky tracts, 222.92 feet (call S 59°47'00" W, 222.81 feet) to a 1/2 inch steel rod found at their common east corner, being the northeast line of Interstate Highway 45;

**THENCE** with the common line of said Pontiac Fairview tract and Highway, N 45°46'00" W, 298.63 feet (call 298.91 feet) to a 1/2 inch steel rod found at the beginning of a curve with a radius of 5579.58 feet; Northwestly, with the arc of said curve to the right through a central angle of 5°20'23", a chord bearing and distance of N 38°52'17" W, 519.79 feet, an arc length of 516.96 feet to a 1/2 inch steel rod set;

**THENCE** N 53°47'54" E, 383.48 feet to the point of beginning and containing approximately 6.00 acres of land.

**Standard Land Survey**  
**6.00 acres and 8.84 Acres**  
 in the Thomas M. Rowe Survey, Abstract 890  
 and the  
 G. G. Alford Survey, Abstract 22  
 being a part of Lots 43, 44, 45, 46, 47, 48, 49, 55, 56, 57,  
 58, 59, 63, 64, 65, 66, 67, 68, 69, and 70, and all of Lots 60, 61, 62, and 71,  
 of South Ennis Addition, an addition to the City of Ennis, Ellis County Texas,  
 according to the plat thereof recorded in Cabinet A, Slide 193, Plat Records,  
 Ellis County, Texas

I declare that the plat and field notes herein are the representation of an actual and accurate survey made on the ground on the 16, December 2011 and that corner monuments were found or set under my personal supervision. There are no visible encroachments, provisions or easements, unless shown hereon, the bearings recited herein are base on the record deed. According to the Federal Emergency Management Agency, Flood Insurance Rate Map Number 48139C0220 D, dated January 20, 1999, for the City of Ennis, Ellis County, Texas, and Incorporated Areas. This tract is not within a special flood hazard area inundated by 100-year flood. This survey is for the benefit of Doug Saffell, Bryan Hutchins, and First State Bank of Rice, Texas.



*Stuart G. Hamilton*  
 Stuart G. Hamilton Registered Professional Land Surveyor, Number 4480  
 Copy # 4 of 6 signed on DEC 20 2011

Job Number: B-11174 drawn by leh  
**ELLIS ASSOCIATES SURVEYORS**  
 212 North College Waxahachie, Texas 75165  
 Ph. # (972) 937-7474 Fax # (972) 937-0331  
 Email - ees212@yahoo.com