



7320 Interstate Highway 45

Being a tract of land situated in the Malcolm Johnson Survey, Abstract No. 552, Ellis County, Texas, same being a portion of a tract of land conveyed to Jamshid Samadi and wife, Shahin Samadi, by deed recorded in Volume 2353, Page 1572, Deed Records of Ellis County, Texas, and being more particularly described by metes and bounds as follows:

BEGINNING at a 1/2 inch iron rod found for corner, said corner being the West corner of a tract of land conveyed to The Cowboy Church of Ennis, by deed recorded in Volume 1997, Page 1050, Deed Records of Ellis County, Texas, and lying on the Northeast line of Interstate Highway 45 (public right-of-way);

THENCE North 62 degrees 49 minutes 00 seconds West, along the said Northeast line of Interstate Highway 45, a distance of 351.06 feet to a 1/2 inch iron rod set stamped "CBG Surveying" for corner;

THENCE North 28 degrees 29 minutes 02 seconds East, a distance of 1280.19 feet to a 1/2 inch iron rod set stamped "CBG Surveying" for corner;

THENCE North 31 degrees 45 minutes 18 seconds West, a distance of 240.86 feet to a 1/2 inch iron rod set stamped "CBG Surveying" for corner, said corner lying on the Southeast of a tract of land conveyed to Larry T. Valek and Kathy Valek, husband and wife, by deed recorded in Volume 2666, Page 1192, Official Public Records of Ellis County, Texas;

THENCE North 58 degrees 00 minutes 46 seconds East, along the said Southeast line of Valek tract, a distance of 553.23 feet to a fence post found for corner, said corner being the West corner of a tract of land conveyed to Raul Hernandez and Christina Hernandez, by deed recorded in Volume 1728, Page 1833, Deed Records of Ellis County, Texas, from which a railroad spike found bears North 67 degrees 14 minutes 11 seconds West a distance of 1.76 feet for witness;

THENCE South 31 degrees 37 minutes 57 seconds East, along the Southwest line of said Hernandez tract, a distance of 649.88 feet to a 1/2 inch iron rod found for corner, said corner being the North corner of said Cowboy Church of Ennis tract;

THENCE along the Northwesterly lines of said Church of Ennis tract, the following 2 courses and distances:

South 58 degrees 10 minutes 38 seconds West, a distance of 591.84 feet to a 1/2 inch iron rod found for corner;

South 27 degrees 32 minutes 17 seconds West, a distance of 1035.37 feet to the POINT OF BEGINNING and containing 762,242 square feet or 17.50 acres of land.

SURVEYOR'S CERTIFICATE

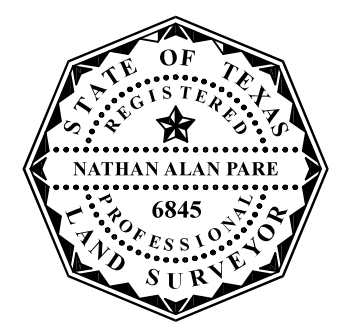
This survey is made relying on information provided by National Title/Lathram Pou & Associates in connection with the transaction described in Gf# 782300176. The undersigned Registered Professional Land Surveyor hereby certifies to Chicago Title Insurance Company and National Title/Lathram Pou & Associates that, (a) this plat of survey and the property description set forth hereon were prepared from an actual on-the-ground survey of the real property 7320 Interstate Highway 45 described in Volume 2353, Page 1572, and shown hereon; (b) such survey was conducted by the Surveyor, or under his direction; (c) all monuments shown hereon actually existed on the date of the survey, and the location, size and type of material thereof are correctly shown; (d) except as shown hereon there are no observable protrusions on to the Property or observable protrusions there from, there are no observable discrepancies, conflicts, shortages in area or boundary line conflicts; (e) the size, location and type of improvements, are shown hereon, and all are located within the boundaries of the Property and setback from the Property lines the distances indicated; (f) the distance from the nearest intersection street or road is as shown; (g) the Property has apparent access to and from a public roadway; (h) recorded easements listed hereon have been labeled and platted hereon; (i) the boundaries, dimensions and other details shown hereon are shown to the appropriate accuracy standards of the State of Texas; (j) the Property is not located in a 100 Year Flood Plain or in an identified "Flood Prone Area" as defined by the U. S. Department of Housing and Urban Development (Flood Insurance Rate Map No. 48139C0400F, with a date of 06/03/2013) pursuant to the Flood Disaster Protection Act of 1973.

The surveyor expressly understands and agrees that entities mentioned above are entitled to rely on this survey as having been performed to the appropriate standards of the current Texas Society of Professional Surveyors Standards and Specifications for a Texas Land Title Survey as set forth by the Texas Board of Professional Land Surveying.

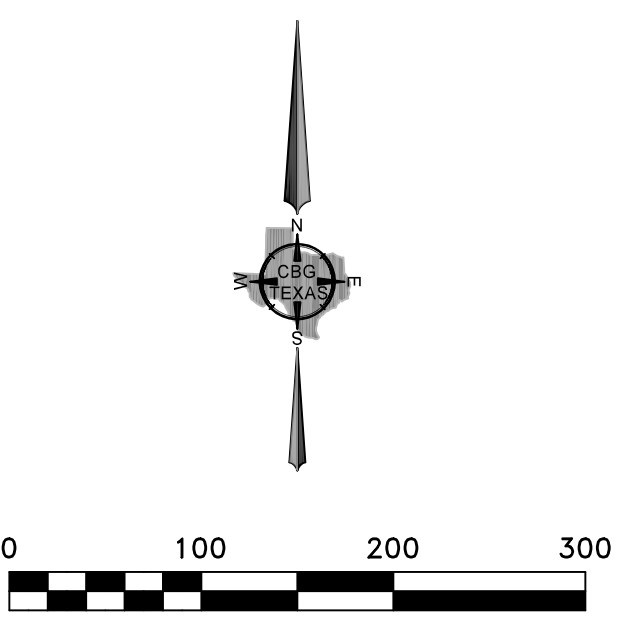
Use of this survey by any other parties and/or for other purposes shall be at user's own risk and any loss resulting from other use shall not be the responsibility of the undersigned.

Executed this 21st day of February, 2023

Nathan Alan Parris
Registered Professional Land Surveyor



ACCEPTED BY: _____ SIGNATURE _____ DATE _____ SIGNATURE _____ DATE _____



NOTE
THE DIVISION OF THIS PROPERTY MAY VIOLATE STATE AND/OR LOCAL GOVERNMENT CODE SECTION 236 AND MAY BE SUBJECT TO PLATTING REQUIREMENTS. IT IS THE RESPONSIBILITY OF THE CLIENT TO CONTACT THE LOCAL GOVERNING BODY TO DETERMINE THE SPECIFIC REQUIREMENTS FOR THIS PROPERTY. CBG SURVEYING CLAIMS NO RESPONSIBILITIES OR LIABILITIES IN THE DETERMINATION OF THIS REQUIREMENT.

- NOTES:**
- BEARINGS SHOWN ARE BASED ON NAD 83 TEXAS NORTH CENTRAL ZONE.
 - PROPERTY SUBJECT TO TERMS, CONDITIONS, AND EASEMENTS CONTAINED IN INSTRUMENTS RECORDED IN:
VOL. 1015, PG. 9; VOL. 538, PG. 175; VOL. 601, PG. 889; VOL. 506, PG. 614; VOL. 525, PG. 307; VOL. 525, PG. 309; VOL. 409, PG. 197; VOL. 410, PG. 103; VOL. 2388, PG. 321
 - EASEMENTS RECORDED IN THE FOLLOWING VOLUMES AND PAGES DO NOT AFFECT THE ABOVE DESCRIBED PROPERTY:
VOL. 852, PG. 79; VOL. 465, PG. 189; VOL. 469, PG. 590; VOL. 307, PG. 561; VOL. 465, PG. 566; VOL. 305, PG. 109; VOL. 307, PG. 413; CC# 17363061

REVISIONS		
DATE	BY	NOTES
05/31/2023	CAJ	BOUNDARY

LEGEND	
○	CONTROLLING MONUMENT
○	1/2" IRON ROD FOUND
○	1" IRON PIPE FOUND
⊠	RAILROAD SPIKE FOUND
⊠	FENCE POST CORNER
⊠	"X" FOUND / SET
▲	UNDERGROUND ELECTRIC
▲	OVERHEAD ELECTRIC
▲	POWER POLE
▲	POINT FOR CORNER
▲	GRAVEL/ROCK ROAD OR DRIVE
■	POOL EQUIPMENT
■	COLUMN
■	AIR CONDITIONING
■	FIRE HYDRANT
■	COVERED PORCH, DECK OR CARPORT
—	OVERHEAD ELECTRIC SERVICE
—	OVERHEAD POWER LINE
—	ASPHALT PAVING
—	CHAIN LINK FENCE
—	WOOD FENCE
—	0.5" WIDE TYPICAL BARBED WIRE
—	IRON FENCE
—	PIRE FENCE
—	CONCRETE PAVING
—	DOUBLE SIDED WOOD FENCE

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SCALE: 1" = 100'
DATE: 2/21/2023
JOB NO.: 2301904
G.F. NO.: SEE CERT.
DRAWN: CAJ

METES AND BOUNDS
MALCOLM JOHNSON SURVEY, ABSTRACT NO. 552
CITY OF ENNIS, ELLIS COUNTY, TEXAS
7320 INTERSTATE HIGHWAY 45