

LINE	BEARING	DISTANCE
L1	N 31°27'08" W	297.58'
L2	S 7°56'54" E	180.00'
L3	S 13°01'26" W	238.96'
L4	S 38°09'11" E	185.28'
L5	N 12°57'25" E	40.00'
L6	S 77°02'35" E	58.42'
L7	N 59°12'51" E	280.89'
L8	S 30°47'09" E	80.00'
L9	N 59°12'51" E	170.96'
L10	S 89°07'40" W	22.81'
L11	S 87°42'13" W	278.57'
L12	S 89°36'54" W	268.00'
L13	S 59°12'51" W	280.89'
L14	N 77°02'35" W	58.42'
L15	S 12°57'25" W	40.00'
L16	N 38°08'11" W	185.28'
L17	N 13°01'26" E	316.73'
L18	N 58°50'14" E	54.32'
L19	S 37°45'36" E	257.82'
L20	S 30°39'57" E	220.34'
L21	S 19°20'42" W	35.98'
L22	S 89°14'36" W	43.44'
L23	S 03°18'08" W	107.36'
L24	S 44°19'22" E	180.25'
L25	N 89°38'11" E	152.59'
L26	S 89°28'26" E	126.59'
L27	S 80°50'25" E	96.64'
L28	S 53°01'52" E	116.45'
L29	S 47°45'12" E	120.71'
L30	S 68°11'51" W	142.58'
L31	S 59°13'57" W	85.17'
L32	S 10°37'55" W	77.93'
L33	S 68°14'51" E	128.48'
L34	S 75°32'25" E	125.05'
L35	N 44°05'37" E	54.10'
L36	N 01°29'57" E	83.14'
L37	S 82°23'27" E	47.56'
L38	S 47°40'48" E	91.33'
L39	N 77°03'05" E	81.58'
L40	N 20°56'40" E	69.33'
L41	N 73°28'56" E	40.12'
L42	S 52°06'23" E	64.09'
L43	N 30°47'09" W	80.00'
L44	S 13°01'26" W	189.95'
L45	N 76°58'34" W	300.00'

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING
C1	210.00'	180.33'	156.46'	N 81°05'08" E
C2	8879.58'	467.10'	467.04'	S 85°17'24" E
C3	210.00'	180.33'	156.46'	N 81°05'08" E

PARCEL B
PROPERTY DESCRIPTION:

BEING A TRACT OF LAND SITUATED IN THE W. BUNDY SURVEY, ABSTRACT NO. 64, THE J. DUNCAN SURVEY, ABSTRACT NO. 291, THE W. MCKINNEY SURVEY, ABSTRACT 686 AND THE D. ROSE SURVEY, ABSTRACT NO. 905, CITY OF ENNIS, ELLIS COUNTY, TEXAS, AND BEING A PORTION OF THAT TRACT OF LAND DESCRIBED AS TRACT 1 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 NUMBER 2139475, OF THE OFFICIAL PUBLIC RECORDS OF ELLIS COUNTY, TEXAS (OPRECT), AND BEING ALL OF THAT TRACT OF LAND DESCRIBED AS A CALLED 5.445 ACRES TRACT IN DEED TO OLSEN HIGLEY/UNIVERSITY PROPERTIES, LLC, RECORDED IN INSTRUMENT NO. 2236543, OPRECT (SAID 5.445 ACRES OLSEN HIGLEY/UNIVERSITY PROPERTIES TRACT), AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A 5/8" IRON ROD FOUND IN THE WEST LINE OF SAID OLSEN HIGLEY/UNIVERSITY PROPERTIES TRACT 1 AND THE COMMON EAST LINE OF THAT TRACT OF LAND DESCRIBED IN DEED TO MANDALAY HOLDINGS LLC, RECORDED IN VOLUME 2727, PAGE 1164, OPRECT, AND BEING THE NORTHEAST CORNER OF THAT TRACT OF LAND DESCRIBED IN DEED TO THE STATE OF TEXAS, RECORDED IN INSTRUMENT NO. 1905636, OPRECT AND THE COMMON NORTHWEST CORNER OF THAT TRACT OF LAND DESCRIBED IN DEED TO THE STATE OF TEXAS, RECORDED IN INSTRUMENT NO. 1529220, OPRECT, SAME BEING IN THE NORTH RIGHT-OF-WAY (ROW) LINE OF U.S. HIGHWAY 287 BYPASS;

THENCE N 31°27'08" W, ALONG THE WEST LINE OF SAID OLSEN HIGLEY/UNIVERSITY PROPERTIES TRACT 1 AND THE COMMON EAST LINE OF SAID MANDALAY HOLDINGS TRACT, A DISTANCE OF 297.58 FEET TO A 5/8" IRON ROD FOUND FOR THE NORTH CORNER OF SAID MANDALAY HOLDINGS TRACT AND IN THE APPARENT EAST ROW LINE OF ENSIGN ROAD (A VARIABLE WIDTH UNRECORDED AND DEDICATED ROW - NO DEED OF RECORD FOUND), FROM WHICH A 5/8" IRON ROD WITH CAP STAMPED "TXDOT ROW" FOUND BEARS S 13°01'26" W, A DISTANCE OF 50.00 FEET;

THENCE N 13°01'26" E, ALONG THE APPARENT EAST ROW LINE OF SAID ENSIGN ROAD, A DISTANCE OF 443.15 FEET TO A POINT FOR CORNER, FROM WHICH POINT FOR THE NORTHWEST CORNER OF SAID OLSEN HIGLEY/UNIVERSITY PROPERTIES TRACT 1, AND BEING AN ANGLE POINT IN THE APPARENT EAST ROW LINE OF SAID ENSIGN ROAD BEARS N 13°01'26" E, A DISTANCE OF 316.73 FEET;

THENCE OVER AND ACROSS SAID OLSEN HIGLEY/UNIVERSITY PROPERTIES TRACT 1, AS FOLLOWS:

S 76°58'34" E, A DISTANCE OF 300.00 FEET TO A POINT FOR CORNER;

S 13°01'26" W, A DISTANCE OF 238.96 FEET TO A POINT FOR CORNER;

S 38°08'11" E, A DISTANCE OF 185.28 FEET TO A POINT FOR CORNER;

S 77°02'35" E, A DISTANCE OF 736.50 FEET TO A POINT FOR CORNER;

N 12°57'25" E, A DISTANCE OF 40.00 FEET TO A POINT FOR CORNER;

S 77°02'35" E, A DISTANCE OF 58.42 FEET TO A POINT FOR THE BEGINNING OF A CURVE TO THE LEFT, HAVING A RADIUS OF 210.00 FEET, A CHORD BEARING OF N 81°05'08" E, A CHORD LENGTH OF 156.46 FEET;

WITH SAID CURVE TO THE LEFT AN ARC LENGTH OF 180.33 FEET TO A POINT FOR CORNER;

N 59°12'51" E, A DISTANCE OF 280.89 FEET TO A POINT FOR CORNER;

S 30°47'09" E, A DISTANCE OF 80.00 FEET TO A POINT FOR CORNER IN THE SOUTH LINE OF SAID OLSEN HIGLEY/UNIVERSITY PROPERTIES TRACT 1 AND THE COMMON NORTH LINE OF SAID 5.445 ACRES OLSEN HIGLEY/UNIVERSITY PROPERTIES TRACT, FROM WHICH A 5/8" IRON ROD WITH CAP STAMPED "TXRCS" SET FOR AN INTERIOR ELL CORNER OF SAID OLSEN HIGLEY/UNIVERSITY PROPERTIES TRACT 1 AND THE COMMON NORTHWEST CORNER OF SAID 5.445 ACRES OLSEN HIGLEY/UNIVERSITY PROPERTIES TRACT BEARS S 59°12'51" W, A DISTANCE OF 327.56 FEET;

THENCE N 59°12'51" E, A DISTANCE OF 170.96 FEET TO A 1/2" IRON ROD FOUND FOR THE NORTHEAST CORNER OF SAID 5.445 ACRES OLSEN HIGLEY/UNIVERSITY PROPERTIES TRACT AND THE COMMON NORTHWEST CORNER OF THAT TRACT OF LAND DESCRIBED IN DEED TO DOUGLAS W. STOKES AND PAMELA STOKES, VOLUME 691, PAGE 514, OPRECT;

THENCE S 30°39'57" E, ALONG THE EAST LINE OF SAID 5.445 ACRES OLSEN HIGLEY/UNIVERSITY PROPERTIES TRACT AND THE COMMON WEST LINE OF SAID STOKES TRACT, A DISTANCE OF 613.95 FEET TO A 5/8" IRON ROD WITH CAP STAMPED "TXRCS" SET FOR THE NORTHEAST CORNER OF THAT TRACT OF LAND DESCRIBED IN DEED TO STATE OF TEXAS, RECORDED IN INSTRUMENT NO. 1618998, OPRECT AND THE COMMON NORTHWEST CORNER OF THAT TRACT OF LAND DESCRIBED IN DEED TO STATE OF TEXAS, RECORDED IN INSTRUMENT NO. 1619484, OPRECT (SAID STATE OF TEXAS TRACT 2), SAME BEING IN THE NORTH ROW LINE OF SAID U.S. HIGHWAY 287 BYPASS;

THENCE ALONG THE NORTH ROW LINE OF SAID 287 BYPASS, AS FOLLOWS:

S 88°07'40" W, A DISTANCE OF 22.81 FEET TO A 5/8" IRON ROD WITH CAP STAMPED "TXRCS" SET FOR CORNER;

S 87°42'13" W, A DISTANCE OF 278.57 FEET TO A 5/8" IRON ROD WITH CAP STAMPED "TXRCS" SET FOR CORNER;

S 89°36'54" W, A DISTANCE OF 268.00 FEET TO A 1/2" IRON ROD FOUND FOR THE NORTHWEST CORNER OF SAID STATE OF TEXAS TRACT AND THE COMMON NORTHEAST CORNER OF THAT TRACT OF LAND DESCRIBED IN DEED TO STATE OF TEXAS, RECORDED IN VOLUME 831, PAGE 1003, OPRECT (SAID STATE OF TEXAS TRACT 3), SAME BEING IN THE WEST LINE OF SAID 5.445 ACRES OLSEN HIGLEY/UNIVERSITY PROPERTIES TRACT AND THE COMMON EAST LINE OF SAID OLSEN HIGLEY/UNIVERSITY PROPERTIES TRACT 1, AND BEING THE BEGINNING OF A NON-TANGENT CURVE TO THE RIGHT, HAVING A RADIUS OF 8879.58 FEET, A CHORD BEARING OF N 85°17'24" W, A CHORD LENGTH OF 467.04 FEET;

ALONG THE NORTH LINE OF SAID STATE OF TEXAS TRACT 3, AND WITH SAID NON-TANGENT CURVE TO THE RIGHT AN ARC LENGTH OF 467.10 FEET TO A 5/8" IRON ROD WITH CAP STAMPED "TXRCS" SET FOR AN ANGLE CORNER OF SAID STATE OF TEXAS TRACT 3 AND THE COMMON EAST CORNER OF THAT TRACT OF LAND DESCRIBED IN DEED TO STATE OF TEXAS

INSTRUMENT NO. 1529220, OPRECT (SAID STATE OF TEXAS TRACT 4);

N 77°02'45" W, ALONG THE NORTH LINE OF SAID STATE OF TEXAS TRACT 4, A DISTANCE OF 967.31 FEET TO THE POINT OF BEGINNING, AND CONTAINING 18.760 ACRES OF LAND, MORE OR LESS.

TRACT C
PROPERTY DESCRIPTION:

BEING A TRACT OF LAND SITUATED IN THE W. BUNDY SURVEY, ABSTRACT NO. 64, THE J. DUNCAN SURVEY, ABSTRACT NO. 291, THE W. MCKINNEY SURVEY, ABSTRACT 686 AND THE D. ROSE SURVEY, ABSTRACT NO. 905, CITY OF ENNIS, ELLIS COUNTY, TEXAS, AND BEING A PORTION OF THAT TRACT OF LAND DESCRIBED 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 NUMBER 2139475, OF THE OFFICIAL PUBLIC RECORDS OF ELLIS COUNTY, TEXAS (OPRECT), AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT A 5/8" IRON ROD WITH CAP STAMPED "TXRCS" FOUND FOR AN INTERIOR ELL CORNER OF SAID OLSEN HIGLEY/UNIVERSITY PROPERTIES TRACT AND THE COMMON NORTHWEST CORNER OF THAT TRACT OF LAND DESCRIBED IN DEED TO STANLEY J. LISKA AND BARBARA LISKA, RECORDED IN VOLUME 691, PAGE 522, OPRECT, FROM WHICH A 1/2" IRON ROD FOUND FOR THE SOUTHWEST CORNER OF SAID OLSEN HIGLEY/UNIVERSITY PROPERTIES TRACT BEARS:

THENCE N 59°12'51" E, ALONG THE SOUTH LINE OF SAID OLSEN HIGLEY/UNIVERSITY PROPERTIES TRACT AND THE COMMON NORTH LINE OF SAID LISKA TRACT, A DISTANCE OF 327.56 FEET TO A POINT FOR CORNER, FROM WHICH A 1/2" IRON ROD FOUND FOR THE NORTHEAST CORNER OF SAID LISKA TRACT, BEARS N 59°12'51" E, A DISTANCE OF 170.89 FEET;

THENCE N 30°47'09" W, OVER AND ACROSS SAID OLSEN HIGLEY/UNIVERSITY PROPERTIES TRACT, A DISTANCE OF 80.00 FEET TO A POINT FOR CORNER;

THENCE OVER AND ACROSS SAID OLSEN HIGLEY/UNIVERSITY PROPERTIES TRACT, AS FOLLOWS:

S 59°12'51" W, A DISTANCE OF 280.89 FEET TO A POINT FOR THE BEGINNING OF A CURVE TO THE RIGHT, HAVING A RADIUS OF 210.00 FEET, A CHORD BEARING OF S 81°05'08" W, A CHORD LENGTH OF 156.46 FEET;

WITH SAID CURVE TO THE RIGHT AN ARC LENGTH OF 180.33 FEET TO A POINT FOR CORNER;

N 77°02'35" W, A DISTANCE OF 58.42 FEET TO A POINT FOR CORNER;

S 12°57'25" W, A DISTANCE OF 40.00 FEET TO A POINT FOR CORNER;

N 77°02'35" W, A DISTANCE OF 736.50 FEET TO A POINT FOR CORNER;

N 38°08'11" W, A DISTANCE OF 185.28 FEET TO A POINT FOR CORNER;

N 13°01'26" E, A DISTANCE OF 156.96 FEET TO A POINT FOR CORNER;

N 13°01'26" E, A DISTANCE OF 80.00 FEET TO A POINT FOR CORNER;

N 13°01'26" E, A DISTANCE OF 189.96 FEET TO A POINT FOR CORNER;

N 58°50'14" E, A DISTANCE OF 754.83 FEET TO A POINT FOR CORNER;

S 30°47'09" E, A DISTANCE OF 1077.27 FEET TO THE POINT OF BEGINNING, AND CONTAINING 20.361 ACRES OF LAND, MORE OR LESS.

TRACT 1
THE WAYLAND D. DEWBRE &
MARIE B. DEWBRE LIVING TRUST
VOL. 2018, PG. 1830
OPRECT

PARCEL D
PROPERTY DESCRIPTION:

BEING A TRACT OF LAND SITUATED IN THE W. BUNDY SURVEY, ABSTRACT NO. 64, THE J. DUNCAN SURVEY, ABSTRACT NO. 291, THE W. MCKINNEY SURVEY, ABSTRACT 686 AND THE D. ROSE SURVEY, ABSTRACT NO. 905, CITY OF ENNIS, ELLIS COUNTY, TEXAS, AND BEING A PORTION OF THAT TRACT OF LAND DESCRIBED 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 NUMBER 2139475, OF THE OFFICIAL PUBLIC RECORDS OF ELLIS COUNTY, TEXAS (OPRECT), AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT FOR CORNER IN THE WEST LINE OF SAID OLSEN HIGLEY/UNIVERSITY PROPERTIES TRACT AND THE APPARENT EAST RIGHT-OF-WAY (ROW) LINE OF ENSIGN ROAD (A VARIABLE WIDTH UNRECORDED AND DEDICATED ROW-NO DEED OF RECORD FOUND), FROM WHICH A 5/8" IRON ROD WITH CAP STAMPED "TXRCS" FOUND BEARS S 13°01'26" W, A DISTANCE OF 443.15 FEET;

THENCE N 13°01'26" E, ALONG THE APPARENT EAST ROW LINE OF SAID ENSIGN ROAD, A DISTANCE OF 316.73 FEET TO 5/8" IRON ROD WITH CAP STAMPED "TXRCS" FOUND FOR THE NORTHWEST CORNER OF SAID OLSEN HIGLEY/UNIVERSITY PROPERTIES TRACT, AND BEING AN ANGLE POINT IN THE APPARENT EAST ROW LINE OF SAID ENSIGN ROAD;

THENCE N 58°49'44" E, ALONG THE NORTH LINE OF SAID OLSEN HIGLEY/UNIVERSITY PROPERTIES TRACT AND THE COMMON APPARENT EAST ROW LINE OF SAID ENSIGN ROAD, A DISTANCE OF 54.32 FEET TO A 1/2" IRON ROD FOUND FOR THE SOUTHWEST CORNER OF MARKHAM'S ADDITION, RECORDED IN CABINET H, SLIDE 658, OPRECT, FROM WHICH A 1/2" IRON ROD FOUND FOR THE NORTHWEST CORNER OF SAID MARKHAM'S ADDITION BEARS N 30°39'50" E, A DISTANCE OF 200.00 FEET;

THENCE N 58°50'15" E, ALONG THE NORTH LINE OF SAID OLSEN HIGLEY/UNIVERSITY PROPERTIES TRACT AND THE COMMON SOUTH LINE OF SAID MARKHAM'S ADDITION, PASSING A 1/2" IRON ROD FOUND FOR THE SOUTHEAST CORNER OF SAID MARKHAM'S ADDITION AND A COMMON ELL CORNER OF THAT TRACT OF LAND DESCRIBED AS TRACT 1 IN DEED TO THE WAYLAND D. DEWBRE AND MARIE B. DEWBRE LIVING TRUST, RECORDED IN VOLUME 2018, PAGE 1830, OPRECT AT A DISTANCE OF 653.43 FEET, CONTINUING ALONG THE NORTH LINE OF SAID OLSEN HIGLEY/UNIVERSITY PROPERTIES TRACT AND THE COMMON SOUTH LINE OF SAID DEWBRE TRACT, PASSING 5/8" IRON ROD WITH CAP STAMPED "TXRCS" FOUND FOR WITNESS AT A DISTANCE OF 1962.26 FEET, IN ALL A TOTAL DISTANCE OF 2062.26 FEET TO A POINT FOR CORNER IN THE APPROXIMATE CENTERLINE OF A CREEK, AT THE NORTHEAST CORNER OF SAID OLSEN HIGLEY/UNIVERSITY PROPERTIES TRACT AND THE COMMON NORTHWEST CORNER OF THAT TRACT OF LAND DESCRIBED IN DEED TO WILLIAM POLLAN AND CODY MICHAEL FISHER, RECORDED IN INSTRUMENT NO. 1726162, OPRECT;

THENCE ALONG THE EAST LINES OF SAID OLSEN HIGLEY/UNIVERSITY PROPERTIES TRACT AND THE COMMON WEST LINES OF SAID POLLAN TRACT, SAME BEING THE APPROXIMATE CENTERLINE OF SAID CREEK, AS FOLLOWS:

S 37°45'36" E, A DISTANCE OF 257.82 FEET TO A POINT FOR CORNER;

S 32°39'57" E, A DISTANCE OF 220.34 FEET TO A POINT FOR CORNER;

S 19°20'42" W, A DISTANCE OF 35.98 FEET TO A POINT FOR CORNER;

S 69°14'36" W, A DISTANCE OF 43.44 FEET TO A POINT FOR CORNER;

S 03°18'08" W, A DISTANCE OF 107.36 FEET TO A POINT FOR CORNER;

S 44°19'22" E, A DISTANCE OF 180.25 FEET TO A POINT FOR CORNER;

N 88°38'11" E, A DISTANCE OF 152.59 FEET TO A POINT FOR CORNER;

S 89°28'26" E, A DISTANCE OF 126.59 FEET TO A POINT FOR CORNER;

S 80°50'25" E, A DISTANCE OF 96.64 FEET TO A POINT FOR CORNER;

S 53°01'52" E, A DISTANCE OF 116.45 FEET TO A POINT FOR CORNER;

S 47°45'12" E, A DISTANCE OF 120.71 FEET TO A POINT FOR CORNER;

S 68°11'51" W, A DISTANCE OF 142.58 FEET TO A POINT FOR CORNER;

S 59°13'57" W, A DISTANCE OF 85.17 FEET TO A POINT FOR CORNER;

S 10°37'55" W, A DISTANCE OF 77.93 FEET TO A POINT FOR CORNER;

S 68°14'51" E, A DISTANCE OF 128.48 FEET TO A POINT FOR CORNER;

S 75°32'25" E, A DISTANCE OF 125.05 FEET TO A POINT FOR CORNER;

N 44°05'37" E, A DISTANCE OF 54.10 FEET TO A POINT FOR CORNER;

N 01°29'57" E, A DISTANCE OF 83.14 FEET TO A POINT FOR CORNER;

N 82°23'27" E, A DISTANCE OF 47.56 FEET TO A POINT FOR CORNER;

S 47°40'48" E, A DISTANCE OF 91.33 FEET TO A POINT FOR CORNER;

N 77°03'05" E, A DISTANCE OF 81.58 FEET TO A POINT FOR CORNER;

N 20°56'40" E, A DISTANCE OF 69.33 FEET TO A POINT FOR CORNER;

N 73°28'56" E, A DISTANCE OF 40.12 FEET TO A POINT FOR CORNER;

S 52°06'23" E, A DISTANCE OF 64.09 FEET TO THE SOUTHEAST CORNER OF SAID OLSEN HIGLEY/UNIVERSITY PROPERTIES TRACT, SAME BEING IN THE NORTH LINE OF THAT TRACT OF LAND DESCRIBED IN DEED TO J & J MORTON REAL ESTATE LLC, RECORDED IN INSTRUMENT NO. 2000350, OPRECT;

THENCE S 59°12'51" W, ALONG THE SOUTH LINE OF SAID OLSEN HIGLEY/UNIVERSITY PROPERTIES TRACT, THE COMMON NORTH LINE OF SAID J & J MORTON TRACT, THE COMMON NORTH LINE OF THAT TRACT OF LAND DESCRIBED IN DEED TO DOUGLAS W. STOKES AND PAMELA STOKES, RECORDED IN VOLUME 691, PAGE 514, OPRECT, AND THE COMMON NORTH LINE OF THAT TRACT OF LAND DESCRIBED IN DEED TO STANLEY J. LISKA AND BARBARA LISKA, RECORDED IN VOLUME 691, PAGE 522, OPRECT, PASSING A 5/8" IRON ROD WITH CAP STAMPED "TXRCS" FOUND FOR WITNESS AT A DISTANCE OF 200.00 FEET, PASSING A 1/2" IRON ROD FOUND AT A DISTANCE OF 1647.41 FEET, IN ALL A TOTAL DISTANCE OF 1618.30 FEET TO A POINT FOR CORNER IN THE SOUTH LINE OF SAID OLSEN HIGLEY/UNIVERSITY PROPERTIES TRACT AND THE COMMON NORTH LINE OF SAID LISKA TRACT, FROM WHICH A 5/8" IRON ROD WITH CAP STAMPED "TXRCS" FOUND FOR AN INTERIOR ELL CORNER OF SAID OLSEN HIGLEY/UNIVERSITY PROPERTIES TRACT AND THE COMMON NORTHWEST CORNER OF SAID LISKA TRACT, BEARS S 59°12'51" W, A DISTANCE OF 327.56 FEET;

THENCE OVER AND ACROSS SAID OLSEN HIGLEY/UNIVERSITY PROPERTIES TRACT, AS FOLLOWS:

N 30°47'09" W, A DISTANCE OF 1157.27 FEET TO A POINT FOR CORNER;

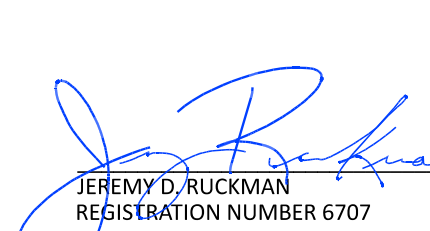
S 58°50'14" W, A DISTANCE OF 754.83 FEET TO A POINT FOR CORNER;

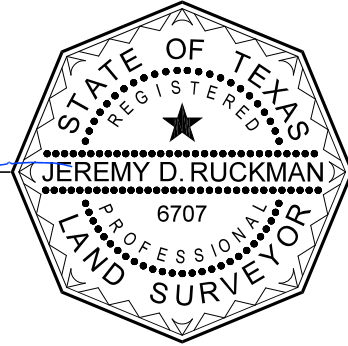
S 13°01'26" W, A DISTANCE OF 189.96 FEET TO A POINT FOR CORNER;

N 76°58'34" W, A DISTANCE OF 300.00 FEET TO THE POINT OF BEGINNING, AND CONTAINING 52.349 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 SURVEYED 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: 10/05/2022
REVISED: 10/12/2022



NOTES:

BEARING BASIS FOR THIS SURVEY IS TEXAS COORDINATE SYSTEM, NORTH CENTRAL ZONE 4202, NAD 83, PER GPS OBSERVATIONS

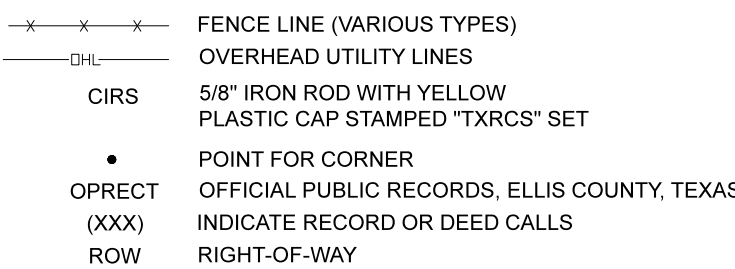
THE SURVEYOR DID NOT ABSTRACT THE SUBJECT PROPERTY FOR EASEMENTS OR ENCUMBRANCES THAT MAY AFFECT THE SUBJECT PROPERTY. THE SURVEYOR RELIED UPON THE TITLE COMMITMENT ISSUED ON JULY 23, 2021, BY CHICAGO TITLE INSURANCE COMPANY OF NO. 20012871, HAVE A DESCRIPTION THAT IS AMBIGUOUS IN NATURE, THEREFORE THE SURVEYOR IS UNABLE TO DETERMINE THE AFFECT, IF ANY, ON THE SUBJECT PROPERTY.

THE FOLLOWING ITEMS SHOWN IN SCHEDULE B OF TITLE COMMITMENT PROVIDED BY TITLE PARTNERS, LLC ISSUED ON JULY 23, 2021, BY CHICAGO TITLE INSURANCE COMPANY OF NO. 20012871, 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 EASEMENTS: VOL. 622, PG. 446, OPRECT
- JUDGEMENT FOR EMINENT DOMAIN PROCEEDINGS, NO. C-114, VOL. 540, PG. 162, OPRECT

THE FOLLOWING ITEMS SHOWN IN SCHEDULE B OF TITLE COMMITMENT PROVIDED BY TITLE PARTNERS, LLC ISSUED ON JULY 23, 2021, BY CHICAGO TITLE INSURANCE COMPANY OF NO. 20012871, 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
- INGRESS AND EGRESS EASEMENT: VOL. 465, PG. 68, OPRECT



CIRC
DRL
CIRS
OPRECT
(XXX)
ROW

CABLE MARKER
FIRE HYDRANT
POWER POLE
PULLBOX
STORM DRAIN MANHOLE
TELEPHONE MANHOLE
TELEPHONE PEDESTAL
WATER VALVE
FENCE LINE (VARIOUS TYPES)
OVERHEAD UTILITY LINES
5/8" IRON ROD WITH YELLOW PLASTIC CAP STAMPED "TXRCS" SET
POINT FOR CORNER
OFFICIAL PUBLIC RECORDS, ELLIS COUNTY, TEXAS
INDICATE RECORD OR DEED CALLS
RIGHT-OF-WAY

ZONING EXHIBIT
PARCEL B: 18.760 ACRES
PARCEL C: 20.361 ACRES
PARCEL D: 52.349 ACRES

SITUATED IN THE
W. BUNDY SURVEY, ABSTRACT NO. 40,
J. DUNCAN SURVEY, ABSTRACT NO. 291,
W. MCKINNEY SURVEY, ABSTRACT NO. 686, AND
D. ROSE SURVEY, ABSTRACT NO. 905,
CITY OF ENNIS, ELLIS COUNTY, TEXAS

PROJECT NO. 1918E

TEXAS REALITY CAPTURE
& SURVEYING, LLC

P.O. BOX 252
WAXAHACHIE, TEXAS 75188
469.518.0338
TBPLS FIRM NO 10194359

