

10+ acres in the County/City of Ennis ETJ. Can develop quickly with no plat or zoning required. Industrial use and/or most county approved uses. Southwest corner of property \$2.99 per sqft

9+ acres in the County/City of Ennis ETJ with a development agreement. Subject to Zoning. Industrial recommended. Automatically annexed into the City upon development. Southeast Corner of Property \$2.99 per sqft

10.35 acres in the City of Ennis. Subject to Zoning. Corridor Commercial recommended. Currently zoned agricultural. City supports corridor commercial on future use plan. HWY 287 Frontage. \$2.99 per sqft

30 Mile Radius

Ennis 30 mile Radius from Downtown Dallas

Major Distribution & Manufacturing Co. South Dallas area

Ennis 30 mile Radius from Downtown Dallas

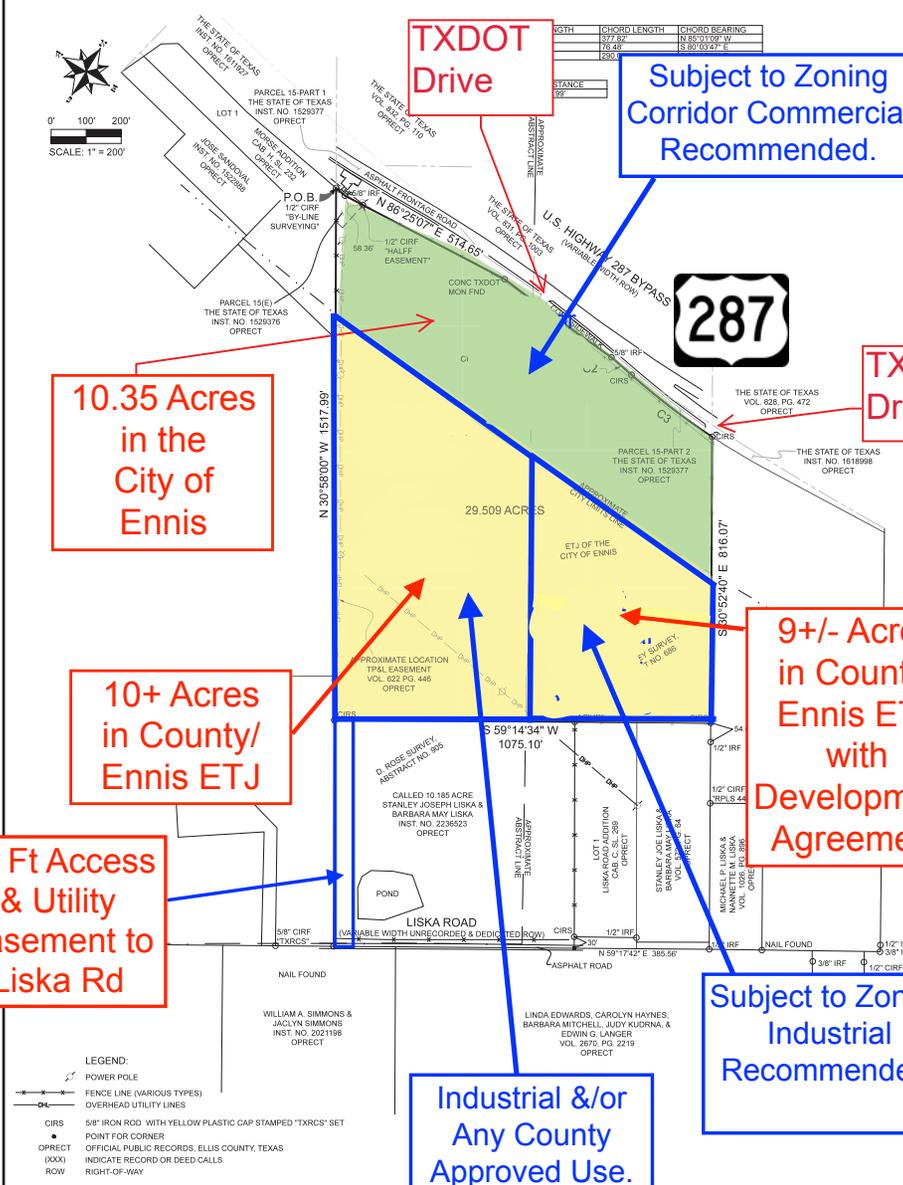
Subject

Landowner: Austin Olsen 602-614-9383 Austin@RealEstateAAA.com

Landowner: Bill Olsen 602-430-7002 Bill@RealEstateAAA.com

Call/Text or Email

The information contained herein was obtained from sources deemed reliable; however, seller and/or its agent shall not be held responsible for the errors or omissions. Subject to prior sale or withdrawal. Buyer to independently verify all pertinent information.



TXDOT Drive

**Subject to Zoning
Corridor Commercial
Recommended.**

**10.35 Acres
in the
City of Ennis**

TXDOT Drive

**10+ Acres
in County/
Ennis ETJ**

**9+/- Acres
in County/
Ennis ETJ
with
Development
Agreement**

**60 Ft Access
& Utility
Easement to
Liska Rd**

**Subject to Zoning
Industrial
Recommended.**

**Industrial &/or
Any County
Approved Use.
No Zoning
or Plat Required.**

PROPERTY DESCRIPTION:
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. 219475, OF THE OFFICIAL PUBLIC RECORDS OF ELLIS COUNTY, TEXAS, (OPRECT), AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:
BEGINNING AT A 1/2" IRON ROD WITH CAP STAMPED "BY-LINE SURVEYING" FOUND FOR THE NORTHEAST CORNER OF MORSE ADDITION, RECORDED IN CABINET H. SLIDE 232, OPRECT, THE COMMON SOUTHWEST CORNER OF THAT TRACT OF LAND DESCRIBED IN DEED TO THE STATE OF TEXAS, RECORDED IN INSTRUMENT NO. 161927, OPRECT, AND THE COMMON SOUTHWEST CORNER OF THAT TRACT OF LAND DESCRIBED AS PARCEL 15 - PART 1 IN DEED TO THE STATE OF TEXAS, RECORDED IN INSTRUMENT NO. 152977, OPRECT, SAME BEING IN THE SOUTH ROW LINE OF STATE HIGHWAY 287 BYPASS (A VARIABLE WIDTH ROW);
THENCE ALONG THE SOUTH ROW LINE OF SAID 287 BYPASS, AS FOLLOWS:
S 80°38'46" E, A DISTANCE OF 32.99 FEET TO A 5/8" IRON ROD FOUND FOR AN ANGLE POINT IN SAID SOUTH ROW LINE;
N 89°29'07" E, PASSING A 1/2" IRON ROD WITH CAP STAMPED "HALF EASEMENT" FOUND AT A DISTANCE OF 58.36 FEET, IN ALL A TOTAL DISTANCE OF 514.55 FEET TO A CONCRETE TXDOT MONUMENT 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 5211.70 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. 152977, 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;
WITH SAID REVERSE CURVE TO THE LEFT AN ARC LENGTH OF 290.26 FEET TO A 5/8" IRON ROD WITH CAP STAMPED "TXRCS" SET IN THE EAST LINE OF SAID OLSEN 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 592, OPRECT, SAME BEING THE SOUTHWEST 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. 161998, OPRECT.
THENCE ALONG THE EAST LINE OF SAID OLSEN HIGLEY/UNIVERSITY PROPERTIES TRACT AND THE COMMON WEST LINE OF SAID STANLEY LISKA TRACT, A TOTAL DISTANCE OF 810.80 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 STANLEY J. LISKA AND BARBARA LISKA, RECORDED IN VOLUME 572, PAGE 64, OPRECT (SAID LISKA TRACT 2), FROM WHICH A 1/2" IRON ROD IS A DISTANCE OF 54.60 FEET;
1/4" W. ALONG THE NORTH LINE OF SAID LISKA TRACT 2 AND THE COMMON NORTH LINE OF LOT 1, OF LISKA ROAD ADDITION, AN ADDITION TO CORNING TO THE PLAT THEREOF RECORDED IN CABINET C, SLIDE 289, 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 NORTHEAST CORNER OF A CALLED 10.165 ACRE TRACT OF LAND OWNED BY STANLEY J. LISKA AND BARBARA LISKA, RECORDED IN INSTRUMENT NO. 223623, OPRECT, CONTINUING ALONG THE NORTH LINE TO 165 ACRE LISKA TRACT, A TOTAL DISTANCE OF 1075.10 FEET TO A 5/8" IRON ROD WITH CAP STAMPED "TXRCS" SET FOR THE NORTHWEST CORNER OF SAID CALLED 10.165 ACRE LISKA TRACT AND IN THE WEST LINE OF SAID OLSEN HIGLEY/UNIVERSITY PROPERTIES TRACT AND IN THE COMMON EAST LINE OF THAT TRACT OF LAND DESCRIBED IN DEED TO ROYCE L. TROJACEK AND SHERYNN M. TROJACEK, RECORDED IN INSTRUMENT NO. 2040271, OPRECT.
THENCE N 30°58'00" W, ALONG THE WEST LINE OF SAID OLSEN HIGLEY/UNIVERSITY PROPERTIES TRACT AND THE COMMON EAST LINE OF THAT TRACT OF LAND DESCRIBED IN DEED TO ROYCE TROJACEK AND DEBBIE TROJACEK, RECORDED IN VOLUME 1613, PAGE 890, OPRECT AND THE COMMON EAST LINE OF SAID MORSE ADDITION, A DISTANCE OF 1517.95 FEET TO THE POINT OF BEGINNING, AND CONTAINING 29.509 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 SURVEYORS' STANDARDS AND SPECIFICATIONS FOR A CATEGORY 1A, CONDITION IV SURVEY.



FOR THIS SURVEY IS TEXAS COORDINATE SYSTEM, NORTH
NE 4202, NAD 83, PER GPS OBSERVATIONS
OR DID NOT ABSTRACT THE SUBJECT PROPERTY FOR EASEMENTS
RANGES THAT MAY AFFECT THE SUBJECT PROPERTY, THE
RELIED UPON THE TITLE COMMITMENT ISSUED ON JULY 23, 2021, BY
AN INSURANCE COMPANY OF NO. 20012871, FOR RESEARCH OF
OWN HEREON ARE FROM OBSERVED EVIDENCE OF VISIBLE
ICES.
IF PROPERTY LIES WITHIN ZONE "C", DEFINED AS "AREAS
TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN",
ACCORDING TO THE FLOOD INSURANCE RATE MAP NO. 48130C0300F
DATED JUNE 3, 2016, AS PUBLISHED BY THE FEDERAL EMERGENCY
MANAGEMENT ACT.
THE FOLLOWING ITEMS SHOWN IN SCHEDULE A 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 FREDIE 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
AFFECT ON THE SUBJECT PROPERTY:
- INGRESS AND EGRESS EASEMENT: VOL. 465, PG. 68, OPRECT
THE FOLLOWING ITEMS SHOWN IN SCHEDULE C 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:
- TPL COMPANY EASEMENT AND ROW: VOL. 378, PG. 359, OPRECT
- TPL COMPANY EASEMENTS: VOL. 412, PG. 430, OPRECT
- TPL COMPANY EASEMENTS: VOL. 418, PG. 1, OPRECT

LAND TITLE SURVEY
29.509 ACRES
PROJECT NO. 19151

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

**TEXAS REALITY CAPTURE
& SURVEYING, LLC**
P.O. BOX 252
WAKARUSA, TEXAS 75168
409.618.0209
TRPLS (RPLS) NO. 19151/509

10+ acres in the County/City of Ennis ETJ. Can develop quickly with no plat or zoning required. Industrial use and/or most county approved uses. Southwest corner of property \$2.99 per sqft

9+ acres in the County/City of Ennis ETJ with a development agreement. Subject to Zoning. Industrial recommended. Automatically annexed into the City upon development. Southeast Corner of Property \$2.99 per sqft

10.35 acres in the City of Ennis. Subject to Zoning. Corridor Commercial recommended. Currently zoned agricultural. City supports corridor commercial on future use plan. HWY 287 Frontage. \$2.99 per sqft

More Details:

- Approximately 2.5 miles from Interstate I-45
- About 30 miles south of Dallas
- Curb, gutter, and sidewalk. Near major intersections with off ramps.
- Rice Water District Will Serve Letter in Hand. Plenty of water capacity.
- Septic system possible or connect to sewer through our parcels North of HWY 287
- Two existing access points/driveways from HWY 287 Frontage Road
- 60 FT Access & Utility Easement to Liska Road
- Property just on the South Side of Hwy 287, directly across the HWY from our North sites.
- Near new 1,100 unit Lennar Homes Subdivision, Ennis Jr. High and High School.
- 5100+ new homes in development and more than 9,500 in planning stages.
- Property near major manufacturers and distribution centers: Fresh Pet, Sterilite, Lowes, CVS, and more.
- Loloi, a home decorations and rug manufacturer, is building an approximately 1.4 million square foot facility less than a mile away, which just broke ground. This is creating approximately 300+ jobs.
- Ennis Growth rate of 4.67% annually, one of the fastest growing Cities in TX. 28.7% increase since 2020



US 287
Ennis, Texas
Google Street View
May 2023 See more dates

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Google Maps

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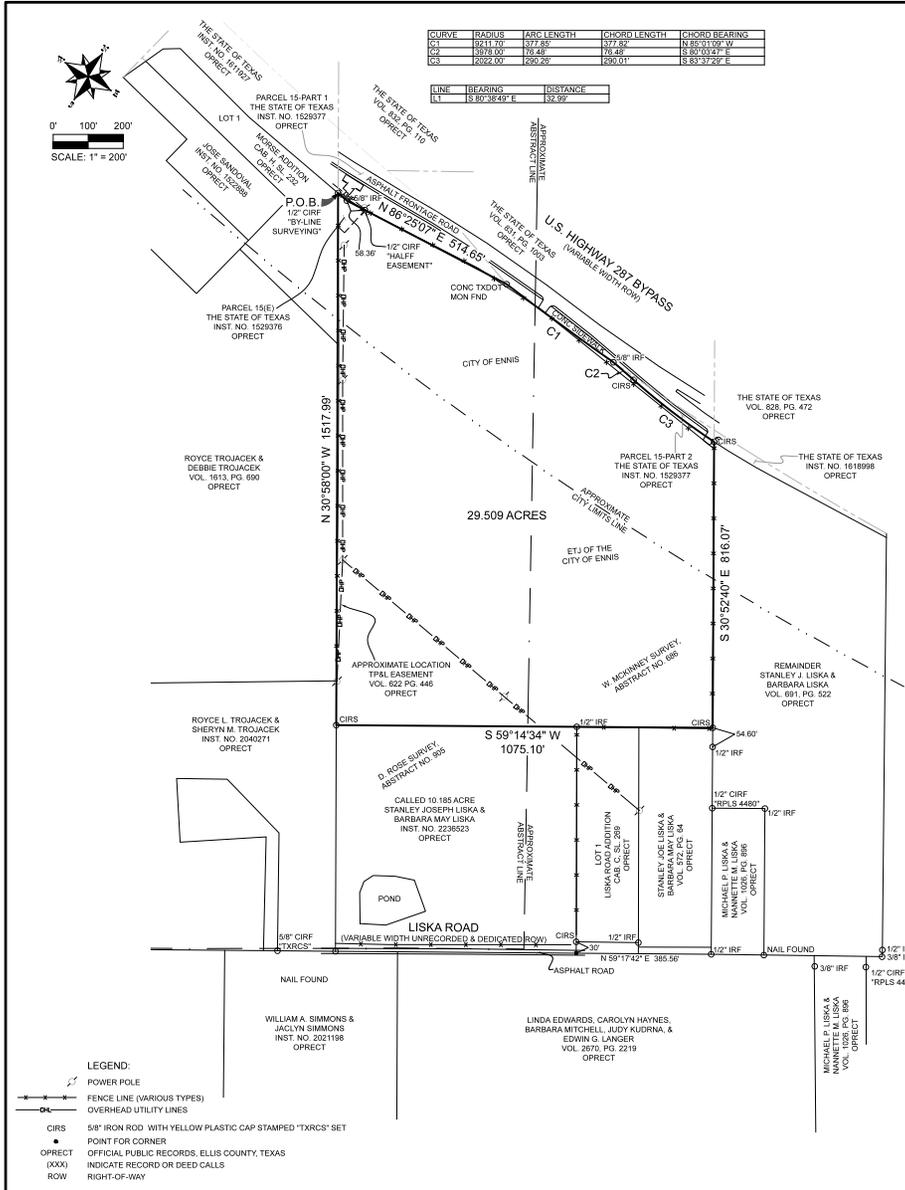
US 287
Ennis, Texas
Google Street View
May 2023 See more dates

Share



Google Maps





PROPERTY DESCRIPTION:

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. 219475, OF THE OFFICIAL PUBLIC RECORDS OF ELLIS COUNTY, TEXAS, (OPRECT), AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A 1/2" IRON ROD WITH CAP STAMPED "BY-LINE SURVEYING" FOUND FOR THE NORTHEAST CORNER OF MORSE ADDITION, RECORDED IN CABINET H, SLIDE 232, OPRECT, AND THE COMMON SOUTHWEST CORNER OF THAT TRACT OF LAND DESCRIBED IN DEED TO THE STATE OF TEXAS, RECORDED IN INSTRUMENT NO. 161927, OPRECT; AND THE COMMON SOUTHWEST CORNER OF THAT TRACT OF LAND DESCRIBED AS PARCEL 15 - PART 1 IN DEED TO THE STATE OF TEXAS, RECORDED IN INSTRUMENT NO. 152977, OPRECT, SAME BEING IN THE SOUTH ROW LINE OF STATE HIGHWAY 287 BYPASS (A VARIABLE WIDTH ROW);

THENCE ALONG THE SOUTH ROW LINE OF SAID 287 BYPASS, 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 89°29'07" E, PASSING A 1/2" IRON ROD WITH CAP STAMPED "HALF EASEMENT" FOUND AT A DISTANCE OF 58.36 FEET, IN ALL A TOTAL DISTANCE OF 514.55 FEET TO A CONCRETE TxDOT MONUMENT 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 5211.70 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. 152977, 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;

WITH SAID REVERSE CURVE TO THE LEFT AN ARC LENGTH OF 290.26 FEET TO A 5/8" IRON ROD WITH CAP STAMPED "TXRCS" SET IN THE EAST LINE OF SAID OLSEN 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 SOUTHWEST 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. 161898, OPRECT.

THENCE S 30°52'40" E, ALONG THE EAST LINE OF SAID OLSEN HIGLEY/UNIVERSITY PROPERTIES TRACT AND THE COMMON WEST LINE OF SAID STANLEY LISKA TRACT, A DISTANCE 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 DEED TO STANLEY JOSEPH LISKA AND BARBARA MAY LISKA, RECORDED IN INSTRUMENT NO. 223623, OPRECT, CONTINUING ALONG THE NORTH LINE OF SAID CALLED TO 185 ACRE LISKA TRACT, A TOTAL DISTANCE OF 1075.10 FEET TO A 5/8" IRON ROD WITH CAP STAMPED "TXRCS" SET FOR THE NORTHWEST CORNER OF SAID CALLED TO 185 ACRE LISKA TRACT AND IN THE WEST LINE OF SAID OLSEN HIGLEY/UNIVERSITY PROPERTIES TRACT AND IN THE COMMON EAST LINE OF THAT TRACT OF LAND DESCRIBED IN DEED TO ROYCE L. TROJACEK AND SHERYN M. TROJACEK, RECORDED IN INSTRUMENT NO. 2040271, OPRECT.

THENCE N 30°58'00" W, ALONG THE WEST LINE OF SAID OLSEN HIGLEY/UNIVERSITY PROPERTIES TRACT AND THE COMMON EAST LINE OF THAT TRACT OF LAND DESCRIBED IN DEED TO ROYCE TROJACEK AND DEBBIE TROJACEK, RECORDED IN VOLUME 1613, PAGE 699, OPRECT, AND THE COMMON EAST LINE OF SAID MORSE ADDITION, A DISTANCE OF 1517.95 FEET TO THE POINT OF BEGINNING, AND CONTAINING 29.509 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 SURVEYORS' STANDARDS AND SPECIFICATIONS FOR A CATEGORY 1A, CONDITION IV SURVEY.

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

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, FOR RESEARCH OF EASEMENTS.

UTILITIES SHOWN HEREON ARE FROM OBSERVED EVIDENCE OF VISIBLE APPURTENANCES.

THE SUBJECT PROPERTY LIES WITHIN ZONE "0", DEFINED AS "AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN", ACCORDING TO THE THE FLOOD INSURANCE RATE MAP NO. 48139C0300F DATED JUNE 3, 2015 AS PUBLISHED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY.

THE FOLLOWING ITEMS SHOWN IN SCHEDULE A 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. 2017-0602-08. 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 C 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 EFFECT, IF ANY, ON THE SUBJECT PROPERTY:

- TPL COMPANY EASEMENT AND ROW VOL. 378, PG. 359, OPRECT
- TPL COMPANY EASEMENTS VOL. 412, PG. 470, OPRECT
- TPL COMPANY EASEMENTS VOL. 418, PG. 1, OPRECT

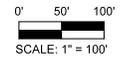
LAND TITLE SURVEY
29.509 ACRES

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 E.T.J. OF THE CITY OF ENNIS, ELLIS COUNTY, TEXAS

PROJECT NO. 19151

TEXAS REALITY CAPTURE & SURVEYING, LLC

P.O. BOX 252
WAKARUSA, TEXAS 75168
409.618.0209
TRPLS.FIRM@TRPLS.COM



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 COUNTY, TEXAS
- (XXX) INDICATE RECORD OR DEED CALLS
- ROW RIGHT-OF-WAY

60' ACCESS EASEMENT DESCRIPTION:

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:

BEGINNING AT A NAIL FOUND FOR THE SOUTHWEST CORNER OF SAID OLSEN HIGLEY/UNIVERSITY PROPERTIES TRACT AND THE COMMON SOUTHWEST CORNER OF THAT TRACT OF LAND DESCRIBED IN DEED TO ROYCE L. TROJACEK AND SHERYN M. TROJACEK, RECORDED IN INSTRUMENT NO. 2040271, OPRECT, AND IN THE NORTH LINE OF THAT TRACT OF LAND DESCRIBED IN DEED TO WILLIAM A. SIMMONS AND JACLYN SIMMONS, RECORDED IN INSTRUMENT NO. 2021198, OPRECT, AND IN THE APPROXIMATE CENTERLINE OF LISKA ROAD (A VARIABLE WIDTH UNRECORDED AND DEDICATED ROW), FROM WHICH A 5/8" IRON ROD WITH CAP STAMPED "TXRCS" FOUND FOR AN INTERIOR ELL CORNER OF SAID ROYCE TROJACEK TRACT BEARS S 59°17'42" W, A DISTANCE OF 165.64 FEET;

THENCE N 30°58'00" W, ALONG THE WEST LINE OF SAID OLSEN HIGLEY/UNIVERSITY PROPERTIES TRACT AND THE COMMON EAST LINE OF SAID ROYCE TROJACEK TRACT, A DISTANCE OF 645.34 FEET TO A 5/8" IRON ROD WITH CAP STAMPED "TXRCS" SET FOR CORNER, FROM WHICH A 1/2" IRON ROD WITH CAP STAMPED "BY-LINE SURVEYING" FOUND FOR THE NORTHWEST CORNER OF SAID OLSEN HIGLEY/UNIVERSITY PROPERTIES TRACT AND THE COMMON NORTHEAST CORNER OF SAID MORSE ADDITION, SAME BEING IN THE SOUTH ROW LINE OF STATE HIGHWAY 287 BYPASS (A VARIABLE WIDTH ROW) BEARS N 30°58'00" W, A DISTANCE OF 1517.99 FEET;

THENCE N 59°14'34" E, OVER AND ACROSS SAID OLSEN HIGLEY/UNIVERSITY PROPERTIES TRACT, A DISTANCE OF 60.00 FEET TO A POINT FOR CORNER, FROM WHICH A 1/2" IRON ROD FOUND FOR AN INTERIOR ELL CORNER OF SAID OLSEN HIGLEY/UNIVERSITY PROPERTIES TRACT AND THE COMMON NORTHWEST CORNER OF LOT 1, LISKA ROAD ADDITION, RECORDED IN CABINET C, SLIDE 269, OPRECT, BEARS N 59°14'34" E, A DISTANCE OF 626.82 FEET;

THENCE S 30°58'00" E, OVER AND ACROSS SAID OLSEN HIGLEY/UNIVERSITY PROPERTIES TRACT, A DISTANCE OF 645.34 FEET TO A POINT FOR CORNER IN THE SOUTH LINE OF SAID OLSEN HIGLEY/UNIVERSITY PROPERTIES TRACT AND THE COMMON NORTH LINE OF SAID SIMMONS TRACT, AND IN THE APPROXIMATE CENTERLINE OF SAID LISKA ROAD;

THENCE S 59°17'42" W, ALONG THE SOUTH LINE OF SAID OLSEN HIGLEY/UNIVERSITY PROPERTIES TRACT, THE COMMON NORTH LINE OF SAID SIMMONS TRACT, AND THE APPROXIMATE CENTERLINE OF SAID LISKA ROAD, A DISTANCE OF 60.00 FEET TO THE POINT OF BEGINNING, AND CONTAINING 0.889 ACRES OF LAND, MORE OR LESS.

ROYCE TROJACEK &
DEBBIE TROJACEK
VOL. 1813, PG. 690
OPRECT

ROYCE L. TROJACEK &
SHERYN M. TROJACEK
INST. NO. 2040271
OPRECT

WILLIAM A. SIMMONS &
JACLYN SIMMONS
INST. NO. 2021198
OPRECT

REMAINDER
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
INST. NO. 2139475,
OPRECT

W. MCKINNEY SURVEY,
ABSTRACT NO. 686

Subject Property

60FT Access & Utility Easement

Liska Road

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 PROVIDED BY TITLE PARTNERS, LLC ISSUED ON AUGUST 26, 2021, BY CHICAGO TITLE INSURANCE COMPANY OF NO. 2001282T, FOR RESEARCH OF EASEMENTS.

UTILITIES 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 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 AUGUST 26, 2021, BY CHICAGO TITLE INSURANCE COMPANY OF NO. 2001282T, APPEAR TO NOT HAVE AN AFFECT ON THE SUBJECT PROPERTY:

- INGRESS AND EGRESS EASEMENT: VOL. 408, PG. 521, OPRECT & VOL. 465, PG. 68, OPRECT
- SOUTHWESTERN BELL TELEPHONE COMPANY EASEMENT: VOL. 574, PG. 143, OPRECT
- THE STATE OF TEXAS EASEMENTS: INST. NO. 1529378, OPRECT
- TP&L COMPANY EASEMENT: VOL. 622, PG. 446, OPRECT
- AGREEMENT BETWEEN FREDDIE WAYNE HOLEY AND THE CITY OF ENNIS, TEXAS: INST. NO. 1732881, OPRECT

THE FOLLOWING ITEMS SHOWN IN SCHEDULE B OF TITLE COMMITMENT PROVIDED BY TITLE PARTNERS, LLC ISSUED ON AUGUST 26, 2021, BY CHICAGO TITLE INSURANCE COMPANY OF NO. 2001282T, HAVE A DESCRIPTION THAT IS AMBIGUOUS IN NATURE, THEREFORE THE SURVEYOR IS UNABLE TO DETERMINE THE AFFECT, IF ANY, ON THE SUBJECT PROPERTY.

- P&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

PROPERTY DESCRIPTION:

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:

BEGINNING AT A NAIL FOUND FOR THE SOUTHWEST CORNER OF SAID OLSEN HIGLEY/UNIVERSITY PROPERTIES TRACT AND THE COMMON SOUTHWEST CORNER OF THAT TRACT OF LAND DESCRIBED IN DEED TO ROYCE L. TROJACEK AND SHERYN M. TROJACEK, RECORDED IN INSTRUMENT NO. 2040271, OPRECT, AND IN THE NORTH LINE OF THAT TRACT OF LAND DESCRIBED IN DEED TO WILLIAM A. SIMMONS AND JACLYN SIMMONS, RECORDED IN INSTRUMENT NO. 2021198, OPRECT, AND IN THE APPROXIMATE CENTERLINE OF LISKA ROAD (A VARIABLE WIDTH UNRECORDED AND DEDICATED ROW), FROM WHICH A 5/8" IRON ROD WITH CAP STAMPED "TXRCS" FOUND FOR AN INTERIOR ELL CORNER OF SAID ROYCE TROJACEK TRACT BEARS S 59°17'42" W, A DISTANCE OF 165.64 FEET;

THENCE N 30°58'00" W, ALONG THE WEST LINE OF SAID OLSEN HIGLEY/UNIVERSITY PROPERTIES TRACT AND THE COMMON EAST LINE OF SAID ROYCE TROJACEK TRACT, A DISTANCE OF 645.34 FEET TO A 5/8" IRON ROD WITH CAP STAMPED "TXRCS" SET FOR CORNER, FROM WHICH A 1/2" IRON ROD WITH CAP STAMPED "BY-LINE SURVEYING" FOUND FOR THE NORTHWEST CORNER OF SAID OLSEN HIGLEY/UNIVERSITY PROPERTIES TRACT AND THE COMMON NORTHEAST CORNER OF SAID MORSE ADDITION, SAME BEING IN THE SOUTH ROW LINE OF STATE HIGHWAY 287 BYPASS (A VARIABLE WIDTH ROW) BEARS N 30°58'00" W, A DISTANCE OF 1517.99 FEET;

THENCE N 59°14'34" E, OVER AND ACROSS SAID OLSEN HIGLEY/UNIVERSITY PROPERTIES TRACT, A DISTANCE OF 60.00 FEET TO A POINT FOR CORNER, FROM WHICH A 1/2" IRON ROD FOUND FOR AN INTERIOR ELL CORNER OF SAID OLSEN HIGLEY/UNIVERSITY PROPERTIES TRACT AND THE COMMON NORTHWEST CORNER OF LOT 1, LISKA ROAD ADDITION, RECORDED IN CABINET C, SLIDE 269, OPRECT, FROM WHICH A 5/8" IRON ROD WITH CAP STAMPED "TXRCS" FOUND FOR AN ELL CORNER OF SAID OLSEN HIGLEY/UNIVERSITY PROPERTIES TRACT AND THE COMMON NORTHEAST CORNER OF THAT TRACT OF LAND DESCRIBED IN DEED TO STANLEY JOE LISKA AND BARBARA MAY LISKA, RECORDED IN VOLUME 572, PAGE 64, OPRECT BEARS N 59°14'34" E, A DISTANCE OF 388.28 FEET;

THENCE S 31°01'18" E, ALONG AN EAST LINE OF SAID OLSEN HIGLEY/UNIVERSITY PROPERTIES TRACT AND THE COMMON WEST LINE OF SAID LISKA ROAD ADDITION, PASSING A 5/8" IRON ROD WITH CAP STAMPED "TXRCS" SET FOR WITNESS AT A DISTANCE OF 615.97 FEET, IN ALL A TOTAL DISTANCE OF 645.97 FEET TO THE SOUTHWEST CORNER OF SAID OLSEN HIGLEY/UNIVERSITY PROPERTIES TRACT AND THE COMMON SOUTHWEST CORNER OF SAID LISKA ROAD ADDITION, SAME BEING IN THE NORTH LINE OF THAT TRACT OF LAND DESCRIBED IN DEED TO LINDA EDWARDS, CAROLYN HAYNES, BARBARA MITCHELL, JUDY KUDRNA, AND EDWIN G. LANGER, RECORDED IN VOLUME 2670, PAGE 2219, OPRECT, AND IN THE APPROXIMATE CENTERLINE OF SAID LISKA ROAD, FROM WHICH A 1/2" IRON ROD FOUND FOR THE SOUTHWEST CORNER OF THAT TRACT OF LAND DESCRIBED IN DEED TO FREDDIE WAYNE HOLEY, RECORDED IN VOLUME 870, PAGE 93, OPRECT BEARS N 59°17'42" E, A DISTANCE OF 385.56 FEET;

THENCE S 59°17'42" W, ALONG THE SOUTH LINE OF SAID OLSEN HIGLEY/UNIVERSITY PROPERTIES TRACT, THE COMMON NORTH LINE OF SAID LINDA EDWARDS TRACT, THE COMMON NORTH LINE OF SAID SIMMONS TRACT, AND THE COMMON APPROXIMATE CENTERLINE OF SAID LISKA ROAD, A DISTANCE OF 687.45 FEET TO THE POINT OF BEGINNING, AND CONTAINING 10.185 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
JEREMY D. RUCKMAN
REGISTRATION NUMBER 8707
DATED: 08/26/2022



LINDA EDWARDS, CAROLYN HAYNES,
BARBARA MITCHELL, JUDY KUDRNA, &
EDWIN G. LANGER
VOL. 2670, PG. 2219
OPRECT

REMAINDER
FREDDIE WAYNE HOLEY
VOL. 870, PG. 93
OPRECT

**LAND TITLE SURVEY
10.185 ACRES**

SITUATED IN THE
W. MCKINNEY SURVEY, ABSTRACT NO. 686
AND THE
W. ROSE SURVEY, ABSTRACT NO. 905,
ELLIS COUNTY, TEXAS

PROJECT NO. 19186

TEXAS REALITY CAPTURE & SURVEYING, LLC

P.O. BOX 252
WACO, TEXAS 76716-0252
469.518.0238
TPI&S FRM NO. 101144359

