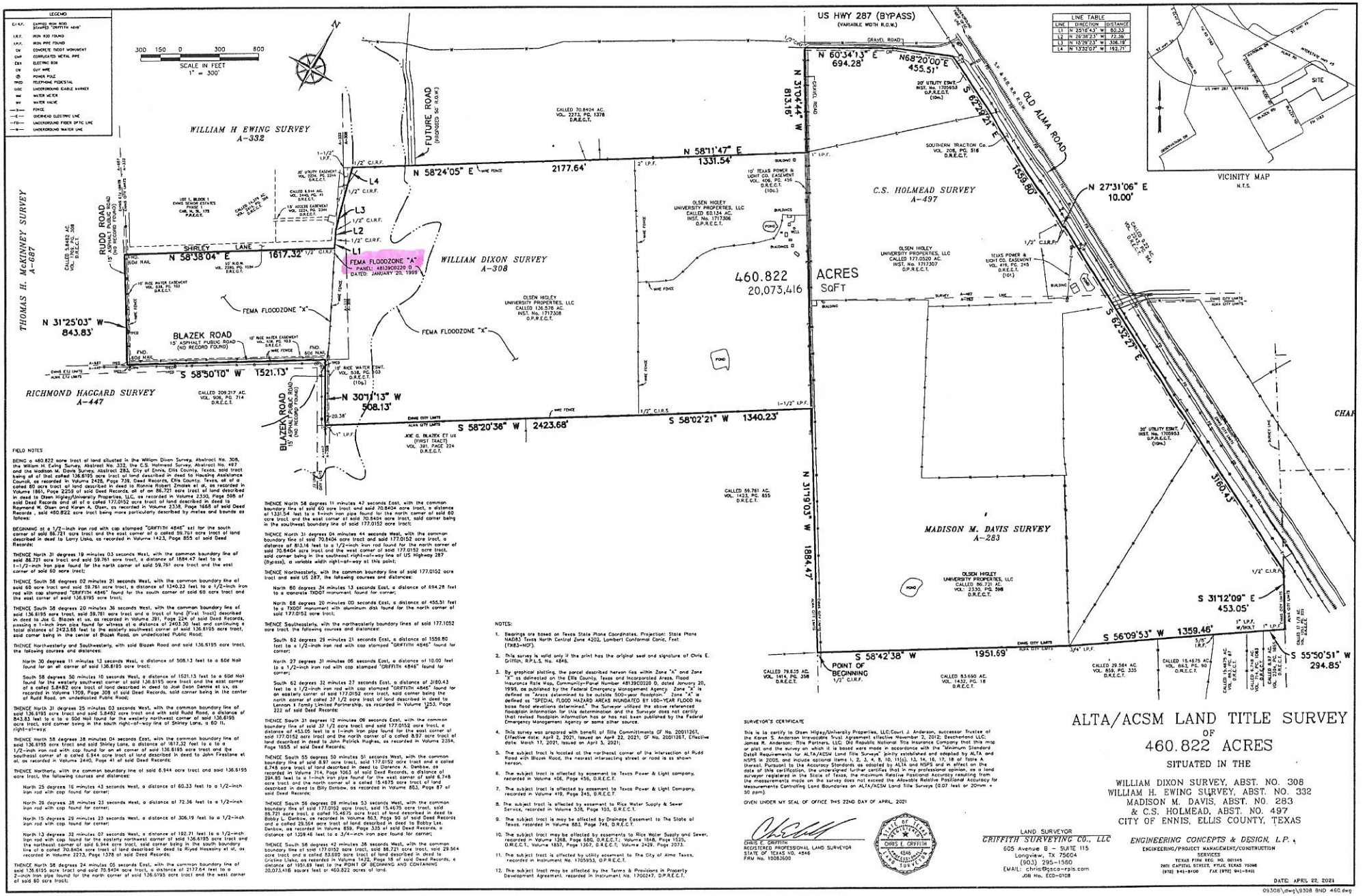
City of Ennis



FIELD NOTES

BEING a 460.822 acre tract of land situated in the William Dixon Survey, Abstract No. 308, the William H. Ewing Survey, Abstract No. 332, the C.S. Holmead Survey, Abstract No. 497 and the Madison M. Davis Survey, Abstract 283, City of Ennis, Ellis County, Texas, said tract being all of that called 136.6195 acre tract of land described in deed to Housing Assistance Council, as recorded in Volume 2428, Page 739, Deed Records, Ellis County, Texas, all of a called 60 acre tract of land described in deed to Ronnie Robert Zmolek et al, as recorded in Volume 1861, Page 2259 of said Deed Records, all of an 86.721 acre tract of land described in deed to Olsen Higley/University Properties, LLC, as recorded in Volume 2330, Page 598 of said Deed Records and all of a called 177.0152 acre tract of land described in deed to Raymond W. Olsen and Karen A. Olsen, as recorded in Volume 2338, Page 1668 of said Deed Records , said 460.822 acre tract being more particularly described by metes and bounds as follows:

BEGINNING at a 1/2-inch iron rod with cap stamped "GRIFFITH 4846" set for the south corner of said 86.721 acre tract and the east corner of a called 59.761 acre tract of land described in deed to Larry Liska, as recorded in Volume 1423, Page 855 of said Deed Records;

THENCE North 31 degrees 19 minutes 03 seconds West, with the common boundary line of said 86.721 acre tract and said 59.761 acre tract, a distance of 1884.47 feet to a 1-1/2-inch iron pipe found for the north corner of said 59.761 acre tract and the east corner of said 60 acre tract;

THENCE South 58 degrees 02 minutes 21 seconds West, with the common boundary line of said 60 acre tract and said 59.761 acre tract, a distance of 1340.23 feet to a 1/2-inch iron rod with cap stamped "GRIFFITH 4846" found for the south corner of said 60 acre tract and the east corner of said 136.6195 acre tract;

THENCE South 58 degrees 20 minutes 36 seconds West, with the common boundary line of said 136.6195 acre tract, said 59.781 acre tract and a tract of land (First Tract) described in deed to Joe G. Blazek et ux, as recorded in Volume 391, Page 224 of said Deed Records, passing a 1-inch iron pipe found for witness at a distance of 2403.30 feet and continuing a total distance of 2423.68 feet to the easterly southwest corner of said 136.6195 acre tract, said corner being in the center of Blazek Road, an undedicated Public Road;

THENCE Northwesterly and Southwesterly, with said Blazek Road and said 136.6195 acre tract, the following courses and distances:

North 30 degrees 11 minutes 13 seconds West, a distance of 508.13 feet to a 60d Nail found for an ell corner of said 136.6195 acre tract;

South 58 degrees 50 minutes 10 seconds West, a distance of 1521.13 feet to a 60d Nail found for the westerly southeast corner of said 136.6195 acre tract and the east corner of a called 3.8482 acre tract of land described in deed to Joel David Zonne et ux, as recorded in Volume 1709, Page 308 of said Deed Records, said corner being in the center of Rudd Road, an undedicated Public Road;

THENCE North 31 degrees 25 minutes 03 seconds West, with the common boundary line of said 136.6195 acre tract and said 3.8482 acre tract and with said Rudd Road, a distance of 843.83 feet to a to a 60d Nail found for the westerly northwest corner of said 136.6195 acre tract, said corner being in the south right-of-way line of Shirley Lane, a 60 ft. right-of-way;

THENCE North 58 degrees 38 minutes 04 seconds East, with the common boundary line of said 136.6195 acre tract and said Shirley Lane, a distance of 1617.32 feet to a to a 1/2-inch iron rod with cap found for an ell corner of said 136.6195 acre tract and the southeast corner of a called 6.944 acre tract of land described in deed to John Firestone et al, as recorded in Volume 2440, Page 41 of said Deed Records;

THENCE Northerly, with the common boundary line of said 6.944 acre tract and said 136.6195 acre tract, the following courses and distances:

North 25 degrees 16 minutes 43 seconds West, a distance of 60.33 feet to a 1/2-inch iron rod with cap found for corner;

North 26 degrees 39 minutes 23 seconds West, a distance of 72.36 feet to a 1/2-inch iron rod with cap found for corner;

North 15 degrees 29 minutes 23 seconds West, a distance of 306.19 feet to a 1/2-inch iron rod with cap found for corner;

North 13 degrees 32 minutes 07 seconds West, a distance of 192.71 feet to a 1/2-inch iron rod with cap found for the easterly northwest corner of said 136.6195 acre tract and the northeast corner of said 6.944 acre tract, said corner being in the south boundary line of a called 70.8404 acre tract of land described in deed to Riyad Massalmy et al, as recorded in Volume 2273, Page 1378 of said Deed Records;

THENCE North 58 degrees 24 minutes 05 seconds East, with the common boundary line of said 136.6195 acre tract and said 70.8404 acre tract, a distance of 2177.64 feet to a 2-inch iron pipe found for the north corner of said 136.6195 acre tract and the west corner of said 60 acre tract;

THENCE North 58 degrees 11 minutes 47 seconds East, with the common boundary line of said 60 acre tract and said 70.8404 acre tract, a distance of 1331.54 feet to a 1-inch iron pipe found for the north corner of said 60 acre tract and the east corner of said 70.8404 acre tract, said corner being in the southwest boundary line of said 177.0152 acre tract;

THENCE North 31 degrees 04 minutes 44 seconds West, with the common boundary line of said 70.8404 acre tract and said 177.0152 acre tract, a distance of 813.16 feet to a 1/2-inch iron rod found for the north corner of said 70.8404 acre tract and the west corner of said 177.0152 acre tract, said corner being in the southeast right-of-way line of US Highway 287 (Bypass), a variable width right-of-way at this point;

THENCE Northeasterly, with the common boundary line of said 177.0152 acre tract and said US 287, the following courses and distances:

North 60 degrees 34 minutes 13 seconds East, a distance of 694.28 feet to a concrete TXDOT monument found for corner;

North 68 degrees 20 minutes 00 seconds East, a distance of 455.51 feet to a TXDOT monument with aluminum disk found for the north corner of said 177.0152 acre tract;

THENCE Southeasterly, with the northeasterly boundary lines of said 177.1052 acre tract the following courses and distances:

South 62 degrees 29 minutes 21 seconds East, a distance of 1559.80 feet to a 1/2-inch iron rod with cap stamped "GRIFFITH 4846" found for corner;

North 27 degrees 31 minutes 06 seconds East, a distance of 10.00 feet to a 1/2-inch iron rod with cap stamped "GRIFFITH 4846" found for corner;

South 62 degrees 32 minutes 27 seconds East, a distance of 3180.43 feet to a 1/2-inch iron rod with cap stamped "GRIFFITH 4846" found for an easterly corner of said 177.0152 acre tract, said corner being the north corner of called 37 1/2 acre tract of land described in deed to Lennon & Family Limited Partnership, as recorded in Volume 1253, Page 222 of said Deed Records;

THENCE South 31 degrees 12 minutes 09 seconds East, with the common boundary line of said 37 1/2 acre tract and said 177.0152 acre tract, a distance of 453.05 feet to a 1-inch iron pipe found for the east corner of said 177.0152 acre tract and the north corner of a called 8.97 acre tract of land described in deed to John Patrick Hughes, as recorded in Volume 2394, Page 1655 of said Deed Records;

THENCE South 56 degrees 50 minutes 51 seconds West, with the common boundary line of said 8.97 acre tract, said 177.0152 acre tract and a called 6.748 acre tract of land described in deed to Clarence A. Denbow, as recorded in Volume 214, Page 1063 of said Deed Records, a distance of 294.85 feet to a 1-inch iron pipe found for the west corner of said 6.748 acre tract and the north corner of a called 15.4675 acre tract of land described in deed to Billy Denbow, as recorded in Volume 863, Page 87 of said Deed Records;

THENCE South 56 degrees 09 minutes 53 seconds West, with the common boundary line of said 177.0152 acre tract, said 15.4675 acre tract, said 86.721 acre tract, a called 15.4675 acre tract of land described in deed to Bobby L. Denbow, as recorded in Volume 863, Page 90 of said Deed Records and a called 29.564 acre tract of land described in deed to Bobby Lee Denbow, as recorded in Volume 859, Page 335 of said Deed Records, a distance of 1359.46 feet to a 3/4"-inch iron pipe found for corner;

THENCE South 58 degrees 42 minutes 38 seconds West, with the common boundary line of said 177.0152 acre tract, said 86.721 acre tract, said 29.564 acre tract and a called 83.690 acre tract of land described in deed to Cristine Liska, as recorded in Volume 1432, Page 18 of said Deed Records, a distance of 1951.69 feet to the POINT OF BEGINNING AND CONTAINING 20,073,416 square feet or 460.822 acres of land.

NOTES:

1. Bearings are based on Texas State Plane Coordinates, Projection: State Plane NAD83 Texas North Central Zone 4202, Lambert Conformal Conic, Feet (FIMS=NCF).
2. This survey is valid only if the print has the original seal and signature of Chris E. Griffith, R.P.L.S. No. 4846.
3. By graphical plotting, the parcel described hereon lies within Zone "A" and Zone "X" as delineated on the Ellis County, Texas and Incorporated Areas, Flood Insurance Rate Map, Community-Panel Number 48139C0220 D, dated January 20, 1999, as published by the Federal Emergency Management Agency. Zone "A" is defined as "Areas determined to be outside 500-year floodplain." Zone "X" is defined as "SPECIAL FLOOD HAZARD AREAS INUNDATED BY 100-YEAR FLOOD No base flood elevations determined." The Surveyor utilized the above referenced floodplain information for this determination and the Surveyor does not certify that revised floodplain information has or has not been published by the Federal Emergency Management Agency or some other source.
4. This survey was prepared with benefit of Title Commitments GF No. 20011261, Effective date: April 2, 2021, issued on April 22, 2021; GF No. 20011267, Effective date: March 17, 2021, issued on April 5, 2021;
5. The subject tract is located at the northeast corner of the intersection of Rudd Road with Blazek Road, the nearest intersecting street or road is as shown hereon.
6. The subject tract is affected by easement to Texas Power & Light company, recorded in Volume 406, Page 436, D.R.E.C.T.
7. The subject tract is affected by easement to Texas Power & Light Company, recorded in Volume 419, Page 245, D.R.E.C.T.
8. The subject tract is affected by easement to Rice Water Supply & Sewer Service, recorded in Volume 538, Page 103, D.R.E.C.T.
9. The subject tract is may be affected by Drainage Easement to The State of Texas, recorded in Volume 883, Page 749, D.R.E.C.T.
10. The subject tract may be affected by easements to Rice Water Supply and Sewer, recorded in Volume 1368, Page 680, D.R.E.C.T.; Volume 1848, Page 1535, D.R.E.C.T., Volume 1857, Page 1367, D.R.E.C.T.; Volume 2429, Page 2073.
11. The subject tract is affected by utility easement to The City of Alma Texas, recorded in Instrument No. 1705953, O.P.R.E.C.T.
12. The subject tract may be affected by the Terms & Provisions in Property Development Agreement, recorded in Instrument No. 1700247, O.P.R.E.C.T.

SURVEYOR'S CERTIFICATE

This is to certify to Olsen Higley/University Properties, LLC;Court J. Anderson, successor Trustee of the Karen S. Anderson Irrevocable Trust Agreement effective November 2, 2012; Beechenbend LLC; James R. Anderson; Tilia Partners, LLC; Old Republic National Title Insurance Company that this map or plat and the survey on which it is based were made in accordance with the "Minimum Standard Detail Requirements for ALTA/ACSM Land Title Surveys" jointly established and adopted by ALTA and NSPS in 2005, and include optional items 1, 2, 3, 4, 8, 10, 11(b), 13, 14, 16, 17, 18 of Table A thereof. Pursuant to the Accuracy Standards as adopted by ALTA and NSPS and in effect on the date of this certification, the undersigned further certifies that in my professional opinion, as a land surveyor registered in the State of Texas, the maximum Relative Positional Accuracy resulting from the measurements made on the survey does not exceed the Allowable Relative Positional Accuracy for Measurements Controlling Land Boundaries on ALTA/ACSM Land Title Surveys (0.07 feet or 20mm + 50 ppm).

GIVEN UNDER MY SEAL OF OFFICE THIS 22ND DAY OF APRIL, 2021

CHRIS E. GRIFFITH
REGISTERED PROFESSIONAL LAND SURVEYOR
STATE OF TEXAS NO. 4846
FIRM No. 10083600

STATE OF TEXAS
CHRIS E. GRIFFITH
4846
REGISTERED
LAND SURVEYOR

LAND SURVEYOR
GRIFFITH SURVEYING CO., LLC
605 Avenue B - SUITE 115
Longview, TX 75604
(903) 295-1560
EMAIL: chris@gsco-rpls.com
JOB No. ECG-0108

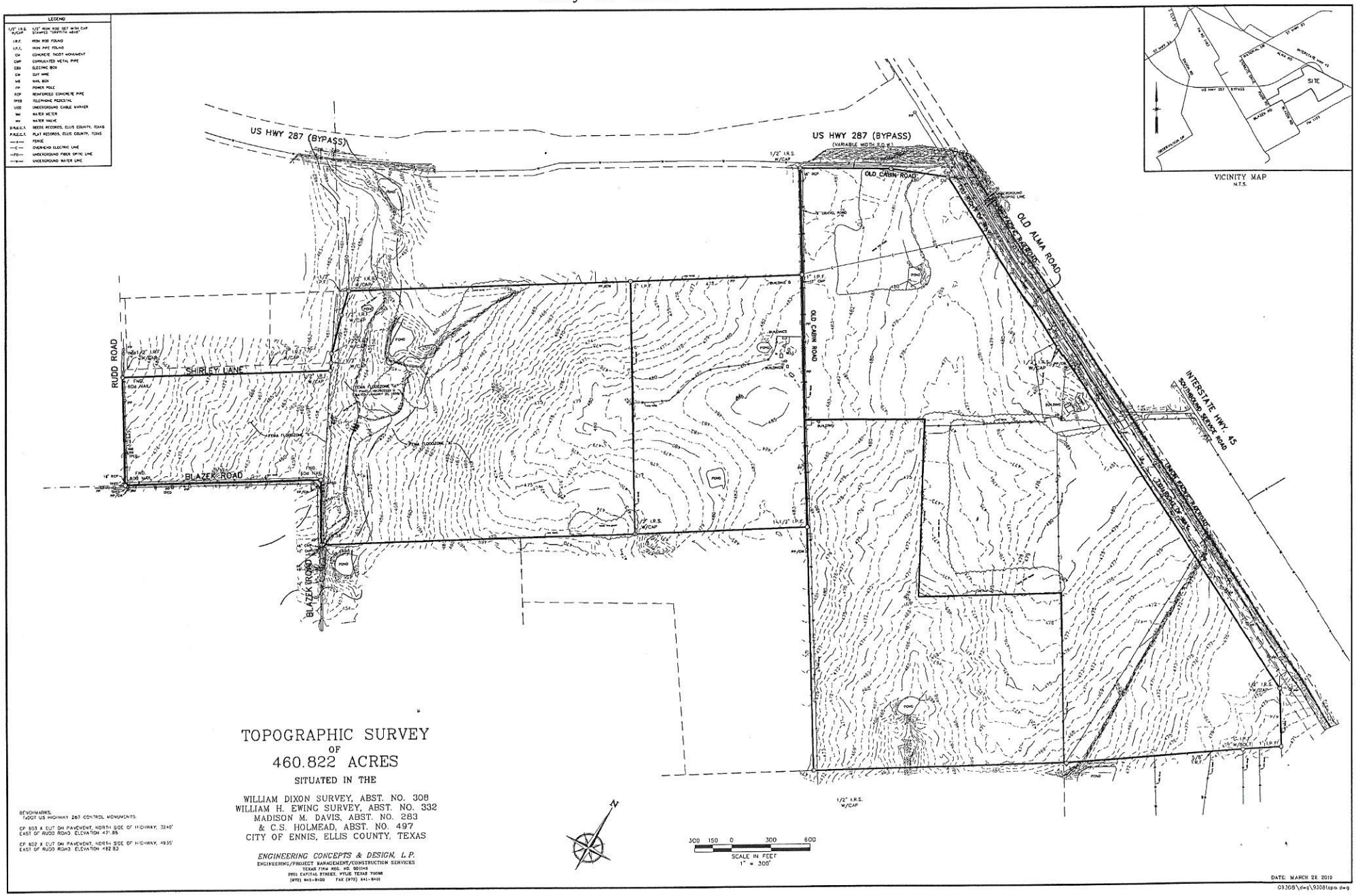
ENGINEERING CONCEPTS & DESIGN, L.P.
ENGINEERING/PROJECT MANAGEMENT/CONSTRUCTION SERVICES
TEXAS FIRM REG. NO. 001949
2601 CAPITAL STREET, FYLIE TEXAS 75098
(972) 941-8400 FAX (972) 941-8401

ALTA/ACSM LAND TITLE SURVEY
OF
460.822 ACRES
SITUATED IN THE
WILLIAM DIXON SURVEY, ABST. NO. 308
WILLIAM H. EWING SURVEY, ABST. NO. 332
MADISON M. DAVIS, ABST. NO. 283
& C.S. HOLMEAD, ABST. NO. 497
CITY OF ENNIS, ELLIS COUNTY, TEXAS

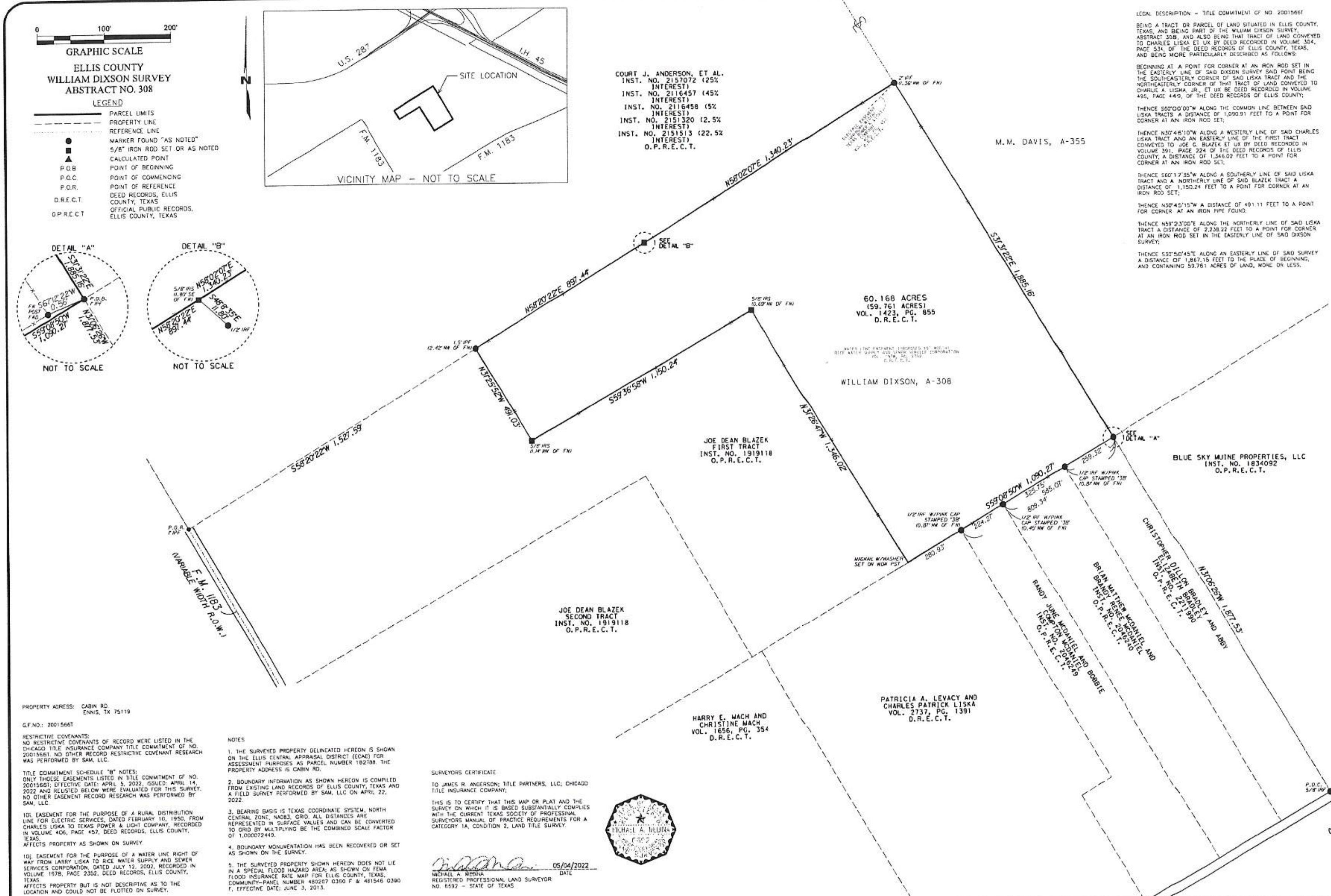
DATE: APRIL 22, 2021

09308\dwg\9308 BND 460.dwg

City of Ennis--460 acres



City of Ennis



LEGAL DESCRIPTION – TITLE COMMITMENT GF NO. 20015667

BEING A TRACT OR PARCEL OF LAND SITUATED IN ELLIS COUNTY, TEXAS, AND BEING PART OF THE WILLIAM DIXSON SURVEY, ABSTRACT 308, AND ALSO BEING THAT TRACT OF LAND CONVEYED TO CHARLES LISKA ET UX BY DEED RECORDED IN VOLUME 304, PAGE 534, OF THE DEED RECORDS OF ELLIS COUNTY, TEXAS, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT FOR CORNER AT AN IRON ROD SET IN THE EASTERLY LINE OF SAID DIXSON SURVEY SAID POINT BEING THE SOUTHEASTERLY CORNER OF SAID LISKA TRACT AND THE NORTHEASTERLY CORNER OF THAT TRACT OF LAND CONVEYED TO CHARLIE A. LISKA, JR., ET UX BE DEED RECORDED IN VOLUME 495, PAGE 449, OF THE DEED RECORDS OF ELLIS COUNTY;

THENCE S60°00'00"W ALONG THE COMMON LINE BETWEEN SAID LISKA TRACTS A DISTANCE OF 1,090.91 FEET TO A POINT FOR CORNER AT AN IRON ROD SET;

THENCE N30°46'10"W ALONG A WESTERLY LINE OF SAID CHARLES LISKA TRACT AND AN EASTERLY LINE OF THE FIRST TRACT CONVEYED TO JOE G. BLAZEK ET UX BY DEED RECORDED IN VOLUME 391, PAGE 224 OF THE DEED RECORDS OF ELLIS COUNTY, A DISTANCE OF 1,346.02 FEET TO A POINT FOR CORNER AT AN IRON ROD SET;

THENCE S60°17'35"W ALONG A SOUTHERLY LINE OF SAID LISKA TRACT AND A NORTHERLY LINE OF SAID BLAZEK TRACT A DISTANCE OF 1,150.24 FEET TO A POINT FOR CORNER AT AN IRON ROD SET;

THENCE N30°45'15"W A DISTANCE OF 491.11 FEET TO A POINT FOR CORNER AT AN IRON PIPE FOUND;

THENCE N59°23'00"E ALONG THE NORTHERLY LINE OF SAID LISKA TRACT A DISTANCE OF 2,238.22 FEET TO A POINT FOR CORNER AT AN IRON ROD SET IN THE EASTERLY LINE OF SAID DIXSON SURVEY;

THENCE S30°50'45"E ALONG AN EASTERLY LINE OF SAID SURVEY A DISTANCE OF 1,867.15 FEET TO THE PLACE OF BEGINNING, AND CONTAINING 59.761 ACRES OF LAND, MORE OR LESS.

NEW METES & BOUNDS DESCRIPTION

BEING 60.168 ACRES OF LAND, MORE OR LESS, SITUATED IN THE COUNTY OF ELLIS, STATE OF TEXAS, AND BEING OUT OF THE WILLIAM DIXSON SURVEY, ABSTRACT NUMBER 308, AND BEING THAT TRACT OF LAND DESCRIBED IN THE DEED TO LARRY LISKA, RECORDED IN VOLUME 1423, PAGE 855 OF THE DEED RECORDS, ELLIS COUNTY, TEXAS (D.R.E.C.T.), WHICH IS MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT A 5/8 INCH IRON ROD FOUND FOR THE SOUTHWEST CORNER OF A TRACT OF LAND DESCRIBED IN THE DEED TO BLUE SKY MUINE PROPERTIES, LLC, RECORDED IN INSTRUMENT NUMBER 1834092 OF THE OFFICIAL PUBLIC RECORDS, ELLIS COUNTY, TEXAS (O.P.R.E.C.T.), AND THE SOUTHEAST CORNER OF A TRACT OF LAND DESCRIBED IN THE DEED TO CHRISTOPHER DILLON BRADLEY AND ABBY ELIZABETH BRADLEY, RECORDED IN INSTRUMENT NUMBER 2211990 OF SAID O.P.R.E.C.T., ALSO BEING IN THE EXISTING NORTH RIGHT-OF-WAY LINE OF F.M. 1183, A VARIABLE WIDTH RIGHT-OF-WAY;

THENCE N 31°06'26" W, ALONG THE COMMON LINE OF SAID BLUE SKY MUINE PROPERTIES TRACT AND SAID BRADLEY TRACT, A DISTANCE OF 1,877.53 FEET TO A 1 INCH IRON PIPE FOUND FOR THE SOUTHEAST CORNER OF SAID LISKA TRACT, THE NORTHWEST CORNER OF SAID BLUE SKY MUINE PROPERTIES TRACT, AND THE NORTHEAST CORNER OF SAID BRADLEY TRACT, AND THE POINT OF BEGINNING;

1) THENCE S 59°08'50" W, ALONG THE SOUTH LINE OF SAID LISKA TRACT AND THE NORTH LINE OF SAID BRADLEY TRACT, PASSING A 1/2 INCH IRON ROD WITH PINK CAP STAMPED ?38?FOUND FOR THE NORTHWEST CORNER OF SAID BRADLEY TRACT AND THE NORTHEAST CORNER OF A TRACT OF LAND DESCRIBED IN THE DEED TO BRIAN MATTHEW MCDANIEL AND BRANDY RENEE MCDANIEL, RECORDED IN DOCUMENT NUMBER 2046240 OF SAID O.P.R.E.C.T. AT A DISTANCE OF 259.32 FEET, CONTINUING WITH THE SOUTH LINE OF SAID LISKA TRACT AND THE NORTH LINE OF SAID MCDANIEL TRACT, PASSING A 1/2 INCH IRON ROD WITH PINK CAP STAMPED ?38? FOUND FOR THE NORTHWEST CORNER OF SAID MCDANIEL TRACT AND THE NORTHEAST CORNER OF A TRACT OF LAND DESCRIBED IN THE DEED TO RANDY JUNE MCDANIEL AND BOBBIE COMPTON MCDANIEL, RECORDED IN INSTRUMENT NUMBER 2046249 OF SAID O.P.R.E.C.T. AT A DISTANCE OF 585.07 FEET, CONTINUING WITH THE SOUTH LINE OF SAID LISKA TRACT AND THE NORTH LINE OF SAID MCDANIEL TRACT (INSTRUMENT NUMBER 2046249), PASSING A 1/2 INCH IRON ROD WITH PINK CAP STAMPED ?38? FOUND FOR THE NORTHWEST CORNER OF SAID MCDANIEL TRACT (INSTRUMENT NUMBER 2046249) AND THE NORTHEAST CORNER OF A TRACT OF LAND DESCRIBED IN THE DEED TO PATRICIA A. LEVACY AND CHARLES PATRICK LISKA, RECORDED IN VOLUME 2737, PAGE 1391 OF SAID D.R.E.C.T. AT A DISTANCE OF 809.34 FEET, CONTINUING WITH THE SOUTH LINE OF SAID LISKA TRACT AND THE NORTH LINE OF SAID LEVACY AND LISKA TRACT FOR A TOTAL DISTANCE OF 1,090.27 FEET TO A MAG NAIL WITH WASHER SET ON A WOODEN POST FOR THE MOST SOUTHERLY SOUTHWEST CORNER OF SAID LISKA TRACT AND THE MOST EASTERLY SOUTHEAST CORNER OF A TRACT OF LAND DESCRIBED AS FIRST TRACT IN THE DEED TO JOE DEAN BLAZEK, RECORDED IN INSTRUMENT NUMBER 1919118 OF SAID O.P.R.E.C.T.;

2) THENCE N 31°26'47" W, ALONG THE WEST LINE OF SAID LISKA TRACT AND THE EAST LINE OF SAID BLAZEK TRACT, A DISTANCE OF 1,346.02 FEET TO A 5/8 INCH IRON ROD SET FOR AN INTERIOR ELL CORNER OF SAID LISKA TRACT AND THE MOST EASTERLY NORTHEAST CORNER OF SAID BLAZEK TRACT;

3) THENCE S 59°36'58" W, CONTINUING ALONG THE SOUTH LINE OF SAID LISKA TRACT AND THE NORTH LINE OF SAID BLAZEK TRACT, A DISTANCE OF 1,150.24 FEET TO A 5/8 INCH IRON ROD SET FOR THE MOST WESTERLY SOUTHWEST CORNER OF SAID LISKA TRACT AND AN INTERIOR ELL CORNER OF SAID BLAZEK TRACT;

4) THENCE N 31°25'52" W, ALONG THE WEST LINE OF SAID LISKA TRACT AND THE EAST LINE OF SAID BLAZEK TRACT, A DISTANCE OF 491.03 FEET TO A 1 1/2 INCH IRON PIPE FOUND FOR THE MOST NORTHERLY NORTHWEST CORNER OF SAID LISKA TRACT AND THE MOST NORTHERLY NORTHEAST CORNER OF SAID BLAZEK TRACT, ALSO BEING IN THE SOUTH LINE OF A TRACT OF LAND DESCRIBED IN THE DEEDS TO COURT J. ANDERSON, ET AL., RECORDED IN INSTRUMENT NUMBER 2157072 (25% INTEREST), INSTRUMENT NUMBER 2116457 (45% INTEREST), INSTRUMENT NUMBER 2116458 (5% INTEREST), INSTRUMENT NUMBER 2151320 (2.5% INTEREST), AND INSTRUMENT NUMBER 2151513 (22.5% INTEREST) OF SAID O.P.R.E.C.T., FROM WHICH A 1 INCH IRON PIPE FOUND BEARS S 58°20'22" W A DISTANCE OF 1,527.59 FEET;

5) THENCE N 58°20'22" E, ALONG THE NORTH LINE OF SAID LISKA TRACT AND THE SOUTH LINE OF SAID ANDERSON TRACT, A DISTANCE OF 897.44 FEET TO A 5/8 INCH IRON ROD SET FOR AN ANGLE POINT, FROM WHICH A 1/2 INCH IRON ROD FOUND BEARS S 48°08'35" E A DISTANCE OF 11.80 FEET;

6) THENCE N 58°02'07" E, CONTINUING ALONG THE NORTH LINE OF SAID LISKA TRACT AND THE SOUTH LINE OF SAID ANDERSON TRACT, A DISTANCE OF 1,340.23 FEET TO A 2 INCH IRON PIPE FOUND FOR THE NORTHEAST CORNER OF SAID LISKA TRACT AND AN INTERIOR ELL CORNER OF SAID ANDERSON TRACT;

7) THENCE S 31°31'22" E, ALONG THE EAST LINE OF SAID LISKA TRACT AND THE WEST LINE OF SAID ANDERSON TRACT, A DISTANCE OF 1,885.16 FEET TO THE POINT OF BEGINNING, CONTAINING 2,620,919.84 SQUARE FEET (60.168 ACRES) OF LAND, MORE OR LESS.

PROPERTY ADRESS: CABIN RD.
ENNIS, TX 75119

G.F.NO.: 20015667

RESTRICTIVE COVENANTS:
NO RESTRICTIVE COVENANTS OF RECORD WERE LISTED IN THE CHICAGO TITLE INSURANCE COMPANY TITLE COMMITMENT GF NO. 20015667. NO OTHER RECORD RESTRICTIVE COVENANT RESEARCH WAS PERFORMED BY SAM, LLC.

TITLE COMMITMENT SCHEDULE "B" NOTES:
ONLY THOESE EASEMENTS LISTED IN TITLE COMMITMENT GF NO. 20015667; EFFECTIVE DATE: APRIL 5, 2022, ISSUED: APRIL 14, 2022 AND RELISTED BELOW WERE EVALUATED FOR THIS SURVEY. NO OTHER EASEMENT RECORD RESEARCH WAS PERFORMED BY SAM, LLC.

10i. EASEMENT FOR THE PURPOSE OF A RURAL DISTRIBUTION LINE FOR ELECTRIC SERVICES, DATED FEBRUARY 10, 1950, FROM CHARLES LISKA TO TEXAS POWER & LIGHT COMPANY, RECORDED IN VOLUME 406, PAGE 457, DEED RECORDS, ELLIS COUNTY, TEXAS.
AFFECTS PROPERTY AS SHOWN ON SURVEY.

10j. EASEMENT FOR THE PURPOSE OF A WATER LINE RIGHT OF WAY FROM LARRY LISKA TO RICE WATER SUPPLY AND SEWER SERVICES CORPORATION, DATED JULY 12, 2002, RECORDED IN VOLUME 1978, PAGE 2352, DEED RECORDS, ELLIS COUNTY, TEXAS.
AFFECTS PROPERTY BUT IS NOT DESCRIPTIVE AS TO THE LOCATION AND COULD NOT BE PLOTTED ON SURVEY.

NOTES

1. THE SURVEYED PROPERTY DELINEATED HEREON IS SHOWN ON THE ELLIS CENTRAL APPRAISAL DISTRICT (ECAD) FOR ASSESSMENT PURPOSES AS PARCEL NUMBER 182788. THE PROPERTY ADDRESS IS CABIN RD.

2. BOUNDARY INFORMATION AS SHOWN HEREON IS COMPILED FROM EXISTING LAND RECORDS OF ELLIS COUNTY, TEXAS AND A FIELD SURVEY PERFORMED BY SAM, LLC ON APRIL 22, 2022.

3. BEARING BASIS IS TEXAS COORDINATE SYSTEM, NORTH CENTRAL ZONE, NAD83, GRID. ALL DISTANCES ARE REPRESENTED IN SURFACE VALUES AND CAN BE CONVERTED TO GRID BY MULTIPLYING BE THE COMBINED SCALE FACTOR OF 1.000072449.

4. BOUNDARY MONUMENTATION HAS BEEN RECOVERED OR SET AS SHOWN ON THE SURVEY.

5. THE SURVEYED PROPERTY SHOWN HEREON DOES NOT LIE IN A SPECIAL FLOOD HAZARD AREA; AS SHOWN ON FEMA FLOOD INSURANCE RATE MAP FOR ELLIS COUNTY, TEXAS, COMMUNITY-PANEL NUMBER 480207 0390 F & 481546 0390 F, EFFECTIVE DATE: JUNE 3, 2013.

SURVEYORS CERTIFICATE

TO JAMES R. ANDERSON; TITLE PARTNERS, LLC; CHICAGO TITLE INSURANCE COMPANY;

THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED SUBSTANTIALLY COMPLIES WITH THE CURRENT TEXAS SOCIETY OF PROFESSINAL SURVEYORS MANUAL OF PRACTICE REQUIREMENTS FOR A CATEGORY 1A, CONDITION 2, LAND TITLE SURVEY.

05/04/2022
DATE

MICHAEL A. MEDINA
REGISTERED PROFESSIONAL LAND SURVEYOR
NO. 6592 – STATE OF TEXAS

SAM™

1341 W. MOCKINGBIRD LANE, SUITE 400W,
DALLAS, TX 75247
PH: (214) 631-7888
EMAIL: SAM@SAM.BIZ

Texas Firm Registration No. 10064301

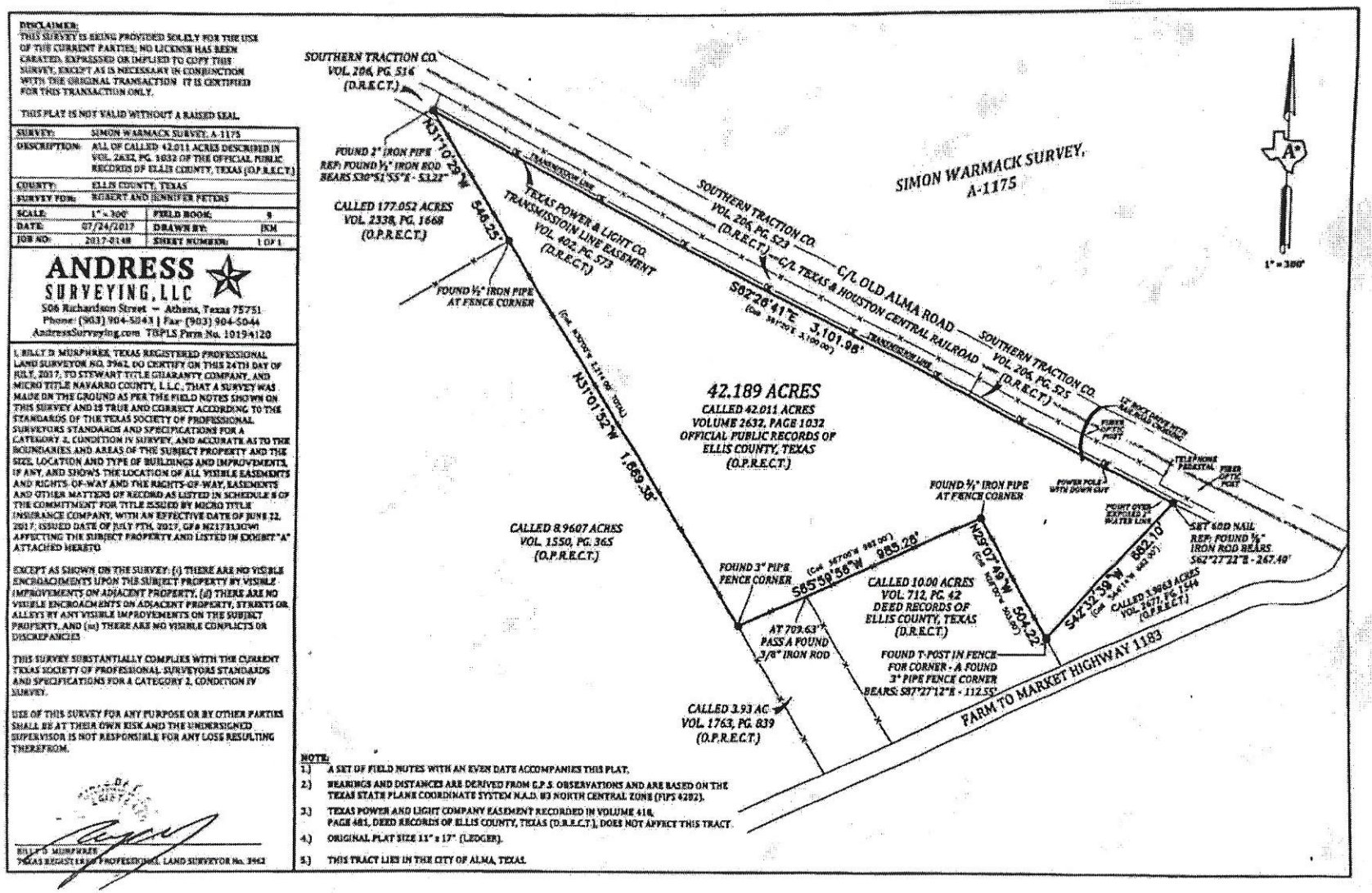
PROJECT: JAMES R. ANDERSON
CABIN RD.

JOB NUMBER:	69959
DATE:	4-22-2022
SCALE:	1"=200'
SURVEYOR:	M. MEDINA
TECHNICIAN:	E. TARBELL
DRAWING:	60.167 AC SURVEY
TRACT ID:	---
PARTYCHIEF:	B. KAY
FIELDBOOKS:	67433

LAND TITLE SURVEY
60.168 ACRES
WILLIAM DIXSON SURVEY
ABSTRACT NO. 308
ELLIS COUNTY, TEXAS

SHEET 1
OF 1

PATH:\\SAMINC\SAL\PROJECTS\1022069959\100\SURVEY\02SURVEY\MICROSTATION\EXHIBITS\LISKA SURVEY.DGN



DISCLAIMER:
THIS SURVEY IS BEING PROVIDED SOLELY FOR THE USE OF THE CURRENT PARTIES; NO LICENSE HAS BEEN CREATED, EXPRESSED OR IMPLIED TO COPY THIS SURVEY, EXCEPT AS IS NECESSARY IN CONJUNCTION WITH THE ORIGINAL TRANSACTION IT IS CERTIFIED FOR THIS TRANSACTION ONLY.

THIS PLAT IS NOT VALID WITHOUT A RAISED SEAL.

SURVEY:	SIMON WARMACK SURVEY, A-1175		
DESCRIPTION:	ALL OF CALLED 42.011 ACRES DESCRIBED IN VOL. 2632, PG. 1032 OF THE OFFICIAL PUBLIC RECORDS OF ELLIS COUNTY, TEXAS (O.P.R.E.C.T.)		
COUNTY:	ELLIS COUNTY, TEXAS		
SURVEY FOR:	ROBERT AND JENNIFER PETTUS		
SCALE:	1" = 300'	FIELD BOOK:	9
DATE:	07/24/2017	DRAWN BY:	JKM
JOB NO:	2017-0148	SHEET NUMBER:	1 OF 1

ANDRESS SURVEYING, LLC
508 Richardson Street – Athens, Texas 75751
Phone: (903) 904-5043 | Fax: (903) 904-5044
AndressSurveying.com TBPLS Firm No. 10194120

I, BILLY D. MURPHREE, TEXAS REGISTERED PROFESSIONAL LAND SURVEYOR NO. 3962, DO CERTIFY ON THIS 24TH DAY OF JULY, 2017, TO STEWART TITLE GUARANTY COMPANY, AND MICRO TITLE NAVARRO COUNTY, L.L.C., THAT A SURVEY WAS MADE ON THE GROUND AS PER THE FIELD NOTES SHOWN ON THIS SURVEY AND IS TRUE AND CORRECT ACCORDING TO THE STANDARDS OF THE TEXAS SOCIETY OF PROFESSIONAL SURVEYORS STANDARDS AND SPECIFICATIONS FOR A CATEGORY 2, CONDITION IV SURVEY, AND ACCURATE AS TO THE BOUNDARIES AND AREAS OF THE SUBJECT PROPERTY AND THE SIZE, LOCATION AND TYPE OF BUILDINGS AND IMPROVEMENTS, IF ANY, AND SHOWS THE LOCATION OF ALL VISIBLE EASEMENTS AND RIGHTS-OF-WAY AND THE RIGHTS-OF-WAY, EASEMENTS AND OTHER MATTERS OF RECORD AS LISTED IN SCHEDULE B OF THE COMMITMENT FOR TITLE ISSUED BY MICRO TITLE INSURANCE COMPANY, WITH AN EFFECTIVE DATE OF JUNE 22, 2017, ISSUED DATE OF JULY 7TH, 2017, GF # NZ17313C6W AFFECTING THE SUBJECT PROPERTY AND LISTED IN EXHIBIT "A" ATTACHED HERETO.

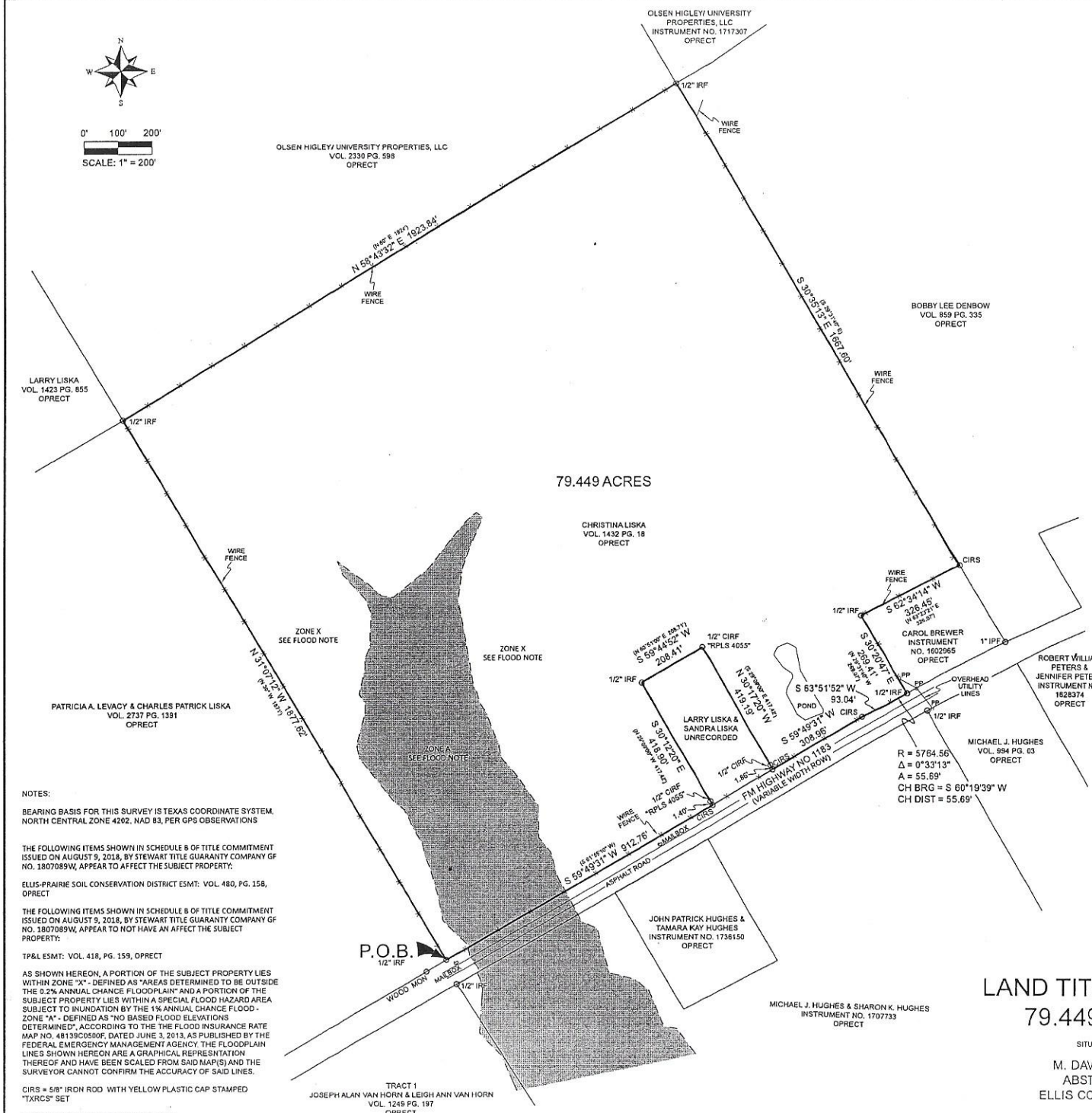
EXCEPT AS SHOWN ON THE SURVEY, (i) THERE ARE NO VISIBLE ENCROACHMENTS UPON THE SUBJECT PROPERTY BY VISIBLE IMPROVEMENTS ON ADJACENT PROPERTY, (ii) THERE ARE NO VISIBLE ENCROACHMENTS ON ADJACENT PROPERTY, STREETS OR ALLEYS BY ANY VISIBLE IMPROVEMENTS ON THE SUBJECT PROPERTY, AND (iii) THERE ARE NO VISIBLE CONFLICTS OR DISCREPANCIES.

THIS SURVEY SUBSTANTIALLY COMPLIES WITH THE CURRENT TEXAS SOCIETY OF PROFESSIONAL SURVEYORS STANDARDS AND SPECIFICATIONS FOR A CATEGORY 2, CONDITION IV SURVEY.

USE OF THIS SURVEY FOR ANY PURPOSE OR BY OTHER PARTIES SHALL BE AT THEIR OWN RISK AND THE UNDERSIGNED SUPERVISOR IS NOT RESPONSIBLE FOR ANY LOSS RESULTING THEREFROM.

BILLY D. MURPHREE
TEXAS REGISTERED PROFESSIONAL LAND SURVEYOR No. 3962

NOTE:
1) A SET OF FIELD NOTES WITH AN EVEN DATE ACCOMPANIES THIS PLAT.
2) BEARINGS AND DISTANCES ARE DERIVED FROM G.P.S. OBSERVATIONS AND ARE BASED ON THE TEXAS STATE PLANE COORDINATE SYSTEM N.A.D. 83 NORTH CENTRAL ZONE (FIPS 4202).
3) TEXAS POWER AND LIGHT COMPANY EASEMENT RECORDED IN VOLUME 418, PAGE 481, DEED RECORDS OF ELLIS COUNTY, TEXAS (D.R.E.C.T.), DOES NOT AFFECT THIS TRACT.
4) ORIGINAL PLAT SIZE 11" x 17" (LEDGER).
5) THIS TRACT LIES IN THE CITY OF ALMA, TEXAS.



PROPERTY DESCRIPTION

BEING A TRACT OF LAND SITUATED IN THE M. DAVIS SURVEY, ABSTRACT NO. 283, ELLIS COUNTY, TEXAS AND BEING A PORTION OF THAT TRACT OF LAND DESCRIBED IN DEED TO CHRISTINA LISKA, RECORDED IN VOLUME 1432, PAGE 18, OF THE OFFICIAL PUBLIC RECORDS OF ELLIS COUNTY, TEXAS (OPRECT), AND BEING MORE PARTICULARLY DESCRIBED, AS FOLLOWS:

BEGINNING AT A 1/2" IRON ROD FOUND (IRF) FOR THE SOUTHWEST CORNER OF SAID CHRISTINA LISKA TRACT AND THE COMMON SOUTHEAST CORNER OF THAT TRACT OF LAND DESCRIBED IN DEED TO PATRICIA A. LEVACY AND CHARLES PATRICK LISKA, SAME BEING IN THE NORTH RIGHT-OF-WAY (ROW) LINE OF FM HIGHWAY 1183 (A VARIABLE WIDTH ROW);

THENCE N 31°07'12" W, ALONG THE WEST LINE OF SAID CHRISTINA LISKA TRACT AND THE COMMON EAST LINE OF SAID LEVACY TRACT, A DISTANCE OF 1677.62 FEET TO A 1/2" IRF FOR THE NORTHWEST CORNER OF SAID CHRISTINA LISKA TRACT AND THE COMMON NORTHEAST CORNER OF SAID LEVACY TRACT AND THE COMMON SOUTHEAST CORNER OF THAT TRACT OF LAND DESCRIBED IN DEED TO LARRY LISKA, RECORDED IN VOLUME 1423, PAGE 855, OPRECT AND THE COMMON SOUTHWEST CORNER OF THAT TRACT OF LAND DESCRIBED IN DEED TO OLSEN HIGLEY/UNIVERSITY PROPERTIES, LLC, RECORDED IN VOLUME 2330, PAGE 598, OPRECT;

THENCE N 58°43'32" E, ALONG THE NORTH LINE OF SAID CHRISTINA LISKA AND THE COMMON SOUTH LINE OF SAID OLSEN TRACT, A DISTANCE OF 1923.84 FEET TO A 1/2" IRF FOR THE NORTHEAST CORNER OF SAID CHRISTINA LISKA TRACT AND THE COMMON SOUTHEAST CORNER OF SAID OLSEN TRACT AND THE COMMON SOUTHWEST CORNER OF THAT TRACT OF LAND DESCRIBED IN DEED TO OLSEN HIGLEY/UNIVERSITY PROPERTIES, LLC, RECORDED IN INSTRUMENT NO. 1717307, OPRECT AND THE COMMON NORTHWEST CORNER OF THAT TRACT OF LAND DESCRIBED IN DEED TO BOBBY LEE DENBOW, RECORDED IN VOLUME 859, PAGE 335, OPRECT;

THENCE S 30°35'13" E, ALONG THE EAST LINE OF SAID CHRISTINA LISKA TRACT AND THE COMMON WEST LINE OF SAID DENBOW TRACT, A DISTANCE OF 1667.60 FEET TO A 5/8" IRON ROD WITH CAP STAMPED "TXRCS" SET FOR A SOUTHEAST CORNER OF SAID CHRISTINA LISKA TRACT AND THE COMMON NORTHEAST CORNER OF THAT TRACT OF LAND DESCRIBED IN DEED TO CAROL BREWER, RECORDED IN INSTRUMENT NO. 1602965, OPRECT;

THENCE S 62°34'14" W, ALONG A SOUTH LINE OF SAID CHRISTINA LISKA TRACT AND THE COMMON NORTH LINE OF SAID BREWER TRACT, A DISTANCE OF 326.45 FEET TO A 1/2" IRF FOR A SOUTHEAST CORNER OF SAID CHRISTINA LISKA TRACT AND THE COMMON NORTHWEST CORNER OF SAID BREWER TRACT;

THENCE S 30°20'47" E, ALONG A SOUTH LINE OF SAID CHRISTINA LISKA TRACT AND THE COMMON WEST LINE OF SAID BREWER TRACT, A DISTANCE OF 269.41 FEET TO A 1/2" IRF FOR A SOUTHEAST CORNER OF SAID CHRISTINA LISKA TRACT AND THE COMMON SOUTHWEST CORNER OF SAID BREWER TRACT, SAME BEING IN THE NORTH ROW LINE OF FM HIGHWAY 1183, AND BEING THE BEGINNING OF A NON-TANGENT CURVE TO THE LEFT HAVING A RADIUS THAT BEARS S 29°23'44" E, A DISTANCE OF 5764.56 FEET;

THENCE ALONG THE SOUTH LINES OF SAID CHRISTINA LISKA TRACT AND THE COMMON NORTH ROW LINE OF FM HIGHWAY 1183, AS FOLLOWS:

ALONG SAID CURVE TO THE LEFT HAVING A DELTA ANGLE OF 0°33'13", AN ARC LENGTH OF 55.69 FEET, A CHORD THAT BEARS S 60°19'39" W, AND A CHORD LENGTH OF 55.69 FEET TO A 5/8" IRON ROD WITH CAP STAMPED "TXRCS" SET FOR AN ANGLE POINT;

S 63°51'52" W, A DISTANCE OF 93.04 FEET TO A 5/8" IRON ROD WITH CAP STAMPED "TXRCS" SET FOR AN ANGLE POINT;

S 59°49'31" W, A DISTANCE OF 308.96 FEET TO A 5/8" IRON ROD WITH CAP STAMPED "TXRCS" SET FOR THE SOUTHEAST CORNER OF THAT CALLED 2.000 ACRE TRACT OF LAND DESCRIBED IN AN UNRECORDED DEED TO LARRY LISKA AND SANDRA LISKA;

THENCE N 30°17'20" W, ALONG THE EAST LINE OF SAID CALLED 2.000 ACRE LISKA TRACT, PASSING AT A DISTANCE OF 1.86 FEET A 1/2" IRON ROD WITH CAP FOUND, A TOTAL DISTANCE OF 419.19 FEET TO A 1/2" IRON ROD WITH CAP STAMPED "RPLS 4055" FOUND FOR THE NORTHEAST CORNER OF SAID CALLED 2.000 ACRE LISKA TRACT;

THENCE S 59°44'52" W, ALONG THE NORTH LINE OF SAID CALLED 2.000 ACRE LISKA TRACT, A DISTANCE OF 208.41 FEET TO A 1/2" IRF FOR THE NORTHWEST CORNER OF SAID CALLED 2.000 ACRE LISKA TRACT;

THENCE S 30°12'20" E, ALONG THE WEST LINE OF SAID CALLED 2.000 ACRE LISKA TRACT, PASSING AT A DISTANCE OF 417.50 FEET A 1/2" IRON ROD WITH CAP STAMPED "RPLS 4055" FOUND, A TOTAL DISTANCE OF 418.90 FEET TO A 5/8" IRON ROD WITH CAP STAMPED "TXRCS" SET FOR THE SOUTHWEST CORNER OF SAID CALLED 2.000 ACRE LISKA TRACT IN THE SOUTH LINE OF SAID CHRISTINA LISKA TRACT AND THE COMMON NORTH ROW LINE OF SAID FM HIGHWAY 1183;

THENCE S 59°49'31" W, ALONG THE SOUTH LINE OF SAID CHRISTINA LISKA TRACT AND THE COMMON NORTH ROW LINE OF SAID FM HIGHWAY 1183, A DISTANCE OF 912.76 FEET TO THE POINT OF BEGINNING, AND CONTAINING 79.449 ACRES OF LAND, MORE OR LESS.

NOTES:

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

THE FOLLOWING ITEMS SHOWN IN SCHEDULE B OF TITLE COMMITMENT ISSUED ON AUGUST 9, 2018, BY STEWART TITLE GUARANTY COMPANY GF NO. 1807089W, APPEAR TO AFFECT THE SUBJECT PROPERTY:

ELLIS-PRAIRIE SOIL CONSERVATION DISTRICT ESMT: VOL. 480, PG. 158, OPRECT

THE FOLLOWING ITEMS SHOWN IN SCHEDULE B OF TITLE COMMITMENT ISSUED ON AUGUST 9, 2018, BY STEWART TITLE GUARANTY COMPANY GF NO. 1807089W, APPEAR TO NOT HAVE AN AFFECT THE SUBJECT PROPERTY:

TP&L ESMT: VOL. 418, PG. 159, OPRECT

AS SHOWN HEREON, A PORTION OF THE SUBJECT PROPERTY LIES WITHIN ZONE "X" - DEFINED AS "AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN" AND A PORTION OF THE SUBJECT PROPERTY LIES WITHIN A SPECIAL FLOOD HAZARD AREA SUBJECT TO INUNDATION BY THE 1% ANNUAL CHANCE FLOOD - ZONE "A" - DEFINED AS "NO BASED FLOOD ELEVATIONS DETERMINED", ACCORDING TO THE THE FLOOD INSURANCE RATE MAP NO. 48139C0500F, DATED JUNE 3, 2013, AS PUBLISHED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY. THE FLOODPLAIN LINES SHOWN HEREON ARE A GRAPHICAL REPRESNTATION THEREOF AND HAVE BEEN SCALED FROM SAID MAP(S) AND THE SURVEYOR CANNOT CONFIRM THE ACCURACY OF SAID LINES.

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

(XXX) INDICATE RECORD OR DEED CALLS

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.

JEREMY D. RUCKMAN
REGISTRATION NUMBER 6707

DATED: 08/23/2018
REVISED: 09/11/2018

STATE OF TEXAS
REGISTERED
JEREMY D. RUCKMAN
6707
PROFESSIONAL
LAND SURVEYOR

LAND TITLE SURVEY
79.449 ACRES

SITUATED IN THE

M. DAVIS SURVEY
ABSTRACT 283
ELLIS COUNTY, TEXAS

PROJECT NO. 1177

TEXAS REALITY CAPTURE & SURVEYING, LLC
P.O. BOX 252
WAXAHACHIE, TEXAS 75168
469.518.0338
TBPLS FIRM NO 10194359

TXRCS
TEXAS REALITY CAPTURE & SURVEYING LLC