

TXDOT Drive

10+/- acres in City of Ennis

TXDOT Drive

10+/- acres County in Ennis ETJ

CHORD LENGTH	CHORD BEARING
377.82'	N 85°01'09" W
78.48'	S 80°03'47" E
290.01'	S 83°37'29" E

STATION
95

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 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 SOUTHEAST CORNER OF THAT TRACT OF LAND DESCRIBED IN DEED TO THE STATE OF TEXAS, RECORDED IN INSTRUMENT NO. 1611927, 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. 1529377, 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 88°25'07" E, PASSING A 1/2" IRON ROD WITH CAP STAMPED "HALFF EASEMENT" FOUND AT A DISTANCE OF 58.36 FEET, IN ALL A TOTAL DISTANCE OF 514.65 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 9211.70 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. 1529377, 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 SOUTHEAST 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. 1618998, 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 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. 2236523, OPRECT, CONTINUING ALONG THE NORTH LINE OF SAID 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 THAT TRACT OF LAND DESCRIBED IN DEED TO ROYCE L. TROJACEK AND SHERYN M. TROJACEK, RECORDED IN INSTRUMENT NO. 2040271, OPRECT;

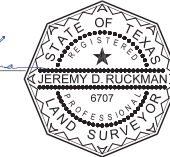
THENCE ALONG THE NORTH LINE OF SAID LISKA TRACT 2 AND THE COMMON NORTH LINE OF LOT 1, OF LISKA ROAD ADDITION, AN ADDITION TO THE PLAT THEREOF RECORDED IN CABINET C, SLIDE 269, OPRECT, PASSING AT A DISTANCE OF 388.28 FEET TO A 1/2" IRON ROD NORTHEAST CORNER OF SAID LISKA ROAD ADDITION AND THE COMMON NORTHEAST CORNER OF A CALLED 10.185 ACRE TRACT OF LAND OWNED BY STANLEY JOSEPH LISKA AND BARBARA MAY LISKA, RECORDED IN INSTRUMENT NO. 2236523, OPRECT, CONTINUING ALONG THE NORTH LINE OF SAID 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 THAT TRACT OF LAND DESCRIBED IN DEED TO ROYCE L. TROJACEK AND SHERYN M. TROJACEK, RECORDED IN INSTRUMENT NO. 2040271, OPRECT;

THENCE 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 1517.99 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 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 SURVEYORS' STANDARDS AND SPECIFICATIONS FOR A CATEGORY 1A, CONDITION IV SURVEY.

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



THE BASIS FOR THIS SURVEY IS TEXAS COORDINATE SYSTEM, NORTH 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. 20012877, FOR RESEARCH OF THE TITLE.

THE DATA SHOWN HEREON ARE FROM OBSERVED EVIDENCE OF VISIBLE IMPROVEMENTS.

THE SUBJECT PROPERTY LIES WITHIN ZONE "X" - DEFINED AS "AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN". ACCORDING TO THE 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 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. 2017-0620-48. 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 EFFECT ON THE SUBJECT PROPERTY:

- INGRESS AND EGRESS EASEMENT: VOL. 465, PG. 68, 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, 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. 358, OPRECT
- TPL COMPANY EASEMENTS: VOL. 412, PG. 439, 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 ETJ OF THE CITY OF ENNIS, ELLIS COUNTY, TEXAS

PROJECT NO. 1918J

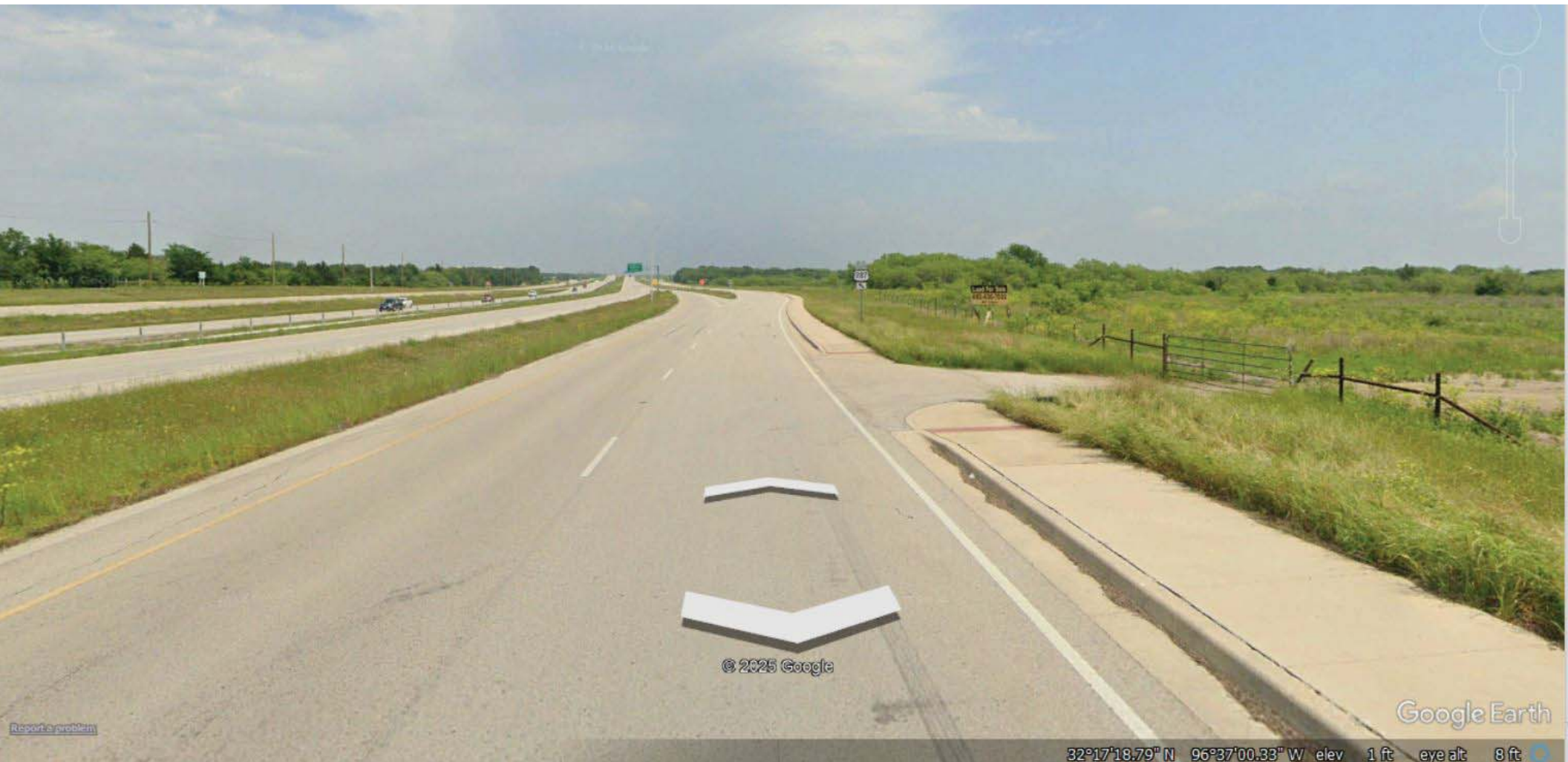
**TEXAS REALITY CAPTURE
& SURVEYING, LLC**

P.O. BOX 252
WAXAHACHIE, TEXAS 75168
409.515.0339
TDLPS FIRM NO. 10194359



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





91 ACRES

COMMERCIAL, APARTMENT,
AND TOWNHOME LAND

30 ACRES

INDUSTRIAL, COMMERCIAL,
TOWNHOME AND APARTMENT LAND



