

**LEGAL DESCRIPTION:**  
 BEING all that parcel of land located in the City of Ennis, Ellis County, Texas and being a part of the Thomas Havens Survey, Abstract No. 489, a part of Lots 4 thru 8, Cerf Heights, an addition to the City of Ennis, Texas recorded in Cabinet A, Slide 142, Plat Records Ellis County, Texas, being all of that called 3.438 acre tract of land described in deed to 7LC Investments, LLC recorded in County Clerk's Instrument Number 2522920, Real Property Records Ellis County, Texas being all of that called 3.438 acre tract of land described in deed to 7LC Investments, LLC recorded in County Clerk's Instrument Number 2522922, Real Property Records Ellis County, Texas and being all of that called 1.2164 acre tract of land described in deed to 7LC Investments, LLC recorded in County Clerk's Instrument Number 2526965, Real Property Records Ellis County, Texas, and being further described as follows:

BEGINNING at a one-half inch iron rod with cap found for the west corner of said 3.438 acre tract of land described in County Clerk's Instrument Number 2522920, Real Property Records Ellis County, Texas, said point being at the north corner of that called 3.45 acre tract of land described in deed to Manikandan Raveendran Recorded in County Clerk's Instrument Number 2529329, Real Property Records Ellis County, Texas and said point being in the southeast right-of-way line of State Highway No. 34 (a variable width right-of-way);

THENCE along the southeast right-of-way line of State Highway No. 34 as follows:  
 Northeasterly, 625.71 feet along a curve to the right having a central angle of 12 degrees 44 minutes 11 seconds, a radius of 2,814.84 feet, a tangent of 314.15 feet, and whose chord bears North 46 degrees 25 minutes 10 seconds East, at 624.43 feet to a one-half inch iron rod with cap stamped "3B" set for corner;  
 North 52 degrees 11 minutes 21 seconds East, 135.18 feet to a one-half inch iron rod found for the north corner of said 1.2164 acre tract of land and said point being at the intersection of the southeast right-of-way line of State Highway No. 34 with the southwest right-of-way line of Brannan Avenue (50' right-of-way)

THENCE South 31 degrees 08 minutes 30 seconds East, 535.77 feet to a one-half inch iron rod found for the east corner of said 1.2164 acre tract of land and said point being at the intersection of the southwest right-of-way line of Brannan Avenue with the northwest right-of-way line of Old Telico Road (a variable width right-of-way);

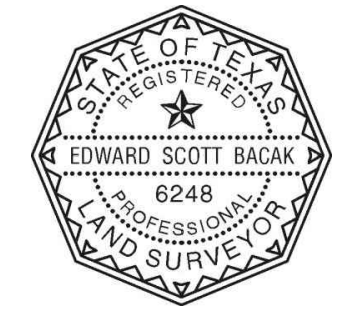
THENCE South 58 degrees 49 minutes 55 seconds West, 739.82 feet along the northwest right-of-way line of Old Telico Road to a one-half inch iron rod found for the south corner of said 3.438 acre tract of land described in County Clerk's Instrument Number 2522920, Real Property Records Ellis County, Texas, and said point being at the east corner of that called 3.45 acre tract of land;

THENCE North 31 degrees 46 minutes 00 seconds West, 385.93 feet along the southwest line of said 3.438 acre tract of land described in County Clerk's Instrument Number 2522920, Real Property Records Ellis County, Texas and along the northeast line of said 3.45 acre tract of land to the POINT OF BEGINNING and containing 353,544 square feet or 8.116 acres of land.

Basis of Bearing is derived from GPS observations relative to the Texas WDS RTK Network - Texas State Plane Coordinate System, North Central Zone (4202), NAD83.

**SURVEY CERTIFICATION**  
 I hereby certify that this plat and description as shown hereon is a true and accurate representation, to the best of my knowledge and belief, of the property as determined by an on-the-ground survey performed under my supervision during the month of December, 2025.

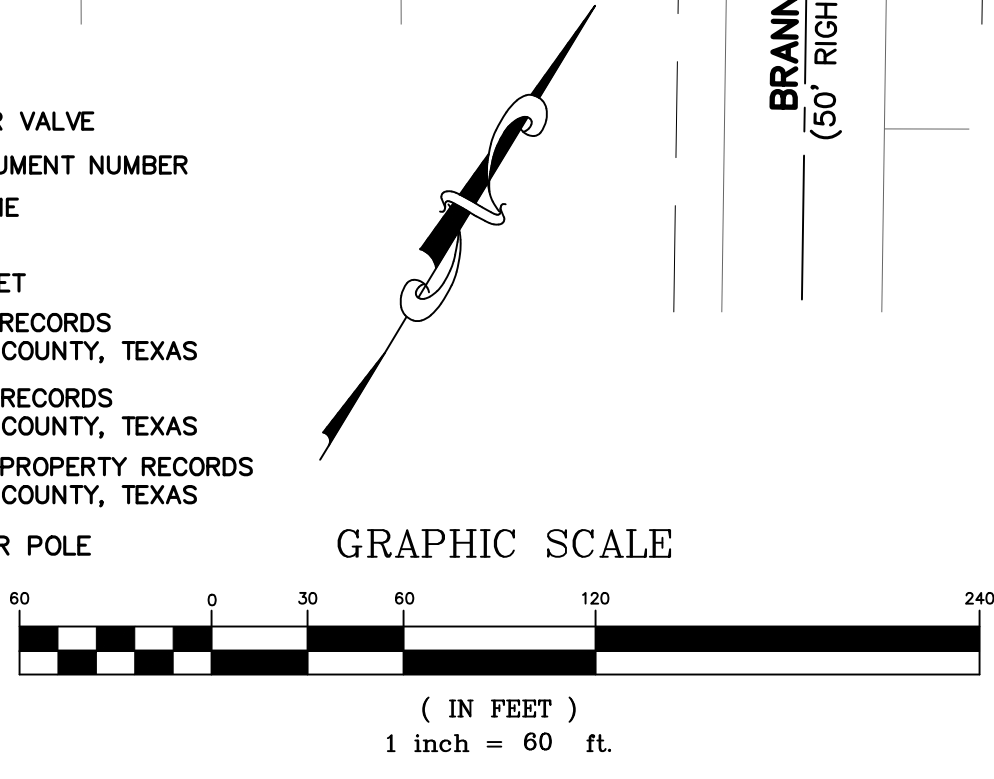
*ES Bacak*  
 Edward Scott Bacak, R.P.L.S. No. 6248



**SURVEY NOTES:**  
 1. SURVEY WAS PERFORMED WITHOUT BENEFIT OF A TITLE COMMITMENT. ALL EASEMENTS MAY NOT BE SHOWN HEREON.  
 2. ALL CORNERS ARE A ONE-HALF INCH IRON ROD WITH CAP STAMPED "3B" SET UNLESS OTHERWISE NOTED HEREON.

**FLOOD STATEMENT:** According to Community Panel No. 48139C0380F, dated June 3, 2013, of the Federal Emergency Management Agency, National Flood Insurance Program Map, this property is within Flood Zone "X", (areas determined to be outside 500-year floodplain), which is not a special flood hazard area. If this site is not within an identified special flood hazard area, this flood statement does not imply that the property and/or the structures thereon will be free from flooding or flood damage. On rare occasions, greater floods can and will occur and flood heights may be increased by man-made or natural causes. This statement shall not create liability on the part of the Surveyor.

- LEGEND**
- IRS IRON ROD SET
  - IRF IRON ROD FOUND
  - A/C AIR CONDITION
  - CO SANITARY SEWER CLEAN-OUT
  - CONC. CONCRETE
  - EM ELECTRIC METER
  - GM GAS METER
  - RCP REINFORCED CONCRETE PIPE
  - SSMH SANITARY SEWER MANHOLE
  - UGL UNDERGROUND UTILITY LINE MARKER
  - WM WATER METER
  - WV WATER VALVE
  - INST. NO. INSTRUMENT NUMBER
  - VOL. VOLUME
  - PG. PAGE
  - CAB. CABINET
  - P.R.E.C.T. PLAT RECORDS ELLIS COUNTY, TEXAS
  - D.R.E.C.T. DEED RECORDS ELLIS COUNTY, TEXAS
  - R.P.R.E.C.T. REAL PROPERTY RECORDS ELLIS COUNTY, TEXAS
  - Ø POWER POLE



<b>BOUNDARY SURVEY - 8.116 ACRE</b>			
<b>THOMAS HAVENS SURVEY-ABSTRACT NO. 489</b>			
<b>City of Ennis, Ellis County, Texas</b>			
NO.	REVISION	BY	DATE
PROJECT NO.: ODY002		DATED: December 01, 2025	
<b>SHEET 1 OF 1</b>			

656 Bacak Road  
 Ennis, Texas 75119  
 972-825-7949

TBPLS FIRM NO. 10194480