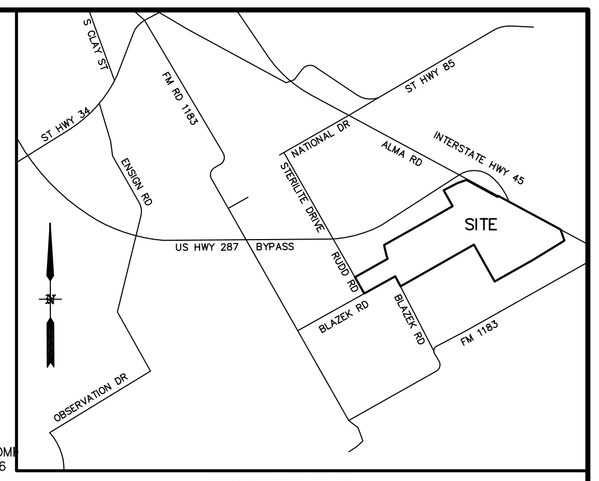
LEGEND

1/2" I.R.S. W/CAP	1/2" IRON ROD SET WITH CAP STAMPED "GRIFFITH 4846"
I.R.F.	IRON ROD FOUND
I.P.F.	IRON PIPE FOUND
CM	CONCRETE TXDOT MONUMENT
CMP	CORRUGATED METAL PIPE
EBX	ELECTRIC BOX
GW	GUY WIRE
MB	MAIL BOX
PP	POWER POLE
RCP	REINFORCED CONCRETE PIPE
TPED	TELEPHONE PEDESTAL
UGC	UNDERGROUND CABLE MARKER
WM	WATER METER
WV	WATER VALVE
D.R.E.C.T.	DEEDS RECORDS, ELLIS COUNTY, TEXAS
P.R.E.C.T.	PLAT RECORDS, ELLIS COUNTY, TEXAS
—X—	FENCE
—E—	OVERHEAD ELECTRIC LINE
—FO—	UNDERGROUND FIBER OPTIC LINE
—W—	UNDERGROUND WATER LINE

300 150 0 300 600
SCALE IN FEET
1" = 300'

LINE TABLE		
LINE	DIRECTION	DISTANCE
L1	N 25°16'43" W	60.33'
L2	N 26°38'23" W	72.36'
L3	N 15°29'23" W	306.19'
L4	N 13°32'07" W	192.71'



VICINITY MAP
N.T.S.

US HWY 287 (BYPASS)
(VARIABLE WIDTH R.O.W.)

OLD ALMA ROAD

WILLIAM H EWING SURVEY
A-332

THOMAS H. McKINNEY SURVEY
A-687

WILLIAM DIXON SURVEY
A-308

C.S. HOLMEAD SURVEY
A-497

RICHMOND HAGGARD SURVEY
A-447

MADISON M. DAVIS SURVEY
A-283

SIMON WARMACK SURVEY
A-1175

RUDD ROAD
15' ASPHALT PUBLIC ROAD
(NO RECORD FOUND)

BLAZEK ROAD
15' ASPHALT PUBLIC ROAD
(NO RECORD FOUND)

SHIRLEY LANE

DAVID WALTER FAMILY TRUST
VOL. 1690, PG. 748
D.R.E.C.T.

LOT 1, BLOCK 1
ENNIS SENIOR ESTATES
PHASE 1

EVAN SHAW ET AL
VOL. 2414, PG. 366
D.R.E.C.T.

15' DRAINAGE EASEMENT
VOL. 2224, PG. 2344
D.R.E.C.T.

30' UTILITY EASEMENT
VOL. 2224, PG. 2344
D.R.E.C.T.

CALLED 6.944 AC.
JOHN FIRESTONE ET AL
VOL. 2440, PG. 41
D.R.E.C.T.

15' ACCESS EASEMENT
VOL. 2224, PG. 2344
D.R.E.C.T.

20' DRAINAGE & SANITARY SEWER EASEMENT
VOL. 2224, PG. 2344
D.R.E.C.T.

60' R.O.W.
VOL. 2280, PG. 1054
D.R.E.C.T.

CALLED 5.8482 AC.
JOEL DEAN DENNIE ET UX
VOL. 1709, PG. 308
D.R.E.C.T.

10' RICE WATER EASEMENT
VOL. 538, PG. 103
D.R.E.C.T.

GAIL E McDANIEL ET AL
VOL. 906, PG. 714
D.R.E.C.T.

CALLED 70.8404 AC.
RIYAD HOSSAINY ET AL
VOL. 2273, PG. 1378
D.R.E.C.T.

CALLED 136.6195 AC.
HOUSING ASSISTANCE COUNCIL
VOL. 2428, PG. 739
D.R.E.C.T.

CALLED 60 AC.
RONNIE ROBERT ZMOLEK ET AL
VOL. 1861, PG. 2259
D.R.E.C.T.

CALLED 177.0152 AC.
RAYMOND W. OLSEN & KAREN A. OLSEN
VOL. 2338, PG. 1668
D.R.E.C.T.

CALLED 86.721 AC.
OLSEN HIGLEY/UNIVERSITY
PROPERTIES, LLC
VOL. 2330, PG. 598
D.R.E.C.T.

CALLED 59.761 AC.
LARRY LISKA
VOL. 1423, PG. 855
D.R.E.C.T.

CALLED 79.635 AC.
PATRICIA LEVANCY
VOL. 1414, PG. 358
D.R.E.C.T.

CALLED 83.690 AC.
CHRISTINA LISKA
VOL. 1432, PG. 18
D.R.E.C.T.

CALLED 29.564 AC.
BOBBY LEE DENBOW
VOL. 859, PG. 335
D.R.E.C.T.

CALLED 15.4675 AC.
BOBBY L. DENBOW
VOL. 863, PG. 90
D.R.E.C.T.

CALLED 8.748 AC.
CLARENCE A. DENBOW
VOL. 863, PG. 87
D.R.E.C.T.

CALLED 8.97 AC.
JOHN PATRICK HUGHES
VOL. 2394, PG. 1655
D.R.E.C.T.

CALLED 37 1/2 AC.
LENNON II FAMILY LP
VOL. 1253, PG. 222
D.R.E.C.T.

TXU DELIVERY CO.
VOL. 1821, PG. 2317
D.R.E.C.T.

SOUTHERN TRACTION COMPANY
VOL. 206, PG. 516
D.R.E.C.T.

10' TEXAS POWER & LIGHT CO. EASEMENT
VOL. 406, PG. 456
D.R.E.C.T.

TEXAS POWER & LIGHT CO. EASEMENT
VOL. 419, PG. 245
D.R.E.C.T.

FEMA FLOODZONE "A"
PANEL: 48139C0220 D
DATED: JANUARY 20, 1999

FEMA FLOODZONE "X"

ENNIS ETJ LIMITS A-687
ALMA ETJ LIMITS A-447
ENNIS CITY LIMITS
ALMA CITY LIMITS
SURVEY LINE

N 58°24'05" E 2177.64'
N 58°11'47" E 1331.54'
N 31°04'44" W 813.16'
N 60°34'13" E 694.28'
N 68°20'00" E 455.51'
S 62°29'21" E 1559.80'
N 27°31'06" E 10.00'
S 62°32'27" E 3160.43'
N 58°38'04" E 1617.32'
N 31°25'03" W 843.83'
S 58°50'10" W 1521.13'
N 30°11'13" W 508.13'
S 58°20'36" W 2423.68'
S 58°02'21" W 1340.23'
N 31°19'03" W 1884.47'
S 58°42'38" W 1951.69'
S 56°09'53" W 1359.46'
S 31°12'09" E 453.05'
S 55°50'51" W 294.85'

20,073,416 SQ. FT.
460.822 ACRES

POINT OF BEGINNING
1/2" I.R.S.
W/CAP

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" set 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 59.761 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 southwest corner of said 136.6195 acre tract and the east corner of a called 5.8482 acre tract of land described in deed to Joel Dean Dennie 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 5.8482 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 38 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 Hossainy 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 set 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" set 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" set for corner;

South 62 degrees 32 minutes 27 seconds East, a distance of 3160.43 feet to a 1/2-inch iron rod with cap stamped "GRIFFITH 4846" set 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 II 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 55 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 714, 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 Cristina 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 (TX83-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 "X" is defined as "Areas determined to be outside 500-year floodplain." Zone "A" 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 Committments GF No. CC09-078309, Effective date: October 4, 2009, Issued on October 15, 2009; GF No. CC09-077964, Effective date: March 24, 2009, Issued on April 8, 2009; GF No. EN07-076348, Effective date: May 23, 2007, Issued on June 8, 2007 and GF No. 715600-M, Effective date: September 11, 2007, Issued on June 21, 2007.
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 may be affected by Life Estate retained by John R. Zabojnik, recorded in Volume 553, Page 36, D.R.E.C.T.
7. The subject tract is not affected by easement to Texas Power & Light Company, recorded in Volume 419, Page 245, D.R.E.C.T.
8. The subject tract is not affected by Drainage, Sanitary Sewer & Temporary Access Easements to the City of Ennis, recorded in Volume 2224, Page 2344, D.R.E.C.T.
9. The subject tract is not affected by Right-of-way Gift Deed to the City of Ennis, recorded in Volume 2280, Page 1054, D.R.E.C.T.
10. The subject tract is not affected by Agreement, recorded in Volume 2280, Page 1036, D.R.E.C.T.
11. The subject tract may be affected by easements to Rice Water Supply and Sewer, recorded in Volume 1268, Page 680, D.R.E.C.T.; Volume 1848, Page 1525, D.R.E.C.T., Volume 1857, Page 1367, D.R.E.C.T.

SURVEYOR'S CERTIFICATE

This is to certify to Raymond W. Olsen & Karen A. Olsen and/or assigns; Housing Assistance Council; Olsen Higley/University Properties, LLC; Ronnie Robert Zmolek et al and/or assign; Trinity Abstract & Title Co.; Lawyers Title Insurance Corporation; and Chicago 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(a), 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 19TH DAY OF JANUARY, 2010.

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

STATE OF TEXAS
REGISTERED
CHRIS E. GRIFFITH
4846
PROFESSIONAL
LAND SURVEYOR

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

LAND SURVEYOR
GRIFFITH SURVEYING CO., LLC
607 Avenue B
Longview, TX 75773
(903) 295-1560
FAX (903) 295-1570

ENGINEERING CONCEPTS & DESIGN, L.P.
ENGINEERING/PROJECT MANAGEMENT/CONSTRUCTION SERVICES
TEXAS FIRM REG. NO. 001145
2801 CAPITAL STREET, WYLIE TEXAS 75098
(972) 941-8400 FAX (972) 941-8401

DATE: JANUARY 19, 2010

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