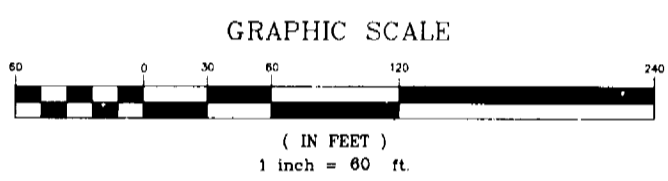


Boundary Line Table

No.	Bearing	Dist.
BL1	S59°22'36"W	25.28'
BL2	S40°37'24"E	50.37'

Easement Curve Table

No.	Radius	Arc Length	Delta	Chrd. Bearing	Chrd. Length
C1	20.00'	31.42'	90°00'00"	N79°06'04"W	28.28'
C2	20.00'	31.42'	90°00'00"	N07°51'56"E	28.28'
C3	44.00'	15.38'	44°02'55"	S33°52'29"W	33.00'
C4	20.00'	15.38'	44°02'55"	S33°52'29"W	15.00'
C5	44.00'	33.83'	44°02'55"	N77°50'24"E	31.00'
C6	20.00'	15.38'	44°02'55"	N77°50'24"E	15.00'
C7	44.00'	33.83'	44°02'55"	S77°50'24"W	33.00'
C8	20.00'	15.38'	44°02'55"	S77°50'24"W	15.00'
C9	20.00'	31.44'	90°04'59"	S105°12'27"W	28.30'
C10	20.00'	31.39'	89°55'01"	N79°08'33"W	28.28'
C11	108.00'	110.11'	58°24'57"	N85°06'25"E	100.40'
C12	132.00'	134.58'	58°24'57"	N85°06'25"E	128.81'
C13	44.00'	66.40'	86°28'15"	S22°26'59"E	60.28'
C14	20.00'	30.18'	86°28'15"	S22°26'59"E	27.40'
C15	50.00'	30.64'	35°08'48"	S38°20'32"W	30.16'
C16	74.00'	45.35'	35°08'48"	S38°20'32"W	44.64'
C17	92.00'	31.42'	90°00'00"	N79°06'04"W	28.28'
C18	44.00'	69.12'	90°00'00"	N79°06'04"W	62.23'



Easement Line Table

No.	Bearing	Dist.
E1	N34°11'03"W	23.12'
E2	N34°11'03"W	23.07'
E3	N34°06'04"W	22.50'

Notes:  
 1. All corners are 1/2" iron rod with a yellow plastic cap stamped "RPLS 5686" unless otherwise noted.  
 2. Bearings are based on Texas State Plane Coordinates, North Central Zone (4204), NAD 83.  
 3. According to the Flood Insurance Rate Map of Collin County, Texas, Map No. 48-390220-C, effective date January 20, 1999, the herein described property is located in Zone "X", described by said map to be, "are determined to be outside the 500 year flood plain."

Owner:  
 Sam D. Venture, Jr.  
 420 W. Denton  
 Ennis, Texas 75119  
 (972) 818-7300

Engineer:  
 HELMBERGER ASSOCIATES, INC.  
 1075 Hazenwood Road  
 Wren, Texas 75086  
 (972) 442-7459 voice  
 (972) 442-1428 fax

Surveyor:  
 North Texas Surveying, LLC  
 1515 South Midway Street, Suite 110  
 McKinney, Texas 75069  
 Ph: (469) 424-2274  
 Fax: (469) 424-1997  
 www.northtexassurveying.com

FINAL PLAT  
**GRACE PARK ADDITION**  
 Being 14.822 Acres  
 in the  
 M.W. Galtan Survey,  
 Abstract No. 400  
 City of Ennis,  
 Ellis County, Texas  
**P & Z CASE # D7.04.D5**

**OWNER'S CERTIFICATE**

WHEREAS SAM D. VENTURA, JR. is the sole owner of a tract of land situated in the M. W. Galton Survey, Abstract No. 400, in the City of Ennis, Ellis County, Texas and being all of that tract of land described by deed to Sam D. Ventura, Jr., recorded in Volume 2228, Page 1830, of the Deed Records of Ellis County, Texas (D.R.E.C.T.), said tract being more particularly described as follows:

BEGINNING at a 1/2" iron rod with cap found for corner, said corner being in the northeasterly right-of-way line of U.S. Highway No. 287, said corner being in the southeast line of a 11.864 acre tract of land described by deed to Charles Holubar, recorded in Volume 2136, Page 1078, D.R.E.C.T. and also being in the northwesterly line of said Ventura tract;

"ENCE North 55°51'56" East, along the common line between said 11.864 acre and Ventura tracts, a distance of 1207.66' to an axle found for corner, said corner being the northern most corner of said Ventura tract, same being the eastern most corner of said 11.864 acre tract and also being in the southwesterly line of a 107.560 acre tract of land described by deed to Charles R. Holubar, recorded in Volume 1948, Page 150, D.R.E.C.T.

"ENCE South 31°30'44" East, along the common line between said 107.560 acre and Ventura tracts, a distance of 471.76' to a 1/2" iron rod with a yellow plastic cap stamped "RPLS 5686" set (hereinafter referred to as 1/2" iron rod set) for corner, said corner being in the northwesterly line of a tract of land described by deed to George Vrana, recorded in Volume 791, Page 481, D.R.E.C.T.

"ENCE South 59°22'36" West, along the northwesterly line of said Vrana tract, a distance of 25.28' to a 60 d nail found at the base of a fence post, said corner being the western most corner of said Vrana tract and an ell corner of said Ventura tract;

"ENCE South 32°37'24" East, along the southwesterly line of said Vrana tract, a distance of 50.32' to a 1/2" iron rod with cap found for corner, said corner being the eastern most corner of said Ventura tract and being an ell corner of said Vrana tract;

"ENCE South 54°52'52" West, along a southeasterly line of said Ventura tract, a distance of 339.98' to a 3/8" iron rod found for corner, said corner being the western most corner of a tract of land described by deed to Raymond Zapletal et ux, Pot Zapletal, recorded in Volume 857, Page 55, D.R.E.C.T., same being an ell corner of said Ventura tract;

"ENCE South 33°11'04" East, along the southwesterly line of said Zapletal tract, a distance of 470.62' to a 3/8" iron rod found for corner, said corner being the southern most corner of said Zapletal tract and also being in the northwesterly monumented line of State Highway No. 34.

"ENCE South 54°31'5" West, along said northwesterly monumented line, a distance of 50.04' to a 1/2" iron rod set for corner, said corner being the eastern most corner of a tract of land described by deed to Anwar Ahmad, recorded in Volume 1586, Page 994, D.R.E.C.T.

"ENCE North 33°11'04" West, along the northeasterly line of said Ahmad tract, a distance of 471.09' to a 1/2" iron rod set for an ell corner of said Ventura tract, same being the northern most corner of said Ahmad tract;

"ENCE South 55°03'33" West, along the common line between said Ahmad and Ventura tracts, a distance of 705.48' to a 1x1 dot concrete monument found for corner, said corner being the western most corner of said Ahmad tract, same being the southern most corner of said Ventura tract and also being in the aforementioned northeasterly monumented line of said U.S. Highway No. 287.

"ENCE along said northeasterly monumented line, the following courses and distances:

North 47°57'50" West, a distance of 221.97' to a 1/2" iron rod with cap found for an angle point;

North 35°47'51" West, a distance of 321.72' to the POINT OF BEGINNING and containing 14.822 acres of land, more or less.

**NOW, THEREFORE KNOW ALL MEN BY THESE PRESENTS:**

"THAT Sam D. Ventura, Jr. does hereby adopt the herein described property as **GRACE PARK ADDITION** an addition to the City of Ennis, Texas, and does hereby dedicate to the public use forever the streets and alleys shown thereon, and does hereby reserve the easement strips for the mutual use and accommodation of garbage collection agencies and all public utilities desiring to use or using same. Any public utility shall have the right to remove and keep removed all or part of any buildings, fences, trees, shrubs and improvements of other grounds which may, in any way, interfere with the construction, maintenance or efficiency of its respective systems on any of the easement strips for the purpose of construction, reconstruction, inspecting, patrolling, maintaining and either adding to or removing all or part of their respective system, without the necessity of, at any time, procuring the permission of anyone.

This plat approved subject to the platting ordinances, rules, regulations and resolutions of the City of Ennis, Texas.

WITNESS MY HAND at Ennis, Texas, this the 17th day of August, 2007.

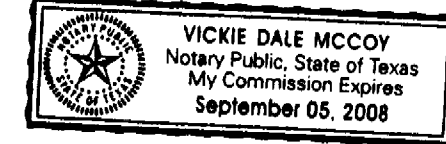
*Sam D. Ventura, Jr.*  
Sam D. Ventura, Jr.

**STATE OF TEXAS (X)  
COUNTY OF ELLIS (X)**

BEFORE ME, the undersigned, a Notary Public in and for the State of Texas, on this day personally appeared Sam D. Ventura, Jr., known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same for the purpose and considerations therein expressed, and in the capacity therein stated.

Given under my hand and seal of office this the 7th day of August, 2007.

*Vickie Dale McCoy*  
Vickie Dale McCoy  
Notary Public in and for the STATE OF TEXAS



**Engineer:**  
HELMBERGER ASSOCIATES, INC.  
1525 Burman Road  
Wylie, Texas 75088  
(972) 442-7459 voice  
(972) 442-4228

**Surveyor:**  
North Texas Surveying, LLC  
1515 South McDaniel Street, Suite 110  
McAllen, Texas 78509  
Ph. (409) 424-2074  
Fax (409) 424-1997  
www.northtexasurveying.com

**CERTIFICATE OF APPROVAL**

*Sam D. Ventura, Jr.*  
CITY MANAGER  
*James Plank*  
PLANNING AND ZONING COMMISSION CHAIRMAN

**SURVEYOR'S DECLARATION**

That I, MICHAEL B. ARTHUR, do hereby declare that I prepared this plat from an actual and accurate survey of the land and that the corner monuments shown herein were properly placed under my supervision in accordance with the platting rules and regulations of the City of Ennis, Texas.

*Michael B. Arthur*  
Michael B. Arthur  
Texas Registered Professional Land Surveyor  
Registration No. 5686



**STATE OF TEXAS (X)  
COUNTY OF ELLIS (X)**

BEFORE ME, the undersigned, a Notary Public in and for the State of Texas, on this day personally appeared Michael B. Arthur, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same for the purpose and considerations therein expressed, and in the capacity therein stated.

Given under my hand and seal of office this the 16th day of August, 2007.

*Kelley Deborah Hayward*  
Kelley Deborah Hayward  
Notary Public in and for the STATE OF TEXAS



**FINAL PLAT  
GRACE PARK ADDITION**

Being 14.822 Acres  
in the  
M.W. Galton Survey,  
Abstract No. 400  
City of Ennis,  
Ellis County, Texas

P & Z CASE # 07-04-05