

0' 30' 60'
SCALE: 1" = 60'

DEAL COURT
(CALLED 50' ROW)

BRECKENRIDGE VILLAGE ADDITION
CAB. C, SL. 641
OPRECT

LAFAYETTE STREET
(CALLED 50' ROW)

RENEE STREET
(VARIABLE WIDTH ROW)

BUS. HIGHWAY 45 / N. KAUFMAN STREET
(VARIABLE WIDTH ROW)

- LEGEND:
- BOLLARD
 - AIR CONDITION UNIT
 - GAS METER
 - SANITARY SEWER MANHOLE
 - WATER METER
 - TELEPHONE PEDESTAL
 - POWER POLE
 - ELECTRIC METER
 - TELE PULLBOX
 - ELECTRIC PEDESTAL
 - FIRE HYDRANT
 - FENCE LINE (VARIOUS TYPES)
 - OVERHEAD UTILITY LINES
 - 5/8" IRON ROD WITH YELLOW PLASTIC CAP STAMPED "TXRCS" SET
 - CAPPED IRON ROD FOUND
 - IRON ROD FOUND
 - IRON PIPE FOUND
 - OFFICIAL PUBLIC RECORDS, ELLIS COUNTY, TEXAS
 - INDICATE RECORD OR DEED CALLS
 - RIGHT-OF-WAY

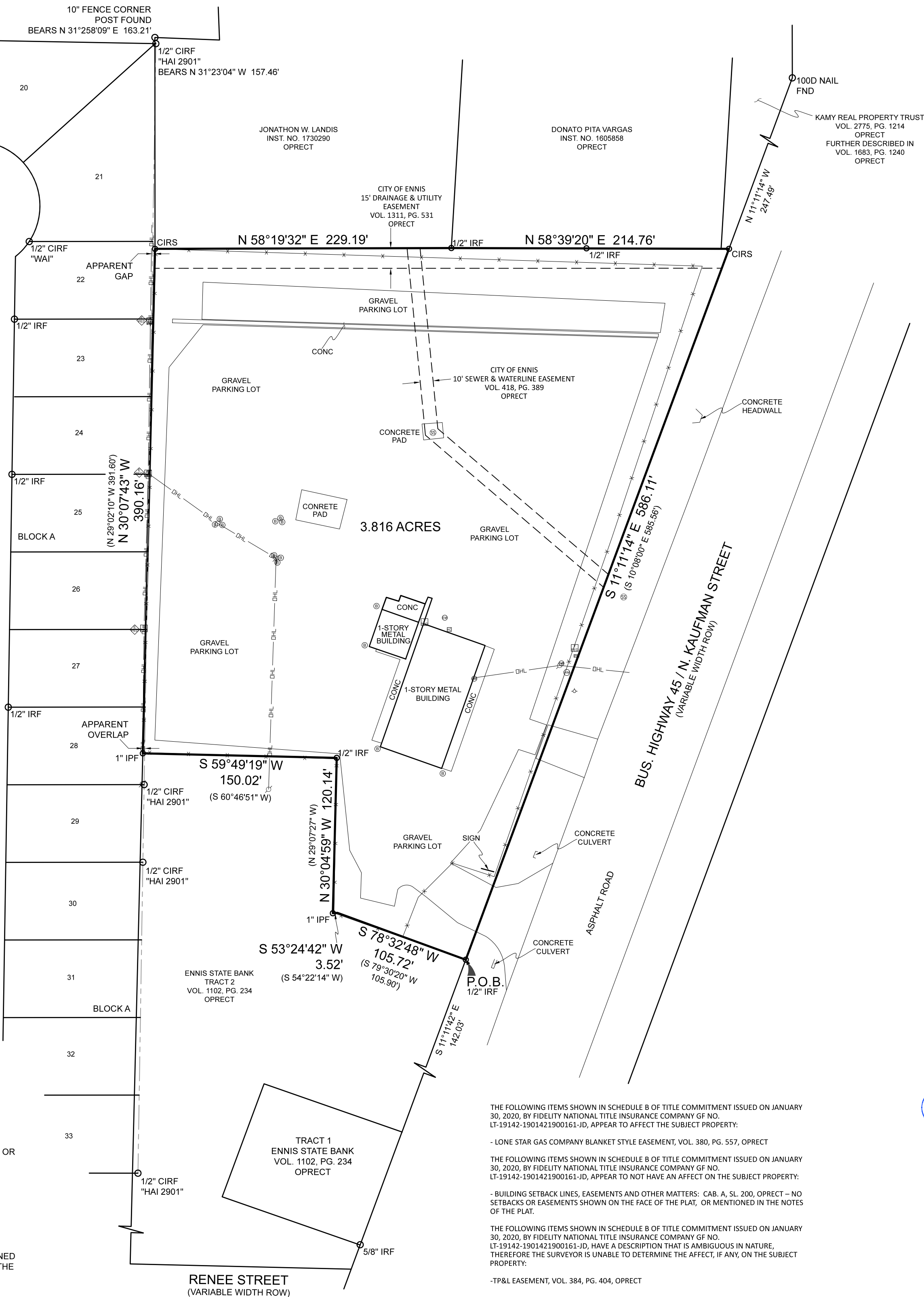
NOTES:

BEARING BASIS FOR THIS SURVEY IS TEXAS COORDINATE SYSTEM, NORTH CENTRAL 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 PROVIDED BY FNF LAWYERS TITLE OF TEXAS, INC. ISSUED ON JANUARY 30, 2020, BY FIDELITY NATIONAL TITLE INSURANCE COMPANY, G.F. NO. LT-19142-1901421900161-JD, FOR RESEARCH OF EASEMENTS.

UTILITIES SHOWN HEREON ARE FROM OBSERVED EVIDENCE OF VISIBLE APPURTENANCES.

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. 48139C0360F DATED JUNE 3, 2013, AS PUBLISHED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY.



PROPERTY DESCRIPTION:

BEING A TRACT OF LAND SITUATED IN THE I.D. SHEPPARD SURVEY, ABSTRACT NO. 1101, IN THE CITY OF ENNIS, ELLIS COUNTY, TEXAS AND BEING ALL OF THAT TRACT OF LAND DESCRIBED IN DEED TO MCELROY TRUCK LINES, INC. RECORDED IN VOLUME 2152, PAGE 2100, OF THE OFFICIAL PUBLIC RECORDS OF ELLIS COUNTY, TEXAS (OPRECT), AND BEING ALL OF LOTS 9-16, MOLLYANN PARK, A PORTION OF THE RIGHT-OF-WAY (ROW) FOR BEVERLEY LANE, ALL OF THE ROW FOR SANDER STREET AND ALL OF A 10' ALLEY AS SHOWN ON THE PLAT OF HARRY B. ROMICK ADDITION, AN ADDITION TO THE CITY OF ENNIS, ACCORDING TO THE PLAT THEREOF RECORDED IN CABINET A, SLIDE 200, OPRECT, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A 1/2" IRON ROD FOUND FOR THE SOUTHEAST CORNER OF SAID MCELROY TRACT AND THE COMMON NORTHEAST CORNER OF THAT TRACT OF LAND DESCRIBED AS TRACT 2 IN DEED TO ENNIS STATE BANK, RECORDED IN VOLUME 1102, PAGE 234, OPRECT, AND IN THE WEST RIGHT-OF-WAY (ROW) LINE OF NORTH KAUFMAN STREET (BUSINESS HIGHWAY 45) (A VARIABLE WIDTH ROW), FROM WHICH A 5/8" IRON ROD FOUND FOR THE SOUTHEAST CORNER OF THAT TRACT OF LAND DESCRIBED AS TRACT 1 IN SAID ENNIS STATE BANK DEED AND A COMMON EXTERIOR CORNER OF SAID ENNIS STATE BANK TRACT 2 BEARS S 11°11'42" E, A DISTANCE OF 142.03 FEET;

THENCE S 78°32'48" W, ALONG A SOUTH LINE OF SAID MCELROY TRACT AND A COMMON NORTH LINE OF SAID ENNIS STATE BANK TRACT 2, A DISTANCE OF 105.72 FEET A 1" IRON PIPE FOUND FOR AN ANGLE POINT IN THE SOUTH LINE OF SAID MCELROY TRACT AND IN A NORTH LINE OF SAID ENNIS STATE BANK TRACT 2;

THENCE S 53°24'42" W, ALONG A SOUTH LINE OF MCELROY TRACT AND A COMMON NORTH LINE OF SAID ENNIS STATE BANK TRACT 2, A DISTANCE OF 3.52 FEET TO A 1" IRON PIPE FOUND FOR AN ELL CORNER OF SAID MCELROY TRACT AND A COMMON INTERIOR ELL CORNER OF SAID ENNIS STATE BANK TRACT 2;

THENCE N 30°04'59" W, ALONG A WEST LINE OF SAID MCELROY TRACT AND AN EAST LINE OF SAID ENNIS STATE BANK TRACT 2, A DISTANCE OF 120.14 FEET A 1/2" IRON ROD FOUND FOR AN INTERIOR ELL CORNER OF SAID MCELROY TRACT AND A COMMON NORTHEAST CORNER OF SAID ENNIS STATE BANK TRACT 2;

THENCE S 58°49'19" W, ALONG A SOUTH LINE OF SAID MCELROY TRACT AND A COMMON NORTH LINE OF SAID ENNIS STATE BANK TRACT 2, A DISTANCE OF 150.02 FEET TO A 1" IRON PIPE FOUND FOR THE SOUTHWEST CORNER OF SAID MCELROY TRACT AND THE COMMON NORTHWEST CORNER OF SAID ENNIS STATE BANK TRACT 2, FROM WHICH A 1/2" IRON ROD WITH CAP STAMPED "HAI 2901" FOUND FOR THE COMMON SOUTHEAST CORNER OF LOT 28 AND THE NORTHEAST CORNER OF LOT 29, BLOCK A OF BRECKENRIDGE VILLAGE ADDITION, AN ADDITION TO THE CITY OF ENNIS, ACCORDING TO THE PLAT THEREOF RECORDED IN CABINET C, SLIDE 641, OPRECT BEARS S 33°53'04" E, A DISTANCE OF 24.21 FEET;

THENCE N 30°07'43" W, ALONG THE WEST LINE OF SAID MCELROY TRACT AND THE EAST LINE OF SAID BRECKENRIDGE VILLAGE ADDITION, A DISTANCE OF 390.16 FEET TO A 5/8" IRON ROD WITH CAP STAMPED "TXRCS" SET FOR THE NORTHWEST CORNER OF SAID MCELROY TRACT AND THE COMMON SOUTHWEST CORNER OF THAT TRACT OF LAND DESCRIBED IN DEED TO JONATHON W. LANDIS, RECORDED IN INSTRUMENT NO. 1730290, OPRECT, FROM WHICH A 1/2" IRON ROD WITH CAP STAMPED "HAI 2901" FOUND FOR THE NORTHEAST CORNER OF SAID BRECKENRIDGE VILLAGE ADDITION BEARS N 31°23'04" W, A DISTANCE OF 157.46 FEET, AND FROM WHICH A 10" FENCE POST FOUND FOR AN ELL CORNER OF SAID LANDIS TRACT BEARS N 31°25'09" E, A DISTANCE OF 163.21 FEET;

THENCE N 58°19'32" E, ALONG A NORTH LINE OF SAID MCELROY TRACT AND THE COMMON SOUTH LINE OF SAID LANDIS TRACT, A DISTANCE OF 229.19 FEET A 1/2" IRON ROD FOUND FOR THE SOUTHEAST CORNER OF SAID LANDIS TRACT AND THE COMMON SOUTHWEST CORNER OF A TRACT OF LAND DESCRIBED IN DEED TO DONATO PITA VARGAS, RECORDED IN INSTRUMENT NO. 1605858, OPRECT;

THENCE N 58°39'20" E, ALONG A NORTH LINE OF SAID MCELROY TRACT AND THE COMMON SOUTH LINES OF SAID VARGAS TRACT AND THAT TRACT OF LAND DESCRIBED IN DEED TO KAMY REAL PROPERTY TRUST, RECORDED IN VOLUME 2775, PAGE 1214, OPRECT, BEING FURTHER DESCRIBED IN VOLUME 1683, PAGE 1240, OPRECT, PASSING A 1/2" IRON ROD FOUND AT A DISTANCE OF 104.52 FEET, IN ALL A TOTAL DISTANCE OF 214.76 FEET TO A 5/8" IRON ROD WITH CAP STAMPED "TXRCS" SET FOR THE NORTHEAST CORNER OF SAID MCELROY TRACT, AND IN THE WEST ROW LINE OF SAID NORTH KAUFMAN STREET, FROM WHICH A 100D NAIL FOUND FOR AN ANGLE POINT IN THE WEST LINE OF SAID NORTH KAUFMAN STREET BEARS N 11°11'14" W, A DISTANCE OF 247.49 FEET;

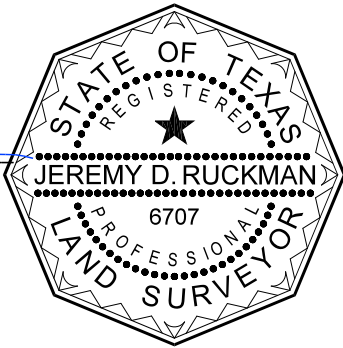
THENCE S 11°11'14" E, ALONG THE EAST LINE OF SAID MCELROY TRACT AND THE COMMON WEST ROW LINE OF SAID NORTH KAUFMAN STREET, A DISTANCE OF 586.11 FEET TO THE POINT OF BEGINNING AND CONTAINING 3.816 ACRES OF LAND, MORE OR LESS.

I, JEREMY D. RUCKMAN, RPLS, HEREBY CERTIFY TO DKS CAPITAL VENTURES LLC, FIDELITY NATIONAL TITLE INSURANCE COMPANY AND ENNIS STATE BANK 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 SURVEYOR'S STANDARDS AND SPECIFICATIONS FOR A CATEGORY 1A, CONDITION III SURVEY.

JEREMY D. RUCKMAN
REGISTRATION NUMBER 6707

DATED: 02/11/2020
REVISED: 02/25/2020
REVISED: 02/26/2020



LAND TITLE SURVEY
3.816 ACRES

SITUATED IN THE
I. D. SHEPPARD SURVEY,
ABSTRACT NO. 1101
CITY OF ENNIS,
ELLIS COUNTY, TEXAS

PROJECT NO. 1489

TEXAS REALITY CAPTURE
& SURVEYING, LLC

P.O. BOX 252
WAXAHACHIE, TEXAS 75168
469.518.0338
TBPLS FIRM NO 10194359



THE FOLLOWING ITEMS SHOWN IN SCHEDULE B OF TITLE COMMITMENT ISSUED ON JANUARY 30, 2020, BY FIDELITY NATIONAL TITLE INSURANCE COMPANY GF NO. LT-19142-1901421900161-JD, APPEAR TO AFFECT THE SUBJECT PROPERTY:

- LONE STAR GAS COMPANY BLANKET STYLE EASEMENT, VOL. 380, PG. 557, OPRECT

THE FOLLOWING ITEMS SHOWN IN SCHEDULE B OF TITLE COMMITMENT ISSUED ON JANUARY 30, 2020, BY FIDELITY NATIONAL TITLE INSURANCE COMPANY GF NO. LT-19142-1901421900161-JD, APPEAR TO NOT HAVE AN AFFECT ON THE SUBJECT PROPERTY:

- BUILDING SETBACK LINES, EASEMENTS AND OTHER MATTERS: CAB. A, SL. 200, OPRECT - NO SETBACKS OR EASEMENTS SHOWN ON THE FACE OF THE PLAT, OR MENTIONED IN THE NOTES OF THE PLAT.

THE FOLLOWING ITEMS SHOWN IN SCHEDULE B OF TITLE COMMITMENT ISSUED ON JANUARY 30, 2020, BY FIDELITY NATIONAL TITLE INSURANCE COMPANY GF NO. LT-19142-1901421900161-JD, HAVE A DESCRIPTION THAT IS AMBIGUOUS IN NATURE, THEREFORE THE SURVEYOR IS UNABLE TO DETERMINE THE AFFECT, IF ANY, ON THE SUBJECT PROPERTY:

- TP&L EASEMENT, VOL. 384, PG. 404, OPRECT