

NOTES:

BEARING BASIS FOR THIS SURVEY IS TEXAS COORDINATE SYSTEM, NORTH CENTRAL ZONE 4202, NAD 83, PER GPS OBSERVATIONS.

ALL HORIZONTAL DISTANCES SHOWN HEREON ARE GRID DISTANCES. MEASURING UNITS OF THIS SURVEY ARE IN U.S. SURVEY FOOT.

ELEVATIONS SHOWN HEREON ARE REFERENCED TO NAVD 88 USING THE GEOID18 GEOID MODEL.

CONTOURS SHOWN HERE ON ARE BASED ON FIELD DATA PROVIDED BY THE CLIENT FROM PREVIOUS JOB DATED 11/09/2022. CONTOUR DATA WAS FIELD VERIFIED DURING CURRENT FIELD WORK PERFORMED WITH NO SIGNIFICANT CHANGES NOTED.

AS OF THE DATE OF THE FIELD WORK SHOWN HEREON, THERE WERE NO BUILDINGS OBSERVED ON THE PROPERTY.

UTILITIES SHOWN HEREON ARE FROM OBSERVED EVIDENCE OF VISIBLE APPURTENANCES, PLANS AND/OR REPORTS PROVIDED BY CLIENT, AND UTILITY LOCATES PROVIDED BY TX811.

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 AGENCY.

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 MADISON TITLE AGENCY, LLC, ISSUED ON OCTOBER 22, 2024, BY OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY, GF NO. 199636, FOR RESEARCH OF EASEMENTS.

THE FOLLOWING ITEMS SHOWN IN SCHEDULE B OF TITLE COMMITMENT PROVIDED BY MADISON TITLE AGENCY, LLC, ISSUED ON OCTOBER 22, 2024, BY OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY, GF NO. 199636, APPEAR TO HAVE AN AFFECT ON THE SUBJECT PROPERTY:

10(G) - SOUTHWESTERN BELL TELEPHONE CO. EASEMENT: VOL. 574, PG. 143, OPRECT - SHOWN HEREON

10(I) - CITY OF ENNIS - 20' UTILITY EASEMENT: INST. NO. 2136723, OPRECT - SHOWN HEREON

10(M) - CITY OF ENNIS - 20' PUBLIC UTILITY EASEMENT: INST. NO. 2309471, OPRECT - SHOWN HEREON

THE FOLLOWING ITEMS SHOWN IN SCHEDULE B OF TITLE COMMITMENT PROVIDED BY MADISON TITLE AGENCY, LLC, ISSUED ON OCTOBER 22, 2024, BY OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY, GF NO. 199636, APPEAR TO NOT HAVE AN AFFECT ON THE SUBJECT PROPERTY:

10(H) - TP&L CO. EASEMENT: VOL. 622, PG. 446, OPRECT - DOES NOT TOUCH THE SURVEYED PROPERTY

10(J) - DEVELOPMENT AGREEMENT (RESOLUTION 2017-0620-48): INST. NO. 1723881, OPRECT - DOES NOT TOUCH THE SURVEYED PROPERTY

10(L) - RICE WATER SUPPLY & SEWER SERVICE CORPORATION EASEMENT: INST. NO. 2305326, OPRECT - DOES NOT TOUCH THE SURVEYED PROPERTY

THE FOLLOWING ITEMS SHOWN IN SCHEDULE B OF TITLE COMMITMENT PROVIDED BY MADISON TITLE AGENCY, LLC, ISSUED ON OCTOBER 22, 2024, BY OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY, GF NO. 199636, HAVE A DESCRIPTION THAT IS AMBIGUOUS IN NATURE, THEREFORE THE SURVEYOR IS UNABLE TO DETERMINE THE AFFECT, IF ANY, ON THE SUBJECT PROPERTY:

10(C) - TP&L CO. EASEMENT: VOL. 378, PG. 356, OPRECT DOES NOT TOUCH THE SURVEYED PROPERTY - ITS LOCATION CANNOT BE DETERMINED FROM THE RECORD DOCUMENT

10(D) - TP&L CO. EASEMENT: VOL. 412, PG. 439, OPRECT - ITS LOCATION CANNOT BE DETERMINED FROM THE RECORD DOCUMENT

10(E) - TP&L CO. EASEMENT: VOL. 418, PG. 1, OPRECT - ITS LOCATION CANNOT BE DETERMINED FROM THE RECORD DOCUMENT

10(F) - ACCESS EASEMENT: VOL. 465, PG. 68, OPRECT - ITS LOCATION CANNOT BE DETERMINED FROM THE RECORD DOCUMENT

PROPERTY DESCRIPTION

BEING A TRACT OF LAND SITUATED IN THE W. BUNDY SURVEY, ABSTRACT NO. 64, THE W.M.H. MCKINNEY SURVEY, ABSTRACT 686 AND THE D. ROSE SURVEY, ABSTRACT NO. 905, CITY OF ENNIS, ELLIS COUNTY, TEXAS, AND BEING A PORTION OF THAT TRACT OF LAND DESCRIBED AS TRACT 1 IN DEED TO 125 ENNIS LLC, RECORDED IN INSTRUMENT NUMBER 2405598, OF THE OFFICIAL PUBLIC RECORDS OF ELLIS COUNTY, TEXAS (OPRECT), AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A 5/8" IRON ROD FOUND FOR A SOUTHWEST CORNER OF SAID TRACT 1 AND IN THE EAST LINE OF THAT TRACT OF LAND DESCRIBED IN DEED TO MANDALAY HOLDINGS LLC, RECORDED IN VOLUME 2727, PAGE 1164, OPRECT, AND BEING THE NORTHEAST CORNER OF THAT TRACT OF LAND DESCRIBED IN DEED TO THE STATE OF TEXAS, RECORDED IN INSTRUMENT NO. 1905636, OPRECT AND THE COMMON NORTHWEST CORNER OF THAT TRACT OF LAND DESCRIBED IN DEED TO THE STATE OF TEXAS, RECORDED IN INSTRUMENT NO. 1529220, OPRECT, SAME BEING IN THE NORTH RIGHT-OF-WAY (ROW) LINE OF U.S. HIGHWAY 287 BYPASS;

THENCE N 31°27'08" W, ALONG THE WEST LINE OF SAID TRACT 1 AND THE COMMON EAST LINE OF SAID MANDALAY HOLDINGS TRACT, A DISTANCE OF 297.58 FEET TO A 5/8" IRON ROD WITH PLASTIC CAP STAMPED "TXRCS" FOUND FOR AN ANGLE CORNER IN A WEST LINE OF SAID TRACT 1, THE COMMON NORTH CORNER OF SAID MANDALAY HOLDINGS TRACT, AND IN THE APPARENT EAST ROW LINE OF ENSIGN ROAD (A VARIABLE WIDTH UNRECORDED AND DEDICATED ROW - NO DEED OF RECORD FOUND), FROM WHICH A 5/8" IRON ROD WITH PINK PLASTIC CAP STAMPED "TXDOT ROW" FOUND BEARS S 13°01'26" W, A DISTANCE OF 50.00 FEET;

THENCE N 13°01'26" E, ALONG A WEST LINE OF SAID TRACT 1 AND THE COMMON APPARENT EAST ROW LINE OF SAID ENSIGN ROAD, PASSING A 5/8" IRON ROD WITH CAP STAMPED "RPLS 6707" SET FOR WITNESS AT A DISTANCE OF 338.15 FEET, CONTINUING IN ALL A TOTAL DISTANCE OF 363.15 FEET TO A POINT FOR CORNER, FROM WHICH A 5/8" IRON ROD WITH CAP STAMPED "TXRCS" FOUND FOR THE NORTHWEST CORNER OF SAID TRACT 1, SAME BEING AN ANGLE POINT IN THE APPARENT EAST ROW LINE OF SAID ENSIGN ROAD BEARS N 13°01'26" E, A DISTANCE OF 396.73 FEET;

THENCE OVER AND ACROSS SAID TRACT 1, AS FOLLOWS:

S 76°58'34" E, PASSING A 5/8" IRON ROD WITH CAP STAMPED "RPLS 6707" SET FOR WITNESS AT A DISTANCE OF 25.00 FEET, CONTINUING IN ALL A TOTAL A DISTANCE OF 300.00 FEET TO A 5/8" IRON ROD WITH CAP STAMPED "RPLS 6707" SET FOR CORNER;

S 13°01'26" W, A DISTANCE OF 158.96 FEET TO A 5/8" IRON ROD WITH CAP STAMPED "RPLS 6707" SET FOR CORNER;

S 38°08'11" E, A DISTANCE OF 185.28 FEET TO A 5/8" IRON ROD WITH CAP STAMPED "RPLS 6707" SET FOR CORNER;

S 77°02'35" E, A DISTANCE OF 385.57 FEET TO A 5/8" IRON ROD WITH CAP STAMPED "RPLS 6707" SET FOR CORNER;

S 12°57'25" W, A DISTANCE OF 300.02 FEET TO A 5/8" IRON ROD WITH CAP STAMPED "RPLS 6707" SET FOR CORNER IN A SOUTH LINE OF SAID TRACT 1 AND THE COMMON NORTH ROW LINE OF SAID US HIGHWAY 287 BYPASS, SAME BEING THE NORTH LINE OF SAID STATE OF TEXAS TRACT (1529220), FROM WHICH A 5/8" IRON ROD WITH CAP STAMPED "TXRCS" FOUND AT AN ANGLE CORNER IN THE SOUTH LINE OF SAID TRACT 1 AND THE COMMON NORTH ROW LINE OF SAID US HIGHWAY 287 BYPASS, SAME BEING THE WEST CORNER OF SAID STATE OF TEXAS TRACT (1529220) BEARS S 77°02'45" E, A DISTANCE OF 345.55 FEET;

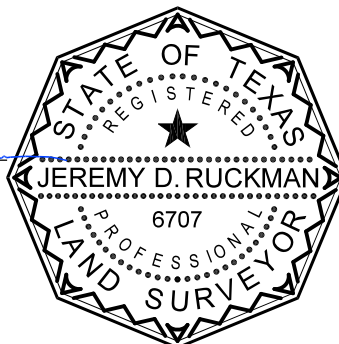
THENCE N 77°02'45" W, ALONG A SOUTH LINE OF SAID TRACT 1 AND THE COMMON NORTH LINE OF SAID US HIGHWAY 287 BYPASS, SAME BEING THE NORTH LINE OF SAID STATE OF TEXAS TRACT (1529220), A DISTANCE OF 621.76 FEET TO THE POINT OF BEGINNING, AND CONTAINING 7.299 ACRES OF LAND, MORE OR LESS.

TO: ENSIGN 21 LLC, BROADSTREET BANK, MADISON TITLE AGENCY, LLC, OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY, AND 125 ENNIS LLC:

THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2021 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/NSPS LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS, AND INCLUDES ITEMS 1, 3, 4, 5, 11(A), 13, & 19 OF TABLE A THEREOF. THE FIELDWORK WAS COMPLETED ON NOVEMBER 11, 2024. THE DATE OF THE SURVEY OR MAP: NOVEMBER 20, 2024

JEREMY D. RUCKMAN
REGISTRATION NUMBER 6707

REVISED: 03/08/2025



SITE INFORMATION

CURRENT OWNER: 125 ENNIS LLC
INSTRUMENT NO. 2405598, OPRECT

TAX PARCEL ID # 179941

ZONING: CORRIDOR COMMERCIAL "CC"
PER ORDINANCE NO. 23-0117-F8

ALTA/NSPS LAND TITLE SURVEY
7.299 ACRES

SITUATED IN THE

W. BUNDY SURVEY, ABSTRACT NO. 64,
W. MCKINNEY SURVEY, ABSTRACT NO. 686,
AND D. ROSE SURVEY, ABSTRACT NO. 905
CITY OF ENNIS, ELLIS COUNTY, TEXAS

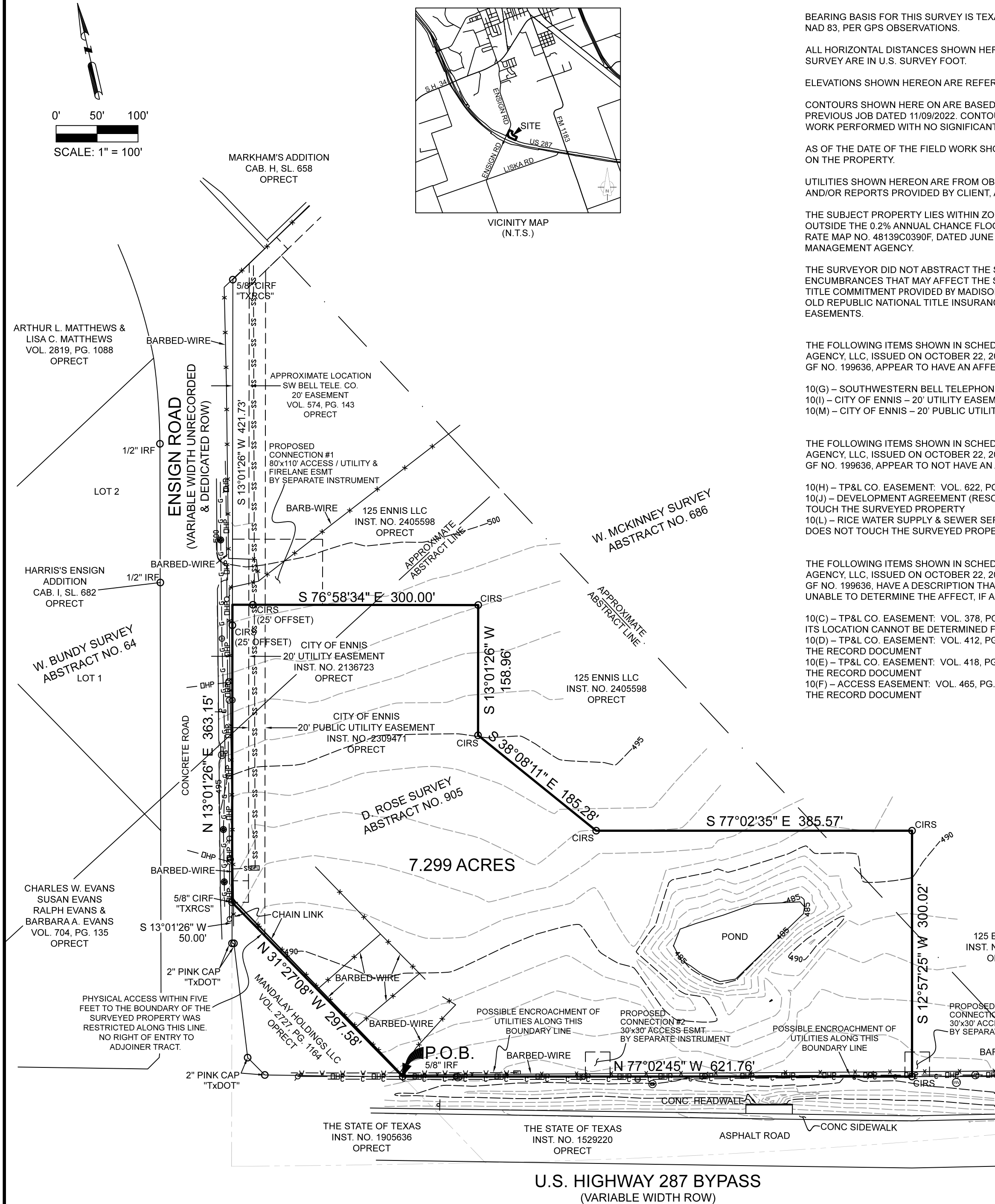
PROJECT NO. 1002

J.D. RUCKMAN LAND SURVEYING

289 RESTING PLACE RD.
WAXAHACHIE, TEXAS 75165
PHONE NO.: (469) 576-6558

jruckmanlandsurveying@outlook.com

SHEET 1 OF 1



UTILITY LOCATES - TX 811			
7.292 AC SURVEY (ENSGN & US 287) TICKET NO. 2480469367 (10/30/2024)			
UTILITY COMPANY	RESPONSE	DATE	NOTES
ATMOS MIDTX (ASE)	MARKED	10/31/2024	2-LOCATED
SPECTRUM (CCTN)	NO LOCATE	10/29/2024	NO LOCATE WILL BE PERFORMED AT THIS TIME
ATMOSPHERE (PSE)	CLEAR	10/30/2024	N/A
RICE WATER SUPPLY (RIC)	DNR	N/A	DID NOT RESPOND
AT&T (TXN1)	CLEAR	10/30/2024	N/A
ONCOR ELECTRIC DISTRIBUTION (WX2)	DNR	N/A	DID NOT RESPOND

LEGEND:

③ AT&T CABLE MARKER	IRF	IRON ROD FOUND
④ FIRE HYDRANT	CIRF	CAPPED IRON ROD FOUND
⑤ GAS MARKER	CIRS	5/8" IRON ROD WITH YELLOW PLASTIC CAP STAMPED "RPLS 6707" SET
⑥ GAS VALVE	OPRECT	OFFICIAL PUBLIC RECORDS, ELLIS COUNTY, TEXAS
⑦ POWER POLE	(CM)	CONTROL MOMENT
⑧ PULL BOX	(XXX)	INDICATE RECORD OR DEED CALLS
⑨ TELEPHONE PEDESTAL	ROW	RIGHT-OF-WAY
⑩ WATER VALVE		
⑪ STORM MANHOLE	— x — x — x —	FENCE LINE (VARIOUS TYPES)
⑫ WATER LINE MARKER	— DHP —	OVERHEAD UTILITY LINES
⑬ SEWER PIPELINE MARKER	— G — G — G —	GAS LINE (PIN FLAGS, MARKERS & VALVES)
⑭ SIGN	— C — C — C —	COMMUNICATIONS LINE (PIN FLAGS & MARKERS)
	— W — W — W —	WATER LINE (PIN FLAGS & MARKERS)
	— SS — SS — SS —	SANITARY SEWER LINE (MARKERS & RECORD DRAWING)
	— - - - -	CONTOUR LINES
		RIGHT-OF-WAY DEED LINES