



LINE	BEARING	DISTANCE
L1	S 18°58'24" E	300.00
L2	S 13°01'20" W	270.00
L3	N 12°52'15" E	2062.26
L4	S 58°50'14" W	754.83
L5	N 58°50'14" E	754.83
L6	N 59°12'51" E	280.89
L7	S 59°12'51" W	280.89
L8	S 59°12'51" W	280.89
L9	S 59°12'51" W	280.89
L10	S 59°12'51" W	280.89
L11	S 59°12'51" W	280.89
L12	S 59°12'51" W	280.89
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L100	S 59°12'51" W	280.89

OWNER	ADDRESS	APPROXIMATE	APPROXIMATE	APPROXIMATE
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ZONING TRACT Z-1 PROPERTY DESCRIPTION

BEING A TRACT OF LAND SITUATED IN THE W. BUNDY SURVEY ABSTRACT NO. 64 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 NO. 240596, OF THE OFFICIAL PUBLIC RECORDS OF ELLIS COUNTY, TEXAS (CORRECT), AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT FOR CORNER IN THE WEST LINE OF SAID TRACT 1 AND THE APPARENT EAST RIGHT-OF-WAY (ROW) LINE OF ENNIS ROAD (A VARIABLE WIDTH UNRECORDED AND DEDICATED ROW - NO DEED RECORD), FROM WHICH A 58" IRON ROD WITH YELLOW PLASTIC CAP STAMPED "TRXCS" FOUND FOR THE NORTHWEST CORNER OF SAID TRACT 1 BEARS N 13°12'51" E A DISTANCE OF 316.7 FEET.

THENCE OVER AND ACROSS SAID TRACT 1, AS FOLLOWS:
S 78°58'4" E A DISTANCE OF 300.00 FEET TO A POINT FOR CORNER.

S 13°01'20" W A DISTANCE OF 80.00 FEET TO A 58" IRON ROD WITH YELLOW PLASTIC CAP STAMPED "RPLS 6707" SET FOUND FOR AN ILL CORNER OF THAT TRACT OF LAND DESCRIBED IN DEED TO 287-21 LLC, RECORDED IN INSTRUMENT NO. 250857, CORRECT.

THENCE N 78°58'4" W ALONG THE NORTH LINE OF SAID 287-21 LLC TRACT PASSING A 58" IRON ROD WITH YELLOW PLASTIC CAP STAMPED "RPLS 6707" FOUND WITHIN AT A DISTANCE OF 270.00 FEET CONTINUING IN ALL A TOTAL DISTANCE OF 300.00 FEET TO A POINT FOR THE NORTHWEST CORNER OF SAID 287-21 LLC TRACT, SAME BEING IN THE WEST LINE OF SAID TRACT 1 AND THE COMMON EAST ROW LINE OF SAID ENNIS ROAD, FROM WHICH A 58" IRON ROD WITH YELLOW PLASTIC CAP STAMPED "TRXCS" FOUND FOR AN ANGLE CORNER OF THE WEST LINE OF SAID 287-21 LLC TRACT AND THE COMMON NORTH CORNER OF THAT TRACT OF LAND DESCRIBED IN DEED TO MANDALAY HOLDINGS LLC, RECORDED IN VOLUME 2727, PAGE 1164, CORRECT BEARS S 13°01'20" W A DISTANCE OF 303.1 FEET.

THENCE N 17°02'45" E ALONG THE WEST LINE OF SAID TRACT 1 AND THE COMMON EAST ROW LINE OF SAID ENNIS ROAD A DISTANCE OF 80.00 FEET TO THE POINT OF BEGINNING, CONTAINING 0.551 ACRES OF LAND, MORE OR LESS.

BEING A TRACT OF LAND SITUATED IN THE W. BUNDY SURVEY ABSTRACT NO. 64 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 NO. 240596, OF THE OFFICIAL PUBLIC RECORDS OF ELLIS COUNTY, TEXAS (CORRECT), AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

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