

TAX INCREMENT REINVESTMENT ZONE
297.68 ACRES, ENNIS, TEXAS

BEING a 302.27 ACRE tract of land situated in the William Joice Survey, Abstract 573, the Thomas Havens Survey, Abstract 489, the Williamson H. Bundy Survey, Abstract 65, the David Rose Survey, Abstract 906, the Reuben Guinn Survey (called E. Hampton Survey by Ellis Appraisal District), Abstract 394, the John Hamilton Survey (called HT&BB RR Survey by Ellis Appraisal District), Abstract 448 and the John Douthet Survey, Abstract 305 and containing the following tracts of land:

- Lot 1, Burger King Addition, recorded in Cabinet B, Page 637, Plat Records, Ellis County, Texas (PRECT);
- a 0.65 acre tract of land described in deed recorded in Volume 1609, Page 920, Deed Records, Ellis County, Texas (DRECT);
- a 0.472 acre tract of land described in deed recorded in Volume 761, Page 490, DRECT;
- Lot 2A, Block 16, Golden Corral Addition, recorded in Cabinet B, Page 281, PRECT;
- Lot 1A, Block 16, Highland Addition, recorded in Cabinet B, Page 533, PRECT;
- Lots 6-10 and 20 ft. Alley, Block 15, Highland Addition, recorded in Cabinet A, Page 104, PRECT;
- the Autozone Addition, recorded in Cabinet D, Page 242;
- a 20 ft. Alley, Block 8, Highland Addition, recorded in Volume 61, Page 587, PRECT;
- Lot 6R, Block 7, Highland Addition, recorded in Cabinet I, Page 176, PRECT;
- a 0.3104 acre tract of land described in deed recorded in Volume 2638, Page 1681, DRECT;
- Lots 14-16 and East 30 ft. of Lot 17, Block 1, A.H. Rowe Addition, Vol. 105, Page 305, PRECT and described in deed recorded in Volume 2780, Page 1209, DRECT;
- Lots 1-2, part of an Alley and West 20 ft. of Lot 17, Block 1, A.H. Rowe Addition, Vol. 105, Page 305, PRECT and described in deed recorded in Volume 2640, Page 1532, DRECT;
- part of a 20 ft. Alley, Block 7, Highland Addition, recorded in Volume 61, Page 587, PRECT and Block 1, A.H. Rowe Addition, Vol. 105, Page 305, PRECT;
- Lots 3-6, the east half of Lot 7 and part of a 20 ft. Alley, Block 183, Official Town of Ennis, recorded in Cabinet A, Page 197-199, PRECT;
- Lot 10A, Block 183, Sonic Ennis addition, recorded in Cabinet H, Page 526, PRECT;
- Blocks 7-14, 35-43, 56-60, 82-91, 104-106, 108, 154-155, 130-139 and 202-203, Official Town of Ennis, recorded in Cabinet A, Page 197-199, PRECT;
- Lot 2A, Block 107, Replat of Lots 1 through 7 and 11 through 20 of Block 107, recorded in Cabinet C, Page 148, PRECT;
- Lots 6-11 and a 20 ft. Alley, Block 34, Official Town of Ennis, recorded in Cabinet A, Page 197-199, PRECT;
- Lots 1-2 and part of a 20 ft. Alley, Block 244, Official Town of Ennis, recorded in Cabinet A, Page 197-199, PRECT;
- Lots 3-10, Block 244, CVS-Ennis Addition, recorded in Cabinet G, Page 182, PRECT;
- Lot 1, Walgreens Addition, recorded in Cabinet G, Page 257, PRECT;

- a 0.1196 acre tract of land described in deed recorded in Volume 1926, Page 448, DRECT;
- Tracts A-G, and Alley, Subdivision 1, Division II, Official Town of Ennis, recorded in Cabinet A, Page 197-199, PRECT;
- Tracts K--G, and Alley, Subdivision 4, Division II, Official Town of Ennis, recorded in Cabinet A, Page 197-199, PRECT;
- Tracts E-N, Subdivisions 2 and 3, Division I, Official Town of Ennis, recorded in Cabinet A, Page 197-199, PRECT;
- Lots 37-48 and a 20 ft. Alley, Subdivisions 2 and 3, Division IV, Official Town of Ennis, recorded in Cabinet A, Page 197-199, PRECT;
- Lots 1-12 and a 20 ft. Alley, Subdivisions 1 and 4, Division III, Official Town of Ennis, recorded in Cabinet A, Page 197-199, PRECT;
- Lot 1R, Division XXVII, Official Town of Ennis, recorded in Cabinet D, Page 216, PRECT;
- a 15 ft. strip of land along the northwest line of Subdivision 2, an Alley and Tract B of Subdivision 1, Division XXVIII;
- an 8.270 acre tract of land described in deed recorded in Volume 1999, Page 2166, DRECT;
- a 3.1306 acre residue tract of a 5.2735 acre tract of land described in deed recorded in Volume 2326, Page 1533, DRECT;
- a 2.1429 acre tract of land described in deed recorded in Volume 2336, Page 811, DRECT;
- a 1.7085 acre tract of land described in deed recorded in Volume 2700, Page 2284, DRECT;
- a 5.8383 acre tract of land described in deed recorded in Volume 2088, Page 1774, DRECT;
- Lots 1-5, Lots 38-42 and part of a 20 ft. Alley, Caldwell's Southside Addition, recorded in Cabinet A, Page 67, PRECT and described in deed recorded in Volume 711, Page 856, DRECT;
- Tract One and Tract Two as described in deed recorded in Volume 2142, Page 1435, DRECT;
- a 0.4437 acre tract of land described in deed recorded in Volume 1914, Page 1544, DRECT;
- a 1.658 acre tract of land described in resolution recorded in Volume 921, Page 120, DRECT;
- a 0.522 acre tract of land described in deed of trust recorded in Volume 522, Page 589, DRECT;
- part of a 20 ft. Alley, Lots 21-26 and Lots 27-32, Block 3, Caldwell's Southside Addition, recorded in Cabinet A, Page 67, PRECT and described in deed recorded in Volume 2595, Page 1466, DRECT;
- part of Block 3, Caldwell's Southside Addition, recorded in Cabinet A, Page 67, PRECT as identified as Property ID 159671 and 159672 by the Ellis Appraisal District;
- part of a 20 ft. Alley and Lots 9-12, Block 3, Caldwell's Southside Addition, recorded in Cabinet A, Page 67, PRECT and described in deed recorded in Volume 1722, Page 241, DRECT;
- Lot 5AR, Block 3, Replat of Caldwell's Southside Addition, recorded in Cabinet E, Page 148, PRECT;
- Lot 1A, Block 3, Replat of Caldwell's Southside Addition, recorded in Cabinet H, Page 772, PRECT;
- Lots 1 and 2, Roberts Kaufman Street Addition, recorded in Cabinet G, Page 258 PRECT;
- Lot 1, Wilson Business Park, recorded in Cabinet C, Page 258 PRECT;
- a 0.450 acre tract of land described in deed recorded in Volume 967, Page 738, DRECT;
- a 100 ft. by 100 ft. tract of land described in deed recorded in Volume 1985, Page 1248, DRECT;
- a 1.801 acre tract of land described in deed recorded in Volume 840, Page 572, DRECT;

- Lot 1, Block 1, Citizens National Bank Addition, recorded in Cabinet H, Page 456, PRECT;
- Lots 1A & 1B, JCCW Addition, Cabinet H, Page 454, PRECT;
- a 0.2729 acre tract of land described in deed recorded in Volume 1517, Page 112, DRECT;
- a 0.2923 acre tract of land described in deed recorded in Volume 1748, Page 2263, DRECT;
- a 0.474 acre tract of land described in deed recorded in Volume 2106, Page 115, DRECT;
- a 0.1439 acre tract of land described in deed recorded in Volume 2512, Page 2166, DRECT;
- a 1.5845 acre tract of land described in deed recorded in Instrument 1531195, DRECT;
- a 0.353 acre tract of land described in deed recorded in Volume 1232, Page 834, DRECT;
- Lot 1, North Paris Addition, (no record found), per deed in Volume 2579, Page 252, DRECT;
- a 120 ft. by 148 ft. tract of land described in deed recorded in Volume 1455, Page 152, DRECT;
- Lots 2 and 3, re-subdivision of Tract 45 of the William Joice Survey, Cabinet A, Page 782, PRECT;
- Tract 44, of the Joice Survey, Abstract 573, as shown on the Official Map of Ennis, Cabinet A, Page 197 and described in deed recorded in Volume 2200, Page 1584;
- 0.75 acres, being part of a 2.124 acre tract of land described in Volume 1709, Page 935 DRECT and described by metes and bounds in Volume 605, Page 801, DRECT;
- a 0.4381 acre tract of land described in deed recorded in Volume 1523, Page 844, DRECT;
- Lot 1, Braums Addition, Cabinet A, Pg. 86, PRECT;
- Lot 1, Block A, Snap Clean Carwash Addition, recorded in Instrument 1602480, PRECT;
- a 0.33 acre tract of land described in deed recorded in Instrument 1610356, DRECT;
- a 0.5525 acre tract of land described in deed recorded in Volume 2477, Page 548, DRECT;
- a 1.0250 acre tract of land described in deed recorded in Volume 1748, Page 887, DRECT;
- a 0.9444 acre tract of land described in deed recorded in Volume 1046, Page 548, DRECT

AND BEING parts of the following Public Roads and Rights-of-Way:

- Service Road of Interstate Highway 45, Variable right-of-way;
- Wagon Wheel Drive, 50 ft. right-of-way;
- East Ennis Avenue, Variable right-of-way;
- Mulberry Street, 50 ft. right-of-way;
- Brown Street, Variable right-of-way;
- Elm Street, 50 ft. right-of-way;
- Pecan Street, 50 ft. right-of-way;
- Laurel Street, 50 ft. right-of-way;
- Paris Street, Variable right-of-way;
- Shawnee Street, Variable right-of-way;
- Kaufman Street, Variable right-of-way;
- Breckenridge Street, Variable right-of-way;
- Main Street, Variable right-of-way;
- Southern Pacific Railroad, Variable right-of-way;
- Dallas Street, Variable right-of-way;

- McKinney Street, Variable right-of-way;
- Sherman Street, 50 ft. right-of-way;
- Preston Street, 70 ft. right-of-way;
- Gaines Street, Variable right-of-way;
- Clay Street, 70 ft., right-of-way;
- Martin Luther King, Jr. Drive, 50 ft. right-of-way
- Tyler Street, Variable right-of-way;
- Loggins Ave, 60 ft. right-of-way;
- Denton Street, Variable right-of-way;
- Decatur Street, Variable right-of-way;
- Belknap Street, Variable right-of-way;
- Baylor Street, Variable right-of-way;
- Knox Street, Variable right-of-way;
- Crockett Street, Variable right-of-way;
- Milam Street, 60 ft. right-of-way;
- Waco Street, 70 ft. right-of-way;
- Lampasas Street, 50 ft. right-of-way;
- Burnett Street, 50 ft. right-of-way;
- Kuchar Street, 40 ft. right-of-way;
- Madison Street, 40 ft. right-of-way;
- Creechville Road, Variable right-of-way;
- Knighthurst Street, Variable right-of-way,
- Lake Bardwell Drive, Variable right-of-way and
- Oak Grove Road, Variable right-of-way.

SAID 302.27 ACRE TRACT BEING more particularly described by metes and bounds as follows:

BEGINNING at a point for corner within the Interstate Highway 45 (IH 45) right-of-way, a variable width right-of-way;

THENCE South 59 degrees 54 minutes 05 seconds West, passing the north corner of Lot 2, Block A, Ennis Crossroad, recorded in Cabinet G, Page 187, PRECT, said corner being in the southwest right-of-way line of said Interstate Highway 45 and continuing with the northwest line of said Lot 2, a total distance of 197.89 feet;

THENCE Southwesterly, with the northwesterly lines of said Ennis Crossroads, the following courses;

South 51 degrees 24 minutes 31 seconds East, a distance of 14.88 feet;

South 43 degrees 51 minutes 49 seconds West, a distance of 212.90 feet;

North 51 degrees 53 minutes 38 seconds West, a distance of 130.09 feet to the beginning of a non-tangent curve to the right having a radius of 2913.79 feet, whose chord bears South 44 degrees 53 minutes 23 seconds West, a distance of 202.83 feet;

Southwesterly, with said curve to the right, through a central angle of 03 degrees 59 minutes 21 seconds, an arc distance of 202.87 feet to the end of said curve;

South 33 degrees 34 minutes 58 seconds East, a distance of 150.25 feet;

South 51 degrees 45 minutes 18 seconds West, a distance of 139.99 feet;

South 32 degrees 06 minutes 25 seconds East, a distance of 46.49 feet;

South 57 degrees 25 minutes 56 seconds West, a distance of 109.86 feet to a point for corner in the northeast line of Mulberry Street;

THENCE South 30 degrees 31 minutes 57 seconds East, with the northeast line of Mulberry Street a distance of 210.12 feet;

THENCE South 58 degrees 34 minutes 36 seconds West, crossing Mulberry Street, a distance of 50.01 feet to a point for corner in the southwest line of Mulberry Street;

THENCE North 30 degrees 31 minutes 57 seconds West, with the southwest line of said Mulberry Street, a distance of 50.01 feet to a point for corner in the southeast line of Brown, Street;

THENCE South 58 degrees 34 minutes 36 seconds West, with the southeast line of Brown street, a distance of 301.12 feet to a point for corner in the southwest line of Elm Street;

THENCE North 31 degrees 26 minutes 59 seconds West, with the southwest line of Elm Street, a distance of 187.89 feet;

THENCE South 57 degrees 55 minutes 04 seconds West, with the southeast line of an alley in Block 15, of the Highland Addition, recorded in Cabinet A, Pages 104, PRECT, crossing Pecan Street and continuing a total distance of 317.36 feet to a point for corner in the southwest line of Pecan Street;

THENCE North 31 degrees 02 minutes 03 seconds West with the southwest line of Pecan Street, a distance of 2.98 feet;

THENCE South 57 degrees 53 minutes 38 seconds West, with the southeast line of an alley in Block 8 of said Highland Addition crossing Laurel Street, and continuing a total distance of 330.85 feet to a point for corner in the southwest line of Laurel Street;

THENCE North 32 degrees 06 minutes 22 seconds West, with the southwest line of Laurel Street, a distance of 5.26 feet;

THENCE South 58 degrees 36 minutes 43 seconds West, with the southeast line of an alley in Block 7 of said Highland Addition and Block 1, A.H. Rowe Addition, recorded in Volume 105, Page 305, PRECT, a distance of 469.94 feet;

THENCE North 30 degrees 47 minutes 53 seconds West, with the southwest line of said alley, a distance of 14.98 feet to a point for corner in the southeast line of Lot 17 of said Block 1;

THENCE Southwesterly, with the southeasterly lines of Lot 17, Lot 1 and Lot 2 of said Block 1, the following courses:

South 58 degrees 33 minutes 24 seconds West, a distance of 8.48 feet;

North 31 degrees 31 minutes 27 seconds West, a distance of 17.79 feet;

South 59 degrees 02 minutes 11 seconds West, a distance of 125.34 feet to a point for corner in the northeast line of Paris Street;

THENCE South 31 degrees 34 minutes 41 seconds East, with the northeast line of Paris Street, a distance of 161.32 feet to a point for corner in the northwest line of Brown Street;

THENCE North 58 degrees 37 minutes 04 seconds East, with the northwest line of Brown Street, a distance of 50.00 feet;

THENCE South 31 degrees 22 minutes 56 seconds East, crossing Brown Street, a distance of 60.00 feet to a point for corner in the southeast line of Brown Street;

THENCE South 58 degrees 37 minutes 04 seconds West with the southeast line of Brown Street, a distance of 49.80 feet to a point for corner in the northeast line of Paris Street;

THENCE South 31 degrees 34 minutes 41 seconds East, with the northeast line of Paris Street, a distance of 49.56 feet;

THENCE South 58 degrees 20 minutes 44 seconds West, crossing Paris Street, a distance of 60.00 feet to a point for corner in the southwest line of Paris Street;

THENCE North 31 degrees 34 minutes 41 seconds West, with the southwest line of Paris Street, a distance of 50.00 feet to a point for corner in the southeast line of Brown Street;

THENCE South 58 degrees 35 minutes 38 seconds West, with the south line of Brown Street, a distance of 269.83 feet to a point for corner in the northeast line of Shawnee Street;

THENCE Southeasterly, with the northeast lines of Shawnee Street, the following courses:

South 30 degrees 29 minutes 52 seconds East, a distance of 264.23 feet;

South 31 degrees 10 minutes 46 seconds East, a distance of 316.25 feet;

South 31 degrees 34 minutes 51 seconds East, a distance of 310.88 feet;

South 31 degrees 16 minutes 42 seconds East, a distance of 373.03 feet to a point for corner in the northeast line of Lampasas Street;

THENCE North 58 degrees 32 minutes 21 seconds East, with the northeast line of Lampasas Street, a distance of 260.66 feet to a point for corner in the southwest line of Paris Street;

THENCE South 31 degrees 50 minutes 37 seconds East, with the southwest line of Paris Street, a distance of 65.00 feet;

THENCE South 58 degrees 32 minutes 21 seconds West, 15 feet from and parallel to the southeast line of Lampasas Street, a distance of 436.89 feet to a point for corner

THENCE North 30 degrees 47 minutes 31 seconds West, a distance of 15.00 feet to a point for corner in the southeast line of Lampasas Street;

THENCE South 58 degrees 32 minutes 21 seconds West, with the southeast line of Lampasas Street, a distance of 151.60 feet to a point for corner in the northeast line of Kaufman Street;

THENCE South 31 degrees 21 minutes 43 seconds East, with the northeast line of Kaufman Street, a distance of 610.35 feet to a point for corner in the northwest line of Burnett Street;

THENCE North 59 degrees 11 minutes 37 seconds East, with the northwest line of Burnett Street, a distance of 341.41 feet;

THENCE South 29 degrees 52 minutes 29 seconds East, crossing Burnett Street and continuing with the northeast lines of Shawnee Street and Kuchar Street, a total distance of 430.59 feet;

THENCE South 59 degrees 09 minutes 05 seconds West, with the south line of Kuchar Street, a distance of 39.95 feet to a point for corner in the northeast line of a tract of land described in deed to Michael Kozlovsky et ux, recorded in Volume 1985, Page 1248, DIRECT;

THENCE South 30 degrees 34 minutes 00 seconds East, with the northeast line of said Kozlovsky tract and Lots 1 and 2 of Wilson Business Park, recorded in Cabinet C, Page 749, PRECT, a distance of 378.40 feet to a point for corner in the northwest line of Madison Street;

THENCE North 60 degrees 27 minutes 55 seconds East, with the northwest line of Madison Street, a distance of 21.67 feet;

THENCE South 30 degrees 55 minutes 12 seconds East, crossing Madison Street and continuing with the northeast line of Shawnee Street, a distance of 697.54 feet to a point for corner in the northwest line of Creechville Road;

THENCE North 58 degrees 17 minutes 51 seconds East, with the northwest line of Creechville Road, a distance of 25.00 feet;

THENCE South 31 degrees 29 minutes 20 seconds East, a distance of 49.59 feet to a point for corner in the southeast line of Creechville Road;

THENCE South 58 degrees 53 minutes 27 seconds West, with the southeast line of Creechville Road, a distance of 204.98 feet to a point for corner in the northeast line of Kaufman Street;

THENCE South 49 degrees 28 minutes 35 seconds East, with the northeast line of Kaufman Street, a distance of 50.04 feet;

THENCE South 58 degrees 53 minutes 27 seconds West, a distance of 89.44 feet to a point for corner in the southwest line of Kaufman Street;

THENCE North 45 degrees 23 minutes 22 seconds West, with the southwest line of Kaufman Street, a distance of 51.60 feet;

THENCE South 58 degrees 52 minutes 55 seconds West, with the southeast line of Creechville Road, a distance of 579.64 feet to a point for corner in the northeast line of the Southern Pacific Railroad right-of-way;

THENCE South 59 degrees 53 minutes 05 seconds East, with the northeast line of the Southern Pacific Railroad right-of-way, a distance of 70.30 feet;

THENCE South 60 degrees 04 minutes 45 seconds West, a distance of 172.20 feet to a point for corner in the northeast line of Knighthurst Road (formerly known as Old Alma Road);

THENCE North 60 degrees 22 minutes 12 seconds West, with the northeast line of Knighthurst Road, a distance of 58.00 feet to a point for corner in the southeast line of Lake Bardwell Drive;

THENCE South 60 degrees 04 minutes 45 seconds West, with the southeast line of Lake Bardwell Drive, a distance of 146.55 feet to a point for corner in the northeast line of Oak Grove Road;

THENCE South 32 degrees 10 minutes 06 seconds East, with the northeast line of Oak Grove Road, a distance of 50.00 feet;

THENCE South 57 degrees 52 minutes 14 seconds West, a distance of 50.00 feet to a point for corner in the southwest line of Oak Grove Road;

THENCE North 32 degrees 10 minutes 06 seconds West, with the southwest line of Oak Grove Road, a distance of 27.53 feet to a point for corner in the southeast line of Lake Bardwell Drive;

THENCE South 54 degrees 27 minutes 44 seconds West, with the southeast line of Lake Bardwell Drive, a distance of 49.97 feet;

THENCE North 35 degrees 32 minutes 18 seconds West, a distance of 110.00 feet to a point for corner in the northwest line of Lake Bardwell Drive;

THENCE North 54 degrees 27 minutes 44 seconds East, with the northwest line of Lake Bardwell Drive, a distance of 51.39 feet;

THENCE North 30 degrees 00 minutes 30 seconds West, with the southwest line of Oak Grove Road, a distance of 310.92 feet to a point for corner in the southeast line of an alley shown in the Sorley Addition on the Official Map of Ennis, recorded in Cabinet A, Page 197-200, PRECT;

THENCE South 60 degrees 03 minutes 07 seconds West, with the southeast line of said alley, a distance of 36.39 feet to the beginning of a non-tangent curve to the right having a radius of 740.00 feet whose chord bears North 42 degrees 37 minutes 49 seconds West, a distance of 271.44 feet;

THENCE Northwesterly, crossing said alley and continuing with the southeast lines of Main Street, the following courses:

Northwesterly, said curve to the right, through a central angle of 21 degrees 08 minutes 12 seconds, an arc distance of 272.99 feet to the end of said curve;

North 32 degrees 03 minutes 43 seconds West, a distance of 107.63 feet;

North 55 degrees 15 minutes 58 seconds East, a distance of 17.39 feet;

North 32 degrees 26 minutes 41 seconds West, a distance of 368.25 feet;

North 31 degrees 20 minutes 06 seconds West, a distance of 445.23 feet;

North 31 degrees 36 minutes 17 seconds West, a distance of 589.59 feet;

South 57 degrees 32 minutes 33 seconds West, a distance of 26.42 feet;

North 31 degrees 22 minutes 13 seconds West, a distance of 310.74 feet to a point for corner in the southeast line of Waco Street;

THENCE South 58 degrees 21 minutes 57 seconds West, with the southeast line of Waco Street, a distance of 343.31 feet to a point for corner in the southwest line of Dallas Street;

THENCE North 30 degrees 52 minutes 20 seconds West, with the southwest line of Dallas Street, a distance of 336.57 feet to a point for corner in the southeast line of Milam Street;

THENCE Southwesterly, with the southeast lines of Milam Street, the following courses:

South 58 degrees 51 minutes 09 seconds West, a distance of 317.40 feet;

South 58 degrees 34 minutes 40 seconds West, a distance of 346.30 feet to a point for corner in the southwest line of Sherman Street;

THENCE Northwesterly, with the southwest lines of Sherman Street, the following courses:

North 30 degrees 43 minutes 21 seconds West, a distance of 323.84 feet;

North 31 degrees 44 minutes 56 seconds West, a distance of 330.91 feet to a point for corner in the southwest line of Brown Street;

THENCE South 58 degrees 57 minutes 44 seconds West, with the southwest line of Brown Street, a distance of 939.88 feet to a point for corner in the northeast line of Clay Street;

THENCE South 30 degrees 31 minutes 55 seconds East, with the northeast line of Clay Street, a distance of 23.94 feet;

THENCE South 56 degrees 48 minutes 09 seconds West, a distance of 66.90 feet to a point for corner in the southwest line of Clay Street;

THENCE North 31 degrees 45 minutes 51 seconds West, with the southwest line of Clay Street, a distance of 383.72 feet to a point for corner in the southeast line of Ennis Avenue;

THENCE South 60 degrees 09 minutes 07 seconds West, with the southeast line of Ennis Avenue, a distance of 53.89 feet;

THENCE North 29 degrees 50 minutes 51 seconds West, a distance of 60.00 feet to a point for corner in the northwest line of Ennis Avenue;

THENCE North 60 degrees 09 minutes 07 seconds East, with the northwest line of Ennis Avenue, a distance of 51.88 feet;

THENCE North 31 degrees 45 minutes 51 seconds West, with the southwest line of Clay Street, a distance of 335.34 feet to a point for corner in the northwest line of Knox Street;

THENCE North 58 degrees 56 minutes 01 seconds East, with the northwest line of Knox Street, a distance of 1013.86 feet to a point for corner in the southwest line of Sherman Street;

THENCE North 30 degrees 26 minutes 41 seconds West, with the southwest line of Sherman Street, a distance of 262.71 feet to a point in the southeast line of Baylor Street;

THENCE South 58 degrees 56 minutes 35 seconds West, with the southeast line of Baylor Street, a distance of 50.00 feet;

THENCE North 31 degrees 03 minutes 25 seconds West, a distance of 59.81 feet to a point for corner in the northwest line of Baylor Street;

THENCE North 58 degrees 46 minutes 26 seconds East, with the northwest line of Baylor Street, a distance of 50.64 feet to a point for corner in the southwest line of Sherman Street;

THENCE North 30 degrees 26 minutes 41 seconds West, with the southwest line of Sherman Street, a distance of 50.04 feet;

THENCE North 59 degrees 33 minutes 20 seconds East, a distance of 50.00 feet to a point for corner in the northeast line of Sherman Street;

THENCE South 30 degrees 26 minutes 41 seconds East, with the northeast line of Sherman Street, a distance of 49.36 feet to a point for corner in the northwest line of Baylor Street;

THENCE North 58 degrees 46 minutes 26 seconds East, with the northwest line of Baylor Street, a distance of 597.16 feet to a point for corner in the southwest line of Dallas Street;

THENCE North 31 degrees 15 minutes 50 seconds West, with the southwest line of Dallas Street, a distance 597.00 feet to a point for corner in the southeast line of Decatur Street;

THENCE South 59 degrees 19 minutes 54 seconds West, with the southeast line of Decatur Street, a distance of 50.00 feet;

THENCE North 30 degrees 41 minutes 39 seconds West, a distance of 60.00 feet to a point for corner in the northwest line of Decatur Street;

THENCE North 59 degrees 19 minutes 54 seconds East, with the northwest line of Decatur Street, a distance of 46.86 feet to a point for corner in the southwest line of Dallas Street;

THENCE North 29 degrees 09 minutes 13 seconds West, with the southwest line of Dallas Street, a distance of 70.64 feet;

THENCE North 60 degrees 50 minutes 47 seconds East, a distance of 53.85 feet to a point for corner in the northeast line of Dallas Street;

THENCE South 30 degrees 47 minutes 27 seconds East, with the northeast line of Dallas Street, a distance of 50.00 feet to a point for corner in the northwest line of Decatur Street;

THENCE Northeasterly, with the northwest lines of Decatur Street, the following courses:

North 59 degrees 12 minutes 34 seconds East, a distance of 524.62 feet;

North 62 degrees 35 minutes 33 seconds East, a distance of 243.26 feet;

THENCE North 30 degrees 11 minutes 22 seconds West, with the southwest line of an alley, in Block 34, Official Town of Ennis, as recorded in Cabinet A, Pages 197-200, PRECT, a distance of 332.42 feet to a point for corner in the northwest line of Denton Street;

THENCE North 58 degrees 44 minutes 25 seconds East, with the northwest line of Denton Street, a distance of 152.50 feet to a point for corner in the southwest line of Breckenridge Street;

THENCE Northwesterly, with the southwest lines of Breckenridge Street, the following courses:

North 32 degrees 07 minutes 33 seconds West, a distance of 263.47 feet;

North 31 degrees 41 minutes 00 seconds West, a distance of 408.74 feet to a point for corner in the northwest line of Tyler Street;

THENCE North 58 degrees 32 minutes 07 seconds East, with the northwest line of Tyler Street, a distance of 187.86 feet;

THENCE North 31 degrees 31 minutes 19 seconds West, with the southwest line of a 20 ft. alley in Subdivisions 2 and 3, Division IV, Official Town of Ennis, as recorded in Cabinet A, Pages 197-200, PRECT, crossing Martin Luther King Junior Drive and continuing a total distance of 652.41 feet to a point for corner in the northwest line of Martin Luther King Junior Drive;

THENCE North 58 degrees 35 minutes 15 seconds East, with the northwest line of Martin Luther King Junior Drive, a distance of 370.00 feet;

THENCE South 31 degrees 31 minutes 19 seconds East, crossing Martin Luther King Junior Drive and continuing with the northeast line of a 20 ft. Alley in Subdivisions 1 and 4, Division III, a distance of 665.88 feet to a point for corner in the northwest line of Tyler Street;

THENCE North 58 degrees 39 minutes 26 seconds East, with the northwest line of Tyler Street, a distance of 140.09 feet to a point for corner in the southwest line of Shawnee Street;

THENCE North 30 degrees 31 minutes 54 seconds West, with the southwest line of Shawnee Street, a distance of 50.00 feet;

THENCE North 59 degrees 12 minutes 35 seconds East, a distance of 75.00 feet to a point for corner in the northeast line of Shawnee Street;

THENCE South 30 degrees 31 minutes 54 seconds East, with the northeast line of Shawnee Street, a distance of 35.43 feet to a point for corner in the northwest line of Tyler Street;

THENCE North 58 degrees 35 minutes 53 seconds East, with the northwest line of Tyler Street, a distance of 35.63 feet;

THENCE South 31 degrees 24 minutes 07 seconds East, a distance of 65.00 feet to a point for corner in the southeast line of Tyler Street;

THENCE South 58 degrees 35 minutes 53 seconds West, with the southeast line of Tyler Street, a distance of 52.64 feet to a point for corner in the northeast line of Shawnee Street;

THENCE Southeasterly, with the northwest lines of Shawnee Street, the following courses:

South 30 degrees 47 minutes 25 seconds East, a distance of 272.44 feet;
North 58 degrees 36 minutes 28 seconds East, a distance of 16.51 feet;
South 30 degrees 47 minutes 25 seconds East, a distance of 386.36 feet;
South 58 degrees 44 minutes 00 seconds West, a distance of 24.98 feet;
South 27 degrees 19 minutes 04 seconds East, a distance of 277.66 feet;
South 31 degrees 44 minutes 21 seconds East, a distance of 410.47 feet;
South 31 degrees 43 minutes 16 seconds East, a distance of 238.62 feet to a point for corner in the northwest line of Baylor Street;

THENCE Northeasterly, with the northwest line of Baylor Street, the following courses:

North 58 degrees 59 minutes 17 seconds East, a distance of 207.87 feet;
North 58 degrees 59 minutes 16 seconds East, passing the end of Baylor Street and continuing across a 2.124 acre tract of land described in Volume 605, Page 801, DRECT, a total distance of 695.37 feet to a point for corner in the southwest line of Lot 1A, JCCW Addition, recorded in Cabinet H, Page 454, PRECT;

THENCE Northwesterly, with the southwest lines of said Lot 1A, the following courses:

North 31 degrees 58 minutes 58 seconds West, a distance of 148.73 feet;
North 31 degrees 58 minutes 58 seconds West, crossing Belknap Street, a total distance of 196.69 feet to a point for corner in the northwest line of Belknap Street;

THENCE Northeasterly, with the northwest lines of Belknap Street, the following courses:

North 58 degrees 49 minutes 33 seconds East, a distance of 782.17 feet;
North 59 degrees 12 minutes 10 seconds East, a distance of 258.42 feet;

THENCE South 29 degrees 54 minutes 31 seconds East, crossing Belknap Street and continuing with the northeast line of said Lot 1A, JCCW Addition, a total distance of 740.56 feet to the westerly south corner of Lot 1, Block A, Ennis Plaza, recorded in Cabinet F, Page , PRECT;

THENCE North 58 degrees 49 minutes 47 seconds East, with the westerly southeast line of said Ennis Plaza, a distance of 179.19 feet to an ell corner of said Ennis Plaza;

THENCE South 35 degrees 15 minutes 27 seconds East, with the southerly southwest line of said Ennis Plaza, a distance of 233.52 feet to a point for corner in the northwest line of Ennis Avenue, said corner being the beginning of a non-tangent curve to the left having a radius of 2814.79 feet whose chord bears North 45 degrees 36 minutes 16 seconds East, a distance of 280.35 feet;

THENCE Northeasterly, with said curve to the left, through a central angle of 05 degrees 42 minutes 33 seconds, an arc distance of 280.47 feet to the end of said curve in the southwest line of Wagon Wheel Drive;

THENCE Northwesterly, with the southwest lines of Wagon Wheel Drive, the following courses:

North 30 degrees 00 minutes 54 seconds West, a distance of 154.30 feet;
North 43 degrees 40 minutes 06 seconds West, a distance of 17.48 feet;
North 54 degrees 02 minutes 55 seconds East, a distance of 4.15 feet;
North 30 degrees 00 minutes 56 seconds West, a distance of 190.85 feet;

THENCE North 59 degrees 10 minutes 55 seconds East, crossing Wagon Wheel Drive and continuing with the north lines of a 1.0250 acre tract described in deed recorded in Volume 1748, Page 887, DRECT and a 0.9444 acre tract described in deed recorded in Volume 1046, Page 548, DRECT, and through the service road of IH 45, a total distance of 414.27 feet to a point for corner in IH 45;

THENCE South 31 degrees 30 minutes 01 seconds East, a distance of 492.69 feet to the ***POINT OF BEGINNING AND CONTAINING 302.27 ACRES.***

SAVE AND EXCEPT the 3.73 acre Ennis Independent School District (Ennis ISD) tract situated in Blocks 181 and 182, Official Town of Ennis, recorded in Cabinet A, Page 197-199, PRECT.

AND FURTHER SAVE AND EXCEPT the 0.3883 acre tract described in deed to Ennis ISD, recorded in Volume 1174, Page 200 and situated in Lot 1A, Block 107 of Replat of Lots 1 through 7 and 11 through 20 of Block 107, recorded in Cabinet C, Page 148, PRECT.

AND FURTHER SAVE AND EXCEPT the 0.264 Ennis ISD tract situated in Lots 7-10, Block 107, Official Town of Ennis, recorded in Cabinet A, Page 197-199, PRECT.

AND FURTHER SAVE AND EXCEPT the 0.211 Ennis ISD tract situated in Lots 19-20, and the east 10 feet of Lot 18, Block 155, Official Town of Ennis, recorded in Cabinet A, Page 197-199, PRECT.

AND CONTAINING 297.68 ACRES NET.

This document was prepared under 22 TAC 663.21, it does not reflect the results of an on the ground survey, and is not to be used to convey or establish interests in real property except those rights and interest implied or established by the creation or reconfiguration of the boundary of the political subdivision for which it was prepared.