

LEGAL DESCRIPTION

BEING a 6.779 acre—tract of land situated in the John Hamilton Survey Abstract 448, City of Ennis, Ellis County, Texas, and being part of Block D of Southwest Industrial Park, an addition to the City of Ennis, Ellis County, Texas, as recorded in Volume 3, Page 128, now known as Cabinet A, Slide 600, and being a tract of land conveyed to Phillip G. Newsom, DBA Industrial Park Land, as recorded in Volume 1039, Page 499, Deed Records, Ellis County, Texas (DIRECT), said 6.779 acre tract being more particularly described by metes and bounds as follows:

BEGINNING at 1/2 inch iron rod found for corner, said corner being the West corner of Lot 1R, Block D, Southwest Industrial Park, an addition to the City of Ennis, Ellis County, Texas, according the map or plat thereof recorded in Cabinet D, Slide 358, Plat Records, Ellis County, Texas, same being a tract of land conveyed to Atlas Soundolier L.P., as recorded in Volume 1741, Page 1543, Deed Records, Ellis County, Texas, and being the Northeast line of City of Ennis (no deed information);

THENCE North 31 degrees 28 minutes 03 seconds West, along the Northeast line of said City of Ennis tract, a distance of 203.66 feet to a 1/2 inch iron found for corner, said corner being the North corner of said City of Ennis tract, also being in the East right-of-way line of Lake Bardwell Drive (140 foot right-of-way);

THENCE along the occupied East right-of-way line of said Lake Bardwell Drive the following courses and distances:

THENCE North 20 degrees 55 minutes 57 seconds East, a distance of 240.18 feet to a 1/2 inch iron rod found for corner;

THENCE North 15 degrees 12 minutes 32 seconds East, a distance of 200.71 feet a point for corner;

THENCE North 21 degrees 01 minutes 00 seconds East, a distance of 42.18 feet to a point for corner, said corner being at the intersection of the East right-of-way line of said Lake Bardwell Drive and the South right-of-way line of Jack McKay Boulevard (60 foot right-of-way);

THENCE South 68 degrees 48 minutes 03 seconds East, along the South right-of-way line of said Jack McKay Boulevard, a distance of 55.78 feet to a 1/2 inch iron rod found for corner, said corner being the beginning of a non-tangent curve to the left, having a radius of 250.00 feet, a delta of 52 degrees 20 minutes 20 seconds, and a chord bearing of North 84 degrees 42 minutes 06 seconds East, a chord distance of 220.51 feet;

THENCE along said curve to the left, an arc length of 228.37 feet to a 1/2 inch iron rod found for corner, said corner being in the South right-of-way line of said Jack McKay Boulevard;

THENCE North 58 degrees 33 minutes 59 seconds East, along said Jack McKay Boulevard, a distance of 186.39 to a point for corner, said corner being at an ell corner of Jack McKay Boulevard;

THENCE South 31 degrees 30 minutes 15 seconds East, along said Jack McKay Boulevard, a distance of 369.95 feet to a point for corner, said corner being the North corner of said Atlas tract;

THENCE South 58 degrees 23 minutes 30 seconds West, along said Atlas tract a distance of 788.14 feet to the POINT OF BEGINNING and containing 295,310.49 square feet or 6.779 acres of land.

LINE TABLE		
NO.	DIRECTION	DISTANCE
L1	N 21°01'00" E	42.18'
L2	S 68°48'03" E	55.78'

CURVE TABLE						
CURVE	DELTA	RADIUS	TANGENT	LENGTH	CHORD BEARING	CHORD
C1	52°20'20"	250.00'	122.85'	228.37'	N 84°42'06" E	220.51'

BOUNDARY EXHIBIT  
SOUTHWEST INDUSTRIAL PARK  
BLOCK D  
*AND BEING  
6.779 ACRES*

*SITUATED IN THE*  
JOHN HAMILTON SURVEY, ABST. NO. 448  
CITY OF ENNIS, ELLIS COUNTY, TEXAS

**ENGINEERING CONCEPTS & DESIGN, L.P.**  
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