

LEGAL DESCRIPTION

BEING a 3.738 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 Tract Two, as recorded in Volume 1039, Page 499, Deed Records, Ellis County, Texas (DIRECT), said 3.738 acre tract being more particularly described by metes and bounds as follows:

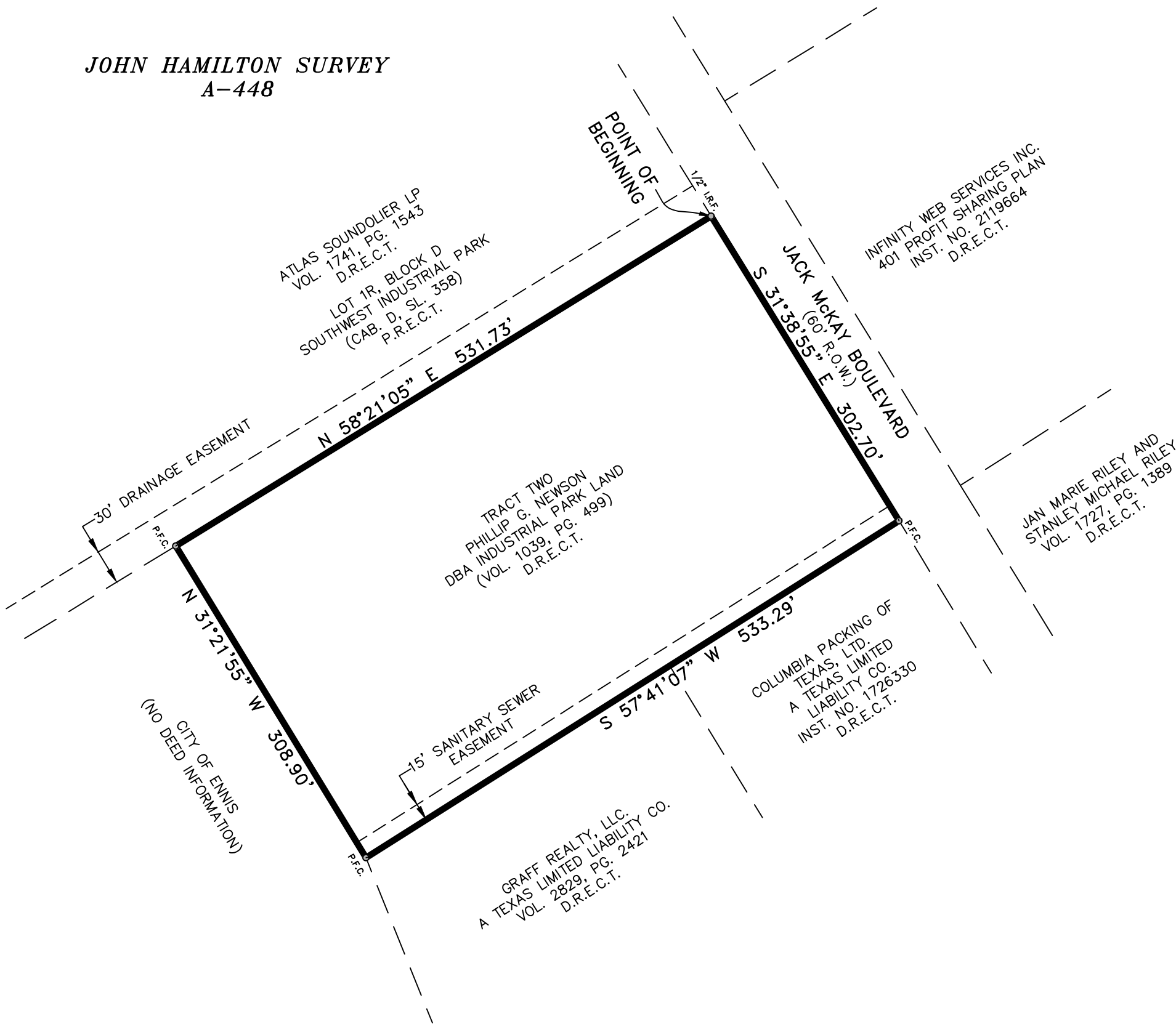
BEGINNING at 1/2 inch iron rod found for corner, said corner being the East corner of Lot 1R, Block D, Southwest Industrial Park, an addition to the City of Ennis, Ellis County, Texas, according the map or plat thereof recorded in Cabinet D, Slide 358, Plat Records, Ellis County, Texas, same being a tract of land conveyed to Atlas Soundolier L.P., as recorded in Volume 1741, Page 1543, Deed Records, Ellis County, Texas, and being the Southwest right-of-way line of Jack McKay Boulevard (60 foot right-of-way);

THENCE South 31 degrees 38 minutes 55 seconds East, along the Southwest right-of-way line of said Jack McKay Boulevard, a distance of 302.70 feet to a point for corner, said corner being the North corner of a tract of land conveyed to Columbia Packing of Texas LTD. A Texas Limited Liability Company, as recorded in Instrument Number 1726330, Deed Records, Ellis County, Texas, Also lying in the Southwest right-of-way line of said Jack McKay Boulevard;

THENCE South 57 degrees 41 minutes 07 seconds West, along the Northwest line of said Columbia Packing tract, a distance of 533.29 feet to a point for corner, said corner being the West corner of a tract of land conveyed to Graff Realty, LLC., as recorded in Volume 2829, Page 2421, Deed Records, Ellis County, Texas, and also being in the Northeast line of City of Ennis (no deed information);

THENCE North 31 degrees 21 minutes 55 seconds West, along the Northeast line of said City of Ennis tract, a distance of 308.90 feet to a point for corner, said corner being in the Southeast line of said Atlas tract;

THENCE North 58 degrees 21 minutes 05 seconds East, along the Southeast line of said Atlas tract, a distance of 531.73 feet to the POINT OF BEGINNING and containing 162,832.26 square feet or 3.738 acres of land.



BOUNDARY EXHIBIT
SOUTHWEST INDUSTRIAL PARK
BLOCK D, TRACT TWO

AND BEING
3.738 ACRES

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

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