



**PLANNING AND ZONING  
COMMISSION AGENDA  
MONDAY, MAY 11, 2026  
6:00 PM**

CITY OF ENNIS CITY HALL  
COMMISSION CHAMBERS  
107 N. SHERMAN  
ENNIS, TEXAS 75119  
(972) 875-1234

**As authorized by Texas Government Code Section 551.071 - this meeting may be convened into closed Executive Session for the purposes of seeking confidential legal advice from the City Attorney on any item on the agenda at any time during the meeting.  
The City of Ennis reserves the right to re-align, recess, or reconvene the Regular Session or called Executive Session or order of business at any time prior to adjournment.**

**A. CALL TO ORDER**

- Roll Call
- Invocation
- Pledge of Allegiance

**B. CITIZEN PUBLIC COMMENT PERIOD**

*The Planning and Zoning Commission invites citizens to address the Commission on any topic not already scheduled for a Public Hearing. Citizens wishing to speak should complete a "Citizen Comment Period" form and present it to staff prior to the meeting. Speakers are limited to 3 minutes. In accordance with the Texas Open Meetings Act, the Planning and Zoning Commission cannot take action on items not listed on the agenda. However, your concerns may be addressed by City Staff, placed on a future agenda, or responded to by some other course.*

**C. CONSENT ITEMS**

*The following may be acted upon in one motion. A Planning and Zoning Commissioner may request items to be removed from the Consent Agenda for individual consideration.*

C.1. Approval of the April 27, 2026, Regular Meeting Minutes.

[2026 04 27 P&Z Meeting Minutes](#)

**D. ITEMS FOR DISCUSSION AND INDIVIDUAL CONSIDERATION**

D.1. Consider approving a FINAL PLAT for the Seven Eleven Ensign Addition consisting of 1 commercial lot and measuring approximately 1.887 acres, located in the Williamson H. Bundy Survey, Abstract No. 64, and David Rose Survey, Abstract No. 905, City of Ennis, Ellis County, Texas. 4009 Ensign Rd. Portion of Ellis CAD ID 189871.

P&Z Case No.: PLAT-26-8

Owner: VRE Ensign 7E LLC

Applicant: Triangle Engineering

[PLAT-26-8](#)

**E. ADJOURNMENT**

I, the undersigned authority, do hereby certify that this Notice of Meeting was posted in accordance with the regulations of the Texas Open Meetings Act on the bulletin board located at the entrance to the City of Ennis City Hall, a place convenient and readily accessible to the general public, as well as to the City's website at [www.ennistx.gov](http://www.ennistx.gov) and said Notice was posted prior to the following date and

time: **TUESDAY, MAY 5, 2026 AT 5:00 P.M.** and will remain posted for at least two hours after said meeting was convened.

*Jorge Barake*

Jorge Barake, City Planner  
Planning and Development Department

*Erica Stubbs*

Erica Stubbs, Senior Planner  
Planning and Development Department

**Planning and Zoning Commission Meetings are available to all persons regardless of disability. If you require special assistance, please contact the City of Ennis at (972) 875-1234 ext. 2236 or write to: PO Box 220, Ennis, TX 75120, at least 48 hours in advance of the meeting.**

PLANNING AND ZONING COMMISSION  
**AGENDA SUMMARY FORM**



**To:** Planning and Zoning Commission  
**Subject:** Approval of the April 27, 2026, Regular Meeting Minutes.  
**Meeting:** PLANNING AND ZONING COMMISSION - 11 May 2026  
**Department:** Planning & Development  
**Staff Contact:** Jorge Barake, Planner

**BACKGROUND INFORMATION:**

Minutes for the April 27, 2026 Regular Meeting are submitted for Planning and Zoning Commission's review and approval.

**ATTACHMENTS:**

[2026 04 27 P&Z Meeting Minutes](#)

**MINUTES  
CITY OF ENNIS  
PLANNING AND ZONING COMMISSION  
Monday, April 27, 2026, 6:00 P.M**

**A. CALL TO ORDER**

Chairperson Ian Coleman called a Regular Session of the Ennis Planning and Zoning Commission to order Monday, April 27, 2026, at 6:00 P.M. in the Ennis City Hall Commission Chambers, 107 N Sherman St, Ennis, Texas 75119.

**Assistant Director, Troy Foreman** called roll and verified a quorum:

Chairperson Coleman	Present	Commissioner McCauley	Present
Vice-Chairperson Hughes	Present	Commissioner Sacha	Present
Commissioner Estes	Absent	Commissioner Snodgrass	Present
Commissioner Garrett	Present		

The Pledge of Allegiance was recited.

The Invocation was given by **Commissioner Garrett**

**B. CITIZEN PUBLIC COMMENT PERIOD**

No one from the public spoke.

**C. CONSENT ITEMS**

C.1 Approval of the April 13, 2026 Regular Meeting Minutes

Motion by **Commissioner Sacha**; second by **Vice-Chairperson Hughes** to approve the April 13, 2026, regular meeting minutes as submitted.

A vote was cast, 6 in favor, 0 against. Motion adopted.

**D. ITEMS FOR DISCUSSION AND INDIVIDUAL CONSIDERATION**

D.1 Consider approving a REPLAT of the Ennis Industrial Park West No. 2, creating Lots 2A and 2B in Block A, measuring approximately 38.410 acres, located in the Jones Havens Survey, Abstract No. 498, City of Ennis, Ellis County, Texas. 4601 Sterilite Dr. Ellis CAD IDs 233836 and 313239.  
P&Z Case No.: PLAT-25-16  
Owner: TX Ennis Sterilite, LLC  
Applicant: Kimley-Horn

Item presented by **City Planner, Jorge Barake**

Rhyan Weirich, Kimley-Horn, 2600 N Central Expressway, Richardson, Texas, was available for questions and spoke briefly regarding the request.

**Commissioner Sacha** inquired about potential drainage issues across property lines.

Motion to approve the item as presented by **Commissioner Garrett**; second by **Commissioner Snodgrass**.

A vote was cast. 6 in favor; 0 against. Motion adopted.

**MINUTES  
CITY OF ENNIS  
PLANNING AND ZONING COMMISSION  
Monday, April 27, 2026, 6:00 P.M**

**E. ADJOURNMENT**

With no other business, **Chairperson Coleman** declared the meeting adjourned at approximately 6:15 P.M.

ATTEST:

APPROVED:

\_\_\_\_\_  
Jorge Barake, City Planner

\_\_\_\_\_  
Ian Coleman, Chairperson

\_\_\_\_\_  
Troy Foreman, Assistant Director



# PLANNING AND ZONING COMMISSION AGENDA SUMMARY FORM



**To:** Planning and Zoning Commission

**Subject:** Consider approving a FINAL PLAT for the Seven Eleven Ensign Addition consisting of 1 commercial lot and measuring approximately 1.887 acres, located in the Williamson H. Bundy Survey, Abstract No. 64, and David Rose Survey, Abstract No. 905, City of Ennis, Ellis County, Texas. 4009 Ensign Rd. Portion of Ellis CAD ID 189871.  
P&Z Case No.: PLAT-26-8  
Owner: VRE Ensign 7E LLC  
Applicant: Triangle Engineering

**Meeting:** PLANNING AND ZONING COMMISSION - 11 May 2026

**Department:** Planning & Development

**Staff Contact:** Erica Stubbs, Senior Planner

## BACKGROUND INFORMATION:

The subject 1.887 acre property is currently zoned Corridor Commercial (CC). The submitted Final Plat dedicates one (1) commercial lot for future development of a convenience store with fuel pumps.

The Preliminary Plat was approved by Planning and Zoning Commission on March 9, 2026.

The civil plans were submitted on September 10, 2025 and reviewed and approved by the Department of Public Works on April 14, 2026.

The proposed Final Plat has been reviewed by all applicable City departments and franchise utilities and is in compliance with the City adopted codes and ordinances.

## ATTACHMENTS:

- [PLAT-26-8 Application](#)
- [PLAT-26-8 Vicinity Map](#)
- [PLAT-26-8 Drone Photo](#)
- [PLAT-26-8 Zoning Map](#)
- [PLAT-26-8 Final Plat](#)
- [PLAT-26-8 NOC LETTER FROM RICE WATER DISTRICT](#)

**Record No: PLAT-26-8**

Plat Application

Status: Active

Submitted On: 4/15/2026


**Primary Location**

4009 ENSIGN RD  
ENNIS, TX 75119

**Owner**

VRE ENSIGN 7E LLC

**Applicant**

 Stephanie Wall

 @



---

**Application Information**

**Type of Application\***

Final

**Plat Name\***

SEVEN ELEVEN ENSIGN ADDITION

**Property Type\***

Commercial

**No. of Lots\***

1

**Acreage\***

1.887

**Current Zoning\***

CC - Corridor Commercial

**Current Use\***

AGRICULTURE

**Proposed Use\***

7-ELEVEN CONVENIENCE STORE WITH  
FUELING STATIONS

**Is this property serviced by the City of Ennis Water/CCN?\***

No

**If no, please indicate who will service the property. \***

In Rice WSC however, Rice WSC has given Ennis permission to serve per attached letter dated July 23, 2025.

**Are you using an Agent/Representative\***

No

**Do you have an approved Civil Plan Review?\*** 

Yes

D.1.

Civil Plan Review Number \*

CIV-25-45

Date of Approval of Civil Plans\*

04/14/2026

**You must have an approved Civil Plan Review and approval date to proceed with the Plat Application process. If you do not have an approved Civil Plan Review and staff cannot determine approval, your application will be rejected and returned. For Civil Plan Review, please apply at [ennistx.portal.opengov.com](http://ennistx.portal.opengov.com)**

Will you be using a Temporary Concrete Batch Plant?  
(Requires a Specific Use Permit)\*



No

---

## Owner Information

Owner Name

Ralph Evans

Owner Street Address

Owner City, State Zip

Owner Telephone\*

Owner Email\*

---

## Surveyor/Engineer Information

Firm Name\*

TRIANGLE ENGINEERING LLC

Surveyor/Engineer Name\*

KEYUR RATHOD

Address\*

City, State Zip\*

Telephone\*

Email\*

D.1.

## Signature

**Applicant Signature\***

✔ KEYURSINH RATHOD  
Apr 15, 2026

---

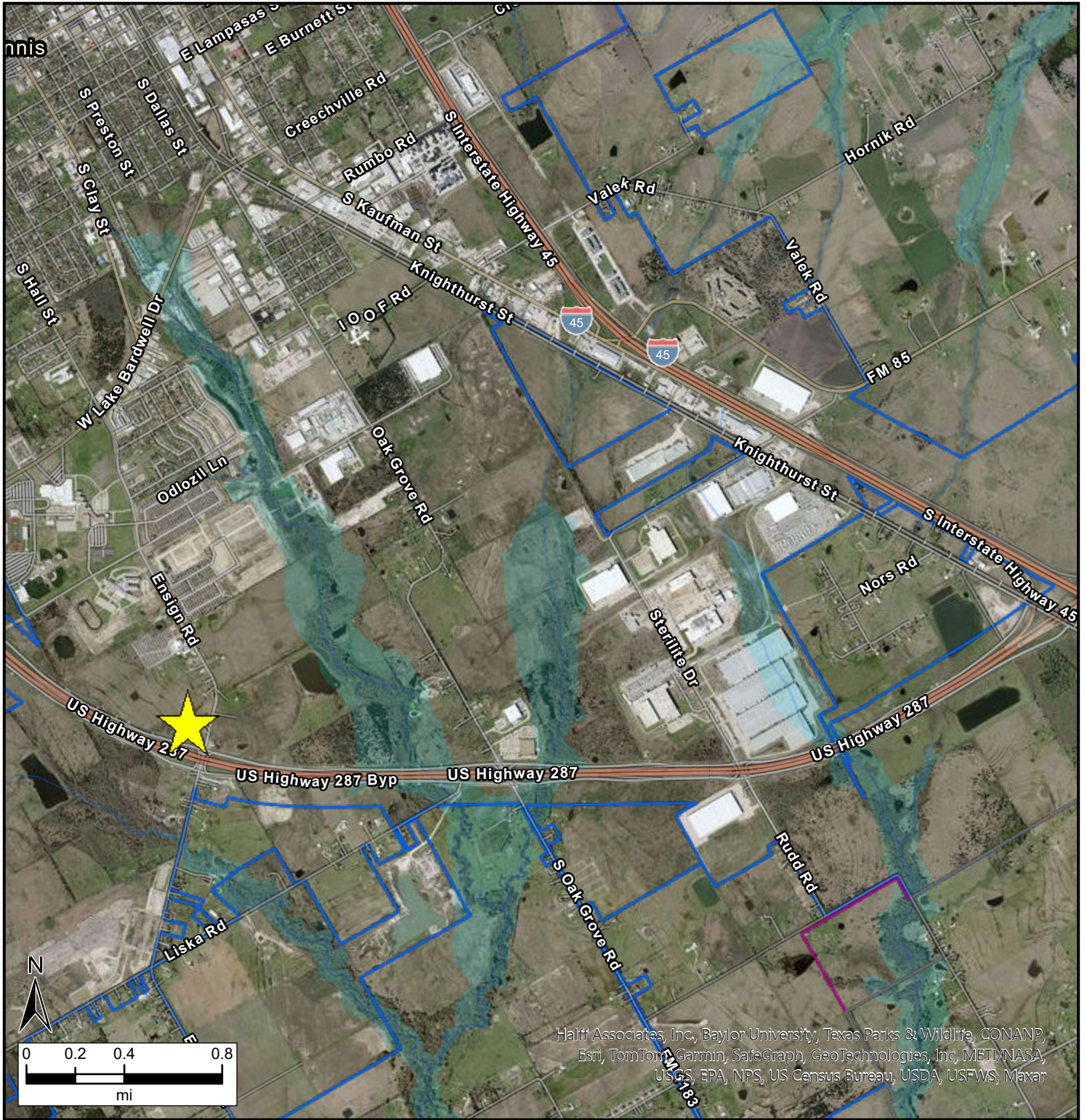
## Attachment Requires

Please see the Plat Submittal Guidelines.pdf for more information on the requirements.

**I have read and reviewed the Plat Application Requirements\***



# Vicinity Map



Halff Associates, Inc, Baylor University, Texas Parks & Wildlife, CONANP, Esri, TomTom, Garmin, SafeGraph, GeoTechnologies, Inc, METI/NASA, USGS, EPA, NPS, US Census Bureau, USDA, USFWS, Maxar

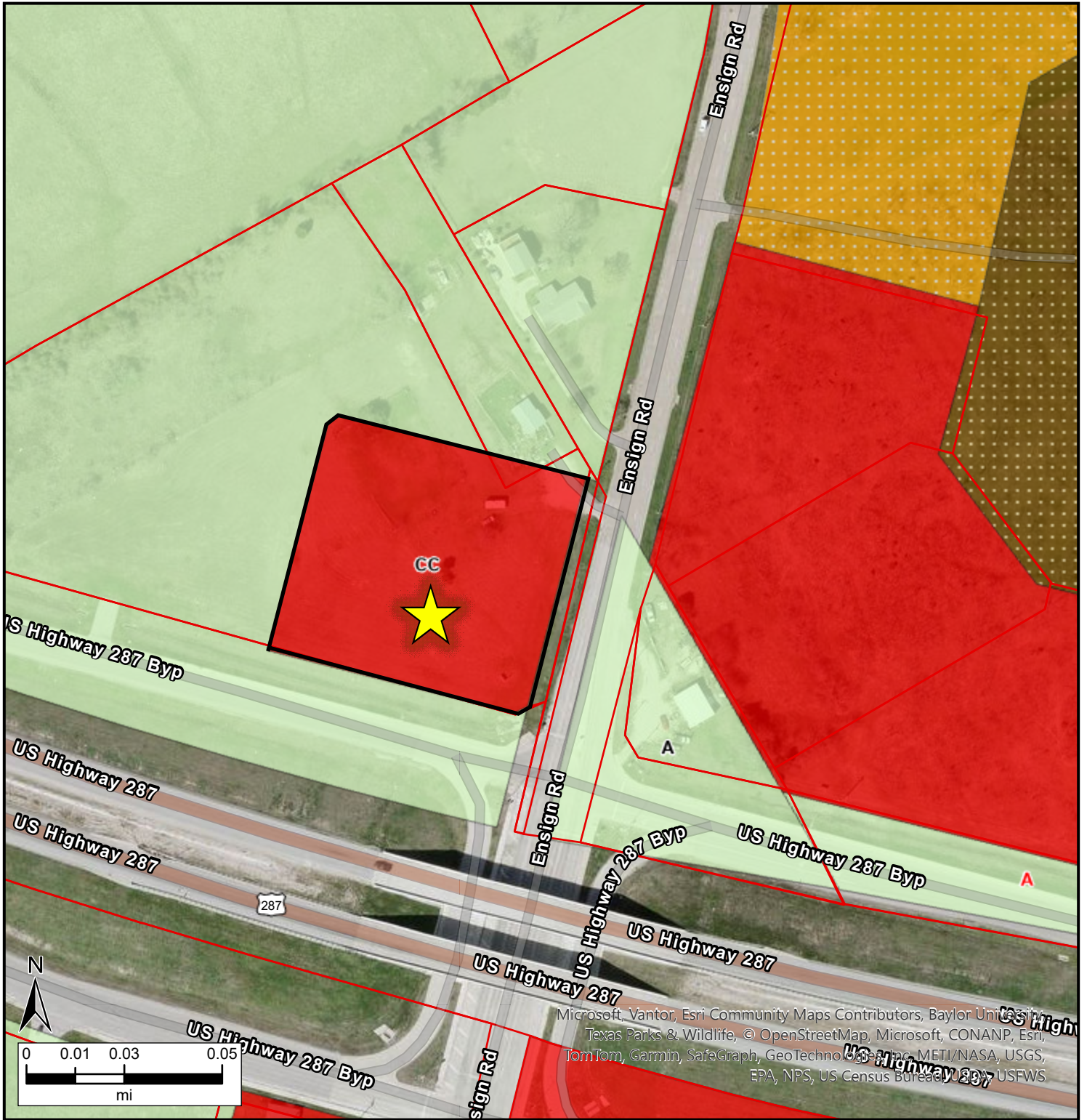
## Legend

- Ennis ETJ
- Ennis City Limits
- Other Cities Limits
- Floodway
- 1% Annual Chance Flood Hazard Area
- 0.2% Annual Chance Flood Hazard Area
- Profile Baseline
- Water Line
- Cross Section
- Base Flood Elevation





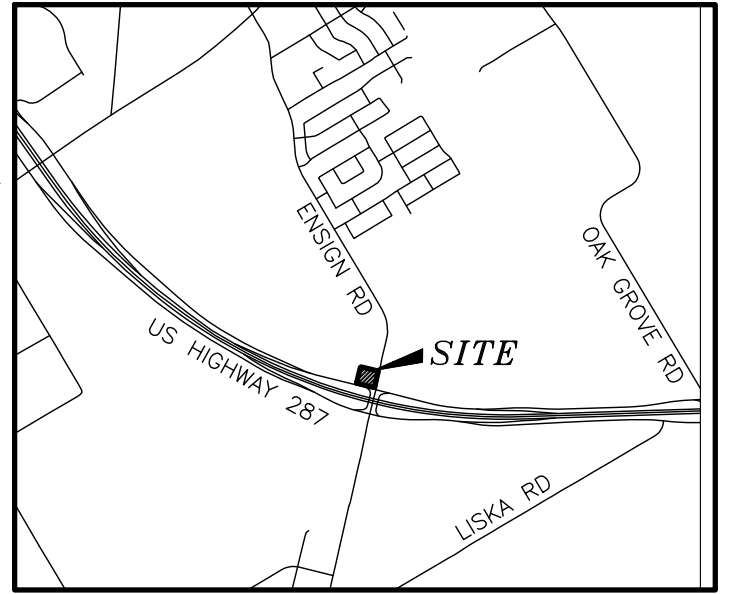
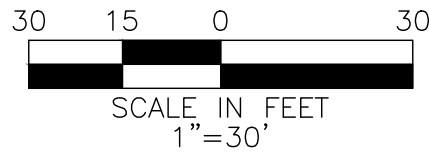
# Zoning Map



### Legend

Parcels	NC-D Neighborhood Duplex	H-IM Heavy Industrial and Manufacturing
A Agricultural	D Duplex	DT Downtown Core
RE Residential Estate	TH Townhome	DT-T1 Downtown Transition 1
R-10 Single Family Residential 10	MF-1 Multi-Family 1	DT-T2 Downtown Transition 2
R-5 Single Family Residential 5	MF-2 Multi-Family 2	DT-A1 Downtown Approach 1
R-5-Z Single Family Residential 5 Zero Lot Line	MH Manufactured Home	DT-A2 Downtown Approach 2
R-5-PD #5 Single Family Residential 5 Planned Development	C Neighborhood Commercial	IC Institutional and Civic
R-5-PD #7	CC-PD Corridor Commercial Planned Development	PP Public and Parks
NC Neighborhood Conservation	BP Business Park	PD Planned Development
NC-MF1 Neighborhood Multi-Family 1	CC Corridor Commercial	PD-MF-2 Planned Development-Multi-Family Residential District 2
NC-MF2 Neighborhood Multi-Family 2	L-IM Light Industrial and Manufacturing	RMU Regional Mixed Use





VICINITY MAP  
NOT TO SCALE

VRE ENSIGN 7E, LLC  
DOC. NO. 2541674  
D.R.E.C.T.

LOT 1  
HARRIS'S ENSIGN ADDITION  
CAB. 1, SLIDE 682  
P.R.E.C.T.  
JOSE LUIS MUNIZ, ET AL  
DOC. NO. 1630379  
D.R.E.C.T.  
TEXAS POWER &  
LIGHT COMPANY  
EASEMENT  
VOL. 330, PG.  
668  
D.R.E.C.T.

CITY OF ENNIS  
VOL. 2310, PG. 2473  
D.R.E.C.T.

CITY OF ENNIS  
VOL. 2310, PG. 2478  
D.R.E.C.T.

LOT 1, BLOCK 1

PORTION OF VRE ENSIGN  
7E, LLC  
DOC. NO. 2541674  
D.R.E.C.T.

82,193 SF  
1.887 Acres

ENSIGN ROAD  
(VARIABLE WIDTH PUBLIC RIGHT-OF-WAY)  
CONCRETE CURB & GUTTER

US HIGHWAY 287  
(VARIABLE WIDTH PUBLIC RIGHT-OF-WAY)  
CONCRETE CURB & GUTTER

POINT OF  
BEGINNING  
5/8" REBAR SET  
WITH CAP "TRAVERSE  
LS PROP COR"

STATE OF TEXAS  
DOC. NO.  
1528451  
O.P.R.E.C.T.



359 Lake Park Road, Suite 102, Lewisville, Texas 75057 T: 469.784.9321  
W: TraverseLandSurveying.com | Texas Firm No. 10194631

Surveying | Construction Staking | Platting

Date: 2026.04.22

Project No.: TR-234-25

# FINAL PLAT LOT 1, BLOCK 1 SEVEN ELEVEN ENSIGN ADDITION

1 COMMERCIAL LOT  
BEING 1.887 ACRES  
OUT OF THE WILLIAMSON H. BUNDY SURVEY  
ABSTRACT NUMBER 64  
AND THE DAVID ROSE SURVEY,  
ABSTRACT NUMBER 905  
CITY OF ENNIS, ELLIS COUNTY, TEXAS  
APRIL 2026

Line #	Distance	Bearing
L1	0.95'	S13°45'25"W
L2	22.90'	N76°10'43"W
L3	29.43'	S09°47'12"W
L4	17.56'	S76°09'17"E
L5	5.49'	S60°46'22"W
L6	5.49'	N60°46'22"E
L7	18.41'	N46°14'35"W
L8	6.87'	S76°43'03"E
L9	18.41'	S46°14'35"E
L10	52.04'	S76°14'35"E
L11	25.16'	S76°14'35"E

Curve #	Length	Radius	Delta	Chord	Chord Bearing
C1	3.294	2.000	094.3718	2.93'	S56°58'21"W
C2	1.872	1.258	085.2635	1.70'	S32°50'42"E
C3	1.025	1.347	043.5790	1.00'	N80°38'41"E
C4	0.981	1.250	044.9764	0.96'	N35°31'40"E
C5	1.970	1.250	090.3077	1.77'	N32°06'52"W
C6	1.490	2.000	042.6968	1.46'	S81°23'00"W
C7	19.703	25.601	044.0949	19.22'	S82°04'57"W
C8	2.721	1.700	091.7031	2.44'	S59°51'06"W
C9	2.613	1.700	088.0538	2.36'	N30°16'13"W
C10	86.394	55.000	089.9999	77.78'	S58°45'25"W
C11	31.416	20.000	089.9999	28.28'	S58°45'25"W
C12	7.854	15.000	030.0000	7.76'	N61°14'35"W
C13	38.845	64.088	034.7280	38.25'	N64°12'16"W
C14	13.090	25.000	030.0000	12.94'	S61°14'35"E
C15	31.416	20.000	090.0000	28.28'	N58°45'25"E
C16	26.180	50.000	030.0000	25.88'	S61°14'35"E
C17	31.172	20.003	089.2898	28.11'	N59°06'32"E

OWNER/DEVELOPER  
VRE ENSIGN 7E, LLC  
351 E Hudgins St.  
Grapevine, TX 76051

ENGINEER  
Triangle Engineering  
1782 W McDermott Drive  
Allen, Texas 75013

STATE OF TEXAS  
COUNTY OF ELLIS

WHEREAS VRE ENSIGN 7E, LLC is the owner of a 1.887 acre tract of land within the Williamson H. Bundy Survey, Abstract Number 64 and the David Rose Survey, Abstract Number 905, City of Ennis, Ellis County, Texas, and being a portion of a tract of land described to VRE ENSIGN 7E, LLC, by the Deed recorded in Instrument Number 2541674, Deed Records, Ellis County, Texas, and being more particularly described by metes and bounds as follows:

BEGINNING at a 5/8 inch rebar capped "TRAVERSE LS PROP COR" set for the most southerly southeast corner of the herein described tract, and same being a northerly corner of a tract of land described to State of Texas, by the Judgement recorded in Instrument Number 1801313, Official Public Records of Ellis County, Texas, also being a point on the north right-of-way line of US Highway 287 (variable width public right-of-way);

THENCE North 76 degrees 13 minutes 43 seconds West, with the north right-of-way line of said US Highway 287, and along the north line of said State of Texas tract, a distance of 222.45 feet to a 5/8 inch rebar capped "TXRCS" found for corner;

THENCE North 75 degrees 13 minutes 43 seconds West, with the north right-of-way line of said US Highway 287, and along the north line of said State of Texas tract, a distance of 62.29 feet to a 5/8 inch rebar capped "TRAVERSE LS PROP COR" set for corner, from which a 5/8 inch rebar found with a cap stamped "TXDOT" for a point on the north right-of-way line of said US Highway 287, bears North 75 degrees 13 minutes 09 seconds West for a distance of 771.95 feet;

THENCE departing the north right-of-way line of said US Highway 287, over, across, and upon said VRE ENSIGN 7E tract, the following courses and distances:

North 13 degrees 46 minutes 17 seconds East a distance of 264.61 feet to a 5/8 inch rebar capped "TRAVERSE LS PROP COR" set for the most westerly northwest corner of the herein described tract;

North 58 degrees 37 minutes 53 seconds a distance of 14.18 feet to a 5/8 inch rebar capped "TRAVERSE LS PROP COR" set for the most northerly northwest corner of the herein described tract;

South 76 degrees 14 minutes 35 seconds East a distance of 286.75 feet to the most northeasterly corner of the herein described tract, and same being a point on the west line of a tract of land described to City of Ennis, by the Deed recorded in Volume 2310, Page 2478, Deed Records of Ellis County, Texas, also being a point on the west right-of-way line of Ensign Road (variable width public right-of-way), from which a 1/2 inch rebar found for the most northerly corner of said City of Ennis tract, bears North 12 degrees 52 minutes 08 seconds East a distance of 15.64 feet, and North 31 degrees 23 minutes 32 seconds West a distance of 426.91 feet to the most northerly corner of said Evans tract;

THENCE South 12 degrees 52 minutes 08 seconds West, along the west line of said City of Ennis tract, and with the west right-of-way line of said Ensign Road, a distance of 238.00 feet to a 5/8 inch rebar capped "TRAVERSE LS PROP COR" set for the most northeasterly corner of said State of Texas tract;

THENCE along the north line of said State of Texas tract, and along the north right-of-way line of said US Highway 287, the following courses and distances:

South 18 degrees 27 minutes 41 seconds West, a distance of 23.74 feet to a 5/8 inch rebar capped "TRAVERSE LS PROP COR" set for corner;

South 58 degrees 00 minutes 57 seconds West, a distance of 19.81 feet to the POINT OF BEGINNING and containing 82,193 square feet or 1.887 acres of land, more or less.

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS

THAT VRE ENSIGN 7E, LLC acting herein by and through its duly authorized officers, do/does hereby adopt this plat designating the hereinabove described property as Seven Eleven Ensign Addition, an addition to the City of Ennis, Texas and does hereby dedicate, in fee simple to the public use forever, the streets and alleys shown hereon and does hereby dedicate the easements shown on the plat for the purposes indicated to the public use forever, said dedications being free and clear of all liens and encumbrances except as shown herein. No buildings, fences, trees, shrubs or other improvements shall be constructed or placed upon, over or across the easements on said plat. Utility easements may also be used for the mutual use and accommodation of all public utilities desiring to use or using the same unless the easement limits the use to a particular utility or utilities, said use by public utilities being subordinate to the public's and City of Ennis' use thereof. The City of Ennis or any public utility shall have the right to remove and keep removed all or part of any buildings, fences, trees, shrubs or other improvements or growths which in any way endanger or interfere with the construction, maintenance or efficiency of its respective systems on any of these easements and the City of Ennis or any public utility shall at all times have the right of ingress and egress to and from and upon any of said easements for the purpose of constructing, reconstructing, inspecting, patrolling, maintaining, and adding to or removing all of part of its respective system without the necessity at any time of procuring the permission of anyone. \_\_\_\_\_ do/does hereby bind itself, its successors and assigns to forever warrant and defend all and singular the above described street, alleys, easements, and rights unto the public against every person whomsoever lawfully claiming or to claim the same of any part thereof. This plat is approved subject to all platting and subdivision ordinances, rules, regulations, and resolutions of the City of Ennis, Texas.

The undersigned does covenant and agree that the mutual/cross access easement may be utilized by any person or the general public for ingress and egress to other real property, and for the purpose of General Public Vehicular and pedestrian use and access, and for the Fire Department and emergency use, in, along, upon and across said premises, with the right and privilege at all times of the City of Ennis, its agents, employees, workmen and representatives having ingress and egress and regress in, along, upon and across said premises.

Witness, my hand at \_\_\_\_\_, \_\_\_\_\_, This \_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_.

Signature – VRE ENSIGN 7E, LLC – Owner

Printed Name

STATE OF TEXAS §  
COUNTY OF \_\_\_\_\_ §

BEFORE ME, the undersigned authority, a Notary Public in and for the State of Texas, on this day personally appeared \_\_\_\_\_, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that she executed the same for the purposes and consideration therein expressed.

GIVEN UNDER MY HAND AND SEAL OF OFFICE this \_\_\_\_\_day of \_\_\_\_\_ 20\_\_\_\_.

Notary Public in and for the State of Texas

My Commission Expires:\_\_\_\_\_

FLOOD STATEMENT

According to the Flood Insurance Rate Map, Community Panel No. 48139C0390F, dated June 3, 2013 by graphic plotting only, this property appears to be within Zone "X", (areas determined to be outside the 0.2% annual chance floodplain). This statement does not imply that the property and/or its structures thereon will be free from flooding or flood damage. On rare occasions, greater floods can and will occur and flood heights may be increased by man-made causes. This statement shall not create liability on the part of the surveyor.

SURVEYOR'S CERTIFICATION

KNOW ALL MEN BY THESE PRESENTS:

That I, David F. McCullah, do hereby certify that I prepared this plat from an actual and accurate survey of the land and that the corner monuments shown thereon as set were properly placed under my personal supervision. In accordance with the subdivision ordinances, rules, and regulations of the City of Ennis, Texas.

David F. McCullah  
REGISTERED PROFESSIONAL LAND SURVEYOR  
TEXAS REGISTRATION NO. 4023

DATE: \_\_\_\_\_

STATE OF TEXAS §  
COUNTY OF DALLAS §

BEFORE ME, the undersigned authority, a notary public in and for the State of Texas, on this day personally appeared David F. McCullah, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same in the capacity therein stated.

Given under my hand and seal of office this \_\_\_\_ day of \_\_\_\_\_, 202\_\_

Notary Public in and for the State of Texas

My Commission Expires:\_\_\_\_\_

CERTIFICATE OF APPROVAL:

I hereby certify that the above and foregoing plat of the Seven Eleven Ensign Addition, was approved by the City of Ennis, Texas, according to Chapter 212 of the Texas Local Government Code on this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_.

City Manager



359 Lake Park Road, Suite 102, Lewisville, Texas 75057 T: 469.784.9321  
W: TraverseLandSurveying.com | Texas Firm No. 10194631

Surveying | Construction Staking | Platting

Date: 2026.03.26

Project No.: TR-234-25

FINAL PLAT  
LOT 1, BLOCK 1  
SEVEN ELEVEN  
ENSIGN ADDITION

1 COMMERCIAL LOT  
BEING 1.887 ACRES  
OUT OF THE WILLIAMSON H. BUNDY SURVEY  
ABSTRACT NUMBER 64  
AND THE DAVID ROSE SURVEY,  
ABSTRACT NUMBER 905  
CITY OF ENNIS, ELLIS COUNTY, TEXAS  
MARCH 2026

OWNER/DEVELOPER  
VRE ENSIGN 7E, LLC  
351 E Hudgins St.  
Grapevine, TX 76051

ENGINEER  
Triangle Engineering  
1782 W McDermott Drive  
Allen, Texas 75013



PO BOX 137  
RICE, TEXAS 75155  
903-326-5551  
[ricewatersupply@gmail.com](mailto:ricewatersupply@gmail.com)

July 23, 2025

Keyru Rathod, E.I.T  
Project Manager  
Triangle Engineering LLC  
1782 W. McDermott Drive  
Allen, TX 75013

Re: 7.7 Eleven and Tr-234 at Ensign and Liska

The Rice Water Supply has No Objection Certificate to the City of Ennis serving your location for water.

This letter is to serve as confirmation of is essentially that there are no pending issues or disputes that would prevent the proposed project from proceeding.

If you have any questions, please do not hesitate to contact me.

Thank you,

Ada Garza