



**PLANNING AND ZONING
COMMISSION AGENDA
MONDAY, APRIL 27, 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
- Pledge of Allegiance
- Invocation

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 13, 2026 Regular Meeting Minutes

[2026 04 13 P&Z Meeting Minutes](#)

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

[PLAT-25-16](#)

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 and said Notice was posted prior to the following date and

time: **TUESDAY, APRIL 21, 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
Community Health and Development

Erica Stubbs

Erica Stubbs, Senior Planner
Community Health and Development

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 13, 2026 Regular Meeting Minutes
Meeting: PLANNING AND ZONING COMMISSION - 27 Apr 2026
Department: Planning & Development
Staff Contact: Erica Stubbs, Senior Planner

BACKGROUND INFORMATION:

Minutes for the April 13, 2026 Regular Meeting are submitted for Planning and Zoning Commission's review and approval.

ATTACHMENTS:

[2026 04 13 P&Z Meeting Minutes](#)

**MINUTES
CITY OF ENNIS
PLANNING AND ZONING COMMISSION
Monday, April 13, 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 13, 2026, at 6:10 P.M. in the Welcome Center Bluebonnet Room, 201 NW Main St, Ennis, Texas 75119.

Senior Planner, Erica Stubbs called roll and verified a quorum:

Chairperson Coleman	Present	Commissioner Sacha	Present
Vice-Chairperson Hughes	Present	Commissioner Snodgrass	Present
Commissioner Estes	Absent	Commissioner Severson (Alt)	Present
Commissioner Garrett	Present		

The Pledge of Allegiance was recited.

The Invocation was given by **Vice-Chairperson Hughes**

B. CITIZEN PUBLIC COMMENT PERIOD

No one from the public spoke.

C. CONSENT ITEMS

C.1 Approval of the March 23, 2026 Regular Meeting Minutes

Motion by **Commissioner Sacha**; second by **Vice-Chairperson Hughes** to approve the March 23, 2026, regular meeting minutes as submitted.

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

D. PUBLIC HEARING

- D.1 Conduct a Public Hearing and discuss and consider a request for ZONING CHANGE from Agricultural (A) to Single-Family Residential District – 7 (R-7) for an approximately 13.877-acre tract of land situated in the William M. McKinney Survey, Abstract No. 686, City of Ennis, Ellis County, Texas and generally located in the 1700 to 1800 Block of US Highway 287, between S Oak Grove Road and Ensign Road. Portion of Ellis CAD ID 187506.
P&Z Case No.: ZAXA-26-2
Owner: CEBN Enterprises LLC
Applicant: Carroll Consulting Group Inc.

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

[Commissioner Garrett in attendance at 6:18pm during presentation of Item D.1]

Chairperson Coleman spoke regarding the floodplain.

Applicant, Bart Carroll, 203 W. FM 6, Nevada, Texas with Carroll Consulting Group spoke briefly regarding the request, and addressed questions from the commission regarding the floodplain, pending flood study, and location of the retaining wall.

Chairperson Coleman opened the public hearing at 6:21 pm

**MINUTES
CITY OF ENNIS
PLANNING AND ZONING COMMISSION
Monday, April 13, 2026, 6:00 P.M.**

Doug Stokes, 304 Liska Rd, Ennis, spoke regarding creek on the property and voiced concerns with flooding on Liska Rd. Chairperson Coleman stated that water retention would be required.

Chairperson Coleman closed the public hearing at 6:23 pm

Motion to approve the item as presented by **Vice-Chairperson Hughes**; second by **Commissioner Snodgrass**.

Applicant, Bart Carroll addressed need for Letter of Map Amendment from FEMA to remove portion of the property from the floodplain, detention, and drainage studies. Discussion ensued.

Commissioner Sacha questioned PID and PD on the application; staff clarified applicant is requesting R-7 zoning and no PID.

Commissioner Garrett spoke in favor of the zoning change request and proposed development.

A vote was cast. 4 in favor; 3 against (McCauley, Sacha, Severson). Motion adopted.

D.2 Conduct a Public Hearing and discuss and consider a request for ZONING CHANGE from Agricultural (A) to Neighborhood Commercial (C) for an approximately 5.058-acre tract of land situated in the William M. McKinney Survey, Abstract No. 686, City of Ennis, Ellis County, Texas and generally located in the 1700 to 1800 Block of US Highway 287, between S Oak Grove Road and Ensign Road. Portion of Ellis CAD ID 187506.

P&Z Case No.: ZAXA-26-3

Owner: CEBN Enterprises LLC

Applicant: Carroll Consulting Group Inc.

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

Chairperson Coleman opened the public hearing at 6:42 pm

Doug Stokes, 304 Liska Rd, Ennis, inquired if the commercial development would create a floodplain for his adjacent 8-acre property. Staff clarified unlikely as the general flow is west to east and the proposed wall is on the eastern edge of the developer's property.

Chairperson Coleman closed the public hearing at 6:44 pm

Motion to approve the item as presented by **Chairperson Coleman**; second by **Commissioner Garrett**

Commissioner Sacha inquired regarding water provider. Applicant, Bart Carroll clarified the property will be served by Rice Water and a lift station will likely be required. Discussion ensued.

A vote was cast. 4 in favor; 3 against (McCauley, Sacha, Severson). Motion adopted.

**MINUTES
CITY OF ENNIS
PLANNING AND ZONING COMMISSION
Monday, April 13, 2026, 6:00 P.M.**

E. ITEMS FOR DISCUSSION AND INDIVIDUAL CONSIDERATION

- E.1 Consider approving a REPLAT of the Centex Citizens Credit Union Addition, creating Lots 1R, 2R and 3R in Block A, measuring approximately 3.324 acres, located in the Richard A. Barton Survey, Abstract No. 55, City of Ennis, Ellis County, Texas. 2251 W Ennis Avenue. Ellis CAD ID 274970.
P&Z Case No.: PLAT-25-13
Owner: Centex Citizens Credit Union
Applicant: Tami Griffin, Centex Citizens Credit Union

Item presented by **Senior Planner, Erica Stubbs**

Applicant, Tami Griffin, Centex Citizens Credit Union, 1404 US-84 Mexia, TX was available for questions and spoke briefly regarding the request.

Commissioner Garrett inquired regarding potential buyers.

Discussion ensued regarding the number of lots, setbacks, detention pond and drainage.

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

Commissioner Sacha inquired regarding access off of Ennis Parkway and easements shown on plat. Staff provided clarification.

A vote was cast. 7 in favor; 0 against. Motion adopted.

F. ADJOURNMENT

With no other business, **Chairperson Coleman** declared the meeting adjourned at approximately 6:59 P.M.

ATTEST:

APPROVED:

Jorge Barake, City Planner

Ian Coleman, Chairperson

Erica Stubbs, Senior Planner



PLANNING AND ZONING COMMISSION AGENDA SUMMARY FORM



To: Planning and Zoning Commission

Subject: 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

Meeting: PLANNING AND ZONING COMMISSION - 27 Apr 2026

Department: Planning & Development

Staff Contact: Erica Stubbs, Senior Planner

BACKGROUND INFORMATION:

The subject 38.410 acre property is currently zoned Heavy Industrial and Manufacturing (H-IM). The proposed replat subdivides the existing parcel into two (2) lots. Denso Manufacturing will reside on one (1) conforming lot at 4601 Sterilite Drive, with one (1) vacant industrial lot fronting Sterilite Drive reserved for future development of a cold storage facility.

The civil plans were submitted on August 25, 2025 and reviewed and approved by the Department of Public Works on April 14, 2026.

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

ATTACHMENTS:

- [PLAT-25-16_Application](#)
- [PLAT-25-16_Vicinity_Map](#)
- [PLAT-25-16_Drone_Photo](#)
- [PLAT-25-16_Zoning_Map](#)
- [PLAT-25-16_Replat](#)

Record No: PLAT-25-16

Plat Application

Status: Active

Submitted On: 7/30/2025


Primary Location

4601 STERILITE DR
ENNIS, TX 75119

Owner

DENSO MANUFACTURING
NORTH CAROLINA SHAWN
LAKE

Applicant

 Michael Newsome

@



Application Information

Type of Application*

Replat

Plat Name*

REPLAT LOT 2A & 2B, BLOCK A ENNIS
INDUSTRIAL PARK WEST NO.2

Property Type*

Commercial

No. of Lots*

2

Acreage*

38.41

Current Zoning*

H-IM - Heavy Industrial and
Manufacturing

Current Use*

Manufacturing

Proposed Use*

H-IM

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

Yes

Are you using an Agent/Representative*

No

D.1.

Do you have an approved Civil Plan Review?* 

Date of Submission of Civil Plans*

No

08/11/2025

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

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

No

Owner Information

Owner Name

Owner Street Address

JOHN LONG

Owner City, State Zip

Owner Telephone*

Owner Email*

Surveyor/Engineer Information

Firm Name*

Surveyor/Engineer Name*

KIMLEY-HORN

RHYAN N. WEIRICH P.E.

D.1.

Address*

City, State Zip*

Telephone*

Email*

Signature

Applicant Signature*

 MICHAEL NEWSOME
Jul 30, 2025

Attachment Requires

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

I have read and reviewed the Plat Application
Requirements*

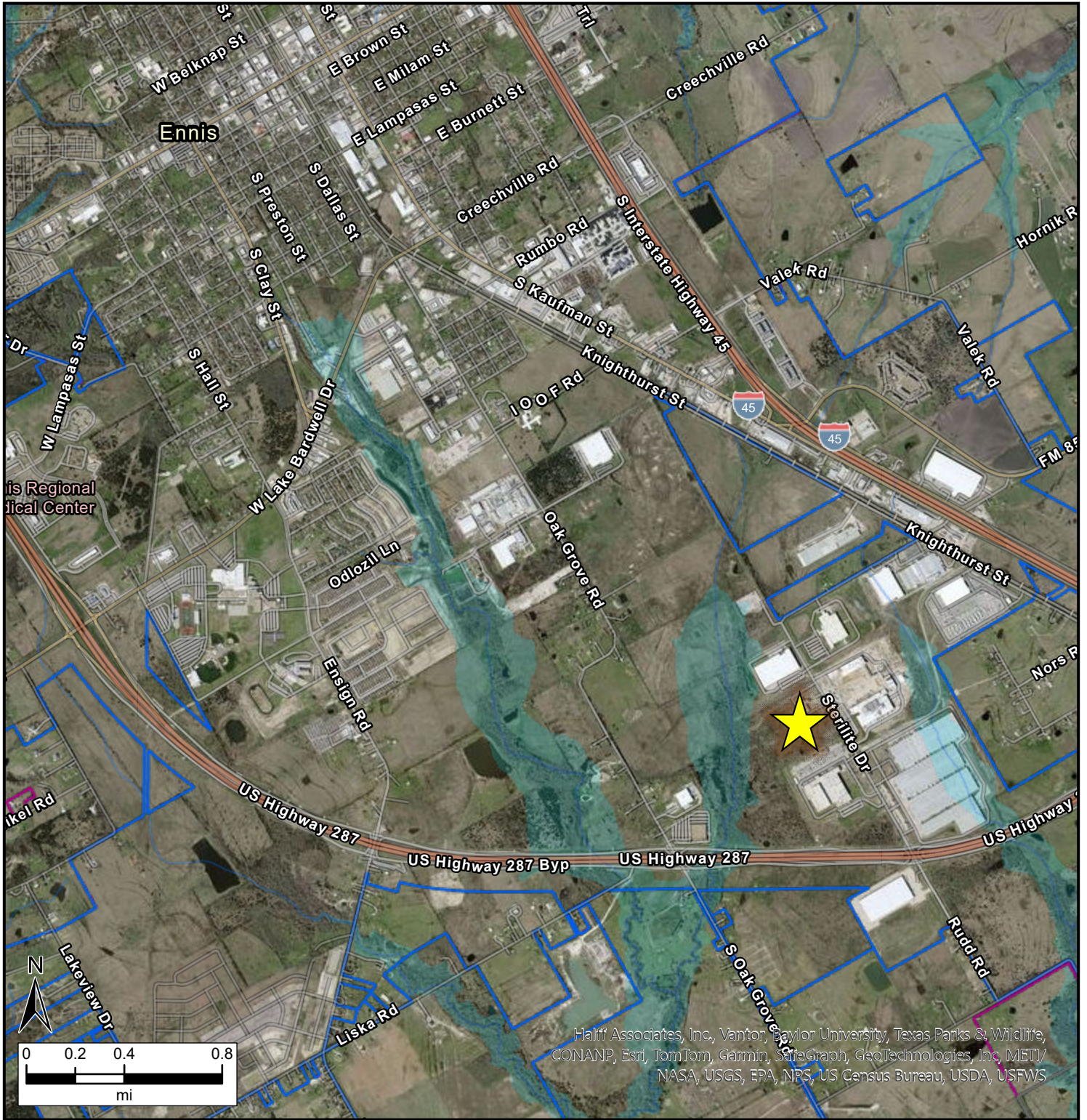


Hearing Date

Planning and Zoning Hearing Date* 

—

Vicinity Map



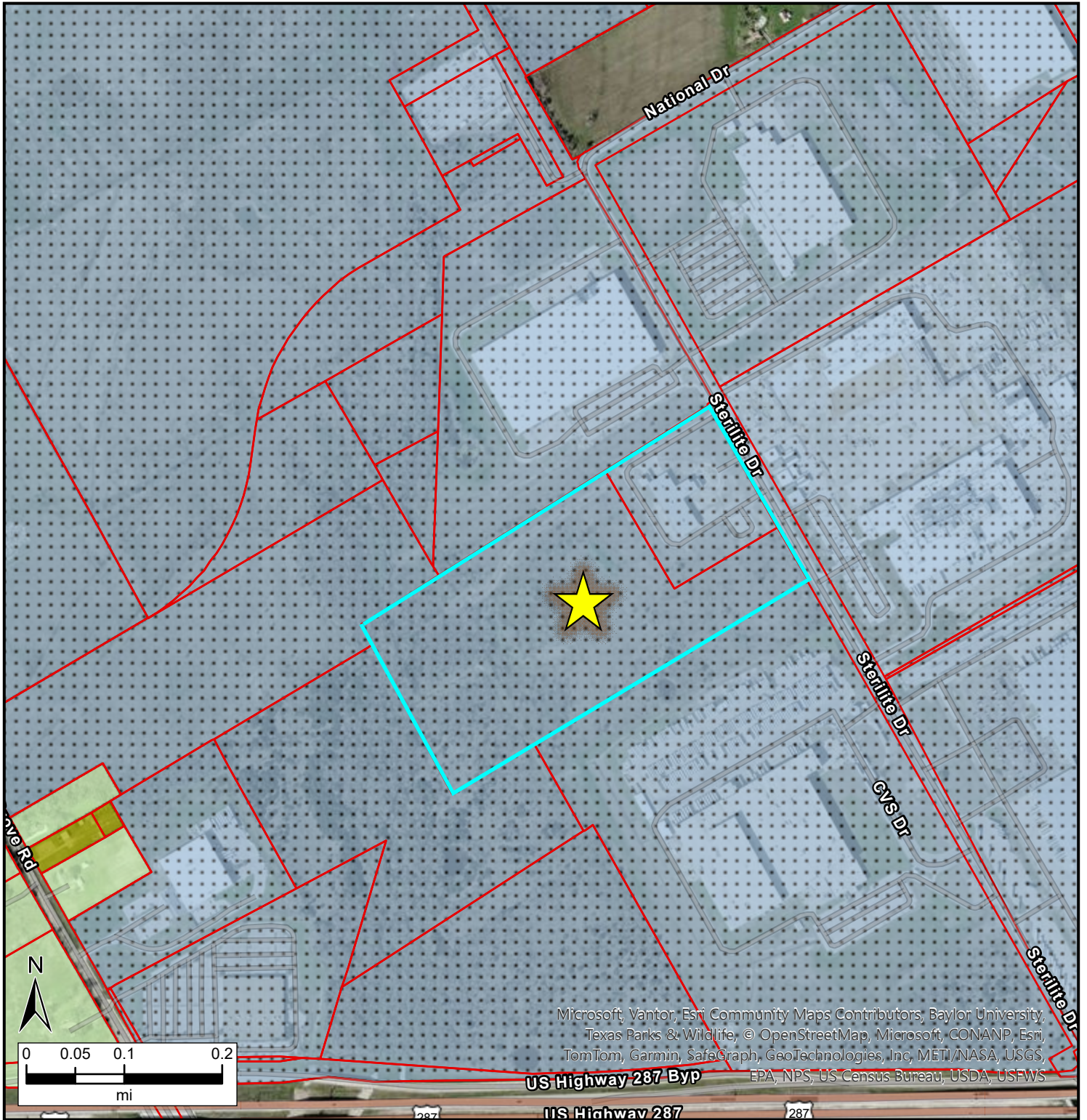
Legend

- 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





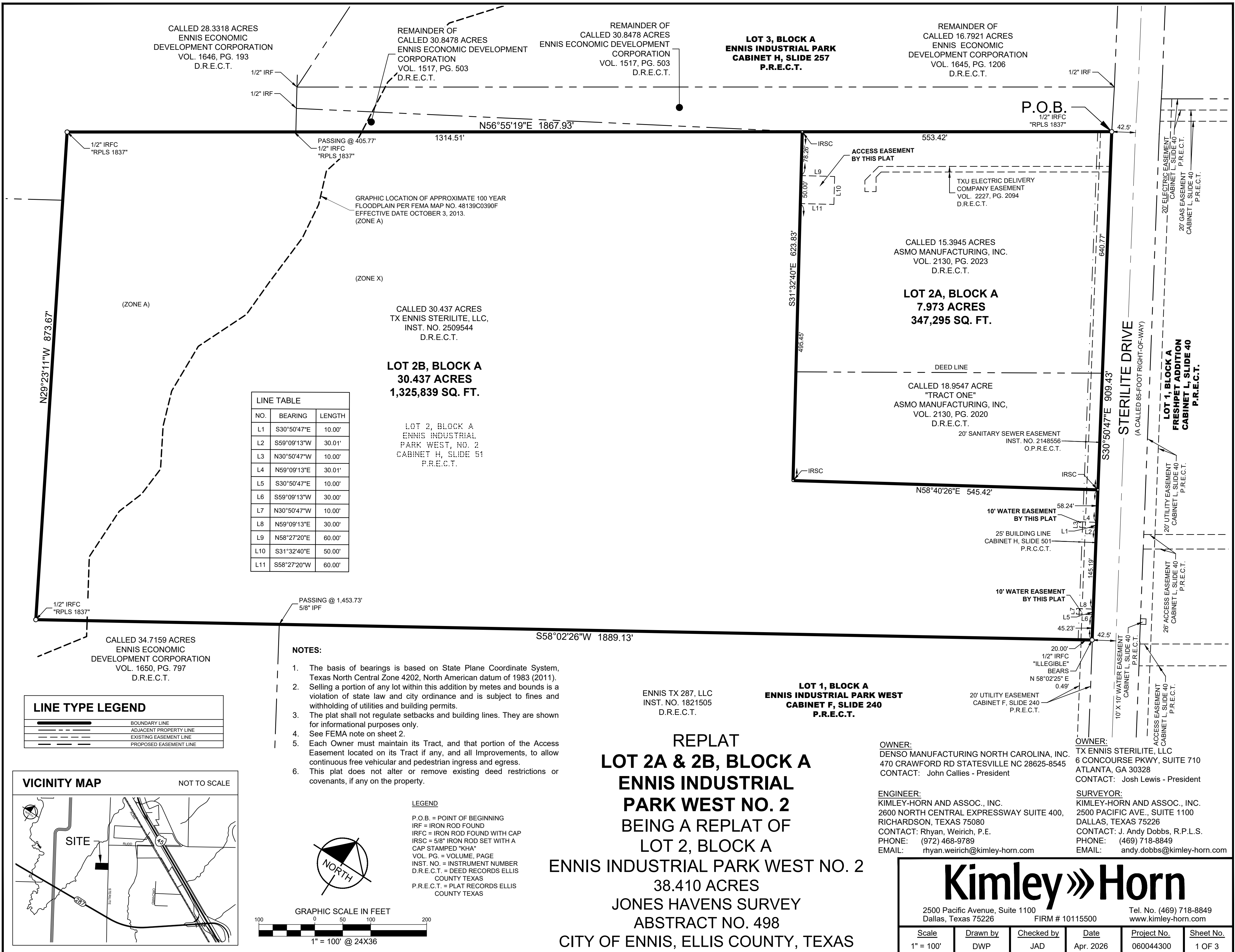
Zoning Map



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





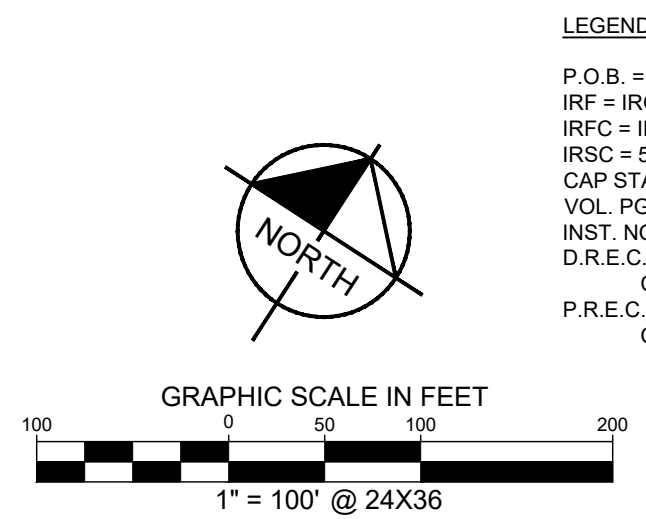
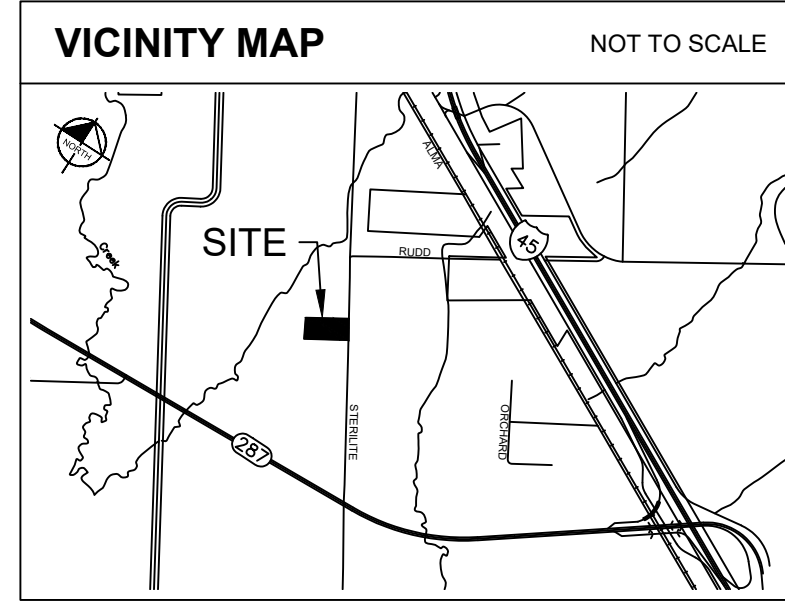
LINE TABLE

NO.	BEARING	LENGTH
L1	S30°50'47"E	10.00'
L2	S59°09'13"W	30.01'
L3	N30°50'47"W	10.00'
L4	N59°09'13"E	30.01'
L5	S30°50'47"E	10.00'
L6	S59°09'13"W	30.00'
L7	N30°50'47"W	10.00'
L8	N59°09'13"E	30.00'
L9	N58°27'20"E	60.00'
L10	S31°32'40"E	50.00'
L11	S58°27'20"W	60.00'

LINE TYPE LEGEND

	BOUNDARY LINE
	ADJACENT PROPERTY LINE
	EXISTING EASEMENT LINE
	PROPOSED EASEMENT LINE

- NOTES:**
- The basis of bearings is based on State Plane Coordinate System, Texas North Central Zone 4202, North American datum of 1983 (2011).
 - Selling a portion of any lot within this addition by metes and bounds is a violation of state law and city ordinance and is subject to fines and withholding of utilities and building permits.
 - The plat shall not regulate setbacks and building lines. They are shown for informational purposes only.
 - See FEMA note on sheet 2.
 - Each Owner must maintain its Tract, and that portion of the Access Easement located on its Tract if any, and all Improvements, to allow continuous free vehicular and pedestrian ingress and egress.
 - This plat does not alter or remove existing deed restrictions or covenants, if any on the property.



REPLAT
LOT 2A & 2B, BLOCK A
ENNIS INDUSTRIAL
PARK WEST NO. 2
 BEING A REPLAT OF
 LOT 2, BLOCK A
ENNIS INDUSTRIAL PARK WEST NO. 2
 38.410 ACRES
 JONES HAVENS SURVEY
 ABSTRACT NO. 498
 CITY OF ENNIS, ELLIS COUNTY, TEXAS

OWNER:
 DENSO MANUFACTURING NORTH CAROLINA, INC.
 470 CRAWFORD RD STATESVILLE NC 28625-8545
 CONTACT: John Callies - President

OWNER:
 TX ENNIS STERILITE, LLC
 6 CONCOURSE PKWY, SUITE 710
 ATLANTA, GA 30328
 CONTACT: Josh Lewis - President

ENGINEER:
 KIMLEY-HORN AND ASSOC., INC.
 2600 NORTH CENTRAL EXPRESSWAY SUITE 400,
 RICHARDSON, TEXAS 75080
 CONTACT: Rhyan, Weirich, P.E.
 PHONE: (972) 468-9789
 EMAIL: rhyan.weirich@kimley-horn.com

SURVEYOR:
 KIMLEY-HORN AND ASSOC., INC.
 2500 PACIFIC AVE., SUITE 1100
 DALLAS, TEXAS 75226
 CONTACT: J. Andy Dobbs, R.P.L.S.
 PHONE: (469) 718-8849
 EMAIL: andy.dobbs@kimley-horn.com

Kimley»Horn

2500 Pacific Avenue, Suite 1100
 Dallas, Texas 75226 FIRM # 10115500 Tel. No. (469) 718-8849
 www.kimley-horn.com

Scale	Drawn by	Checked by	Date	Project No.	Sheet No.
1" = 100'	DWP	JAD	Apr. 2026	060044300	1 OF 3

OWNER'S CERTIFICATION

WHEREAS TX Ennis Sterilite, LLC and DENSO MANUFACTURING NORTH CAROLINA, INC., are the owners of a tract of land in the Jones Havens Survey, Abstract No. 498, Ellis County, City of Ennis, Texas; being part of a called 18.9547 acre tract of land designated as Tract One, part of a called 15.3945 acre tract of land described in the Warranty Deed to ASMO Manufacturing, Inc., recorded in Volume 2130, Page 2020 and Volume 2130, Page 2023, Deed Records, Ellis County, Texas, now known as DENSO MANUFACTURING NORTH CAROLINA, INC, and all of a called 30.437 acre tract of land described in the General Warranty Deed to TX Ennis Sterilite, LLC, recorded in Instrument No. 2509544, of said Deed Records, and all of Lot 2, Block A, Ennis Industrial Park West, No. 2, an addition to the City of Ennis, Texas; according to the plat thereof recorded in Cabinet H, Slide 51, Plat Records, Ellis County, Texas, and being more particularly described as follows:

BEGINNING at a 1/2-inch iron rod with plastic cap stamped "RPLS 1837" found at the north at the north corner of said Lot 2, Block A, and being in the southwesterly right-of-way line of Sterilite Drive (a called 85-foot right-of-way);

THENCE South 30°50'47" East, with said southwesterly right-of-way line of Sterilite Drive, a distance of 909.43 feet to the east corner of said Lot 2, Block A, and being in the northwesterly line of Lot 1, Block A, of Ennis Industrial Park West, an addition to the City of Ennis, according to the plat thereof recorded in Cabinet F, Slide 240, Plat Records, Ellis County, Texas, from which a 1/2-inch iron rod with illegible plastic cap found bears North 58°02'25" East, a distance of 0.49';

THENCE South 58°02'26" West, departing said southwesterly right-of-way line of Sterilite Drive and with the common line of said Lots 1 and 2, passing at a distance of 1,453.73' a 5/8-inch iron pipe found at the west corner of said Lot 1, Block A, continuing with the southeast line of said Lot 2, Block A, a total distance of 1,889.13 feet to a 1/2-inch iron rod with plastic cap stamped "RPLS 1837" found for the south corner of said Lot 2, Block A;

THENCE North 29°23'11" West, with the southwest line of said Lot 2, Block A, a distance of 873.67 feet to a 1/2-inch iron rod with plastic cap stamped "RPLS 1837" found at the west corner of said Lot 2, Block A;

THENCE North 56°55'19" East, with the northwest line of said Lot 2, Block A, passing at a distance of 405.77 feet a 1/2-inch iron rod with plastic cap stamped "RPLS 1837" found and continuing a total distance of 1,867.93 feet to the **POINT OF BEGINNING**; and containing a computed area of 1,673,135 square feet or 38.410 acres of land.

See Sheet 3 of 3 for Individual Lot Descriptions.

NOW, THEREFORE, KNOWN ALL MEN BY THESE PRESENTS:

That **TX Ennis Sterilite, LLC** and **DENSO MANUFACTURING NORTH CAROLINA, INC.**, acting herein by and through its duly authorized officers, do/does hereby adopt this plat designating the hereinabove described property as **Lots 2A and 2B, Block A, Ennis Industrial Park West No. 2**, 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. TX Ennis Sterilite, LLC, and DENSO MANUFACTURING NORTH CAROLINA, INC., 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.

WITNESS my hand this ____ day of _____, 20____.

TX Ennis Sterilite, LLC,

Owner Signature: _____

Printed Name: _____

STATE OF TEXAS
COUNTY OF _____

BEFORE ME, the undersigned, a Notary Public in and for the County and State, 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 he executed the same for the purposes and consideration therein expressed, and in the capacity therein.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this the ____ day of _____, 20____.

Notary Public in and for the State of Texas

My Commission expires: _____

WITNESS my hand this ____ day of _____, 20____.

WITNESS my hand this ____ day of _____, 20____.

DENSO MANUFACTURING NORTH CAROLINA, INC.
a North Carolina Corporation.

Owner Signature: _____

Printed Name: _____

STATE OF TEXAS
COUNTY OF _____

BEFORE ME, the undersigned, a Notary Public in and for the County and State, 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 he executed the same for the purposes and consideration therein expressed, and in the capacity therein.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this the ____ day of _____, 20____.

Notary Public in and for the State of Texas

My Commission expires: _____

WITNESS my hand this ____ day of _____, 20____.

OWNER:
DENSO MANUFACTURING NORTH CAROLINA, INC.
470 CRAWFORD RD STATESVILLE NC 28625-8545
CONTACT: John Callies - President

OWNER:
TX ENNIS STERILITE, LLC
6 CONCOURSE PKWY, SUITE 710
ATLANTA, GA 30328
CONTACT: Josh Lewis - President

ENGINEER:
KIMLEY-HORN AND ASSOC., INC.
2600 NORTH CENTRAL EXPRESSWAY SUITE 400,
RICHARDSON, TEXAS 75080
CONTACT: Rhyan, Weirich, P.E.
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EMAIL: rhyan.weirich@kimley-horn.com

SURVEYOR:
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DALLAS, TEXAS 75226
CONTACT: J. Andy Dobbs, R.P.L.S.
PHONE: (469) 718-8849
EMAIL: andy.dobbs@kimley-horn.com

FLOOD STATEMENT:

According to Federal Emergency Management Agency's Flood Insurance Rate Map No. 48139C0390F for Collin County, Texas and incorporated areas, dated October 3, 2013 this property is located within:

Zone X (unshaded) defined as "Areas determined to be outside the 0.2% annual chance floodplain"

Zone A defined as "Special flood hazard areas (SFHAs) subject to inundation by the 1% annual chance flood (No Base Flood Elevations determined)".

If this site is not within an identified special flood hazard area, this flood statement does not imply that the property and/or the 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 or natural causes. This flood statement shall not create liability on the part of the surveyor.

CERTIFICATE OF APPROVAL

I hereby certify that the above and foregoing plat of the **Lots 2A and 2B, Block A, Ennis Industrial Park West No. 2**, 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

SURVEYOR'S CERTIFICATION

That I, J. Andy Dobbs, 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.

PRELIMINARY

THIS DOCUMENT SHALL NOT BE RECORDED FOR ANY PURPOSE AND SHALL NOT BE USED OR VIEWED OR RELIED UPON AS A FINAL SURVEY DOCUMENT

J. Andy Dobbs
Registered Professional Land Surveyor No. 6196

STATE OF TEXAS
COUNTY OF TARRANT

BEFORE ME, the undersigned, a Notary Public in and for the County and State, on this day personally appeared J. Andy Dobbs, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same for the purposes and consideration therein expressed, and in the capacity therein.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this the ____ day of _____, 20____.

Notary Public in and for the State of Texas

My Commission expires: _____

REPLAT
LOT 2A & 2B, BLOCK A
ENNIS INDUSTRIAL
PARK WEST NO. 2
BEING A REPLAT OF
LOT 2, BLOCK A
ENNIS INDUSTRIAL PARK WEST NO. 2
38.410 ACRES
JONES HAVENS SURVEY
ABSTRACT NO. 498
CITY OF ENNIS, ELLIS COUNTY, TEXAS

Kimley»Horn

2500 Pacific Avenue, Suite 1100
Dallas, Texas 75226 FIRM # 10115500

Tel. No. (469) 718-8849
www.kimley-horn.com

<u>Scale</u>	<u>Drawn by</u>	<u>Checked by</u>	<u>Date</u>	<u>Project No.</u>	<u>Sheet No.</u>
NA	DWP	JAD	Apr. 2026	060044300	2 OF 3

INDIVIDUAL LOT DESCRIPTION

LOT 2A

BEING a tract of land in the Jones Havens Survey, Abstract No. 498, Ellis County, City of Ennis, Texas; being part of a called 18.9547 acre tract of land designated as Tract One, part of a called 15.3945 acre tract of land described in the Warranty Deed to ASMO Manufacturing, Inc., recorded in Volume 2130, Page 2020 and Volume 2130, Page 2023, Deed Records, Ellis County, Texas, now known as DENSO MANUFACTURING NORTH CAROLINA, INC, and part of Lot 2, Block A, Ennis Industrial Park West, No. 2, an addition to the City of Ennis, Texas; according to the plat thereof recorded in Cabinet H, Slide 51, Plat Records, Ellis County, Texas, and being more particularly described as follows:

BEGINNING at a 1/2-inch iron rod with plastic cap stamped "RPLS 1837" found at the north at the north corner of said Lot 2, Block A, and being in the southwesterly right-of-way line of Sterilite Drive (a called 85-foot right-of-way);

THENCE South 30°50'47" East, with said southwesterly right-of-way line of Sterilite Drive, a distance of 640.77 feet to a 5/8-inch iron rod with plastic cap stamped "KHA" set at a north corner of a called 30.437 acre tract of land described in the General Warranty Deed to TX Ennis Sterilite, LLC, recorded in Instrument No. 2509544, of said Deed Records;

THENCE South 58°40'26" West, departing said southwesterly right-of-way line of Sterilite Drive and with a northwesterly line of said 30.437 acre tract, a distance of 545.42 feet to a 5/8-inch iron rod with plastic cap stamped "KHA" set to an inner ell corner of said 30.437 acre tract;

THENCE North 31°32'40" West, with a northeasterly line of said 30.437 acre tract, a distance of 623.83 feet to a 5/8-inch iron rod with plastic cap stamped "KHA" set at the westerly most northwest corner of said 30.437 acre tract and being in the northwesterly line of said Lot 2, Block A;

THENCE North 56°55'19" East, with said northwesterly line of Lot 2, Block A, a distance of 553.42 feet to the **POINT OF BEGINNING**; and containing a computed area of 347,295 square feet or 7.9728 acres of land.

LOT 2B

BEING a tract of land in the Jones Havens Survey, Abstract No. 498, Ellis County, City of Ennis, Texas; being all of a called 30.437 acre tract of land described in the General Warranty Deed to TX Ennis Sterilite, LLC, recorded in Instrument No. 2509544, Deed Records, Ellis County, Texas and a portion of Lot 2, Block A, Ennis Industrial Park West, No. 2, an addition to the City of Ennis, Texas; according to the plat thereof recorded in Cabinet H, Slide 51, Plat Records, Ellis County, Texas, and being more particularly described as follows:

BEGINNING at the east corner of said Lot 2, Block A, and being in the northwesterly line of Lot 1, Block A, of Ennis Industrial Park West, an addition to the City of Ennis, according to the plat thereof recorded in Cabinet F, Slide 240, Plat Records, Ellis County, Texas, from which a 1/2-inch iron rod with illegible plastic cap found bears North 58°02'25" East, a distance of 0.49 feet and being in the southwesterly right-of-way line of Sterilite Drive (a called 85-foot right-of-way);

THENCE South 58°02'26" West, departing said southwesterly right-of-way line of Sterilite Drive and with the common line of said Lots 1 and 2, passing at a distance of 1,453.73' a 5/8-inch iron pipe found at the west corner of said Lot 1, Block A, continuing with the southeast line of said Lot 2, Block A, a total distance of 1,889.13 feet to a 1/2-inch iron rod with plastic cap stamped "RPLS 1837" found for the south corner of said Lot 2, Block A;

THENCE North 29°23'11" West, with the southwest line of said Lot 2, Block A, a distance of 873.67 feet to a 1/2-inch iron rod with plastic cap stamped "RPLS 1837" found at the west corner of said Lot 2, Block A;

THENCE North 56°55'19" East, with the northwest line of said Lot 2, Block A, passing at a distance of 405.77 feet a 1/2-inch iron rod with plastic cap stamped "RPLS 1837" found and containing a total distance of 1,314.51 feet to a 5/8-inch iron rod with KHA cap stamped "KHA" set for the western most northwest corner of said 30.437 acre tract;

THENCE South 31°32'40" East, departing said northwest line of said Lot 2, Block A and with a northeasterly line of said 30.437 acre tract a distance of 623.83 feet to a 5/8-inch iron rod with KHA cap stamped "KHA" set for in inner ell corner of said 30.437 acre tract;

THENCE North 58°40'26" East, with a northwesterly line of said 30.437 acre tract, a distance of 545.42 feet to a 5/8-inch iron rod with KHA cap stamped "KHA" set for a north corner of said 30.437 acre tract and being in said southwesterly right-of-way line of Sterilite Drive;

THENCE South 30°50'47" East, with said southwesterly right-of-way line of Sterilite Drive, a distance of 268.66 feet to the **POINT OF BEGINNING**; and containing a computed area of 1,325,839 square feet or 30.437 acres of land.

REPLAT
LOT 2A & 2B, BLOCK A
ENNIS INDUSTRIAL
PARK WEST NO. 2
 BEING A REPLAT OF
 LOT 2, BLOCK A
ENNIS INDUSTRIAL PARK WEST NO. 2
38.410 ACRES
JONES HAVENS SURVEY
ABSTRACT NO. 498
CITY OF ENNIS, ELLIS COUNTY, TEXAS

OWNER:
 DENSO MANUFACTURING NORTH CAROLINA, INC.
 470 CRAWFORD RD STATESVILLE NC 28625-8545
 CONTACT: John Callies - President

OWNER:
 TX ENNIS STERILITE, LLC
 6 CONCOURSE PKWY, SUITE 710
 ATLANTA, GA 30328
 CONTACT: Josh Lewis - President

ENGINEER:
 KIMLEY-HORN AND ASSOC., INC.
 2600 NORTH CENTRAL EXPRESSWAY SUITE 400,
 RICHARDSON, TEXAS 75080
 CONTACT: Rhyan, Weirich, P.E.
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SURVEYOR:
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 2500 PACIFIC AVE., SUITE 1100
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 CONTACT: J. Andy Dobbs, R.P.L.S.
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 www.kimley-horn.com

<u>Scale</u>	<u>Drawn by</u>	<u>Checked by</u>	<u>Date</u>	<u>Project No.</u>	<u>Sheet No.</u>
NA	DWP	JAD	Apr. 2026	060044300	3 OF 3