



**PLANNING AND ZONING
COMMISSION AGENDA
MONDAY, AUGUST 24, 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 July 13, 2026 Regular Meeting Minutes.

[2026 07 13_P&Z Meeting Minutes](#)

D. ITEMS FOR DISCUSSION AND INDIVIDUAL CONSIDERATION

D.1. Consider approving a PRELIMINARY PLAT for the Kaufman Industrial Park Addition consisting of 2 industrial lots and measuring approximately 31.140 acres, located in the C. Garrett Survey, Abstract No. 383, City of Ennis, Ellis County, Texas. 2900 N Kaufman St.

P&Z Case No.: PLAT-26-6

Owner: Kaufman Industrial Park LLC

Applicant: Eyncon Engineering & Surveying

[PLAT-26-6](#)

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, AUGUST 18, 2026 AT 5:00 PM** 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 July 13, 2026 Regular Meeting Minutes.
Meeting: PLANNING AND ZONING COMMISSION - 24 Aug 2026
Department: Planning & Development
Staff Contact: Jorge Barake, Planner

BACKGROUND INFORMATION:

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

ATTACHMENTS:

[2026 07 13 P&Z Meeting Minutes](#)

**MINUTES
CITY OF ENNIS
PLANNING AND ZONING COMMISSION
Monday, July 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, July 13, 2026, at 6:01 P.M. in the Ennis City Hall Commission Chambers, 107 N Sherman St, Ennis, Texas 75119.

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

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

The Pledge of Allegiance was recited.

The Invocation was given by **Commissioner Snodgrass**

B. CITIZEN PUBLIC COMMENT PERIOD

No one from the public spoke.

C. CONSENT ITEMS

C.1 Approval of the June 22, 2026 Regular Meeting Minutes

Motion by **Commissioner Sacha**; second by **Vice-Chairperson Hughes** to approve the June 22, 2026, regular meeting minutes as submitted.

A vote was cast. 5 in favor, 0 against. Motion adopted.

E. ITEMS FOR DISCUSSION AND CONSIDERATION

{Chairperson Coleman reordered this agenda}

E.1 Consider approving a FINAL PLAT for Phase 3B of the Prairie View Subdivision consisting of 160 residential lots and 4 common area lots and measuring approximately 35.880 acres, located in the Owen Shannon Survey, Abstract No. 989, City of Ennis, Ellis County, Texas. Lakeview Drive & Liska Road.
P&Z Case No.: PLAT-25-18
Owner: DRP Bookbinder Multistate, LLC
Applicant: Pape-Dawson Engineers

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

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

Staff addressed questions from the commission regarding improvements adjacent to this phase of the subdivision. Improvements are ongoing and nearing completion.

A vote was cast. 5 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) and Single-Family Residential District – 10 (R-10) to Planned Development (PD) for an approximately 124.89-acre tract of land situated in the William Garrett Survey, Abstract No. 382, John Holt Survey, Abstract No. 452, John F. Reagor Survey, Abstract No. 931 and B.F. Reagor Survey, Abstract No. 943, City of Ennis, Ellis County, Texas. Located at 2200 Country Club Road. Ellis CAD ID 183729. This request includes a concept plan containing approximately 86 single-family residential lots and 1.27 acres of common area open space. Tranquility Subdivision.
P&Z Case No.: ZAXA-26-6
Owner: Land of Tranquility LLC
Applicant: Chad Adams, Oakhull Investments LLC
ITEM TABLED AT THE JUNE 8, 2026 MEETING

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

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

Staff addressed questions from the Commission regarding lot coverage, accessory structures, OSSF setbacks in floodplain, façade materials, percentage of building materials, garage placement and the percentage of the garage door.

Applicant, Chad Adams addressed the request, noting that he had met with surrounding property owners. Mr. Adams also gave a brief presentation outlining key aspects of the proposed development, including the establishment of a homeowner's association (HOA) and an architectural review committee. Mr. Adams stated that accessory dwelling units (ADUs), including granny flats, would not be permitted within the development. The HOA will be managed by the applicant and their team until approximately 75 percent of the development is constructed, at which time management of the HOA would transition to appointed residents of the development.

Mr. Adams addressed fencing standards within the development; masonry in front of the development, powder coated iron fence with vegetation or stain approved board on board privacy fence.

Chairperson Coleman opened the public hearing at 6:36 pm.

Russell Thomas, 2105 Country Club Rd, spoke in favor of the request, stated that he would like to see larger homes within the development; proposed 2,400 square foot homes would be more appropriate.

Barbara Webb, 1500 Phillips Dr, spoke against the request and voiced concerns regarding utilities, street width, on street parking and traffic.

Applicant, Chad Adams addressed square footage concerns is willing to accommodate the requested 2,400 square footage minimum home size.

Chairperson Coleman closed the public hearing at 6:45 pm.

Discussion was had regarding the minimum square footage of homes in similar developments located in Waxahachie and Midlothian, TIA submittal requirements, thoroughfare plan and fences located in the floodplain.

Motion to approve with revisions of HOA by-laws to be submitted to City Commission and to increase the minimum square footage of the homes to 2,400 by **Commissioner Estes**; second by **Chairperson Coleman**.

Commissioner Sacha requested a minimum of six (6) trees per lot.

A vote was cast. 5 in favor, 0 against. Motion adopted.

F. ADJOURNMENT

With no other business, **Chairperson Coleman** declared the meeting adjourned at approximately 7:01 P.M.

ATTEST:

APPROVED:

Erica Stubbs, Senior Planner

Ian Coleman, Chairperson

Jorge Barake, City Planner



PLANNING AND ZONING COMMISSION AGENDA SUMMARY FORM



To: Planning and Zoning Commission

Subject: Consider approving a PRELIMINARY PLAT for the Kaufman Industrial Park Addition consisting of 2 industrial lots and measuring approximately 31.140 acres, located in the C. Garrett Survey, Abstract No. 383, City of Ennis, Ellis County, Texas. 2900 N Kaufman St.
P&Z Case No.: PLAT-26-6
Owner: Kaufman Industrial Park LLC
Applicant: Eyncon Engineering & Surveying

Meeting: PLANNING AND ZONING COMMISSION - 24 Aug 2026

Department: Planning & Development

Staff Contact: Jorge Barake, Planner

BACKGROUND INFORMATION:

The subject site measuring 31.140 acres is currently zoned Light Industrial manufacturing and encompasses one (1) parcel located at 2900 North Kaufman Street.

The applicant, Eyncon Engineering & Surveying, on behalf of the property owner, Kaufman Industrial Park LLC, is requesting approval of a Preliminary Plat for the Kaufman Industrial Park Addition and for the creation of two (2) industrial lots. The property is bisected by a 60-foot right-of-way serving as connectivity between Wadley Road and Arnold Street. This connectivity is a substitute for the complete connection of Wadley Road from North Kaufman Street to the southbound feeder road due to inability to acquire right-of-way from the adjacent developed properties.

The Preliminary Plat is currently under review by our Department of Public Works and has been reviewed by franchise utilities.

RECOMMENDATION:

Staff recommends **conditional approval** of the Preliminary Plat. The following conditions are necessary to ensure the plat is in compliance with the City of Ennis Unified Development Ordinance:

- Address staff comments issued on August 12, 2026.

ATTACHMENTS:

[PLAT-26-6 Application](#)
[PLAT-26-6 Vicinity Map](#)
[PLAT-26-6 Drone Photo](#)
[PLAT-26-6 Zoning Map](#)
[PLAT-26-6 2900 N Kaufman St](#)
[PLAT-26-6 2900 N Kaufman St Staff Comments 20260812](#)

D.1.



**Record No: PLAT-
26-6**

Plat Application

Status: Active

Submitted On: 3/13/2026

Primary Location

2900 N KAUFMAN ST
ENNIS, TX 75119

Owner

SPUR 10 HOLDINGS LP

Applicant

 Mark Medina

Application Information

Effective immediately, civil plan review is no longer required as part of the preliminary plat submittal. Preliminary plats may now be submitted and processed without the inclusion of civil engineering plans. All required civil plans will instead be reviewed during the final plat phase.

Type of Application*	Plat Name*
Preliminary	Kaufman Industrial Park Addition
Property Type*	No. of Lots*
Commercial	1
Total Number of Dwelling Units Planned*	Acreage*
—	31.14
Current Zoning*	Current Use*
L-IM - Light Industrial and Manufacturing	Vacant Land

Proposed Use* Light Industrial Development	Is this property serviced by the City of Ennis Water/CCN?* Yes
Are you using an Agent/Representative* Yes	Do you have an approved Civil Plan Review?* ?   Yes
Civil Plan Review Number *  CIV-25-12	Date of Approval of Civil Plans*  04/10/2025
Will you be using a Temporary Concrete Batch Plant? (Requires a Specific Use Permit)* ?  No	

Owner Information

Owner Name Gray Randolph	Owner Street Address
Owner City, State Zip	Owner Telephone*
Owner Email*	

Agent/Representative Information

Firm Name * Mark	Main Contact* Mark Medina
----------------------------	-------------------------------------

Address*	City, State Zip*
Telephone*	Email*

Surveyor/Engineer Information

Firm Name*	Surveyor/Engineer Name*
Barton Chapa Surveying	
Address*	City, State Zip*
Telephone*	Email*

Signature

Applicant Signature*
 Eyncon Engineering & Surveying
Mar 13, 2026

Attachment Requires

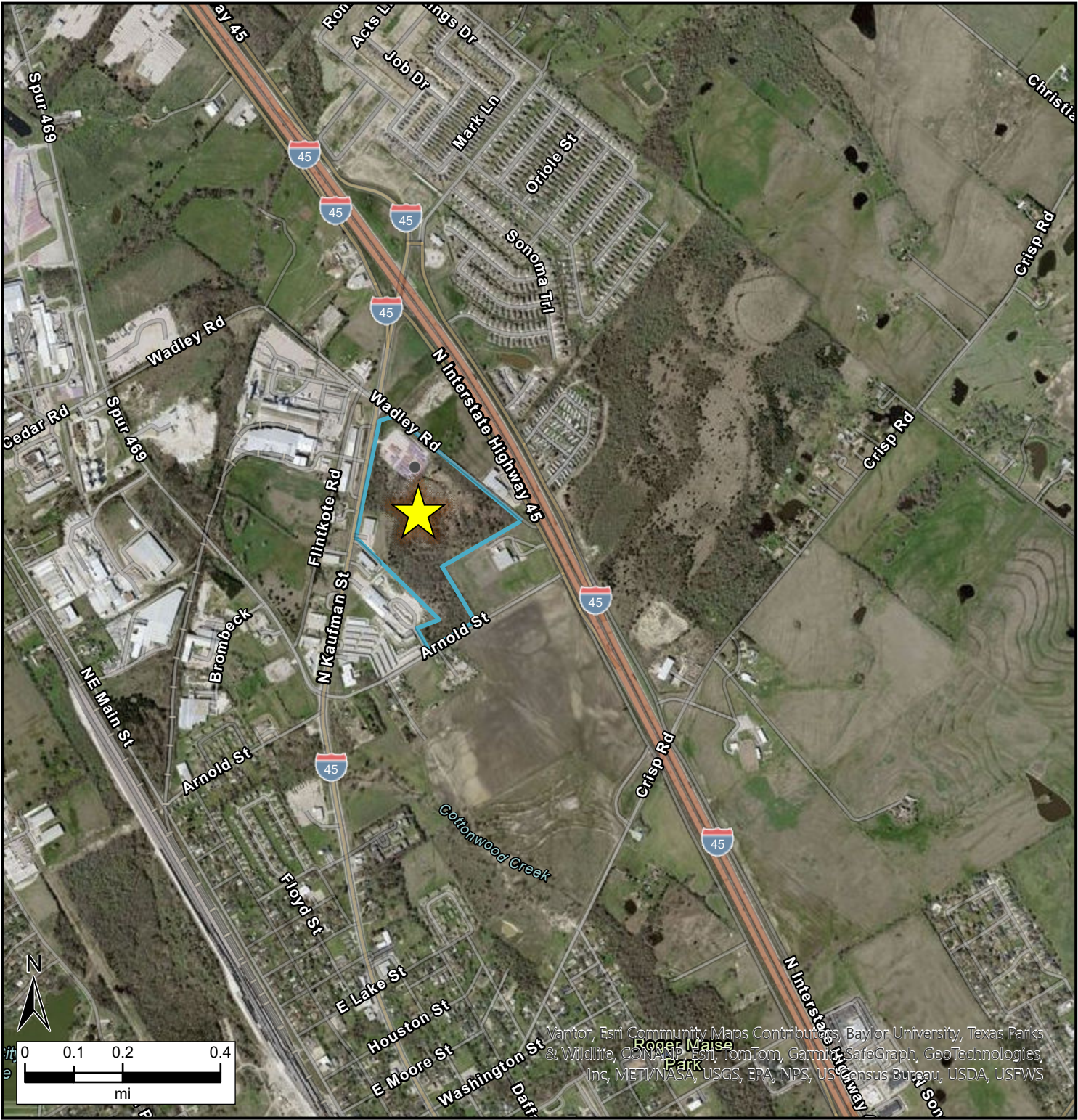
Please see the Plat Submittal Guidelines.pdf for more information on the requirements.

D.1.

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



Vicinity Map

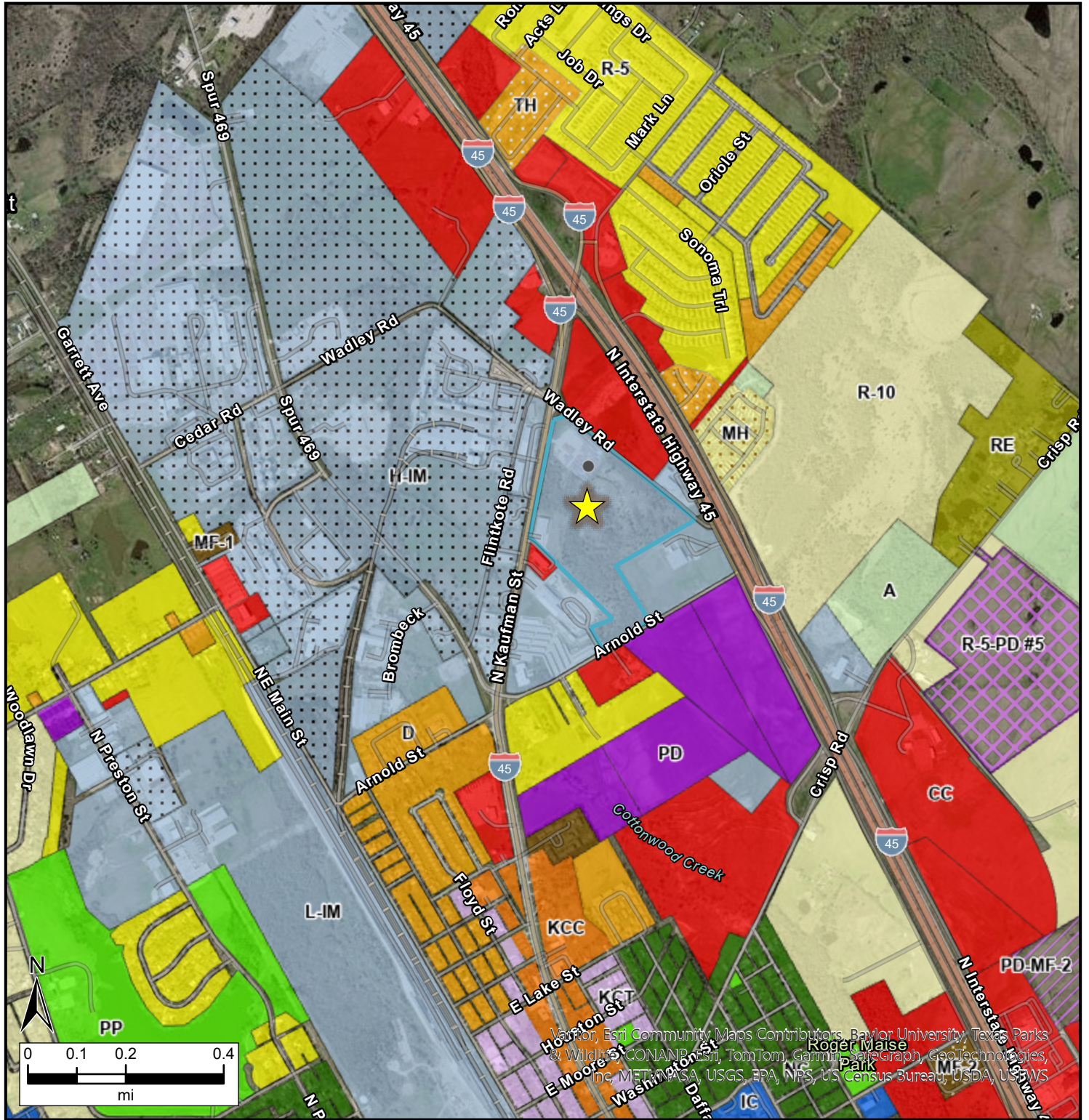


Legend





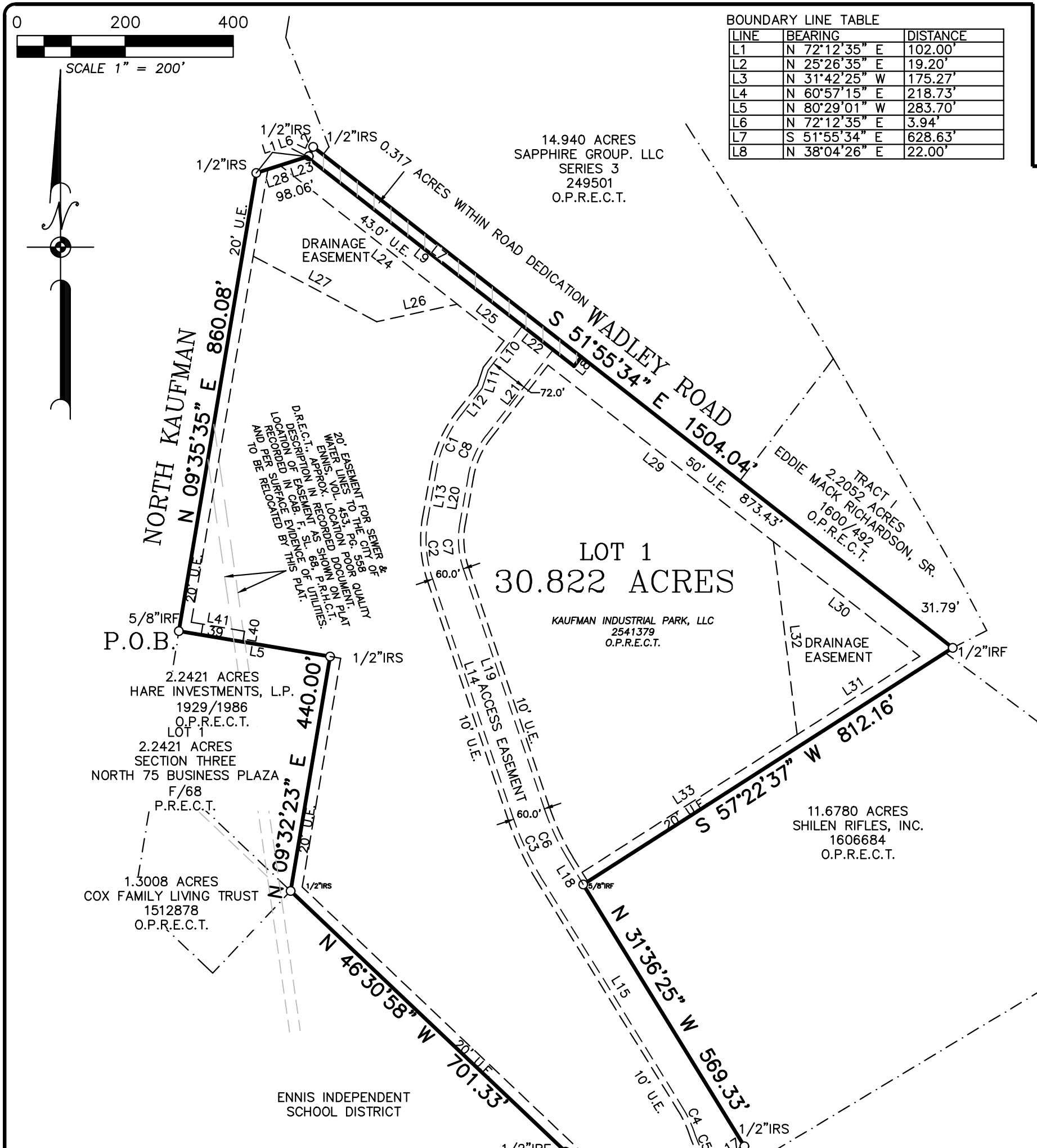
Zoning Map



Legend

Override 1	NC-MF2 Neighborhood Multi-Family 2	L-IM Light Industrial and Manufacturing
A Agricultural	NC-D Neighborhood Duplex	H-IM Heavy Industrial and Manufacturing
RE Residential Estate	D Duplex	DT Downtown Core
R-10 Single Family Residential 10	TH Townhome	DT-T1 Downtown Transition 1
R-5 Single Family Residential 5	MF-1 Multi-Family 1	DT-T2 Downtown Transition 2
R-5-Z Single Family Residential 5 Zero Lot Line	MF-2 Multi-Family 2	DT-A1 Downtown Approach 1
R-5-PD #5 Single Family Residential 5 Planned Development #5	MH Manufactured Home	DT-A2 Downtown Approach 2
R-5-PD #7 Single Family Residential 5 Planned Development #7	C Neighborhood Commercial	IC Institutional and Civic
R-7 Single Family Residential 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





UTILITY & DRAINAGE EASEMENT LINE TABLE		
LINE	BEARING	DISTANCE
L23	S 72°12'35" W	51.95'
L24	S 51°55'34" E	416.74'
L25	S 51°55'34" E	110.04'
L26	S 77°46'06" W	152.38'
L27	N 62°05'41" W	258.90'
L28	N 72°12'35" E	23.58'
L29	S 51°55'34" E	529.75'
L30	S 51°55'34" E	343.97'
L31	S 57°22'37" W	269.32'
L32	N 07°00'43" W	360.01'
L33	S 57°22'37" W	472.50'
L34	S 58°22'27" W	184.23'
L35	N 29°02'45" W	124.34'
L36	S 60°57'15" W	225.04'
L37	S 31°42'25" E	134.35'
L38	N 58°22'27" E	219.02'
L39	S 80°29'01" E	120.00'
L40	N 09°35'35" E	20.00'
L41	N 80°29'01" W	100.00'

BOUNDARY LINE TABLE		
LINE	BEARING	DISTANCE
L1	N 72°12'35" E	102.00'
L2	N 25°26'35" E	19.20'
L3	N 31°42'25" W	175.27'
L4	N 60°57'15" E	218.73'
L5	N 80°29'01" W	283.70'
L6	N 72°12'35" E	3.94'
L7	S 51°55'34" E	628.63'
L8	N 38°04'26" E	22.00'

SURVEYOR'S CERTIFICATE

KNOW ALL MEN BY THESE PRESENTS:

That I, Donald S. Holder, 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.

Donald S. Holder R.P.L.S. No. 5266

STATE OF TEXAS §
COUNTY OF HUNT §

Before me, the undersigned authority, a Notary Public in and for said County and State, on this day personally appeared _____ Surveyor, known to me to be the person whose name is subscribed to this plat.

Given under my hand and seal of office, this ____ day of _____, 20__.

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 KAUFMAN INDUSTRIAL PARK 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

NOTES:

- Bearings are based on North Central Texas State Plane 4202 NAD83.
- According to the Flood Insurance Rate Map No. 48139C0360F dated June 3, 2013, published by the Federal Emergency Management Agency, the subject property lies within Flood Zone "X" and is not shown to be within a special flood hazard area. This statement does not imply that the property and/or 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.
- 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.

70' PRIVATE DRIVE CURVE & LINE TABLE					
CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C1	230.00'	112.68'	111.56'	S 24°02'21" W	28°04'11"
C2	230.00'	115.00'	113.81'	S 04°19'11" E	28°38'52"
C3	525.00'	118.78'	118.53'	S 25°07'31" E	12°57'48"
C4	220.00'	49.30'	49.19'	S 25°11'16" E	12°50'19"
C5	280.00'	62.74'	62.61'	S 25°11'16" E	12°50'19"
C6	465.00'	105.21'	104.98'	N 25°07'31" W	12°57'48"
C7	170.00'	85.00'	84.12'	N 04°19'11" W	28°38'52"
C8	170.00'	83.28'	82.45'	N 24°02'21" E	28°04'11"

LINE	BEARING	DISTANCE
L9	S 51°55'34" E	507.63'
L10	S 38°04'26" W	103.53'
L11	S 18°04'26" W	35.09'
L12	S 38°04'26" W	63.88'
L13	S 10°00'15" W	89.57'
L14	S 18°38'37" E	469.05'
L15	S 31°36'25" E	502.23'
L16	S 31°36'25" E	8.58'
L17	N 58°22'27" E	72.50'
L18	N 31°36'25" W	52.55'
L19	N 18°38'37" W	469.05'
L20	N 10°00'15" E	89.57'
L21	N 38°04'26" E	200.37'
L22	N 51°55'34" W	72.00'

STATE OF TEXAS §
COUNTY OF ELLIS §

WHEREAS, **KAUFMAN INDUSTRIAL PARK, LLC** is the Owner of a tract of land, being known as 31.502 acres of land in the G. Claiborn Survey, Abstract No. 383 as conveyed to Kaufman Industrial Park, LLC by Spur 10 Holdings, LP and being more particularly described as follows:

BEING a tract or parcel of land situated in the City of Ennis, Ellis County, Texas, being part of the G. Claiborn Survey, Abstract No. 383, being all of a 31.502 acre tract of land as described in a Special Warranty Deed from Spur 10 Holdings, LP to Kaufman Industrial Park, LLC as recorded in Document No. 2541379 of the Official Public Records Ellis County, Texas and being further described as follows:

BEGINNING at a 5/8 inch iron rod found for a corner on the east line of North Kaufman Street, said Point of Beginning being at the existing northwest corner of a 2.2421 acre tract as conveyed to Hare Investments, LP as recorded in Volume 1929 at Page 1986 of the Official Public Records of Ellis County, Texas;
THENCE N 09°35'35" E along the east line of North Kaufman Street, a distance of 860.08 feet to a 1/2 inch iron rod set for a corner;
THENCE N 72°12'35" E a distance of 102.00 feet to a 1/2 inch iron rod set for a corner;
THENCE N 25°26'35" E a distance of 19.20 feet to a 1/2 inch iron rod set for a corner in Wadley Road;
THENCE S 51°55'34" E along Wadley Road, a distance of 1504.04 feet to a 1/2 inch iron rod found for a corner;
THENCE S 57°22'37" W a distance of 812.16 feet to a 5/8 inch iron rod found for a corner;
THENCE S 31°36'25" W a distance of 569.33 feet to a 1/2 inch iron rod set for a corner on the north line of Arnold Street;
THENCE S 58°22'27" W at a distance of 505.49 feet to a 1/2 inch iron rod set for a corner;
THENCE N 31°42'25" W a distance of 175.27 feet to a 1/2 inch iron rod found for a corner;
THENCE N 60°57'15" E a distance of 218.73 feet to a 1/2 inch iron rod found for a corner;
THENCE N 46°30'58" W a distance of 701.33 feet to a 1/2 inch iron rod set for a corner;
THENCE N 09°32'23" E a distance of 440.00 feet to a 1/2 inch iron rod set for a corner;
THENCE N 80°29'01" W a distance of 283.70 feet returning to the Point of Beginning and containing 31.140 acres of land.

NOW, THEREFORE, KNOWN ALL MEN BY THESE PRESENTS:

That **KAUFMAN INDUSTRIAL PARK, LLC**, acting herein by and through its duly authorized officers, do/does hereby adopt this plat designating the hereinabove described property as **KAUFMAN INDUSTRIAL PARK ADDITION**, an addition to the City of Ennis, Texas Ellis County, Texas, within the City of Ennis' Extra-Territorial Jurisdiction 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. **LUIS SANCHEZ GOMEZ and ANDY CHAVEZ** 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.

WITNESS our hands at Ennis, Texas, this ____ day of _____, 20__.

Owner Signature: _____

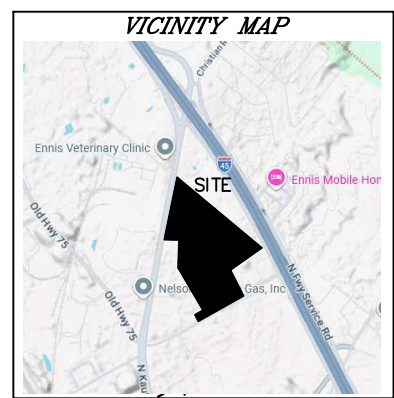
Printed Name: _____

STATE OF TEXAS §
COUNTY OF ELLIS §

Before me, the undersigned authority, a Notary Public in and for said County and State, on this day personally Appeared _____, Owners, known to me to be the persons whose names are subscribed to the foregoing instrument and acknowledged to me that they each executed the same for the purpose and considerations therein expressed. Given under my hand and seal of office, this ____ day of _____, 20__.

Notary Public in and for State of Texas

My Commission Expires: _____



PRELIMINARY PLAT
**KAUFMAN INDUSTRIAL
PARK ADDITION**
CITY OF ENNIS
COUNTY OF ELLIS
31.140 ACRES
JULY 2026

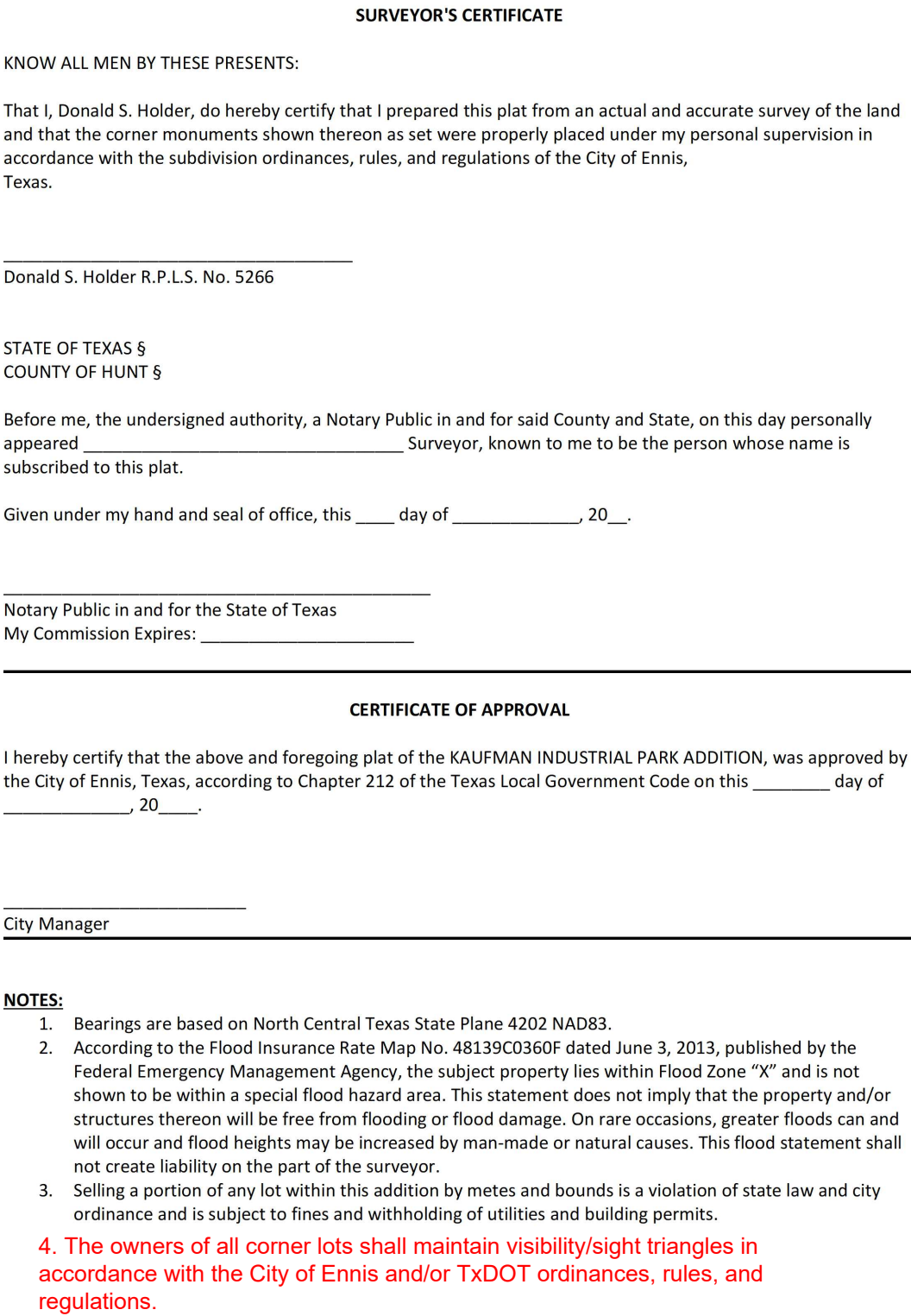
Owner:
Kaufman Industrial Park, LLC
5610 FM 2218 Road
Richmond, Tx. 77469

LEGEND

○ PROPERTY CORNER	⊗ WATER VALVE	△ TELE. PEDESTAL	⊙ MAILBOX	—X— WIRE FENCE	—G— GAS
■ POWER POLE	⊖ FIRE HYDRANT	▽ FIBER OPTIC MARKER	⊙ HVAC	—O— CHAINLINK FENCE	—W— WATER
← GUY WIRE	⊕ GAS METER	⊕ CABLE TV PEDESTAL	⊕ TRAFFIC SIGN	—//— WOOD FENCE	—FO— FIBER OPTIC
⊠ ELEC. TRANS.	⊕ GAS LINE MARKER	⊕ CLEANOUT	⊕ SAN. SEWER MANHOLE	⊠ IRON FENCE	—SS— SANITARY SEWER
■ ELECTRIC METER	⊕ GAS VALVE	⊕ SEPTIC	⊕ STORM SEWER MANHOLE	⊕ ELECTRIC	—ST— STORM SEWER
⊕ WATER METER	⊕ PIPELINE MARKER	⊕ AEROBIC	⊕ LIGHT POLE	—UG— UNDERGROUND ELEC.	

Eyncon
ENGINEERING & SURVEYING
P.O. BOX 1025 • GREENVILLE, TX 75403
www.eyncon.com • (903) 450-9837

DATE: MARCH 12, 2026	JOB NO.: 10424038
DRAWN BY: S. HOLDER	DWG: PLATREV1
SCALE: 1" = 200'	FIRM REG. CERT. #10022400



BEGINNING at a 5/8 inch iron rod found for a corner on the east line of North Kaufman Street, said Point of Beginning being at the existing northwest corner of a 2.2421 acre tract as conveyed to Hare Investments, LP as recorded in Volume 1929 at Page 1986 of the Official Public Records of Ellis County, Texas;

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THENCE N 80°29'01" W a distance of 283.70 feet returning to the Point of Beginning and containing 31.140 acres of land.

NOW, THEREFORE, KNOWN ALL MEN BY THESE PRESENTS:

That **KAUFMAN INDUSTRIAL PARK, LHC**, acting herein by and through its duly authorized officers, do/does hereby adopt this plat designating the hereinabove described property as **KAUFMAN INDUSTRIAL PARK ADDITION**, an addition to the City of Ennis, Texas Ellis County, Texas, ~~within the City of Ennis' Extra-Territorial Jurisdiction~~ 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. **LUIS SANCHEZ GOMEZ and ANDY CHAVEZ** do/does hereby bind itself/s their 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.

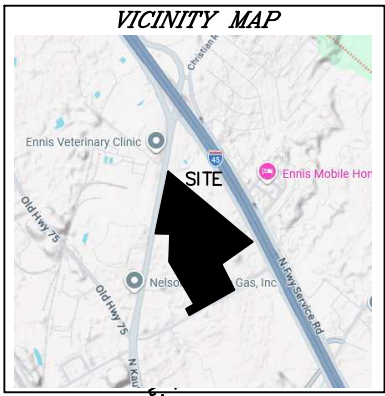
WITNESS our hands at Ennis, Texas, this ____ day of _____, 20____.

Owner Signature: _____

Printed Name: _____

STATE OF TEXAS §
COUNTY OF ELLIS §

Before me, the undersigned authority, a Notary Public in and for said County and State, on this day personally
Appeared _____, Owners, known to me to be the persons whose names are subscribed
to the foregoing instrument and acknowledged to me that they each executed the same for the purpose and
considerations therein expressed. Given under my hand and seal of office, this _____ day of _____, 20____.



PRELIMINARY PLAT
**KAUFMAN INDUSTRIAL
PARK ADDITION**

BEING 31.140 ACRES OF LAND SITUATED IN THE C.
GARRETT SURVEY, ABSTRACT NUMBER 383
CITY OF ENNIS,
ELLIS COUNTY, TEXAS
JULY 2026

Owner:
Kaufman Industrial Park, LLC
5610 FM 2218 Road
Richmond, Tx. 77469

DATE: MARCH 12, 2026	JOB NO.: 10424038
DRAWN BY: S. HOLDER	DWG: PLATREV1
SCALE: 1" = 200'	FIRM REG. CERT. #10022400