

**EXHIBIT "A"**  
**LEGAL DESCRIPTION**  
**TEMPORARY CONSTRUCTION EASEMENT**

BEING 0.156 acre of land located in the J.D. ELLIS SURVEY, Abstract No. 1274 and the JOSEPH STEWART SURVEY, Abstract No. 961, Ellis County, Texas, and being a portion of the tract of land conveyed to Owen Claude and Toni Hendrick, by the deed recorded in Volume 2568, Page 1759, of the Deed Records of Ellis County, Texas. Said 0.156 acre of land being more particularly described by metes and bounds as follows:

BEGINNING at a point lying in the Northeast boundary line of said Claude and Hendrick Tract, being located S 50° 52' 22" E 86.18 feet from a concrete monument found in the Southwest right-of-way line of US Highway No. 287, and said POINT OF BEGINNING having a Texas Grid Coordinate N: 6,871,400.84379 and E: 2,411,277.96819;

THENCE S 50° 52' 22" E 50.01 feet, along the Southwest boundary line of said US Highway No. 287 and the Northeast boundary line of said Claude and Hendrick Tract, to a point;

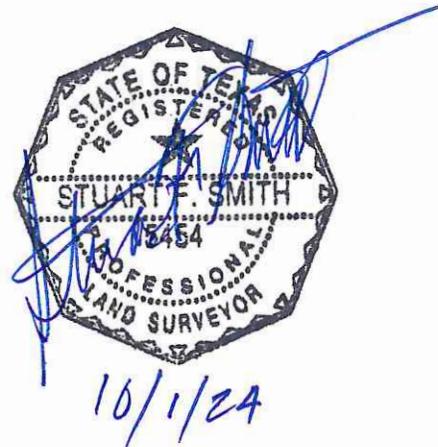
THENCE S 39° 51' 50" W 30.16 feet, to a point;

THENCE S 50° 58' 43" E 68.78 feet, to a point lying in the Southeast boundary line of aforesaid Claude and Hendrick Tract;

THENCE S 66° 20' 58" W 56.20 feet, along the Southeast boundary line of said Claude and Hendrick Tract, to a point;

THENCE N 50° 52' 22" W 93.72 feet, to a point;

THENCE N 39° 51' 50" E 80.02 feet, to the POINT OF BEGINNING containing 0.156 acre (6,808 square feet) of land.



# EXHIBIT "B"

BEARING BASE:

Exhibit A-2

THE BEARINGS SHOWN HEREON ARE TEXAS STATE PLANE GRID BEARINGS (NAD83 NORTH CENTRAL ZONE 4202) ESTABLISHED USING THE GLOBAL POSITIONING SYSTEM SATELLITES, AND LOCAL CONTINUOUSLY OPERATING REFERENCE STATIONS.

J. LAWRENCE SURVEY  
A-616

SANITARY SEWER EASEMENT  
INST.#1720905  
D.R.E.C.T.

CONCRETE MONUMENT  
FOUND

S 50°52'22"E  
86.18'

U.S. HIGHWAY 287

J.D. ELLIS SURVEY  
A-1274

SURVEY LINE

**P.O.B.**  
N=6871400.84379  
E=2411277.96819

LAKEVIEW DRIVE

OWEN CLAUDE AND  
TONI HENDRICK  
VOL. 2568, PG. 1759  
D.R.E.C.T.

SURVEY LINE

**TEMPORARY CONSTRUCTION  
EASEMENT  
0.156 ACRE  
(6,808 SQ. FT.)**

J. STEWART SURVEY  
A-1274

TRACT 2  
SOAP BOX PARTNERS, LP  
INST.#2156131  
O.P.R.E.C.T.

1/2" IRON ROD FOUND



OCTOBER 1, 2024

Course	Bearing	Distance
L1	S 50°52'22" E	50.01'
L2	S 39°51'50" W	30.16'
L3	S 50°58'43" E	68.78'
L4	S 66°20'58" W	56.20'
L5	N 50°52'22" W	93.72'
L6	N 39°51'50" E	80.02'

USA FLOWAGE EASEMENT  
TRACT 835E, 3.41 ACRES  
VOL. 703, PG. 125  
D.R.E.C.T.

ELLIS COUNTY, TEXAS  
SOUTH SECTOR PHASE III PROJECT

**BRITAIN & CRAWFORD**  
LAND SURVEYING &  
TOPOGRAPHIC MAPPING

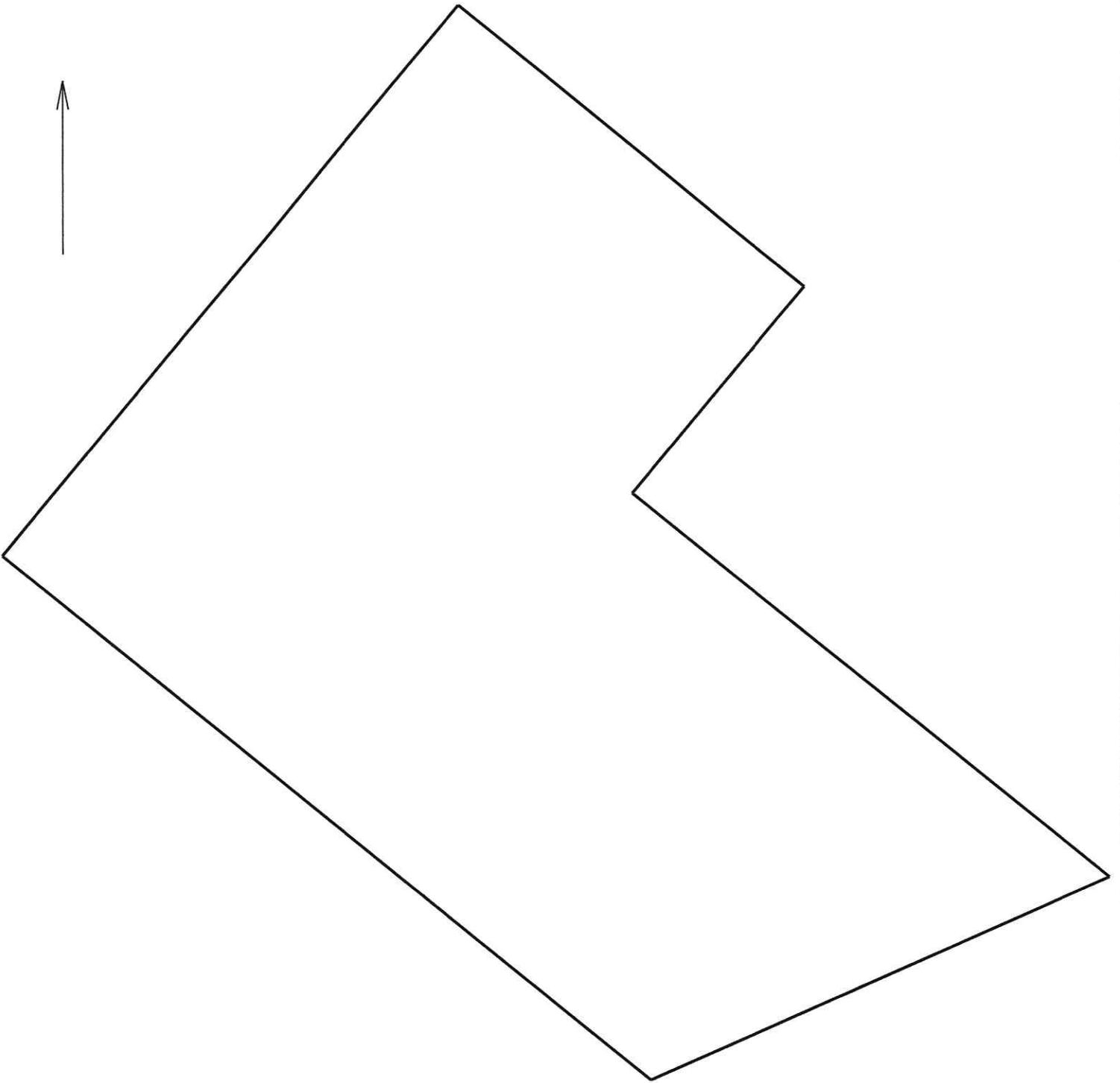
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FIRM CERTIFICATION# 1019000  
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EXHIBIT MAP  
OF  
0.156 ACRES OF LAND  
LOCATED IN  
THE J.D. ELLIS SURVEY, ABSTRACT  
No. 1274, AND THE JOSEPH STEWART  
SURVEY, ABSTRACT No. 961,  
ELLIS COUNTY, TEXAS

NORTH

SCALE 1"=50'



FN GP South Sector - TCE - Hendrick - 0.156 Acre

10/3/2024

Scale: 1 inch= 16 feet

File: TCE - Hendrick - 0.156 Acre.ndp

Tract 1: 0.1563 Acres (6808 Sq. Feet), Closure: s58.0400w 0.01 ft. (1/46584), Perimeter=379 ft.

- 01 s50.5222e 50.01
- 02 s39.5150w 30.16
- 03 s50.5843e 68.78
- 04 s66.2058w 56.20
- 05 n50.5222w 93.72
- 06 n39.5150e 80.02