

EXHIBIT "A"
LEGAL DESCRIPTION
PERMANENT WATER EASEMENT

BEING 0.053 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 0.053 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 and the Southwest right-of-way line of US Highway No. 287, and being located S 50° 52' 22" E 136.19 feet from a concrete monument found lying at the intersection of Lakeview Drive and US Highway No. 287, and said POINT OF BEGINNING having a Texas Grid Coordinate N: 6,871,369.28902 and E: 2,411,316.75878;

THENCE S 50° 52' 22" E 83.84 feet, along the Northeast boundary line of said Claude and Hendrick Tract and the Southwest right-of-way line of said US Highway No. 287, to a point at the East corner of said Claude and Hendrick Tract;

THENCE S 66° 20' 55" W 33.77 feet, along the Southeast boundary line of said Claude and Hendrick Tract, to a point;

THENCE N 50° 58' 43" W 68.78 feet, to a point;

THENCE N 39° 51' 50" E 30.16 feet, to the POINT OF BEGINNING containing 0.053 acre (2,296 square feet) of land.

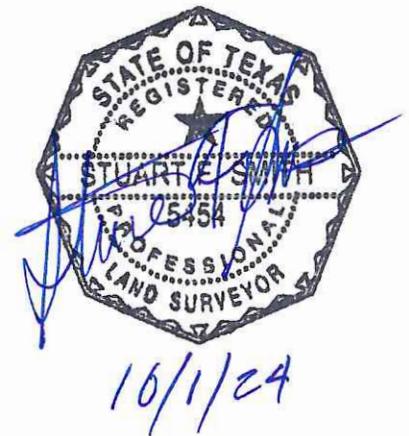


EXHIBIT "B"

Exhibit A-1

BEARING BASE:

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.

J.D. ELLIS SURVEY
A-1274

CONCRETE MONUMENT
FOUND

U.S. HIGHWAY 287

S 50°52'22"E 136.19'

P.O.B.
N=6871369.28902
E=2411316.75878

LAKEVIEW DRIVE

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

**PERMANENT WATER
EASEMENT
0.053 ACRE
(2,296 SQ. FT.)**

J. STEWART SURVEY
A-1274

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

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

1/2" IRON ROD FOUND



OCTOBER 1, 2024

Course	Bearing	Distance
L1	S 50°52'22" E	83.84'
L2	S 66°20'55" W	33.77'
L3	N 50°58'43" W	68.78'
L4	N 39°51'50" E	30.16'

ELLIS COUNTY, TEXAS
SOUTH SECTOR PHASE III PROJECT

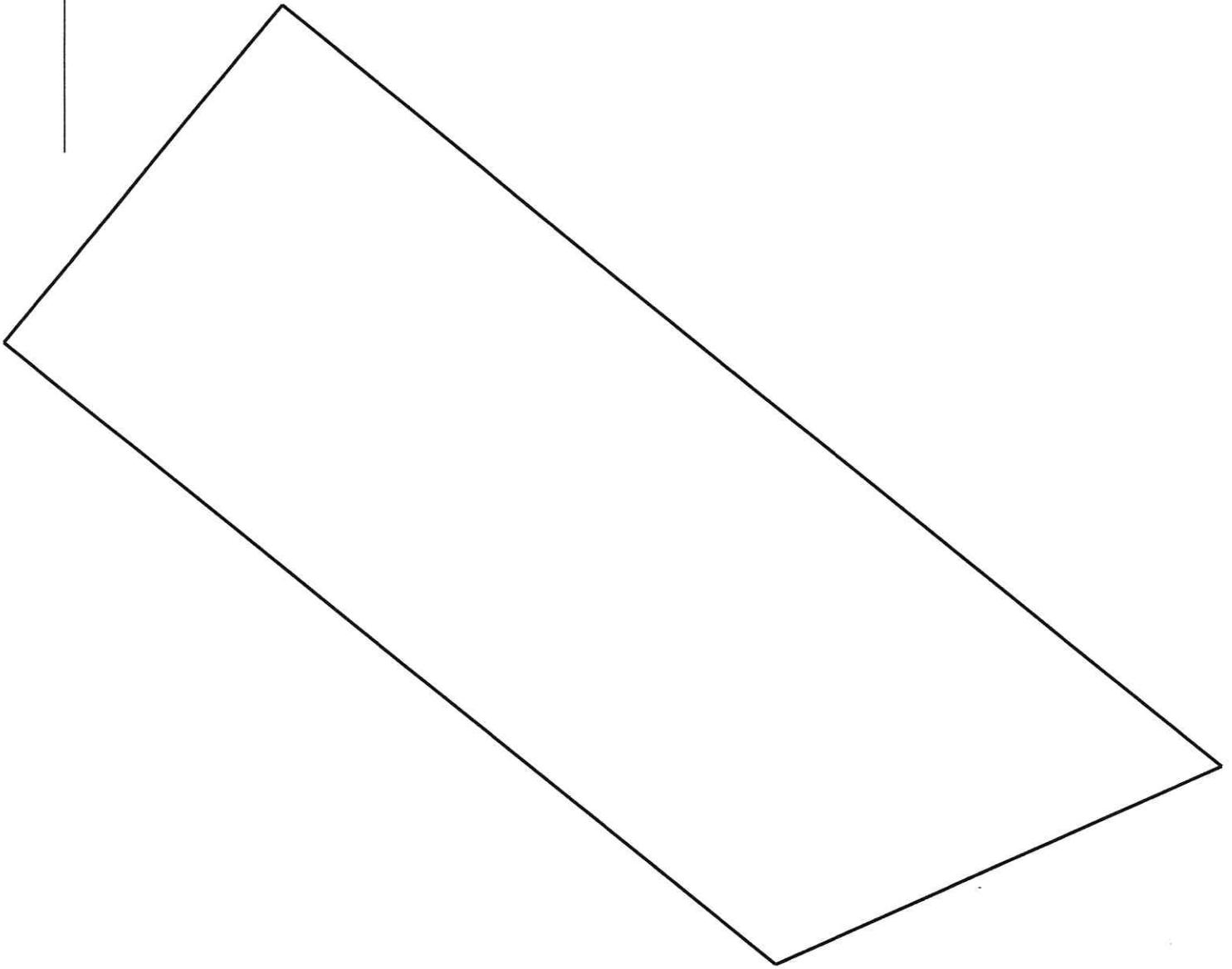
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FIRM CERTIFICATION# 1019000
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**EXHIBIT MAP
OF
0.053 ACRES OF LAND
LOCATED IN
THE J.D. ELLIS SURVEY, ABSTRACT
No. 1274, AND THE JOSEPH STEWART
SURVEY, ABSTRACT No. 961,
ELLIS COUNTY, TEXAS**

SCALE 1"=50'



FN GP South Sector - PWE - Hendrick - 0.053 Acre

10/3/2024

Scale: 1 inch= 11 feet

File: PWE - Hendrick - 0.053 Acre.ndp

Tract 1: 0.0527 Acres (2296 Sq. Feet), Closure: n00.0000e 0.00 ft. (1/273233), Perimeter=217 ft.

- 01 s50.5222e 83.84
- 02 s66.2055w 33.77
- 03 n50.5843w 68.78
- 04 n39.5150e 30.16