

**EXHIBIT "A"**  
**LEGAL DESCRIPTION**  
**PERMANENT WATER EASEMENT**

BEING a 30 foot wide strip of land located in the JOSEPH STEWART SURVEY, Abstract No. 961, Ellis County, Texas, and being a portion of the tract of land conveyed to PRA Prairie Ridge Development Corp., by the deed recorded in Volume 2325, Page 470, of the Deed Records of Ellis County, Texas. Said 30 foot wide strip of land being more particularly described by metes and bounds as follows:

BEGINNING at a point lying in the North boundary line of said PRA Prairie Ridge Development Corp. Tract, being located N 29° 57' 58" W 9.00 feet, from a ½" iron rod found in the North boundary line of PRA Prairie Ridge Development Corp. Tract, and said POINT OF BEGINNING having a Texas Grid Coordinate N: 6,871,108.88992 and E: 2,411,024.60601;

THENCE S 60° 20' 04" W 568.40 feet, running along a line 30.0 Southeast of and parallel to the Northwest boundary line of aforesaid PRA Prairie Ridge Development Corp. Tract, to a point;

THENCE N 30° 05' 40" W 30.00 feet, to a point;

THENCE N 60° 20' 04" E 568.47 feet, to a point;

THENCE S 29° 57' 58" E 30.00 feet, to the POINT OF BEGINNING containing 0.391 acre (17,053 square feet) of land.

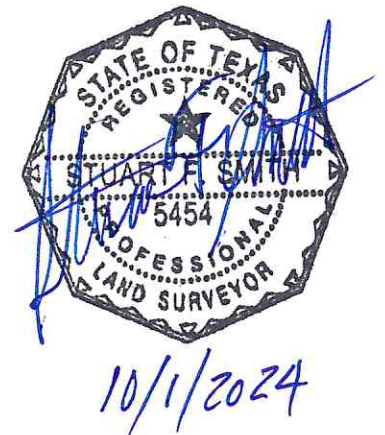


EXHIBIT "B"

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.

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

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

1/2" IRON  
ROD FOUND

1/2" IRON  
ROD FOUND

1/2" IRON  
ROD FOUND

J. STEWART A-961

P.O.B.  
N=6871108.88992  
E=2411024.60601

J.D. ELLIS A-1274

PRA PRAIRIE RIDGE  
DEVELOPMENT CORP.  
VOL. 2325, PG. 470  
D.R.E.C.T.

PERMANENT WATER  
EASEMENT  
0.391 ACRE  
(17,053 SQ. FT.)

N 60°20'04"E 568.47'

S 60°20'04"W 568.40'

TEMPORARY CONSTRUCTION EASEMENT

20' PIPELINE EASEMENT  
WEST FORK PIPELINE COMPANY  
VOL. 2311, PG. 1985  
D.R.E.C.T.

30' PIPELINE EASEMENT TEXAS MIDSTREAM GAS SERVICES, LLC  
VOL. 2396, PG. 284 D.R.E.C.T.



OCTOBER 1, 2024

LAKEVIEW DRIVE

SURVEY LINE

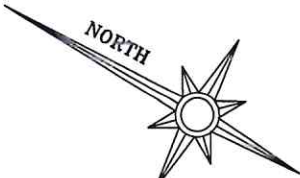
Course	Bearing	Distance
L1	N 29°57'58" W	9.00'
L2	N 30°05'40" W	30.00'
L3	S 29°57'58" E	30.00'

ELLIS COUNTY, TEXAS  
SOUTH SECTOR PHASE III PROJECT



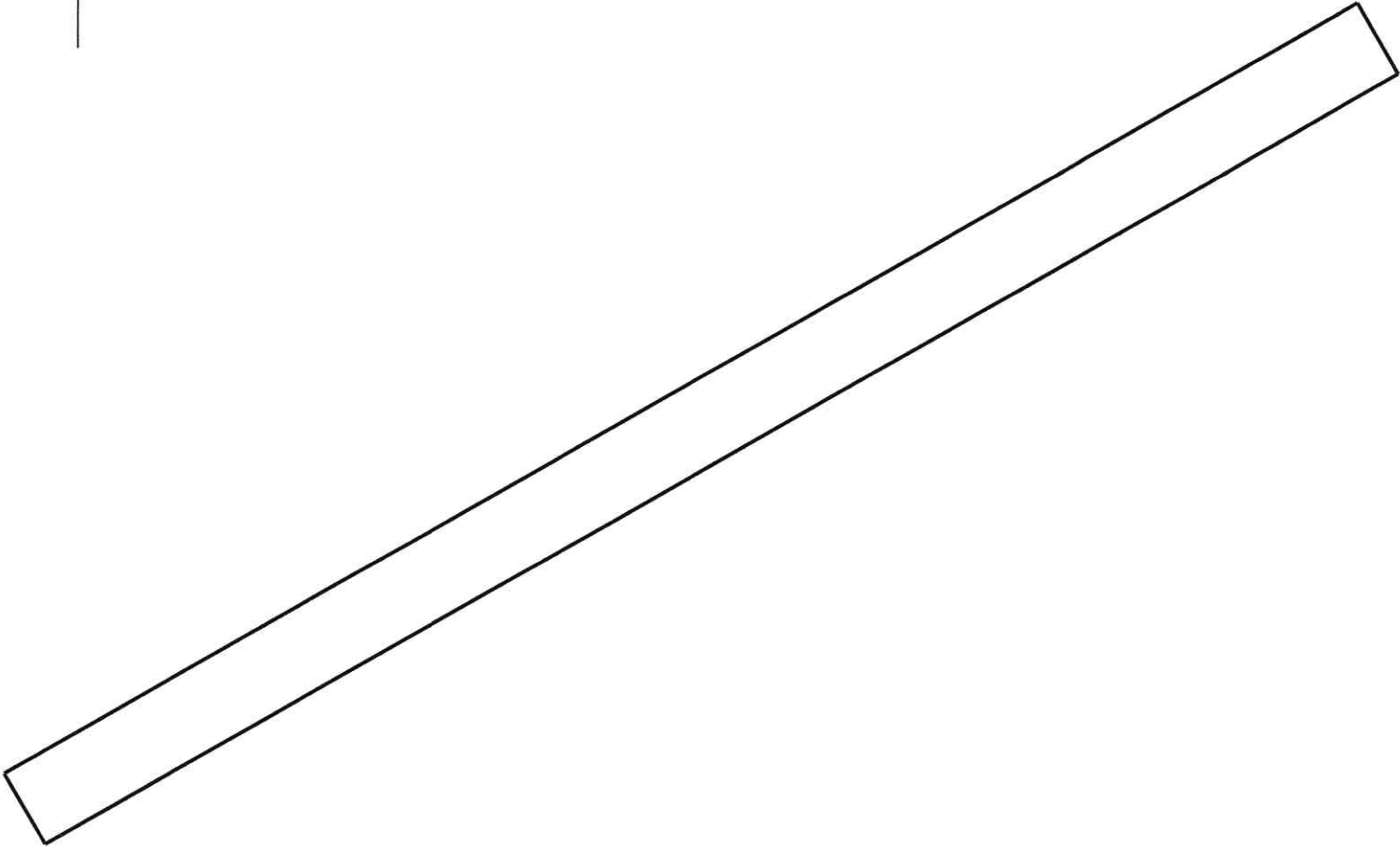
**BRITTAIN & CRAWFORD**  
LAND SURVEYING &  
TOPOGRAPHIC MAPPING  
TEL (817) 926-0211  
FAX (817) 926-9347  
P.O. BOX 11374 • 3908 SOUTH FREEWAY  
FORT WORTH, TEXAS 76110  
EMAIL: admin@brittain-crowford.com  
WEBSITE: www.brittain-crowford.com  
FIRM CERTIFICATION# 1019000  
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EXHIBIT MAP  
OF  
0.391 ACRE OF LAND  
LOCATED IN  
THE JOSEPH STEWART SURVEY,  
ABSTRACT No. 961,  
ELLIS COUNTY, TEXAS



NORTH

SCALE 1"=100'



FN GP South Sector - PWE - PRA Prairie - 0.391 Acre		10/3/2024
Scale: 1 inch= 66 feet	File: PWE - PRA Prairie - 0.391 Acre.ndp	
Tract 1: 0.3915 Acres (17053 Sq. Feet), Closure: n00.0000e 0.00 ft. (1/421491), Perimeter=1197 ft.		
01 s60.2004w 568.40		
02 n30.0540w 30.00		
03 n60.2004e 568.47		
04 s29.5758e 30.00		