

**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.

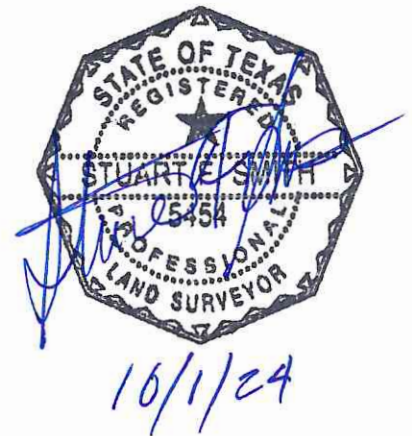


EXHIBIT "B"

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

LAKEVIEW DRIVE

SURVEY LINE

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

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

CONCRETE MONUMENT  
FOUND

U.S. HIGHWAY 287

S 50°52'22"E 136.19'

P.O.B.

N=6871369.28902  
E=2411316.75878

TEMPORARY CONSTRUCTION  
EASEMENT

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

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

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'

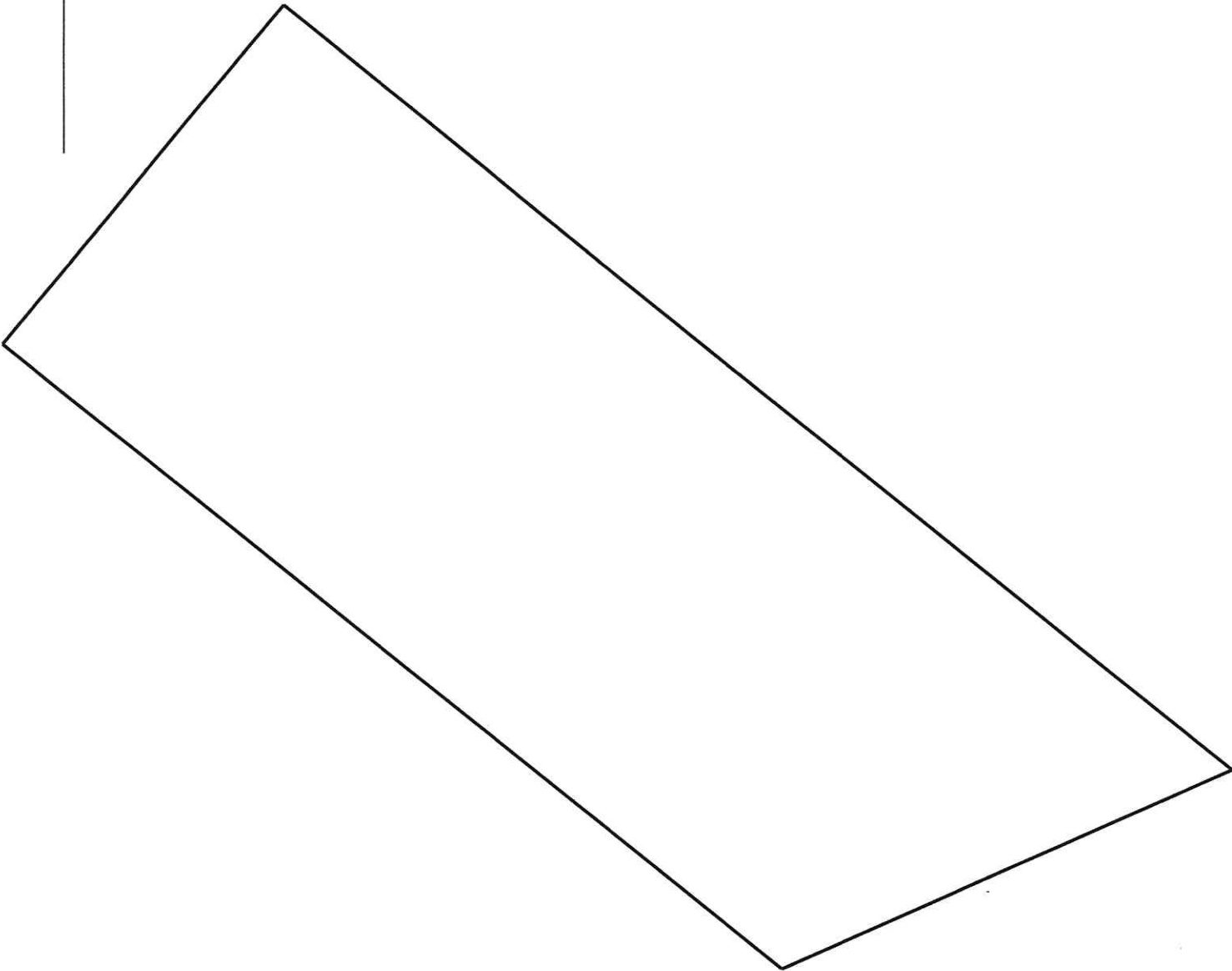
ELLIS COUNTY, TEXAS  
SOUTH SECTOR PHASE III PROJECT

**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-crawford.com  
WEBSITE: www.brittain-crawford.com  
FIRM CERTIFICATION# 1019000  
© 2013 Brittain & Crawford, LLC  
All Rights Reserved

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		