

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.

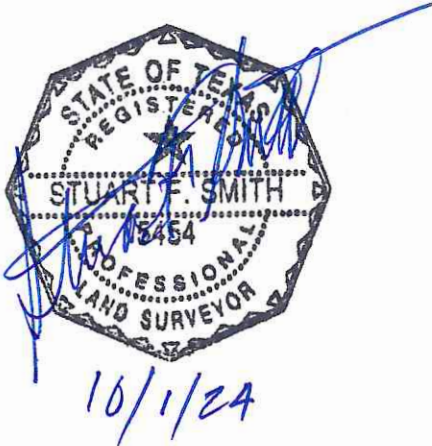


EXHIBIT "B"

BEARING BASE:
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.

Exhibit A-2

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



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.

OCTOBER 1, 2024

ELLIS COUNTY, TEXAS
SOUTH SECTOR PHASE III PROJECT



BRITTAIN & CRAWFORD
LAND SURVEYING &
TOPOGRAPHIC MAPPING

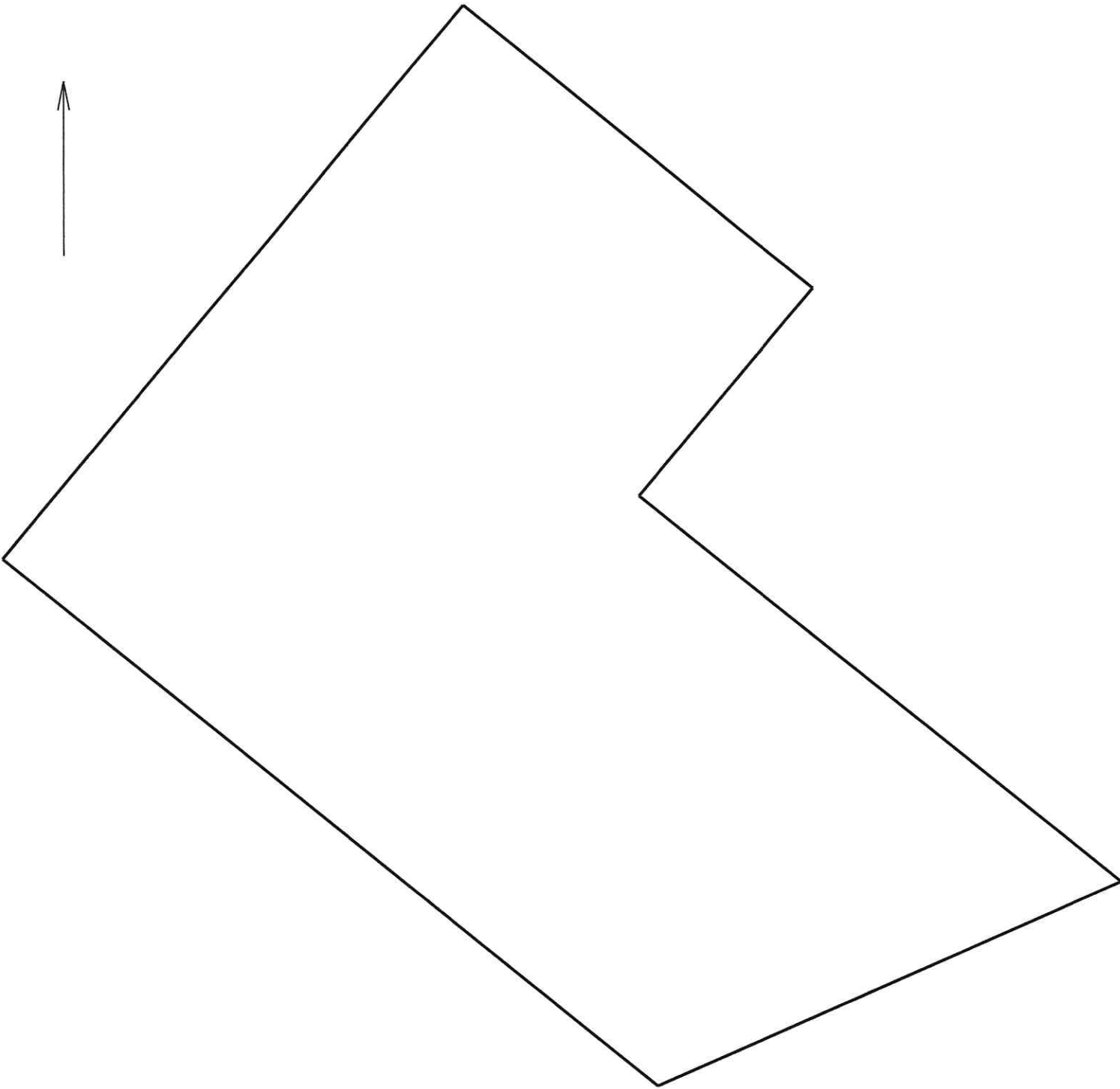
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FIRM CERTIFICATION# 1019000
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EXHIBIT MAP
OF
0.156 ACRES OF LAND
LOCATED IN
THE J.D. ELLIS SURVEY, ABSTRACT
No. 1274, AND THE JOSEPH STEWART
SURVEY, ABSTRACT No. 961,
ELLIS COUNTY, TEXAS



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		