

# Exhibit "A-2"

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

BEING 1.543 acres of land located in the JOSEPH STEWART SURVEY, Abstract No. 961, Ellis County, Texas, and being a portion of the tract of land designated as Tract 2, in the deed to Soap Box Partners, LP, recorded in Instrument No. 2156131, of the Official Public Records of Ellis County, Texas. Said 1.543 acres of land being more particularly described by metes and bounds as follows:

BEGINNING at a ½" iron rod found at the Northwest corner clip of US Highway No. 287 and Prairie Ridge Drive, and said POINT OF BEGINNING having a Texas Grid Coordinate N: 6,870,621.96376 and E: 2,412,170.41806;

THENCE S 43° 56' 53" W 45.34 feet, along the North right-of-way line of Prairie Ridge Drive and the South boundary line of said Tract 2, to a point;

THENCE N 50° 31' 57" W 997.64 feet, running along a line 80.0 feet Southwest of and parallel to the Southwest right-of-way line of aforesaid US Highway No. 287, to a point;

THENCE S 66° 20' 03" W 242.74 feet, to a point;

THENCE S 18° 14' 07" W 16.11 feet, to a point;

THENCE S 60° 08' 12" W 51.81 feet, to a point lying in the West boundary line of aforesaid Tract 2;

THENCE N 30° 10' 36" W 50.00 feet, along the West boundary line of said Tract 2, to a point;

THENCE N 60° 08' 12" E 32.94 feet, to a point;

THENCE N 18° 14' 07" E 19.28 feet, to a point;

THENCE N 66° 20' 03" E 295.78 feet, to a point;

THENCE S 50° 31' 57" E 1027.40 feet, running along a line 30.0 feet Southwest of and parallel to the Southwest right-of-way line US Highway No. 287, to a point;

THENCE S 03° 43' 58" E 6.59 feet, to the POINT OF BEGINNING containing 1.543 acres (67,209 square feet) of land.

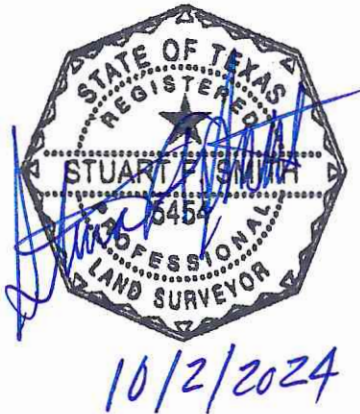


Exhibit "A-2"

J.D. ELLIS A-1274

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.

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

L5 L6

L4

L3

L2

L7

66°20'03"W  
242.74'

J. STEWART A-961

20' SANITARY SEWER EASEMENT  
VOL. 2358, PG. 2103, D.R.E.C.T.

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

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

TEMPORARY CONSTRUCTION  
EASEMENT  
1.543 ACRES  
(67,209 SQ. FT.)

N 50°31'57"W 997.64'

PERMANENT EASEMENT

S 50°31'57"E 1027.40'

U.S. HIGHWAY 287

Course	Bearing	Distance
L1	S 43°56'53" W	45.34'
L2	S 18°14'07" W	16.11'
L3	S 60°08'12" W	51.81'
L4	N 30°10'36" W	50.00'
L5	N 60°08'12" E	32.94'
L6	N 18°14'07" E	19.28'
L7	N 66°20'03" E	295.78'
L8	S 03°43'58" E	6.59'

P.O.B.  
1/2" IRON ROD  
FOUND  
N=6870621.96376  
E=2412170.41806



PRAIRIE RIDGE DRIVE

TRACT 3  
SOAP BOX PARTNERS, LP  
INST.#2156131  
O.P.R.E.C.T.

OCTOBER 2, 2024

ELLIS COUNTY, TEXAS  
SOUTH SECTOR PHASE III PROJECT

**BRITTAIN & CRAWFORD**  
LAND SURVEYING &  
TOPOGRAPHIC MAPPING

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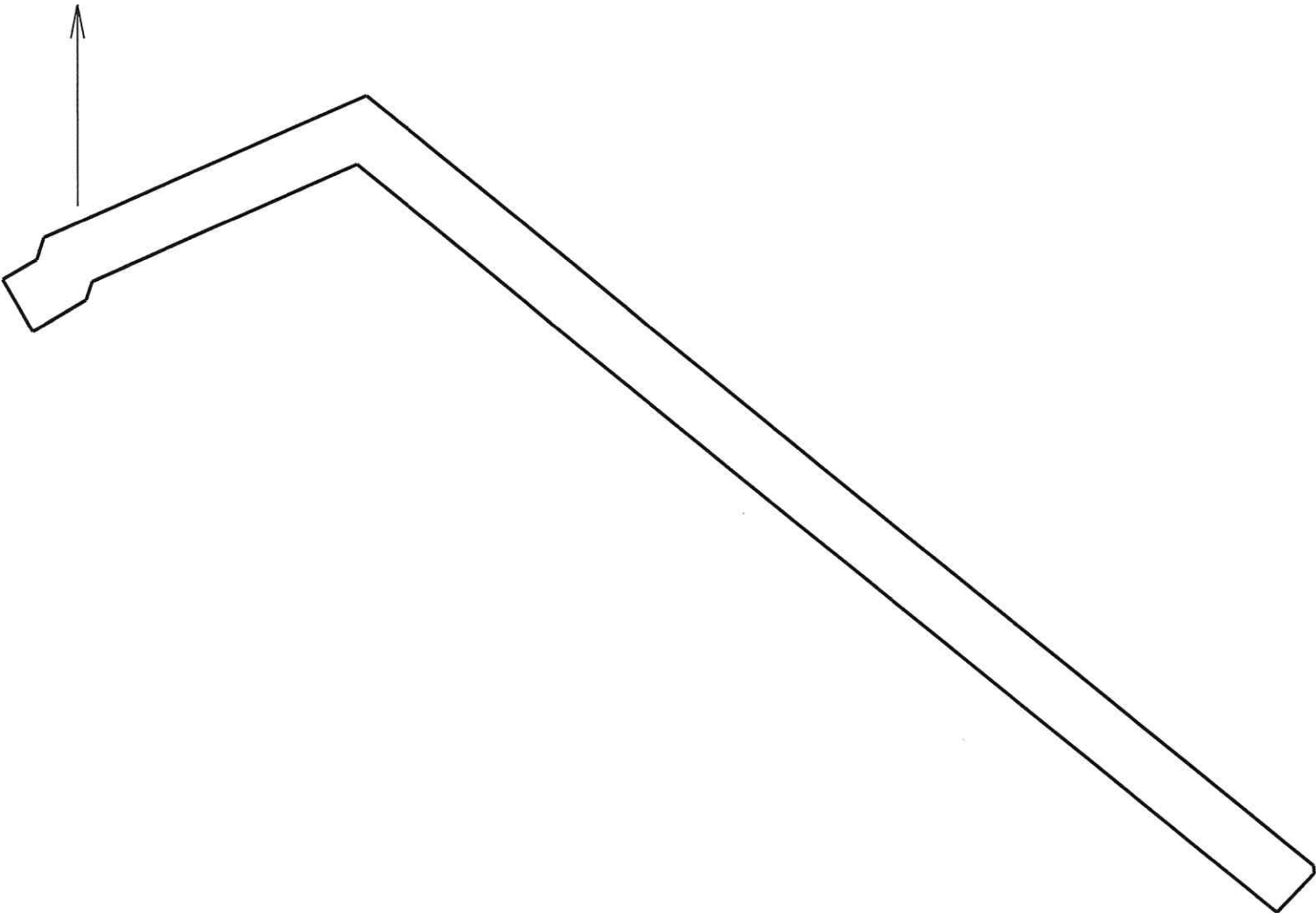
FIRM CERTIFICATION# 1019000  
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EXHIBIT MAP  
OF  
1.543 ACRE OF LAND  
LOCATED IN  
THE JOSEPH STEWART SURVEY,  
ABSTRACT No. 961,  
ELLIS COUNTY, TEXAS



SCALE 1"=150'

Exhibit "A-2"



FN GP South Sector - TCE - Soap - 1.543 Acres		10/3/2024
Scale: 1 inch= 141 feet	File: TCE - Soap - 1.543 Acres.ndp	
Tract 1: 1.5429 Acres (67209 Sq. Feet), Closure: n57.0330w 0.01 ft. (1/217816), Perimeter=2786 ft.		
01 s43.5653w 45.34	10 s50.3157e 1027.40	
02 n50.3157w 997.64	11 s03.4358e 6.59	
03 s66.2003w 242.74		
04 s18.1407w 16.11		
05 s60.0812w 51.81		
06 n30.1036w 50.00		
07 n60.0812e 32.94		
08 n18.1407e 19.28		
09 n66.2003e 295.78		