

Exhibit "A-1"

EXHIBIT "A"
LEGAL DESCRIPTION
PERMANENT WATER EASEMENT

BEING 0.952 acre 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 0.952 acre 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: 6,870,669.60252 and E: 2,412,167.31003;

- THENCE S 03° 43' 53" E 41.16 feet, along said corner clip, to a point;
- THENCE N 50° 31' 57" W 1027.40 feet, running along a line 30.0 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 295.78 feet, to a point;
- THENCE S 18° 14' 07" W 19.28 feet, to a point;
- THENCE S 60° 08' 12" W 32.94 feet, to a point lying in the West boundary line of aforesaid Tract 2;
- THENCE N 30° 18' 16" W 30.00 feet, along the West boundary line of said Tract 2, to a point;
- THENCE N 60° 08' 12" E 21.69 feet, to a point;
- THENCE N 18° 14' 07" E 21.18 feet, to a point;
- THENCE N 66° 20' 03" E 327.60 feet, to a point lying in the Southwest right-of-way line of aforesaid US Highway No. 287;
- THENCE S 50° 31' 57" E 1017.65 feet, along the Southwest right-of-way line of said US Highway No. 287, to the POINT OF BEGINNING containing 0.952 acre (41,456 square feet) of land.

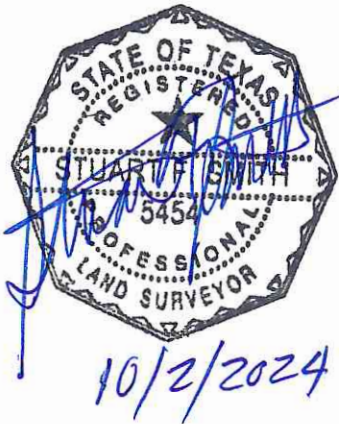


Exhibit "A-1"

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.

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.

PERMANENT WATER
EASEMENT
0.952 ACRE
(41,456 SQ. FT.)

Course	Bearing	Distance
L1	S 03°43'58" E	41.16'
L2	S 18°14'07" W	19.28'
L3	S 60°08'12" W	32.94'
L4	N 30°18'16" W	30.00'
L5	N 60°08'12" E	21.69'
L6	N 18°14'07" E	21.18'
L7	N 66°20'03" E	327.60'

U.S. HIGHWAY 287

S 50°31'57"E 1017.65'

N 50°31'57"W 1027.40'

P.O.B.
1/2" IRON ROD
FOUND
N=6870669.60252
E=2412167.31003



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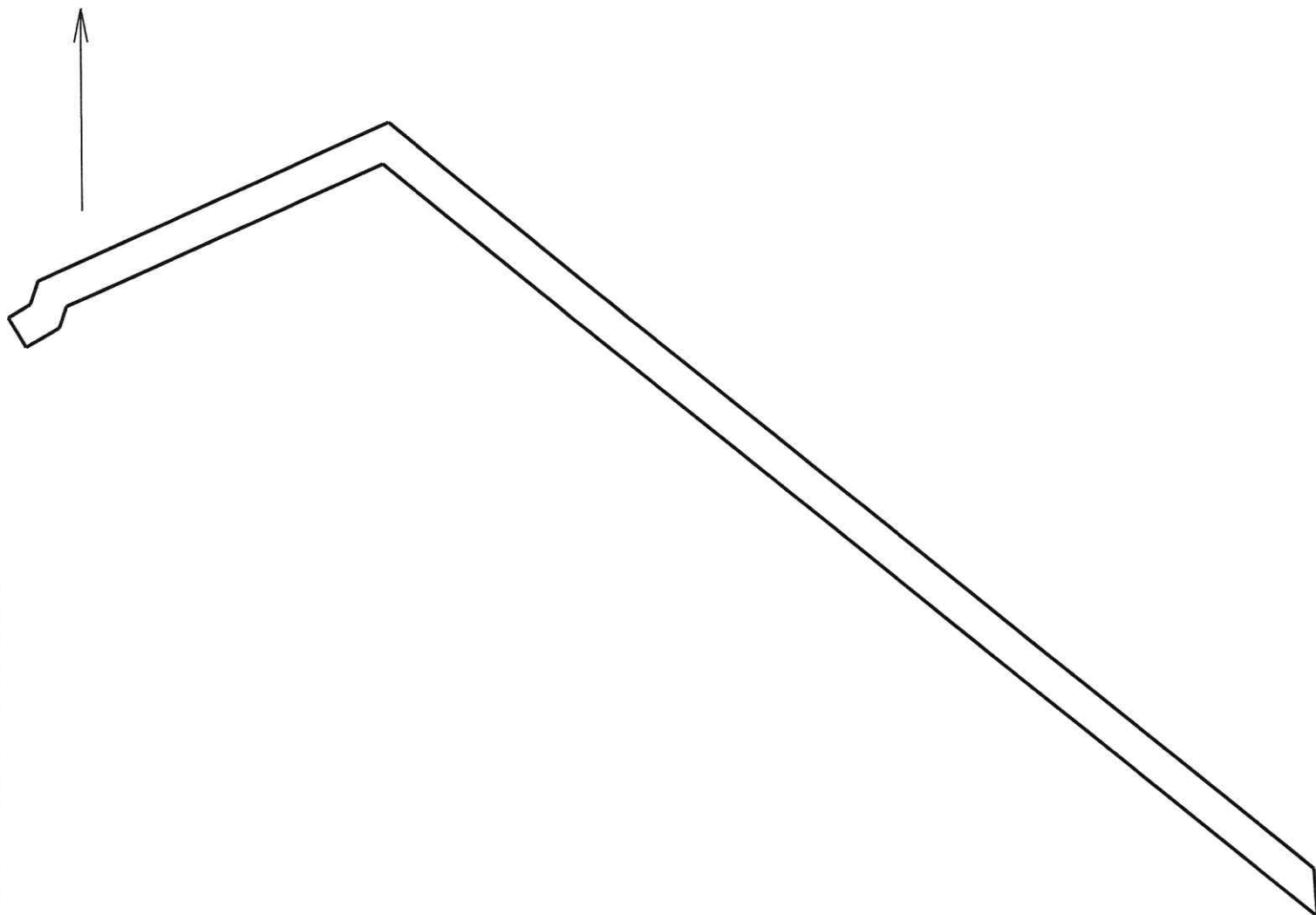
FIRM CERTIFICATION# 1019000
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EXHIBIT MAP
OF
0.952 ACRE OF LAND
LOCATED IN
THE JOSEPH STEWART SURVEY,
ABSTRACT No. 961,
ELLIS COUNTY, TEXAS



SCALE 1"=150'

Exhibit "A-1"



FN GP South Sector - PWE - Soap - 0.952 Acre	10/3/2024
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Scale: 1 inch= 143 feet	File: PWE - Soap - 0.952 Acre.ndp
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Tract 1: 0.9517 Acres (41456 Sq. Feet), Closure: n00.0000e 0.00 ft. (1/751934), Perimeter=2835 ft.	
01 s03.4353e 41.16	08 n18.1407e 21.18
02 n50.3157w 1027.40	09 n66.2003e 327.60
03 s66.2003w 295.78	10 s50.3157e 1017.65
04 s18.1407w 19.28	
05 s60.0812w 32.94	
06 n30.1816w 30.00	
07 n60.0812e 21.69	