

EXHIBIT "A"

W. C. CALDER SURVEY  
ABSTRACT NO. 235

**PALMER BOYCE RD**  
(FM 879)  
(VARIABLE WIDTH RIGHT-OF-WAY)

N89°41'51"E-1509.78'  
S89°41'51"W-1508.78'

1.606 ACRES  
69,936 SQ.FT.

ANDERSON KAREN S  
IRREVOCABLE TRUST  
VOL. 2778, PG. 642  
R.P.R.E.C.T.

J. B. ADAMS & A. ADAMS SURVEY  
ABSTRACT NO. 5

BRADSHAW MICHAEL W  
VOL.1110, PG.1051  
R.P.R.E.C.T.

- LEGEND**
- POINT FOR CORNER
  - REAL PUBLIC RECORDS, ELLIS COUNTY, TEXAS
  - IRON ROD FOUND
  - POINT OF COMMENCEMENT
  - POINT OF BEGINNING
  - FENCE CORNER
  - PROPERTY LINE
  - SURVEY LINE
  - PROPOSED SANITARY SEWER EASEMENT

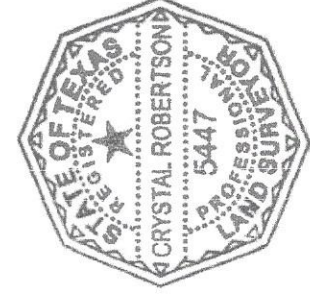
ANDERSON KAREN S  
IRREVOCABLE TRUST  
VOL. 2664, PG. 88  
R.P.R.E.C.T.

**Curve Table**

Curve #	Length	Radius	Delta
C1	162.13	4485.65	002°04'15"
C2	255.63	11241.86	001°18'10"
C3	271.80	11271.86	001°22'54"
C4	160.46	4515.65	002°02'10"

**Line Table**

Line #	Length	Direction
L1	17.50	S00°48'49"E
L2	30.28	S00°48'49"E
L3	396.94	S88°49'30"W
L4	33.62	N30°27'10"W
L5	397.46	N88°49'30"E



*Crystal Robertson*

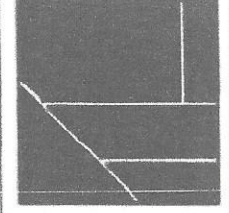
CRYSTAL ROBERTSON  
REGISTERED PROFESSIONAL LAND SURVEYOR No. 5447  
02/12/2026

**SURVEYOR NOTES:**

- The bearings shown or recited hereon are based upon the Texas Coordinate System of 1983, North Central Zone No. 4202 (NAD83(2011)).
- This easement was created without the benefit of a Title Commitment or Abstract of Title, easements and other items may exist that are not shown hereon.
- All ownership and recording information is derived from the Ellis County Central Appraisal District website, accessed on 01-21-2022.
- No improvements are shown hereon.

*CF*  
*R.C.*

**CCM ENGINEERING**  
2570 JUSTIN ROAD #209  
HIGHLAND VILLAGE, TX 75077  
(972) 691-6633  
TBPE FIRM #605  
TBLF FIRM #10194794



**30' WATER AND WASTEWATER EASEMENT**  
IN THE  
W.C. CALDER SURVEY, ABSTRACT NUMBER 235  
AND J.B. ADAMS & A. ADAMS SURVEY,  
ABSTRACT NUMBER 5  
CITY OF ENNIS, ELLIS COUNTY, TEXAS

SCALE:	1"=300'
DRAWN BY:	CJR
CHECKED BY:	
DATE:	02/09/2026
SHEET:	1 of 2

0' 150' 300' 600'

SCALE 1" = 300'

EXHIBIT "A"

30' WATER AND WASTEWATER EASEMENT

ALL THAT CERTAIN TRACT OR PARCEL OF LAND LYING AND BEING SITUATED IN THE W.C. CALDER SURVEY, ABSTRACT NUMBER 235 AND J.B. ADAMS & A. ADAMS SURVEY, ELLIS COUNTY, TEXAS AND BEING A PART OF A TRACT OF LAND DESCRIBED IN A DEED TO ANDERSON KAREN S., IRREVOCABLE TRUST, VOLUME 2778, PAGE 642, REAL PROPERTY RECORDS, ELLIS COUNTY, TEXAS (R.P.R.E.C.T.), AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT A FENCE CORNER ON THE SOUTH RIGHT OF WAY LINE OF PALMER BOYCE ROAD (FM 879) AND AT THE NORTHEAST CORNER OF SAID ANDERSON TRACT;

THENCE SOUTH 00 DEGREES 48 MINUTES 49 SECONDS EAST, ALONG THE EAST LINE OF SAID ANDERSON TRACT, A DISTANCE OF 17.50 FEET TO THE POINT OF BEGINNING;

THENCE SOUTH 00 DEGREES 48 MINUTES 49 SECONDS EAST, ALONG THE EAST LINE OF SAID ANDERSON TRACT, A DISTANCE OF 30.18 FEET TO THE BEGINNING OF A CURVE TO THE LEFT HAVING A RADIUS OF 4485.65 FEET;

THENCE ALONG SAID CURVE HAVING A CHORD BEARING OF NORTH 84 DEGREES 00 MINUTES 26 SECONDS WEST, A DISTANCE OF 162.12 FEET AND AN ARC LENGTH OF 162.13 FEET;

THENCE SOUTH 89 DEGREES 41 MINUTES 51 SECONDS WEST, A DISTANCE OF 1508.18 FEET;

THENCE SOUTH 88 DEGREES 49 MINUTES 30 SECONDS WEST, A DISTANCE OF 396.94 FEET TO THE BEGINNING OF A CURVE TO THE LEFT HAVING A RADIUS OF 11241.86 FEET;

THENCE ALONG SAID CURVE HAVING A CHORD BEARING OF SOUTH 87 DEGREES 03 MINUTES 33 SECONDS WEST, A DISTANCE OF 255.63 FEET AND AN ARC LENGTH OF 255.63 FEET TO THE WEST LINE OF SAID ANDERSON TRACT;

THENCE NORTH 30 DEGREES 27 MINUTES 10 SECONDS WEST, ALONG THE WEST LINE OF SAID ANDERSON TRACT, A DISTANCE OF 33.62 FEET TO THE SOUTH RIGHT OF WAY LINE OF PALMER BOYCE ROAD (FM 879) AND THE NORTHWEST CORNER OF SAID ANDERSON TRACT AND ALSO THE BEGINNING OF A CURVE TO THE LEFT HAVING A RADIUS OF 11271.86 FEET;

THENCE ALONG SAID CURVE HAVING A CHORD BEARING OF NORTH 87 DEGREES 01 MINUTES 16 SECONDS EAST, A DISTANCE OF 271.79 FEET AND AN ARC LENGTH OF 271.80 FEET;

THENCE NORTH 88 DEGREES 49 MINUTES 30 SECONDS EAST, A DISTANCE OF 397.46 FEET TO THE SOUTH RIGHT OF WAY LINE OF PALMER BOYCE ROAD (FM 879) AND THE NORTH LINE OF SAID ANDERSON TRACT;

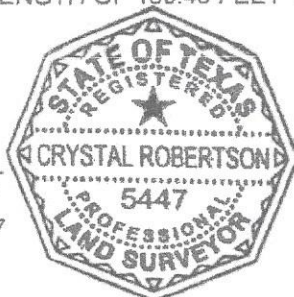
THENCE NORTH 89 DEGREES 41 MINUTES 51 SECONDS EAST, ALONG THE SOUTH RIGHT OF WAY LINE OF PALMER BOYCE ROAD (FM 879) AND THE NORTH LINE OF SAID ANDERSON TRACT, A DISTANCE OF 1509.78 FEET AND ALSO THE BEGINNING OF A CURVE TO THE RIGHT HAVING A RADIUS OF 4515.65 FEET;

THENCE ALONG SAID CURVE HAVING A CHORD BEARING OF SOUTH 84 DEGREES 02 MINUTES 31 SECONDS EAST, A DISTANCE OF 160.46 FEET AND AN ARC LENGTH OF 160.46 FEET TO THE POINT OF BEGINNING AND CONTAINING 1.606 ACRES.

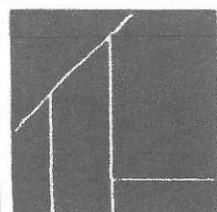
*Crystal Robertson*

Crystal Robertson  
Registered professional land Surveyor No. 5447

02/12/2026



*CJA*  
*J.a*



CCM ENGINEERING

2570 JUSTIN ROAD #209  
HIGHLAND VILLAGE, TX 75077  
(972) 691-6633  
TBPE FIRM #605  
TBLs FIRM #10194794

30' WATER AND WASTEWATER EASEMENT  
IN THE  
W.C. CALDER SURVEY, ABSTRACT NUMBER 235  
AND J.B. ADAMS & A. ADAMS SURVEY,  
ABSTRACT NUMBER 5  
CITY OF ENNIS, ELLIS COUNTY, TEXAS

SCALE:	1"=300'
DRAWN BY:	CJR
CHECKED BY:	
DATE:	02/09/2026
SHEET:	1 of 2

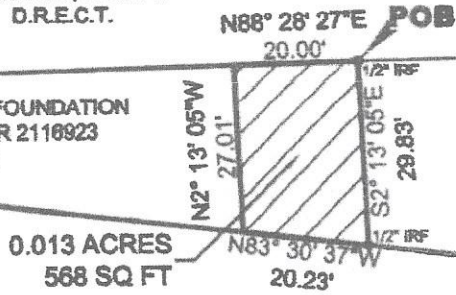
EXHIBIT "A"



COUNTY OF ELLIS  
VOLUME 35, PAGE 47  
O.P.R.E.C.T.

ANDERSON CHRISTIAN FOUNDATION  
INSTRUMENT NUMBER 2116923  
O.P.R.E.C.T.

TERRY G. HARDY AND  
WIFE, BETHANY HARDY  
VOLUME 0711, PAGE 1003  
D.R.E.C.T.

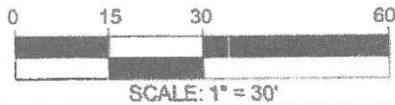


FARM-TO-MARKET ROAD NUMBER 879  
(CONTROL 1158 - SECTION 2 - JOB 1)  
(80' RIGHT-OF-WAY)

*CJA*  
*S-a.*

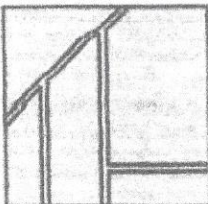
- LEGEND:**  
POB - POINT OF BEGINNING  
POC - POINT FOR CORNER  
IRF - IRON ROD FOUND

**NOTES:**  
Bearings and Coordinates shown hereon are based on Texas State Plane Coordinates, North Central Zone 4202, NAD-83 Survey feet, derived from GPS observations and NGS Opus solutions. All dimensions shown are ground distances.



*Crystal Robertson*

CRYSTAL ROBERTSON  
REGISTERED PROFESSIONAL LAND SURVEYOR No. 5447



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2570 JUSTIN ROAD #209  
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TBPE FIRM #605  
TBLs FIRM #10194784

**20' SEWER EASEMENT**  
0.013 ACRES  
J.B. AND A. ADAMS SURVEY,  
ABSTRACT NO. 5  
ELLIS COUNTY, TEXAS

SCALE:	1"=30'
DRAWN BY:	CJR
CHECKED BY:	CJR
DATE:	04/17/2023
SHEET:	2 of 2

EXHIBIT "A"

LEGAL DESCRIPTION  
SEWER EASEMENT

BEING that certain tract of parcel of land situated in the J.B. and A. Adams Survey, Abstract Number 5, in Ellis County, Texas, being a portion of that certain tract of land described in deed to Anderson Christian Foundation, as recorded under Instrument Number 2116923 of the Official Public Records of Ellis County, Texas (O.P.R.E.C.T.) and being more particularly described as follows:

BEGINNING at a 1/2 inch iron rod found for the northeast corner of said Anderson Christian Foundation tract and the northwest corner of that certain tract of land described in deed to Terry G. Hardy and wife, Bethany Hardy, as recorded in Volume 0711, Page 1003, of the Deed Records of Ellis County, Texas, said point also being the south line that certain tract of land conveyed to the County of Ellis, as recorded in Volume 35, Page 47 of the Deed Records of Ellis County, Texas;

THENCE South 02 degrees 13 minutes 05 seconds East, along the east line of said Anderson Christian Foundation tract and the west line of said Hardy tract, a distance of 29.83 feet to a 1/2 inch iron rod found for corner in the north right-of-way line of Farm-to-Market Road Number 879, having an 80 foot right-of-way;

Thence North 83 degrees 30 minutes 37 seconds West, along the north right-of-way line of said Farm-to-Market Road Number 879, a distance of 20.23 to a point for corner;

Thence North 02 degrees 13 minutes 05 seconds West, over and across said Anderson Christian Foundation tract, a distance of 27.01 feet to a point for corner in the north line of said Anderson Christian Foundation tract and the south line of said County of Ellis tract;

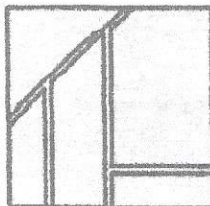
Thence North 88 degrees 28 minutes 27 seconds East, along the north line of said Anderson Christian Foundation tract and the south line of said County of Ellis tract, a distance of 20.00 feet to the Point of Beginning and containing 0.013 acres of land.



Crystal Robertson

07/30/2025

Registered professional land Surveyor No. 5447



CCM ENGINEERING

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HIGHLAND VILLAGE, TX 75077  
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TBPE FIRM #605  
TBSL FIRM #10194794

20' SEWER EASEMENT

0.013 ACRES

J.B. AND A. ADAMS SURVEY,  
ABSTRACT NO. 5  
ELLIS COUNTY, TEXAS

SCALE:	1"=30'
DRAWN BY:	CJR
CHECKED BY:	CJR
DATE:	04/17/2023
SHEET:	1 of 2

EXHIBIT "A"

ANDERSON KAREN S  
IRREVOCABLE TRUST  
VOL. 2664, PG. 88  
R.P.R.E.C.T.

P.O.C.  
(WOOD  
MONUMENT)

P.O.B.

S81°37'30"E-20.00'

RAILROAD

S81°37'30"E  
172.47'

S14°34'00"W-133.92'

N14°34'00"E-140.28'

20.0'  
20.0'

J. JOHNSON SURVEY  
ABSTRACT NO. 557

20' TEMPORARY  
CONSTRUCTION  
EASEMENT

ANDERSON KAREN S  
IRREVOCABLE TRUST  
VOL. 2778, PG. 642  
R.P.R.E.C.T.

HIGHWAY  
287

0.578 ACRES  
25,192 SQ.FT.

N59°14'33"E-104.68'

NAIL IN  
WOOD  
MONUMENT

N31°40'00"W-20.00'

S59°14'33"W-124.66'

*CTA*  
*J.A.*



*Crystal Robertson*

CRYSTAL ROBERTSON  
REGISTERED PROFESSIONAL LAND SURVEYOR No. 5447

02/10/2026

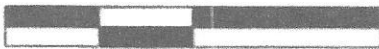
LEGEND

- POINT FOR CORNER
- R.P.R.E.C.T. REAL PUBLIC RECORDS, ELLIS COUNTY, TEXAS
- P.O.B. POINT OF BEGINNING
- P.O.C. POINT OF COMMENCEMENT
- PROPERTY LINE
- § APPROXIMATE LOCATION OF SURVEY LINE
- ▨ PROPOSED WATER SEWER EASEMENT

SURVEYOR NOTES:

1. The bearings shown or recited hereon are based upon the Texas Coordinate System of 1983, North Central Zone No. 4202 (NAD83(2011)).
2. This easement was created without the benefit of a Title Commitment or Abstract of Title, easements and other items may exist that are not shown hereon.
3. All ownership and recording information is derived from the Ellis County Central Appraisal District website, accessed on 01-21-2022.
4. No improvements are shown hereon.

0' 100' 200' 400'



SCALE 1" = 200'

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CHECKED BY:	
DATE:	02/09/2026
SHEET:	1 of 2

EXHIBIT "A"

20' WATER EASEMENT

ALL THAT CERTAIN TRACT OR PARCEL OF LAND LYING AND BEING SITUATED IN THE J. JOHNSON SURVEY, ABSTRACT NUMBER 557, ELLIS COUNTY, TEXAS AND BEING A PART OF A TRACT OF LAND DESCRIBED IN A DEED TO ANDERSON KAREN S., IRREVOCABLE TRUST, VOLUME 2778, PAGE 642, REAL PROPERTY RECORDS, ELLIS COUNTY, TEXAS (R.P.R.E.C.T.), AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT A WOOD MONUMENT ON THE SOUTH RIGHT OF WAY LINE OF RAILROAD FOR THE NORTHERN MOST NORTHWEST CORNER OF SAID ANDERSON TRACT;

THENCE SOUTH 81 DEGREES 37 MINUTES 30 SECONDS EAST, ALONG THE SOUTH RIGHT OF WAY LINE OF RAILROAD AND THE NORTH LINE OF ANDERSON TRACT, A DISTANCE OF 172.47 FEET TO THE POINT OF BEGINNING;

THENCE SOUTH 81 DEGREES 37 MINUTES 30 SECONDS EAST, ALONG THE SOUTH RIGHT OF WAY LINE OF RAILROAD AND THE NORTH LINE OF SAID ANDERSON TRACT, A DISTANCE OF 20.00 FEET;

THENCE SOUTH 14 DEGREES 34 MINUTES 00 SECONDS WEST, DEPARTING THE SOUTH RIGHT OF WAY LINE OF RAILROAD AND THE NORTH LINE OF SAID ANDERSON TRACT, A DISTANCE OF 133.92 FEET;

THENCE SOUTH 31 DEGREES 36 MINUTES 58 SECONDS EAST, A DISTANCE OF 1013.72 FEET;

THENCE SOUTH 59 DEGREES 14 MINUTES 33 SECONDS WEST, A DISTANCE OF 124.66 FEET TO THE EAST RIGHT OF WAY LINE OF HIGHWAY 287 AND THE WEST LINE OF SAID ANDERSON TRACT;

THENCE NORTH 31 DEGREES 40 MINUTES 00 SECONDS WEST, ALONG THE EAST RIGHT OF WAY LINE OF HIGHWAY 287 AND THE WEST LINE OF SAID ANDERSON TRACT, A DISTANCE OF 20.00 FEET;

THENCE NORTH 59 DEGREES 14 MINUTES 33 SECONDS EAST, DEPARTING THE EAST RIGHT OF WAY LINE OF HIGHWAY 287 AND THE WEST LINE OF SAID ANDERSON TRACT, A DISTANCE OF 104.68 FEET;

THENCE NORTH 31 DEGREES 36 MINUTES 58 SECONDS WEST, A DISTANCE OF 1001.95 FEET;

THENCE NORTH 14 DEGREES 34 MINUTES 00 SECONDS EAST, A DISTANCE OF 104.28 FEET TO THE POINT OF BEGINNING AT THE NORTH LINE OF SAID OF ANDERSON AND CONTAINING 0.578 ACRES;

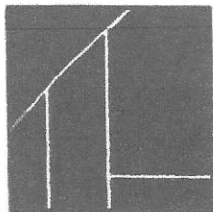
*Crystal Robertson*

Crystal Robertson  
Registered professional land Surveyor No. 5447

02/10/2026



*CJR*  
*J. a*



CCM ENGINEERING

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20' WATER EASEMENT  
IN THE  
J. JOHNSON SURVEY,  
ABSTRACT NUMBER 557  
CITY OF ENNIS, ELLIS COUNTY, TEXAS

SCALE:	
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