

EXHIBIT "B"
SEWER FACILITY EASEMENT
A PART OF THE N. PROCTOR SURVEY,
ABSTRACT NO. 1229

DRY RANCH LLC
 TRACT 5
 C.C.D. NO.
 217210159
 D.R.T.C.T.

CHAPIN SCHOOL RD
 (RM 2871)
 (VARIABLE WIDTH RIGHT-OF-WAY)

PMB 120 Land LP
 C.C.D. NO. D221321297
 O.P.R.T.C.T.

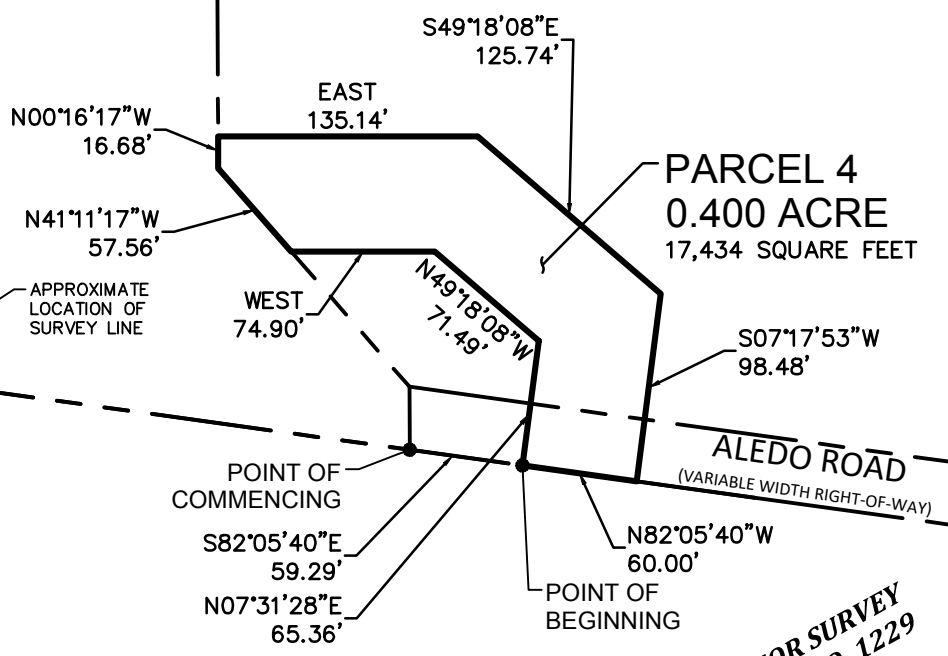
PARCEL 4
0.400 ACRE
 17,434 SQUARE FEET

ALEDO ROAD
 (VARIABLE WIDTH RIGHT-OF-WAY)

UNION PACIFIC RR
 (150' WIDTH RIGHT-OF-WAY)

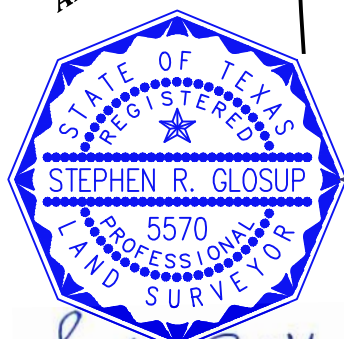
D. DIXON SURVEY
ABSTRACT NO. 442

N. PROCTOR SURVEY
ABSTRACT NO. 1229



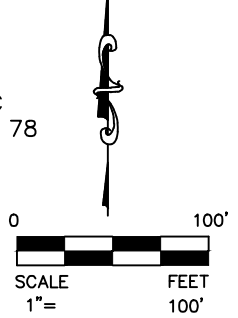
POINT OF COMMENCING
 S82°05'40"E 59.29'
 N07°31'28"E 65.36'

POINT OF BEGINNING
 N82°05'40"W 60.00'



Stephen R. Glosup
 09/23/2022

CALICHE LAND, LLC
 VOLUME 14397, PAGE 78
 D.R.T.C.T.



C.C.D. NO. = COUNTY CLERK'S DOCUMENT NUMBER
 D.R.T.C.T. = DEED RECORDS, TARRANT COUNTY, TEXAS

DUNAWAY
 550 Bailey Avenue • Suite 400 • Fort Worth, Texas 76107
 Tel: 817.335.1121
 TEXAS REGISTERED SURVEYING FIRM NO. 10098100

PLOTTED BY: Steve Glosup ON: Friday, September 23, 2022 AT: 11:22 AM FILEPATH: C:\Production\4000\007200\7295\001\Survey\Drawings\Easements\B007295.001 - Walnut Creek PMB 120 Land SS Esmt.dwg

EXHIBIT "A"
SEWER FACILITY EASEMENT
A PART OF THE N. PROCTOR SURVEY,
ABSTRACT NO. 1229

PROPERTY DESCRIPTION
SEWER FACILITY EASEMENT

Parcel 4

BEING a tract of land situated in the N. Proctor Survey, Abstract No. 1229, City of Fort Worth, Tarrant County, Texas and being a part of that certain tract of land as described by deed to PMB I20 Land LP, recorded in County Clerk's Document No. D221321297, Deed Records, Tarrant County, Texas, said tract of land being more particularly described by metes and bounds as follows:

COMMENCING at a point in the east right-of-way line of Chapin School Road (RM 2871) (a variable width public right-of-way), the north right-of-way line of Union Pacific Railroad (a 150' width right-of-way), the south right-of-way line of Aledo Road (a variable width right-of-way) and the southwest corner of said PMB I20 Land tract;

South 82°05'40" East, with the south right-of-way line of said Aledo Road, the south line of said PMB I20 Land tract and the north right-of-way line of said Union Pacific Railroad, a distance of 59.29 feet to the POINT OF BEGINNING of herein described tract of land;

THENCE North 07°31'28" East, departing said the south right-of-way line of said Aledo Road, the north right-of-way line of said Union Pacific Railroad, crossing said Aledo Road and into said PMB I20 Land tract, a distance of 65.36 feet to a point;

THENCE North 49°18'08" West, continuing across said PMB I20 Land tract, a distance of 71.49 feet to a point;

THENCE WEST, continuing across said PMB I20 Land tract, a distance of 74.90 feet to a point in a west line of said PMB I20 land tract and in the east right-of-way line of said Chain School Road;

THENCE North 41°11'17" West, with the a west line of said PMB i20 Land tract and with east right-of-way line of said Chapin School Road, a distance of 57.56 feet to a point;

THENCE North 00°16'17" West, continuing with a west line of said PMB I20 Land tract and with the east right-of-way line of said Chapin School Road, a distance of 16.68 feet to a point;

THENCE EAST, departing the east right-of-way line of said Chapin School Road, crossing into said PMB I20 Land tract, a distance of 135.14 feet to a point;

THENCE South 49°18'08" East, continuing across said PMB I20 Land tract, a distance of 125.74 feet to a point;

THENCE South 07°17'53" West, continuing across said PMB I20 Land tract, crossing said Aledo Road, a distance of 98.48 feet to a point in the common south right-of-way line of said Aledo Road and the north right-of-way line of said Union Pacific Railroad;

THENCE North 82°05'40" West, with said common line, a distance of 60.00 feet to the POINT OF BEGINNING and containing a calculated area of 17,434 square feet or 0.400 acre of land;

NOTES: The basis of bearings for this Easement is the Texas Coordinate System of 1983, North Central Zone, based upon GPS measurements, according to the GPS Reference Network.

A drawing of even date accompanies this metes and bounds description.

The metes and bounds description contained herein was compiled from information contained in recorded documents and does not reflect the results of an on the ground survey.

DUNAWAY JOB NO. B007295.001

PAGE 2 OF 2


Stephen R. Glosup
Registered Professional Land Surveyor
Texas Registration No. 5570
srg@dunaway.com
September 23, 2022



550 Bailey Avenue • Suite 400 • Fort Worth, Texas 76107
Tel: 817.335.1121
TEXAS REGISTERED SURVEYING FIRM NO. 10098100



EXHIBIT "A"
SEWER FACILITY EASEMENT

A PART OF THE
N. PROCTOR SURVEY,
ABSTRACT NO. 1229

City of Fort Worth, Tarrant County, Texas.