

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

ROCKBROOK PARTNERSHIP, LTD.
 C.C.D. NO. D212104127
 O.P.R.T.C.T.

ALEDO ROAD
 (VARIABLE WIDTH RIGHT-OF-WAY)

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

N. PROCTOR SURVEY
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CHAPIN SCHOOL RD
 (RM 2871)
 (VARIABLE WIDTH RIGHT-OF-WAY)

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

PARCEL 3
0.387 ACRES
16,896 SQUARE FEET

LOT 1, LOT 2
 BLOCK 4

N80°58'19"E
 103.95'
 POINT OF COMMENCING

N04°48'40"E
 45.98'

S82°05'40"E
 30.00'

S81°09'30"E
 82.88'

N00°08'10"E
 96.19'

S04°48'40"W
 212.40'

N37°09'14"W
 112.83'

CHAPARRAL PASS
 (50' WIDTH PUBLIC RIGHT-OF-WAY)
 C.C.D. NO. D218066627, P.R.T.C.T.

FOUND 1/2"
 IRON ROD WITH
 CAP STAMPED
 "MILLER 5665"

CALICHE LAND, LLC
 C.C.D. NO. D205266526
 D.R.T.C.T.

POINT OF BEGINNING

FW SKYLINE RANCH
 RESIDENTIAL ASSOCIATION, INC.
 C.C.D. NO. D221265568
 O.P.R.T.C.T.

TABERNALE OF PRAISE
 FT WORTH
 VOLUME 15929, PAGE 37
 D.R.T.C.T.

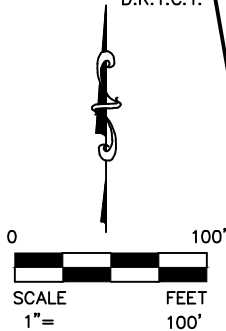
LOT 30X, BLOCK 1
 SKYLINE RANCH
 C.C.D. NO. D218066627
 O.P.R.T.C.T.

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

D. DIXON SURVEY
ABSTRACT NO. 442



Stephen R. Glosup
 01/10/2022



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

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| Curve Table | | | | |
|--------------|---------------|--------|------------|----------------------------|
| Curve Number | Central Angle | Radius | Arc Length | Chord Bearing and Distance |
| C1 | 0°44'41" | 500.00 | 6.50 | N81°20'38"E 6.50' |
| C2 | 3°25'49" | 500.00 | 29.94 | S83°25'54"W 29.93' |



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01/10/2022



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TEXAS REGISTERED SURVEYING FIRM NO. 10098100

DATE: JANUARY 10, 2022

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 DUNAWAY JOB NO. B007952.001

EXHIBIT "A"
TEMPORARY CONSTRUCTION EASEMENT
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PROPERTY DESCRIPTION
TEMPORARY CONSTRUCTION EASEMENT

Parcel 3

BEING a tract of land situated in the N. Proctor Survey, Abstract No. 1229, City of Fort Worth, Tarrant County, Texas and being a portion of those certain tracts of land described by deeds to Caliche Land, LLC, recorded in County Clerk's Document No. D205266526, and Volume 14397, Page 78, Deed Records, Tarrant County, Texas, said tract of land being more particularly described by metes and bounds as follows:

COMMENCING at the intersection of 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 Chaparral Pass (50' width public right-of-way), as shown on plat for Skyline Ranch, an Addition to the City of Fort Worth, according to the plat recorded in County Clerk's Document No. D218066627, Plat Records, Tarrant County, Texas, and the southwest corner of said Caliche Land tract, recorded in C.C.D. No. D205266526;

North 80°58'19" East, with the north right-of-way line of said Chaparral Pass, a distance of 103.95 feet to a point for the beginning of a curve to the right having a central angle of 00°44'41". a radius of 500.00 feet and a chord bearing and distance of North 81°20'38" East - 6.50 feet

Continuing with said north right-of-way line of said Chaparral Pass and with said curve to the right in a northeasterly direction, an arc length of 6.50 feet to the POINT OF BEGINNING of herein described tract of land;

THENCE North 37°09'14" West, departing the north right-of-way line of said Chaparral Pass, crossing into said Caliche Land tracts, a distance of 112.83 feet to a point;

THENCE North 00°08'10" East, continuing across said Caliche Land tract, a distance of 96.19 feet to a point;

THENCE South 81°09'30" East, continuing across said Caliche Land tract, a distance of 82.88 feet to a point;

THENCE North 04°48'40" East, continuing across said Caliche Land tract, a distance of 45.98 feet to a point in the south right-of-way line of Union Pacific Railroad, (a 150' width right-of-way) and the north line of said Caliche Land tract;

THENCE South 82°05'40" East, with the south right-of-way line of said Union Pacific Railroad and the north line of said Caliche Land tract, a distance of 30.00 feet to a point;

THENCE South 04°48'40" West, departing the south right-of-way line of said Union Pacific Railroad, crossing into said Caliche Land tract, a distance of 212.40 feet to point for the beginning of a non-tangent curve to the left having a central angle of 03°25'49", a radius of 500.00 feet and a chord bearing and distance of South 83°25'54" West - 29.93 feet;

THENCE continuing with said north right-of-way line of said Chaparral Pass and with said non-tangent curve to the left in a southwesterly direction, an arc length of 29.94 feet to the POINT OF BEGINNING and containing a calculated area of 16,896 square feet or 0.387 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

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Stephen R. Glosup
Registered Professional Land Surveyor
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January 10, 2022



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