

EXHIBIT "B"
SEWER FACILITY EASEMENT
 A PART OF THE D. DIXON SURVEY, ABSTRACT NO. 442, G. WILKES SURVEY,
 ABSTRACT NO. 1872 AND S.A. & M.G. R.R. CO. SURVEY, ABSTRACT NO. 1479

G. WILKES SURVEY
ABSTRACT NO. 1872

MARKUM RANCH ROAD
 (VARIABLE WIDTH RIGHT-OF-WAY)

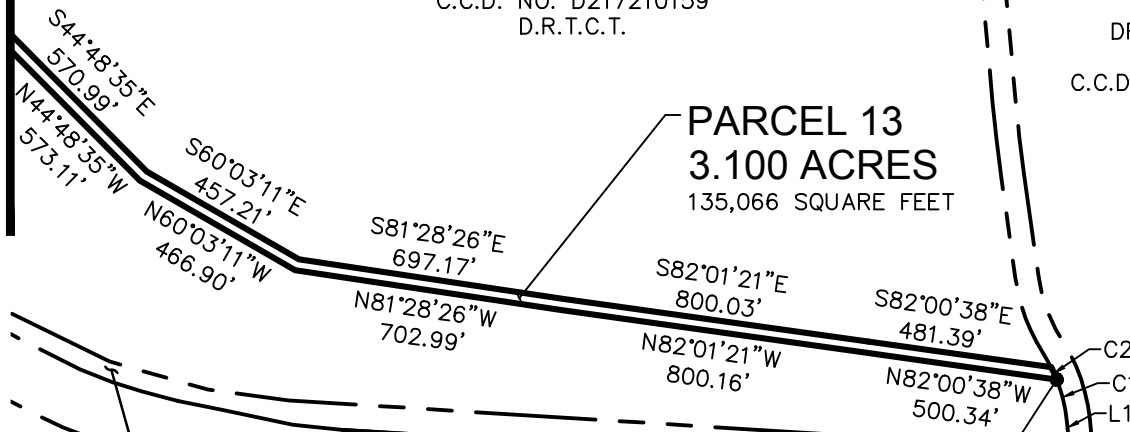
APPROXIMATE LOCATION
 OF SURVEY LINE

DRY RANCH LLC
 TRACT 3
 C.C.D. NO. D217210159
 D.R.T.C.T.

DRY RANCH LLC
 TRACT 4
 C.C.D. NO. D217210159
 D.R.T.C.T.

MATCHLINE SEE PAGE 2

PARCEL 13
3.100 ACRES
 135,066 SQUARE FEET



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

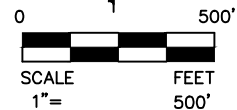
ALEDO ROAD
 (VARIABLE WIDTH RIGHT-OF-WAY)

POINT OF
 BEGINNING

POINT OF
 COMMENCING
 FOUND 1/2"
 IRON ROD

FOUND 1/2" IRON ROD
 WITH RED CAP STAMPED
 "STEVENS SURVEYING"

S. A. & M.G. R.R. CO. SURVEY
ABSTRACT NO. 1479



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



Stephen R. Glosup

DATE: JANUARY 10, 2022 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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WALSH RANCHES, LP
 VOLUME 12624, PAGE 92
 D.R.T.C.T.

DRY RANCH LLC
 TRACT 3
 C.C.D. NO. D217210159
 D.R.T.C.T.

H. LANE SURVEY
ABSTRACT NO. 928

G. WILKS SURVEY
ABSTRACT NO. 1872

PARCEL 13
3.100 ACRES
 135,066 SQUARE FEET

APPROXIMATE LOCATION OF SURVEY LINE

APPROXIMATE LOCATION OF SURVEY LINE

ALEDO ROAD
 (VARIABLE WIDTH RIGHT-OF-WAY)

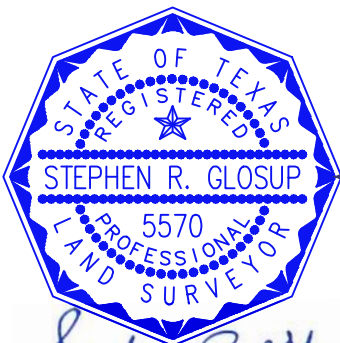
UNION PACIFIC RR
 (150' WIDTH RIGHT-OF-WAY)

MATCHLINE SEE PAGE 1

Line Table		
Line Number	Bearing	Distance
L1	N05°38'46"W	72.15'
L2	N42°24'09"W	445.21'

Curve Table				
Curve Number	Central Angle	Radius	Arc Length	Chord Bearing and Distance
C1	16°07'26"	404.08	113.71	N13°42'29"W 113.34'
C2	5°02'00"	404.08	35.50	S24°17'12"E 35.49'

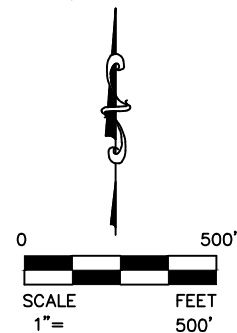
S. A. & M.G. R.R. CO. SURVEY
ABSTRACT NO. 1479



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 01/10/2022



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PAGE 2 OF 4
 DUNAWAY JOB NO. B007252.001

EXHIBIT "A"
SEWER FACILITY EASEMENT
A PART OF THE D. DIXON SURVEY, ABSTRACT NO. 442, G. WILKES SURVEY,
ABSTRACT NO. 1872 AND S.A. & M.G. R.R. CO. SURVEY, ABSTRACT NO. 1479

PROPERTY DESCRIPTION
SEWER FACILITY EASEMENT

Parcel 13

BEING a tract of land situated in the S.A. & M.G. R.R. Co. Survey, Abstract No. 1479 and the G. Wilks Survey, Abstract No. 1872, City of Fort Worth, Tarrant County, Texas and being a part of that certain tract of land as described as Tract 3 by deed to Dry Ranch LLC, recorded in County Clerk's Document No. D217210159, Deed Records, Tarrant County, Texas (D.R.T.C.T.), said tract of land being more particularly described by metes and bounds as follows:

COMMENCING at a found 1/2" iron rod for the intersection of the north right-of-way line of Aledo Road (a variable width public right-of-way), the west right-of-way of Markum Ranch Road (a variable width public right-of-way) and the southeast corner of said Tract 3;

North 05°38'46" West, with the west right-of-way line of said Markum Ranch Road, a distance of 72.15 feet to the beginning of a curve to the left having a central angle of 16°07'26", a radius of 404.08 feet and a chord bearing and distance of North 13°42'29" West - 113.34 feet;

Continuing with said west right-of-way line of said Markum Ranch Road and with curve to the left in a northwesterly direction, an arc length of 113.71 feet to the POINT OF BEGINNING of herein described tract of land;

THENCE North 82°00'38" West, departing the west right-of-way line of said Markum Ranch Road, crossing into said Tract 3, a distance of 500.34 feet to a point;

THENCE continuing across said Tract 3 the following courses and distances:

- North 82°01'21" West, a distance of 800.16 feet to a point;
- North 81°28'26" West, a distance of 702.99 feet to a point;
- North 60°03'11" West, a distance of 466.90 feet to a point;
- North 44°48'35" West, a distance of 573.11 feet to a point;
- North 52°03'10" West, a distance of 600.07 feet to a point;
- North 31°47'14" West, a distance of 416.13 feet to a point;

THENCE North 42°24'09" West, a distance of 445.21 feet to a point in the west line of said Tract 3 and the east line of that certain tract of land described by deed to Walsh Ranches, LP, recorded in Volume 12624, Page 92, D.R.T.C.T.;

THENCE North 00°00'24" East, with the common west line of said Tract 3 and the east line of said Walsh Ranches tract, a distance of 44.49 feet to a point;

THENCE South 42°24'09" East, departing said common line, crossing into said Tract 3, a distance of 480.85 feet to a point;

THENCE continuing across said Tract 3 the following courses and distances:

- South 31°47'14" East, a distance of 413.56 feet to a point;

Continued.....



Stephen R. Glosup

01/10/2022



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Tel: 817.335.1121

TEXAS REGISTERED SURVEYING FIRM NO. 10098100

DUNAWAY JOB NO. B007295.001

PAGE 3 OF 4

EXHIBIT "A"
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PROPERTY DESCRIPTION
SEWER FACILITY EASEMENT

Continued.....

- South 52°03'10" East, a distance of 596.60 feet to a point;
- South 44°48'35" East, a distance of 570.99 feet to a point;
- South 60°03'11" East, a distance of 457.21 feet to a point;
- South 81°28'26" East, a distance of 697.17 feet to a point;
- South 82°01'21" East, a distance of 800.03 feet to a point;

THENCE South 82°00'38" East, a distance of 481.39 feet to a point in the west right-of-way line of said Markum Ranch Road for the beginning of a non-tangent curve to the right having a central angle of 05°02'00", a radius of 404.08 feet and chord bearing and distance of South 24°17'12" East – 35.49 feet;

THENCE continuing with the west right-of-way line of said Markum Ranch Road and with said non-tangent curve to the right in a southeasterly direction, an arc length of 35.50 feet to the POINT OF BEGINNING and containing a calculated area of 135,066 square feet or 3.100 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 1 OF 4

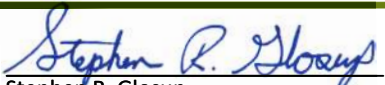

Stephen R. Glosup
Registered Professional Land Surveyor
Texas Registration No. 5570
srg@dunaway.com
January 10, 2022



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