

EXHIBIT "B"
SEWER FACILITY 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
ABSTRACT NO. 1229

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

S82°05'40"E
 149.25'

S04°48'40"W
 45.98'

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

PARCEL 2
0.476 ACRES
 20,752 SQUARE FEET

LOT 1, LOT 2
 BLOCK 4

$\Delta = 6^{\circ}49'19"$
 $R = 2167.01'$ $L = 258.02'$
 $CH = N4^{\circ}39'12"W$ $257.87'$

S00°08'10"W
 96.19'

N81°09'30"W
 82.88'

S37°09'14"E
 112.83'

POINT OF BEGINNING

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

S80°58'19"W
 103.95'

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"

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

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

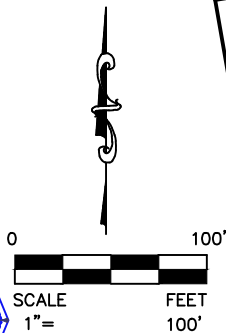
LOT 30X, BLOCK 1
 SKYLINE RANCH
 C.C.D. NO. D218066627
 O.P.R.T.C.T.

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



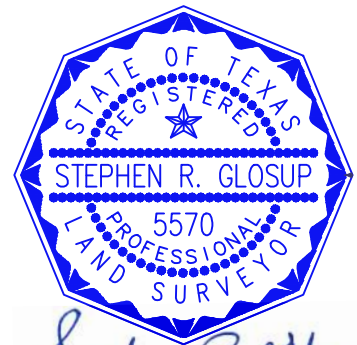
Stephen R. Glosup
 01/11/2022



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

EXHIBIT "B"
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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	S81°20'38"W 6.50'



Stephen R. Glosup

01/11/2022



550 Bailey Avenue • Suite 400 • Fort Worth, Texas 76107
Tel: 817.335.1121

TEXAS REGISTERED SURVEYING FIRM NO. 10098100

DATE: JANUARY 11, 2022

PAGE 2 OF 3
DUNAWAY JOB NO. B007952.001

EXHIBIT "A"
SEWER FACILITY EASEMENT
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PROPERTY DESCRIPTION
 SEWER FACILITY EASEMENT

Parcel 2

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:

BEGINNING 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, and being the beginning of a non-tangent curve to the right, having a central angle of 06°49'19", a radius of 2167.01 feet and a chord bearing and distance of North 04°39'12" West - 257.87 feet;

THENCE with the east right-of-way line of said Chapin School Road (RM 2871) and with said non-tangent curve to the right in a northwesterly direction, an arc length of 258.02 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, departing the east right-of-way line of said Chapin School Road (RM 2871), with the south right-of-way line of said Union Pacific Railroad and the north line of said Caliche Land tract, a distance of 149.25 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 45.98 feet to a point;

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

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

THENCE South 37°09'14" East, continuing across said Caliche Land tract, a distance of 112.83 feet to a point in the north right-of-way line of said Chaparral Pass and being the beginning of a non-tangent curve to the left having a central angle of 00°44'41", a radius of 500.00 feet and a chord bearing and distance of South 81°20'38" West - 6.50 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 6.50 feet to a point;

THENCE South 80°58'19" West, continuing with the north right-of-way line of said Chaparral Pass, a distance of 103.95 feet to the POINT OF BEGINNING and containing a calculated area of 20,752 square feet or 0.476 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 3 OF 3



 Stephen R. Glosup
 Registered Professional Land Surveyor
 Texas Registration No. 5570
 srg@dunaway.com
 January 11, 2022



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

City of Fort Worth, Tarrant County, Texas.

PLOTTED BY: Steve Glosup ON: Tuesday, January 11, 2022 AT: 11:41 AM FILEPATH: G:\Production\4000\007200\7295\001\Survey\Drawings\Easements\B007295.001 - Walnut Creek Caliche Land SS ESM.TS.dwg