

EXHIBIT "B"
TEMPORARY CONSTRUCTION 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

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

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.

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

PARCEL 12
0.096 ACRES
 4,200 SQUARE FEET

PARCEL 14
3.295 ACRES
 143,549 SQUARE FEET

MATCHLINE SEE PAGE 2

S82°01'21"E 800.16'
 N82°01'21"W 800.44'

S82°00'38"E 60.01'
 N41°40'47"E 54.09'
 S82°00'38"E 500.34'
 N82°00'38"W 528.40'

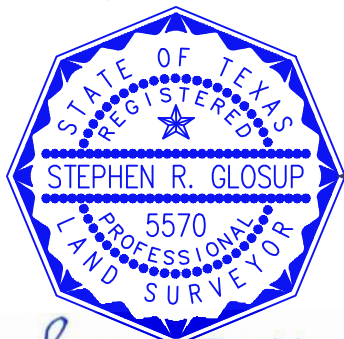
C6
 C7
 POINT OF BEGINNING PARCEL 12
 C5
 REFERENCE POINT "B"

C3
 L1
 POINT OF BEGINNING PARCEL 14
 POINT OF COMMENCING PARCEL 14
 FOUND 1/2" IRON ROD

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

ALEDO ROAD
 (VARIABLE WIDTH RIGHT-OF-WAY)

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



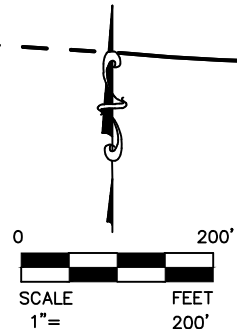
Stephen R. Glosup

01/10/2022

DATE: JANUARY 10, 2022



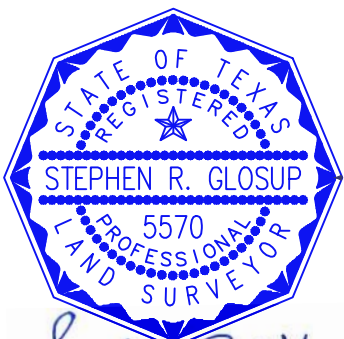
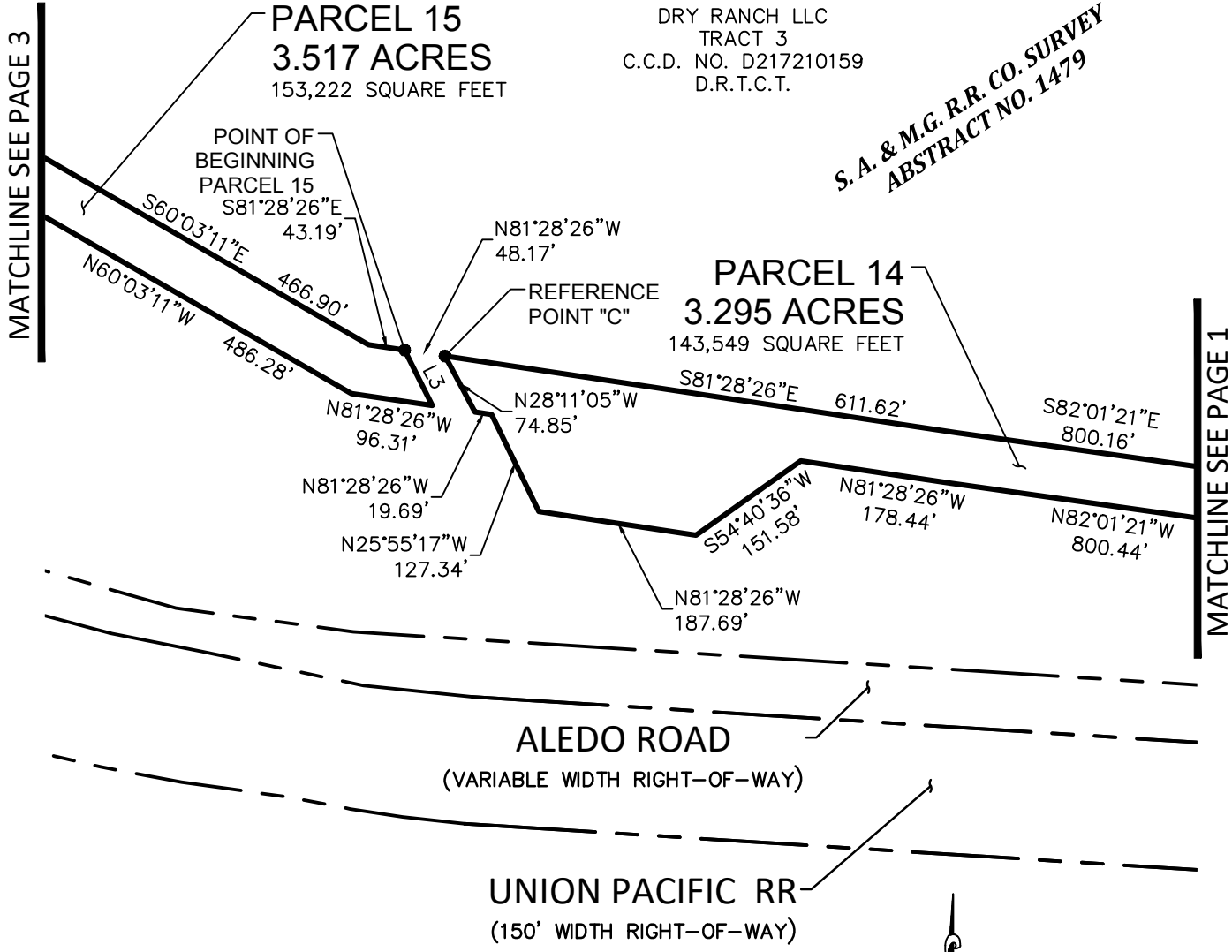
550 Bailey Avenue • Suite 400 • Fort Worth, Texas 76107
 Tel: 817.335.1121
 TEXAS REGISTERED SURVEYING FIRM NO. 10098100



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

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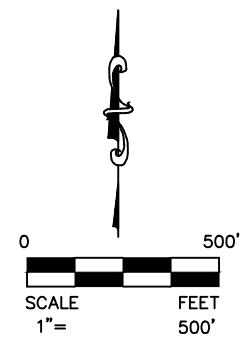
PLOTTED BY: Steve Glosup ON: Tuesday, September 13, 2022 AT: 5:16 PM FILEPATH: G:\Production\4000\007200\7295\001\Survey\Drawings\Easements\B007295.001 - Walnut Creek Dry Creek SS TC ESMIS.dwg



Stephen R. Glosup

DATE: JANUARY 10, 2022 **01/10/2022**

DUNAWAY
 550 Bailey Avenue • Suite 400 • Fort Worth, Texas 76107
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MATCHLINE SEE PAGE 4

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

G. WILKES SURVEY
ABSTRACT NO. 1872

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

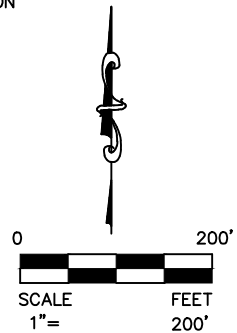
PARCEL 15
3.517 ACRES
 153,222 SQUARE FEET

ALEDO ROAD
 (VARIABLE WIDTH RIGHT-OF-WAY)

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

N60°03'11"W
 486.28'

APPROXIMATE LOCATION
 OF SURVEY LINE



MATCHLINE SEE PAGE 2



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PAGE 3 OF 7
 DUNAWAY JOB NO. B007252.001

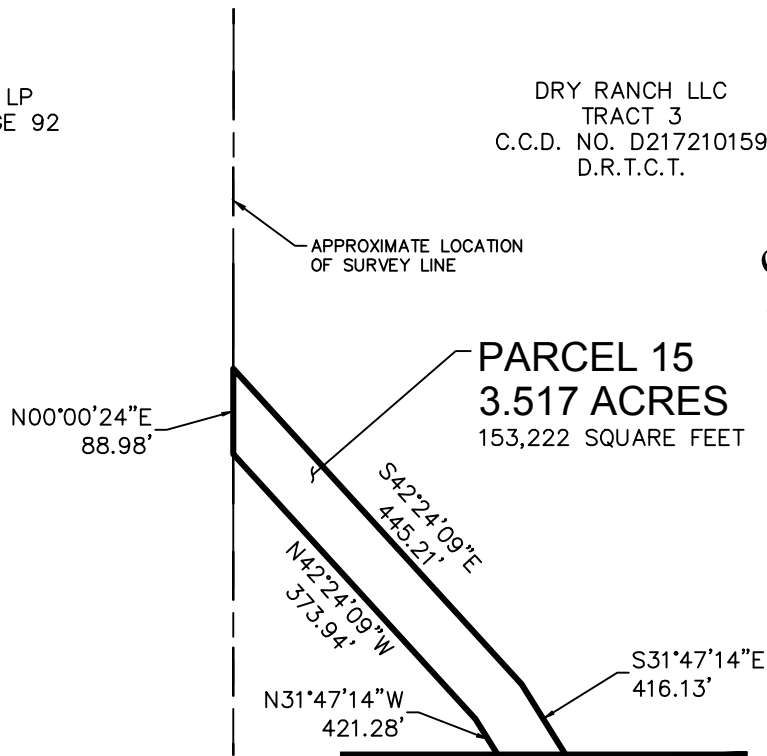
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WALSH RANCHES, LP
 VOLUME 12624, PAGE 92
 D.R.T.C.T.

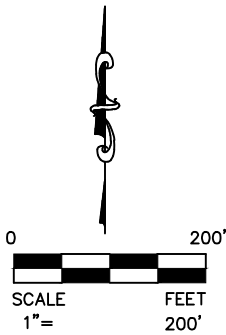
DRY RANCH LLC
 TRACT 3
 C.C.D. NO. D217210159
 D.R.T.C.T.

H. LANE SURVEY
ABSTRACT NO. 928

G. WILKES SURVEY
ABSTRACT NO. 1872



MATCHLINE SEE PAGE 3



Line Table		
Line Number	Bearing	Distance
L1	N05°38'46"W	72.15'
L2	N82°00'38"W	125.53'
L3	S26°18'55"E	73.11'

Curve Table				
Curve Number	Central Angle	Radius	Arc Length	Chord Bearing and Distance
C3	6°43'14"	404.08	47.40	N09°00'23"W 47.37'
C4	9°24'12"	404.08	66.32	S17°04'06"E 66.24'
C5	5°02'00"	404.08	35.50	N24°17'12"W 35.49'
C6	1°53'15"	487.59	16.06	S31°42'51"E 16.06'
C7	5°51'18"	404.08	41.29	S29°43'49"E 41.27'



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 01/10/2022



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ABSTRACT NO. 1872 AND S.A. & M.G. R.R. CO. SURVEY, ABSTRACT NO. 1479

PROPERTY DESCRIPTION
TEMPORARY CONSTRUCTION EASEMENT

PARCEL 14

BEING a tract of land situated in the S.A. & M.G. R.R. Co. Survey, Abstract No. 1479, 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 06°43'14", a radius of 404.08 feet and a chord bearing and distance of North 09°00'23" West - 47.37 feet;

Continuing with said west right-of-way line of said Markum Ranch Road and with said curve to the left in a northwesterly direction, an arc length of 47.40 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 528.40 feet to a point;

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

North 82°01'21" West, a distance of 800.44 feet to a point;

North 81°28'26" West, a distance of 178.44 feet to a point;

South 54°40'36" West, a distance of 151.58 feet to a point;

North 81°28'26" West, a distance of 187.69 feet to a point;

North 25°55'17" West, a distance of 127.34 feet to a point;

North 81°28'26" West, a distance of 19.69 feet to a point;

North 28°11'05" West, a distance of 74.85 feet to a point, said point being Reference Point "C";

South 81°28'26" East, a distance of 611.62 feet to a point;

South 82°01'21" East, a distance of 800.16 feet to a point;

THENCE South 82°00'38" East, a distance of 500.34 feet to a point in the east line of said Tract 3 and 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 09°24'12", a radius of 404.08 feet and a chord bearing and distance of South 17°04'06" East - 66.24 feet, said point being Reference Point "B";

Continuing with said 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 66.32 feet to the POINT OF BEGINNING and containing a calculated area of 143,549 square feet or 3.295 acre of land;

Continued.....



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TEXAS REGISTERED SURVEYING FIRM NO. 10098100



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EXHIBIT "A"
TEMPORARY CONSTRUCTION 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
TEMPORARY CONSTRUCTION EASEMENT

Continued.....

PARCEL 12

BEING a tract of land situated in the S.A. & M.G. R.R. Co. Survey, Abstract No. 1479, 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 Reference Point "B" for a point in the west right-of-way of Markum Ranch Road (a variable width public right-of-way) and the east line of said Tract 3 for the beginning of a non-tangent curve to the left having a central angle of 05°02'00", a radius of 404.08 feet and chord bearing and distance of North 24°17'12" West - 35.49 feet;

Continuing with the west right-of-way line of said Markum Ranch Road and with said non-tangent curve to the left in a northwesterly direction, an arc length of 35.50 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 125.53 feet to a point;

THENCE North 41°40'47" East, continuing across said Tract 3, a distance of 54.09 feet to a point;

THENCE South 82°00'38" East, continuing across said Tract 3, a distance of 60.01 feet to a point in the east line of said Tract 3 and the west right-of-way line of said Markum Ranch Road for the beginning of a non-tangent curve to the left having a central angle of 01°53'15", a radius of 487.59 feet and a chord bearing and distance of South 31°42'51" East - 16.06 feet,

Continuing with the west right-of-way line of said Markum Ranch Road and with said non-tangent curve to the left in a southeasterly direction, an arc length of 16.06 feet to the beginning of a reverse curve to the right having a central angle of 05°51'18", a radius of 404.08 feet and a chord bearing and distance of South 29°43'49" East - 41.27 feet,

Continuing with the west right-of-way line of said Markum Ranch Road and with said reverse curve to the right in a southeasterly direction, an arc length of 41.29 feet to the POINT OF BEGINNING and containing a calculated area of 4,200 square feet or 0.096 acre of land.

PARCEL 15

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 Reference Point "C" for a point in said Tract 3;

North 81°28'26" West, crossing into said Tract 3, a distance of 48.17 feet to the POINT OF BEGINNING of herein described tract of land;

Continued.....



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01/10/2022

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EXHIBIT "A"
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PROPERTY DESCRIPTION
TEMPORARY CONSTRUCTION EASEMENT

Continued.....

THENCE South 26°18'55" East, a continuing across said Tract 3, distance of 73.11 feet to a point;

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

- North 81°28'26" West, a distance of 96.31 feet to a point;
- North 60°03'11" West, a distance of 486.28 feet to a point;
- North 44°48'35" West, a distance of 577.34 feet to a point;
- North 52°03'10" West, a distance of 606.99 feet to a point;
- North 31°47'14" West, a distance of 421.28 feet to a point;

THENCE North 42°24'09" West, a distance of 373.94 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 88.98 feet to a point;

THENCE South 42°24'09" East, departing said common line, crossing into said Tract 3, a distance of 445.21 feet to a point;

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

- South 31°47'14" East, a distance of 416.13 feet to a point;
- South 52°03'10" East, a distance of 600.07 feet to a point;
- South 44°48'35" East, a distance of 573.11 feet to a point;
- South 60°03'11" East, a distance of 466.90 feet to a point;

THENCE South 81°28'26" East, continuing across said Tract 3, a distance of 43.19 feet to the POINT OF BEGINNING and containing a calculated area of 153,222 square feet or 3.517 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
Texas Registration No. 5570
srg@dunaway.com
January 10, 2022



EXHIBIT "A"
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EASEMENT

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442, G. WILKES SURVEY, ABSTRACT NO.
1872 AND S.A. & M.G. R.R. CO. SURVEY,
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City of Fort Worth, Tarrant County, Texas.