

18029 TYDINGS RD.
JUSTIN, TX 76247
C. TYDING SURVEY, A-1276
HANBY ACRES ADDITION
DENTON COUNTY, TEXAS

ALLIANCE MAIN #2 RELOCATION
TEMPORARY CONSTRUCTION
EASEMENT ACQUISITION
Parcel 69-3
File No: -----

**TRACT 3
REAL PROPERTY DESCRIPTION**

BEING A PARCEL OF LAND OUT OF LOT 8, BLOCK 2, HANBY ACRES ADDITION, AN ADDITION TO DENTON COUNTY, SITUATED IN C. TYDINGS SURVEY, ABSTRACT NUMBER 1276, DENTON COUNTY, TEXAS, AS CONVEYED TO KENNETH BURRILL AND APRIL BURRILL BY DEED, RECORDED IN DOCUMENT NUMBER 2008-85543, DEED RECORDS, DENTON COUNTY, TEXAS, AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

COMMENCING AT A 1/2 INCH IRON FOUND FOR THE NORTHWEST CORNER OF SAID LOT 8, AND THE SOUTHWEST CORNER OF THAT CERTAIN TRACT OF LAND AS CONVEYED TO THE ATCHISON, TOPEKA AND SANTA FE RAILWAY COMPANY, A DELAWARE CORPORATION, AS RECORDED IN DOCUMENT NUMBER 93-24399, OF SAID DEED RECORDS, ALSO BEING IN THE EAST LINE OF AN 8.00 ACRE TRACT OF LAND AS CONVEYED TO KENNETH W. KIRK AND WIFE WINIFRED A. KIRK BY DEED RECORDED IN DOCUMENT NUMBER 96-61612, OF SAID DEED RECORDS FROM WHICH A 1/2 INCH IRON FOUND FOR THE NORTHEAST CORNER OF SAID 8.00 ACRE TRACT AND THE SOUTHEAST CORNER OF A 4.4766 ACRE TRACT AS CONVEYED TO BRISCOE CLARK COMPANY, LTD., BY DEED RECORDED IN VOLUME 5173, PAGE 670, OF SAID DEED RECORDS BEARS, NORTH 00 DEGREES 07 MINUTES 50 SECONDS EAST, 13.16 FEET;

THENCE NORTH 89 DEGREES 36 MINUTES 07 SECONDS EAST, 13.50 FEET WITH THE COMMON LINE OF SAID THE ATCHISON, TOPEKA AND SANTA FE RAILWAY COMPANY TRACT AND SAID LOT 8, TO THE **POINT OF BEGINNING**;

THENCE NORTH 89 DEGREES 36 MINUTES 07 SECONDS EAST, 50.00 FEET WITH SAID COMMON LINE;

THENCE SOUTH 00 DEGREES 23 MINUTES 53 SECONDS EAST, 150.00 FEET;

THENCE SOUTH 89 DEGREES 36 MINUTES 07 SECONDS WEST, 50.00 FEET;

THENCE NORTH 00 DEGREES 23 MINUTES 53 SECONDS WEST, 150.00 FEET TO THE **POINT OF BEGINNING** AND CONTAINING 7,500.00 SQUARE FEET, INCLUDING 463 SQUARE FEET FOR THE PROPOSED PIPELINE EASEMENT, WHICH LEFT 7,037 SQUARE FEET OR 0.1615 OF AN ACRE OF LAND MORE OR LESS FOR SAID TEMPORARY CONSTRUCTION EASEMENT.

18029 TYDINGS RD.
JUSTIN, TX 76247
C. TYDING SURVEY, A-1276
HANBY ACRES ADDITION
DENTON COUNTY, TEXAS

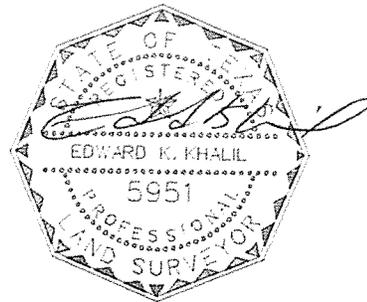
ALLIANCE MAIN #2 RELOCATION
TEMPORARY CONSTRUCTION
EASEMENT ACQUISITION
Parcel 69-3
File No: -----

Note: Surveyed on the ground August 2011

Note: Bearings are relative to True North obtained from Global Positioning Satellite System (GPS) Observations, North American Datum 1983 (NAD '83), Texas State Plane Coordinate System, North Central Zone.

Note: In accordance with the Texas Board of Professional Land Surveying General Rules of Procedures and Practices, 663.19(9), this "Report" consists of the Real Property Description included herein and the Map of Survey attached herewith.

Note: In accordance with the Texas Board of Professional Land Surveying General Rules of Procedures and Practices, 663.19(7), "The cited instruments are not necessarily the current owners of the subject property, but are the documents containing the descriptions of the boundaries as surveyed.

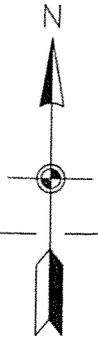


12-5-12

CHARLES TYDINGS SURVEY
A-1276

4.4766 AC TRACT
BRISCOE CLARK CO LTD
VOL. 5173, PG. 670
D.R.D.C.T.

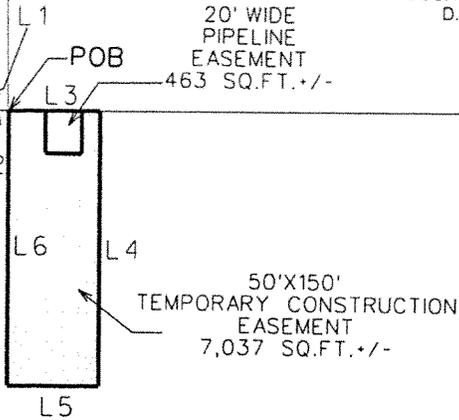
THE ATCHISON, TOPEKA AND
SANTA FE RAILWAY COMPANY,
A DELAWARE CORPORATION
DOC. NO. 93-24399
D.R.D.C.T.



1" = 100'

20' WIDE
PIPELINE
EASEMENT
463 SQ.FT. +/-

KENNETH W & WINIFRED A KIRK
8 ACRE TRACT
INSTRUMENT NO. 96-61612
D.R.D.C.T.



2

18029 Tydings rd. Justin, tx 76247
Kenneth and April Burrill
Doc. No.2008-85543

8

7

HANBY ACRES ADDITION
VOL. C, PG. 226
D.R.D.C.T.

NO.	DIRECTION	DISTANCE
L1	N 00° 07' 50" E	13.16'
L2	N 89° 36' 07" E	13.50'
L3	N 89° 36' 07" E	50.00'
L4	S 00° 23' 53" E	150.00'
L5	S 89° 36' 07" W	50.00'
L6	N 00° 23' 53" W	150.00'

DENTON COUNTY LIMIT
CITY OF FORT WORTH

1/2"IRF

TYDINGS ROAD (60' DEDICATED R.O.W.)

PRIVATE OPEN SPACE
LOT 10X
BLOCK 7A

8

7

3



Edward K. Khalil
SIGNED
12-5-12
DATED

EXHIBIT B
TRACT 3

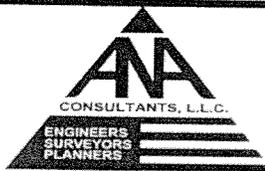
50' X150' TEMPORARY
CONSTRUCTION EASEMENT
OUT OF LOT 8, BLOCK 2
HANBY ACRES ADDITION
DENTON COUNTY, TEXAS

DRAWN BY: JW

DATE: 12-04-12

DGN. NO.: 100370_P69-3.DGN

APPROVED BY: EK



A.N.A. CONSULTANTS, L.L.C.

5000 Thompson Terrace
Colleyville, Texas 76034
Office: (817) 335-9900
Fax: (817) 335-9955

SHT. NO.
1 OF 1