

EXHIBIT "B"
VILLAGE CREEK PARALLEL INTERCEPTOR
2DOE # 7047 ~ CITY PROJECT NO. 01961

PARCEL 2 ~ TEMPORARY CONSTRUCTION EASEMENT NO. 1

BEING 0.8531 acre tract of land located in the JA Creary Survey, Abstract No. 269, City of Arlington, Tarrant County, Texas, said 0.8531 acre tract of land also being a portion of the remainder of **TRACT 1-R1, LAKE ARLINGTON INDUSTRIAL PARK**, being an Addition to the City of Arlington and the City of Fort Worth, Tarrant County, Texas, according to the plat thereof recorded in Volume 388-21, Page 41, Plat Records, Tarrant County, Texas (P.R.T.C.T.), said 0.8531 acre tract of land also being a portion of a called 5.767 acre tract of land conveyed to **BIG TEX WAREHOUSE, LTD.**, by deed as recorded in Tarrant County Clerk's Instrument No. D210313144, Official Public Records, Tarrant County, Texas (O.P.R.T.C.T.), said 0.8531 acre tract of land being a variable width Temporary Construction Easement, and being more particularly described by metes and bounds as follows:

BEGINNING at a point on the southwest property line of the said 5.767 acre tract, same being the northeast right-of-way line of East Rosedale Street (being a variable width right-of-way), said beginning point being South 61°05'29" East, a distance of 5.00 feet from a 1/2 inch iron rod with a cap stamped "BEASLEY RPLS 4050" found at the southwest property corner of the said 5.767 acre tract;

THENCE over and across the said 5.767 acre tract the following courses and distances:

North 28°54'31" East, a distance of 275.44 feet;

South 77°12'27" East, a distance of 104.77 feet;

South 89°39'31" East, a distance of 173.31 feet;

South 80°07'14" East, a distance of 222.36 feet;

North 89°13'32" East, a distance of 22.17 feet to the east property line of the said 5.767 acre tract;

THENCE South 00°58'31" West, along the said property line, a distance of 53.46 feet to a point for corner from which a 1/2 inch iron rod with a cap stamped "BEASLEY RPLS 4050" found at the southeast property corner of the said 5.767 acre tract bears South 00°58'31" West, a distance of 340.32 feet;

THENCE departing the said property line, over and across the said 5.767 acre tract the following courses and distances:

North 84°21'38" West, a distance of 413.93 feet;

North 77°12'27" West, a distance of 101.09 feet;

South 28°54'31" West, a distance of 232.06 feet to the said southwest property line of the, same being the said northeast right-of-way line of East Rosedale Street;

THENCE North 61°05'29" West, along the said property line and along the said right-of-way line, a distance of 30.00 feet to the **POINT OF BEGINNING**.

The hereinabove described property contains 0.8531 acres (37,160 square feet), of which 0.3297 acres (14,363 square feet) is currently located within the boundaries of existing easements, leaving a net area of **0.5234 acres (22,797 square feet)** of land, more or less.

NOTE: The basis of bearings for this survey is the Texas State Plane NAD83 North Central Zone (4202).

I do hereby certify that the above legal description was prepared from public records and from an actual and accurate survey upon the ground and that the same is true and correct.

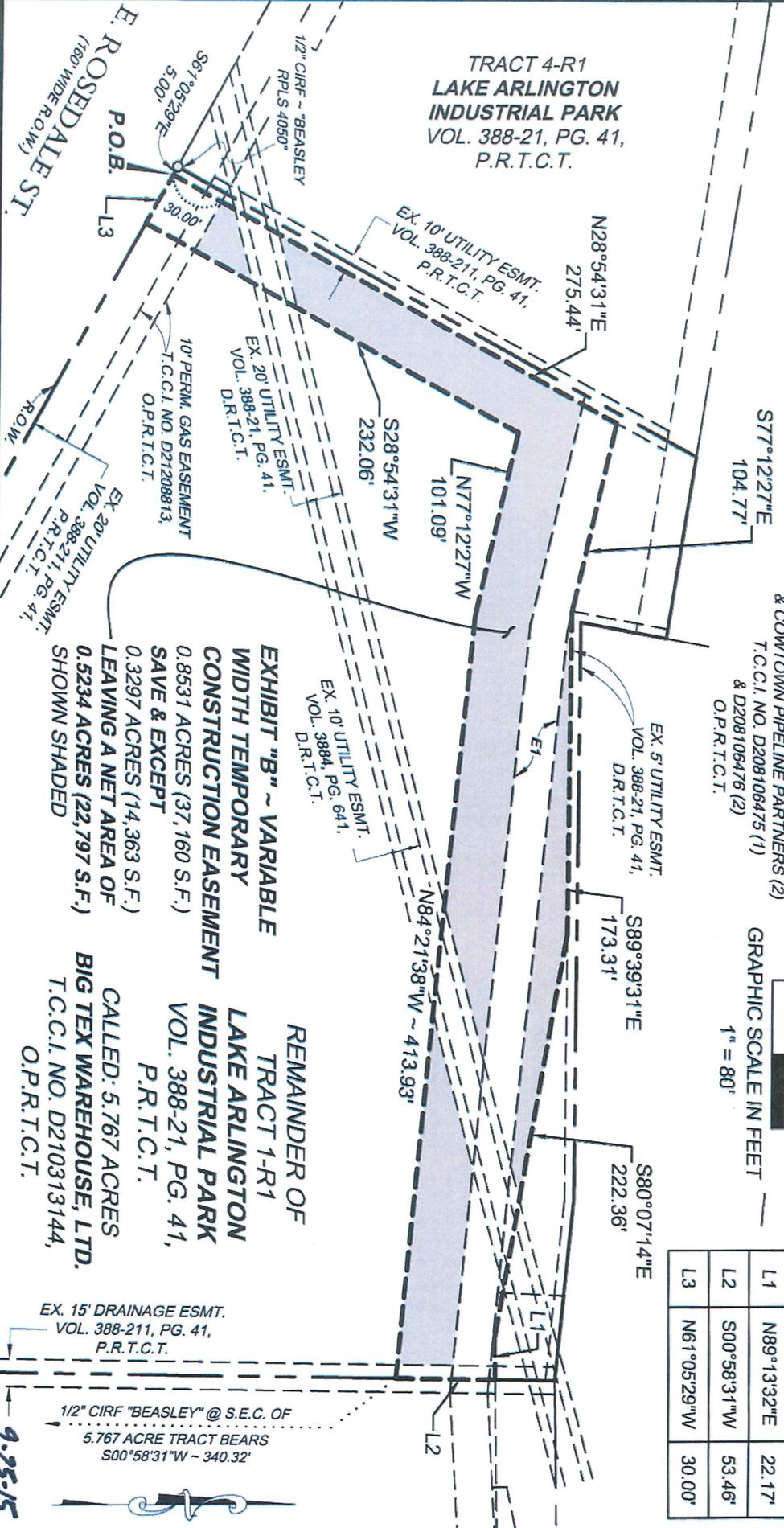


Eric S. Spooner, RPLS
Registered Professional Land Surveyor
Texas Registration Number 5922
TBPLS Firm No. 10054900

PLAT OF EXHIBIT "B"

SEE ATTACHED LEGAL DESCRIPTION ON
PAGES 4 & 5 HEREIN

TRACT 4-R1
LAKE ARLINGTON
INDUSTRIAL PARK
VOL. 388-21, PG. 41,
P.R.T.C.T.



E1 = EX. 20' R.O.W. AGREEMENT
TO QUICKSILVER RESOURCES (1)
& COWTOWN PIPELINE PARTNERS (2)
T.C.C.I. NO. D208106475 (1)
& D208106476 (2)
O.P.R.T.C.T.

GRAPHIC SCALE IN FEET
0 40' 80'
1" = 80'

LINE TABLE		
NO.	DIRECTION	DIST.
L1	N89°13'32"E	22.17'
L2	S00°58'31"W	53.46'
L3	N61°05'29"W	30.00'

**EXHIBIT "B" ~ VARIABLE
WIDTH TEMPORARY
CONSTRUCTION EASEMENT**
0.8531 ACRES (37,160 S.F.)
SAVE & EXCEPT
0.3297 ACRES (14,363 S.F.)
LEAVING A NET AREA OF
0.5234 ACRES (22,797 S.F.)
SHOWN SHADED

REMAINDER OF
TRACT 1-R1
LAKE ARLINGTON
INDUSTRIAL PARK
VOL. 388-21, PG. 41,
P.R.T.C.T.
CALLED: 5.767 ACRES
BIG TEX WAREHOUSE, LTD.
T.C.C.I. NO. D210313144,
O.P.R.T.C.T.

EX. 15' DRAINAGE ESMT.
VOL. 388-211, PG. 41,
P.R.T.C.T.

1/2" CIRCF "BEASLEY" @ S.E.C. OF
5.767 ACRE TRACT BEARS
S00°58'31"W ~ 340.32'

EXHIBIT "B" PARCEL 2

TARRANT COUNTY, TEXAS
THE BASIS OF BEARINGS FOR THIS SURVEY IS
THE TEXAS STATE PLANE NAD83 NORTH CENTRAL ZONE (4202).

PROPERTY: REMAINDER OF TRACT 1-R1, LAKE ARLINGTON INDUSTRIAL PARK
LOCATION: TARRANT COUNTY, TEXAS
WHOLE PROPERTY ACREAGE: 5.767 ACRES (PLAT)
PROJECT NO. 01961
PAGE 6 OF 6

DOE # 7047
S&A JOB NO.: 12-030
DATE: 09/25/2015
DRAWN BY: C.R.R.
CHECKED BY: E.S.S.
ACAD FILE: 12-030 BUS BARN ESMT.dwg
SPOONER & ASSOC., INC. 309 BYERS STREET, SUITE 100, EULESS, TX 76039, PH 817-281-2365 FAX 817-695-8508



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