

RESOLUTION NO. _____

A RESOLUTION OF THE CITY OF MANSFIELD, TEXAS AUTHORIZING THE FILING OF EMINENT DOMAIN PROCEEDINGS FOR THE PURPOSE OF OBTAINING REAL PROPERTY AND EASEMENTS FOR USE BY THE CITY FOR THE CONSTRUCTION OF SANITARY SEWER LINE IMPROVEMENTS AND FACILITIES TO SERVE EXISTING AND NEW DEVELOPMENT AND FOR OTHER PUBLIC PURPOSES PERMITTED BY LAW.

WHEREAS, the City of Mansfield is in the process of constructing sanitary sewer line improvements and facilities to serve existing and new development in connection with the Mountain Creek Sanitary Sewer Interceptor project (the "Project"); and

WHEREAS, in order to complete construction of the Project, it is necessary for the City to acquire certain real property and easements from property owners who own land across which the Project will be located; and

WHEREAS, the City and the property owners of the following two (2) properties have been unable to reach an agreement on the acquisition of the following needed easements and property:

1. **Harper Cattle, LLC – Northwest Side of Lakeview Drive, Southwest of US 287, Grand Prairie, Ellis County, Texas**
2.272 acre Permanent Sanitary Sewer Easement (Exhibit A)
2.986 acre Temporary Construction Easement (Exhibit B)

2. **Robert C. Kilchenstein and Julia M. Kilchenstein – South Side of St. Paul Road, West of US 287, Grand Prairie, Ellis County, Texas**
2.427 Acre Permanent Sanitary Sewer Easement (Exhibit C)
1.154 Acre Permanent Access Easement (Exhibit D)
0.365 Acre Permanent Drainage Easement (Exhibit E)
0.913 Acre Permanent Utility Easement (Exhibit F)
Two (2) Temporary Construction Easements Totaling 5.101 acres (Exhibit G)
0.0575 Acre Fee Title Acquisition (Exhibit H)

WHEREAS, the City Council finds and determines that the acquisition of the above easements and property for the Project constitutes a public use for a public purpose; and

WHEREAS, the City Council now deems it necessary to authorize the City Attorney to initiate condemnation proceedings in order to acquire the necessary easements and fee simple property.

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF MANSFIELD, TEXAS:

SECTION 1.

The City Council of the City of Mansfield, Texas, hereby finds and determines that the recitals made in the preamble of this Resolution are true and correct, and incorporates such recitals herein.

SECTION 2.

The City Council hereby finds and determines that a public necessity exists for the construction of sanitary sewer line improvements and facilities to serve existing and new development in connection with the Mountain Creek Sanitary Sewer Interceptor project and that the acquisition of the above referenced easements and fee simple property, which are more particularly described in the attached Exhibits A, B, C, D, E, F, G, and H, which exhibits are incorporated herein by reference, are necessary for such purposes.

SECTION 3.

If the City's final offers made to the property owners are not accepted within the prescribed time periods, the City Attorney is hereby authorized to comply with the necessary legal prerequisites and to bring condemnation proceedings against the property owners, and any and all other parties having an interest in the above referenced property, for the purpose of acquiring such easements and fee simple property through the exercise of the City's power of eminent domain.

SECTION 4.

The City Council hereby finds and determines that the above described easements and fee simple property are needed so that the City of Mansfield can construct the sanitary sewer line improvements, which is a public purpose and is necessary to serve the public health, safety and welfare.

SECTION 5.

This Resolution shall take effect upon its adoption, and it is so Resolved.

ADOPTED this ____ day of _____, 2016.

Mayor

ATTEST:

City Secretary

APPROVED AS TO FORM AND LEGALITY:

City Attorney

EXHIBIT "A"
SANITARY SEWER EASEMENT
2.272 ACRES
PAGE 1 OF 3

LEGAL DESCRIPTION

BEING a tract of land situated in Ellis County, Texas, a part of the William Gardner Survey, Abstract No. 403 and being a part of that called 196.759 acre tract of land described in Deed to Harper Cattle, LLC. recorded in Volume 2010, Page 1717, Deed Records Ellis County, Texas and being more particularly described as follows:

BEGINNING at a one-half inch iron rod found at the northeast corner of said 196.759 acre tract of land;

THENCE South 00 degrees 56 minutes 03 seconds East, 30.01 feet along the east line of said 196.759 acre tract of land to a point for corner;

THENCE North 89 degrees 41 minutes 39 seconds West, 254.19 feet to a point for corner;

THENCE North 89 degrees 52 minutes 39 seconds West, 317.03 feet to a point for corner;

THENCE South 89 degrees 57 minutes 28 seconds West, 1,703.79 feet to a point for corner;

THENCE North 00 degrees 35 minutes 16 seconds West, 591.11 feet to a point for corner;

THENCE North 88 degrees 26 minutes 07 seconds West, 462.15 feet to a point for corner;

THENCE North 89 degrees 04 minutes 23 seconds West, 11.58 feet to a point in the north line of said 196.759 acre tract of land;

THENCE North 70 degrees 48 minutes 11 seconds East, 84.99 feet along the north line of said 196.759 acre tract of land to a point for corner;

THENCE South 88 degrees 26 minutes 07 seconds East, 423.15 feet to a point in the north line of said 196.759 acre tract of land;

THENCE along the north line of said 196.759 acre tract of land as follows:

South 00 degrees 35 minutes 16 seconds East, 590.29 feet to a one-half inch iron rod found for corner;

North 89 degrees 57 minutes 28 seconds East, 1,674.12 feet to a one-half inch iron rod found for corner;

South 89 degrees 52 minutes 39 seconds East, 317.12 feet to a one-half inch iron rod found for corner;

South 89 degrees 41 minutes 39 seconds East, 253.58 feet to the POINT OF BEGINNING and containing 98,967 square feet or 2.272 acres of land.

Basis of Bearing is derived from the Texas WDS RTK Cooperative Network - Texas State Plane Coordinate System, North Central Zone (4202), NAD83.

SCALE:	DATE 6-22-16	DRAWN ESB	PROJECT HPC098	16301 QUORUM DRIVE, SUITE 200B ADDISON, TEXAS 75001 TBPE No. F-438 TBPLS No. 10076000	
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EXHIBIT "A"
SANITARY SEWER EASEMENT
2.272 ACRES
PAGE 2 OF 3

LEGEND

- IRF **IRON ROD FOUND**
- POB **POINT OF BEGINNING**
- POC **POINT OF COMMENCING**

MILLER WILD HORSE ENTERPRISES,
 INC.
 VOL. 2802, PG. 991
 D.R.E.C.T.
 (CALLED: TRACT 2-49.09 AC.)

U.S. HIGHWAY 287
 (VARIABLE WIDTH RIGHT-OF-WAY)

30' EASEMENT AND
 RIGHT-OF-WAY
 AGREEMENT
 TEXAS MIDSTREAM
 GAS SERVICES, L.L.C.
 VOL. 2421, PG. 1522
 D.R.E.C.T.

50'X50' VALVE
 SITE EASEMENT
 TEXAS MIDSTREAM GAS
 SERVICES, L.L.C.
 VOL. 2421, PG. 1522
 D.R.E.C.T.

PROPOSED 30'
 SANITARY SEWER
 EASEMENT

P.O.B.
 1/2" IRF

1674.12'

S89°52'39"E
 317.12'

S89°41'39"E
 253.58'

S00°56'03"E
 30.01'

1703.79'

N89°52'39"W
 317.03'

N89°41'39"W
 254.19'

PROPOSED 40'
 TEMPORARY
 CONSTRUCTION
 EASEMENT

25' PIPELINE
 EASEMENT
 TEXAS MIDSTREAM
 GAS SERVICES, L.L.C.
 VOL. 2404, PG. 1820
 D.R.E.C.T.

BEALL CONCRETE ENTERPRISES,
 LTD.
 VOL. 2179, PG. 1153
 D.R.E.C.T.
 (CALLED: 17.500 AC.)

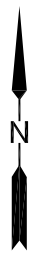
HARPER CATTLE, LLC
 VOL. 2010, PG. 1717
 D.R.E.C.T.
 (CALLED: 196.759 AC.)

WILLIAM GARDNER SURVEY
 ABSTRACT NO. 403 (ELLIS CO.)

JD ELLIS SURVEY
 ABSTRACT NO. 1274 (ELLIS CO.)

WILLIAM GARDNER SURVEY
 ABSTRACT NO. 403 (ELLIS CO.)

JOSEPH LAWRENCE SURVEY
 ABSTRACT NO. 616 (ELLIS CO.)

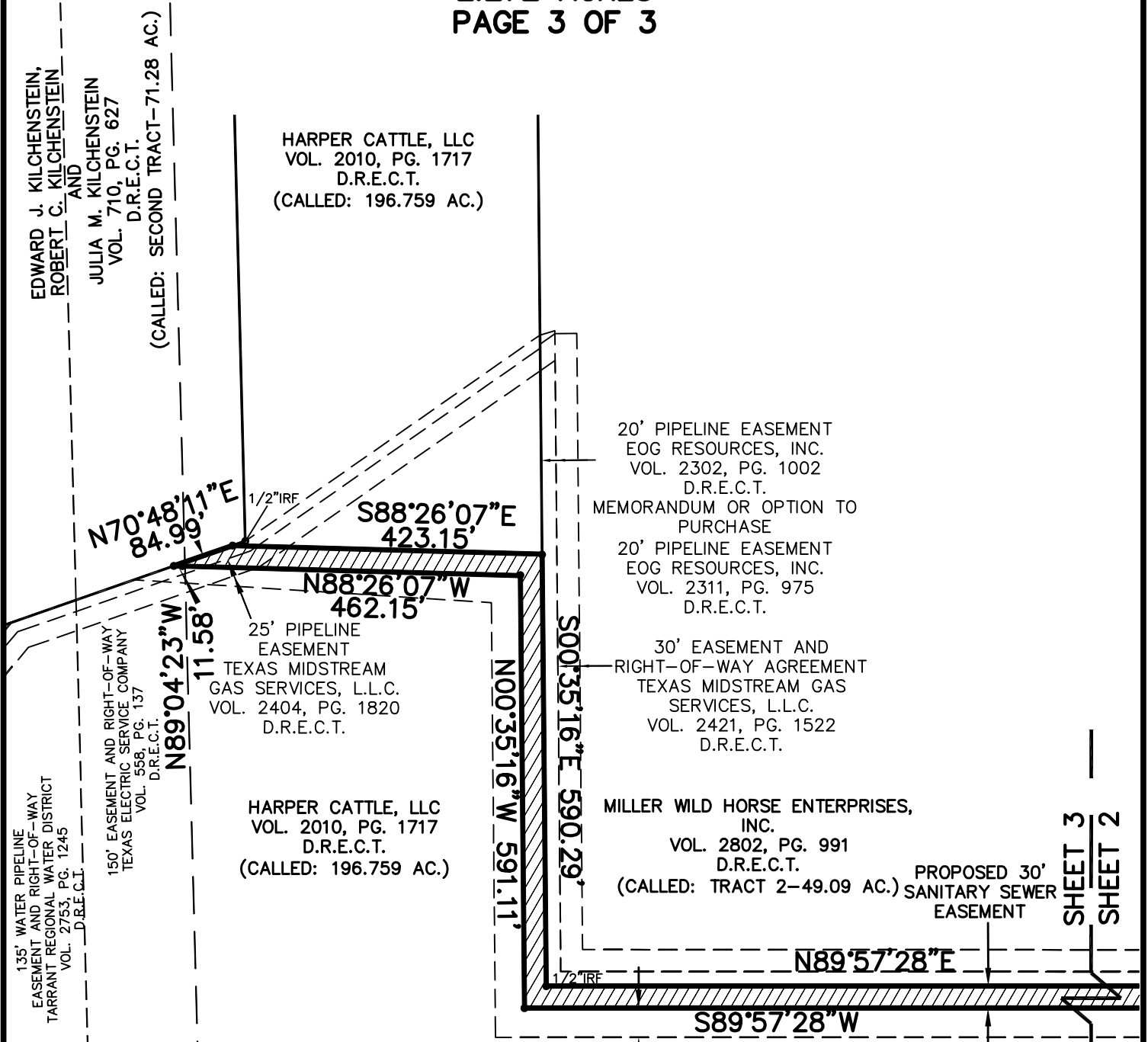


SHEET 3
 SHEET 2

SCALE: 1"=200'	DATE 6-22-16	DRAWN ESB	PROJECT HPC098	16301 QUORUM DRIVE, SUITE 200B ADDISON, TEXAS 75001	
				TBPE No. F-438 TBPLS No. 10076000	

EXHIBIT "A"

**SANITARY SEWER EASEMENT
2.272 ACRES
PAGE 3 OF 3**



LEGEND

- IRF IRON ROD FOUND
- POB POINT OF BEGINNING
- POC POINT OF COMMENCING

E. S. Bacak

EDWARD SCOTT BACAK
R.P.L.S. NO. 6248
JUNE 22, 2016



SCALE: 1"=200'	DATE 6-22-16	DRAWN ESB	PROJECT HPC098	16301 QUORUM DRIVE, SUITE 200B ADDISON, TEXAS 75001	
				TBPE No. F-438 TBPLS No. 10076000	

EXHIBIT "B"
TEMPORARY CONSTRUCTION EASEMENT
2.986 ACRES
PAGE 1 OF 3

LEGAL DESCRIPTION

BEING a tract of land situated in Ellis County, Texas, a part of the William Gardner Survey, Abstract No. 403 and being a part of that called 196.759 acre tract of land described in Deed to Harper Cattle, LLC. recorded in Volume 2010, Page 1717, Deed Records Ellis County, Texas and being more particularly described as follows:

COMMENCING at a one-half inch iron rod found at the northeast corner of said 196.759 acre tract of land;

THENCE South 00 degrees 56 minutes 03 seconds East, 30.01 feet along the east line of said 196.759 acre tract of land to the POINT OF BEGINNING of this easement;

THENCE South 00 degrees 56 minutes 03 seconds East, 40.01 feet along the east line of said 196.759 acre tract of land to a point for corner;

THENCE North 89 degrees 41 minutes 39 seconds West, 255.05 feet to a point for corner;

THENCE North 89 degrees 52 minutes 39 seconds West, 316.84 feet to a point for corner;

THENCE South 89 degrees 57 minutes 28 seconds West, 1,743.35 feet to a point for corner;

THENCE North 00 degrees 35 minutes 16 seconds West, 594.08 feet to a point for corner;

THENCE North 86 degrees 23 minutes 09 seconds West, 489.51 feet to a point in the north line of said 196.759 acre tract of land;

THENCE North 70 degrees 48 minutes 11 seconds East, 57.82 feet along the north line of said 196.759 acre tract of land to a point for corner, to which a one-half inch iron rod found in the northerly line of said 196.759 acre tract of land bears North 70 degrees 48 minutes 11 seconds East, at 103.38 feet;

THENCE South 89 degrees 04 minutes 23 seconds East, 11.58 feet to a point for corner;

THENCE South 88 degrees 26 minutes 07 seconds East, 462.15 feet to a point for corner;

THENCE South 00 degrees 35 minutes 16 seconds East, 591.11 feet to a point for corner;

THENCE North 89 degrees 57 minutes 28 seconds East, 1,703.79 feet to a point for corner;

THENCE South 89 degrees 52 minutes 39 seconds East, 317.03 feet to a point for corner;

THENCE South 89 degrees 41 minutes 39 seconds East, 254.19 feet to the POINT OF BEGINNING and containing 130,054 square feet or 2.986 acres of land.

Basis of Bearing is derived from the Texas WDS RTK Cooperative Network - Texas State Plane Coordinate System, North Central Zone (4202), NAD83.

SCALE:	DATE 6-22-16	DRAWN ESB	PROJECT HPC098	16301 QUORUM DRIVE, SUITE 200B ADDISON, TEXAS 75001	
				TBPE No. F-438 TBPLS No. 10076000	

EXHIBIT "B"

**TEMPORARY CONSTRUCTION EASEMENT
2.986 ACRES
PAGE 2 OF 3**

LEGEND

- IRF **IRON ROD FOUND**
- POB **POINT OF BEGINNING**
- POC **POINT OF COMMENCING**

MILLER WILD HORSE ENTERPRISES,
INC.
VOL. 2802, PG. 991
D.R.E.C.T.
(CALLED: TRACT 2-49.09 AC.)

U.S. HIGHWAY 287
(VARIABLE WIDTH RIGHT-OF-WAY)

30' EASEMENT AND
RIGHT-OF-WAY
AGREEMENT
TEXAS MIDSTREAM
GAS SERVICES, L.L.C.
VOL. 2421, PG. 1522
D.R.E.C.T.

50'X50' VALVE
SITE EASEMENT
TEXAS MIDSTREAM GAS
SERVICES, L.L.C.
VOL. 2421, PG. 1522
D.R.E.C.T.

PROPOSED 30'
SANITARY SEWER
EASEMENT

P.O.C.
1/2" IRF

S00°56'03"E
30.01'

S89°52'39"E
317.03'

S89°41'39"E
254.19'

P.O.B.
S00°56'03"E
40.01'

1703.79'

1743.35'

N89°52'39"W
316.84'

N89°41'39"W
255.05'

PROPOSED 40'
TEMPORARY
CONSTRUCTION
EASEMENT

25' PIPELINE
EASEMENT
TEXAS MIDSTREAM
GAS SERVICES, L.L.C.
VOL. 2404, PG. 1820
D.R.E.C.T.

**BEALL CONCRETE ENTERPRISES,
LTD.**
VOL. 2179, PG. 1153
D.R.E.C.T.
(CALLED: 17.500 AC.)

HARPER CATTLE, LLC
VOL. 2010, PG. 1717
D.R.E.C.T.
(CALLED: 196.759 AC.)

WILLIAM GARDNER SURVEY
ABSTRACT NO. 403 (ELLIS CO.)

JD ELLIS SURVEY
ABSTRACT NO. 1274 (ELLIS CO.)

WILLIAM GARDNER SURVEY
ABSTRACT NO. 403 (ELLIS CO.)

JOSEPH LAWRENCE SURVEY
ABSTRACT NO. 616 (ELLIS CO.)



SCALE:
1"=200'

DATE
6-22-16

DRAWN
ESB

PROJECT
HPC098

16301 QUORUM DRIVE, SUITE 200B
ADDISON, TEXAS 75001

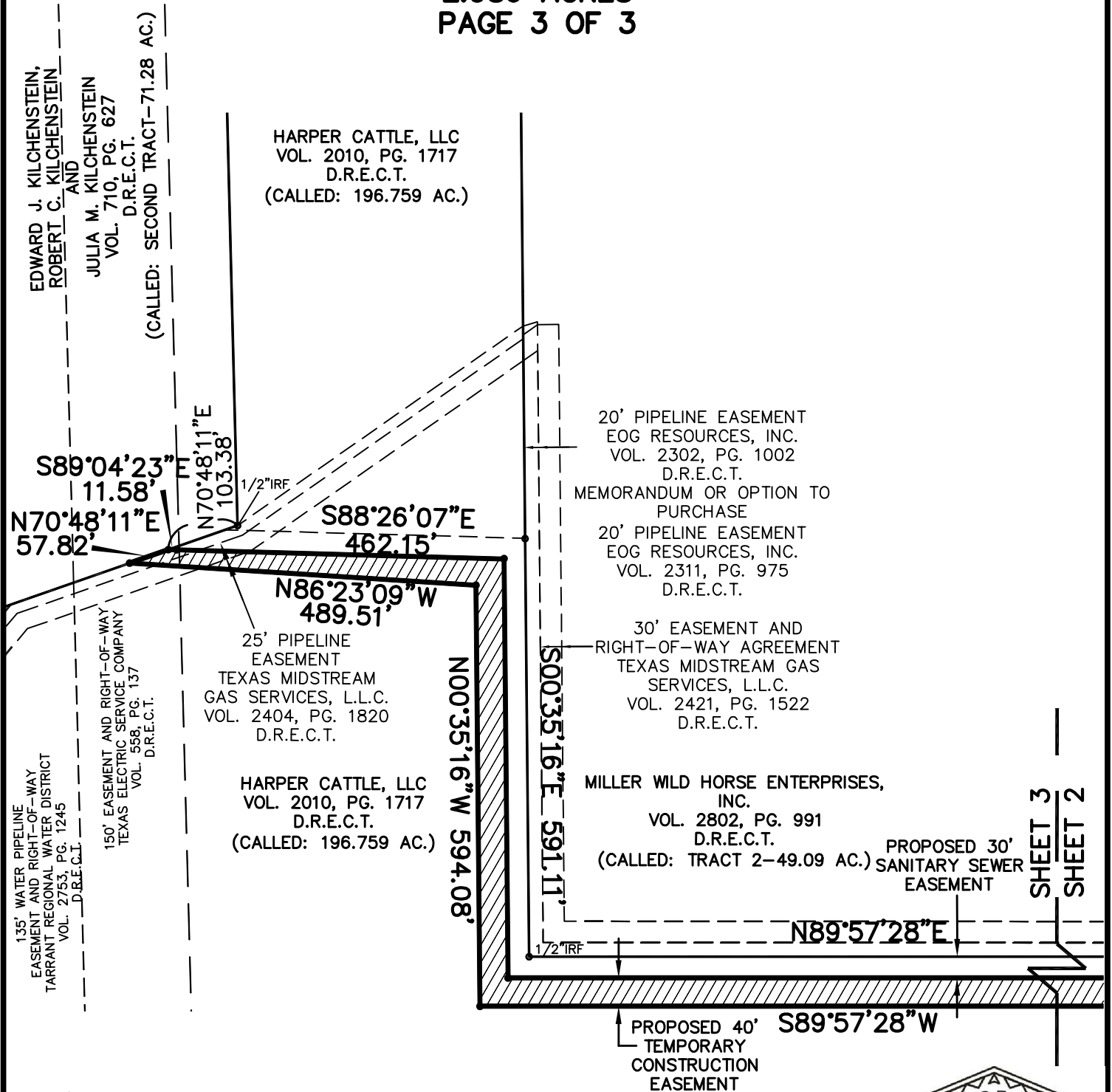
TBPE No. F-438

TBPLS No. 10076000



EXHIBIT "B"

**TEMPORARY CONSTRUCTION EASEMENT
2.986 ACRES
PAGE 3 OF 3**

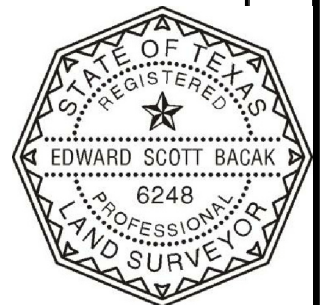


LEGEND

- IRF IRON ROD FOUND
- POB POINT OF BEGINNING
- POC POINT OF COMMENCING

E. S. Bacak

EDWARD SCOTT BACAK
R.P.L.S. NO. 6248
JUNE 22, 2016



SCALE: 1"=200'	DATE 6-22-16	DRAWN ESB	PROJECT HPC098	16301 QUORUM DRIVE, SUITE 200B ADDISON, TEXAS 75001	JBI PARTNERS
				TBPE No. F-438 TBPLS No. 10076000	

EXHIBIT "C"
SANITARY SEWER EASEMENT
2.427 ACRES
PAGE 1 OF 4

LEGAL DESCRIPTION

BEING a tract of land situated in Ellis County, Texas, a part of the William Gardner Survey, Abstract No. 403, being a part of that called 71.28 acre tract of land described in Deed to Robert C. Kilchenstein and Julia M. Kilchenstein recorded in Volume 710, Page 623, Deed Records Ellis County, Texas and being more particularly described as follows:

COMMENCING at a one-half inch iron rod found at the west corner of said 71.28 acre tract of land, said point being in the south line of that called 31.134 acre tract of land described in Deed to Knox Street Partners No. 10, LTD recorded in Volume 2826, Page 915, Deed Records Ellis County, Texas and said point being in the approximate center line of St. Paul Road (County Road No. 511, an unrecorded Right-of-Way);

THENCE South 89 degrees 54 minutes 15 seconds East, 162.19 feet along the northwesterly line of said 71.28 acre tract of land, along the southeasterly line of said 31.134 acre tract of land, and along the approximate center line of St. Paul Road to the POINT OF BEGINNING of this easement;

THENCE South 89 degrees 54 minutes 15 seconds East, 30.00 feet along the northwesterly line of said 71.28 acre tract of land, along the southeasterly line of said 31.134 acre tract of land, and along the approximate center line of St. Paul Road to a point for corner;

THENCE South 00 degrees 25 minutes 28 seconds East, 539.78 feet to a point for corner;

THENCE North 89 degrees 34 minutes 32 seconds East, 247.81 feet to a point for corner;

THENCE South 00 degrees 25 minutes 28 seconds East, 417.66 feet to a point for corner;

THENCE South 45 degrees 25 minutes 30 seconds East, 26.05 feet to a point for corner;

THENCE North 89 degrees 34 minutes 47 seconds East, 1,497.98 feet to a point for corner;

THENCE South 89 degrees 03 minutes 50 seconds East, 719.91 feet to a point for corner;

THENCE South 88 degrees 26 minutes 07 seconds East, 67.90 feet to a point in the northeasterly line of said 71.28 acre tract of land to which a one-half inch iron rod found for the southeast corner of said 71.28 acre tract of land bears North 70 degrees 48 minutes 11 seconds East, at 18.38 feet;

THENCE South 70 degrees 48 minutes 11 seconds West, 84.99 feet along the southerly line of said 71.28 acre tract of to a point for corner;

SCALE:	DATE 6-22-16	DRAWN ESB	PROJECT HPC098	16301 QUORUM DRIVE, SUITE 200B ADDISON, TEXAS 75001 TBPE No. F-438 TBPLS No. 10076000	
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EXHIBIT "C"
SANITARY SEWER EASEMENT
2.427 ACRES
PAGE 2 OF 4

THENCE North 89 degrees 03 minutes 50 seconds West, 707.65 feet to a point for corner;

THENCE South 89 degrees 34 minutes 47 seconds West, 1,546.04 feet to a point for corner;

THENCE North 00 degrees 25 minutes 28 seconds West, 436.07 feet to a point for corner;

THENCE South 89 degrees 34 minutes 32 seconds West, 247.81 feet to a point for corner;

THENCE North 00 degrees 25 minutes 28 seconds West, 570.05 feet to the POINT OF BEGINNING and containing 105,706 square feet or 2.427 acres of land.

Basis of Bearing is derived from the Texas WDS RTK Cooperative Network - Texas State Plane Coordinate System, North Central Zone (4202), NAD83.

SCALE:	DATE 6-22-16	DRAWN ESB	PROJECT HPC098	16301 QUORUM DRIVE, SUITE 200B ADDISON, TEXAS 75001 TBPE No. F-438 TBPLS No. 10076000	
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EXHIBIT "C"

**SANITARY SEWER EASEMENT
2.427 ACRES
PAGE 3 OF 4**

KNOX STREET PARTNERS NO. 10,
LTD.
VOL. 2826, PG. 915
D.R.E.C.T.
DOC. NO. 2015-6605
D.R.J.C.T.
(CALLED: 31.134 AC.)

ROBERT C. KILCHENSTEIN ETAL
VOL. 1219, PG. 692
D.R.E.C.T.
VOL. 1940, PG. 560
D.R.J.C.T.
(CALLED: 107.91 AC.)

LEGEND

IRF IRON ROD FOUND
POB POINT OF BEGINNING
POC POINT OF COMMENCING

P.O.C.
1/2" IRF

P.O.B.

S89°54'15"E
162.19'

S89°54'15"E
30.00'

BF HOWARD SURVEY
ABSTRACT NO. 513 (ELLIS CO.)

C.R. 511 / ST. PAUL ROAD
(UNRECORDED RIGHT-OF-WAY)

"MAG" NAIL SET APPROXIMATE SURVEY LINE
WILLIAM GARDNER SURVEY
ABSTRACT NO. 403 (ELLIS CO.)

ROBERT C. KILCHENSTEIN
AND
JULIA M. KILCHENSTEIN
VOL. 710, PG. 623
D.R.E.C.T.
(CALLED: SECOND TRACT-71.28 AC.)

30' EASEMENT AND
RIGHT-OF-WAY
AGREEMENT
TEXAS MIDSTREAM GAS
SERVICES, L.L.C.
VOL. 2454, PG. 1896
D.R.E.C.T.
30' PIPELINE
EASEMENT
EOG RESOURCES,
INC.
VOL. 3838, PG. 677
D.R.J.C.T.

McCALLY FAMILY REVOCABLE TRUST
VOL. 2669, PG. 1356
D.R.E.C.T.
(CALLED: 49.74 ACRES)

N00°25'28"W 570.05'

S00°25'28"E 539.78'

N89°34'32"E
247.81'

S89°34'32"W
247.81'

N00°25'28"W 436.07'

S00°25'28"E 417.66'

PROPOSED 30'
SANITARY SEWER
EASEMENT

PROPOSED
TEMPORARY
CONSTRUCTION
EASEMENT

S45°25'30"E
26.05'

N89°34'47"E

1497.98'

S89°34'47"W

1546.04'

PROPOSED
TEMPORARY
CONSTRUCTION
EASEMENT

ROBERT C. KILCHENSTEIN
AND
JULIA M. KILCHENSTEIN
VOL. 710, PG. 623
D.R.E.C.T.
(CALLED: FIRST TRACT-108 AC.)

SHEET 3
SHEET 4



SCALE:
1"=200'

DATE
6-22-16

DRAWN
ESB

PROJECT
HPC098

16301 QUORUM DRIVE, SUITE 200B
ADDISON, TEXAS 75001

TBPE No. F-438

TBPLS No. 10076000



EXHIBIT "C"
SANITARY SEWER EASEMENT
2.427 ACRES
PAGE 4 OF 4

ROBERT C. KILCHENSTEIN
 AND
 JULIA M. KILCHENSTEIN
 VOL. 710, PG. 623
 D.R.E.C.T.

(CALLED: SECOND TRACT-71.28 AC.)

150' EASEMENT AND
 RIGHT-OF-WAY
 TEXAS ELECTRIC
 SERVICE CO.
 VOL. 558, PG. 133
 D.R.E.C.T.

135' WATER PIPELINE
 EASEMENT AND
 RIGHT-OF-WAY
 TARRANT REGIONAL
 WATER DISTRICT
 VOL. 2763, PG. 617
 D.R.E.C.T.

(CEMETERY)
 TRUSTEES MOUNTAIN
 CREEK SCHOOL COMMUNITY
 VOL. 27, PG. 266

HARPER CATTLE, LLC
 VOL. 2010, PG. 1717
 D.R.E.C.T.
 (CALLED: 196.759 AC.)

SHEET 3
 SHEET 4

PROPOSED
 TEMPORARY
 CONSTRUCTION
 EASEMENT

S88°26'07"E
 67.90'

S89°03'50"E 719.91'

1/2" IRF
 S70°48'11"W
 84.99'

PROPOSED 30'
 SANITARY SEWER
 EASEMENT
 PROPOSED
 TEMPORARY
 CONSTRUCTION
 EASEMENT

N89°03'50"W 707.65'

25' PIPELINE
 EASEMENT
 TEXAS MIDSTREAM
 GAS SERVICES, L.L.C.
 VOL. 2404, PG. 1820
 D.R.E.C.T.

15' PIPELINE EASEMENT
 EOG RESOURCES, INC.
 VOL. 2323, PG. 2412
 VOL. 2311, PG. 981
 D.R.E.C.T.

HARPER CATTLE, LLC
 VOL. 2010, PG. 1717
 D.R.E.C.T.
 (CALLED: 196.759 AC.)

HARPER CATTLE, LLC
 VOL. 2010, PG. 1717
 D.R.E.C.T.
 (CALLED: 196.759 AC.)



LEGEND

- IRF IRON ROD FOUND
- POB POINT OF BEGINNING
- POC POINT OF COMMENCING

ES Bacak

EDWARD SCOTT BACAK
 R.P.L.S. NO. 6248
 Revised: August 25, 2016



SCALE: 1"=200'	DATE 6-22-16	DRAWN ESB	PROJECT HPC098	16301 QUORUM DRIVE, SUITE 200B ADDISON, TEXAS 75001	
				TBPE No. F-438 TBPLS No. 10076000	

EXHIBIT "D"
ACCESS EASEMENT
1.154 ACRES
PAGE 1 OF 3

LEGAL DESCRIPTION

BEING a tract of land situated in Ellis County, Texas, a part of the William Gardner Survey, Abstract No. 403, being a part of that called 71.28 acre tract of land described in Deed to Robert C. Kilchenstein and Julia M. Kilchenstein recorded in Volume 710, Page 623, Deed Records Ellis County, Texas and being more particularly described as follows:

COMMENCING at a one-half inch iron rod found at the west corner of said 71.28 acre tract of land, said point being in the south line of that called 31.134 acre tract of land described in Deed to Knox Street Partners No. 10, LTD recorded in Volume 2826, Page 915, Deed Records Ellis County, Texas and said point being in the approximate center line of St. Paul Road (County Road No. 511, an unrecorded Right-of-Way), to which a one-half inch iron rod found at the northeast corner of said 71.28 acre tract of land bears South 89 degrees 54 minutes 15 seconds East, at 2,742.94 feet;

THENCE South 89 degrees 54 minutes 15 seconds East, 58.50 feet along the northwesterly line of said 71.28 acre tract of land, along the southeasterly line of said 31.134 acre tract of land, and along the approximate center line of St. Paul Road to the POINT OF BEGINNING of this easement;

THENCE South 89 degrees 54 minutes 15 seconds East, 120.94 feet along the northwesterly line of said 71.28 acre tract of land, along the southeasterly line of said 31.134 acre tract of land, and along the approximate center line of St. Paul Road to a point for corner;

THENCE South 05 degrees 18 minutes 15 seconds West, 19.77 feet to a point for corner;

THENCE South 39 degrees 46 minutes 19 seconds West, 76.14 feet to a point for corner;

THENCE South 19 degrees 56 minutes 50 seconds West, 113.93 feet to a point for corner;

THENCE South 00 degrees 30 minutes 34 seconds East, 335.25 feet to a point for corner;

THENCE South 45 degrees 28 minutes 01 seconds East, 28.31 feet to a point for corner;

THENCE North 89 degrees 34 minutes 32 seconds East, 330.82 feet to a point for corner;

THENCE South 00 degrees 25 minutes 28 seconds East, 417.66 feet to a point for corner;

THENCE South 45 degrees 25 minutes 30 seconds East, 11.90 feet to a point for corner;

THENCE North 89 degrees 34 minutes 47 seconds East, 84.40 feet to a one-half inch iron rod with yellow cap stamped "JBI" set corner;

SCALE:	DATE 6-27-16	DRAWN ESB	PROJECT HPC098	16301 QUORUM DRIVE, SUITE 200B ADDISON, TEXAS 75001 TBPE No. F-438 TBPLS No. 10076000	
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EXHIBIT "D"
ACCESS EASEMENT
1.154 ACRES
PAGE 2 OF 3

THENCE South 00 degrees 25 minutes 14 seconds East, 50.00 feet to a one-half inch iron rod with yellow cap stamped "JBI" set for corner;

THENCE South 89 degrees 34 minutes 32 seconds West, 122.81 feet to a point for corner;

THENCE North 00 degrees 25 minutes 28 seconds West, 426.08 feet to a point for corner;

THENCE North 45 degrees 25 minutes 28 seconds West, 28.28 feet to a point for corner;

THENCE South 89 degrees 34 minutes 32 seconds West, 330.77 feet to a point for corner;

THENCE North 00 degrees 30 minutes 34 seconds West, 390.62 feet to a point for corner;

THENCE North 19 degrees 56 minutes 50 seconds East, 99.42 feet to a point for corner;

THENCE North 14 degrees 29 minutes 51 seconds West, 63.47 feet to a point for corner;

THENCE North 37 degrees 28 minutes 14 seconds West, 32.08 feet to the POINT OF BEGINNING and containing 50,255 square feet or 1.154 acres of land.

Basis of Bearing is derived from the Texas WDS RTK Cooperative Network - Texas State Plane Coordinate System, North Central Zone (4202), NAD83.

SCALE:	DATE 6-27-16	DRAWN ESB	PROJECT HPC098	16301 QUORUM DRIVE, SUITE 200B ADDISON, TEXAS 75001	
				TBPE No. F-438 TBPLS No. 10076000	

EXHIBIT "D"

ACCESS EASEMENT
1.154 ACRES
PAGE 3 OF 3

KNOX STREET PARTNERS NO. 10,
LTD.

VOL. 2826, PG. 915

D.R.E.C.T.

DOC. NO. 2015-6605

D.R.J.C.T.

(CALLED: 31.134 AC.)

S89°54'15"E

58.50'

P.O.C.

1/2" IRF

P.O.B.

S89°54'15"E

120.94'

ROBERT C. KILCHENSTEIN ETAL

VOL. 1219, PG. 692

D.R.E.C.T.

VOL. 1940, PG. 560

D.R.J.C.T.

(CALLED: 107.91 AC.)

BF HOWARD SURVEY

ABSTRACT NO. 513 (ELLIS CO.)

C.R. 511 / ST. PAUL ROAD

(UNRECORDED RIGHT-OF-WAY)

LEGEND

IRF IRON ROD FOUND

POB POINT OF BEGINNING

POC POINT OF COMMENCING

"MAG" NAIL SET

APPROXIMATE SURVEY LINE

WILLIAM GARDNER SURVEY
ABSTRACT NO. 403 (ELLIS CO.)

N37°28'14"W

32.08'

N14°29'51"W

63.47'

N19°56'50"E

99.42'

30' EASEMENT AND
RIGHT-OF-WAY
AGREEMENT

TEXAS MIDSTREAM GAS
SERVICES, L.L.C.

VOL. 2454, PG. 1896

D.R.E.C.T.

30' PIPELINE
EASEMENT

EOG RESOURCES,
INC.

VOL. 3838, PG. 677

D.R.J.C.T.

McCally Family Revocable Trust
VOL. 2669, PG. 1356
D.R.E.C.T.
(CALLED: 49.74 ACRES)

S05°18'15"W

19.77'

S39°46'19"W

76.14'

S19°56'50"W

113.93'

ROBERT C. KILCHENSTEIN
AND

JULIA M. KILCHENSTEIN

VOL. 710, PG. 623

D.R.E.C.T.

(CALLED: SECOND TRACT-71.28 AC.)

ES Bacak

EDWARD SCOTT BACAK

R.P.L.S. NO. 6248

Revised: September 8, 2016

S45°28'01"E

28.31'

N89°34'32"E

330.82'

S89°34'32"W

330.77'

N45°25'28"W

28.28'

S00°25'28"E

417.66'

S00°25'28"W

426.08'

S45°25'30"E

11.90'

N89°34'47"E

84.40'

PROPOSED 30'
SANITARY SEWER
EASEMENT

PROPOSED
TEMPORARY
CONSTRUCTION
EASEMENT

S00°25'14"E

50.00'

S89°34'32"W

122.81'

METER STATION
(2,500 S.F.)

PROPOSED
TEMPORARY
CONSTRUCTION
EASEMENT

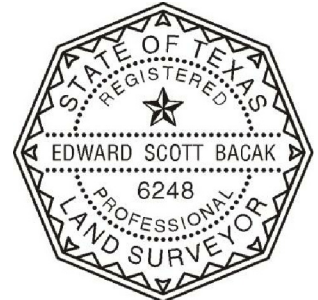
ROBERT C. KILCHENSTEIN
AND

JULIA M. KILCHENSTEIN

VOL. 710, PG. 623

D.R.E.C.T.

(CALLED: FIRST TRACT-108 AC.)



SCALE:
1"=200'

DATE
6-27-16

DRAWN
ESB

PROJECT
HPC098

16301 QUORUM DRIVE, SUITE 200B

ADDISON, TEXAS 75001

TBPE No. F-438

TBPLS No. 10076000



EXHIBIT "E"
DRAINAGE EASEMENT
0.365 ACRES
PAGE 1 OF 2

LEGAL DESCRIPTION

BEING a tract of land situated in Ellis County, Texas, a part of the William Gardner Survey, Abstract No. 403, being a part of that called 71.28 acre tract of land described in Deed to Robert C. Kilchenstein and Julia M. Kilchenstein recorded in Volume 710, Page 623, Deed Records Ellis County, Texas and being more particularly described as follows:

COMMENCING at a one-half inch iron rod found at the west corner of said 71.28 acre tract of land, said point being in the south line of that called 31.134 acre tract of land described in Deed to Knox Street Partners No. 10, LTD recorded in Volume 2826, Page 915, Deed Records Ellis County, Texas and said point being in the approximate center line of St. Paul Road (County Road No. 511, an unrecorded Right-of-Way), to which a one-half inch iron rod found at the northeast corner of said 71.28 acre tract of land bears South 89 degrees 54 minutes 15 seconds East, at 2,742.94 feet;

THENCE South 89 degrees 54 minutes 15 seconds East, 179.44 feet along the northwesterly line of said 71.28 acre tract of land, along the southeasterly line of said 31.134 acre tract of land, and along the approximate center line of St. Paul Road to the POINT OF BEGINNING of this easement;

THENCE South 89 degrees 54 minutes 15 seconds East, 78.61 feet along the northwesterly line of said 71.28 acre tract of land, along the southeasterly line of said 31.134 acre tract of land, and along the approximate center line of St. Paul Road to a point for corner;

THENCE South 00 degrees 05 minutes 45 seconds West, 135.12 feet to a point for corner;

THENCE West, 154.94 feet to a point for corner;

THENCE North 19 degrees 56 minutes 50 seconds East, 48.63 feet to a point for corner;

THENCE North 39 degrees 46 minutes 19 seconds East, 90.89 feet to a point for corner;

THENCE North 05 degrees 18 minutes 15 seconds East, 19.77 feet to the POINT OF BEGINNING and containing 15,908 square feet or 0.365 acres of land.

Basis of Bearing is derived from the Texas WDS RTK Cooperative Network - Texas State Plane Coordinate System, North Central Zone (4202), NAD83.

SCALE:	DATE 6-27-16	DRAWN ESB	PROJECT HPC098	16301 QUORUM DRIVE, SUITE 200B ADDISON, TEXAS 75001 TBPE No. F-438 TBPLS No. 10076000	
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EXHIBIT "E"
DRAINAGE EASEMENT
0.365 ACRES
PAGE 2 OF 2

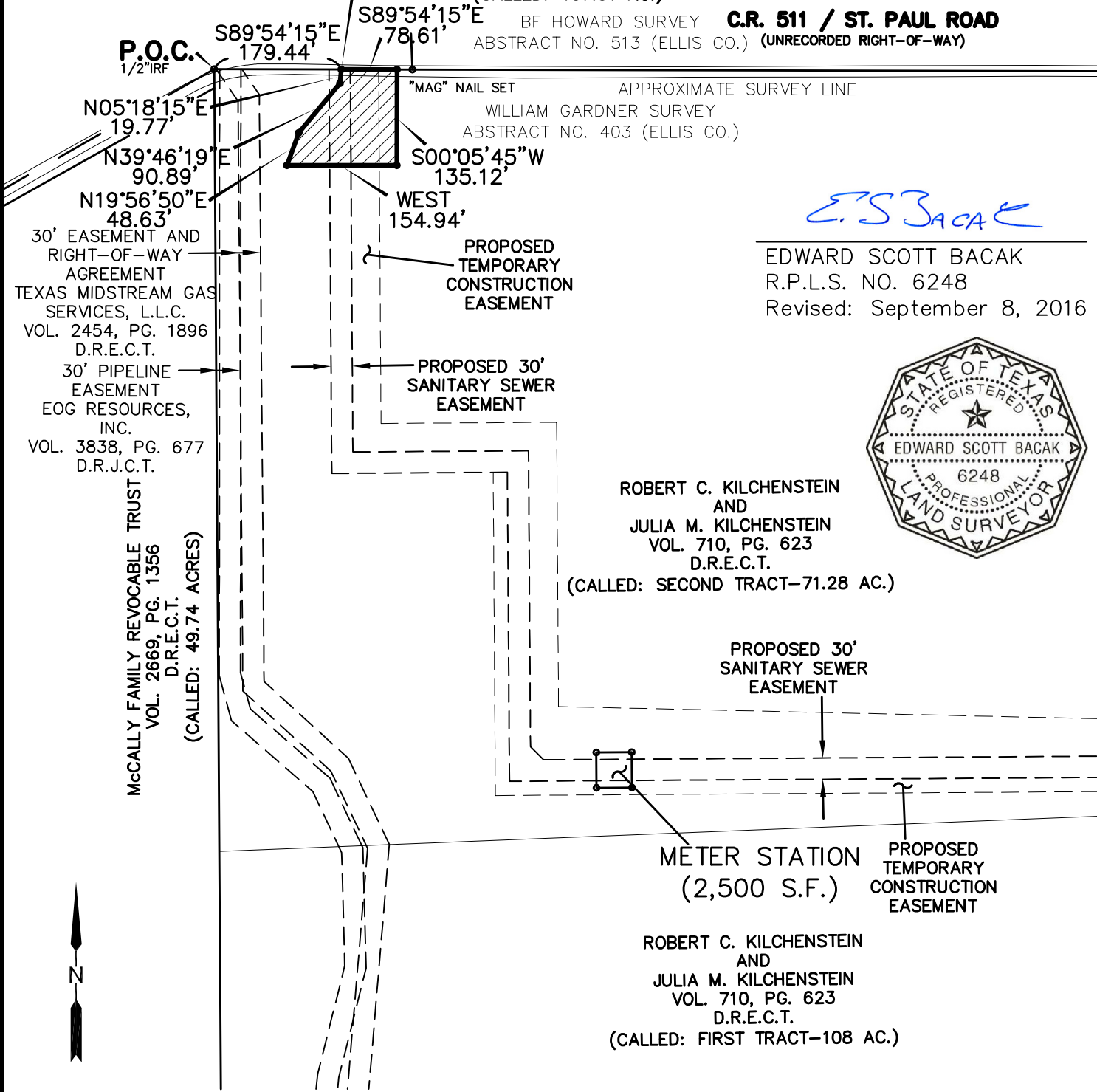
KNOX STREET PARTNERS NO. 10,
 LTD.
 VOL. 2826, PG. 915
 D.R.E.C.T.
 DOC. NO. 2015-6605
 D.R.J.C.T.
 (CALLED: 31.134 AC.)

ROBERT C. KILCHENSTEIN ETAL
 VOL. 1219, PG. 692
 D.R.E.C.T.
 VOL. 1940, PG. 560
 D.R.J.C.T.
 (CALLED: 107.91 AC.)

LEGEND

IRF IRON ROD FOUND
 POB POINT OF BEGINNING
 POC POINT OF COMMENCING

BF HOWARD SURVEY C.R. 511 / ST. PAUL ROAD
 ABSTRACT NO. 513 (ELLIS CO.) (UNRECORDED RIGHT-OF-WAY)



ES Bacak

EDWARD SCOTT BACAK
 R.P.L.S. NO. 6248
 Revised: September 8, 2016



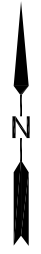
30' EASEMENT AND
 RIGHT-OF-WAY
 AGREEMENT
 TEXAS MIDSTREAM GAS
 SERVICES, L.L.C.
 VOL. 2454, PG. 1896
 D.R.E.C.T.
 30' PIPELINE
 EASEMENT
 EOG RESOURCES,
 INC.
 VOL. 3838, PG. 677
 D.R.J.C.T.

MCCALLY FAMILY REVOCABLE TRUST
 VOL. 2669, PG. 1356
 D.R.E.C.T.
 (CALLED: 49.74 ACRES)

ROBERT C. KILCHENSTEIN
 AND
 JULIA M. KILCHENSTEIN
 VOL. 710, PG. 623
 D.R.E.C.T.
 (CALLED: SECOND TRACT-71.28 AC.)

PROPOSED 30'
 SANITARY SEWER
 EASEMENT

ROBERT C. KILCHENSTEIN
 AND
 JULIA M. KILCHENSTEIN
 VOL. 710, PG. 623
 D.R.E.C.T.
 (CALLED: FIRST TRACT-108 AC.)



SCALE: 1"=200'	DATE 6-27-16	DRAWN ESB	PROJECT HPC098	16301 QUORUM DRIVE, SUITE 200B ADDISON, TEXAS 75001	
				TBPE No. F-438 TBPLS No. 10076000	

EXHIBIT "F"
UTILITY EASEMENT
0.913 ACRES
PAGE 1 OF 3

LEGAL DESCRIPTION

BEING a tract of land situated in Ellis County, Texas, a part of the William Gardner Survey, Abstract No. 403, being a part of that called 71.28 acre tract of land described in Deed to Robert C. Kilchenstein and Julia M. Kilchenstein recorded in Volume 710, Page 623, Deed Records Ellis County, Texas and being more particularly described as follows:

COMMENCING at a one-half inch iron rod found at the west corner of said 71.28 acre tract of land, said point being in the south line of that called 31.134 acre tract of land described in Deed to Knox Street Partners No. 10, LTD recorded in Volume 2826, Page 915, Deed Records Ellis County, Texas and said point being in the approximate center line of St. Paul Road (County Road No. 511, an unrecorded Right-of-Way), to which a one-half inch iron rod found at the northeast corner of said 71.28 acre tract of land bears South 89 degrees 54 minutes 15 seconds East, at 2,742.94 feet;

THENCE South 89 degrees 54 minutes 15 seconds East, 192.20 feet along the northwesterly line of said 71.28 acre tract of land, along the southeasterly line of said 31.134 acre tract of land, and along the approximate center line of St. Paul Road to the POINT OF BEGINNING of this easement;

THENCE South 89 degrees 54 minutes 15 seconds East, 30.00 feet along the northwesterly line of said 71.28 acre tract of land, along the southeasterly line of said 31.134 acre tract of land, and along the approximate center line of St. Paul Road to a point for corner;

THENCE South 00 degrees 25 minutes 28 seconds East, 509.50 feet to a point for corner;

THENCE North 89 degrees 34 minutes 32 seconds East, 247.81 feet to a point for corner;

THENCE South 00 degrees 25 minutes 28 seconds East, 426.08 feet to a point for corner;

THENCE North 89 degrees 34 minutes 47 seconds East, 112.82 feet to a point for corner;

THENCE South 00 degrees 25 minutes 14 seconds East, 30.00 feet to a point for corner;

THENCE South 89 degrees 34 minutes 47 seconds West, 134.40 feet to a point for corner;

THENCE North 45 degrees 25 minutes 30 seconds West, 11.90 feet to a point for corner;

SCALE:	DATE 6-27-16	DRAWN ESB	PROJECT HPC098	16301 QUORUM DRIVE, SUITE 200B ADDISON, TEXAS 75001	
				TBPE No. F-438 TBPLS No. 10076000	

EXHIBIT "F"
UTILITY EASEMENT
0.913 ACRES
PAGE 2 OF 3

THENCE North 00 degrees 25 minutes 28 seconds West, 417.66 feet to a point for corner;

THENCE South 89 degrees 34 minutes 32 seconds West, 247.81 feet to a point for corner;

THENCE North 00 degrees 25 minutes 28 seconds West, 539.78 feet to the POINT OF BEGINNING and containing 39,755 square feet or 0.913 acres of land.

Basis of Bearing is derived from the Texas WDS RTK Cooperative Network - Texas State Plane Coordinate System, North Central Zone (4202), NAD83.

SCALE:	DATE 6-27-16	DRAWN ESB	PROJECT HPC098	16301 QUORUM DRIVE, SUITE 200B ADDISON, TEXAS 75001	
				TBPE No. F-438 TBPLS No. 10076000	

EXHIBIT "F"
UTILITY EASEMENT
0.913 ACRES
PAGE 3 OF 3

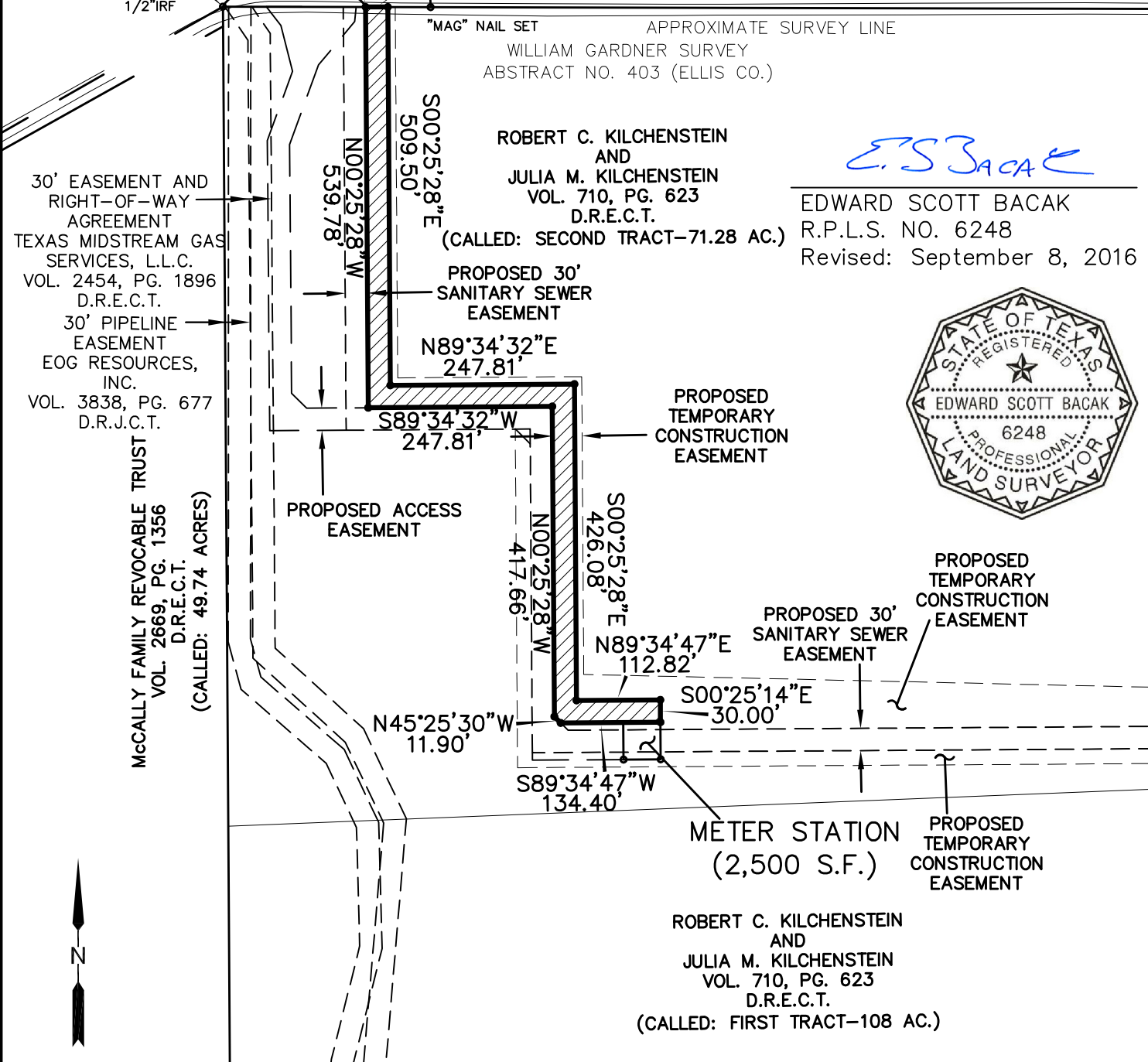
KNOX STREET PARTNERS NO. 10,
 LTD.
 VOL. 2826, PG. 915
 D.R.E.C.T.
 DOC. NO. 2015-6605
 D.R.J.C.T.
 (CALLED: 31.134 AC.)

ROBERT C. KILCHENSTEIN ETAL
 VOL. 1219, PG. 692
 D.R.E.C.T.
 VOL. 1940, PG. 560
 D.R.J.C.T.
 (CALLED: 107.91 AC.)

LEGEND

- IRF IRON ROD FOUND
- POB POINT OF BEGINNING
- POC POINT OF COMMENCING

BF HOWARD SURVEY
 ABSTRACT NO. 513 (ELLIS CO.) **C.R. 511 / ST. PAUL ROAD**
 (UNRECORDED RIGHT-OF-WAY)



ES Bacak

EDWARD SCOTT BACAK
 R.P.L.S. NO. 6248
 Revised: September 8, 2016



30' EASEMENT AND
 RIGHT-OF-WAY
 AGREEMENT
 TEXAS MIDSTREAM GAS
 SERVICES, L.L.C.
 VOL. 2454, PG. 1896
 D.R.E.C.T.
 30' PIPELINE
 EASEMENT
 EOG RESOURCES,
 INC.
 VOL. 3838, PG. 677
 D.R.J.C.T.

MCCALLY FAMILY REVOCABLE TRUST
 VOL. 2669, PG. 1356
 D.R.E.C.T.
 (CALLED: 49.74 ACRES)

SCALE: 1"=200'	DATE 6-27-16	DRAWN ESB	PROJECT HPC098	16301 QUORUM DRIVE, SUITE 200B ADDISON, TEXAS 75001	
				TBPE No. F-438 TBPLS No. 10076000	

EXHIBIT "G"
TEMPORARY CONSTRUCTION EASEMENT
5.101 ACRES
PAGE 1 OF 6

LEGAL DESCRIPTION - TRACT 1

BEING a tract of land situated in Ellis County, Texas, a part of the William Gardner Survey, Abstract No. 403, being a part of that called 71.28 acre tract of land described in Deed to Robert C. Kilchenstein and Julia M. Kilchenstein recorded in Volume 710, Page 623, Deed Records Ellis County, Texas and being more particularly described as follows:

COMMENCING at a one-half inch iron rod found at the west corner of said 71.28 acre tract of land, said point being in the south line of that called 31.134 acre tract of land described in Deed to Knox Street Partners No. 10, LTD recorded in Volume 2826, Page 915, Deed Records Ellis County, Texas and said point being in the approximate center line of St. Paul Road (County Road No. 511, an unrecorded Right-of-Way);

THENCE South 89 degrees 54 minutes 15 seconds East, 192.19 feet along the northwesterly line of said 71.28 acre tract of land, along the southeasterly line of said 31.134 acre tract of land, and along the approximate center line of St. Paul Road to the POINT OF BEGINNING of this easement;

THENCE South 89 degrees 54 minutes 15 seconds East, 40.00 feet along the northwesterly line of said 71.28 acre tract of land, along the southeasterly line of said 31.134 acre tract of land, and along the approximate center line of St. Paul Road to a point for corner;

THENCE South 00 degrees 25 minutes 28 seconds East, 499.41 feet to a point for corner;

THENCE North 89 degrees 34 minutes 32 seconds East, 247.81 feet to a point for corner;

THENCE South 00 degrees 25 minutes 28 seconds East, 401.08 feet to a point for corner;

THENCE South 88 degrees 45 minutes 14 seconds East, 1,200.51 feet to a point for corner;

THENCE North 89 degrees 34 minutes 32 seconds East, 996.15 feet to a point for corner;

THENCE South 86 degrees 23 minutes 09 seconds East, 84.53 feet to a point in the east line of said 71.28 acre tract of land;

THENCE South 01 degrees 30 minutes 13 seconds East, 47.69 feet to a one-half inch iron rod found at the southeast corner of said 71.28 acre tract of land;

THENCE South 70 degrees 48 minutes 11 seconds West, 18.38 feet along the southerly line of said 71.28 acre tract of to a point for corner;

THENCE North 88 degrees 26 minutes 07 seconds West, 67.90 feet to a point for corner;

SCALE:	DATE 6-22-16	DRAWN ESB	PROJECT HPC098	16301 QUORUM DRIVE, SUITE 200B ADDISON, TEXAS 75001 TBPE No. F-438 TBPLS No. 10076000	
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EXHIBIT "G"
TEMPORARY CONSTRUCTION EASEMENT
5.101 ACRES
PAGE 2 OF 6

THENCE North 89 degrees 03 minutes 50 seconds West, 719.91 feet to a point for corner;

THENCE South 89 degrees 34 minutes 47 seconds West, 1,497.98 feet to a point for corner;

THENCE North 45 degrees 25 minutes 30 seconds West, 26.05 feet to a point for corner;

THENCE North 00 degrees 25 minutes 28 seconds West, 417.66 feet to a point for corner;

THENCE South 89 degrees 34 minutes 32 seconds West, 247.81 feet to a point for corner;

THENCE North 00 degrees 25 minutes 28 seconds West, 539.78 feet to the POINT OF BEGINNING and containing 168,591 square feet or 3.870 acres of land.

Basis of Bearing is derived from the Texas WDS RTK Cooperative Network - Texas State Plane Coordinate System, North Central Zone (4202), NAD83.

SCALE:	DATE 6-22-16	DRAWN ESB	PROJECT HPC098	16301 QUORUM DRIVE, SUITE 200B ADDISON, TEXAS 75001	
				TBPE No. F-438 TBPLS No. 10076000	

EXHIBIT "G"
TEMPORARY CONSTRUCTION EASEMENT
5.101 ACRES
PAGE 3 OF 6

LEGAL DESCRIPTION - TRACT 2

BEING a tract of land situated in Ellis County, Texas, a part of the William Gardner Survey, Abstract No. 403, being a part of that called 71.28 acre tract of land described in Deed to Robert C. Kilchenstein and Julia M. Kilchenstein recorded in Volume 710, Page 623, Deed Records Ellis County, Texas and being more particularly described as follows:

COMMENCING at a one-half inch iron rod found at the west corner of said 71.28 acre tract of land, said point being in the south line of that called 31.134 acre tract of land described in Deed to Knox Street Partners No. 10, LTD recorded in Volume 2826, Page 915, Deed Records Ellis County, Texas and said point being in the approximate center line of St. Paul Road (County Road No. 511, an unrecorded Right-of-Way);

THENCE South 89 degrees 54 minutes 15 seconds East, 162.19 feet along the northwesterly line of said 71.28 acre tract of land, along the southeasterly line of said 31.134 acre tract of land, and along the approximate center line of St. Paul Road to a point for corner;

THENCE South 00 degrees 25 minutes 28 seconds East, 570.05 feet to a point for corner;

THENCE North 89 degrees 34 minutes 32 seconds East, 227.81 feet to the POINT OF BEGINNING of this easement;

THENCE North 89 degrees 34 minutes 32 seconds East, 20.00 feet to a point for corner;

THENCE South 00 degrees 25 minutes 28 seconds East, 436.07 feet to a point for corner;

THENCE North 89 degrees 34 minutes 47 seconds East, 1,546.04 feet to a point for corner;

THENCE South 89 degrees 03 minutes 50 seconds East, 707.65 feet to a point in the northeasterly line of said 71.28 acre tract of land to which a one-half inch iron rod found for the southeast corner of said 71.28 acre tract of land bears North 70 degrees 48 minutes 11 seconds East, at 103.38 feet;

SCALE:	DATE 6-22-16	DRAWN ESB	PROJECT HPC098	16301 QUORUM DRIVE, SUITE 200B ADDISON, TEXAS 75001	
				TBPE No. F-438 TBPLS No. 10076000	

EXHIBIT "G"
TEMPORARY CONSTRUCTION EASEMENT
5.101 ACRES
PAGE 4 OF 6

THENCE South 70 degrees 48 minutes 11 seconds West, 57.82 feet along the southerly line of said 71.28 acre tract of to a point for corner;

THENCE North 89 degrees 04 minutes 22 seconds West, 653.12 feet to a point for corner;

THENCE South 89 degrees 34 minutes 47 seconds West, 1,565.81 feet to a point for corner;

THENCE North 00 degrees 25 minutes 28 seconds West, 456.07 feet to the POINT OF BEGINNING and containing 53,613 square feet or 1.231 acres of land.

Basis of Bearing is derived from the Texas WDS RTK Cooperative Network - Texas State Plane Coordinate System, North Central Zone (4202), NAD83.

SCALE:	DATE 6-22-16	DRAWN ESB	PROJECT HPC098	16301 QUORUM DRIVE, SUITE 200B ADDISON, TEXAS 75001	
				TBPE No. F-438 TBPLS No. 10076000	

EXHIBIT "G"

**TEMPORARY CONSTRUCTION EASEMENT
5.101 ACRES
PAGE 5 OF 6**

KNOX STREET PARTNERS NO. 10,
LTD.
VOL. 2826, PG. 915 **P.O.B.**
D.R.E.C.T. **TRACT 1**
DOC. NO. 2015-6605
D.R.J.C.T.
(CALLED: 31.134 AC.)

ROBERT C. KILCHENSTEIN ETAL
VOL. 1219, PG. 692
D.R.E.C.T.
VOL. 1940, PG. 560
D.R.J.C.T.
(CALLED: 107.91 AC.)

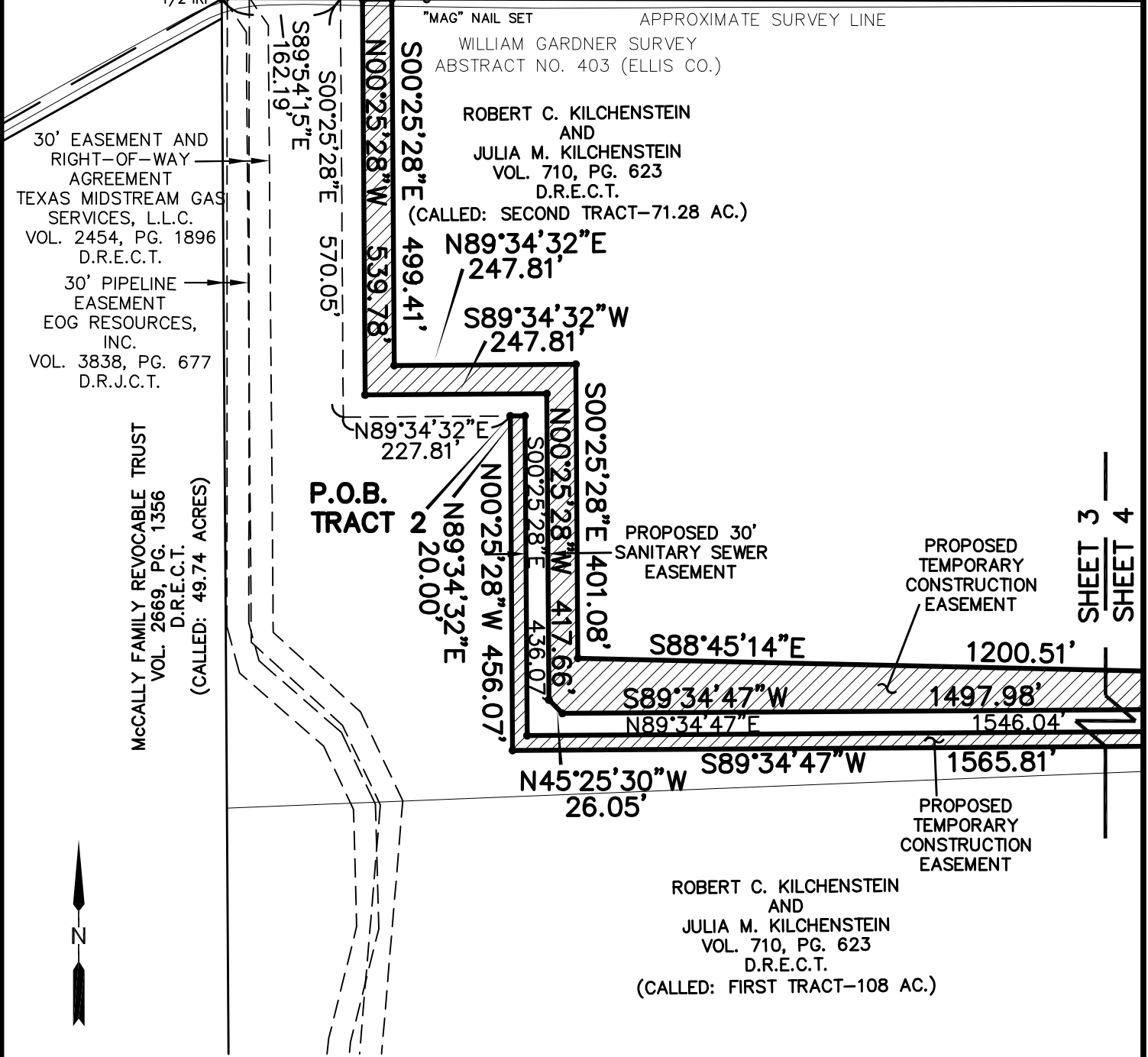
LEGEND

- IRF IRON ROD FOUND
- POB POINT OF BEGINNING
- POC POINT OF COMMENCING

P.O.C. TRACT 1
P.O.C. TRACT 2
1/2" IRF

BF HOWARD SURVEY
ABSTRACT NO. 513 (ELLIS CO.)

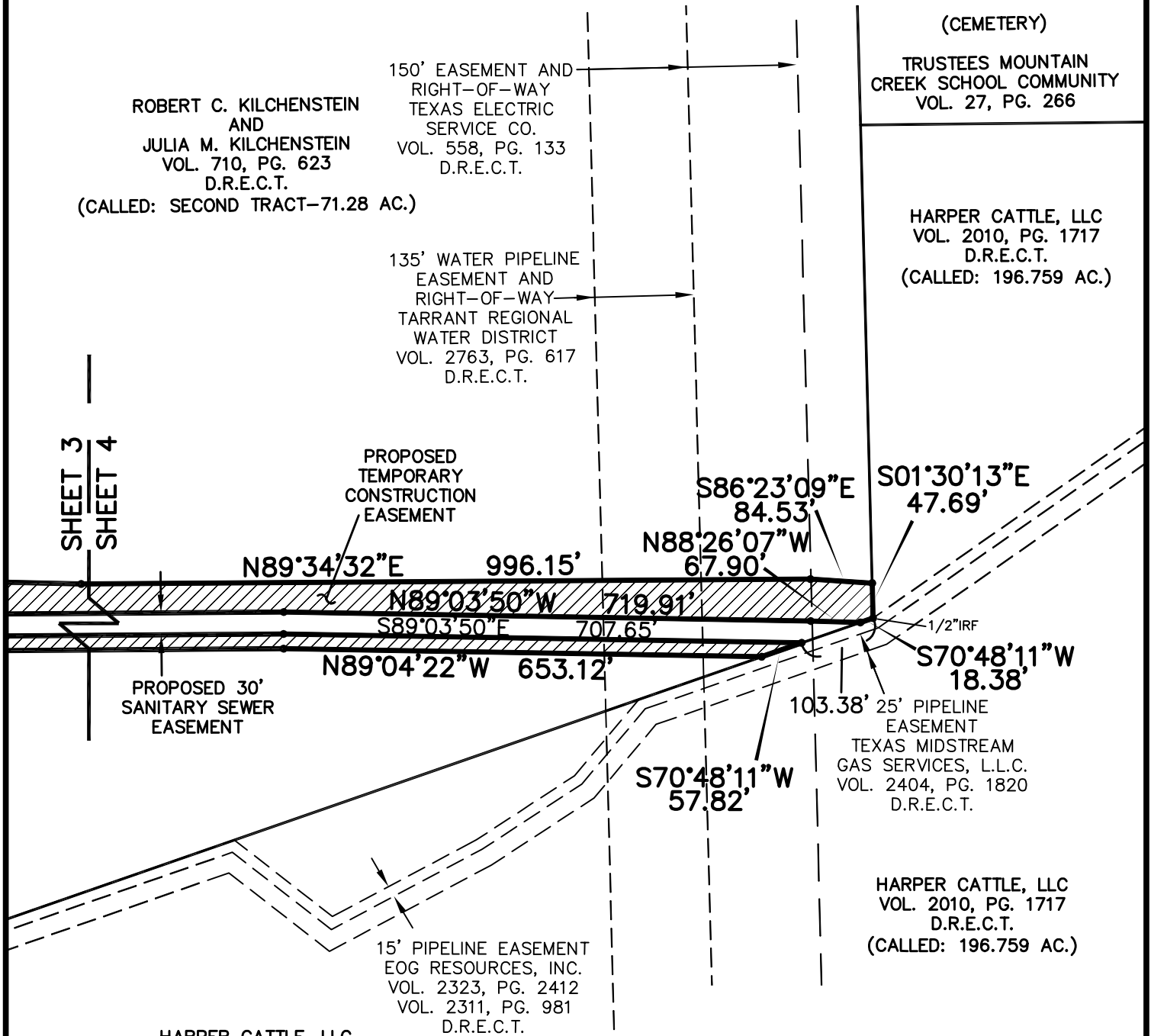
C.R. 511 / ST. PAUL ROAD
(UNRECORDED RIGHT-OF-WAY)



SCALE: 1"=200'	DATE 6-22-16	DRAWN ESB	PROJECT HPC098	16301 QUORUM DRIVE, SUITE 200B ADDISON, TEXAS 75001	
				TBPE No. F-438 TBPLS No. 10076000	

EXHIBIT "G"

**TEMPORARY CONSTRUCTION EASEMENT
5.101 ACRES
PAGE 6 OF 6**



ROBERT C. KILCHENSTEIN
AND
JULIA M. KILCHENSTEIN
VOL. 710, PG. 623
D.R.E.C.T.

(CALLED: SECOND TRACT-71.28 AC.)

150' EASEMENT AND
RIGHT-OF-WAY
TEXAS ELECTRIC
SERVICE CO.
VOL. 558, PG. 133
D.R.E.C.T.

135' WATER PIPELINE
EASEMENT AND
RIGHT-OF-WAY
TARRANT REGIONAL
WATER DISTRICT
VOL. 2763, PG. 617
D.R.E.C.T.

(CEMETERY)

TRUSTEES MOUNTAIN
CREEK SCHOOL COMMUNITY
VOL. 27, PG. 266

HARPER CATTLE, LLC
VOL. 2010, PG. 1717
D.R.E.C.T.
(CALLED: 196.759 AC.)

PROPOSED
TEMPORARY
CONSTRUCTION
EASEMENT

S01°30'13"E
47.69'

S86°23'09"E
84.53'
N88°26'07"W
67.90'

N89°34'32"E 996.15'

N89°03'50"W 719.91'

S89°03'50"E 707.65'

N89°04'22"W 653.12'

1/2" IRF

S70°48'11"W
18.38'

PROPOSED 30'
SANITARY SEWER
EASEMENT

103.38' 25' PIPELINE
EASEMENT
TEXAS MIDSTREAM
GAS SERVICES, L.L.C.
VOL. 2404, PG. 1820
D.R.E.C.T.

S70°48'11"W
57.82'

15' PIPELINE EASEMENT
EOG RESOURCES, INC.
VOL. 2323, PG. 2412
VOL. 2311, PG. 981
D.R.E.C.T.

HARPER CATTLE, LLC
VOL. 2010, PG. 1717
D.R.E.C.T.
(CALLED: 196.759 AC.)

HARPER CATTLE, LLC
VOL. 2010, PG. 1717
D.R.E.C.T.
(CALLED: 196.759 AC.)

LEGEND

- IRF IRON ROD FOUND
- POB POINT OF BEGINNING
- POC POINT OF COMMENCING



Edward Scott Bacak

EDWARD SCOTT BACAK
R.P.L.S. NO. 6248
Revised: August 25, 2016



SCALE: 1"=200'	DATE 6-22-16	DRAWN ESB	PROJECT HPC098	16301 QUORUM DRIVE, SUITE 200B ADDISON, TEXAS 75001	
				TBPE No. F-438 TBPLS No. 10076000	

EXHIBIT "H"
METER STATION
0.057 ACRES
PAGE 1 OF 2

LEGAL DESCRIPTION

BEING a tract of land situated in Ellis County, Texas, a part of the William Gardner Survey, Abstract No. 403, being a part of that called 71.28 acre tract of land described in Deed to Robert C. Kilchenstein and Julia M. Kilchenstein recorded in Volume 710, Page 623, Deed Records Ellis County, Texas and being more particularly described as follows:

COMMENCING at a one-half inch iron rod found at the west corner of said 71.28 acre tract of land, said point being in the south line of that called 31.134 acre tract of land described in Deed to Knox Street Partners No. 10, LTD recorded in Volume 2826, Page 915, Deed Records Ellis County, Texas and said point being in the approximate center line of St. Paul Road (County Road No. 511, an unrecorded Right-of-Way);

THENCE South 89 degrees 54 minutes 15 seconds East, 162.19 feet along the northwesterly line of said 71.28 acre tract of land, along the southeasterly line of said 31.134 acre tract of land, and along the approximate center line of St. Paul Road to a point for corner;

THENCE South 00 degrees 25 minutes 28 seconds East, 570.05 feet to a point for corner;

THENCE North 89 degrees 34 minutes 32 seconds East, 247.81 feet to a point for corner;

THENCE South 00 degrees 25 minutes 28 seconds East, 436.07 feet to a point for corner;

THENCE North 89 degrees 34 minutes 47 seconds East, 122.81 feet to a point for corner;

THENCE South 00 degrees 25 minutes 14 seconds East, 10.00 feet to a one-half inch iron rod with yellow cap stamped "JBI" set for the POINT OF BEGINNING of this tract of land;

THENCE North 00 degrees 25 minutes 14 seconds West, 50.00 feet to a one-half inch iron rod with yellow cap stamped "JBI" set for corner;

THENCE North 89 degrees 34 minutes 47 seconds East, 50.00 to a one-half inch iron rod with yellow cap stamped "JBI" set for corner;

THENCE South 00 degrees 25 minutes 14 seconds East, 50.00 feet to a one-half inch iron rod with yellow cap stamped "JBI" set for corner;

THENCE South 89 degrees 34 minutes 47 seconds West, 50.00 feet to the POINT OF BEGINNING and containing 2,500 square feet or 0.0575 acres of land.

Basis of Bearing is derived from the Texas WDS RTK Cooperative Network - Texas State Plane Coordinate System, North Central Zone (4202), NAD83.

SCALE:	DATE 6-24-16	DRAWN ESB	PROJECT HPC098	16301 QUORUM DRIVE, SUITE 200B ADDISON, TEXAS 75001 TBPE No. F-438 TBPLS No. 10076000	
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EXHIBIT "H"

**METER STATION
0.057 ACRES
PAGE 2 OF 2**

LEGEND

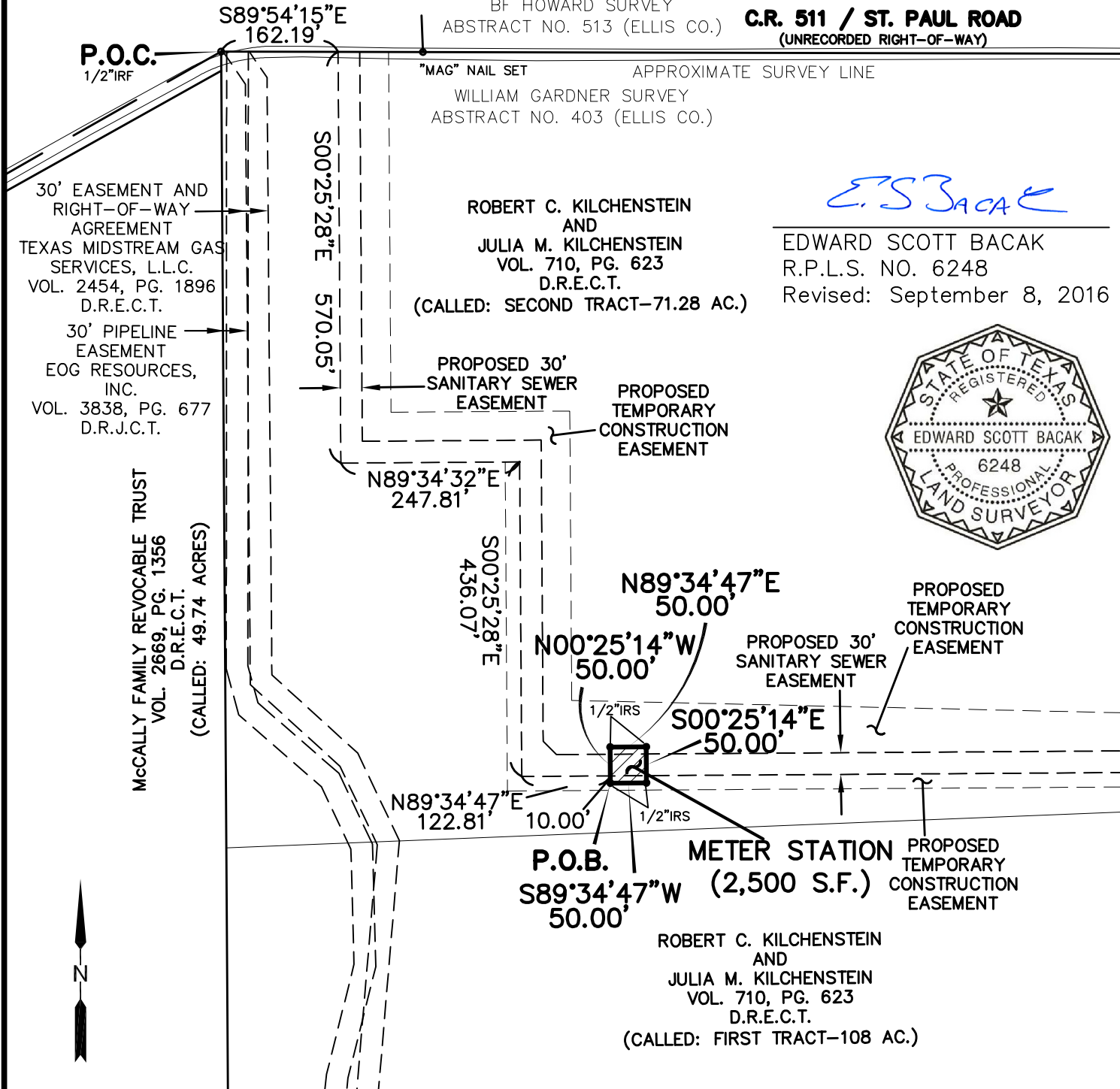
- IRS **ONE-HALF INCH IRON ROD SET WITH YELLOW CAP STAMPED "JBI"**
- IRF **IRON ROD FOUND**
- POB **POINT OF BEGINNING**
- POC **POINT OF COMMENCING**

KNOX STREET PARTNERS NO. 10,
LTD.
VOL. 2826, PG. 915
D.R.E.C.T.
DOC. NO. 2015-6605
D.R.J.C.T.
(CALLED: 31.134 AC.)

ROBERT C. KILCHENSTEIN ETAL
VOL. 1219, PG. 692
D.R.E.C.T.
VOL. 1940, PG. 560
D.R.J.C.T.
(CALLED: 107.91 AC.)

BF HOWARD SURVEY
ABSTRACT NO. 513 (ELLIS CO.)

C.R. 511 / ST. PAUL ROAD
(UNRECORDED RIGHT-OF-WAY)



ES Bacak

EDWARD SCOTT BACAK
R.P.L.S. NO. 6248
Revised: September 8, 2016



SCALE: 1"=200'	DATE 6-24-16	DRAWN ESB	PROJECT HPC098	16301 QUORUM DRIVE, SUITE 200B ADDISON, TEXAS 75001	
				TBPE No. F-438 TBPLS No. 10076000	