

EXHIBIT "B"
UTILITY EASEMENT
0.613 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, 20.00 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, 519.59 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, 122.82 feet to a point for corner;

THENCE South 00 degrees 25 minutes 14 seconds East, 20.00 feet to a point for corner;

THENCE South 89 degrees 34 minutes 47 seconds West, 134.40 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	

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0.613 ACRES
PAGE 2 OF 3

THENCE North 45 degrees 25 minutes 30 seconds West, 11.90 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 26,692 square feet or 0.613 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	

Drawing: H:\Projects\HPC098 Whittenbraker\dwg\ESMT-OFFSITE\KILCHENSTEIN\0.613 ac -ESMT-ELEC.dwg Saved By: sbacak

EXHIBIT "B"

UTILITY EASEMENT

0.613 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

P.O.B. S89°54'15"E 20.00'
P.O.C. S89°54'15"E 192.20'
1/2"IRF
BF HOWARD SURVEY C.R. 511 / ST. PAUL ROAD
ABSTRACT NO. 513 (ELLIS CO.) (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.)

ES Bacak
EDWARD SCOTT BACAK
R.P.L.S. NO. 6248
Revised: December 06, 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)

PROPOSED 30'
SANITARY SEWER
EASEMENT

PROPOSED
TEMPORARY
CONSTRUCTION
EASEMENT



PROPOSED ACCESS
EASEMENT

PROPOSED
TEMPORARY
CONSTRUCTION
EASEMENT

PROPOSED 30'
SANITARY SEWER
EASEMENT

PROPOSED
TEMPORARY
CONSTRUCTION
EASEMENT

METER STATION
(2,500 S.F.)

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

