

EXHIBIT "C"
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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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.

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				ADDISON, TEXAS 75001		
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Drawing: H:\Projects\HPC098 Whittenbraker\dwg\ESMT-OFFSITE\KILCHENSTEIN\1.154 ac -ESMT-ACCESS.dwg Saved By: atrojacek

EXHIBIT "C"

ACCESS EASEMENT

1.154 ACRES

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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.)

S45°28'01"E

28.31'

N89°34'32"E

330.82'

S89°34'32"W

330.77'

N45°25'28"W

28.28'

N00°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

