

EXHIBIT "B"
LEGAL DESCRIPTION
TEMPORARY CONSTRUCTION EASEMENT

BEING a 50 foot wide strip of land located in the JOSEPH STEWART SURVEY, Abstract No. 961, Ellis County, Texas, and being a portion of the tract of land conveyed to PRA Prairie Ridge Development Corp., by the deed recorded in Volume 2325, Page 470, of the Deed Records of Ellis County, Texas. Said 50 foot wide strip of land being more particularly described by metes and bounds as follows:

BEGINNING at a point lying in the Northeast boundary line of said PRA Prairie Ridge Development Corp. Tract, and said POINT OF BEGINNING having a Texas Grid Coordinate N: 6,871,126.73490 and E: 2,411,072.28212;

THENCE S 30° 09' 39" E 41.91 feet, along the Northeast boundary line of said PRA Prairie Ridge Development Corp. Tract , to a point;

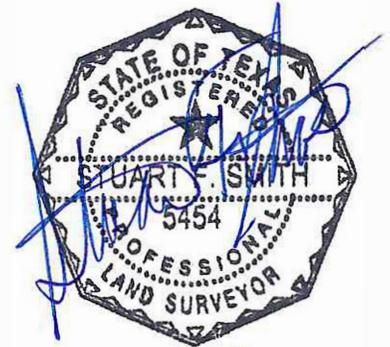
THENCE S 60° 20' 04" W 618.65 feet, to a point;

THENCE N 30° 05' 36" W 50.00 feet, to a point;

THENCE N 60° 20' 04" E 568.40 feet, to a point lying in the Northeast boundary line of aforesaid PRA Prairie Ridge Development Corp. Tract;

THENCE S 29° 57' 58" E 9.00 feet, to a point;

THENCE N 59° 17' 44" E 50.23 feet, to the POINT OF BEGINNING containing 0.700 acre (30,502 square feet) of land.



10/1/2024

EXHIBIT "B"

BEARING BASE:

THE BEARINGS SHOWN HEREON ARE TEXAS STATE PLANE GRID BEARINGS (NAD83 NORTH CENTRAL ZONE 4202) ESTABLISHED USING THE GLOBAL POSITIONING SYSTEM SATELLITES, AND LOCAL CONTINUOUSLY OPERATING REFERENCE STATIONS.

OWEN CLAUDE AND
TONI HENDRICK
VOL. 2568, PG. 1759
D.R.E.C.T.

P.O.B.
1/2" IRON ROD
FOUND
N=6871126.73490
E=2411072.28212

TRACT 2
SOAP BOX PARTNERS, LP
INST.#2156131
O.P.R.E.C.T.

1/2" IRON
ROD FOUND

L1

L3

L4

J. STEWART A-961

PRA PRAIRIE RIDGE
DEVELOPMENT CORP.
VOL. 2325, PG. 470
D.R.E.C.T.

J.D. ELLIS A-1274

LAKEVIEW DRIVE

N 60°20'04"E 568.40'

S 60°20'04"W 618.65'

50'

**TEMPORARY CONSTRUCTION
EASEMENT
0.700 ACRE
(30,502 SQ. FT.)**

20' PIPELINE EASEMENT
WEST FORK PIPELINE COMPANY
VOL. 2311, PG. 1985
D.R.E.C.T.

30' PIPELINE EASEMENT TEXAS MIDSTREAM GAS SERVICES, LLC
VOL. 2396, PG. 284 D.R.E.C.T.



OCTOBER 1, 2024

SURVEY LINE

L2

Course	Bearing	Distance
L1	S 30°09'39" E	41.91'
L2	N 30°05'36" W	50.00'
L3	S 29°57'58" E	9.00'
L4	N 59°17'44" E	50.23'

ELLIS COUNTY, TEXAS
SOUTH SECTOR PHASE III PROJECT

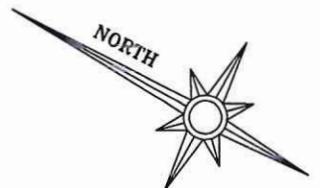
BRITAIN & CRAWFORD

LAND SURVEYING &
TOPOGRAPHIC MAPPING

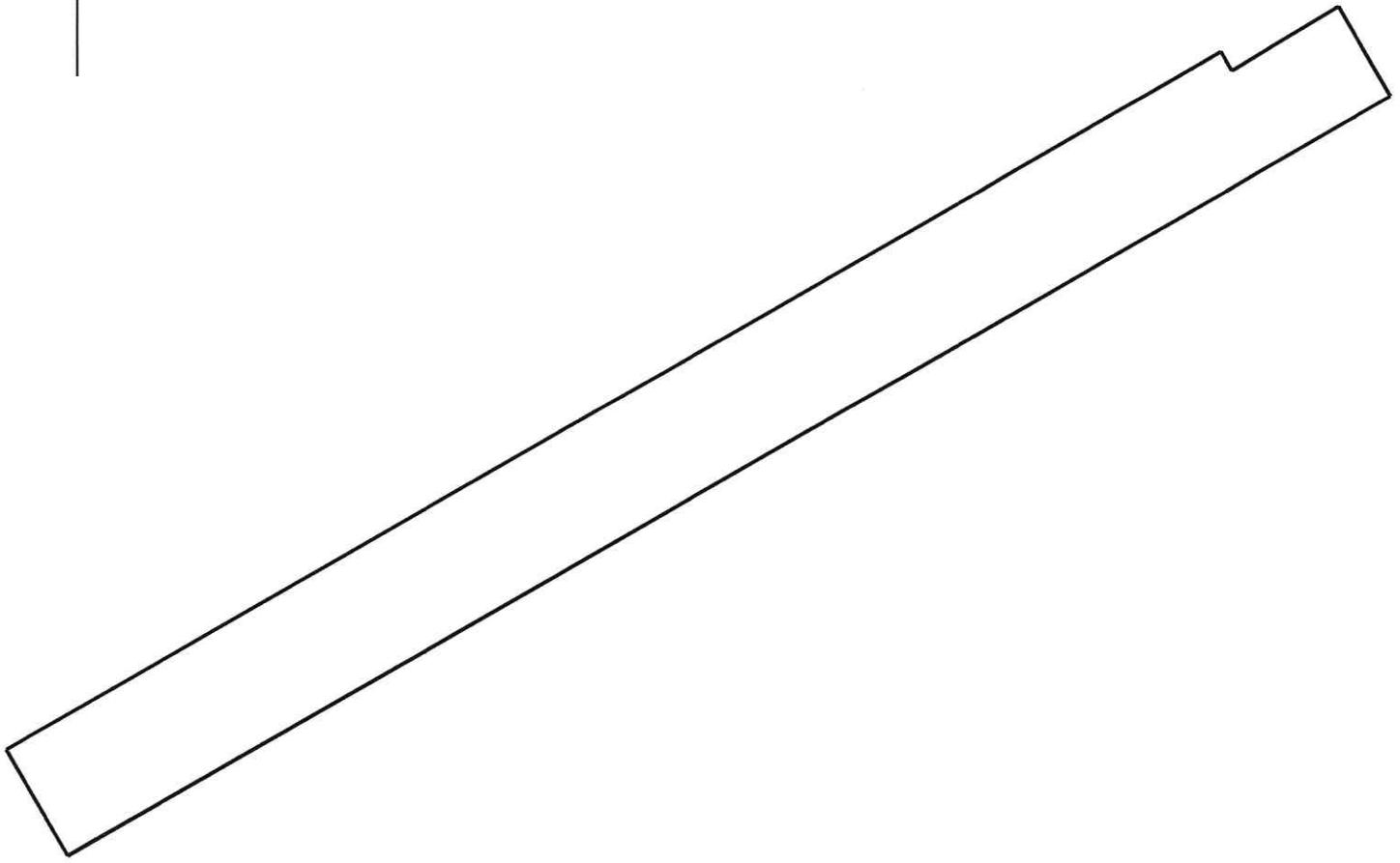
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P.O. BOX 11374 • 3908 SOUTH FREEWAY
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FIRM CERTIFICATION# 1019000
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EXHIBIT MAP
OF
0.700 ACRE OF LAND
LOCATED IN
THE JOSEPH STEWART SURVEY,
ABSTRACT No. 961,
ELLIS COUNTY, TEXAS



SCALE 1"=100'



FN GP South Sector - TCE - PRA Prairie - 0.700 Acre

10/3/2024

Scale: 1 inch= 73 feet

File: TCE - PRA Prairie - 0.700 Acre.ndp

Tract 1: 0.7002 Acres (30502 Sq. Feet), Closure: s53.0054w 0.01 ft. (1/167436), Perimeter=1338 ft.

- 01 s30.0939e 41.91
- 02 s60.2004w 618.65
- 03 n30.0536w 50.00
- 04 n60.2004e 568.40
- 05 s29.5758e 9.00
- 06 n59.1744e 50.23