

EXHIBIT B

TEMPORARY CONSTRUCTION
EASEMENT

LOT 1, BLOCK 1
INDIAN CREEK GOLF COURSE
CAB. N. PG. 282
P.R.D.C.T.

DRAINAGE R.O.W.
CAB. N. PG. 157
P.R.D.C.T.

15' T.X.U. ESMT.
VOL. 4279, PG. 162

15' UTILITY ESMT.
C.C. FILE NO. 2013-341

UTILITY ESMT.

LOT 1, BLOCK A

LOT 2, BLOCK A

9' TRAIL ESMT.
C.C. FILE NO. 2013-37739

INDIAN CREEK ADDITION, PH. 2
C.C. FILE NO. 2013-341
P.R.D.C.T.

INDIAN CREEK ADDITION, PH. 2
C.C. FILE NO. 2013-341
P.R.D.C.T.

UTILITY ESMT.
C.C. FILE NO. 2013-341

P.O.C. "X"-CUT FD.
N: 7049195.42
E: 2448338.15

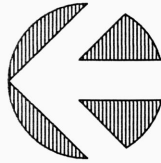
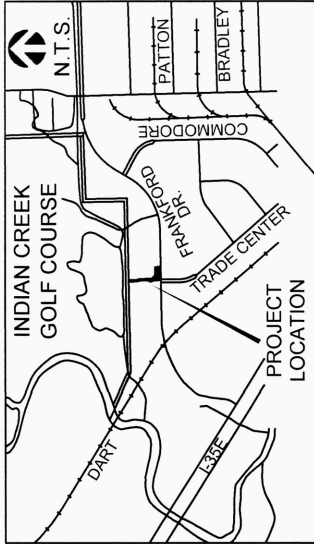
MUTUAL
ACCESS ESMT.
C.C. FILE NO. 2013-341

FRANKFORD ROAD WEST
(VARIABLE R.O.W.)
28.01'

TRADE
CENTER
DRIVE

25' UTILITY ESMT. (CAB. M. PG. 38)

VARIABLE WIDTH
TEMPORARY CONSTRUCTION EASEMENT
AREA = 19,551 S.F. (0.449 ACRE)



TEMPORARY EASEMENT LINE TABLE

NUMBER	DIRECTION	DISTANCE
L1	N 00°32'00" E	34.90'
L2	N 00°32'00" E	22.81'
L3	N 00°32'00" E	88.64'
L4	N 00°32'00" E	107.07'
L5	S 89°28'00" E	22.00'
L6	S 00°32'00" W	107.22'
L7	S 00°32'00" W	145.57'
L8	S 49°09'22" E	53.78'
L9	S 89°34'41" E	97.76'
L10	S 00°25'19" W	69.70'
L11	N 89°28'00" W	146.65'

TEMPORARY EASEMENT CURVE TABLE

NUMBER	RADIUS	ARC LENGTH	DELTA ANGLE	CHORD DIRECTION	CHORD LENGTH
C1	22.00	10.76	28°00'22"	N 21°32'11" W	10.65
C2	60.28	37.50	35°38'58"	N 17°17'41" W	36.90
C3	22.00	15.21	39°35'54"	N 19°16'11" W	14.91
C4	40.50	16.44	23°15'04"	N 27°26'39" W	16.32
C5	40.50	17.24	24°23'08"	N 29°04'42" E	17.11
C6	22.00	16.43	42°47'05"	N 20°53'11" E	16.05
C7	22.00	12.95	33°43'33"	N 16°19'46" W	12.77
C8	40.00	24.31	34°49'23"	N 16°22'43" W	23.94
C9	18.00	11.10	35°18'48"	S 16°30'24" E	10.93
C10	44.00	26.01	33°52'06"	S 16°24'03" E	25.63

REPEAT - INDIAN CREEK ADDITION
C.C. FILE NO. 2013-284
P.R.D.C.T.

1934-TEMP.DWG

9-21-22

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Garland, Texas 75042
(972) 864-8200 (tel)
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SCHAUMBURG & POLK, INC. TBPELS Firm No. 10022000



SCHAUMBURG & POLK, INC.

TEMPORARY

CONSTRUCTION EASEMENT

WILLIAM B. ROWE SUR., ABST. 1124
CITY OF CARROLLTON
DENTON COUNTY, TX

TEMPORARY CONSTRUCTION EASEMENT
WILLIAM B. ROWE SURVEY, ABSTRACT NO. 1124
CITY OF CARROLLTON, DENTON COUNTY, TX.

COMMENCING at a found "X" lying in the north right-of-way line of Frankford Road West (a variable width right of way) said "X" being the southeast corner of Lot 1, Block A common with the southwest corner of Lot 2, Block A, of Indian Creek Addition, Phase 2, according to the plat thereof recorded in C.C. File No. 2013-341, Plat Records, Denton County, Texas;

THENCE South 89 degrees 28 minutes 00 seconds East a distance of 28.01 feet to a Point;

THENCE along a curve to the left having a radius of 22.00 feet through a central angle of 28 degrees 00 minutes 22 seconds an arc distance of 10.76 feet and having a chord bearing of North 21 degrees 32 minutes 11 seconds West and a chord length of 10.65 feet;

THENCE along a curve to the right having a radius of 60.28 feet through a central angle of 35 degrees 38 minutes 58 seconds an arc distance of 37.50 feet and having a chord bearing of North 17 degrees 17 minutes 41seconds West and a chord length of 36.90 feet;

THENCE North 00 degrees 32 minutes 00seconds East a distance of 34.90 feet to a Point;

THENCE along a curve to the left having a radius of 22.00 feet through a central angle of 39 degrees 35 minutes 54 seconds an arc distance of 15.21 feet and having a chord bearing of North 19 degrees 16 minutes 11 seconds West and a chord length of 14.91 feet;

THENCE along a curve to the right having a radius of 40.50 feet through a central angle of 23 degrees 15 minutes 04 seconds an arc distance of 16.44 feet and having a chord bearing of North 27 degrees 26 minutes 39 seconds West and a chord length of 16.32 feet;

THENCE North 00 degrees 32minutes 00 seconds East a distance of 22.81 feet to a Point;

THENCE along a curve to the right having a radius of 40.50 feet through a central angle of 24 degrees 23 minutes 08 seconds an arc distance of 17.24 feet and having a chord bearing of North 29 degrees 04 minutes 42 seconds East and a chord length of 17.11 feet;

THENCE along a curve to the left having a radius of 22.00 feet through a central angle of 42 degrees 47 minutes 05 seconds an arc distance of 16.43 feet and having a chord bearing of North 20 degrees 53 minutes 11 seconds East and a chord length of 16.05 feet;

TEMPORARY CONSTRUCTION EASEMENT
WILLIAM B. ROWE SURVEY, ABSTRACT NO. 1124
CITY OF CARROLLTON, DENTON COUNTY, TX.

THENCE North 00 degrees 32 minutes 00 seconds East a distance of 88.64 feet to a Point;

THENCE along a curve to the left having a radius of 22.00 feet through a central angle of 33 degrees 43 minutes 33 seconds an arc distance of 12.95 feet and having a chord bearing of North 16 degrees 19 minutes 46 seconds West and a chord length of 12.77 feet;

THENCE along a curve to the right having a radius of 40.00 feet through a central angle of 34 degrees 49 minutes 23 seconds an arc distance of 24.31 feet and having a chord bearing of North 16 degrees 22 minutes 43 seconds West and a chord length of 23.94 feet;

THENCE North 00 degrees 32 minutes 00 seconds East a distance of 107.07 feet to a Point;

THENCE South 89 degrees 28 minutes 00 seconds East a distance of 22.00 feet to a Point;

THENCE South 00 degrees 32 minutes 00 seconds West a distance of 107.22 feet to a Point;

THENCE along a curve to the left having a radius of 18.00 feet through a central angle of 35 degrees 18 minutes 48 seconds an arc distance of 11.10 feet and having a chord bearing of South 16 degrees 30 minutes 24 seconds East and a chord length of 10.93 feet;

THENCE along a curve to the right having a radius of 44.00 feet through a central angle of 33 degrees 52 minutes 06 seconds an arc distance of 26.01 feet and having a chord bearing of South 16 degrees 24 minutes 03 seconds East and a chord length of 25.63 feet;

THENCE South 00 degrees 32 minutes 00 seconds West a distance of 145.57 feet to a Point;

THENCE South 49 degrees 09 minutes 22 seconds East a distance of 53.78 feet to a Point;

THENCE South 89 degrees 34 minutes 41 seconds East a distance of 97.76 feet to a Point;

THENCE South 00 degrees 25 minutes 19 seconds West a distance of 69.70 feet to a Point;

THENCE North 89 degrees 28 minutes 00 seconds West a distance of 146.65 feet to a to the **POINT OF BEGINNING** containing 0.449 acres or 19,551 square feet.