

Exhibit B

**TEMPORARY CONSTRUCTION EASEMENT
EVERGLADE PARK ADDITION
CITY BLOCK 6127
DAVID A. BADGLEY SURVEY, ABSTRACT NO. 65
CITY OF DALLAS, DALLAS COUNTY, TEXAS**

BEING a 31,142 square feet (0.7149 acres) tract of land situated in the David A. Badgley Survey, Abstract No. 65, and being part of that certain called 8.18 acre tract of land as described in warranty deed to the City of Dallas, a Texas municipal corporation, recorded in Volume 68081, Page 1203, Deed Records, Dallas County, Texas (D.R.D.C.T.), same being Everglade Park, an addition to the City of Dallas in City Block 6127, according to the plat thereof as recorded in Volume 75072, Page 618, D.R.D.C.T., and being more particularly described by metes and bounds as follows:

COMMENCING at a City of Dallas brass monument found (record monument) at the intersection of Jim Miller Road (120' right-of-way) and Showbend Lane (50' right-of-way), same being the northwest corner of that certain called 6.887 acre tract of land as described in warranty deed to the City of Dallas, recorded in Volume 4693, Page 220, D.R.D.C.T.;

THENCE South 00°09'52" West, with the west line of said 6.887 acre City of Dallas tract and the east right-of-way line of said Jim Miller Road, a distance of 500.00 feet to a City of Dallas brass monument found (record monument, Grid Northing=6,974,039.52, Easting=2,521,635.17) for the southwest corner of said 6.887 acre City of Dallas tract, same being the northwest corner of said Everglade Park, continuing a total distance of 540.00 feet to the **POINT OF BEGINNING** of the herein described tract;

THENCE South 89°50'08" East, departing the east right-of-way line of said Jim Miller Road and the west line of said Everglade Park, over and across said Everglade Park, a distance of 593.67 feet to a 5/8" iron rod with plastic cap stamped "JQ DALLAS ENG" set for the northeast corner of the herein described tract, from which a City of Dallas brass monument found (record monument, Grid Northing=6,974,037.87, Easting=2,522,210.08) for the southeast corner of said 6.887 acre tract and the northeast corner of said Everglade Park bears North 24°51'09" West, a distance of 44.14 feet;

THENCE South 24°51'09" East, with the east line of said Everglade Park, a distance of 66.21 feet to a 5/8" iron rod with plastic cap stamped "JQ DALLAS ENG." set for the southeast corner of the herein described tract;

THENCE North 89°50'08" West, departing the east line of said Everglade Park, over and across said Everglade Park, a distance of 380.00 feet to a 5/8" iron rod with plastic cap stamped "JQ DALLAS ENG." set for corner;

THENCE North 00°17'31" East, over and across said Everglade Park, a distance of 22.00 feet to a 5/8" iron rod with plastic cap stamped "JQ DALLAS ENG." set for corner;

THENCE North 89°50'08" West, over and across said Everglade Park, a distance of 241.72 feet to a 5/8" iron rod with plastic cap stamped "JQ DALLAS ENG." set for corner in west line of said Everglade Park, same being the east right-of-way line of said Jim Miller Road;

THENCE North 00°09'52" East, with west line of said Everglade Park and the east right-of-way line of said Jim Miller Road, a distance of 38.00 feet to the **POINT OF BEGINNING**, containing 31,142 square feet (0.7149 acres) of land, more or less.

For SPRG use only	
Reviewed By:	_____
Date:	_____
SPRG No:	_____

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**TEMPORARY CONSTRUCTION EASEMENT
EVERGLADE PARK ADDITION
CITY BLOCK 6127
DAVID A. BADGLEY SURVEY, ABSTRACT NO. 65
CITY OF DALLAS, DALLAS COUNTY, TEXAS**

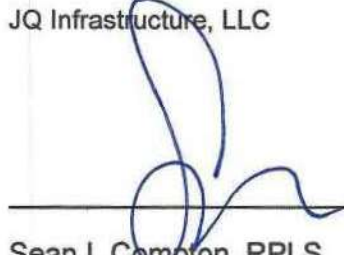
BASIS OF BEARINGS: TEXAS COORDINATE SYSTEM OF 1983, NORTH CENTRAL ZONE 4202, NORTH AMERICAN DATUM OF 1983. ADJUSTMENT REALIZATION OF 2011.

*** SURVEYOR'S CERTIFICATE ***

TO ALL PARTIES INTERESTED IN TITLE TO THE PREMISES SURVEYED, I DO HEREBY CERTIFY THAT THE ABOVE LEGAL DESCRIPTION WAS PREPARED FROM PUBLIC RECORDS AND FROM AN ACTUAL AND ACCURATE SURVEY UPON THE GROUND AND THAT SAME IS TRUE AND CORRECT.

An exhibit of even date accompanies this metes-and-bounds description.

JQ Infrastructure, LLC



Sean I. Compton, RPLS
Registered Professional Land Surveyor
Texas No. 6766
Date: *1017-03-16*



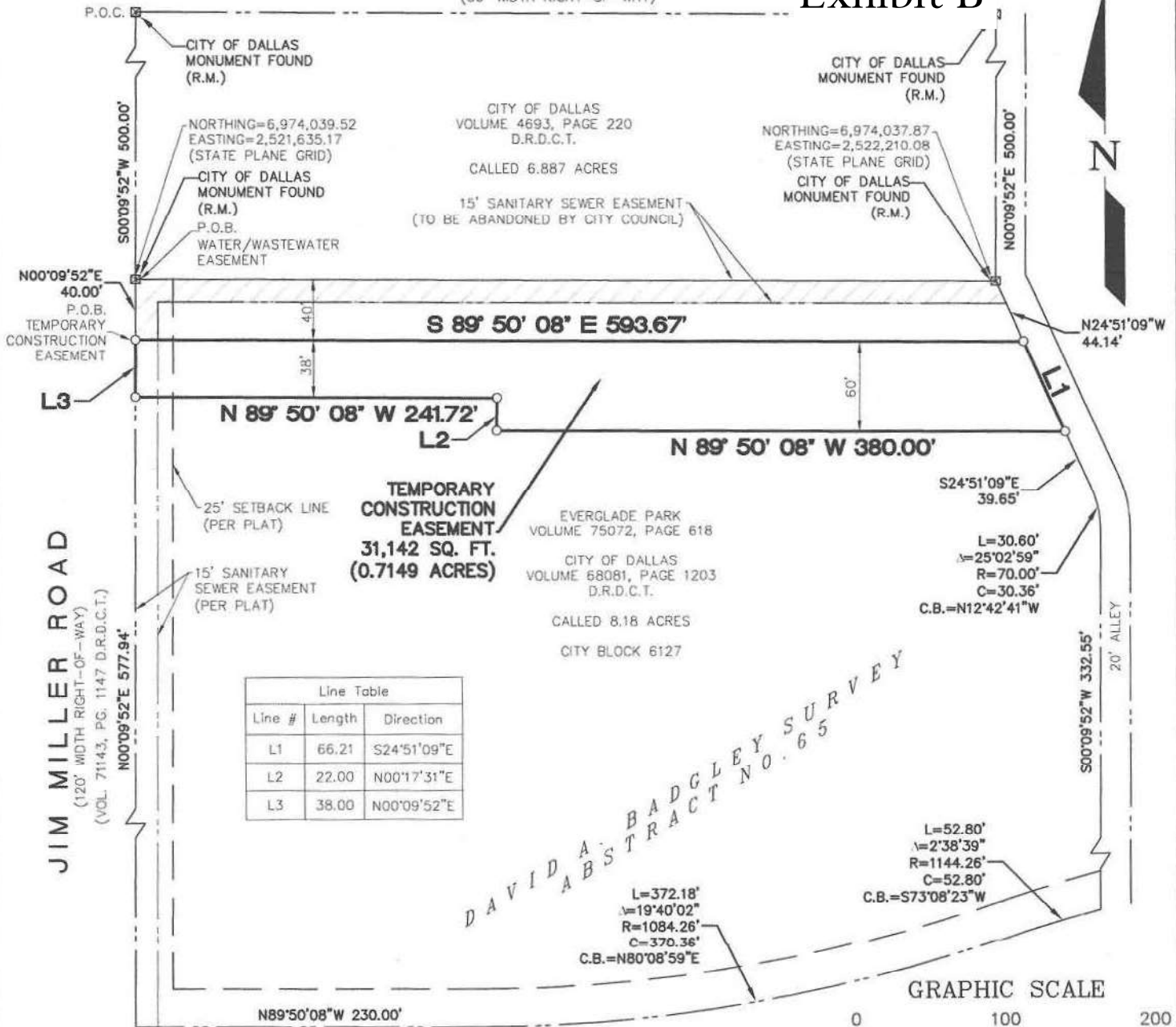
Subject to existing easement of record and 25' setback line recorded in Volume 75072, Page 1203, Deed Records, Dallas County, Texas.

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SHOWBEND LANE

(50' WIDTH RIGHT-OF-WAY)

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TEMPORARY CONSTRUCTION EASEMENT

PORTION OF CITY OF DALLAS BLOCK 6127

DAVID A. BADGELY SURVEY, ABSTRACT No. 65

EVERGLADE PARK ADDITION VOLUME 75072, PAGE 618 D.R.D.C.T.

CITY OF DALLAS, DALLAS COUNTY, TEXAS

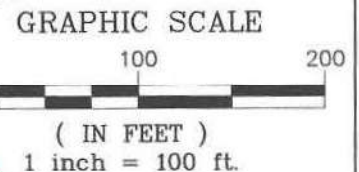
EVERGLADE ROAD

(60' WIDTH RIGHT-OF-WAY)

LEGEND

☒	MONUMENT FOUND (AS NOTED)
☐	5/8" IRON ROD WITH PLASTIC CAP STAMPED "JD DALLAS ENG."
	EASEMENT LINE
	PROPERTY LINE (AS NOTED)
	RIGHT-OF-WAY LINE (AS NOTED)
D.R.D.C.T.	DEED RECORDS DALLAS COUNTY TEXAS
R.M.	RECORD MONUMENT
SQ. FT.	SQUARE FEET
P.O.C./P.O.B.	POINT OF COMMENCING/BEGINNING

NOTE: ALL BEARINGS ARE REFERENCED TO THE TEXAS COORDINATE SYSTEM OF 1983, NORTH CENTRAL ZONE (4202), NORTH AMERICAN DATUM 1983. THE SURFACE SCALE FACTOR FOR THIS PROJECT IS 1.000136506. DISTANCES, AND AREAS SHOWN ARE SURFACE. COORDINATES SHOWN ARE GRID. SUBJECT TO RIGHTS OF EXISTING EASEMENTS. METES AND BOUNDS DESCRIPTION OF EVEN DATE ACCOMPANY THIS MAP OF SURVEY.



(For SPRG use only)

Reviewed by: _____

Date: _____

SPRG No.: _____

Name: SEAN I. COMPTON
Registered Professional Land Surveyor
Texas No. 6766
Date of Survey: 2022-03-18

DRAWN:	SIC
CHECKED:	SIC
DATE:	2022-03-18
CREW:	MS/TD
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