

EXHIBIT B

EASEMENT

THE STATE OF TEXAS

§

KNOW ALL MEN BY THESE PRESENTS:

COUNTY OF COLLIN

§

§

That, **615 Foster Crossing Investment LLC**, a Texas limited liability company, hereinafter referred to as Grantor, whether one or more, for and in consideration of the sum of One and 00/100 Dollars (\$1.00) and other good and valuable consideration in hand paid by the County of Collin, acting by and through Collin County Commissioners Court, receipt of which is hereby acknowledged, have this date sold and by these presents do grant, bargain, sell and convey unto the County of Collin the free and uninterrupted use, liberty, and privilege of the passage in, along, upon and across the property described and depicted on Exhibit A attached hereto and made a part hereof.

And it is further agreed that the said County of Collin in consideration for the benefits above set out, will remove from the property above described, such fences, buildings and other obstructions as may now be found upon said property.

Collin County, its agents, employees, workmen or representatives shall have the right and privilege of ingress, egress, and regress in, along and across said premises at all times for the purpose of making additions to, improvements on and repairs to the said road or any part thereof.

TO HAVE AND TO HOLD unto the said County of Collin and its assigns the premises above described for the purpose aforesaid.

[signature page follows]

IN WITNESS HEREOF, this instrument is executed on this the ____ day of _____, 2022.

GRANTOR:

615 Foster Crossing Investment LLC,
a Texas limited liability company

By: Ascent Investment Management, LLC,
a Texas limited liability company
Its: Manager

Britton Church, Manager

ACKNOWLEDGMENT

THE STATE OF TEXAS §
 §
COUNTY OF _____ §

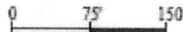
BEFORE ME, the undersigned, a Notary Public, on this day personally appeared Britton Church, Manager of Ascent Investment Management, LLC, a Texas limited liability company, Manager of 615 Foster Crossing Investment LLC, a Texas limited liability company, on behalf of said entity.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this ____ day of _____, 20____.

Notary Public, State of Texas

LEGEND OF ABBREVIATIONS

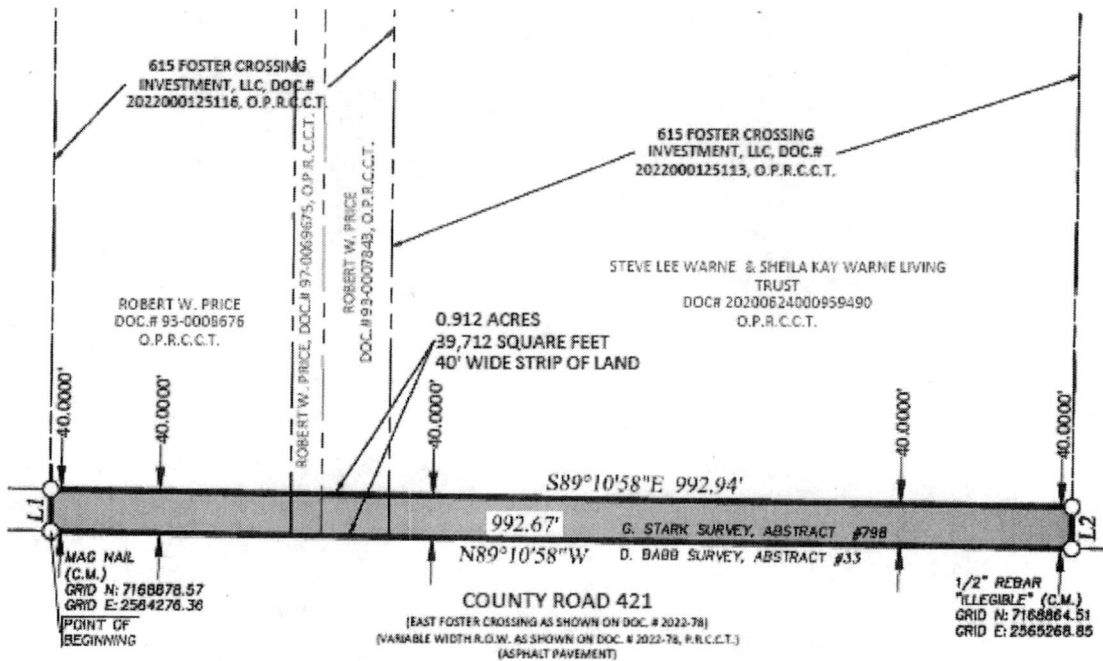
- O.P.R.C.C.T. OFFICIAL PUBLIC RECORDS, COLLIN COUNTY, TEXAS
- DOC.# DOCUMENT NUMBER
- C.M. CONTROLLING MONUMENT
- SQ. FT. SQUARE FEET
- ROW RIGHT OF WAY
- CRS CAPPED REBAR SET



SCALE: 1" = 150'

BASIS OF BEARINGS:

Bearings are based on the State Plane Coordinate System, Texas North Central Zone (4202) North American Datum of 1983 (NAD '83), with a combined scale factor of 1.00015271.



Line #	Distance	Bearing
L1	40.01'	N00°06'09\"W
L2	40.00'	S00°16'52\"W

SURVEYOR'S NOTES:

1. Surveyor did not independently abstract subject property, or conduct a full title search, therefore, there may be easements, encumbrances, dedications, or other title matters, recorded or unrecorded, affecting the subject tract that are not shown hereon.
2. The purpose of this exhibit is to define and describe a 40-foot-wide strip of land, adjacent to the south property line(s) of the tracts described in deed(s) to 615 Foster Crossing Investment, LLC.



5200 State Highway 121
Colleyville, TX 76034
Phone: 817-488-4960

EXHIBIT " _ "
39,712 SQUARE FEET
A 40-FOOT-WIDE STRIP OF LAND
SITUATED IN THE G. STARK SURVEY
ABSTRACT NUMBER 798
COLLIN COUNTY, TEXAS