

Dean L. Farnsworth, Jr. and wife,
Madison Farnsworth
10/03/2022

Parcel No. 310 TCE
Collin County

EXHIBIT "B"

FIELD NOTE DESCRIPTION FOR TEMPORARY CONSTRUCTION EASEMENT

DEAN L. FARNSWORTH, JR. AND WIFE, MADISON FARNSWORTH
INSTRUMENT NUMBER 20190410000380080

BEING, all of that 0.016 acre (686 square foot) tract of land situated in the Hardin Wright Survey, Abstract No. 957, Collin County, Texas; being part of that tract of land called 1.000 acre described in General Warranty Deed with Vendor's Lien to Dean L. Farnsworth, Jr. and wife, Madison Farnsworth as recorded in Instrument No. 20190410000380080 of the Official Public Records of Collin County, Texas; said 0.016 acre tract of land being more particularly described by metes and bounds as follows:

Temporary Construction Easement

COMMENCING at a 1/2-inch iron rod with illegible cap found at the northeast corner of said Farnsworth tract; said point being a reentrant corner in the south line of Lake Meadow Phase 1, an addition to the City of Princeton as recorded in Instrument Number 2022-312 of the Plat Records of Collin County, Texas;

THENCE, South 01 degrees 18 minutes 53 seconds East, with the east line of said Farnsworth tract and a west line of said Lake Meadows, a distance of 207.19 feet to a 5/8-inch iron rod with "BGE" cap set for corner; from said point the southeast corner of said Farnsworth tract bears

South 01 degrees 18 minutes 53 seconds East, a distance of 65.06 feet; from said point a 1/2-inch iron rod found bears North 78 degrees 51 minutes East, a distance of 0.3 feet;

THENCE, South 89 degrees 59 minutes 57 seconds West, departing the east line of said Farnsworth tract and a west line of said Lake Meadows, a distance of 11.92 feet to the POINT OF BEGINNING;

THENCE, South 89 degrees 59 minutes 57 seconds West, a distance of 34.75 feet to a point for corner;

THENCE, North 07 degrees 00 minutes 49 seconds East, a distance of 22.99 feet to a point for corner;

THENCE, North 88 degrees 38 minutes 00 seconds East, a distance of 24.58 feet to a point for corner;

THENCE, South 17 degrees 28 minutes 37 seconds East, a distance of 24.54 feet to the POINT OF BEGINNING and containing an area of 0.016 acres or 686 square feet of land, more or less.

Notes:

1. Bearing system for this survey is based on the North America Datum of 1983, NA2011 (Epoch 2010.00), Texas State Plane Coordinate System, North Central Zone (4202) with an applied combined scale factor of 1.00015271. Distances and areas are surface values in U.S. Survey Feet.
2. Field Survey concluded on 02/14/2022
3. A plat of survey with even date shown hereon was prepared in conjunction with this legal description.
4. All "CIRS" are 5/8-inch iron rod with "BGE" cap set.



11/17/2023

Rene Silvas
RPLS No. 5921

Date



