

EXHIBIT B
MCCURDY STREET
PUBLIC R.O.W. ABANDONMENT
0.8108 AC./ 35,318 SQ. FT. TRACT
 SITUATED IN THE JOHN DAVIS SURVEY, ABSTRACT NO. 418
 CITY OF FORT WORTH, TARRANT COUNTY, TEXAS

BEING A 0.8108 ACRE TRACT OF LAND SITUATED IN THE JOHN DAVIS SURVEY, ABSTRACT NUMBER (NO.) 418, TARRANT COUNTY, TEXAS, AS SHOWN ON THE PLAT RECORDED IN DOCUMENT (DOC.) NO. D219157724, PLAT RECORDS, TARRANT COUNTY, TEXAS (P.R.T.C.T.), AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS, (BEARINGS AND DISTANCES ARE BASED ON THE STATE PLANE COORDINATE SYSTEM, TEXAS NORTH CENTRAL ZONE (4202) NORTH AMERICAN DATUM 83 (NAD83)(US FOOT) WITH A COMBINED SCALE FACTOR OF 0.999880014):

COMMENCING AT A 1/2 INCH IRON ROD FOUND ALONG THE SOUTH RIGHT OF WAY (ROW) LINE OF EAST RICHMOND AVENUE (CALLED 60' PUBLIC ROW) FOR COMMON NORTH CORNER OF LOT 2-R, BLOCK 25, GRAHAM PARK ADDITION, AS SHOWN IN PLAT RECORDED IN VOL. 388-125, PG. 45, P.R.T.C.T., AND LOT 2, BLOCK 24-A, GRAHAM PARK ADDITION, AS SHOWN ON THE PLAT RECORDED IN DOC. NO. D219157724, P.R.T.C.T.;

THENCE NORTH 89 DEG. 47 MIN. 19 SEC. WEST, WITH THE SOUTH ROW LINE OF SAID EAST RICHMOND AVENUE, A DISTANCE OF 462.56 FEET TO A NORTHWEST CORNER OF LOT 1, OF SAID BLOCK 24-A, FOR THE **POINT OF BEGINNING**;

THENCE WITH THE EAST PROPERTY LINE OF SAID LOT 1, THE FOLLOWING BEARINGS AND DISTANCES;

SOUTH 45 DEG. 12 MIN. 25 SEC. WEST, A DISTANCE OF 14.14 FEET TO A POINT FOR CORNER;

SOUTH 00 DEG. 12 MIN. 09 SEC. WEST, A DISTANCE OF 574.86 FEET TO A POINT FOR CORNER;

SOUTH 44 DEG. 47 MIN. 58 SEC. EAST, A DISTANCE OF 14.14 FEET TO A POINT ON THE NORTH ROW LINE OF EAST ARLINGTON AVENUE FOR CORNER;

THENCE NORTH 89 DEG. 48 MIN. 05 SEC. WEST, WITH THE NORTH ROW LINE OF EAST ARLINGTON AVENUE, A DISTANCE OF 70.00 FEET TO A POINT FOR SOUTHEAST CORNER OF LOT 1-R, BLOCK 23, GRAHAM PARK ADDITION, VOL. 388-168, PG. 57, P.R.T.C.T.;

THENCE NORTH 00 DEG. 12 MIN. 09 SEC. EAST, WITH THE EAST PROPERTY LINE OF SAID LOT 1-R, A DISTANCE OF 499.97 FEET TO POINT ON THE SOUTH ROW LINE OF A 20' ALLEY AS SHOWN ON THE PLAT RECORDED IN VOL. 388-168, PG. 57, P.R.T.C.T. FOR CORNER;

THENCE SOUTH 89 DEG. 47 MIN. 51 SEC. EAST, WITH THE ROW OF SAID 20' ALLEY, A DISTANCE OF 5.00 FEET TO A POINT FOR CORNER;

THENCE NORTH 00 DEG. 12 MIN. 09 SEC. EAST, WITH THE EAST PROPERTY LINE OF BLOCK 23, GRAHAM PARK ADDITION, VOL. 309, PG. 23, P.R.T.C.T., A DISTANCE OF 94.91 FEET TO A POINT ALONG THE SOUTH ROW OF LINE OF EAST RICHMOND AVENUE FOR NORTHEAST CORNER OF LOT 48, OF SAID BLOCK 23 (VOL. 309, PG. 23, P.R.T.C.T.);

THENCE SOUTH 89 DEG. 47 MIN. 19 SEC. EAST, WITH THE SOUTH ROW LINE OF SAID EAST RICHMOND AVENUE A DISTANCE OF 65.00 FEET TO THE **POINT OF BEGINNING** CONTAINING WITHIN THE METES AND BOUNDS HEREIN RECITED 0.8108 ACRES OR 35,318 SQUARE FEET OF LAND, MORE OR LESS.

GENERAL NOTES

1. SURVEYOR DID NOT ABSTRACT SUBJECT PROPERTY, THIS SURVEY WAS PREPARED WITHOUT THE BENEFIT OF A CURRENT TITLE REPORT OR ABSTRACTORS CERTIFICATE AND WOULD BE SUBJECT TO ANY AND ALL CONDITIONS OR RESTRICTIONS THAT A CURRENT TITLE REPORT OR ABSTRACTORS CERTIFICATE MAY DISCLOSE.
2. BEARINGS WERE BASED ON THE TEXAS STATE PLANE COORDINATE SYSTEM, SOUTH CENTRAL ZONE. (NAD83)
3. THIS EXHIBIT DOES NOT IMPLY TO BE A LAND TITLE SURVEY OF THE SUBJECT PROPERTY AND IS NOT INTENDED TO BE USED FOR TITLE CONVEYANCE PURPOSES.

LEGEND OF ABBREVIATIONS

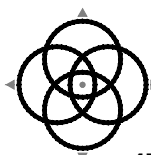
- O.P.R.T.C.T. OFFICIAL PUBLIC RECORDS, TARRANT COUNTY, TEXAS
- P.R.T.C.T. PLAT RECORDS, TARRANT COUNTY, TEXAS
- ROW RIGHT OF WAY
- P.O.B. POINT OF BEGINNING
- P.O.C. POINT OF COMMENCING
- C.M. CONTROLLING MONUMENT
- IR IRON ROD

PRELIMINARY

THIS DOCUMENT SHALL NOT BE RECORDED FOR ANY PURPOSE AND SHALL NOT BE USED OR VIEWED OR RELIED UPON AS A FINAL SURVEY DOCUMENT

RPLS No. 5577

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| FIELD BY: | - | DATE: | 11/07/2025 |
| DRAWN BY: | JL | REV: | |
| CHECKED BY: | JC | REV: | |
| JOB NO. | D60236 | REV: | |
| SHEET 2 OF 2 | | REV: | |



WINDROSE
 LAND SURVEYING | PLATTING

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