

Line Table		
LINE	BEARING	DISTANCE
L1	N 22°23'29" W	29.74'
L2	S 05°04'15" E	25.18'

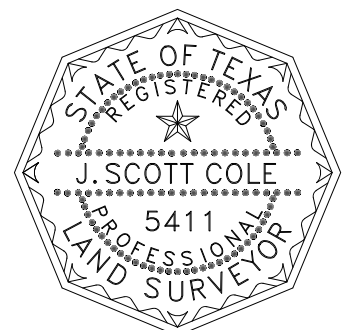


EXHIBIT B
showing
Partial Vacation of NE 12th Street
situated in the
Riverside Gardens Addition
City of Fort Worth, Tarrant County, Texas

BEING a 25 foot wide, 3209 square foot or 0.074 acre parcel of land situated in the Felix G. Mulliken, Survey, Abstract No. 1045, City of Fort Worth, Tarrant County, Texas and being a portion of the Riverside Gardens Addition, an Addition to the City of Fort Worth according to the Map or Plat thereof recorded in Volume 388-B, Page 19 of the Map or Plat Records of Tarrant County, and being a portion of NE 12th Street as dedicated by said Plat, said 3209 square foot or 0.074 acre parcel of land to be more particularly described by metes and bounds as follows:

BEGINNING at a 1/2" capped iron rod "orange cap" found for corner at the intersection of the East line of Samuel's Avenue (60' wide Right-of-Way) with the South line of said NE 12th Street, same being the Northwest corner of that certain called Lot 1, Block 8 and the West 25 feet of Lot 2, Block 8 of said Riverside Gardens Addition described in Deed from BAR Holdings, LLC, a Texas limited liability company to Tarrant County Coalition for Peace and Justice, a Texas nonprofit corporation and recorded in Document No. D221028368;

THENCE North 22°23'29" West across said NE 12th Street and with said East line of Samuel's Avenue a distance of 29.74 feet to a point for corner in said NE 12th Street and being at the beginning of a non-tangent curve to the left;

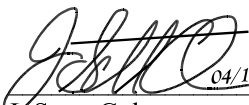
THENCE with said NE 12th Street and said curve to the left having a radius of 843.50 feet, whose chord bears-South 83°34'49" East a distance of 132.89, for an arc length of 133.03 feet to a point for corner in said Right-of-Way,

THENCE South 05°04'15" East across said Right-of-Way a distance of 25.18 feet to a 1/2" capped iron rod "ORANGE CAP" found for corner at the beginning of a non-tangent curve to the right;

THENCE with the North line of said Tarrant County Coalition for Peace and Justice tract, the South line of said NE 12th Street and with said curve to the right having a radius of 868.50 feet, whose chord bears-North 84°13'13" West, a distance of 123.59 feet, for an arc length of 123.69 back to the POINT of BEGINNING and CONTAINING 3209 Square Feet, 0.074 acres of land, more or less

SURVEYOR'S CERTIFICATE

KNOW ALL MEN BY THESE PRESENTS: I, J. Scott Cole, a Registered Professional Land Surveyor in the State of Texas, do hereby certify that I have prepared this plat from an actual on the ground survey of the land, and that the corner monuments shown thereon were properly placed under my direct supervision in accordance with platting rules and regulations of the City of Fort Worth, Tarrant County, Texas.


04/10/2025
J. Scott Cole
Registered Professional Land Surveyor
State of Texas No. 5411

