

Exhibit "B"

County: Tarrant
Highway: N. Las Vegas Trail (C.R. 1013)
STA. 27+88.72 to STA. 31+66.89
CCSJ: 0902-90-176
RCSJ: 0902-90-277

Page 1 of 6
October 5, 2022

Description for Parcel P00067640.001

BEING 1,171 square feet of land, in the D.E. Norton Survey, Abstract Number 1174, Tarrant County, Texas, being part of a tract of land described in deed to the City of Fort Worth, recorded in Volume 548, Page 498, of the Deed Records, Tarrant County, Texas (D.R.T.C.T.), said 1,171 square feet [0.0269 Acres] of land being more particularly described by metes and bounds as follows:

COMMENCING at a 1/2-inch iron rod with plastic cap stamped "PJB Surveying" set in the north of said City of Fort Worth tract being in the existing southerly right-of-way line of Huron Drive (50' right-of-way), being the beginning of a curve to the left, having a radius of 212.29 feet and a central angle of 10 degrees 27 minutes 34 seconds;

THENCE with the north line of said City of Fort Worth tract and the existing southerly right-of-way line of said Huron Drive, with said tangent curve to the left, an arc distance of 38.75 feet (Chord Bearing South 62 degrees 52 minutes 46 seconds West – 38.70 feet) to a 1/2-inch iron rod with plastic cap stamped "PJB Surveying" set at the **POINT OF BEGINNING**, being in the new easterly right-of-way line of N. Las Vegas Trail, also being 227.77 feet left of Station 27+88.72, and having a N.A.D. 83 (2011 Adjustment), Texas Coordinate System of 1983 North Central Zone (4202) surface coordinate of Northing 6,968,873.67 and Easting 2,286,435.89; **

- 1) **THENCE** South 29 degrees 15 minutes 32 seconds East, departing the north line of said City of Fort Worth tract and the existing southerly right-of-way line of Huron Drive and with the new easterly right-of-way line of said N. Las Vegas Trail, a distance of 22.13 feet to a 1/2-inch iron rod with plastic cap stamped "PJB Surveying" set, being 241.11 feet left of Station 28+04.65, also being at the point of curvature of a non-tangent curve to the right, having a radius of 373.50 feet and a central angle of 13 degrees 51 minutes 11 seconds; **
- 2) **THENCE** continuing with the new easterly right-of-way line of said N. Las Vegas Trail and with said non-tangent curve to the right, an arc distance of 90.30 feet (Chord Bearing South 67 degrees 45 minutes 33 seconds West – 90.08 feet) to a 1/2-inch iron rod with plastic cap stamped "PJB Surveying" set in the north line of said City of Fort Worth tract and the existing southerly right-of-way line of said Huron Drive, being 163.74 feet left of Station 28+46.87; **
- 3) **THENCE** North 53 degrees 22 minutes 20 seconds East, with the north line of said City of Fort Worth tract and the existing southerly right-of-way line of said Huron Drive, a distance of 83.16 feet to the point of curvature of a tangent curve to the right, having a radius of 212.29 feet and a central angle of 01 degrees 52 minutes 32 seconds;
- 4) **THENCE** continuing with the north line of said City of Fort Worth tract, the existing southerly right-of-way line of said Huron Drive, an arc distance of 6.95 feet (Chord Bearing North 57 degrees 00 minutes 19 seconds East – 6.95 feet) to the **POINT OF BEGINNING** and containing 1,171 square feet [0.0269 Acres] of land.

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Description for Parcel P00067640.002

BEING 24,301 square feet of land, in the D.E. Norton Survey, Abstract Number 1174, Tarrant County, Texas, being part of a tract of land described in deed to the City of Fort Worth, recorded in Volume 548, Page 498, of the Deed Records, Tarrant County, Texas (D.R.T.C.T.), said 24,301 square feet [0.5579 Acres] of land being more particularly described by metes and bounds as follows:

COMMENCING at a 1/2-inch iron rod with plastic cap stamped "PJB Surveying" set in the south line of said City of Fort Worth tract being in the existing northerly right-of-way line of Shore View Drive;

THENCE South 76 degrees 07 minutes 16 seconds West, with the south line of said City of Fort Worth tract and the existing northerly right-of-way line of said Shore View Drive, a distance of 3.77 feet to a 1/2-inch iron rod with plastic cap stamped "PJB Surveying" set at the **POINT OF BEGINNING**, being in the new easterly right-of-way line of N. Las Vegas Trail, also being 320.44 feet left of Station 31+66.89, and having a N.A.D. 83 (2011 Adjustment), Texas Coordinate System of 1983 North Central Zone (4202) surface coordinate of Northing 6,968,517.94 and Easting 2,286,479.64; **

- 1) **THENCE** South 76 degrees 07 minutes 16 seconds West, continuing with the south line of said City of Fort Worth tract and the existing northerly right-of-way line of said Shore View Drive, a distance of 156.27 feet;
- 2) **THENCE** North 82 degrees 40 minutes 25 seconds West, continuing with the south line of said City of Fort Worth tract and the existing northerly right-of-way line of said Shore View Drive, a distance of 124.06 feet to the southwest corner of said City of Fort Worth tract in the existing easterly right-of-way line of said N. Las Vegas Trail (variable width right-of-way), being at the point of curvature of a non-tangent curve to the left, having a radius of 1,457.70 feet and a central angle of 01 degrees 33 minutes 12 seconds;
- 3) **THENCE** with the west line of said City of Fort Worth tract, the existing easterly right-of-way line of said N. Las Vegas Trail and said non-tangent curve to the left, an arc distance of 39.52 feet (Chord Bearing North 03 degrees 29 minutes 38 seconds West – 39.52 feet);
- 4) **THENCE** North 04 degrees 16 minutes 15 seconds West, continuing with the west line of said City of Fort Worth tract and the existing easterly right-of-way line of said N. Las Vegas Trail, a distance of 141.70 feet to the point of curvature of a tangent curve to the right, having a radius of 1,407.70 feet and a central angle of 00 degrees 36 minutes 51 seconds;
- 5) **THENCE** continuing with the west line of said City of Fort Worth tract, the existing easterly right-of-way line of said N. Las Vegas Trail and said tangent curve to the right, an arc distance of 15.09 feet (Chord Bearing North 03 degrees 57 minutes 49 seconds West – 15.09 feet) to the northwest corner of said City of Fort Worth tract being in the southerly right-of-way line of Huron Drive (50 foot right-of-way);

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Description for Parcel P00067640.002

- 6) **THENCE** North 53 degrees 22 minutes 20 seconds East, with the north line of said City of Fort Worth tract and the existing southerly right-of-way line of said Huron Drive, a distance of 137.22 feet to a 1/2-inch iron rod with plastic cap stamped "PJB Surveying" set in the north line of said City of Fort Worth tract, the existing southerly right-of-way line of said Huron Drive and the new easterly right-of-way line of said N. Las Vegas Trail, being 110.00 feet left of Station 29+01.47; **
- 7) **THENCE** South 09 degrees 40 minutes 36 seconds West, departing the north line of said City of Fort Worth tract and the existing southerly right-of-way line of Huron Drive and with the new easterly right-of-way line of said N. Las Vegas Trail, a distance of 92.23 feet to a 1/2-inch iron rod with plastic cap stamped "PJB Surveying" set, being 110.00 feet left of Station 29+93.70, also being at the point of curvature of a tangent curve to the left, having a radius of 1,190.00 feet and a central angle of 08 degrees 35 minutes 05 seconds; **
- 8) **THENCE** continuing with the new easterly right-of-way line of said N. Las Vegas Trail and with said tangent curve to the left, an arc distance of 178.30 feet (Chord Bearing South 05 degrees 23 minutes 03 seconds West – 178.13 feet) to a 1/2-inch iron rod with plastic cap stamped "PJB Surveying" set, being 110.00 feet left of Station 31+88.48, also being at the point of curvature of a non-tangent curve to the right, having a radius of 398.00 feet and a central angle of 02 degrees 31 minutes 02 seconds; **
- 9) **THENCE** continuing with the new easterly right-of-way line of said N. Las Vegas Trail and with said non-tangent curve to the right, an arc distance of 17.49 feet (Chord Bearing North 84 degrees 04 minutes 44 seconds East – 17.48 feet) to a 1/2-inch iron rod with plastic cap stamped "PJB Surveying" set, being 127.35 feet left of Station 31+86.12; **
- 10) **THENCE** North 85 degrees 20 minutes 15 seconds East, continuing with the new easterly right-of-way line of said N. Las Vegas Trail, a distance of 63.66 feet to a 1/2-inch iron rod with plastic cap stamped "PJB Surveying" set, being 190.66 feet left of Station 31+78.50, also being at the point of curvature of a tangent curve to the left, having a radius of 302.00 feet and a central angle of 08 degrees 54 minutes 06 seconds; **
- 11) **THENCE** continuing with the new easterly right-of-way line of said N. Las Vegas Trail and with said tangent curve to the left, an arc distance of 46.92 feet (Chord Bearing North 80 degrees 53 minutes 13 seconds East – 46.87 feet) to a 1/2-inch iron rod with plastic cap stamped "PJB Surveying" set, being 236.69 feet left of Station 31+67.92; **
- 12) **THENCE** North 76 degrees 26 minutes 10 seconds East, continuing with the new easterly right-of-way line of said N. Las Vegas Trail, a distance of 81.27 feet to a 1/2-inch iron rod with plastic cap stamped "PJB Surveying" set, being 314.75 feet left of Station 31+39.14; **

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October 5, 2022

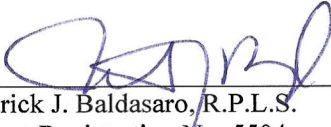
Description for Parcel P00067640.002

13) **THENCE** South 12 degrees 32 minutes 22 seconds East, continuing with the new easterly right-of-way line of said N. Las Vegas Trail, a distance of 21.73 feet to the **POINT OF BEGINNING** and containing 24,301 square feet [0.5579 Acres] of land.

** The monument described in this call, if destroyed or damaged during construction, may be replaced with a TxDOT Type II Right-of-Way Marker upon the completion of the highway construction project under the supervision of a Registered Professional Land Surveyor, either employed or retained by TxDOT.


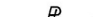
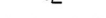






Notes:

1. Abstracting completed between May 2021 and September 2022.
2. Field surveys were performed between May 2021 and September 2022.
3. The Basis of Bearing is the Texas Coordinate System of 1983, North Central Zone (4202), TxDOT Virtual Reference System (VRS) RTK Network.
4. All coordinates and distances are US Survey Feet, displayed in surface values and may be converted to grid by dividing by the combined adjustment factor of 1.00012 (TxDOT Tarrant County Scale Factor).
5. The Station and Offset information refers to the baseline described in the Project Schematic approved on XX/XX/20XX; Project Control-Section-Job: 0902-90-176.
6. A survey plat of even date accompanies this legal description.


Patrick J. Baldasaro, R.P.L.S.
Texas Registration No. 5504
200 W. Belmont Dr., Suite D
Allen, Texas 75013
Ph. 972-649-6669
TBPELS FIRM NO. 10194303

5/16/23
Date



- EXISTING ROW 
- PROPERTY LINE 
- PROPOSED ROW 
- PROPOSED EASEMENT 
- SURVEY LINE 
- PROPOSED ACCESS DENIAL LINE 
- POINT OF COMMENCING 
- POINT OF BEGINNING 
- CONTROLLING MONUMENT 

SET 1/2 INCH IRON ROD WITH PLASTIC CAP STAMPED "PJB SURVEYING" SET UNLESS OTHERWISE NOTED

SET 5/8 INCH IRON ROD WITH PINK PLASTIC CAP STAMPED "TXDOT SURVEY MARKER RIGHT OF WAY" SET UNLESS OTHERWISE NOTED

SET 5/8 INCH IRON ROD WITH 2 INCH ALUMINUM CAP STAMPED "TXDOT ACCESS DENIAL POINT" SET

FOUND (AS NOTED)

O.P.R.T.C.T. OFFICIAL PUBLIC RECORDS, TARRANT COUNTY, TEXAS
 D.R.T.C.T. DEED RECORDS, TARRANT COUNTY, TEXAS
 P.R.T.C.T. PLAT RECORDS, TARRANT COUNTY, TEXAS

**D.E. NORTON SURVEY
ABSTRACT NO. 1174**

AEP CHARTER HIGH POINT
FORT WORTH, LLC
INST. D2161026
O.P.R.T.C.T.

LOT 2RA, BLOCK 1
CASTLEBERRY BAPTIST CHURCH ADDITION
INST. D21099585
P.R.T.C.T.

STATE OF TEXAS
VOL. 5200, PG. 117,
VOL. 5317, PG. 742 &
VOL. 5196, PG. 655
D.R.T.C.T.

CURVE K38
DELTA= 0° 33' 12" (LT)
R= 1,457.70'
L= 39.52'
CB= N 03° 29' 38" W
LC= 39.52'

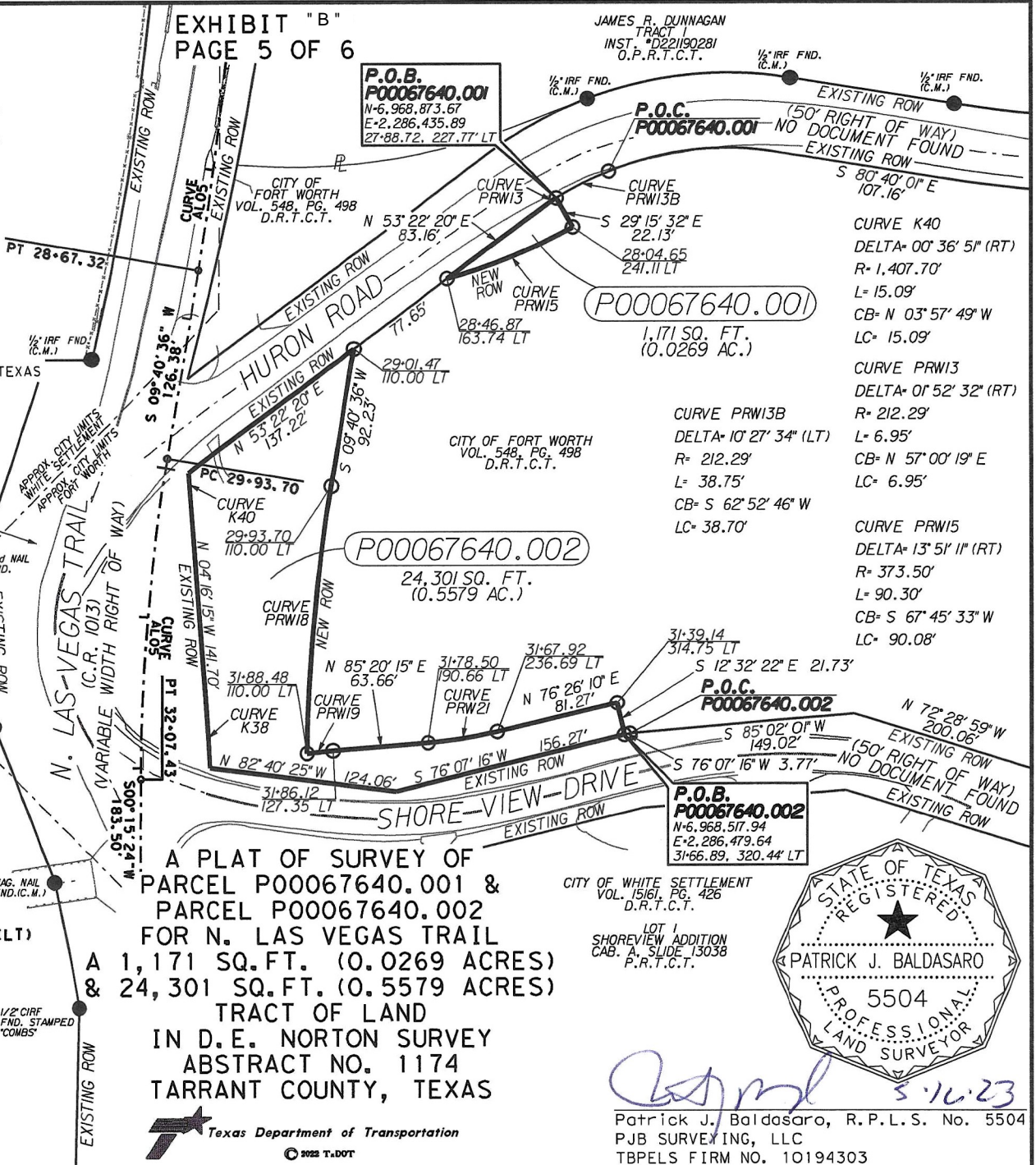
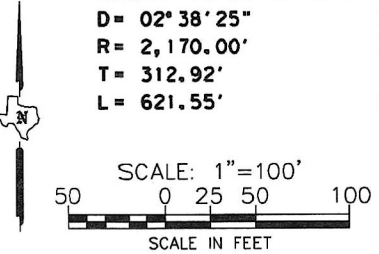
CURVE PRW18
DELTA= 08° 35' 05" (LT)
R= 1,190.00'
L= 178.30'
CB= S 05° 23' 03" W
LC= 178.13'

CURVE PRW19
DELTA= 02° 31' 02" (RT)
R= 398.00'
L= 17.49'
CB= N 84° 04' 44" E
LC= 17.48'

CURVE PRW21
DELTA= 08° 54' 06" (LT)
R= 302.00'
L= 46.92'
CB= N 80° 53' 13" E
LC= 46.87'

CURVE ALO5
DELTA= 16° 24' 41" (RT)
D= 02° 38' 25"
R= 2,170.00'
T= 312.92'
L= 621.55'

CURVE ALO7
DELTA= 09° 25' 11" (LT)
D= 04° 24' 27"
R= 1,300.00'
T= 107.11'
L= 213.73'

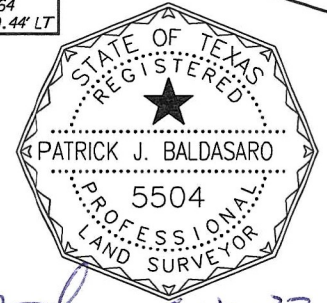


A PLAT OF SURVEY OF
 PARCEL P00067640.001 &
 PARCEL P00067640.002
 FOR N. LAS VEGAS TRAIL
 & 24,301 SQ. FT. (0.5579 ACRES)
 TRACT OF LAND
 IN D.E. NORTON SURVEY
 ABSTRACT NO. 1174
 TARRANT COUNTY, TEXAS

Texas Department of Transportation
 © 2022 T.DOT

CITY OF WHITE SETTLEMENT
VOL. 15161, PG. 426
D.R.T.C.T.

LOT 1
SHOREVIEW ADDITION
CAB. A SLIDE 13038
P.R.T.C.T.



Patrick J. Baldasaro 5.16.23
 Patrick J. Baldasaro, R.P.L.S. No. 5504
 PJB SURVEYING, LLC
 TBPELS FIRM NO. 10194303



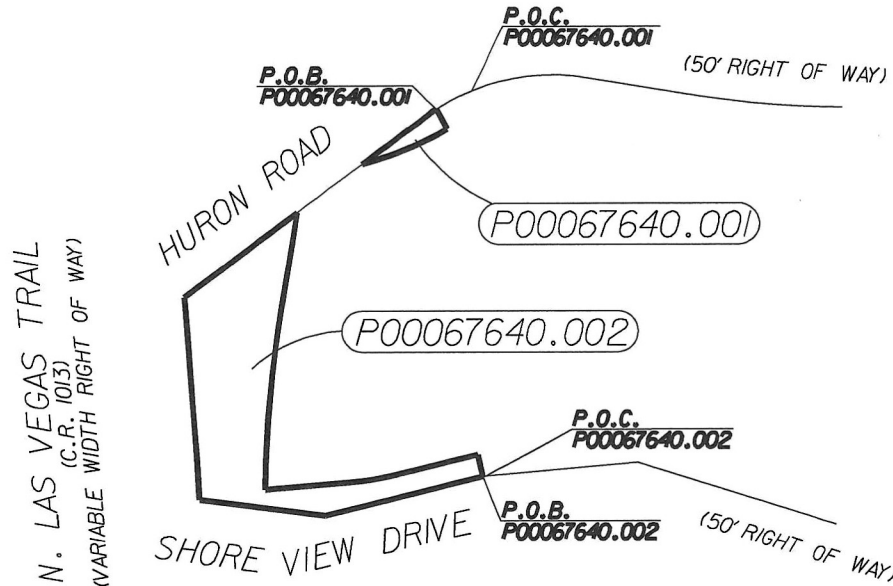
NOT TO SCALE

AREA TABLE (ACRES)			
	EXISTING (CALLED)	ACQUISITION	REMAINDER (CALCULATED)
P00012180.001		0.0269	
P00012180.002		0.5579	
TOTAL		0.5848	

* THE MONUMENT DESCRIBED IN THIS CALL, IF DESTROYED OR DAMMAGED DURING CONSTRUCTION, MAY BE REPLACED WITH A TXDOT TYPE II RIGHT-OF-WAY MARKER UPON COMPLETION OF THE HIGHWAY CONSTRUCTION PROJECT UNDER THE SUPERVISION OF A REGISTERED PROFESSIONAL LAND SURVEYOR, EITHER EMPLOYED OR RETAINED BY TXDOT.

GENERAL NOTES:

1. ABSTRACTING BETWEEN MAY 2021 AND SEPTEMBER 2022.
2. FIELD SURVEYS WERE PERFORMED BETWEEN MAY 2021 AND SEPTEMBER 2022.
3. THE BASIS OF BEARING IS THE TEXAS COORDINATE SYSTEM OF 1983, NORTH CENTRAL ZONE (4202), TXDOT VIRTUAL REFERENCE SYSTEM (VRS) RTK NETWORK.
4. ALL COORDINATES AND DISTANCES ARE US SURVEY FEET, DISPLAYED IN SURFACE VALUES AND MAY BE CONVERTED TO GRID BY DIVIDING BY THE COMBINED ADJUSTMENT FACTOR OF 1.00012 (TXDOT TARRANT COUNTY SCALE FACTOR).
5. THE STATION AND OFFSET INFORMATION REFERS TO THE BASELINE DESCRIBED IN THE PROJECT SCHEMATIC APPROVED ON XX/XX/20XX; PROJECT CONTROL-SECTION-JOB: 0902-90-176.
6. A LEGAL DESCRIPTION OF EVEN DATE ACCOMPANIES THIS SURVEY PLAT.
7. VOLUME & PAGES AND INSTRUMENT NUMBERS SHOWN HEREON ARE REFERENCED TO THE TARRANT COUNTY CLERK'S RECORDS.



EXISTING ROW	———
PROPERTY LINE	——— P
PROPOSED ROW	———
PROPOSED EASEMENT	———
SURVEY LINE	——— S
PROPOSED ACCESS DENIAL LINE	—
POINT OF COMMENCING	P. O. C.
POINT OF BEGINNING	P. O. B.
CONTROLLING MONUMENT	(C. M.)
SET 1/2 INCH IRON ROD WITH PLASTIC CAP STAMPED "PJB SURVEYING" SET UNLESS OTHERWISE NOTED	○
SET 5/8 INCH IRON ROD WITH PINK PLASTIC CAP STAMPED "TXDOT SURVEY MARKER RIGHT OF WAY" SET UNLESS OTHERWISE NOTED	□
SET 5/8 INCH IRON ROD WITH 2 INCH ALUMINUM CAP STAMPED "TXDOT ACCESS DENIAL POINT" SET	△
FOUND (AS NOTED)	●
O. P. R. T. C. T.	OFFICIAL PUBLIC RECORDS, TARRANT COUNTY, TEXAS
D. R. I. C. I.	DEED RECORDS, TARRANT COUNTY, TEXAS
P. R. T. C. T.	PLAT RECORDS, TARRANT COUNTY, TEXAS

PARENT TRACT INSET

A PLAT OF SURVEY OF
PARCEL P00067640.001 &
PARCEL P00067640.002
FOR N. LAS VEGAS TRAIL
A 1,171 SQ. FT. (0.0269 ACRES)
& 24,301 SQ. FT. (0.5579 ACRES)
TRACT OF LAND
IN D. E. NORTON SURVEY
ABSTRACT NO. 1174
TARRANT COUNTY, TEXAS



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