

EXHIBIT B

Exhibit A

20' ALLEY ABANDONMENT
0.106 ACRES/ 4,595 SQ. FT.

JOHN DAVIS SURVEY, ABSTRACT NO. 418
CITY OF FORT WORTH, TARRANT COUNTY, TEXAS

BEING A 0.106 ACRE TRACT OF LAND SITUATED IN THE JOHN DAVIS SURVEY, ABSTRACT NUMBER (NO.) 418, TARRANT COUNTY, TEXAS, AS SHOWN ON THE PLAT RECORDED IN VOLUME (VOL.) 388-168, PAGE (PG.) 57, 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 DOCUMENT (DOC.) NO. D219157724, P.R.T.C.T.;

THENCE NORTH 89 DEG. 47 MIN. 19 SEC. WEST, WITH THE SOUTH RIGHT OF WAY LINE OF SAID EAST RICHMOND AVENUE A DISTANCE OF 527.56 FEET TO A POINT FOR NORTHEAST CORNER OF LOT 48, BLOCK 23, GRAHAM PARK ADDITION, AS SHOWN ON THE PLAT RECORDED IN VOL. 309, PG. 23, P.R.T.C.T.;

THENCE SOUTH 00 DEG. 12 MIN. 09 SEC. WEST, WITH THE EAST PROPERTY LINE OF SAID BLOCK 23, AND THE WEST ROW LINE OF MCCURDY STREET (CALLED 60' ROW), A DISTANCE OF 74.58 FEET TO SOUTHEAST CORNER OF LOT 46, OF SAID BLOCK 23 FOR **POINT OF BEGINNING**;

THENCE SOUTH 00 DEG. 12 MIN. 09 SEC. WEST, CONTINUING WITH THE WEST ROW OF SAID MCCURDY STREET, A DISTANCE OF 20.31 FEET TO A POINT FOR EAST CORNER OF LOT 1-R, BLOCK 23, GRAHAM PARK ADDITION, AS SHOWN ON THE PLAT RECORDED IN VOL. 388-168, PG. 57, P.R.T.C.T.;

THENCE WITH THE COMMON PROPERTY LINE OF SAID LOT 1-R, BLOCK 23, THE FOLLOWING BEARINGS AND DISTANCES;

NORTH 89 DEG. 48 MIN. 15 SEC. WEST, A DISTANCE OF 155.00 FEET TO A POINT FOR CORNER;

NORTH 00 DEG. 12 MIN. 09 SEC. EAST, A DISTANCE OF 94.94 FEET TO A POINT ALONG THE SOUTH ROW LINE OF SAID EAST RICHMOND AVENUE FOR CORNER;

THENCE SOUTH 89 DEG. 32 MIN. 21 SEC. EAST, WITH THE SOUTH ROW LINE OF SAID EAST RICHMOND AVENUE, A DISTANCE OF 19.68 FEET TO A POINT FOR NORTHWEST CORNER OF SAID LOT 48, BLOCK 23;

THENCE WITH SAID BLOCK 23 (VOL. 309, PG. 23, P.R.T.C.T.), THE FOLLOWING BEARINGS AND DISTANCES;

SOUTH 00 DEG. 00 MIN. 00 SEC. EAST, A DISTANCE OF 75.00 FEET TO A POINT FOR SOUTHWEST CORNER OF SAID LOT 46;

NORTH 90 DEG. 00 MIN. 00 SEC. EAST, A DISTANCE OF 135.05 FEET THE **POINT OF BEGINNING** CONTAINING WITHIN THE METES AND BOUNDS HEREIN RECITED 0.106 ACRES OR 4,595 SQUARE FEET OF LAND, MORE OR LESS.

GENERAL NOTES

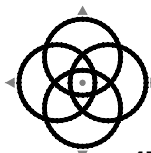
1. SURVEYOR DID NOT ABSTRACT SUBJECT PROPERTY, THIS SURVEY WAS PREPARED WITHOUT THE BENEFIT OF A CURRENT TITLE REPORT OR ABSTRACTORS CERTIFICATE AND WOULD BE SUBJECT TO ANY AND ALL CONDITIONS OR RESTRICTIONS THAT A CURRENT TITLE REPORT OR ABSTRACTORS CERTIFICATE MAY DISCLOSE.
2. BEARINGS WERE BASED ON 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.

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

FIELD BY:	-	DATE:	11/06/2025
DRAWN BY:	JL	REV:	
CHECKED BY:	JC	REV:	
JOB NO.	D60236	REV:	
SHEET 2 OF 2		REV:	



WINDROSE
LAND SURVEYING | PLATTING

1760 S. STEMMONS FRWY, STE 180 | LEWISVILLE, TX 75067 | 214.217.2544
FIRM REGISTRATION NO. 10108800 | WINDROSESERVICES.COM