

**EXHIBIT B**  
**METES AND BOUNDS DESCRIPTION**  
**2,101 SQUARE FEET – PORTION OF SANITARY SEWER EASEMENT**  
**OUT OF LOT 4R, BLOCK 1, WALKERS BRANCH ADDITION**  
**IN THE LONDON C. WALKER SURVEY, A-1653**  
**CITY OF NORTH RICHLAND HILLS, TARRANT COUNTY, TEXAS**

All that certain 2,101 square feet of land which is a portion of the Sanitary Sewer Easement recorded in Document Number D200170018, in the Public Records of Tarrant County, Texas (P.R.T.C.T.), out of Lot 4R, Block 1, Walkers Branch Addition, recorded in Document Number D197017553, P.R.T.C.T., in the Landon C. Walker Survey, A-1653, City of North Richland Hills, Tarrant County, Texas and more particularly described by metes and bounds as follows: (All bearings shown hereon are based on the Plat of said Walkers Branch Addition, recorded in Document Number D197017553, P.R.T.C.T.)

Commencing at a 1/2" iron rod with a cap stamped "CCP" found for the common south corner of Lot 2R, Block 1, Walker Branch Addition, recorded in Document Number D196233594, P.R.T.C.T. and Lot 1, Block 1, Silverado Addition, recorded in Document Number D198041621, P.R.T.C.T., in the north right-of-way line of Harwood Road (80' right-of-way), from which a PK Nail found for the common south corner of said Lot 1, block 1, Walker Branch Addition (D196233594) and Lot 5, Block 1, of said Walkers Branch Addition (D197017553), along the north right-of-way line of said Harwood Road North 89° 39' 47" East – 155.00', Then North 00° 28' 42" – 286.48' along the east line of said Lot 1, Block 1, Silverado Addition to the western most north corner of said Lot 4R, Block 1, Walkers Branch Addition (D197017553), Then North 44° 19' 35" East – 62.48' along the northwest line of said Lot 4R, Block 1, Walkers Branch Addition (D197017553) to the POINT OF BEGINNING and northwest corner of the herein described easement abandonment;

THENCE North 44° 19' 35" East – 15.03' continuing along the northwest line of said Lot 4R, Block 1, Walkers Branch Addition (D197017553) to the northeast corner of the herein described easement abandonment;

THENCE South 49° 25' 47" East – 139.57' to the southeast corner of the herein described easement abandonment;

THENCE South 40° 34' 13" West – 15.00' to the southwest corner of the herein described easement abandonment;


THENCE North 49° 25' 47" West – 140.55' to the POINT OF BEGINNING and containing 2,101 square feet of land.

**THIS METES AND BOUNDS DESCRIPTION IS ISSUED IN CONJUNCTION WITH THE SURVEY PREPARED BY SPRY SURVEYORS, HEREBY REFERENCED AS EXHIBIT B. THIS METES AND BOUNDS DESCRIPTION IS EXHIBIT A.**

**SPRY  SURVEYORS**

Issue Date: November 10, 2017 · Certificate Date: August 2016  
8241 Mid-Cities Blvd., Suite 102 · North Richland Hills, TX 76182  
Firm Reg No. 10112000 · Project Number: 034-187-50  
Phone 817-776-4049 · email: [spry@sprysurveyors.com](mailto:spry@sprysurveyors.com)



  
David Lewis  
R.P.L.S. NO. 5647  
11/10/17

# EXHIBIT B

## LEGEND NOT TO SCALE

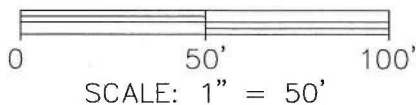
- BOUNDARY CORNER
- EASEMENT CORNER

## ABBREVIATIONS

P.R.T.C.T.	PUBLIC RECORDS OF TARRANT COUNTY, TEXAS
VOL.	VOLUME
PG.	PAGE
CAB.	CABINET
DOC. NO.	DOCUMENT NUMBER
IRF	IRON ROD FOUND
IRS	IRON ROD SET
P.O.C.	POINT OF COMMENCING
P.O.B.	POINT OF BEGINNING
C.M.	CONTROLLING MONUMENT
U.E.	UTILITY EASEMENT
N.T.S.	NOT TO SCALE
R.O.W.	RIGHT-OF-WAY
U.N.O.	UNLESS NOTED OTHERWISE
B.L.	BUILDING LINE



Graphic Scale in Feet



### NOTES

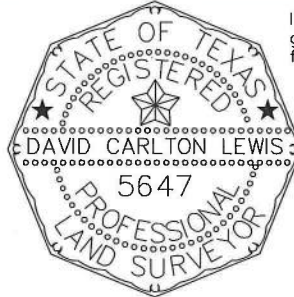
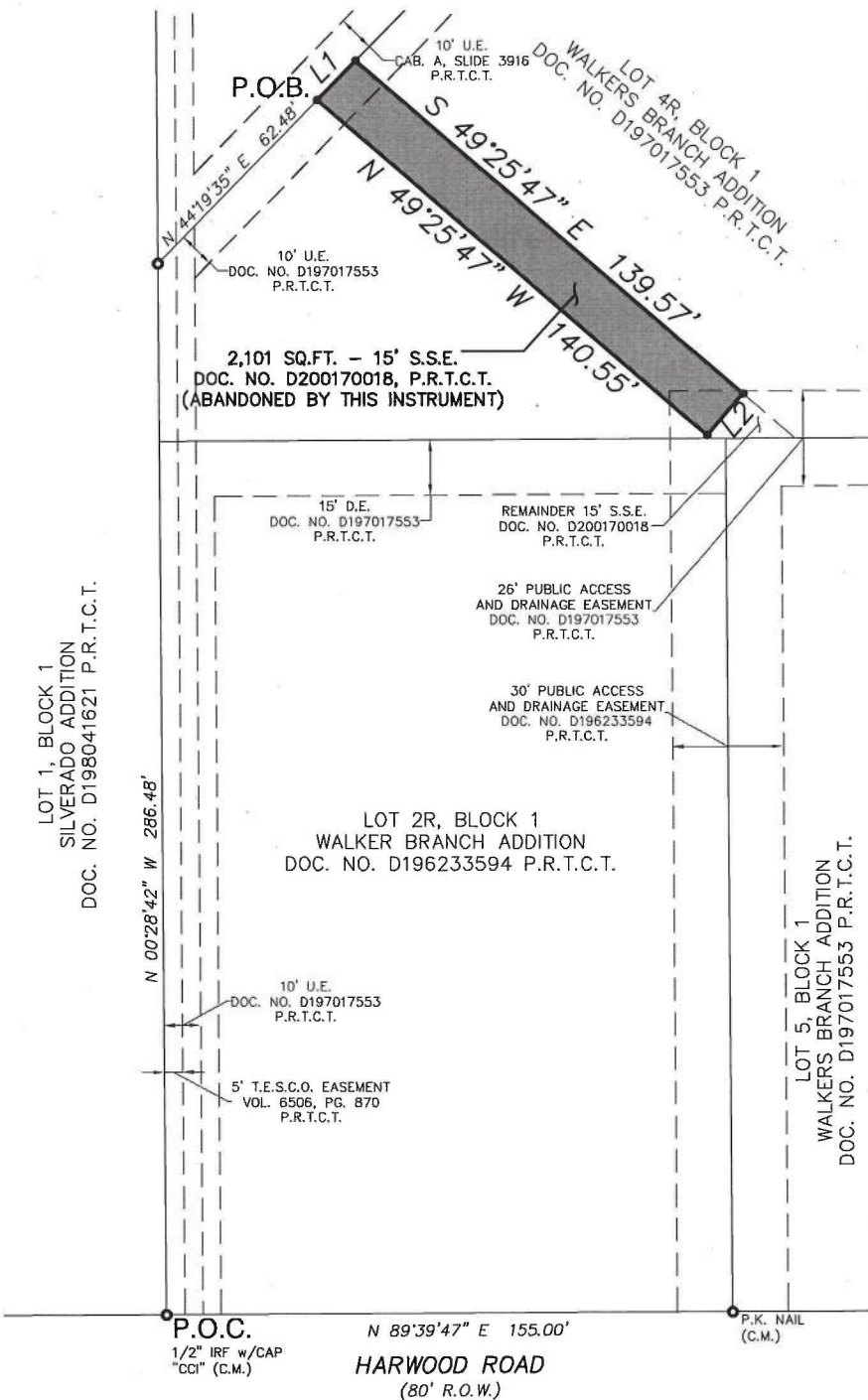
1. This Survey is issued without the benefit of a current title report and is subject to revision upon receipt thereof. Surveyor has done no additional research for possible easements, restrictions or covenants which may affect this property.
2. All bearings shown hereon are based on the Plat of Walkers Branch Addition recorded in Document Number D197017553, in the Public Records of Tarrant County, Texas.
3. The Surveyor has not physically located any underground utilities and/or improvements which may be located under or near the subject property.
4. This survey is issued in conjunction with the Metes and Bounds Description by Spry Surveyors, of the same certification date shown hereon, hereby referenced as Exhibit A. This Survey is Exhibit B.

LOT 1, BLOCK 1  
 SILVERADO ADDITION  
 DOC. NO. D198041621 P.R.T.C.T.

N 00°28'42" W 286.48'

LOT 5, BLOCK 1  
 WALKERS BRANCH ADDITION  
 DOC. NO. D197017553 P.R.T.C.T.

LINE TABLE		
LINE	BEARING	DISTANCE
L1	N 44°19'35" E	15.03'
L2	S 40°34'13" W	15.00'



I certify that this survey was made on the ground, that this plat correctly represents the facts found at the time of survey.

*[Signature]*  
 11/10/17  
 DAVID CARLTON LEWIS, R.P.L.S. NO. 5647

AUGUST 2016  
 CERTIFICATE DATE

2,101 SQUARE FOOT  
 PORTION OF SANITARY SEWER EASEMENT  
 OUT OF LOT 4R, BLOCK 1  
 WALKERS BRANCH ADDITION  
 IN THE LANDON C. WALKER SURVEY, A-1653  
 CITY OF NORTH RICHLAND HILLS, TARRANT COUNTY, TEXAS  
 ISSUE DATE: 11/10/2017    SCALE: 1" = 50'    PROJECT NO.: 034-187-50

**SPRY SURVEYORS**  
 8241 Mid-Cities Blvd., Suite 102 • North Richland Hills, TX 76182  
 PH: 817.776.4049 • spry@sprysurveyors.com • www.sprysurveyors.com  
 Firm Reg. No. 10112000

Nov 10, 2017 - 10:45am  
 S:\034-187-8405 Harwood Rd - NRH\50-SSE Abandonment\ spry-8405HarwoodRd-SSE.dwg