

**EXHIBIT B
LEGAL DESCRIPTION
TEMPORARY CONSTRUCTION EASEMENT**

BEING a tract of land in the William A. Trimble Survey, Abstract No. 1520 in the City of North Richland Hills, Tarrant County, Texas, being a part of that tract of land described in Special Gift Warranty Deed to James Edward Brown, II, as recorded in County Clerk's Document No. D211294110 in the Official Public Records of Tarrant County, Texas (O.P.R.T.C.T.), being a part of Lot 30, Block 3 of Meadow Lakes, an addition to the City of North Richland Hills, Tarrant County, Texas, as recorded in Volume 388-123 Page 27 of the Plat Records Tarrant County (P.R.T.C.T.), and being more particularly described as follows:

COMMENCING at a found Y-cut for the northwest corner of Lot 30 and the northeast corner of Lot 31, Block 3 of said Meadow Lakes and being on the right of way of Pebble Court cul-de-sac, said point also being on a curve to the left, having a radius of 50.00 feet whose chord bears North 47 degrees 10 minutes 44 seconds East, a distance of 17.61 feet;

THENCE Northeasterly, along said cul-de-sac right of way, the northwest line of said Lot 30 and said circular curve to the left, through a central angle of 20 degrees 17 minutes 21 seconds, an arc length of 17.71 feet for **POINT OF BEGINNING**, said point being the point of curvature of a circular curve to the left, having a radius of 50.00 feet whose chord bears North 31 degrees 56 minutes 28 seconds East, a distance of 8.88 feet;

THENCE Northeasterly, continuing along said cul-de-sac right of way, said northwest line of Lot 30 and said circular curve to the left, through a central angle of 10 degrees 11 minutes 12 seconds, an arc length of 8.89 feet to a point for corner;

THENCE South 24 degrees 27 minutes 15 seconds East, departing said cul-de-sac right of way, a distance of 45.60 feet to a point for corner;

THENCE South 41 degrees 50 minutes 59 seconds East, a distance of 10.96 feet to a point for corner;

THENCE South 12 degrees 15 minutes 38 seconds East, a distance of 28.46 feet to a point for corner;

THENCE North 82 degrees 34 minutes 06 seconds East, a distance of 17.92 feet to a point for corner;

THENCE South 28 degrees 05 minutes 58 seconds East, a distance of 30.20 feet to a point for corner on the north line of a 5-foot Utility Easement as dedicated by said Volume 388-123, Page 27 P.R.T.C.T.;

THENCE South 65 degrees 28 minutes 57 seconds West, along the north line of said 5-foot Utility Easement, a distance of 17.01 feet to a point for corner;

THENCE North 27 degrees 48 minutes 35 seconds West, departing the north line of said 5-foot Utility Easement, a distance of 114.56 feet to the **POINT OF BEGINNING AND CONTAINING** 997 square feet or 0.0229 acres of land, more or less.

A plat accompanies this legal description.

LINE TABLE

L1	S41°50'59"E	10.96'	L4	S28°05'58"E	30.20'
L2	S12°15'38"E	28.46'	L5	S65°28'57"W	17.01'
L3	N82°34'06"E	17.92'	L6	N27°48'35"W	114.56'

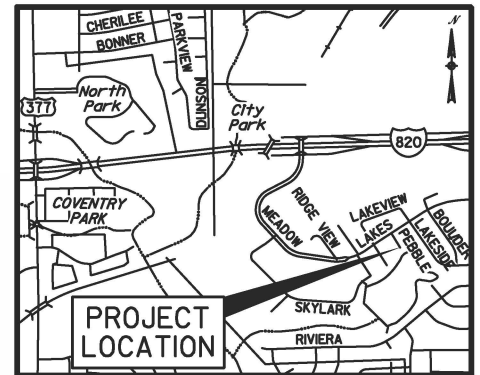
LOT 29
BLOCK 3

MEADOW LAKES
VOL. 388-123, PG. 27
P.R.T.C.T.

LOT 30, BLOCK 3
MEADOW LAKES
VOL. 388-123, PG. 27
P.R.T.C.T.

SPECIAL GIFT WARRANTY DEED
JAMES EDWARD BROWN, II
DOC. NO. D211294110
O.P.R.T.C.T.

MEADOWLAKES COMMUNITY
IMPROVEMENT ASSOCIATION AND
SKYLARK CIRCLE COMMUNITY
IMPROVEMENT ASSOCIATION
VOL. 10627, PG. 120
O.R.T.C.T.



LOCATION MAP
NOT TO SCALE

PEBBLE COURT
(ASPHALT PAVEMENT)

LOT 28
BLOCK 3

1/2" FIR

$\Delta=10^{\circ}11'12''$
 $R=50.00'$
 $T=4.46'$
 $L=8.89'$
 $CB=N31^{\circ}56'28"E$
 $CL=8.88'$

$\Delta=20^{\circ}17'21''$
 $R=50.00'$
 $T=8.95'$
 $L=17.71'$
 $CB=N47^{\circ}10'44"E$
 $CL=17.61'$

POINT OF COMMENCING

POINT OF BEGINNING

PERMANENT DRAINAGE
EASEMENT
(BY SEPARATE INSTRUMENT)

15' DRAINAGE AND
UTILITY EASEMENT
VOL. 388-123, PG. 27
P.R.T.C.T.

LOT 31
BLOCK 3

JAMES O. BAENISCH AND
WIFE, JACQUE L. BAENISCH
DOC. NO. D216253806
O.P.R.T.C.T.

TEMPORARY
CONSTRUCTION EASEMENT
(BY SEPARATE INSTRUMENT)

WILLIAM A. TRIMBLE SURVEY
ABSTRACT NO. 1520

RAILROAD
TIE RW

FND "X"
BEARS
S48°03'11"E
0.59' (CM)

5' UTILITY EASEMENT
VOL. 388-123, PG. 27
P.R.T.C.T.

SCALE: 1"=40'

A LEGAL DESCRIPTION
ACCOMPANIES THIS EXHIBIT

EXHIBIT "B" 0.0229 ACRES TEMPORARY CONSTRUCTION EASEMENT

LOCATED IN

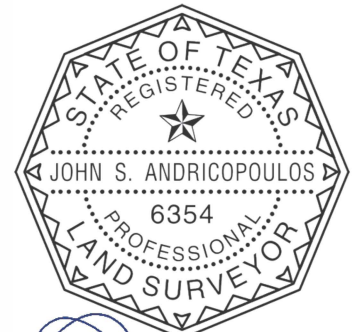
LOT 30, BLOCK 3
MEADOW LAKES

CITY OF NORTH RICHLAND HILLS, TARRANT COUNTY TEXAS

Basis of Bearing is the Texas Coordinate System, North Central Zone (4202),
NAD 83 Datum as measured using the Leica Smartnet VRS system on 06/01/2020
with ties to the City of North Richland Hills Monuments 33, 35, 36 and 38 and city
benchmarks 402, 404 and 429. Unit of measurement is U.S. Survey Feet.

LEGEND

FIR ●	FOUND IRON ROD
△ (CM)	POINT FOR CORNER CONTROL MONUMENT
---	PROPOSED EASEMENT LINE
---	EXISTING EASEMENT LINE
---	EXISTING LOT LINE
P.R.T.C.T.	PLAT RECORDS TARRANT COUNTY TEXAS
O.P.R.T.C.T.	OFFICIAL PUBLIC RECORDS TARRANT COUNTY TEXAS
O.R.T.C.T.	OFFICIAL RECORDS TARRANT COUNTY TEXAS



I, John S. Andricopoulos, Registered Professional Land
Surveyor, do hereby certify that this parcel was
prepared from a survey made on the ground
under my supervision and direction.

John S. Andricopoulos
Registered Professional Land Surveyor
State of Texas, No. 6354



DGN: EXH-TCE 0.0229 AC-53193.dgn

AVO: 53193

DATE: JANUARY 16, 2024

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