

# EXHIBIT "B"

LOT 1, BLOCK 1  
NORTHGLENN ADDITION  
CABINET A, SLIDE 671  
P.R.T.C.T.

RJ NRH I, LLC  
INSTRUMENT NO. D216074398  
O.P.R.T.C.T.

RJ NRH I, LLC  
INSTRUMENT NO. D216035308  
(TRACT 2)  
O.P.R.T.C.T.

P.O.C. (CM)  
1/2" I.R.F.

N 39°56'55" E 39.46'  
S 89°55'14" E 299.74'

P.O.B.

S 89°55'14" E 160.15'

LINE	BEARING	DISTANCE
L1	S 89°55'14" E	15.00'
L2	S 00°32'22" W	216.20'
L3	N 71°48'36" W	40.00'
L4	N 24°20'59" E	80.00'
L5	N 00°32'22" E	189.86'

RJ NRH I, LLC  
INSTRUMENT NO. D216035308  
(TRACT 1)  
O.P.R.T.C.T.

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C1	195.00'	60.07'	59.83'	S 09°21'50" W	17°38'47"

DRAINAGE EASEMENT  
VARIABLE WIDTH  
VOL. 10195, PG. 1208  
O.P.R.T.C.T.

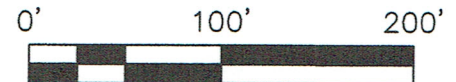
7.5' UTILITY EASEMENT  
CAB. A, SL. 671  
P.R.T.C.T.

ENSERCH CORPORATION EASEMENT  
VOL. 10161, PG. 848 - O.P.R.T.C.T.

J. M. VANDUSEN SURVEY  
ABSTRACT NO. 1588

3/4" I.R.F. (CM)

GLENVIEW DRIVE (80' R.O.W.)  
(VOLUME 3854, PAGE 239)



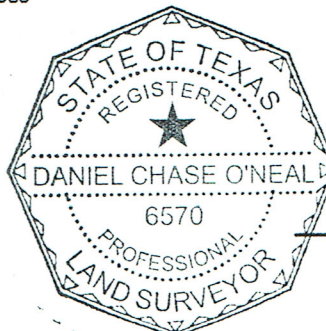
## SURVEYOR NOTES:

1. BEARINGS BASED ON THE TEXAS STATE PLANE COORDINATE SYSTEM OF 1983 (2011), NORTH CENTRAL ZONE.
2. SEE METES AND BOUNDS DESCRIPTION PREPARED EVEN DATE.

THE UNDERSIGNED, REGISTERED PROFESSIONAL LAND SURVEYOR, HEREBY CERTIFIES THAT THIS PLAT OF SURVEY ACCURATELY SETS OUT THE METES AND BOUNDS OF THE EASEMENT TRACT DESCRIBED.

DANIEL CHASE O'NEAL  
REGISTERED PROFESSIONAL LAND SURVEYOR  
STATE OF TEXAS NO. 6570

DATE



(CM)

P.R.T.C.T.

O.P.R.T.C.T.

I.R.F.

P.O.B.

P.O.C.

## LEGEND

CONTROLLING MONUMENT  
MONUMENT AS NOTED  
PLAT RECORDS,  
TARRANT COUNTY, TEXAS  
OFFICIAL PUBLIC RECORDS,  
TARRANT COUNTY, TEXAS  
IRON ROD FOUND  
POINT OF BEGINNING  
POINT OF COMMENCING  
PROPERTY LINE

O'NEAL SURVEYING CO.

P.O. BOX 361  
ATHENS, TX 75751  
(903) 708-2891

TBPLS FIRM # 10194132  
WWW.ONEALSURVEYING.COM



VARIABLE WIDTH DRAINAGE EASEMENT  
ABANDONMENT EXHIBIT  
0.121 ACRES (5,292 SQ. FT.)

DATE: 06/14/2016

PROJECT NO.: 15106.01  
DRAWN BY: DCO  
CHECKED BY: DCO

PAGE 1 OF 2



*EXHIBIT "B"*

**PROPERTY DESCRIPTION  
VARIABLE WIDTH DRAINAGE EASEMENT ABANDONMENT  
0.121 ACRES (5,292 SQ. FT.)**

**BEING** 0.121 ACRES (5,292 SQ. FT.) OF LAND LOCATED IN THE J. M. VANDUSEN SURVEY, ABSTRACT NO. 1588, IN THE CITY OF NORTH RICHLAND HILLS, TARRANT COUNTY, TEXAS, AND BEING ALL OF A DRAINAGE EASEMENT DESCRIBED IN DEED AS RECORDED IN VOLUME 10195, PAGE 1208, OFFICIAL PUBLIC RECORDS, TARRANT COUNTY, TEXAS (O.P.R.T.C.T.), AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

**COMMENCING** AT A 1/2" IRON ROD FOUND IN THE EAST LINE OF LOT 1, BLOCK 2, CASTLE WINDS ADDITION, AN ADDITION TO THE CITY OF NORTH RICHLAND HILLS, TEXAS ACCORDING TO THE PLAT RECORDED IN VOLUME 388-174, PAGE 45, PLAT RECORDS, TARRANT COUNTY, TEXAS (P.R.T.C.T.) AT THE SOUTHWEST CORNER OF LOT 1, BLOCK 1, NORTHGLENN ADDITION, AN ADDITION TO THE CITY OF NORTH RICHLAND HILLS, TEXAS ACCORDING TO THE PLAT RECORDED IN CABINET A, SLIDE 671, (P.R.T.C.T.) AND THE NORTHWEST CORNER OF THAT CERTAIN TRACT OF LAND DESCRIBED AS TRACT 1 CONVEYED TO RJ NRH I, LLC BY DEED RECORDED IN INSTRUMENT NUMBER D216035308, FROM WHICH A 3/4" IRON ROD FOUND AT THE SOUTHWEST CORNER OF SAID TRACT 1 BEARS SOUTH 00 DEGREES 16 MINUTES 42 SECONDS WEST, A DISTANCE OF 400.00 FEET;

**THENCE** ALONG THE SOUTH LINE OF SAID LOT 1, BLOCK 1 AND THE COMMON NORTH LINE OF SAID TRACT 1 AND THAT CERTAIN TRACT OF LAND DESCRIBED AS TRACT 2 CONVEYED TO RJ NRH I, LLC IN SAID DEED RECORDED IN INSTRUMENT NUMBER D216035308, THE FOLLOWING COURSES AND DISTANCES:

SOUTH 89 DEGREES 55 MINUTES 14 SECONDS EAST, A DISTANCE OF 299.74 FEET;

NORTH 39 DEGREES 56 MINUTES 55 SECONDS EAST, A DISTANCE OF 39.46 FEET;

SOUTH 89 DEGREES 55 MINUTES 14 SECONDS EAST, A DISTANCE OF 160.15 FEET TO THE **POINT OF BEGINNING**;

**THENCE** SOUTH 89 DEGREES 55 MINUTES 14 SECONDS EAST, CONTINUING ALONG THE SOUTH LINE OF SAID LOT 1, BLOCK 1 AND THE COMMON NORTH LINE OF SAID TRACT 2, A DISTANCE OF 15.00 FEET TO A POINT FOR CORNER;

**THENCE** SOUTH 00 DEGREES 32 MINUTES 22 SECONDS WEST, OVER AND ACROSS SAID TRACT 1 AND SAID TRACT 2, A DISTANCE OF 216.20 FEET TO A POINT FOR CORNER AT THE BEGINNING OF A CURVE TO THE RIGHT HAVING A RADIUS OF 195.00 FEET, A CENTRAL ANGLE OF 17 DEGREES 38 MINUTES 47 SECONDS, AND A LONG CHORD OF SOUTH 09 DEGREES 21 MINUTES 50 SECONDS WEST, 59.83 FEET;

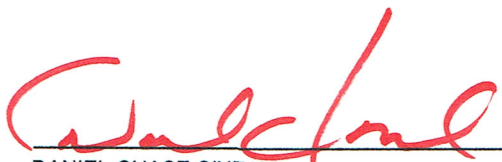
**THENCE** ALONG SAID CURVE TO THE RIGHT, AN ARC LENGTH OF 60.07 FEET TO A POINT FOR CORNER;

**THENCE** NORTH 71 DEGREES 48 MINUTES 36 SECONDS WEST, A DISTANCE OF 40.00 FEET TO A POINT FOR CORNER;

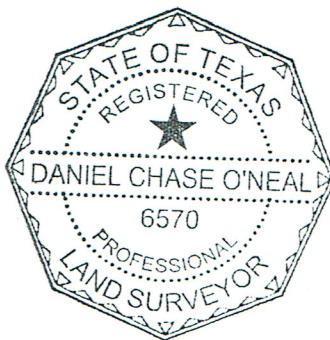
**THENCE** NORTH 24 DEGREES 20 MINUTES 59 SECONDS EAST, A DISTANCE OF 80.00 FEET TO A POINT FOR CORNER;

**THENCE** NORTH 00 DEGREES 32 MINUTES 22 SECONDS EAST, A DISTANCE OF 189.86 FEET TO THE **POINT OF BEGINNING** AND CONTAINING 0.121 ACRES (5,292 SQ. FT.) OF LAND, MORE OR LESS.

BEARING BASIS: ALL BEARINGS SHOWN HEREON ARE BASED ON THE TEXAS STATE PLANE COORDINATE SYSTEM OF 1983 (2011), NORTH CENTRAL ZONE.



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