

EXHIBIT "B"

BOUNDARY DESCRIPTION  
CITY OF FORT WORTH, TARRANT COUNTY, TEXAS  
PHASE II, RIDGMAR CROSSROADS IN RIDGMAR ADDITION

Tract No. 1

BEING a portion of Block 101, Ridgmar Addition, to the City of Fort Worth, Tarrant County, Texas as recorded in Volume 388-151, Pages 13 and 14, Tarrant County Plat Records, and being more particularly described by metes and bounds as follows:

COMMENCING at a point, said point being in the southeast corner of said Block 101, Ridgmar Addition; said point also being situated in the north right-of-way line of Lands End Boulevard, a 60 foot right-of-way;

THENCE North  $85^{\circ} - 43' - 00''$  West a distance of 172.89 feet to a point, said point being the POINT OF BEGINNING;

THENCE North  $85^{\circ} - 43' - 00''$  West a distance of 83.29 feet;

THENCE North  $00^{\circ} - 28' - 00''$  West a distance of 21.52 feet;

THENCE North  $89^{\circ} - 32' - 00''$  East a distance of 17.0 feet;

THENCE North  $00^{\circ} - 28' - 00''$  West a distance of 45.0 feet;

THENCE South  $89^{\circ} - 32' - 00''$  West a distance of 17.0 feet to a point, said point being the beginning of a curve to the right whose radius is 12.0 feet;

THENCE along said curve to the right through a central angle of  $90^{\circ} - 00' - 00''$  an arc length of 18.85 feet;

THENCE North  $89^{\circ} - 32' - 00''$  East a distance of 71.01 feet;

THENCE South  $00^{\circ} - 28' - 00''$  East a distance of 85.41 feet to the POINT OF BEGINNING and containing 0.14 acres of land.

Tract No. 2

BEING a portion of Block 101, Ridgmar Addition to the City of Fort Worth, Tarrant County, Texas as recorded in Volume 388-151, Pages 13 and 14, Tarrant County Plat Records, and being more particularly described by metes and bounds as follows:

COMMENCING at a point, said point being the southeast corner of said Block 101, Ridgmar Addition; said point also being situated in the north right-of-way line of Lands End Boulevard, a 60 foot public street;

Dondi-Ridgmar  
Job No. 8375-1  
Revised 9/21/83

*PEND EXHIBIT B*

THENCE North  $85^{\circ} - 43' - 00''$  West a distance of 276.74 feet to a point, said point being the beginning of a non-tangent curve to the left whose radius is 985.0 feet and whose long chord bears North  $85^{\circ} - 52' - 46''$  West a distance of 5.529 feet;

THENCE along said non-tangent curve to the left through a central angle of  $00^{\circ} - 19' - 00''$  an arc length of 5.53 feet to the POINT OF BEGINNING, said point being the beginning of a non-tangent curve to the left whose radius is 985.0 feet and whose long chord bears South  $88^{\circ} - 18' - 38''$  West a distance of 193.94 feet;

THENCE along said non-tangent curve to the left through a central angle of  $11^{\circ} - 18' - 00''$  an arc length of 194.26 feet;

THENCE South  $82^{\circ} - 40' - 00''$  West a distance of 113.85 feet;

THENCE North  $00^{\circ} - 28' - 00''$  West a distance of 215.2 feet;

THENCE North  $89^{\circ} - 32' - 00''$  East a distance of 215.0 feet;

THENCE South  $00^{\circ} - 28' - 00''$  East a distance of 1.6 feet;

THENCE North  $89^{\circ} - 32' - 00''$  East a distance of 89.6 feet;

THENCE North  $00^{\circ} - 28' - 00''$  West a distance of 1.7 feet;

THENCE North  $89^{\circ} - 32' - 00''$  East a distance of 100.5 feet;

THENCE South  $00^{\circ} - 28' - 00''$  East a distance of 95.0 feet;

THENCE South  $89^{\circ} - 32' - 00''$  West a distance of 60.17 feet to a point, said point being the beginning of a curve to the left whose radius is 38.0 feet;

THENCE along said curve to the left through a central angle of  $90^{\circ} - 00' - 00''$  an arc length of 59.69 feet;

THENCE South  $00^{\circ} - 28' - 00''$  East a distance of 64.37 feet to the POINT OF BEGINNING and containing 1.63 acres of land.

Prepared based on information  
provided by Brown & Davies,  
and Carter & Burgess, Inc.

EXHIBIT "B"  
(Cont.)

TRACT IV

Being all of Block 102, Ridgmar, an addition to the City of Fort Worth, Texas, as shown by plat recorded in Vol. 388-151, Pages 13, 14, of the Deed Records of Tarrant County, Texas and being more particularly described by metes and bounds as follows:

Beginning at the northwest corner of Block E-R, Ridgmar Square, as shown by plat recorded in Vol. 388-16, Page 99 of the Deed Records of Tarrant County, Texas;

THENCE S 2° 15' W with the west line of said Block E-R, 654.5 ft. to the southwest corner of said block, a point on a curve in the north line of Plaza Parkway as shown on said plat of records of Lands End/Gates of Spain, the center of said curve bears S 0° 15' W, 709.03 ft.;

THENCE westerly with said north line through a central angle of 12° 10' for a distance of 150.6 ft. to the end of said curve;

THENCE continuing with said north line S 78° 05' W, 183.2 ft. to the beginning of a curve whose center bears N 11° 55' W, 465.00 ft.;

THENCE westerly with said curve through a central angle of 12° 27' for a distance of 101.1 ft. to a point on said line at the intersection of the east line of Lands End Boulevard;

THENCE N 9° 21' E, 15.1 ft. to the beginning of a curve whose center bears N 80° 39' W, 649.72 ft.;

THENCE northerly with said curve through a central angle of 18° 56' for a distance of 214.7 ft. to the end of said curve;

THENCE N 9° 35' W, 70.1 ft. to the beginning of a curve whose center bears N 9° 25' E, 345.00 ft.;

THENCE northerly and easterly with said curve through a central angle of 92° 14' for a distance of 555.4 ft. to the end of said curve;

THENCE continuing with the east line of the proposed extension of Lands End Boulevard, N 82° 40' E, 170.1 ft. to the place of beginning and containing 273,630 square feet of land.

The above described tract is subject to sanitary sewer easements for City of Fort Worth Lateral No. 4597 and No. 7225, drainage easements and floodway and utility easements as shown.

Save and except the following described tract of land:

Beginning at the southeast corner of Block 102, said point also being the southwest corner of Block E-R, Ridgmar Square, as shown by plat recorded in Vol. 388-16, Page 99 of the Deed Records of Tarrant County, Texas, said point being on a curve in the north line of Plaza Parkway, the center of said curve bears S 0° 15' W, 709.03 ft.;

THENCE westerly with said north line through a central angle of 12° 10' for a distance of 150.6 ft. to the end of said curve;

THENCE continuing with said north line S 78° 05' W, 125.1 ft.;

THENCE N 28° 25' W, 144.6 ft.;

THENCE N 4° 15' E, 150.0 ft.;

THENCE N 2° 15' E, 175.0 ft.;

THENCE S 87° 45' E, 250.0 ft. to a point in the east line of Block 102 and the west line of said Block E-R, Ridgmar Square;

THENCE S 2° 15' W with said east line 540.0 ft. to the place of beginning and containing 100,651 square feet of land.

Brown and Davies, Engineers  
April 1, 1982

EXHIBIT "B"  
(Cont.)

TRACT III

Being all of Block 101, as shown by plat recorded in Vol. 388-151 Page 13, 14, of the Deed Records of Tarrant County, Texas and more particularly described by metes and bounds as follows:

Beginning at the northeast corner of said Block 101, a point on the west line of Aden Road as shown on said plat and said point also being on the south line of Lot 21, Block 7, Ridgmar, as shown by plat recorded in Vol. 388-19, Page 52 of the Deed Records of Tarrant County, Texas;

THENCE S 0° 17' W, with the west line of Aden Road, 28.7 ft. to the beginning of a curve whose center bears S 89° 45' E, 413.00 ft.;

THENCE southerly with said curve through a central angle of 18° 47' for a distance of 135.4 ft. to the end of said curve;

THENCE continuing with the west line of Aden Road, S 18° 30' E, 38.9 ft. to the beginning of a curve whose center bears S 71° 30' W, 370.0 ft.;

THENCE continuing southerly with said curve through a central angle of 3° 32' for a distance of 22.8 ft. to a point on said curve at its intersection with the north line of a street formerly known as Sevilla Road that has been renamed Lands End Boulevard and is adjacent to and north of the tract of land known as Block E-R, Ridgmar Square as shown by plat recorded in Vol. 388-16, Page 99 of the Deed Records of Tarrant County, Texas;

THENCE N 85° 43' W with the north line of said street, 276.8 ft. to the beginning of a curve from which the center of said curve bears S 4° 17' W, 985.00 ft.;

THENCE continuing with said north line and said curve through a central angle of 11° 37' for a distance of 199.8 ft. to the end of said curve;

THENCE continuing with said street line, and continuing with the south line of Block 101, Ridgmar, and the north line of Lands End Boulevard, S 82° 40' W, 170.1 ft. to the beginning of a curve whose center bears S 7° 20' E, 405.00 ft.;

THENCE westerly and southerly with said curve through a central angle of 64° 28' for a distance of 455.7 ft. to the intersection with the north line of Lands End Court;

THENCE N 76° 03' W with said line, 37.0 ft. to the beginning of a curve whose center bears N 13° 57' E, 345.0 ft.;

THENCE northerly with said curve through a central angle of 61° 46' for a distance of 371.9 ft. to an intersection with another curve from which the center of said curve bears N 48° 21' W, 50.0 ft.;

THENCE northerly and westerly with said curve through a central angle of 155° 26' 24" for a distance of 118.2 ft. to a point on said curve, on the northerly end of the cul de sac of Lands End Court;

THENCE N 0° 28' W, 150.0 ft. to a point in the centerline of Sevilla Road and on the south line of Block 7 and Block 18 as shown by said plat recorded in Vol. 388-19, Page 52 of the Deed Records of Tarrant County, Texas;

THENCE N 82° 40' W with the south line of Block 7, 170.1 ft. to the beginning of a curve whose center bears S 7° 20' E, 405.00 ft.;

The above described tract is subject to sanitary sewer easements for City of Fort Worth Lateral No. 459 and No. 7225, drainage easements and floodway and utility easements as shown.

Save and except the following described tract of land:

Beginning at the northeast corner of said Block 101, a point on the west line of Aden Road as shown on said plat and said point also being on the south line of Lot 21, Block 7, Ridgmar, as shown by plat recorded in Vol. 388-19, Page 52 of the Deed Records of Tarrant County, Texas;

THENCE S 0° 17' W, with the west line of Aden Road, 28.7 ft. to the beginning of a curve whose center bears S 89° 45' E, 413.00 ft.;

THENCE southerly with said curve through a central angle of 18° 47' for a distance of 135.4 ft. to the end of said curve;

THENCE continuing with the west line of Aden Road, S 18° 50' E, 38.9 ft. to the beginning of a curve whose center bears S 71° 30' W, 370.0 ft.;

THENCE continuing southerly with said curve through a central angle of 5° 52' for a distance of 22.8 ft. to a point on said curve at its intersection with the north line of a street formerly known as Sevilla Road that has been renamed Lands End Boulevard and is adjacent to and north of the tract of land known as Block E-R, Ridgmar Square as shown by plat recorded in Vol. 388-16, Page 99 of the Deed Records of Tarrant County, Texas;

THENCE N 85° 45' W with the north line of said street, 276.8 ft. to the beginning of a curve from which the center of said curve bears S 4° 17' W 985.00 ft.;

THENCE continuing with said north line and said curve through a central angle of 11° 37' for a distance of 199.8 ft. to the end of said curve;

THENCE continuing with said street line, and continuing with the south line of Block 101, Ridgmar, and the north line of Lands End Boulevard, S 82° 40' W, 113.9 ft.;

THENCE N 0° 28' W, 215.2 ft. to a point in the north line of Block 101 and the south line of said Block 7;

THENCE N 89° 32' E, with said north line of Block 101, 550.0 ft. to the place of beginning and containing 114,500 square feet of land.

Brown and Davies, Engineers  
April 1, 1982