

McCart Avenue/McPherson Boulevard  
Parcel No. 9-ROW  
Right-of-Way Dedication  
60,786 sq.ft. (1.395 acres)  
Moses Walters Survey, Abstract No. 1598

**EXHIBIT "A"**

**BEING** a 60,786 square foot (1.395 acre) tract of land situated in the Moses Walters Survey, Abstract No. 1598, same being a portion of that certain tract of land conveyed to DALJIT SINGH as evidenced by deed recorded in Instrument Number D214256810 of the Deed Records, Tarrant County, Texas, and being more particularly described by metes and bounds as follows:

**COMMENCING** at the southeast corner of said DALJIT SINGH tract, same being the westernmost southwesterly corner of that certain tract of land conveyed to MENG ZHU-SHEN as evidenced by deed recorded in Instrument Number D216268349 of the Deed Records, Tarrant County, Texas, further being in the north line of tract 3 of those certain tracts of land conveyed to COHIX LLC as evidenced by deed recorded in Instrument Number D208444286 of the Deed Records, Tarrant County, Texas;

**THENCE** South 89 degrees 36 minutes 24 seconds West, along the south line of said DALJIT SINGH tract, same being the north line of said tract 3, for a distance of 698.17 feet to a 5/8" iron rod with yellow plastic cap stamped "A.R.S." set at the **POINT OF BEGINNING** of the herein described tract of land;

**THENCE** South 89 degrees 36 minutes 24 second West, along said north and south lines, for a distance of 951.88 feet, to a 5/8" iron rod with yellow plastic cap stamped "A.R.S." set in the east right-of-way line of WEST CLEBURNE ROAD (50' right-of-way) same being the southwest corner of said DALJIT SINGH tract;

**THENCE** North 00 degrees 45 minutes 34 seconds West, departing said north and south lines, along said east line and the west line of said DALJIT SINGH tract, for a distance of 331.66 feet, to a 5/8" iron rod with yellow plastic cap stamped "A.R.S." set;

**THENCE** North 89 degrees 47 minutes 25 seconds East, departing said east and west lines, for a distance of 17.40 feet, to a 5/8" iron rod with yellow plastic cap stamped "A.R.S." set;

**THENCE** South 00 degrees 45 minutes 34 seconds East, for a distance of 238.60 feet, to a 5/8" iron rod with yellow plastic cap stamped "A.R.S." set;

**THENCE** South 45 degrees 34 minutes 35 seconds East, for a distance of 28.38 feet, to a 5/8" iron rod with yellow plastic cap stamped "A.R.S." set;

**THENCE** North 89 degrees 36 minutes 24 seconds East, for a distance of 413.00 feet, to a 5/8" iron rod with yellow plastic cap stamped "A.R.S." set at the beginning of a curve to the right, having a radius of 1547.00 feet, a central angle of 14 degrees 14 minutes 47 seconds, and a chord which bears South 83 degrees 16 minutes 13 seconds East, for a distance of 383.67 feet;

**THENCE** along said curve to the right, for an arc distance of 384.66 feet, to a 5/8" iron rod with yellow plastic cap stamped "A.R.S." set at the beginning of a curve to the left, having a radius of 1477.00 feet, a central angle of 04 degrees 48 minutes 25 seconds, and a chord which bears South 78 degrees 33 minutes 01 seconds East, for a distance of 123.88 feet;

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**THENCE** along said curve to the left, for an arc distance of 123.92 feet, to the **POINT OF BEGINNING** and containing 60.786 square feet (1.395 acres), more or less.

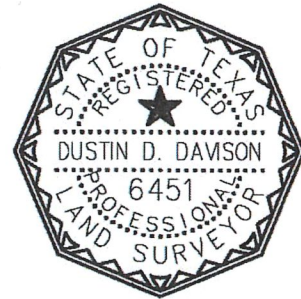
Basis of Bearings is State Plane Coordinate System, North American Datum 83(2011), Texas North Central Zone (4202).

Note: A Plat of even survey date herewith accompanies this description

I, Dustin D. Davison, a Registered Professional Land Surveyor, in the State of Texas, hereby certify that the land description and plat represent an actual survey made on the ground under my supervision.



Dustin D. Davison, R.P.L.S.  
Texas Registration No. 6451



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