

McCart Avenue/McPherson Boulevard
Parcel No. 7-TCE-2
Temporary Construction Easement
9,812 sq. ft. (0.2252 acres)
Moses Walters Survey, Abstract No. 1598

EXHIBIT "A"

BEING a 9,812 square foot (0.2252 acre) tract of land situated in the Moses Walters Survey, Abstract Number 1598, same being a portion that certain tract of land described to MENG ZHU-SHEN, by deed recorded in Instrument Number D216268349 of the Deed Records, Tarrant County, Texas, and being more particularly described by metes and bounds as follows:

COMMENCING at a 5/8-inch iron rod with "ARS ENGINEERS" cap found for the easterly corner of said MENG-ZHU SHEN tract, same being the northernmost corner of that certain tract of land described to COHIX LLC, as TRACT 2, by deed recorded in Instrument Number D208444286 Deed Records, Tarrant County, Texas, further being in the southerly right-of-way line of CROWLEY CLEBURNE ROAD (60-foot right-of-way);

THENCE South 37 degrees 21 minutes 00 seconds West, for a distance of 395.80 feet, to a 5/8-inch iron rod with yellow plastic cap stamped "A.R.S." set for the **POINT OF BEGINNING** of the herein described tract of land, and being on the west right-of-way line of McCart Avenue (variable width right-of-way) and also the beginning of a non-tangent circular curve to the right, having a radius of 1,027.00 feet, and a chord which bears South 41 degrees 56 minutes 43 seconds West, for a distance of 430.61 feet;

THENCE in a Southerly direction, and along said west right-of-way line, and along said curve through a central angle of 24 degrees 12 minutes 10 seconds, for an arc distance of 433.82 feet, to a 5/8-inch iron rod with yellow plastic cap stamped "A.R.S." set for the beginning of a tangent circular curve to the right, having a radius of 577.00 feet, and a chord which bears South 55 degrees 09 minutes 42 seconds West, for a distance of 22.46 feet;

THENCE in a Southerly direction, and continuing along said west right-of-way line, and along said curve through a central angle of 02 degrees 13 minutes 49 seconds, for an arc distance of 22.46 feet, to a 5/8-inch iron rod with yellow plastic cap stamped "A.R.S." set for a corner;

THENCE North 33 degrees 43 minutes 24 seconds West, departing said west right-of-way line of McCart Avenue, for a distance of 14.00 feet, to a 5/8-inch iron rod with yellow plastic cap stamped "A.R.S." set for a corner, and being the beginning of a non-tangent circular curve to the left having a radius of 563.00 feet, and a chord which bears North 55 degrees 09 minutes 42 seconds East, for a distance of 21.91 feet;

THENCE in a Northerly direction, and along said curve through a central angle of 02 degrees 13 minutes 49 seconds, for an arc distance of 21.91 feet, to a 5/8-inch iron rod with yellow plastic cap stamped "A.R.S." set for the beginning of a tangent circular curve to the left, having a radius of 1,013.00 feet, and a chord which bears North 43 degrees 00 minutes 27 seconds East, for a distance of 387.94 feet;

THENCE in a Northerly direction, and along said curve through a central angle of 22 degrees 04 minutes 42 seconds, for an arc distance of 390.35 feet, to a 5/8-inch iron rod with yellow plastic cap stamped "A.R.S." set for a corner;

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THENCE North 58 degrees 01 minutes 54 seconds West, for a distance of 16.00 feet, to a 5/8-inch iron rod with yellow plastic cap stamped "A.R.S." set for corner;

THENCE North 30 degrees 55 minutes 29 seconds East, for a distance of 36.31 feet, to a 5/8-inch iron rod with yellow plastic cap stamped "A.R.S." set for corner;

THENCE North 24 degrees 49 minutes 37 seconds East, for a distance of 191.37 feet, to a 5/8-inch iron rod with yellow plastic cap stamped "A.R.S." set for corner;

THENCE South 64 degrees 11 minutes 44 seconds East, for a distance of 15.00 feet, to a 5/8-inch iron rod with yellow plastic cap stamped "A.R.S." set for corner;

THENCE South 24 degrees 49 minutes 37 seconds West, for a distance of 191.77 feet, to a 5/8-inch iron rod with yellow plastic cap stamped "A.R.S." set for corner;

THENCE South 60 degrees 09 minutes 23 seconds East, for a distance of 15.00 feet, to the **POINT OF BEGINNING** and containing 9,812 square feet (0.2252 acres) of land, 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, Colin J. Henry, 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.

 8-6-18

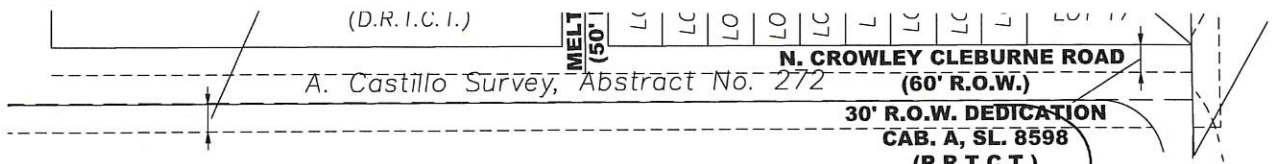
Colin J. Henry, R.P.L.S.
Texas Registration No. 5230

ARS Engineers, Inc.
12801 N. Central Expressway
Suite 1250
Dallas, Texas 75243



EXHIBIT "B"
PARCEL NO. 7-TCE-2

(D.R.T.C.T.)



SCALE: 1" = 200'

CURVE	ARC LENGTH	RADIUS	DELTA ANGLE	CHORD BEARING	CHORD LENGTH
C1	433.82'	1027.00'	24°12'10"	S 41°56'43" W	430.61'
C2	22.46'	577.00'	02°13'49"	S 55°09'42" W	22.46'
C3	21.91'	563.00'	02°13'49"	N 55°09'42" E	21.91'
C4	390.35'	1013.00'	22°04'42"	N 43°00'27" E	387.94'

LINE	BEARING	DISTANCE
L1	N 33°43'24" W	14.00'
L2	N 58°01'54" W	16.00'
L3	N 30°55'29" E	36.31'
L4	N 24°49'37" E	191.37'
L5	S 64°11'44" E	15.00'
L6	S 24°49'37" W	191.77'
L7	S 60°09'23" E	15.00'

MENG ZHU-SHEN
 Instr. No. D216268349
 D.R.T.C.T.

Moses Walters Survey,
 Abstract No. 1598

PARCEL NO. 7-TCE-2
 TEMPORARY CONSTRUCTION
 EASEMENT
 9,812 SQUARE FEET
 0.2252 ACRES

TRACT 2
 COHIX LLC
 Instr. No. D208444286
 D.R.T.C.T.

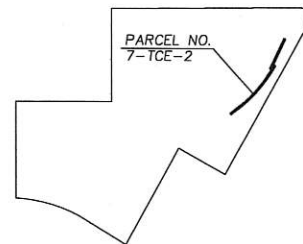
Gill Survey, Abstract No. 568
 H ESTATES,

LEGEND

- FOUND MONUMENT
- CIRS - 5/8 INCH CAPPED IRON ROD SET (CM)
- P.O.C. POINT OF COMMENCING
- P.O.B. POINT OF BEGINNING
- PROPERTY LINE
- - - EASEMENT LINE
- - - PROPOSED EASEMENT LINE

McCART AVENUE
 (VARIABLE WIDTH R.O.W.)

15' SANITARY SEWER EASEMENT
 Instr. No. D205013892
 D.R.T.C.T.



WHOLE PROPERTY MAP AND LOCATION OF PROPOSED TEMPORARY CONSTRUCTION EASEMENT

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

ARS
Engineers, Inc.

CITY OF FORT WORTH
 1000 THROCKMORTON STREET
 FORT WORTH, TEXAS 76102

12801 N. Central Expressway Suite 1250
 Dallas, Texas 75243
 (214) 739-3152 Fax (214) 739-3169

McCART AVENUE/McPHERSON BOULEVARD
 (McCART) FROM WEST RISINGER ROAD TO TWIN LEAF DRIVE
 (McPHERSON) FROM CARSON RANCH ROAD TO WEST CLEBURNE DRIVE

PARCEL NO. 7-TCE-2	TEMPORARY CONSTRUCTION EASEMENT
APPARENT OWNER: MENG ZHU-SHEN	
ACQUISITION AREA: 9,812 SQUARE FEET (0.2252 ACRES)	MOSES WALTERS SURVEY, ABSTRACT NO. 1598
Filename: Parcel 7-TCE-2.Dwg	Project No. 30215010
Date: Time: Plotted by:	

86-18

Colin J. Henry, R.P.L.S.
 Registration No. 5230
 Surveying Firm #101319-00