

McCart Avenue/McPherson Boulevard  
Parcel No. 12-ROW  
Right-of-Way Dedication  
80,412 sq.ft. (1.846 acres)  
Moses Walters Survey, Abstract No. 1598

**EXHIBIT "A"**

**BEING** a 80,412 square foot (1.846 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 Forestar (USA) Real Estate Group Inc., as evidenced by deed recorded in Instrument Number D220319391 of the Deed Records of Tarrant County, Texas, and being more particularly described by metes and bounds as follows:

**COMMENCING** at the southeast corner of said Forestar (USA) Real Estate Group Inc. tract of land, same being the northeast corner of tract M160 of TOTAL E&P USA BARNETT, LLC, as evidenced by deed recorded in Instrument Number D216266568 of the Deed Records, Tarrant County, Texas, further being on the west line of CARSON RANCH ESTATES addition, an addition to the city of Fort Worth, as evidenced in Cabinet A, Slide 7114 of the Plat Records, Tarrant County, Texas;

**THENCE** North 86 degrees 59 minutes 46 seconds West, along the common line of said Forestar (USA) Real Estate Group Inc. and M160, for a distance of 1,323.45 feet, to a 5/8" iron rod with yellow plastic cap stamped "A.R.S." set for the **POINT OF BEGINNING** of the herein described tract of land;

**THENCE** North 86 degrees 59 minutes 46 seconds West, continuing along said common line, for a distance of 80.20 feet, to a 5/8" iron rod with yellow plastic cap stamped "A.R.S." set;

**THENCE** North 07 degrees 04 minutes 24 seconds East, departing said north and south lines, for a distance of 26.15 feet, to the beginning of a curve to the left, having a radius of 860.00 feet, and a chord which bears North 12 degrees 39 minutes 01 seconds West, for a distance of 580.47 feet;

**THENCE** along said curve to the left, through a central angle of 39 degrees 26 minutes 50 seconds, for an arc length of 592.10 feet, to a 5/8" iron rod with yellow plastic cap stamped "A.R.S." set;

**THENCE** North 32 degrees 22 minutes 26 seconds West, for a distance of 155.51 feet, to a 5/8" iron rod with yellow plastic cap stamped "A.R.S." set for the beginning of a curve to the right, having a radius of 940.00 feet and a chord which bears North 24 degrees 20 minutes 40 seconds West, for a distance of 262.60 feet, to a 5/8" iron rod with yellow plastic cap stamped "A.R.S." set;

**THENCE** along said curve to the left, through a central angle of 16 degrees 03 minutes 32 seconds, for an arc length of 263.46 feet, to a 5/8" iron rod with yellow plastic cap stamped "A.R.S." set on the northeasterly line of the aforementioned Forestar (USA) Real Estate Group Inc. tract of land, same being the southwesterly line of the remainder 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 of Tarrant County, Texas;

**THENCE** South 58 degrees 43 minutes 58 seconds East, along northeasterly line of the aforementioned Forestar (USA) Real Estate Group Inc. tract of land, same being the southwesterly line of the remainder of tract 3 of said COHIX LLC tract of land, for a distance of 126.09 feet, to a 5/8" iron rod with yellow plastic cap stamped "A.R.S." set for the beginning of a curve to the left, having a radius of 860.00 feet and a chord which bears South 27 degrees 27 minutes 05 seconds East, for a distance of 147.59 feet;

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**THENCE** along said curve to the left, through a central angle of 09 degrees 50 minutes 42 seconds, for an arc length of 147.77 feet, to a 5/8" iron rod with yellow plastic cap stamped "A.R.S." set;

**THENCE** South 32 degrees 22 minutes 26 seconds East, for a distance of 155.51 feet, to a 5/8" iron rod with yellow plastic cap stamped "A.R.S." set for the beginning of a curve to the right, having a radius of 940.00 feet and a chord which bears South 12 degrees 39 minutes 01 seconds East, for a distance of 634.47 feet;

**THENCE** along said curve to the right, through a central angle of 39 degrees 26 minutes 50 seconds, for an arc length of 647.18 feet, to a 5/8" iron rod with yellow plastic cap stamped "A.R.S." set;

**THENCE** South 07 degrees 04 minutes 24 seconds West, for a distance of 20.46 feet, to the **POINT OF BEGINNING** and containing 80,412 square feet (1.846 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, 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

ARS Engineers, Inc.  
12801 N. Central Expressway  
Suite 1250



11-16-2021

# EXHIBIT "B" PARCEL NO. 12-ROW

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

SCALE: 1" = 250'

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

REMAINDER  
TRACT 3  
COHIX LLC  
Instr. No. D208444286  
D.R.T.C.T.

LINE	BEARING	DISTANCE
L1	N 86°59'46" W	80.20'
L2	N 07°04'24" E	26.15'
L3	N 32°22'26" W	155.51'
L4	S 58°43'58" E	126.09'
L5	S 32°22'26" E	155.51'
L6	S 07°04'24" W	20.46'

## LEGEND

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

$\Delta = 16^{\circ}03'32''$   
R = 940.00'  
L = 263.46'  
CB = N 24°20'40" W  
LC = 262.60'

PARCEL NO.  
12-ROW

WHOLE PROPERTY MAP AND  
LOCATION OF PROPOSED  
RIGHT-OF-WAY

TOTAL E&P USA BARNETT, LLC  
Instr. No. D216266568  
D.R.T.C.T.

CIRS

L4

CIRS

L5

CIRS

L6

CIRS

L7

CIRS

L8

CIRS

L9

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L30

CIRS

L31

CIRS

L32

CIRS

$\Delta = 09^{\circ}50'42''$   
R = 860.00'  
L = 147.77'  
CB = S 27°27'05" E  
LC = 147.59'

$\Delta = 39^{\circ}26'50''$   
R = 940.00'  
L = 647.18'  
CB = S 12°39'01" E  
LC = 634.47'

$\Delta = 39^{\circ}26'50''$   
R = 860.00'  
L = 592.10'  
CB = N 12°39'01" W  
LC = 580.47'

PARCEL NO. 12-ROW  
RIGHT-OF-WAY DEDICATION  
80,412 SQUARE FEET  
1.846 ACRES

N. 86°59'46" W  
1323.45'  
P.O.B.  
CIRS

TRACT M160

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

Moses Walters Survey,  
Abstract No. 1598

Jose A. Gill Survey  
Abstract No. 568

Forestar (USA)  
Real Estate Group Inc.  
Instr. No. D220319391  
(D.R.T.C.T.)

CARSON RANCH  
ESTATES  
Cabinet A, Slide 7114  
P.R.T.C.T.

1/2" IRON  
ROD FOUND  
(CM)

P.O.C.



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

**ARS**

Engineers, Inc.

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



*Dustin D. Davison* 11-16-2021

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

PARCEL NO. 12-ROW RIGHT-OF-WAY DEDICATION

APPARENT OWNER: Forestar (USA) Real Estate Group Inc.

ACQUISITION AREA: 80,412 SQUARE FEET (1.846 ACRES)

MOSES WALTERS SURVEY, ABSTRACT NO. 1598

Filename: Parcel 12-ROW

Project No. 30215010

Date: Time: Plotted by:

EXHIBIT "B" SHEET: 1 OF 1

Dustin D. Davison, R.P.L.S.  
Registration No. 6451  
Surveying Firm #101319-00

<\* 119 \$ Parcel Closure Report: 12-ROW

<\* 120 \$ -----

<\* 121 \$ Start Coordinates, North: 6902679.833 East: 2313471.441 Name: 131

<\* 122 \$ Line: N  $86^{\circ} 59' 46''$  W Dist.: 80.202 PtNum: 132

<\* 123 \$ Line: N  $7^{\circ} 04' 24''$  E Dist.: 26.154

<\* 124 \$ Curve: 64 Rad.: 860.000 Delta:  $39^{\circ} 26' 50''$  lft. Arc: 592.097

<\* 125 \$ Degree:  $6^{\circ} 39' 44''$  Tan.: 308.325 Mid Ord.: 50.455 Ext. 53.600

<\* 126 \$ Chord Bearing: N  $12^{\circ} 39' 01''$  W Chord Dist.: 580.472

<\* 127 \$ Line: N  $32^{\circ} 22' 26''$  W Dist.: 155.513

<\* 128 \$ Curve: 65 Rad.: 940.000 Delta:  $16^{\circ} 03' 32''$  rt. Arc: 263.463

<\* 129 \$ Degree:  $6^{\circ}05'43''$  Tan.: 132.601 Mid Ord.: 9.215 Ext. 9.307

<\* 130 \$ Chord Bearing: N  $24^{\circ}20'40''$  W Chord Dist.: 262.601

<\* 131 \$ Line: S  $58^{\circ}43'58''$  E Dist.: 126.092

<\* 132 \$ Curve: 66 Rad.: 860.000 Delta:  $9^{\circ}50'42''$  lft. Arc: 147.771

<\* 133 \$ Degree:  $6^{\circ}39'44''$  Tan.: 74.068 Mid Ord.: 3.172 Ext. 3.184

<\* 134 \$ Chord Bearing: S  $27^{\circ}27'05''$  E Chord Dist.: 147.589

<\* 135 \$ Line: S  $32^{\circ}22'26''$  E Dist.: 155.513

<\* 136 \$ Curve: 67 Rad.: 940.000 Delta:  $39^{\circ}26'50''$  rt. Arc: 647.176

<\* 137 \$ Degree:  $6^{\circ}05'43''$  Tan.: 337.007 Mid Ord.: 55.149 Ext. 58.586

<\* 138 \$ Chord Bearing: S  $12^{\circ}39'01''$  E Chord Dist.: 634.470

<\* 139 \$ Line: S 7^ 04' 24" W Dist.: 20.462

<\* 140 \$ End Coordinates, North: 6902679.833 East: 2313471.441

<\* 141 \$ Error North: -0.000 Error East: 0.000

<\* 142 \$ Error Direction: N 14^ 54' 44" W Total Distance Error: 0.000

<\* 143 \$ Error of Closure Greater than 1/10,000,000.00

<\* 144 \$ Perimeter: 2214.444

<\* 145 \$ Area: sq. Feet: 80411.864 Acres: 1.846