

McCart Avenue/McPherson Boulevard
Parcel No. 7-SE-3
Slope Easement
4,200 sq. ft. (0.0964 acres)
Moses Walters Survey, Abstract No. 1598

EXHIBIT "A"

BEING a 4,200 square foot (0.09645 acre) tract of land situated in the Moses Walters Survey, Abstract Number 1598, same being a portion of 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 45 degrees 39 minutes 39 seconds West, departing said southerly right-of-way line for a distance of 207.31 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 northwest right-of-way line of McCart Avenue (variable width right-of-way), same point being the beginning of a non-tangent circular curve to the right, having a radius of 1,353.00 feet, and a chord which bears South 27 degrees 24 minutes 41 seconds West, for a distance of 75.89 feet;

THENCE in a Southwesterly direction, along the northwest right-of-way line of said McCart Avenue and along said curve, through a central angle of 03 degrees 12 minutes 51 seconds, for an arc distance of 75.90 feet, to a 5/8-inch iron rod with yellow plastic cap stamped "A.R.S." set for the point of tangency;

THENCE South 29 degrees 01 minute 07 seconds West, continuing along said northwest right-of-way line, for a distance of 102.34 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 1,027.00 feet, and a chord which bears South 29 degrees 25 minutes 52 seconds West, for a distance of 14.79 feet;

THENCE in a Southwesterly direction, continuing along the northwest right-of-way line of said McCart Avenue and along said curve, through a central angle of 00 degrees 49 minutes 31 seconds, for an arc distance of 14.79 feet, to a 5/8-inch iron rod with yellow plastic cap stamped "A.R.S." set for corner;

THENCE North 60 degrees 09 minutes 23 seconds West, departing said northwest right-of-way line, 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 North 24 degrees 49 minutes 37 seconds East, 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 64 degrees 11 minutes 44 seconds East, for a distance of 27.04 feet, to the **POINT OF BEGINNING** and containing 4,200 square feet (0.0964 acres) of land, more or less.

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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



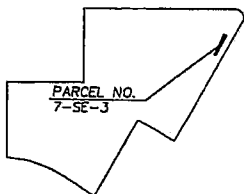
EXHIBIT "B"
PARCEL NO. 7-SE-3

SCALE: 1" = 50'

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

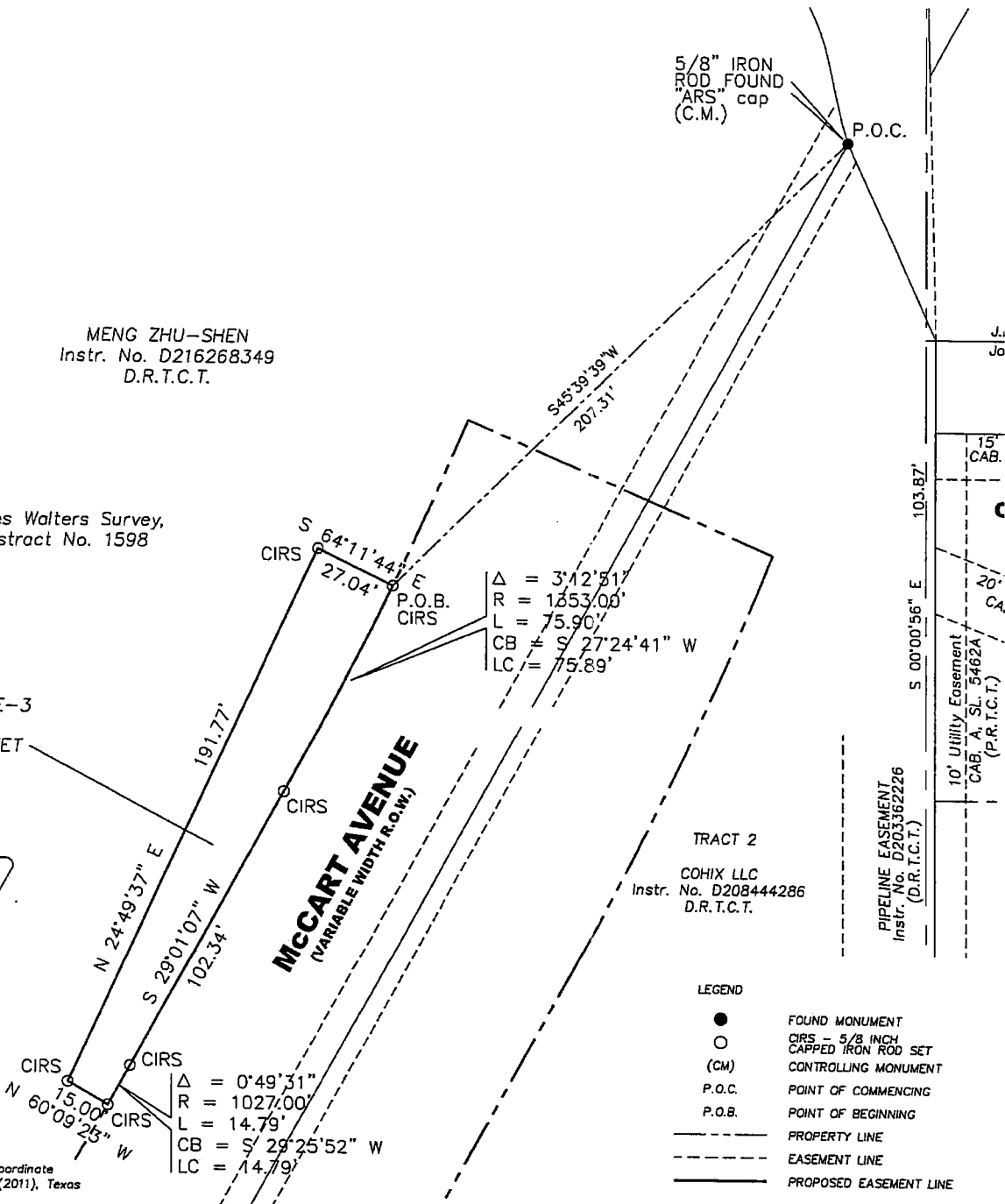
Moses Walters Survey,
Abstract No. 1598

PARCEL NO. 7-SE-3
SLOPE EASEMENT
4,200 SQUARE FEET
0.0964 ACRES



WHOLE PROPERTY MAP AND
LOCATION OF PROPOSED
SLOPE EASEMENT

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



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 EASEMENT LINE

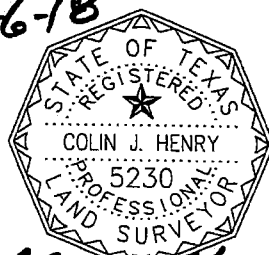
ARS

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

B6-18



Colin J. Henry

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-SE-3	SLOPE EASEMENT
APPARENT OWNER: MENG ZHU-SHEN	
ACQUISITION AREA: 4,200 SQUARE FEET (0.0964 ACRES)	MOSES WALTERS SURVEY, ABSTRACT NO. 1598
Filename: Parcel 7-SE-3.Dwg	Project No. 30215010
Date: Time: Plotted by:	

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