

McCart Avenue/McPherson Boulevard
Parcel No. 7-TCE-2
Temporary Construction Easement
15,400 sq.ft. (0.354 acres)
Moses Walters Survey, Abstract No.1598

EXHIBIT "A"

BEING a 15,400 square foot (0.354 acre) tract of land situated in the Moses Walters Survey, Abstract Number 1598, same being a portion 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, and being more particularly described by metes and bounds as follows:

COMMENCING a 1/2" iron rod found for the southerly corner of a circular clip in the southerly right-of-way line of NORTH CROWLEY CLEBURNE ROAD (60 foot right-of-way), same being a northeasterly corner of said MENG ZHU-SHEN tract, further being the northernmost corner of a 15' SANITARY SEWER EASEMENT, as evidenced by Instrument Number D205013892 of the Deed Records, Tarrant County, Texas;

THENCE North 87 degrees 12 minutes 43 seconds West, for a distance of 116.05 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 South 24 degrees 49 minutes 37 seconds West, for a distance of 56.60 feet, to a 5/8" iron rod with yellow plastic cap stamped "A.R.S." set;

THENCE North 68 degrees 30 minutes 30 seconds West, for a distance of 227.76 feet, to a 5/8" iron rod with yellow plastic cap stamped "A.R.S." set;

THENCE North 00 degrees 27 minutes 23 West, for a distance of 30.01 feet, to a 5/8" iron rod with yellow plastic cap stamped "A.R.S." set in the north line of the aforementioned MENG ZHU-SHEN tract, same being in the south line of the aforementioned NORTH CROWLEY CLEBURNE ROAD;

THENCE North 89 degrees 35 minutes 07 seconds East, along said north and south lines, for a distance of 162.61 feet, to a 5/8" iron rod with yellow plastic cap stamped "A.R.S." set;

THENCE South 00 degrees 24 minutes 53 seconds East, departing said north and south lines, for a distance of 20.00 feet, to a 5/8" iron rod with yellow plastic cap stamped "A.R.S." set;

THENCE North 89 degrees 35 minutes 07 seconds East, for a distance of 44.59 feet, to a 5/8" iron rod with yellow plastic cap stamped "A.R.S." set;

THENCE South 33 degrees 15 minutes 55 seconds East, for a distance of 52.12 feet, to the **POINT OF BEGINNING** and containing 15,400 square feet (0.354 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

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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
Dallas, Texas 75243

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

POYNTER CROSSING ADDITION
 CAB. A, SL. 8598
 (P.R.T.C.T.)

LOT 20

LOT 19

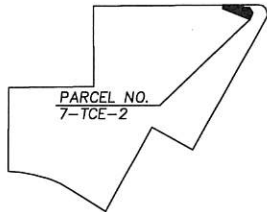
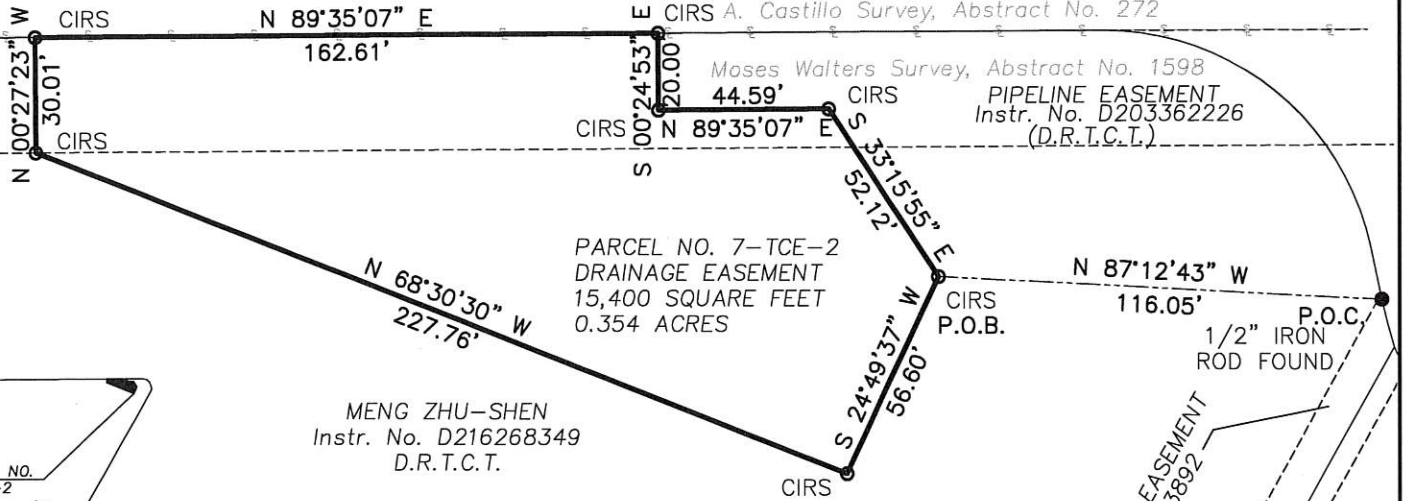
LOT 18

LOT 17

SCALE: 1" = 50'

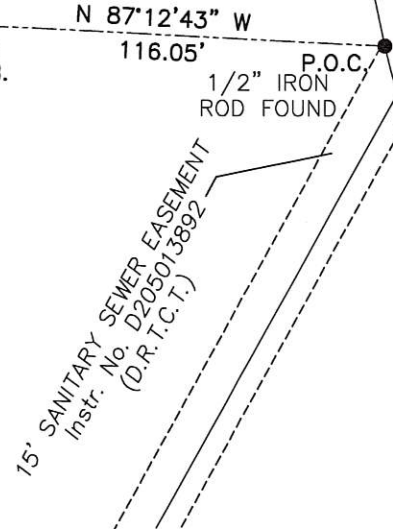
30' R.O.W. DEDICATION
 CAB. A, SL. 8598
 (P.R.T.C.T.)

N. CROWLEY CLEBURNE ROAD
 (60' R.O.W.)



WHOLE PROPERTY MAP AND
 LOCATION OF PROPOSED
 TEMPORARY CONSTRUCTION
 EASEMENT

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



- LEGEND
- FOUND MONUMENT
 - SET MONUMENT
 - PROPERTY LINE
 - EASEMENT LINE
 - PROPOSED EASEMENT LINE

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

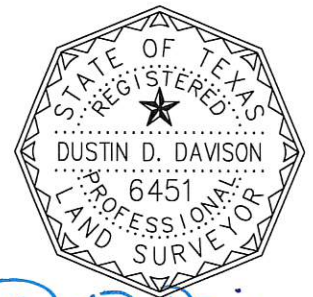


CITY OF FORT WORTH
 1000 THROCKMORTON STREET
 FORT WORTH, TEXAS 76102

ARS

Engineers, Inc.

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



D.D. Davison
 5-4-17

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: 15,400 SQUARE FEET (0.354 ACRES)	MOSES WALTERS SURVEY, ABSTRACT NO. 1598
Filename: P:\30215010 McCart Bridgefarmer-CFWEASEMENTS\parcel 7-TCE-2.dwg	Project No. 30215010
Date: Wednesday, May 03, 2017 Time: 12:45 PM	Plotted by: Cody
EXHIBIT "B" SHEET: 1 OF 1	

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