

McCart Avenue/McPherson Boulevard
Parcel No. 7-SE-1
Slope Easement
16,590 sq. ft. (0.3808 acres)
Moses Walters Survey, Abstract No. 1598

EXHIBIT "A"

BEING a 16,590 square foot (0.3808 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 50 degrees 02 minutes 18 seconds West, for a distance of 2,078.68 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 south right-of-way line of McPherson Boulevard (variable width right-of-way), same being the beginning of a non-tangent circular curve to the left, having a radius of 1,287.00 feet, and a chord which bears North 81 degrees 56 minutes 53 seconds East, for a distance of 63.04 feet;

THENCE in a Northeasterly direction, and along said south right-of-way line of McPherson Boulevard and along said curve, through a central angle of 02 degrees 48 minutes 25 seconds, for an arc distance of 63.05 feet, to a 5/8-inch iron rod with yellow plastic cap stamped "A.R.S." set for the point of tangency;

THENCE North 80 degrees 32 minutes 41 seconds East, continuing along said south right-of-way line for a distance of 32.58 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 1,135.00 feet, and a chord which bears North 86 degrees 25 minutes 04 seconds East, for a distance of 232.28 feet;

THENCE in a Northeasterly direction, continuing along said south right-of-way line and along said curve, through a central angle of 11 degrees 44 minutes 47 seconds, for an arc distance of 232.69 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 47.00 feet, and a chord which bears South 43 degrees 01 minutes 17 seconds East, for a distance of 66.10 feet;

THENCE in an Easterly and Southerly direction, departing said south right-of-way line and along the radial corner clip at the intersection of said south right-of-way line with the northwest right-of-way line of McCart Avenue (variable width right-of-way) and along said curve, through a central angle of 89 degrees 22 minutes 31 seconds, for an arc distance of 73.31 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 87.00 feet, and a chord which bears South 12 degrees 34 minutes 00 seconds West, for a distance of 32.90 feet;

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THENCE in a Southerly direction, along the northwest right-of-way line of said McCart Avenue and along said curve, through a central angle of 21 degrees 48 minutes 04 seconds, for an arc distance of 33.10 feet, to a 5/8-inch iron rod with yellow plastic cap stamped "A.R.S." set for the beginning of a tangent reverse curve to the left, having a radius of 163.00 feet, and a chord which bears South 15 degrees 56 minutes 30 seconds West, for a distance of 42.70 feet;

THENCE in a Southerly direction, continuing along the northwest right-of-way line of said McCart Avenue and along said curve, through a central angle of 15 degrees 03 minutes 05 seconds, for an arc distance of 42.82 feet, to a 5/8-inch iron rod with yellow plastic cap stamped "A.R.S." set for a corner;

THENCE South 27 degrees 40 minutes 45 seconds West, continuing along the northwest right-of-way line of said McCart Avenue for a distance of 104.37 feet, to a 5/8-inch iron rod with yellow plastic cap stamped "A.R.S." set for a corner in the common line of said MENG ZHU-SHEN tract and Tract 2, a certain tract of land described to COHIX LLC, by deed recorded in Instrument Number D208444286 of the Deed Records, Tarrant County, Texas;

THENCE North 58 degrees 23 minutes 58 seconds West, departing said northwest right-of-way line and along said common line, for a distance of 36.27 feet to a 5/8-inch iron rod with yellow plastic cap stamped "A.R.S." set for corner;

THENCE North 33 degrees 08 minutes 57 seconds East, departing said common line, a distance of 96.35 feet to a 5/8-inch iron rod with yellow plastic cap stamped "A.R.S." set for corner;

THENCE North 18 degrees 31 minutes 56 seconds East, for a distance of 51.75 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 61.00 feet, and a chord which bears North 09 degrees 04 minutes 18 seconds East, for a distance of 20.05 feet;

THENCE in a Northerly direction, and along said curve, through a central angle of 18 degrees 55 minutes 16 seconds, for an arc distance of 20.14 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 21.00 feet, and a chord which bears North 45 degrees 16 minutes 44 seconds West, for a distance of 29.64 feet;

THENCE in a Northerly and Westerly direction, and along said curve through a central angle of 89 degrees 46 minutes 49 seconds, for an arc distance of 32.91 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 850.00 feet, and a chord which bears South 81 degrees 00 minutes 21 seconds West, for a distance of 260.80 feet;

THENCE in a Westerly direction, and along said curve through a central angle of 17 degrees 38 minutes 59 seconds, for an arc distance of 261.84 feet, to a 5/8-inch iron rod with yellow plastic cap stamped "A.R.S." set for corner;

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THENCE South 77 degrees 59 minutes 09 seconds West, for a distance of 3.29 feet, to a 5/8-inch iron rod with yellow plastic cap stamped "A.R.S." set for a corner on the common line of said MENG ZHU-SHEN tract and said Tract 2;

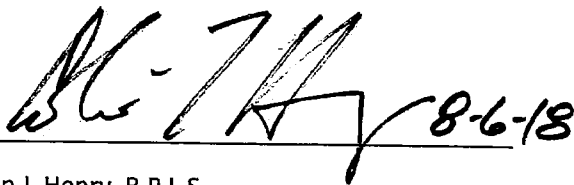
THENCE North 58 degrees 23 minutes 58 seconds West, along said common line, a distance of 17.44 feet to a 5/8-inch iron rod with yellow plastic cap stamped "A.R.S." set for the beginning of a tangent circular curve to the left, having a radius of 1,000.00 feet, and a chord which bears North 60 degrees 00 minutes 49 seconds West, for a distance of 56.33 feet;

THENCE in a Northwesterly direction, continuing along said common line and along said curve, through a central angle of 03 degrees 13 minutes 41 seconds, for an arc distance of 56.34 feet, to the **POINT OF BEGINNING** and containing 16,590 square feet (0.3808 acres) of land, more or less.

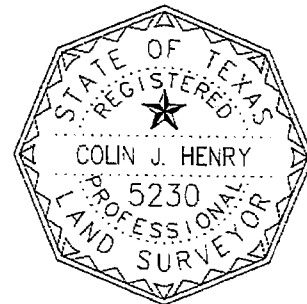
Basis of Bearings is State Plane Coordinate System, North American Datum 83(2011), Texas North Central Zone (4202).

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-SE-1

CURVE	ARC LENGTH	RADIUS	DELTA ANGLE	CHORD BEARING	CHORD LENGTH
C1	63.05'	1287.00'	02°48'25"	N 81°56'53" E	63.04'
C2	232.69'	1135.00'	11°44'47"	N 86°25'04" E	232.28'
C3	73.31'	47.00'	89°22'31"	S 43°01'17" E	66.10'
C4	33.10'	87.00'	21°48'04"	S 12°34'00" W	32.90'
C5	42.82'	163.00'	15°03'05"	S 15°56'30" W	42.70'
C6	20.14'	61.00'	18°55'16"	N 09°04'18" E	20.05'
C7	32.91'	21.00'	89°46'49"	N 45°16'44" W	29.64'
C8	261.84'	850.00'	17°38'59"	S 81°00'21" W	260.80'
C9	56.34'	1000.00'	03°13'41"	S 60°00'49" E	56.33'

5/8" IRON ROD FOUND
 "ARS" CAP (CM)
 P.O.C.

SCALE: 1" = 100'

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

LINE	BEARING	DISTANCE
L1	N 80°32'41" E	32.58'
L2	S 27°40'45" W	104.37'
L3	N 58°23'58" W	36.27'
L4	N 33°08'57" E	96.35'
L5	N 18°31'56" E	51.75'
L6	S 77°59'09" W	3.29'
L7	N 58°23'58" W	17.44'

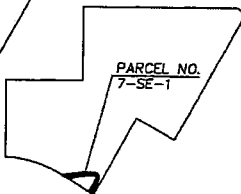
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 Abstract No. 1598

S 50°02'18" W
 2,078.68'

PARCEL NO. 7-SE-1
 SLOPE EASEMENT
 16,590 SQUARE FEET
 0.3808 ACRES

McPHERSON BOULEVARD
 (VARIABLE WIDTH R.O.W.)

TRACT 3
 COHIX LLC
 Instrument No.
 D208444286
 D.R.T.C.T.



WHOLE PROPERTY MAP AND
 LOCATION OF PROPOSED
 SLOPE EASEMENT

20' Easement FOR
 CROSSROADS TO ECT
 Instr. No. 210037974
 D.R.T.C.T.

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

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

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

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

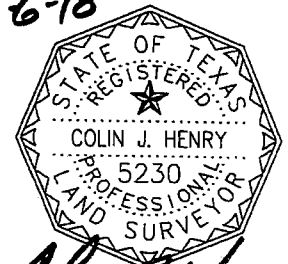
ARS

Engineers, Inc.

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

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 Dallas, Texas 75243
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86-18



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-1	SLOPE EASEMENT
APPARENT OWNER: MENG ZHU-SHEN	
ACQUISITION AREA: 16,590 SQUARE FEET (0.3808 ACRES)	MOSES WALTERS SURVEY, ABSTRACT NO. 1598
Filename: Parcel 7-SE-1.Dwg	Project No. 30215010
Date: Time: Plotted by:	

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