

McCart Avenue/McPherson Boulevard
Parcel No. 9-TCE-1
Temporary Construction Easement
32,198 sq.ft. (0.739 acres)
Moses Walters Survey, Abstract No. 1598

EXHIBIT "A"

BEING a 32,198 square foot (0.739 acre) tract of land situated in the Moses Walters Survey, Abstract No. 1598, same being a portion that certain tract of land conveyed to DALJIT SINGH, as evidenced by deed recorded in Instrument Number D214256810 of the Deed Records, Tarrant County, Texas, and being more particularly described by metes and bounds as follows:

COMMENCING at the southwest corner of said DALJIT SINGH tract, same being in the westerly right-of-way line of WEST CLEBURNE ROAD (variable width right-of-way), further being in the northerly line of TRACT 3 of those certain tracts of land conveyed to COHIX LLC, as evidenced in deed recorded in Instrument Number D208444286 of the Deed Records, Tarrant County, Texas;

THENCE North 26 degrees 26 minutes 14 seconds East, for a distance of 81.81 feet, to a 5/8" iron rod with yellow plastic cap stamped "A.R.S." set at the **POINT OF BEGINNING** of the herein described tract of land;

THENCE North 45 degrees 34 minutes 35 seconds West, for a distance of 28.38 feet, to a 5/8" iron rod with yellow plastic cap stamped "A.R.S." set;

THENCE North 00 degrees 45 minutes 34 seconds West, for a distance of 238.60 to a 5/8" iron rod with yellow plastic cap stamped "A.R.S." set in the north line of the aforementioned DALJIT SINGH tract, same being the south line of WELLINGTON POINT addition, an addition to the City of Fort Worth, as evidenced by plat recorded in Cabinet A, Slide 12139 of the Plat Records, Tarrant County, Texas;

THENCE North 89 degrees 48 minutes 04 seconds East, along said north and south lines, for a distance of 20.01 feet, to a 5/8" iron rod with yellow plastic cap stamped "A.R.S." set;

THENCE South 00 degrees 45 minutes 34 seconds East, departing said north and south lines, for a distance of 230.16 feet, to a 5/8" iron rod with yellow plastic cap stamped "A.R.S." set;

THENCE South 45 degrees 34 minutes 35 seconds East, for a distance of 11.88 feet to a 5/8" iron rod with yellow plastic cap stamped "A.R.S." set;

THENCE North 89 degrees 36 minutes 24 seconds East, for a distance of 404.75 feet, to a 5/8" iron rod with yellow plastic cap stamped "A.R.S." set at the beginning of a curve to the right, having a radius of 1567.00 feet, a central angle of 14 degrees 14 seconds 47 minutes, and a chord which bears South 83 degrees 16 minutes 13 seconds East, for a distance of 388.63 feet;

THENCE along said curve to the right, for an arc distance of 389.63 feet, to a 5/8" iron rod with yellow plastic cap stamped "A.R.S." set at the beginning of a curve to the left, having a radius of 1457.00 feet, a central angle of 06 degrees 01 minutes 04 seconds, and a chord which bears South 79 degrees 09 minutes 21 seconds East, for a distance of 152.96 feet;

THENCE along said curve to the left, for an arc distance of 153.03 feet, to a 5/8" iron rod with yellow plastic cap stamped "A.R.S." set;

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THENCE North 89 degrees 36 minutes 24 seconds East, for a distance of 544.31 feet, to a 5/8" iron rod with yellow plastic cap stamped "A.R.S." set;

THENCE South 00 degrees 23 minutes 36 seconds East, for a distance of 15.00 feet, to a 5/8" iron rod with yellow plastic cap stamped "A.R.S." set in the north line of the aforementioned tract 3, same being the south line of the aforementioned DALJIT SINGH tract;

THENCE South 89 degrees 36 minutes 24 seconds West, along said north and south lines, for a distance of 578.02 feet, to a 5/8" iron rod with yellow plastic cap stamped "A.R.S." set at the beginning of a curve to the right, having a radius of 1477.00 feet, a central angle of 04 degrees 48 minutes 25 seconds, and a chord which bears North 78 degrees 33 minutes 01 seconds West, for a 123.88 feet;

THENCE along said curve to the right, departing said north and south lines, for an arc distance of 123.92 feet, to a 5/8" iron rod with yellow plastic cap stamped "A.R.S." set at the beginning of a curve to the left, having a radius of 1547.00 feet, a central angle of 14 degrees 14 minutes 47 seconds, and a chord which bears, North 83 degrees 16 minutes 13 seconds West, for a distance of 383.67 feet;


THENCE along said curve to the left, for an arc distance of 384.66 feet, to a 5/8" iron rod with yellow plastic cap stamped "A.R.S." set;

THENCE South 89 degrees 36 minutes 24 seconds West, for a distance of 413.00 feet, to the **POINT OF BEGINNING** and containing 32,198 square feet (0.739 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

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.


5-3-17

Dustin D. Davison, R.P.L.S.
Texas Registration No. 6451

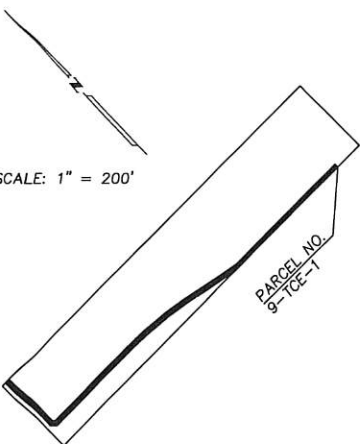
ARS Engineers, Inc.
12801 N. Central Expressway
Suite 1250
Dallas, Texas 75243



EXHIBIT "B"
PARCEL NO. 9-TCE-1

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

SCALE: 1" = 200'



WHOLE PROPERTY MAP AND
LOCATION OF PROPOSED
TEMPORARY CONSTRUCTION
EASEMENT

WELLINGTON POINT
CAB. A, SL. 12-139
(P.R.T.C.T.)

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

DALJIT SINGH
INSTR. NO. D214256810
(D.R.T.C.T.)

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

PARCEL NO. 9-TCE-1
RIGHT-OF-WAY DEDICATION
32,198 SQUARE FEET
0.739 ACRES

LINE	BEARING	DISTANCE
L1	N 26°26'14" E	81.81'
L2	N 45°34'35" W	28.38'
L3	N 00°45'34" W	238.60'
L4	N 89°48'04" E	20.01'
L5	S 00°45'34" E	230.16'
L6	S 45°34'35" E	11.88'
L7	N 89°36'24" E	404.75'
L8	N 89°36'24" E	544.31'
L9	S 00°23'36" E	15.00'
L10	S 89°36'24" W	578.02'
L11	S 89°36'24" W	413.00'

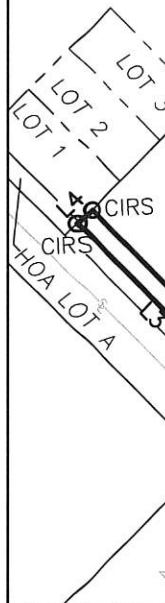
CURVE	ARC LENGTH	RADIUS	DELTA ANGLE	CHORD BEARING	CHORD LENGTH
C1	389.63'	1567.00'	14°14'47"	S 83°16'13" E	388.63'
C2	153.03'	1457.00'	6°01'04"	S 79°09'21" E	152.96'
C3	123.92'	1477.00'	4°48'25"	N 78°33'01" W	123.88'
C4	384.66'	1547.00'	14°14'47"	N 83°16'13" W	383.67'

Moses Walters Survey, Abstract No. 1598

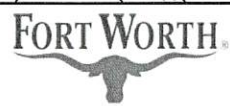
LEGEND

- FOUND MONUMENT
- SET MONUMENT
- PROPERTY LINE
- - - EASEMENT LINE
- PROPOSED RIGHT-OF-WAY LINE

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



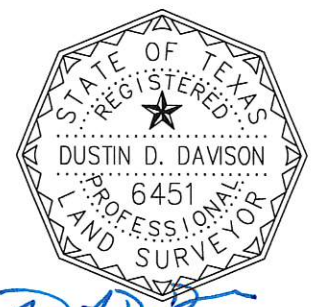
WEST CLEBURNE ROAD
(VARIABLE WIDTH R.O.W.)
46' R.O.W. DEDICATION
CAB. A, SL. 11761
(P.R.T.C.T.)
46' R.O.W. DEDICATION
CAB. A, SL. 6354
(P.R.T.C.T.)



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



Dustin D. Davison, R.P.L.S.
Registration No. 6451

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

PARCEL NO. 9-TCE-1	TEMPORARY CONSTRUCTION EASEMENT
APPARENT OWNER: DALJIT SINGH	
ACQUISITION AREA: 32,198 SQUARE FEET (0.739 ACRES)	MOSES WALTERS SURVEY, ABSTRACT NO. 1598
Filename: P:\30215010 McCart Bridgefarmer-CFW\EASEMENTS\parcel 9-TCE-1.dwg	Project No. 30215010
Date: Tuesdav, May 02, 2017 Time: 3:25 PM Plotted by: Cody	EXHIBIT "B" SHEET: 1 OF 1

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