

McCart Avenue/McPherson Boulevard
Parcel No. 7-DE-2
Drainage Easement
9,202 sq.ft. (0.211 acres)
Moses Walters Survey, Abstract No.1598

EXHIBIT "A"

BEING a 9,202, square foot (0.211 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 South 79 degrees 46 minutes 17 seconds West, for a distance of 87.50 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 1353.00 feet, a central angle of 06 degrees 30 minutes 16 seconds, and a chord which bears North 22 degrees 33 minutes 08 seconds East, for a distance of 153.52 feet;

THENCE North 64 degrees 11 minutes 44 seconds West, for a distance of 42.04 feet, to a 5/8" iron rod with yellow plastic cap stamped "A.R.S" set;

THENCE North 24 degrees 49 minutes 37 seconds East, for a distance of 159.39 feet, to a 5/8" iron rod with yellow plastic cap stamped "A.R.S" set;

THENCE North 33 degrees 15 minutes 55 seconds West, for a distance of 52.12 feet, to a 5/8" iron rod with yellow plastic cap stamped "A.R.S" set;

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

THENCE North 00 degrees 24 minutes 53 seconds West, for a distance of 15.00 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 32.52 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 107 feet, a central angle of 30 degrees 49 minutes 17 seconds, and a chord which bears South 68 degrees 19 minutes 35 seconds East, for a distance of 56.87 feet;

THENCE along said curve to the right, for an arc distance of 57.56 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 52.00 feet, a central angle of 72 degrees 12 minutes 56 seconds, and a chord which bears South 16 degrees 48 minutes 28 seconds East, for a distance of 61.29 feet;


THENCE along said curve to the right, for an arc distance of 65.54 feet, to the **POINT OF BEGINNING** and containing 9,202 square feet (0.211 acres), more or less.

McCart Avenue/McPherson Boulevard
Parcel No. 7-DE-2
Drainage Easement
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Moses Walters Survey, Abstract No.1598

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
Dallas, Texas 75243

EXHIBIT "B"
PARCEL NO. 7-DE-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.)

A. Castillo Survey, Abstract No. 272

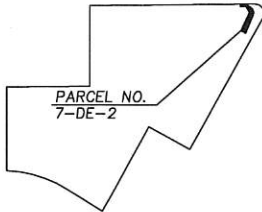
Moses Walters Survey, Abstract No. 1598

PIPELINE EASEMENT
Instr. No. D203362226
(D.R.T.C.T.)

PARCEL NO. 7-DE-2
DRAINAGE EASEMENT
9,202 SQUARE FEET
0.211 ACRES

CURVE	ARC LENGTH	RADIUS	DELTA ANGLE	CHORD BEARING	CHORD LENGTH
C1	57.56'	107.00'	30°49'17"	S 68°19'35" E	56.87'
C2	65.54'	52.00'	72°12'56"	S 16°48'28" E	61.29'
C3	153.60'	1353.00'	6°30'16"	S 22°33'08" W	153.52'

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



WHOLE PROPERTY MAP AND
LOCATION OF PROPOSED
DRAINAGE EASEMENT

- 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



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-DE-2 DRAINAGE EASEMENT

APPARENT OWNER: MENG ZHU-SHEN

ACQUISITION AREA: 9,202 SQUARE FEET (0.211 ACRES)

MOSES WALTERS SURVEY, ABSTRACT NO. 1598

Filename: P:\30215010 McCart Bridgefarmer-CFWEASEMENTS\parcel 7-DE-2.dwg

Project No. 30215010

Date: Wednesday, May 03, 2017 Time: 2:29 PM

Plotted by: Cody

EXHIBIT "B" SHEET: 1 OF 1

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

D.D.D.
5.4.17