

McCart Avenue/McPherson Boulevard  
Parcel No. 7-SE-2  
Slope Easement  
6,992 sq. ft. (0.1605 acres)  
Moses Walters Survey, Abstract No. 1598

**EXHIBIT "A"**

**BEING** a 6,992 square foot (0.1605 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 40 degrees 08 minutes 53 seconds West, departing said southerly right-of-way line for a distance of 847.41 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 577.00 feet, and a chord which bears South 65 degrees 43 minutes 54 seconds West, for a distance of 189.57 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 18 degrees 54 minutes 36 seconds, for an arc distance of 190.44 feet, to a 5/8-inch iron rod with yellow plastic cap stamped "A.R.S." set for the point of tangency;

**THENCE** South 75 degrees 11 minutes 13 seconds West, continuing along said northwest right-of-way line, for a distance of 91.00 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 399.00 feet, and a chord which bears South 74 degrees 47 minutes 48 seconds West, for a distance of 5.44 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 46 minutes 50 seconds, for an arc distance of 5.44 feet, to a 5/8-inch iron rod with yellow plastic cap stamped "A.R.S." set for corner;

**THENCE** North 15 degrees 35 minutes 37 seconds West, departing said northwest right-of-way line, for a distance of 10.00 feet, to a 5/8-inch iron rod with yellow plastic cap stamped "A.R.S." set for corner;

**THENCE** North 68 degrees 10 minutes 46 seconds East, for a distance of 132.17 feet, to a 5/8-inch iron rod with yellow plastic cap stamped "A.R.S." set for corner;

**THENCE** North 61 degrees 59 minutes 48 seconds East, for a distance of 145.53 feet, to a 5/8-inch iron rod with yellow plastic cap stamped "A.R.S." set for corner;

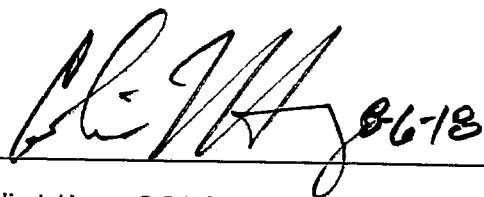
**THENCE** South 33 degrees 43 minutes 24 seconds East, for a distance of 30.00 feet, to the **POINT OF BEGINNING** and containing 6,992 square feet (0.1605 acres) of land, more or less.

McCart Avenue/McPherson Boulevard  
Parcel No. 7-SE-2  
Slope Easement  
6,992 sq. ft. (0.1605 acres)  
Moses Walters Survey, Abstract No. 1598

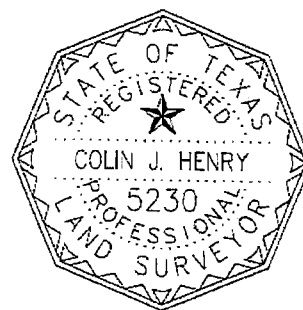
Basis of Bearings is State Plane Coordinate System, North American Datum 83(2011), Texas North Central Zone (4202).

Note: A Plat of even survey date herewith accompanies this description

I, 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.



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-2

SCALE: 1" = 50'

LINE	BEARING	DISTANCE
L1	N 15°35'37" W	10.00'
L2	S 33°43'24" E	30.00'

LEGEND

- FOUND MONUMENT
- CIRS - 5/8 INCH CAPPED IRON ROD SET (CM)
- P.O.C. POINT OF COMMENCING
- P.O.B. POINT OF BEGINNING
- PROPERTY LINE
- - - EASEMENT LINE
- PROPOSED EASEMENT LINE

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

Moses Walters Survey,  
Abstract No. 1598

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

PARCEL NO. 7-SE-2  
SLOPE EASEMENT  
6,992 SQUARE FEET  
0.1605 ACRES

N 61°59'48" E  
145.53'

S 40°08'53" W  
847.41'

CIRS  
L2  
P.O.B.  
CIRS

Δ = 18°54'36"  
R = 577.00'  
L = 190.44'  
CB = S 65°43'54" W  
LC = 189.57'

CIRS  
N 68°10'46" E  
132.17'  
S 75°11'13" W  
91.00'  
CIRS  
CIRS  
Δ = 0°46'50"  
R = 399.00'  
L = 5.44'  
CB = S 74°47'48" W  
LC = 5.44'

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

PARCEL NO.  
7-SE-2

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).

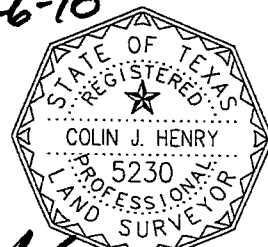
**ARS**

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

8-6-18



*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

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

PARCEL NO. 7-SE-2 | SLOPE EASEMENT

APPARENT OWNER: MENG ZHU-SHEN

ACQUISITION AREA: 6,992 SQUARE FEET (0.1605 ACRES) | MOSES WALTERS SURVEY, ABSTRACT NO. 1598

Filename: Parcel 7-SE-2.Dwg

Project No. 30215010

Date: Time: Plotted by: