

McCart Avenue/McPherson Boulevard
Parcel No. 3A-DE-1
Drainage Easement
9,925 sq.ft. (0.228 acres)
Moses Walters Survey, Abstract No. 1598

EXHIBIT "A"

BEING a 9,925 square foot (0.228 acre) tract of land situated in the Moses Walters Survey, Abstract No. 1598, same being a portion of the remainder of tract 3 of those certain tracts of land conveyed to COHIX LLC, as evidenced by deed recorded in Instrument Number D208444286 of the Deed Records, Tarrant County, Texas, and being more particularly described by metes and bounds as follows:

COMMENCING at the most westerly inner-ell corner of said tract 3, same being the westerly southwest corner of tract 2 of said COHIX LLC tracts;

THENCE North 29 Degrees 46 Minutes 07 Seconds East, along the common line of said tracts 2 and 3, for a distance of 614.63 feet to a 5/8" iron rod with yellow plastic cap stamped "A.R.S." set on the proposed southerly right-of-way line of McPherson Blvd, same being the beginning of a curve to the right, having a radius of 1,287.00 feet and a chord which bears South 87 Degrees 28 Minutes 55 Seconds West, a distance of 95.43 feet;;

THENCE along said curve to the right, through a central angle of 04 Degrees 14 Minutes 57 Seconds, for an arc length of 95.45 feet, to a 5/8" iron rod with yellow plastic cap stamped "A.R.S." set for the end of said curve;

THENCE South 89 Degrees 36 Minutes 24 Seconds West, for a distance of 296.42 feet, to a 5/8" iron rod with yellow plastic cap stamped "A.R.S." set for the **POINT OF BEGINNING**

THENCE over and across the aforementioned tract 3 the following four (4) courses and distances:

1. South 00 Degrees 23 Minutes 36 Seconds East, for a distance of 36.00 feet, to a 5/8" iron rod with yellow plastic cap stamped "A.R.S." set;
2. South 89 Degrees 36 Minutes 24 Seconds West, for a distance of 147.23 feet, to a 5/8" iron rod with yellow plastic cap stamped "A.R.S." set;
3. North 00 Degrees 23 Minutes 36 Seconds West, for a distance of 6.00 feet, to a 5/8" iron rod with yellow plastic cap stamped "A.R.S." set;
4. South 89 Degrees 36 Minutes 24 Seconds West, for a distance of 154.22 feet, to a 5/8" iron rod with yellow plastic cap stamped "A.R.S." set on the west line of the aforementioned tract 3, same being the most north east line of that certain tract of land conveyed to Forestar (USA) Real Estate Group Inc., as evidenced by deed recorded in Instrument Number D220319391 of the Deed Records of Tarrant County, Texas;

THENCE North 00 degrees 12 minutes 54 seconds West, along the west line of said tract 3, same being the most north east line of said Forestar (USA) Real Estate Group Inc., for a distance of 30.00 feet, to a 5/8" iron rod with yellow plastic cap stamped "A.R.S." set;

McCart Avenue/McPherson Boulevard
Parcel No. 3A-DE-1
Drainage Easement
9,925 sq.ft. (0.228 acres)
Moses Walters Survey, Abstract No. 1598

THENCE North 89 Degrees 36 Minutes 24 Seconds East, for a distance of 301.35 feet, to the **POINT OF BEGINNING** and containing 9,925 square feet (0.228 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, 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

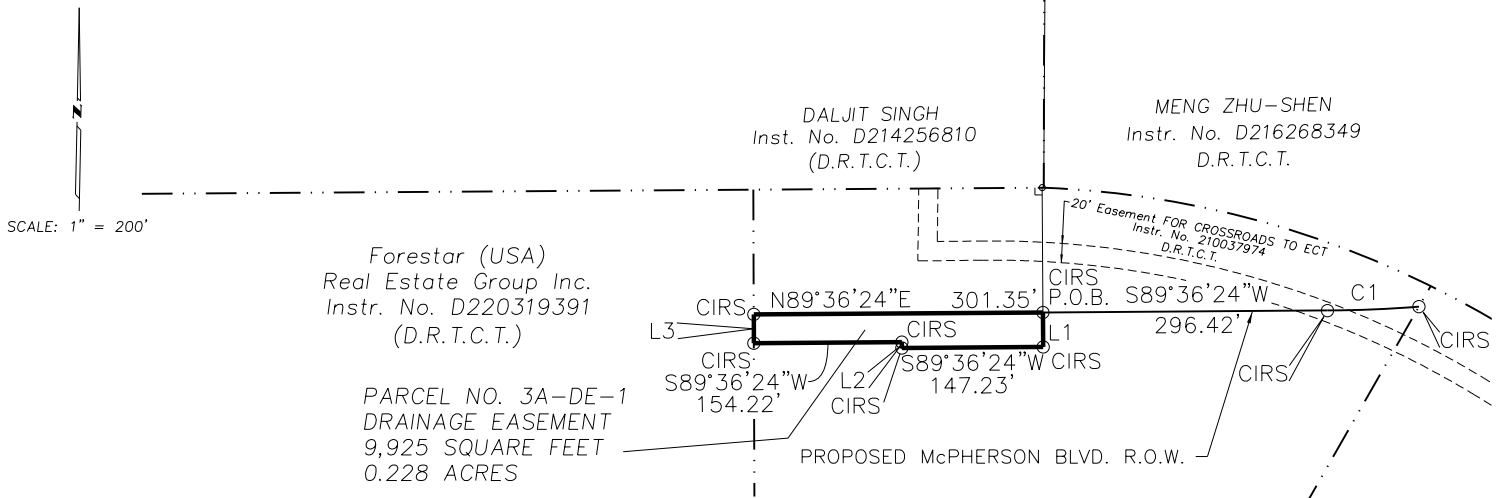
11-16-2021

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. 3A-DE-1

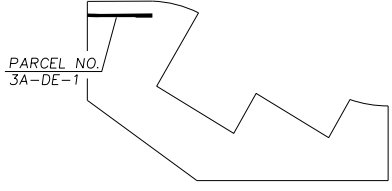


CURVE	ARC LENGTH	RADIUS	DELTA ANGLE	CHORD BEARING	CHORD LENGTH
C1	95.45'	1287.00'	04°14'57"	S 87°28'55" W	95.43'

LINE	BEARING	DISTANCE
L1	S 00°23'36" E	36.00'
L2	N 00°23'36" W	6.00'
L3	N 00°12'54" W	30.00'

Moses Walters Survey,
Abstract No. 1598

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



WHOLE PROPERTY MAP AND LOCATION OF PROPOSED DRAINAGE EASEMENT

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

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

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

1/2" IRON ROD FOUND (CM)



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



McCART AVENUE/McPHERSON BOULEVARD

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

PARCEL NO. 3A-DE-1	DRAINAGE EASEMENT
APPARENT OWNER: COHIX LLC	
ACQUISITION AREA: 9,925 SQUARE FEET (0.228 ACRES)	MOSES WALTERS SURVEY, ABSTRACT NO. 1598
Filename: Parcel 3A-DE-1.dwg	Project No. 30215010
Date: Time: Plotted by:	EXHIBIT "B" SHEET: 1 OF 1

11-16-2021
Dustin D. Davison, R.P.L.S.
Registration No. 6451
Surveying Firm #101319-00

<* 257 \$ Parcel Closure Report: 3A-DE1

<* 258 \$-----

<* 259 \$ Start Coordinates, North: 6905143.560 East: 2312730.850 Name: 120

<* 260 \$ Line: S 0° 23' 36" E Dist.: 36.000 PtNum: 121

<* 261 \$ Line: S 89° 36' 24" W Dist.: 147.227 PtNum: 122

<* 262 \$ Line: N 0° 23' 36" W Dist.: 6.000 PtNum: 123

<* 263 \$ Line: S 89° 36' 24" W Dist.: 154.218 PtNum: 124

<* 264 \$ Line: N 0° 12' 54" W Dist.: 30.000 PtNum: 125

<* 265 \$ Line: N 89° 36' 24" E Dist.: 301.352

<* 266 \$ End Coordinates, North: 6905143.560 East: 2312730.850

<* 267 \$ Error North: -0.000 Error East: 0.000

<* 268 \$ Error Direction: N 0^ 00' 00" E Total Distance Error: 0.000

<* 269 \$ Error of Closure Greater than 1/10,000,000.00

<* 270 \$ Perimeter: 674.797

<* 271 \$ Area: sq. Feet: 9925.311 Acres: 0.228

McCart Avenue/McPherson Boulevard
Parcel No. 3A-ROW-1
Right-of-Way Dedication
55,421 sq.ft. (1.272 acres)
Moses Walters Survey, Abstract No. 1598

EXHIBIT "A"

BEING a 55,421 square foot (1.272 acre) tract of land situated in the Moses Walters Survey, Abstract No. 1598, same being a portion of the remainder of tract 3 of those certain tracts of land conveyed to COHIX LLC, as evidenced by deed recorded in Instrument Number D208444286 of the Deed Records, Tarrant County, Texas, and being more particularly described by metes and bounds as follows:

COMMENCING at the most north southwesterly corner of that certain tract of land conveyed to Forestar (USA) Real Estate Group Inc., as evidenced by deed recorded in Instrument Number D220319391 of the Deed Records of Tarrant County, Texas, same being an exterior angle point of said tract 3;

THENCE North 58 degrees 43 minutes 58 seconds West, along the northeasterly line of said Forestar (USA) Real Estate Group Inc, tract, same being the southwesterly line of said tract 3, for a distance of 54.25 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 North 58 degrees 43 minutes 58 seconds West, continuing along said Forestar (USA) Real Estate Group Inc, tract, same being the southwesterly line of said tract 3, for a distance of 126.09 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 940.00 feet, and a chord which bears North 04 Degrees 25 Minutes 33 Seconds East, a distance of 665.79 feet;

THENCE along said curve to the right, through a central angle of 41 Degrees 28 Minutes 55 Seconds, for an arc length of 680.56 feet, to a 5/8" iron rod with yellow plastic cap stamped "A.R.S." set on a northeasterly line of said tract 3, same being a southwesterly line of tract 2 from those certain tract of land conveyed to the aforementioned COHIX LLC, as evidenced by deed recorded in Instrument Number D208444286 of the Deed Records, Tarrant County, Texas,

THENCE South 58 degrees 34 minutes 12 seconds East, along said northeasterly line of tract 3, same being a said southwesterly line of tract 2, for a distance of 80.53 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 860.00 feet and a chord which bears South 01 Degrees 01 Minutes 34 Seconds West, a distance of 687.37 feet;

THENCE along said curve to the right, through a central angle of 47 Degrees 06 Minutes 38 Seconds, for and arc length of 707.12 feet, to the **POINT OF BEGINNING** and containing 55,421 square feet (1.272 acres) of land more or less.

McCart Avenue/McPherson Boulevard
Parcel No. 3A-ROW-1
Right-of-Way Dedication
55,421 sq.ft. (1.272 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, 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

11-16-2021

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

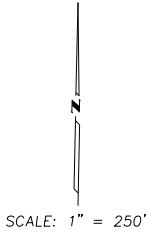
ARS Engineers, Inc.
12801 N. Central Expressway
Suite 1250
Dallas, Texas 75243

EXHIBIT "B"
PARCEL NO. 3A-ROW-1

PARCEL NO. 3A-ROW-1
RIGHT-OF-WAY DEDICATION
55,421 SQUARE FEET
1.272 ACRES

TRACT 2

COHIX LLC
Instr. No. D208444286
D.R.T.C.T.



CIRS L3
CIRS

PROPOSED McCART AVENUE
(80' R.O.W.)

$\Delta = 47^{\circ}06'38''$
R = 860.00'
L = 707.12'
CB = S 01°01'34" W
LC = 687.37'

LINE	BEARING	DISTANCE
L1	N 58°43'58" W	54.25'
L2	N 58°43'58" W	126.09'
L3	S 58°34'12" E	80.53'

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

$\Delta = 41^{\circ}28'55''$
R = 940.00'
L = 680.56'
CB = N 04°25'33" E
LC = 665.79'

LEGEND

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

P.O.B. P.O.C.
CIRS
L2
L1
P.O.C.

1/2" IRON ROD FOUND (CM)

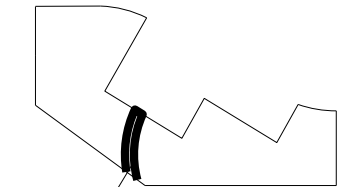
REMAINDER TRACT 3
COHIX LLC
Instr. No. D208444286
D.R.T.C.T.

15' SANITARY SEWER EASEMENT
Instr. No. D205013892
D.R.T.C.T.

Moses Walters Survey,
Abstract No. 1598

Jose A. Gill Survey
Abstract No. 568

Forestar (USA)
Real Estate Group Inc.
Instr. No. D220319391
(D.R.T.C.T.)



PARCEL NO. 3A-ROW-1
WHOLE PROPERTY MAP AND LOCATION OF PROPOSED RIGHT-OF-WAY

TOTAL E&P USA BARNETT, LLC
Instr. No. D216266568
D.R.T.C.T.

TRACT M160

CARSON RANCH ESTATES
Cabinet A, Slide 7114
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



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

PARCEL NO. 3A-ROW-1	RIGHT-OF-WAY DEDICATION
APPARENT OWNER: COHIX LLC	
ACQUISITION AREA: 55,421 SQUARE FEET (1.272 ACRES)	MOSES WALTERS SURVEY, ABSTRACT NO. 1598
Filename: Parcel 3A-ROW-1.dwg	Project No. 30215010
Date: Time: Plotted by:	

Dustin D. Davison 11-16-2021
Dustin D. Davison, R.P.L.S.
Registration No. 6451
Surveying Firm #101319-00

McCart Avenue/McPherson Boulevard
Parcel No. 3A-ROW-2
Right-of-Way Dedication
76,297 sq.ft. (1.752 acres)
Moses Walters Survey, Abstract No. 1598

EXHIBIT "A"

BEING a 76,297 square foot (1.752 acre) tract of land situated in the Moses Walters Survey, Abstract No. 1598, same being a portion of the remainder of tract 3 of those certain tracts of land conveyed to COHIX LLC as evidenced by deed recorded in Instrument Number D208444286 of the Deed Records, Tarrant County, Texas, and being more particularly described by metes and bounds as follows:

COMMENCING at a westernmost northeasterly corner of said tract 3, same being the westernmost corner of that certain tract 2 of said COHIX LLC tracts;

THENCE North 29 degrees 46 minutes 07 seconds East, along an easterly line of said tract 3, same being a northwesterly line of said tract 2, for a distance of 713.76 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, same being the beginning of a curve to the left, having a radius of 1287.00 feet, a central angle of 04 degrees 14 minutes 57 seconds, and a chord which bears South 87 degrees 28 minutes 55 seconds West, for a distance of 95.43 feet;

THENCE along said curve to the left, departing said westerly and northeasterly lines, for an arc distance of 95.45 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 597.77 feet, to a 5/8" iron rod with yellow plastic cap stamped "A.R.S." set on the west line of the aforementioned tract 3, same being the most north east line of that certain tract of land conveyed to Forestar (USA) Real Estate Group Inc., as evidenced by deed recorded in Instrument Number D220319391 of the Deed Records of Tarrant County, Texas;

THENCE North 00 degrees 12 minutes 54 seconds west, along the west line of said tract 3, same being the most north east line of said Forestar (USA) Real Estate Group Inc., for a distance of 130.00 feet, to a 5/8" iron rod with yellow plastic cap stamped "A.R.S." set for the northwest corner of said tract 3, same being the northeast corner of said Forestar (USA) Real Estate Group Inc. tract, further being on the south line of 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;

THENCE North 89 degrees 36 minutes 24 seconds East, along the north line of said tract 3, same being the south line of said DALJIT tract of land, for a distance of 302.58 feet, to the southeast corner of said DALJIT tract of land, same being the southwest corner of 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, further being the beginning of a curve to the right, having a radius of 1000.00 feet, a central angle of 24 degrees 00 minutes 41 seconds, and a chord which bears South 75 degrees 44 minutes 20 seconds East, for a distance of 416.02 feet;

THENCE along said curve to the right and the north line of said tract 3, same being the south line of said MENG ZHU-SHEN tract, for an arc distance of 419.08 feet, to a 5/8" iron rod with yellow plastic cap stamped "A.R.S." set on an easterly line of said tract 3, same being the northwesterly line of the aforementioned tract 2;

McCart Avenue/McPherson Boulevard
Parcel No. 3A-ROW-2
Right-of-Way Dedication
76,297 sq.ft. (1.752 acres)
Moses Walters Survey, Abstract No. 1598

THENCE South 29 degrees 46 minutes 07 seconds West, along said easterly line of said tract 3, same being the northwesterly line of the aforementioned tract 2, for a distance 24.54 feet, to the **POINT OF BEGINNING** and containing 76,297 square feet (1.752 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.



11-16-2021

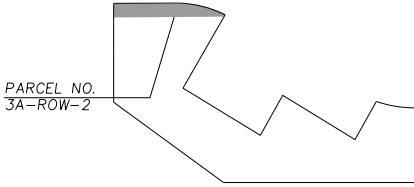
Dustin D. Davison, R.P.L.S.
Texas Registration No. 6451

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

EXHIBIT "B"
PARCEL NO. 3A-ROW-2

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

SCALE: 1" = 200'



WHOLE PROPERTY MAP AND
LOCATION OF PROPOSED
RIGHT-OF-WAY

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

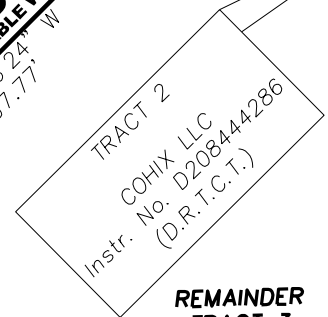
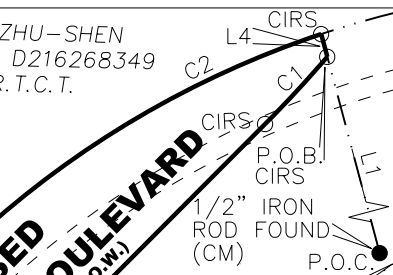
20' Easement FOR CROSSROADS TO ECT
Instr. No. 210037974
D.R.T.C.T.

PARCEL NO.
3A-ROW-2
RIGHT-OF-WAY
DEDICATION
76,297 SQUARE FEET
1.752 ACRES

Moses Walters Survey,
Abstract No. 1598

Forestar (USA)
Real Estate Group Inc.
Instr. No. D220319391 (D.R.T.C.T.)

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



**REMAINDER
TRACT 3**

COHIX LLC
Instr. No. D208444286
D.R.T.C.T.

- LEGEND**
- FOUND MONUMENT
 - CIRS - 5/8 INCH CAPPED IRON ROD SET (CM)
 - U.T.S. - UNABLE TO SET
 - P.O.C. - POINT OF COMMENCING
 - P.O.B. - POINT OF BEGINNING
 - PROPERTY LINE
 - - - EASEMENT LINE
 - PROPOSED R.O.W. LINE

LINE	BEARING	DISTANCE
L1	N 29°46'07" E	713.76'
L2	N 00°12'54" W	130.00'
L3	N 89°36'24" E	302.58'
L4	S 29°46'07" W	24.54'

CURVE	ARC LENGTH	RADIUS	DELTA ANGLE	CHORD BEARING	CHORD LENGTH
C1	95.45'	1287.00'	04°14'57"	S 87°28'55" W	95.43'
C2	419.08'	1000.00'	24°00'41"	S 75°44'20" E	416.02'

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



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

PARCEL NO. 3A-ROW-2	RIGHT-OF-WAY DEDICATION
APPARENT OWNER: COHIX LLC	
ACQUISITION AREA: 76,297 SQUARE FEET (1.752 ACRES)	MOSES WALTERS SURVEY, ABSTRACT NO. 1598
Filename: Parcel 3A-ROW-2.dwg	Project No. 30215010
Date: Time: Plotted by:	

Dustin D. Davison 11-16-2021
Dustin D. Davison, R.P.L.S.
Registration No. 6451
Surveying Firm #101319-00

<* 296 \$ Parcel Closure Report: 3A-ROW2

<* 297 \$ -----

<* 298 \$ Start Coordinates, North: 6905149.788 East: 2313122.600 Name: 126

<* 299 \$ Curve: 68 Rad.: 1287.000 Delta: 4^ 14' 57" rt. Arc: 95.448

<* 300 \$ Degree: 4^ 27' 07" Tan.: 47.746 Mid Ord.: 0.885 Ext. 0.885

<* 301 \$ Chord Bearing: S 87^ 28' 55" W Chord Dist.: 95.426

<* 302 \$ Line: S 89^ 36' 24" W Dist.: 597.774 PtNum: 125

<* 303 \$ Line: N 0^ 12' 54" W Dist.: 130.001 PtNum: 128

<* 304 \$ Line: N 89^ 36' 24" E Dist.: 302.575

<* 305 \$ Curve: 69 Rad.: 1000.000 Delta: 24^ 00' 41" rt. Arc: 419.076

<* 306 \$ Degree: 5^ 43' 46" Tan.: 212.659 Mid Ord.: 21.873 Ext. 22.362

<* 307 \$ Chord Bearing: S 75^ 44' 20" E Chord Dist.: 416.016

<* 308 \$ Line: S 29^ 46' 07" W Dist.: 24.537

<* 309 \$ End Coordinates, North: 6905149.788 East: 2313122.600

<* 310 \$ Error North: 0.000 Error East: -0.000

<* 311 \$ Error Direction: S 69^ 38' 45" E Total Distance Error: 0.000

<* 312 \$ Error of Closure Greater than 1/10,000,000.00

<* 313 \$ Perimeter: 1569.411

<* 314 \$ Area: sq. Feet: 76296.616 Acres: 1.752

McCart Avenue/McPherson Boulevard
Parcel No. 3A-TCE-1
Temporary Construction Easement
5,843 sq.ft. (0.134 acres)
Moses Walters Survey, Abstract No. 1598

EXHIBIT "A"

BEING a 5,843 square foot (0.134 acre) tract of land situated in the Moses Walters Survey, Abstract No. 1598, same being a portion of the remainder of tract 3 of those certain tracts of land conveyed to COHIX LLC, as evidenced by deed recorded in Instrument Number D208444286 of the Deed Records, Tarrant County, Texas, and being more particularly described by metes and bounds as follows:

COMMENCING at the southeast corner of that certain tract of land conveyed to Forestar (USA) Real Estate Group Inc., as evidenced by deed recorded in Instrument Number D220319391 of the Deed Records of Tarrant County, Texas, same being the northeast corner of tract M160 of TOTAL E&P USA BARNETT, LLC, as evidenced by deed recorded in Instrument Number D216266568 of the Deed Records, Tarrant County, Texas, further being in the west line of CARSON RANCH ESTATES addition, an addition to the city of Fort Worth, as evidenced in Cabinet A, Slide 7114 of the Plat Records, Tarrant County, Texas;

THENCE North 86 degrees 59 minutes 46 seconds West, along the common line of said Forestar (USA) Real Estate Group Inc. and M160, for a distance of 1463.80 feet, to a 5/8" iron rod with yellow plastic cap stamped "A.R.S." set for corner on the proposed westerly line of a Temporary Construction Easement;

THENCE over and across said Forestar (USA) Real Estate Group Inc. tract and along the west line of said Temporary Construction Easement the following five (5) courses and distances:

1. North 07 degrees 04 minutes 24 seconds East, for a distance of 80.20 feet, to a 5/8" iron rod with yellow plastic cap stamped "A.R.S." set for corner;
2. South 86 degrees 59 minutes 46 seconds East, for a distance of 46.45 feet, to a 5/8" iron rod with yellow plastic cap stamped "A.R.S." set for the beginning of a curve to the left, having a radius of 848.00 feet and a chord which bears North 14 degrees 26 minutes 40 seconds West, for a distance of 522.11 feet;
3. Along said curve to the left, through a central angle of 35 Degrees 51 Minutes 32 Seconds, for an arc length of 530.72 feet, to a 5/8" iron rod with yellow plastic cap stamped "A.R.S." set for the end of said curve;
4. North 32 degrees 22 minutes 26 seconds West, for a distance of 155.51 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 952.00 feet and a chord which bears North 23 degrees 57 minutes 08 seconds West, for a distance of 278.66 feet;

McCart Avenue/McPherson Boulevard
Parcel No. 3A-TCE-1
Temporary Construction Easement
5,843 sq.ft. (0.134 acres)
Moses Walters Survey, Abstract No. 1598

5. Along said curve to the right, through a central angle of 16 Degrees 50 Minutes 36 Seconds, for an arc length of 279.86 feet, to a 5/8" iron rod with yellow plastic cap stamped "A.R.S." set on a north easterly line of the aforementioned Forestar (USA) Real Estate Group Inc. tract of land, same being a south westerly line of the aforementioned tract 3 and being the **POINT OF BEGINNING** of this tract of land, further being the beginning of a curve to the right, having a radius of 952.00 feet and chord which bears North 00 Degrees 58 Minutes 44 Seconds West, for a distance of 478.39 feet,

THENCE over and across said tract 3 the following three (3) courses and distances:

1. Along said curve to the right, through a central angle of 29 Degrees 06 Minutes 13 Seconds, for an arc length of 483.57 feet; to a 5/8" iron rod with yellow plastic cap stamped "A.R.S." set;
2. South 76 degrees 25 minutes 37 seconds East, for a distance of 12.00 feet, to a 5/8" iron rod with yellow plastic cap stamped "A.R.S." set for the beginning of a curve to the left, having a radius of 940 feet and a chord which bears South 01 degrees 22 minutes 16 seconds East, for a distance of 484.81 feet;
3. Along said curve to the left, through a central angle of 29 Degrees 53 Minutes 17 Second, for an arc length of 490.35 feet, to a 5/8" iron rod with yellow plastic cap stamped "A.R.S." set on the aforementioned Forestar (USA) Real Estate Group Inc. north easterly line, same being the aforementioned tract 3 south westerly line;

THENCE North 58 degrees 43 minutes 58 seconds West, along the common line of said Forestar (USA) Real Estate Group Inc. tract of land and said tract 3 for a distance of 17.66 feet, to the **POINT OF BEGINNING** and containing 5,843 square feet (0.134 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, 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



11-16-2021

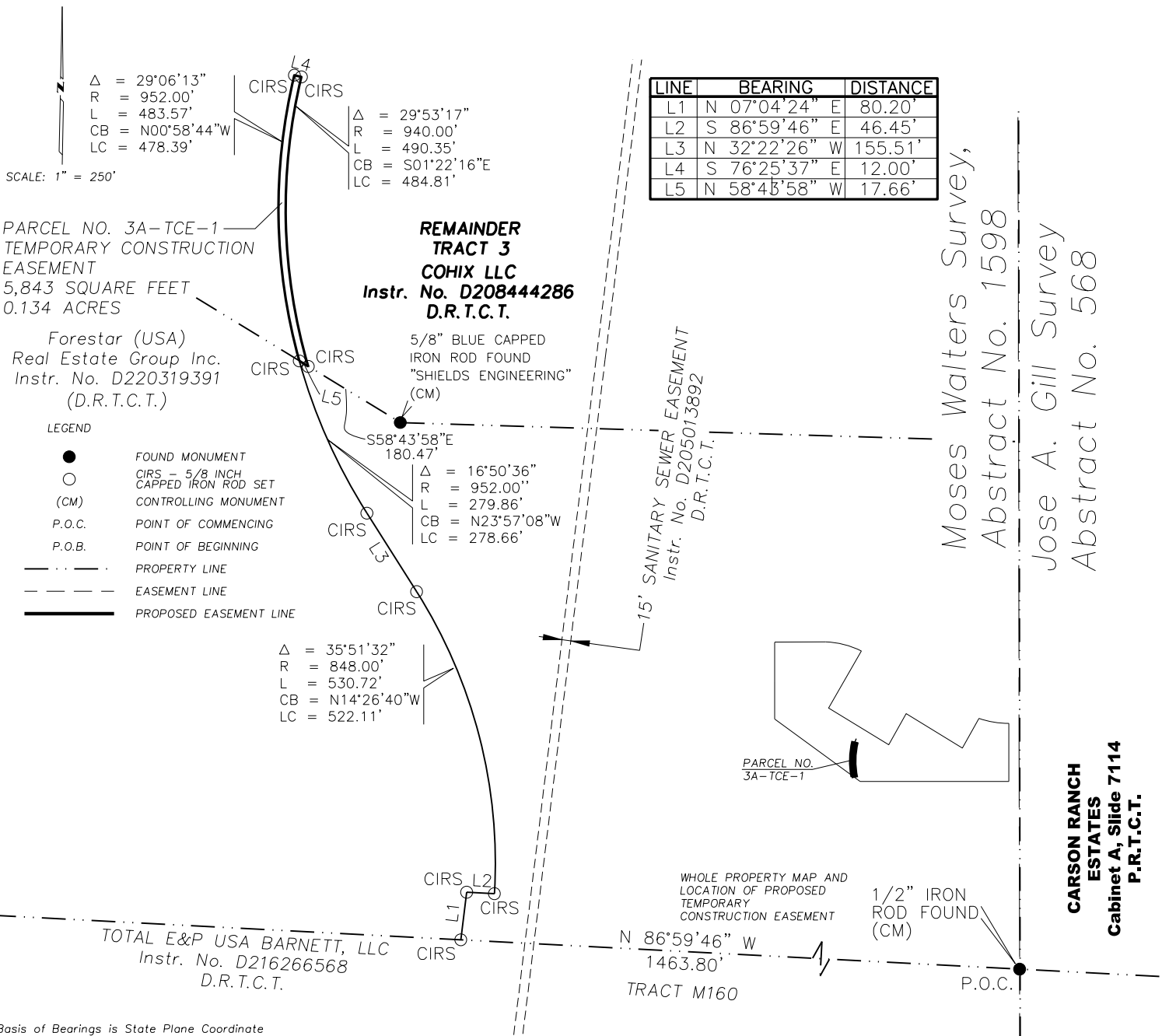
A handwritten signature in blue ink that reads "Dustin D. Davison".

EXHIBIT "B"

PARCEL NO. 3A-TCE-1

TRACT 2

COHIX LLC
Instr. No. D208444286
D.R.T.C.T.



Moses Walters Survey,
 Abstract No. 1598
 Jose A. Gill Survey
 Abstract No. 568

CARSON RANCH ESTATES
 Cabinet A, Slide 7114
 P.R.T.C.T.

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



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. 3A-TCE-1	TEMPORARY CONSTRUCTION EASEMENT	
APPARENT OWNER: COHIX LLC		
ACQUISITION AREA: 5,843 SQUARE FEET (0.134 ACRES)	MOSES WALTERS SURVEY, ABSTRACT NO. 1598	
Filename: Parcel 3A-TCE-1.dwg	Project No. 30215010	
Date: Time: Plotted by:		

11-16-2021
 Dustin D. Davison, R.P.L.S.
 Registration No. 6451
 Surveying Firm #101319-00

<* 316 \$ Parcel Closure Report: 3A-TCE1

<* 317 \$-----

<* 318 \$ Start Coordinates, North: 6903656.130 East: 2313060.835 Name: 154

<* 319 \$ Curve: 51 Rad.: 952.000 Delta: 29^ 06' 13" rt. Arc: 483.570

<* 320 \$ Degree: 6^ 01' 06" Tan.: 247.121 Mid Ord.: 30.539 Ext. 31.551

<* 321 \$ Chord Bearing: N 0^ 58' 44" W Chord Dist.: 478.388

<* 322 \$ Line: S 76^ 25' 37" E Dist.: 12.000

<* 323 \$ Curve: 52 Rad.: 940.000 Delta: 29^ 53' 17" lft. Arc: 490.346

<* 324 \$ Degree: 6^ 05' 43" Tan.: 250.888 Mid Ord.: 31.793 Ext. 32.905

<* 325 \$ Chord Bearing: S 1^ 22' 16" E Chord Dist.: 484.806

<* 326 \$ Line: N 58^ 43' 58" W Dist.: 17.658

<* 327 \$ End Coordinates, North: 6903656.130 East: 2313060.835

<* 328 \$ Error North: -0.000 Error East: 0.000

<* 329 \$ Error Direction: N 1^ 09' 09" W Total Distance Error: 0.000

<* 330 \$ Error of Closure Greater than 1/10,000,000.00

<* 331 \$ Perimeter: 1003.574

<* 332 \$ Area: sq. Feet: 5843.307 Acres: 0.134

McCart Avenue/McPherson Boulevard
Parcel No. 3A-TCE-2
Temporary Construction Easement
4,581 sq.ft. (0.105 acres)
Moses Walters Survey, Abstract No. 1598

EXHIBIT "A"

BEING a 4,581 square foot (0.105 acre) tract of land situated in the Moses Walters Survey, Abstract No. 1598, same being a portion of the remainder of tract 3 of those certain tracts of land conveyed to COHIX LLC, as evidenced by deed recorded in Instrument Number D208444286 of the Deed Records, Tarrant County, Texas, and being more particularly described by metes and bounds as follows:

COMMENCING at the southeast corner of that certain tract of land conveyed to Forestar (USA) Real Estate Group Inc., as evidenced by deed recorded in Instrument Number D220319391 of the Deed Records of Tarrant County, Texas, same being the northeast corner of tract M160 of TOTAL E&P USA BARNETT, LLC, as evidenced by deed recorded in Instrument Number D216266568 of the Deed Records, Tarrant County, Texas, further being on the west line of CARSON RANCH ESTATES addition, an addition to the city of Fort Worth, as evidenced in Cabinet A, Slide 7114 of the Plat Records, Tarrant County, Texas;

THENCE North 86 degrees 59 minutes 46 seconds West, along the common line of said Forestar (USA) Real Estate Group Inc. and M160, for a distance of 1323.45 feet, to a 5/8" iron rod with yellow plastic cap stamped "A.R.S." set for corner on the proposed westerly line of a Temporary Construction Easement;

THENCE over and across said Forestar (USA) Real Estate Group Inc. tract and along the west line of said Temporary Construction Easement the following four (4) courses and distances:

1. North 07 degrees 04 minutes 24 seconds East, for a distance of 20.46 feet, to a 5/8" iron rod with yellow plastic cap stamped "A.R.S." set for the beginning of a curve to the left, having a radius of 940.00 feet and a chord which bears North 12 degrees 39 minutes 01 seconds West, for a distance of 634.47 feet;
2. Along said curve to the left, through a central angle of 39 Degrees 26 Minutes 50 Seconds, for an arc length of 647.18 feet, to a 5/8" iron rod with yellow plastic cap stamped "A.R.S." set for the end of said curve;
3. North 32 degrees 22 minutes 26 seconds West, for a distance of 155.51 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 860.00 feet and a chord which bears North 27 degrees 27 minutes 05 seconds West, for a distance of 147.59 feet;
4. Along said curve to the right, through a central angle of 09 Degrees 50 Minutes 42 Seconds, for an arc length of 147.77 feet, to a 5/8" iron rod with yellow plastic cap stamped "A.R.S." set on a north easterly line of the aforementioned Forestar (USA) Real Estate Group Inc. tract of land, same being a south westerly line of the aforementioned tract 3 and being the **POINT OF BEGINNING** of this tract of land, further being the beginning of a curve to the right, having a

McCart Avenue/McPherson Boulevard
Parcel No. 3A-TCE-2
Temporary Construction Easement
4,581 sq.ft. (0.105 acres)
Moses Walters Survey, Abstract No. 1598

radius of 860.00 feet and chord which bears North 10 Degrees 00 Minutes 00 Seconds West, for a distance of 373.13 feet,

THENCE over and across said tract 3 the following three (3) courses and distances:

1. Along said curve to the right, through a central angle of 25 Degrees 03 Minutes 30 Seconds, for an arc length of 376.12 feet; to a 5/8" iron rod with yellow plastic cap stamped "A.R.S." set;
2. South 87 degrees 28 minutes 15 seconds East, for a distance of 12.00 feet, to a 5/8" iron rod with yellow plastic cap stamped "A.R.S." set for the beginning of a curve to the left, having a radius of 848.00 feet and a chord which bears South 10 degrees 33 minutes 41 seconds East, for a distance of 384.13 feet;
3. Along said curve to the left, through a central angle of 26 Degrees 10 Minutes 52 Second, for an arc length of 387.49 feet, to a 5/8" iron rod with yellow plastic cap stamped "A.R.S." set on the aforementioned Forestar (USA) Real Estate Group Inc. north easterly line, same being the aforementioned tract 3 south westerly line;

THENCE North 58 degrees 43 minutes 58 seconds West, along the common line of said Forestar (USA) Real Estate Group Inc. tract of land and said tract 3 for a distance of 20.59 feet, **POINT OF BEGINNING** and containing 4,581 square feet (0.105 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, 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



11-16-2021

EXHIBIT "B"
PARCEL NO. 3A-TCE-2

TRACT 2

COHIX LLC
Instr. No. D208444286
D.R.T.C.T.

REMAINDER
TRACT 3

COHIX LLC
Instr. No. D208444286
D.R.T.C.T.

LINE	BEARING	DISTANCE
L1	N 07°04'24" E	20.46'
L2	N 32°22'26" W	155.51'
L3	S 87°28'15" E	12.00'
L4	N 58°43'58" W	20.59'

SCALE: 1" = 250'

$\Delta = 26^{\circ}10'52''$
 $R = 848.00'$
 $L = 387.49'$
 $CB = S 10^{\circ}33'41'' E$
 $LC = 384.13'$

$\Delta = 25^{\circ}03'30''$
 $R = 860.00'$
 $L = 376.12'$
 $CB = N10^{\circ}00'00'' W$
 $LC = 373.13'$

PARCEL NO. 3A-TCE-2
 TEMPORARY CONSTRUCTION
 EASEMENT
 4,581 SQUARE FEET
 0.105 ACRES

$S 58^{\circ}43'58'' E$
 $33.66'$

15' SANITARY SEWER EASEMENT
 Instr. No. D205013892
 D.R.T.C.T.

5/8" BLUE CAPPED
 IRON ROD FOUND
 "SHIELDS ENGINEERING"
 (CM)

$\Delta = 09^{\circ}50'42''$
 $R = 860.00'$
 $L = 147.77'$
 $CB = N27^{\circ}27'05'' W$
 $LC = 147.59'$

$\Delta = 39^{\circ}26'50''$
 $R = 940.00'$
 $L = 647.18'$
 $CB = N12^{\circ}39'01'' W$
 $LC = 634.47'$

Forestar (USA)
 Real Estate Group Inc.
 Instr. No. D220319391
 (D.R.T.C.T.)

TOTAL E&P USA BARNETT, LLC
 Instr. No. D216266568
 D.R.T.C.T.

WHOLE PROPERTY MAP AND
 LOCATION OF PROPOSED
 TEMPORARY
 CONSTRUCTION EASEMENT

1/2" IRON
 ROD FOUND
 (CM)

$N 86^{\circ}59'46'' W$
 $1323.45'$
 TRACT M160

P.O.C.

Moses Walters Survey,
 Abstract No. 1598
 Jose A. Gill Survey
 Abstract No. 568

**CARSON RANCH
 ESTATES**
 Cabinet A, Slide 7114
 P.R.T.C.T.

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



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. 3A-TCE-2	TEMPORARY CONSTRUCTION EASEMENT
APPARENT OWNER: COHIX LLC	
ACQUISITION AREA: 4,581 SQUARE FEET (0.105 ACRES)	MOSES WALTERS SURVEY, ABSTRACT NO. 1598
Filename: Parcel 3A-TCE-2.dwg	Project No. 30215010
Date: Time: Plotted by:	

11-16-2021
 Dustin D. Davison, R.P.L.S.
 Registration No. 6451
 Surveying Firm #101319-00

McCart Avenue/McPherson Boulevard
Parcel No. 3B-ROW
Right-of-Way Dedication
5,947 sq.ft. (0.137 acres)
Moses Walters Survey, Abstract No. 1598

EXHIBIT "A"

BEING a 5,947 square foot (0.137 acre) tract of land situated in the Moses Walters Survey, Abstract No. 1598, same being a portion of Tract 2 of those certain tracts of land conveyed to COHIX LLC, as evidenced by deed recorded in Instrument Number D208444286 of the Deed Records, Tarrant County, Texas, and being more particularly described by metes and bounds as follows:

BEGINNING at a 5/8" iron rod with yellow plastic cap stamped "A.R.S." set for corner in the south right-of-way line of NORTH CROWLEY CLEBURE ROAD (60' right-of-way) at the north corner of said Tract 2, same being the easternmost northeast corner of 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;

THENCE South 24 degrees 29 minutes 31 seconds East, along said south right-of-way line, same being a northerly line of said Tract 2, for a distance of 69.33 feet, to a 5/8" iron rod with yellow plastic cap stamped "A.R.S." set for the northerly southwest corner of SJ RAINBOW RIDGE DEVELOPMENT, LP as evidenced in deed recorded in Instrument Number D202326568 of the Deed Records, Tarrant County, Texas;

THENCE South 00 degrees 00 minutes 02 seconds West, along said south right-of-way line and said northerly line and the west line of said SJ RAINBOW RIDGE DEVELOPMENT LP tract, for a distance of 29.98 feet, to a 5/8" iron rod with yellow plastic cap stamped "A.R.S." set for the northwest corner of CARSON RANCH ESTATES, PHASE 1 addition, an addition to the City of Fort Worth, as evidenced by plat recorded in Cabinet A, Slide 5462A of the Plat Records, Tarrant County, Texas;

THENCE South 89 degrees 39 minutes 34 seconds West, departing said northerly and southerly lines, for a distance of 0.33 feet, to a pk nail with washer stamped "A.R.S." set at the beginning of a curve to the left, having a radius of 50.00 feet, a central angle of 42 degrees 44 minutes 11 seconds, and a chord which bears South 68 degrees 17 minutes 28 seconds West, for a distance of 36.44 feet;

THENCE along said curve to the left, for an arc distance of 37.29 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 77.00 feet, a central angle of 24 degrees 47 minutes 07 seconds, and a chord which bears South 34 degrees 31 minutes 49 seconds West, for a distance of 33.05 feet;

THENCE along said curve to the left, for an arc distance of 33.31 feet, to a 5/8" iron rod with yellow plastic cap stamped "A.R.S." set for corner;

THENCE North 66 degrees 42 minutes 25 seconds West, for a distance of 44.30 feet to a point for corner in a northwest line of said Tract 2;

McCart Avenue/McPherson Boulevard
Parcel No. 3B-ROW
Right-of-Way Dedication
5,947 sq.ft. (0.137 acres)
Moses Walters Survey, Abstract No. 1598

THENCE North 29 degrees 09 minutes 31 seconds East, for a distance of 133.13 feet, to the **POINT OF BEGINNING** and containing 5,947 square feet (0.137 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, 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.

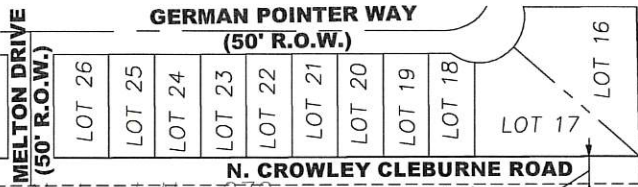
 1-31-2018

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. 3B-ROW



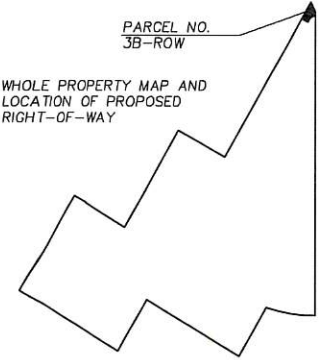
SJ RAINBOW RIDGE DEVELOPMENT, LP
Instr. No. D202326568
(D.R.T.C.T.)
J.H. Duncan Survey,
Abstract No. 398
30' Roadway Easement
Vol. 5011, Pg. 156
(D.R.T.C.T.)

A. Castillo Survey, Abstract No. 272
(60' R.O.W.)
Moses Walters Survey, Abstract No. 1598
30' R.O.W. DEDICATION
CAB. A, SL. 8598
(P.R.T.C.T.)

CURVE	ARC LENGTH	RADIUS	DELTA ANGLE	CHORD BEARING	CHORD LENGTH
C1	37.29'	50.00'	42°44'11"	S 68°17'28" W	36.44'
C2	33.31'	77.00'	24°47'07"	S 34°31'49" W	33.05'

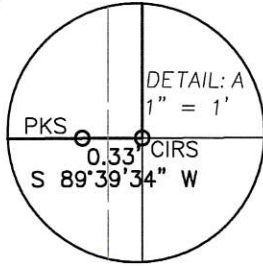
- LEGEND**
- FOUND MONUMENT
 - SET MONUMENT
 - PROPERTY LINE
 - - - EASEMENT LINE
 - PROPOSED RIGHT-OF-WAY LINE

LINE	BEARING	DISTANCE
L1	S 24°29'31" E	69.33'
L2	S 00°00'02" W	29.98'
L3	N 66°42'25" W	44.30'
L4	N 29°09'31" E	133.13'

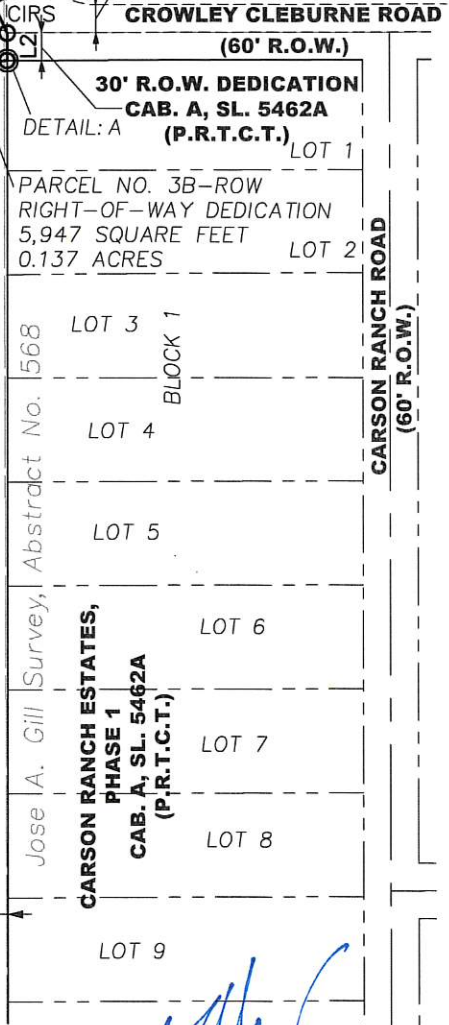


MENG ZHU-SHEN
Instr. No. D216268349
D.R.T.C.T.

15' SANITARY SEWER EASEMENT
Instr. No. D205013892
(D.R.T.C.T.)



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



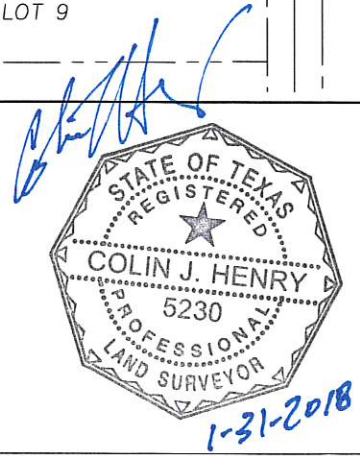
Basis of Bearings is State Plane Coordinate System, North American Datum 83(2011), Texas North Central Zone (4202).



CITY OF FORT WORTH
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MCCART AVENUE/MCPHERSON BOULEVARD
(McCART) FROM WEST RISINGER ROAD TO TWIN LEAF DRIVE
(McPHERSON) FROM CARSON RANCH ROAD TO WEST CLEBURNE DRIVE

PARCEL NO. 3B-ROW	RIGHT-OF-WAY DEDICATION
APPARENT OWNER: COHIX LLC	
ACQUISITION AREA: 5,947 SQUARE FEET (0.137 ACRES)	MOSES WALTERS SURVEY, ABSTRACT NO. 1598
Filename: McCart-McPherson Ph1 ROW\parcel 3B-ROW.DWG	Project No. 30215010
Date: January 30, 2018 Time: 1:30 PM	Plotted by: Stephanie Gugino
	EXHIBIT "B" SHEET: 1 OF 1

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

McCart Avenue/McPherson Boulevard
Parcel No. 3B-ROW-2
Right-of-Way Dedication
113,246 sq. ft. (2.600 acres)
Moses Walters Survey, Abstract No. 1598

EXHIBIT "A"

BEING a 113,246 square foot (2.600 acre) tract of land situated in the Moses Walters Survey, Abstract No. 1598, same being a portion of Tract 2 of those certain tracts of land described to COHIX LLC, by deed recorded in Instrument Number D208444286 of the Deed Records, Tarrant County, Texas, and being more particularly described by metes and bounds as follows:

COMMENCING at a 1/2-inch iron rod with yellow plastic cap stamped "TQ BURKS 5509" found for the most westerly south corner of Tract 2 of said COHIX LLC tracts, same being a south re-entrant corner of said Tract 3;

THENCE North 58 degrees 34 minutes 12 seconds West, along the common line of said Tracts 2 and 3, for a distance of 289.20 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, said point being on the southeast right-of-way line of McCART Avenue (80 foot right-of-way);

THENCE North 58 degrees 34 minutes 12 seconds West, continuing along said common line, for a distance of 80.53 feet, to a 5/8-inch iron rod with yellow plastic cap stamped "A.R.S." set for corner on the northwest right-of-way line of said McCART Avenue, said point being at the beginning of a non-tangent circular curve to the right having a radius of 940.00 feet, and a chord which bears North 26 degrees 25 minutes 22 seconds East, for a distance of 41.21 feet;

THENCE in a Northerly direction, departing said common line and along said northwest right-of-way line and along said curve, through a central angle of 02 degrees 30 minutes 44 seconds, for an arc distance of 41.22 feet to a 5/8-inch iron rod with yellow plastic cap stamped "A.R.S." set for the point of tangency;

THENCE North 27 degrees 40 minutes 45 seconds East, continuing along said northwest right-of-way line, for a distance of 701.60 feet to a 5/8-inch iron rod with yellow plastic cap stamped "A.R.S." set for corner in the common northeast line of said Tract 2 and a southwest line of a tract of land described to Meng Zhu-Shen, by deed recorded by Instrument Number D216268349, of the Deed Records, Tarrant County, Texas;

THENCE South 58 degrees 23 minutes 58 seconds East, departing said northwest right-of-way line, and along said common line for a distance of 19.32 feet to a 5/8-inch iron rod with yellow plastic cap stamped "A.R.S." set for the southerly northwest reentrant corner of said Tract 2 and the south corner of said Meng Zhu-Shen tract;

THENCE North 29 degrees 12 minutes 51 seconds East, along a common line between said Tract 2 and said Meng Zhu-Shen tract, for a distance of 752.55 feet to a 5/8-inch iron rod with yellow plastic cap stamped "A.R.S." set for a corner;

McCart Avenue/McPherson Boulevard
Parcel No. 3B-ROW-2
Right-of-Way Dedication
113,246 sq. ft. (2.600 acres)
Moses Walters Survey, Abstract No. 1598

THENCE South 60 degrees 47 minutes 44 seconds East, continuing along said common line, for a distance of 76.68 feet to a 5/8-inch iron rod with yellow plastic cap stamped "A.R.S." set for corner, said point being the beginning of a non-tangent circular curve to the left, having a radius of 327.00 feet, and a chord which bears South 34 degrees 54 minutes 09 seconds West, for a distance of 264.56 feet, and being on the southeast right-of-way line of said McCART Avenue (variable width right-of-way at this point);

THENCE in a Southwesterly direction, departing said common line and along said southeast right-of-way line and along said curve, through a central angle of 47 degrees 43 minutes 21 seconds, for an arc distance of 272.36 feet, to a 5/8-inch iron rod with yellow plastic cap stamped "A.R.S." set for the point of tangency;

THENCE South 11 degrees 02 minutes 29 seconds West, continuing along said southeast right-of-way line for a distance of 74.97 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 277.00 feet, and a chord which bears South 02 degrees 08 minutes 52 seconds West, for a distance of 85.65 feet;

THENCE in a Southerly direction, continuing along said southeast right-of-way line and along said curve, through a central angle of 17 degrees 47 minutes 14 seconds, for an arc distance of 85.99 feet, to a 5/8-inch iron rod with yellow plastic cap stamped "A.R.S." set for the point of reverse curvature of a tangent circular curve to the right, having a radius of 110.00 feet, and a chord which bears South 39 degrees 06 minutes 49 seconds West, for a distance of 157.88 feet;

THENCE in a Southeasterly and Southwesterly direction, continuing along said southeast right-of-way line and along said curve, through a central angle of 91 degrees 43 minutes 08 seconds, for an arc distance of 176.09 feet, to a 5/8-inch iron rod with yellow plastic cap stamped "A.R.S." set for the point of reverse curvature of a tangent circular curve to the left, having a radius of 52.00 feet, and a chord which bears South 57 degrees 35 minutes 00 seconds West, for a distance of 47.84 feet;

THENCE in a Southerly direction, continuing along said southeast right-of-way line and along said curve, through a central angle of 54 degrees 46 minutes 46 seconds, for an arc distance of 49.72 feet, to a 5/8-inch iron rod with yellow plastic cap stamped "A.R.S." set for the point of reverse curvature of a tangent circular curve to the right, having a radius of 163.00 feet, and a chord which bears South 36 degrees 52 minutes 03 seconds West, for a distance of 37.89 feet;

THENCE in a Southerly direction, continuing along said southeast right-of-way line and along said curve, through a central angle of 13 degrees 20 minutes 53 seconds, for an arc distance of 37.97 feet, to a 5/8-inch iron rod with yellow plastic cap stamped "A.R.S." set for corner;

McCart Avenue/McPherson Boulevard
Parcel No. 3B-ROW-2
Right-of-Way Dedication
113,246 sq. ft. (2.600 acres)
Moses Walters Survey, Abstract No. 1598

THENCE South 27 degrees 40 minutes 45 seconds West, continuing along said southeast right-of-way line for a distance of 805.32 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 860.00 feet, and a chord which bears South 26 degrees 07 minutes 49 seconds West, for a distance of 46.49 feet;

THENCE in a Southerly direction, continuing along said southeast right-of-way line and along said curve, through a central angle of 03 degrees 05 minutes 51 seconds, for an arc distance of 46.49 feet, to the **POINT OF BEGINNING** and containing 113,246 square feet (2.600 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.

 8-3-18

Colin J. Henry, R.P.L.S.
Texas Registration No. 5230

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

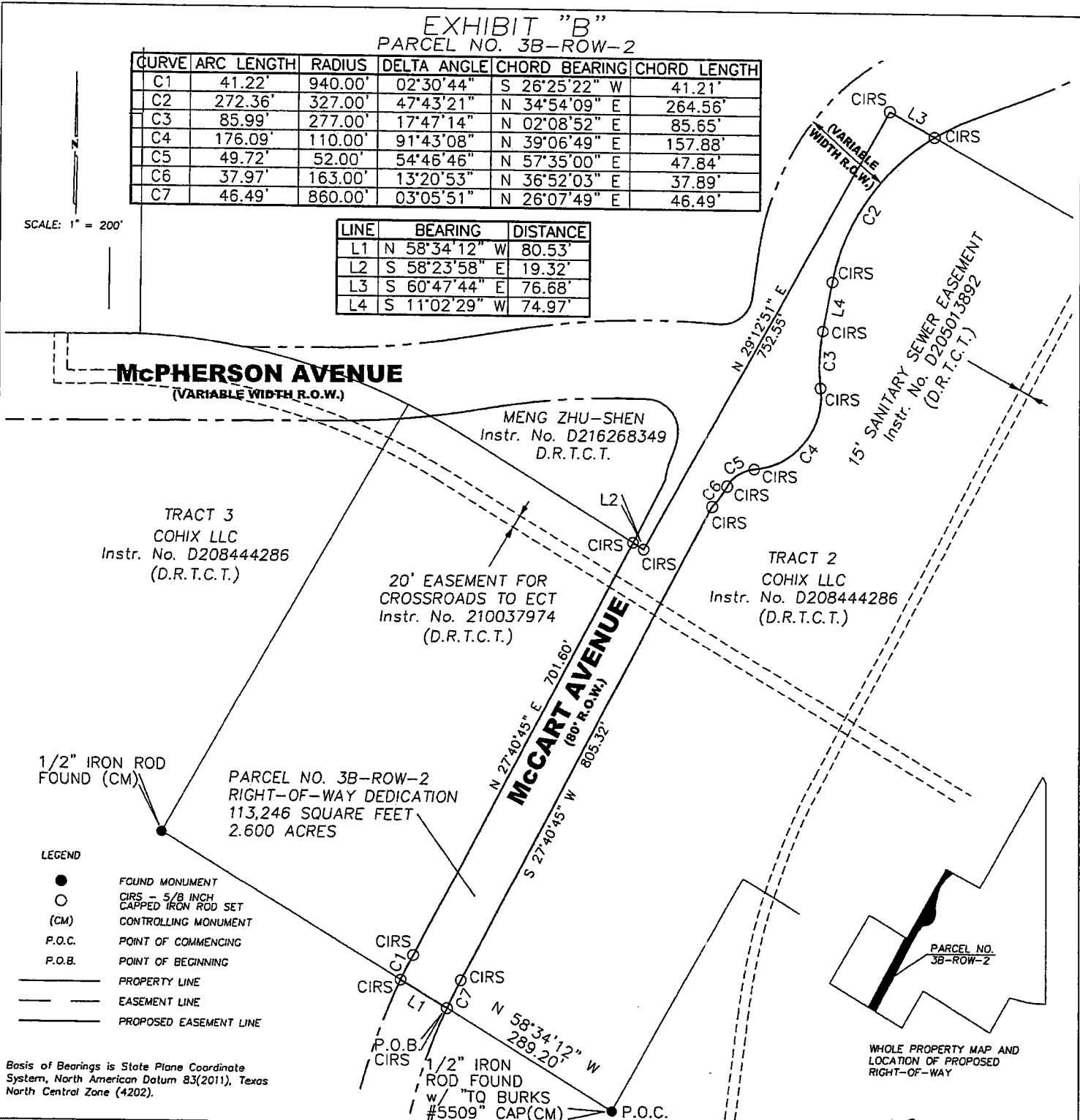


EXHIBIT "B"
PARCEL NO. 3B-ROW-2

CURVE	ARC LENGTH	RADIUS	DELTA ANGLE	CHORD BEARING	CHORD LENGTH
C1	41.22'	940.00'	02°30'44"	S 26°25'22" W	41.21'
C2	272.36'	327.00'	47°43'21"	N 34°54'09" E	264.56'
C3	85.99'	277.00'	17°47'14"	N 02°08'52" E	85.65'
C4	176.09'	110.00'	91°43'08"	N 39°06'49" E	157.88'
C5	49.72'	52.00'	54°46'46"	N 57°35'00" E	47.84'
C6	37.97'	163.00'	13°20'53"	N 36°52'03" E	37.89'
C7	46.49'	860.00'	03°05'51"	N 26°07'49" E	46.49'

LINE	BEARING	DISTANCE
L1	N 58°34'12" W	80.53'
L2	S 58°23'58" E	19.32'
L3	S 60°47'44" E	76.68'
L4	S 11°02'29" W	74.97'

SCALE: 1" = 200'



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

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

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

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

TRACT 2
COHIX LLC
Instr. No. D208444286
(D.R.T.C.T.)

1/2" IRON ROD
FOUND (CM)

PARCEL NO. 3B-ROW-2
RIGHT-OF-WAY DEDICATION
113,246 SQUARE FEET
2.600 ACRES

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).

WHOLE PROPERTY MAP AND LOCATION OF PROPOSED RIGHT-OF-WAY

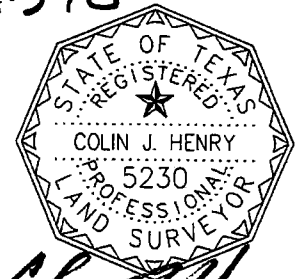
ARS

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

8-3-18



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. 3B-ROW-2 RIGHT-OF-WAY DEDICATION

APPARENT OWNER: COHIX LLC

ACQUISITION AREA: 113,246 SQUARE FEET (2.600 ACRES) | MOSES WALTERS SURVEY, ABSTRACT NO. 1598

Filename: Parcel 3B-ROW-2.Dwg

Date: Time: Plotted by:

Project No. 30215010

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

3B-ROW-2 LOT CLOSURE.txt

Lot Report

Lot File: P:\30215010 McCart Bridgefarmer-CFW\Survey\Coord\Lot\2018-05-29 Phase 2 ROW EDIT.lot
 CRD File: P:\30215010 McCart Bridgefarmer-CFW\Survey\Coord\2018-05-29 Phase 2 ESMT CHANGES.crd

Lot: 3B-ROW-2 , Block: 1, Type: LOT

PNT#	Bearing	Distance	Northing	Easting
L112			6905202.13	2313753.30
	Radius: 110.00	Length: 176.09	Chord: 157.88	Delta: 91°43'08"
	Chord BRG: S 39°06'49" W Rad-In: S 83°15'15" W Rad-Out: N 05°01'37" W			
	Radius Pt: L113 6905189.21,2313644.06 Tangent: 113.35 Dir: Right			
	Tangent-In: S 06°44'45" E Tangent-Out: S 84°58'23" W Tangential-Out			
L114			6905079.64	2313653.70
	Radius: 52.00	Length: 49.72	Chord: 47.84	Delta: 54°46'46"
	Chord BRG: S 57°35'00" W Rad-In: S 05°01'37" E Rad-Out: S 59°48'24" E			
	Radius Pt: L115 6905027.84,2313658.25 Tangent: 26.94 Dir: Left			
	Tangent-In: S 84°58'23" W Tangent-Out: S 30°11'36" W Tangential-In			
	Tangential-Out			
L116			6905053.99	2313613.31
	Radius: 163.00	Length: 37.97	Chord: 37.89	Delta: 13°20'53"
	Chord BRG: S 36°52'03" W Rad-In: N 59°48'24" W Rad-Out: N 46°27'31" W			
	Radius Pt: L117 6905135.96,2313472.42 Tangent: 19.07 Dir: Right			
	Tangent-In: S 30°11'36" W Tangent-Out: S 43°32'29" W Tangential-In Non			
	Tangential-Out			
L118	S 27°40'45" W	805.32	6905023.68	2313590.58
L110			6904310.52	2313216.49
	Radius: 860.00	Length: 46.49	Chord: 46.49	Delta: 3°05'51"
	Chord BRG: S 26°07'49" W Rad-In: S 62°19'15" E Rad-Out: S 65°25'07" E			
	Radius Pt: L17 6903911.03,2313978.08 Tangent: 23.25 Dir: Left			
	Tangent-In: S 27°40'45" W Tangent-Out: S 24°34'53" W Tangential-In Non			
	Tangential-Out			
L18			6904268.78	2313196.02
	N 58°34'12" W	80.53		
L28			6904310.77	2313127.31
	Radius: 940.00	Length: 41.22	Chord: 41.21	Delta: 2°30'44"
	Chord BRG: N 26°25'22" E Rad-In: S 64°50'00" E Rad-Out: S 62°19'15" E			
	Radius Pt: L17 6903911.03,2313978.08 Tangent: 20.61 Dir: Right			
	Tangent-In: N 25°10'00" E Tangent-Out: N 27°40'45" E Non Tangential-In			
	Tangential-Out			
L102			6904347.68	2313145.65
	N 27°40'45" E	701.60		
L119			6904968.99	2313471.55
	S 58°23'58" E	19.32		
L120			6904958.86	2313488.00
	N 29°12'51" E	752.55		
L121			6905615.69	2313855.30
	S 60°47'44" E	76.68		
L122			6905578.28	2313922.24
	Radius: 327.00	Length: 272.36	Chord: 264.56	Delta: 47°43'21"
	Chord BRG: S 34°54'09" W Rad-In: S 31°14'10" E Rad-Out: S 78°57'31" E			
	Radius Pt: L123 6905298.68,2314091.81 Tangent: 144.64 Dir: Left			
	Tangent-In: S 58°45'50" W Tangent-Out: S 11°02'29" W Non Tangential-In			
	Tangential-Out			
L124			6905361.30	2313770.86
	S 11°02'29" W	74.97		
L125			6905287.72	2313756.51
	Radius: 277.00	Length: 85.99	Chord: 85.65	Delta: 17°47'14"
	Chord BRG: S 02°08'52" W Rad-In: S 78°57'31" E Rad-Out: N 83°15'15" E			
	Radius Pt: L126 6905234.67,2314028.38 Tangent: 43.35 Dir: Left			
	Tangent-In: S 11°02'29" W Tangent-Out: S 06°44'45" E Tangential-In			

POB

L112 3B-ROW-2 LOT CLOSURE.txt
6905202.13 2313753.30
Closure Error Distance> 0.0000
Total Distance> 3220.81
Area: 113245.7 Sq. Feet, 2.5998 Acres
♀

Block 1 Total Area: 113245.7 Sq. Feet, 2.5998 Acres

McCart Avenue/McPherson Boulevard
Parcel No. 3B-ROW-3
Right-of-Way Dedication
461 sq. ft. (0.0106 acres)
Moses Walters Survey, Abstract No. 1598

EXHIBIT "A"

BEING a 461 square foot (0.0106 acre) tract of land situated in the Moses Walters Survey, Abstract No. 1598, same being a portion of Tract 2 of those certain tracts of land described to COHIX LLC, by deed recorded in Instrument Number D208444286 of the Deed Records, Tarrant County, Texas, and being more particularly described by metes and bounds as follows:

COMMENCING at a 1/2-inch iron rod with yellow plastic cap stamped "TQ BURKS 5509" found for the most westerly south corner of Tract 2 of said COHIX LLC tracts, same being a south re-entrant corner of said Tract 3;

THENCE North 58 degrees 34 minutes 12 seconds West, along the common line of said Tracts 2 and 3, for a distance of 790.56 feet, to a 1/2-inch iron rod found for the west corner of said Tract 2;

THENCE North 29 degrees 46 minutes 07 seconds East, along the common line of said Tracts 2 and 3, for a distance of 713.36 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, said point being on the south right-of-way line of McPherson Boulevard (a variable width right-of-way);

THENCE North 29 degrees 46 minutes 07 seconds East, continuing along the common line of said Tracts 2 and 3, for a distance of 24.54 feet, to a 5/8-inch iron rod with yellow plastic cap stamped "A.R.S." set for the northerly east corner of said Tract 3, and the westerly north corner of said Tract 2 and being in the common southwest line of a tract of land described to Meng Zhu-Shen, by deed recorded by Instrument Number D216268349, of the Deed Records, Tarrant County, Texas, said point being the beginning of a non-tangent circular curve to the right, having a radius of 1,000.00 feet, and a chord which bears South 62 degrees 40 minutes 50 seconds East, a distance of 36.75 feet;

THENCE in a Southeasterly direction, along the common line of said Tract 2 and said Meng Zhu-Shen tract and along said curve, through a central angle of 02 degrees 06 minutes 21 seconds for an arc distance of 36.75 feet, to a 5/8-inch iron rod with yellow plastic cap stamped "A.R.S." set for corner on the south right-of-way line of said McPherson Boulevard, and being the beginning of a non-tangent circular curve to the right, having a radius of 1,287.00 feet, and a chord which bears South 84 degrees 21 minutes 16 seconds West, a distance of 45.05 feet;

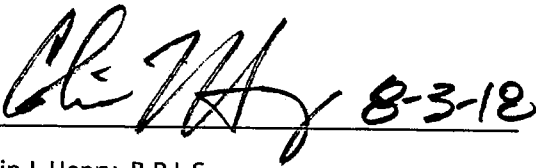
THENCE in a Westerly direction, departing said common line and along said south right-of-way line and along said curve, through a central angle of 02 degrees 00 minutes 21 seconds, for an arc distance of 45.06 feet to the **POINT OF BEGINNING** and containing 461 square feet (0.0106 acres) of land, more or less.

McCart Avenue/McPherson Boulevard
Parcel No. 3B-ROW-3
Right-of-Way Dedication
461 sq. ft. (0.0106 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.

 8-3-12

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. 3B-ROW-3

CURVE	ARC LENGTH	RADIUS	DELTA ANGLE	CHORD BEARING	CHORD LENGTH
C1	36.75'	1000.00'	02°06'21"	S 62°40'50" E	36.75'
C2	45.06'	1287.00'	02°00'21"	S 84°21'16" W	45.05'

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

SCALE: 1" = 200'

LINE	BEARING	DISTANCE
L1	N 29°46'07" E	24.54'

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

15' SANITARY SEWER EASEMENT
 Instr. No. D205013892
 (D.R.T.C.T.)

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

TRACT 2
 COHIX LLC
 Instr. No. D208444286
 (D.R.T.C.T.)

PARCEL NO. 3B-ROW-3
 RIGHT-OF-WAY DEDICATION
 461 SQUARE FEET
 0.0106 ACRES

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

1/2" IRON ROD
 FOUND (CM)

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

PARCEL NO.
 3B-ROW-3

WHOLE PROPERTY MAP AND
 LOCATION OF PROPOSED
 RIGHT-OF-WAY

LEGEND

- FOUND MONUMENT
- CIRS - 5/8 INCH CAPPED IRON ROD SET (CM)
- CONTROLLING MONUMENT (CM)
- 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).

1/2" IRON ROD FOUND w/ TQ BURKS #5509 CAP(CM) P.O.C.

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

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

PARCEL NO. 3B-ROW-3 RIGHT-OF-WAY DEDICATION

APPARENT OWNER: COHIX LLC

ACQUISITION AREA: 461 SQUARE FEET (0.0106 ACRES)

MOSES WALTERS SURVEY, ABSTRACT NO. 1598

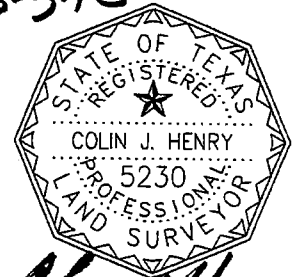
Filename: Parcel 3B-ROW-3.Dwg

Project No. 30215010

Date: Time: Plotted by:

EXHIBIT "B" SHEET: 1 OF 1

8-3-18



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

3B-ROW-3 LOT CLOSURE.txt

Lot Report

Lot File: P:\30215010 McCart Bridgefarmer-CFW\Survey\Coord\Lot\2018-05-29 Phase 2 ROW EDIT.lot
 CRD File: P:\30215010 McCart Bridgefarmer-CFW\Survey\Coord\2018-05-29 Phase 2 ESMT CHANGES.crdb

Lot: 3B-ROW-3 , Block: 1, Type: LOT

PNT#	Bearing	Distance	Northing	Easting
L153			6905171.09	2313134.78
	Radius: 1000.00	Length: 36.75	Chord: 36.75	Delta: 2°06'21"
	Chord BRG: S 62°40'50" E Rad-In: S 26°16'00" W Rad-Out: S 28°22'21" W			
	Radius Pt: L152 6904274.34,2312692.23 Tangent: 18.38 Dir: Right			
	Tangent-In: S 63°44'00" E Tangent-Out: S 61°37'39" E Non Tangential-Out			
L151			6905154.22	2313167.43
	Radius: 1287.00	Length: 45.06	Chord: 45.05	Delta: 2°00'21"
	Chord BRG: S 84°21'16" W Rad-In: N 06°38'54" W Rad-Out: N 04°38'34" W			
	Radius Pt: L150 6906432.57,2313018.43 Tangent: 22.53 Dir: Right			
	Tangent-In: S 83°21'06" W Tangent-Out: S 85°21'26" W Non Tangential-In Non Tangential-Out			
L149	N 29°46'07" E	24.54	6905149.79	2313122.60
L153			6905171.09	2313134.78

Closure Error Distance> 0.0000
 Total Distance> 106.34
 Area: 460.5 Sq. Feet, 0.0106 Acres
 ‡

Block 1 Total Area: 460.5 Sq. Feet, 0.0106 Acres

McCart Avenue/McPherson Boulevard
Parcel No. 3B-ROW-4
Right-of-Way Dedication
25,257 sq. ft. (0.5798 acres)
Moses Walters Survey, Abstract No. 1598

EXHIBIT "A"

BEING a 25,257 square foot (0.5798 acre) tract of land situated in the Moses Walters Survey, Abstract No. 1598, same being a portion of Tract 2 of those certain tracts of land described to COHIX LLC, by deed recorded in Instrument Number D208444286 of the Deed Records, Tarrant County, Texas, and being more particularly described by metes and bounds as follows:

COMMENCING at a 1/2-inch iron rod with yellow plastic cap stamped "TQ BURKS 5509" found for the most westerly south corner of Tract 2 of said COHIX LLC tracts, same being a south re-entrant corner of said Tract 3;

THENCE North 29 degrees 01 minute 45 seconds East, for a distance of 1,988.30 feet to a 5/8-inch iron rod with yellow plastic cap stamped "A.R.S." set for corner, and being the **POINT OF BEGINNING** of the herein described tract of land, said point being on the common line of said Tract 2 and a southeast line of a tract of land described to Meng Zhu-Shen by deed recorded in Instrument Number D216268349 of the Deed Records, Tarrant County, Texas, said point also being on the southeast right-of-way line of McCart Avenue (a variable width right-of-way at this point);

THENCE North 29 degrees 09 minutes 31 seconds East, departing said southeast right-of-way line and along said common line, for a distance of 591.51 feet to a point for corner (unable to set);

THENCE South 66 degrees 42 minutes 13 seconds East, departing said common line, for a distance of 44.32 feet to a 5/8-inch iron rod with yellow plastic cap stamped "A.R.S." set for corner, said point being the beginning of a non-tangent circular curve to the right, having a radius of 1,247.00 feet, and a chord which bears South 25 degrees 34 minutes 41 seconds West, for a distance of 149.67 feet, said point also being on the southeast right-of-way line of McCart Avenue (a variable width right-of-way at this point);

THENCE in a Southwesterly direction, along the southeast right-of-way line of said McCart Avenue and along said curve, through a central angle of 06 degrees 52 minutes 52 seconds, for an arc distance of 149.76 feet, to a 5/8-inch iron rod with yellow plastic cap stamped "A.R.S." set for the point of tangency;

THENCE South 29 degrees 01 minute 07 seconds West, continuing along the southeast right-of-way line of said McCart Avenue, for a distance of 98.71 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 1,097.00 feet, and a chord which bears South 46 degrees 04 minutes 12 seconds West, for a distance of 31.38 feet;

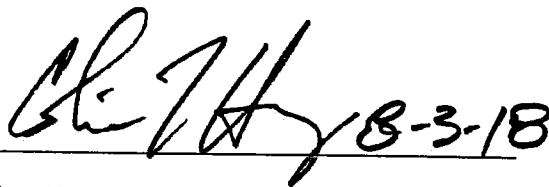
THENCE in a Southwesterly direction, continuing along the southeast right-of-way line of said McCart Avenue and along said curve, through a central angle of 01 degree 38 minutes 20 seconds, for an arc distance of 31.38 feet the **POINT OF BEGINNING** and containing 25,257 square feet (0.5798 acres) of land, more or less.

McCart Avenue/McPherson Boulevard
Parcel No. 3B-ROW-4
Right-of-Way Dedication
25,257 sq. ft. (0.5798 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. 3B-ROW-4

CURVE	ARC LENGTH	RADIUS	DELTA ANGLE	CHORD BEARING	CHORD LENGTH
C1	149.76'	1247.00'	06°52'52"	S 25°34'41" W	149.67'
C2	322.12'	1137.00'	16°13'56"	S 37°08'04" W	321.04'
C3	31.38'	1097.00'	01°38'20"	S 46°04'12" W	31.38'

SCALE: 1" = 200'

LINE	BEARING	DISTANCE
L1	N 29°09'31" E	591.51'
L2	S 66°42'13" E	44.32'
L3	S 29°01'07" W	98.71'

Moses Walters Survey,
 Abstract No. 1598

PARCEL NO. 3B-ROW-4
 RIGHT-OF-WAY DEDICATION
 25,257 SQUARE FEET
 0.5798 ACRES

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

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

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

LEGEND

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

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

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

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

1/2" IRON ROD FOUND w/ "TQ BURKS #5509" CAP (CM)

ARS
Engineers, Inc.

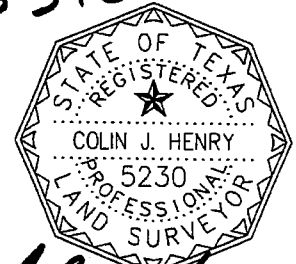
CITY OF FORT WORTH
 1000 THROCKMORTON STREET
 FORT WORTH, TEXAS 76102

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

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

PARCEL NO. 3B-ROW-4	RIGHT-OF-WAY DEDICATION
APPARENT OWNER: COHIX LLC	
ACQUISITION AREA: 25,257 SQUARE FEET (0.5798 ACRES)	MOSES WALTERS SURVEY, ABSTRACT NO. 1598
Filename: Parcel 3B-ROW-4.Dwg	Project No. 30215010
Date: Time: Plotted by:	

8-3-18



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

7
Lot: 3B-ROW-4 , Block: 1, Type: LOT

PNT# Bearing Distance Northing Easting

L247 6906134.20 2314624.02

Radius: 1137.00 Length: 322.12 Chord: 321.04 Delta: 16°13'56"

Chord BRG: S 37°08'04" W Rad-In: N 60°58'53" W Rad-Out: N 44°44'58" W

Radius Pt: L196 6906685.75,2313629.76 Tangent: 162.14 Dir: Right

Tangent-In: S 29°01'07" W Tangent-Out: S 45°15'02" W Non Tangential-In Tangential-Out

L245 6905878.26 2314430.22

Radius: 1097.00 Length: 31.38 Chord: 31.38 Delta: 1°38'20"

Chord BRG: S 46°04'12" W Rad-In: N 44°44'58" W Rad-Out: N 43°06'37" W

Radius Pt: L169 6906657.34,2313657.92 Tangent: 15.69 Dir: Right

Tangent-In: S 45°15'02" W Tangent-Out: S 46°53'23" W Tangential-In Non Tangential-Out

POB L168 6905856.49 2314407.62

N 29°09'31" E 591.51

L201 6906373.04 2314695.82

S 66°42'13" E 44.32

L248 6906355.51 2314736.52

Radius: 1247.00 Length: 149.76 Chord: 149.67 Delta: 6°52'52"

Chord BRG: S 25°34'41" W Rad-In: N 67°51'45" W Rad-Out: N 60°58'53" W

Radius Pt: L249 6906825.42,2313581.45 Tangent: 74.97 Dir: Right

Tangent-In: S 22°08'15" W Tangent-Out: S 29°01'07" W Non Tangential-In Tangential-Out

L250 6906220.51 2314671.91

S 29°01'07" W 98.71

L247 6906134.20 2314624.02

Closure Error Distance > 0.0000

Total Distance > 1237.80

Area: 25257.3 Sq. Feet, 0.5798 Acres

McCart Avenue/McPherson Boulevard
Parcel No. 3B-DE
Drainage Easement
12,513 sq. ft. (0.2873 acres)
Moses Walters Survey, Abstract No. 1598

EXHIBIT "A"

BEING a 12,513 square foot (0.2873 acre) tract of land situated in the Moses Walters Survey, Abstract No. 1598, same being a portion of Tract 2 of those certain tracts of land described to COHIX LLC, by deed recorded in Instrument Number D208444286 of the Deed Records, Tarrant County, Texas, and being more particularly described by metes and bounds as follows:

COMMENCING at a 1/2-inch iron rod with yellow plastic cap stamped "TQ BURKS 5509" found for the most westerly south corner of Tract 2 of said COHIX LLC tracts, same being a south re-entrant corner of said Tract 3;

THENCE North 58 degrees 34 minutes 12 seconds West, along the common line of said Tracts 2 and 3, for a distance of 269.73 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, said point being on the northwest right-of-way line of McCART Avenue (80 foot right-of-way);

THENCE North 58 degrees 34 minutes 12 seconds West, departing said northwest right-of-way line and continuing along the common line of said Tracts 2 and 3, for a distance of 32.79 feet, to a 5/8-inch iron rod with yellow plastic cap stamped "A.R.S." set for corner;

THENCE North 21 degrees 09 minutes 38 seconds East, departing said common line, for a distance of 177.82 feet to a 5/8-inch iron rod with yellow plastic cap stamped "A.R.S." set for corner;

THENCE North 27 degrees 40 minutes 45 seconds East, for a distance of 68.78 feet to a 5/8-inch iron rod with yellow plastic cap stamped "A.R.S." set for corner;

THENCE North 71 degrees 27 minutes 52 seconds East, for a distance of 60.70 feet to a 5/8-inch iron rod with yellow plastic cap stamped "A.R.S." set for corner;

THENCE North 27 degrees 40 minutes 45 seconds East, for a distance of 12.91 feet to a 5/8-inch iron rod with yellow plastic cap stamped "A.R.S." set for corner;

THENCE South 62 degrees 19 minutes 15 seconds East, 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 on the northwest right-of-way line of said McCart Avenue;

THENCE South 27 degrees 40 minutes 45 seconds West, along said northwest right-of-way line, for a distance of 263.12 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 940.00 feet, and a chord which bears South 26 degrees 25 minutes 22 seconds West, for a distance of 41.21 feet;

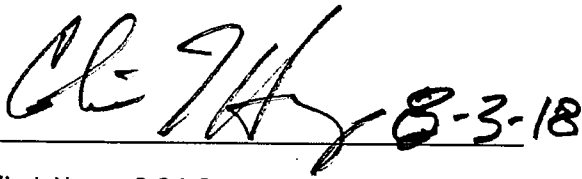
THENCE in a Southwesterly direction, along said northwest right-of-way line and along said curve, through a central angle of 02 degrees 30 minutes 44 seconds, for an arc distance of 41.22 feet, to the **POINT OF BEGINNING** and containing 12,513 square feet (0.2873 acres) of land, more or less.

McCart Avenue/McPherson Boulevard
Parcel No. 3B-DE
Drainage Easement
12,513 sq. ft. (0.2873 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

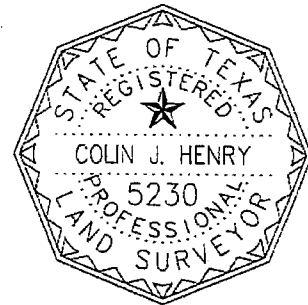
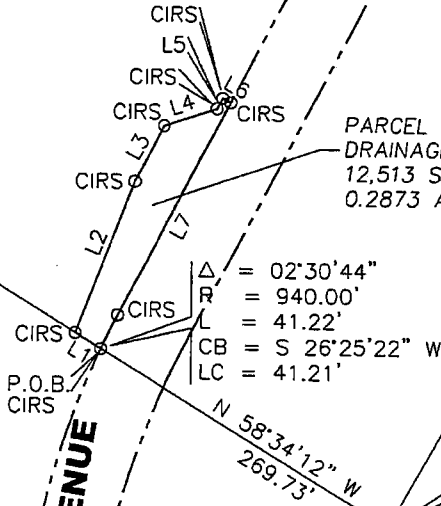


EXHIBIT "B"
PARCEL NO. 3B-DE

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

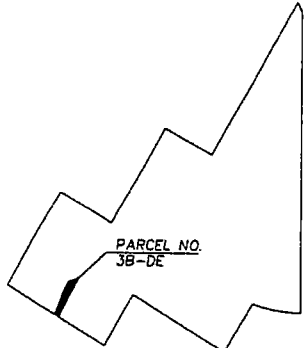
PARCEL NO. 3B-DE
DRAINAGE EASEMENT
12,513 SQUARE FEET
0.2873 ACRES



SCALE: 1" = 200'

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



WHOLE PROPERTY MAP AND LOCATION OF PROPOSED DRAINAGE EASEMENT

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

Moses Walters Survey,
Abstract No. 1598

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

15' SANITARY SEWER EASEMENT
Instr. No. D205013892
D.R.T.C.T.

LINE	BEARING	DISTANCE
L1	N 58°34'12" W	32.79'
L2	N 21°09'38" E	177.82'
L3	N 27°40'45" E	68.78'
L4	N 71°27'52" E	60.70'
L5	N 27°40'45" E	12.91'
L6	S 62°19'15" E	10.00'
L7	S 27°40'45" W	263.12'

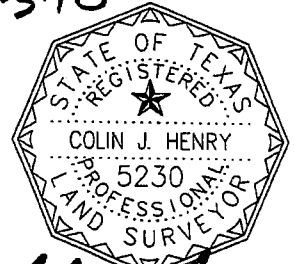
ARS

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

8-3-18



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. 3B-DE	DRAINAGE EASEMENT
APPARENT OWNER: COHIX LLC	
ACQUISITION AREA: 12,513 SQUARE FEET (0.2873 ACRES)	MOSES WALTERS SURVEY, ABSTRACT NO. 1598
Filename: Parcel 3B-DE.Dwg	Project No. 30215010
Date: Time: Plotted by:	

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

Lot: 3B-DE , Block: 1, Type: LOT

PNT# Bearing Distance Northing Easting

L101 6904580.69 2313267.87

S 27°40'45" W 263.12

L102 6904347.68 2313145.65

Radius: 940.00 Length: 41.22 Chord: 41.21 Delta: 2°30'44"

Chord BRG: S 26°25'22" W Rad-In: S 62°19'15" E Rad-Out: S 64°50'00" E

Radius Pt: L17 6903911.03,2313978.08 Tangent: 20.61 Dir: Left

Tangent-In: S 27°40'45" W Tangent-Out: S 25°10'00" W Tangential-In Non Tangential-Out

L28 6904310.77 2313127.31

N 58°34'12" W 32.79

L100 6904327.87 2313099.33

N 21°09'38" E 177.82

L103 6904493.69 2313163.52

N 27°40'45" E 68.78

L104 6904554.61 2313195.47

N 71°27'52" E 60.70

L105 6904573.90 2313253.02

N 27°40'45" E 12.91

L106 6904585.34 2313259.02

S 62°19'15" E 10.00

L101 6904580.69 2313267.87

Closure Error Distance > 0.0000

Total Distance > 667.34

Area: 12513.4 Sq. Feet, 0.2873 Acres

McCart Avenue/McPherson Boulevard
Parcel No. 3B-DE-4
Drainage Easement
4,546 sq.ft. (0.104 acres)
Moses Walters Survey, Abstract No. 1598

EXHIBIT "A"

BEING a 4,546 square foot (0.104 acre) tract of land situated in the Moses Walters Survey, Abstract No. 1598 of which 2,822 square feet are within a PIPELINE EASEMENT, as evidenced by deed recorded in Instrument Number D203362226 of the Deed Records, Tarrant County, Texas, same being a portion of tract 2 of those certain tracts of land conveyed to COHIX LLC, as evidenced by deed recorded in Instrument Number D208444286 of the Deed Records, Tarrant County, Texas, and being more particularly described by metes and bounds as follows:

BEGINNING at the northwest corner of CARSON RANCH ESTATES, PHASE 1 addition, an addition to the City of Fort Worth, same being in the easterly line of said tract 2, further being in the southerly right-of-way line of CROWLEY CLEBURNE ROAD (60 foot right-of-way);

THENCE South 00 degrees 00 minutes 56 seconds East, along the west line of said CARSON RANCH ESTATES, PHASE 1 and said east line, for a distance of 103.87 feet, to a 5/8" iron rod with yellow plastic cap stamped "A.R.S." set;

THENCE North 66 degrees 11 minutes 21 seconds West, departing said east and west lines, for a distance of 73.40 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 1247.00 feet, a central angle of 01 degrees 40 minutes 24 seconds, and a chord which bears North 22 degrees 58 minutes 27 seconds East, for a distance of 36.42 feet;

THENCE along said curve to the left, for an arc distance of 36.42 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 77.00 feet, a central angle of 24 degrees 47 minutes 07 seconds, and a chord which bears North 34 degrees 31 minutes 49 seconds East, for a distance of 33.05 feet;

THENCE along said curve to the right, for an arc distance of 33.31 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 50.00 feet, a central angle of 43 degrees 06 minutes 43 seconds, and a chord which bears North 68 degrees 28 minutes 44 seconds East, for a distance of 36.74 feet;

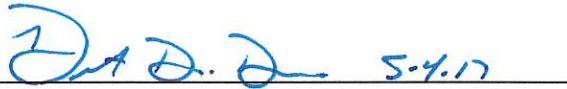
THENCE along said curve to the right, for an arc distance of 37.62 feet, to the **POINT OF BEGINNING** and containing 4,546 square feet (0.104 acres) of land more or less.

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

McCart Avenue/McPherson Boulevard
Parcel No. 3B-DE-4
Drainage Easement
4,546 sq.ft. (0.104 acres)
Moses Walters Survey, Abstract No. 1598

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. 3B-DE-4

PARCEL NO.
3B-DE-4

WHOLE PROPERTY MAP AND
LOCATION OF PROPOSED
DRAINAGE EASEMENT

SCALE: 1" = 40'

30' Roadway Easement
Vol. 5011, Pg. 156
(D.R.T.C.T.)

J.H. Duncan Survey, Abstract No. 398
Jose A. Gill Survey, Abstract No. 568

CROWLEY CLEBURNE ROAD

30' R.O.W. DEDICATION (60' R.O.W.)
CIRS CAB. A, SL. 5462A (P.R.T.C.T.)
P.O.B.

15' Building Line
CAB. A, SL. 5462A
(P.R.T.C.T.)

**CARSON RANCH ESTATES,
PHASE 1
CAB. A, SL. 5462A
(P.R.T.C.T.)**

20' Drainage Easement
CAB. A, SL. 5462A
(P.R.T.C.T.)

10' Utility Easement
CAB. A, SL. 5462A
(P.R.T.C.T.)

BLOCK 1
LOT 1

LOT 2

$\Delta = 24'47'07''$
R = 77.00'
L = 33.31'
CB = N 34°31'49" E
LC = 33.05'

$\Delta = 43'06'43''$
R = 50.00'
L = 37.62'
CB = N 68°28'44" E
LC = 36.74'

$\Delta = 1'40'24''$
R = 1247.00'
L = 36.42'
CB = N 22°58'27" E
LC = 36.42'

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

15' SANITARY SEWER EASEMENT
Instr. No. D205013892
(D.R.T.C.T.)

TRACT 2
COHIX LLC
Instr. No. D208444286
(D.R.T.C.T.)

PARCEL NO. 3B-DE-4
DRAINAGE EASEMENT
4,546 SQUARE FEET
0.104 ACRES

Moses Walters Survey, Abstract No. 1598

PIPELINE EASEMENT
Instr. No. D203362226
(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).

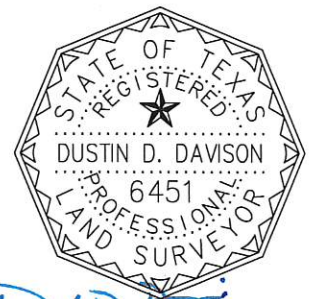


CITY OF FORT WORTH
1000 THROCKMORTON STREET
FORT WORTH, TEXAS 76102



ARS
Engineers, Inc.

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



D.D.D.
5-4-17
Dustin D. Davison, R.P.L.S.
Registration No. 6451
Surveying Firm #101319-00

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

PARCEL NO. 3B-DE-4 DRAINAGE EASEMENT

APPARENT OWNER: COHIX LLC

ACQUISITION AREA: 4,546 SQUARE FEET (0.104 ACRES)

MOSES WALTERS SURVEY, ABSTRACT NO. 1598

Filename: P:\30215010 McCart Bridgefarmer-CFWEASEMENTS\parcel 3B-DE-4.dwg

Project No. 30215010

Date: Wednesday, May 03, 2017 Time: 5:17 PM

Plotted by: Cody

EXHIBIT "B" SHEET: 1 OF 1

Lot: **3B-DE-4** , Block: 1, Type: LOT

PNT# Bearing Distance Northing Easting

389 6906396.22 2314789.44

S 00°00'56" E 103.87

390 6906292.35 2314789.47

N 66°11'21" W 73.40

383 6906321.98 2314722.31

Radius: 1247.00 Length: 36.42 Chord: 36.42 Delta: 1°40'24"

Chord BRG: N 22°58'27" E Rad-In: N 66°11'21" W Rad-Out: N 67°51'45" W

Radius Pt: 391 6906825.42,2313581.45 Tangent: 18.21 Dir: Left

Tangent-In: N 23°48'39" E Tangent-Out: N 22°08'15" E Non Tangential-In Tangential-Out

392 6906355.51 2314736.53

Radius: 77.00 Length: 33.31 Chord: 33.05 Delta: 24°47'07"

Chord BRG: N 34°31'49" E Rad-In: S 67°51'44" E Rad-Out: S 43°04'38" E

Radius Pt: 393 6906326.50,2314807.85 Tangent: 16.92 Dir: Right

Tangent-In: N 22°08'16" E Tangent-Out: N 46°55'22" E Tangential-In Tangential-Out

394 6906382.74 2314755.26

Radius: 50.00 Length: 37.62 Chord: 36.74 Delta: 43°06'43"

Chord BRG: N 68°28'44" E Rad-In: S 43°04'37" E Rad-Out: S 00°02'05" W

Radius Pt: 395 6906346.22,2314789.41 Tangent: 19.75 Dir: Right

Tangent-In: N 46°55'23" E Tangent-Out: S 89°57'55" E Tangential-In

396 6906396.22 2314789.44

Closure Error Distance> 0.0045 Error Bearing> N 55°55'52" W

Closure Precision> 1 in 63785.6 Total Distance> 284.62

Area: 4546 Sq. Feet, 0.104 Acres

McCart Avenue/McPherson Boulevard
Parcel No. 3B-SE-1
Slope Easement
10,881 sq. ft. (0.2498 acres)
Moses Walters Survey, Abstract No. 1598

EXHIBIT "A"

BEING a 10,881 square foot (0.2498 acre) tract of land situated in the Moses Walters Survey, Abstract No. 1598, same being a portion of Tract 2 of those certain tracts of land described to COHIX LLC, by deed recorded in Instrument Number D208444286 of the Deed Records, Tarrant County, Texas, and being more particularly described by metes and bounds as follows:

COMMENCING at a 1/2-inch iron rod with yellow plastic cap stamped "TQ BURKS 5509" found for the most westerly south corner of Tract 2 of said COHIX LLC tracts, same being a south re-entrant corner of said Tract 3;

THENCE North 58 degrees 34 minutes 12 seconds West, along a common southwest line of Tract 2 and a northeast line of Tract 3, for a distance of 269.73 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;

THENCE North 58 degrees 34 minutes 12 seconds West, continuing along said common line, for a distance of 28.83 feet, to a 5/8-inch iron rod with yellow plastic cap stamped "A.R.S." set at the beginning of a non-tangent circular curve to the right, having a radius of 860.00 feet, and a chord which bears North 26 degrees 07 minutes 49 seconds East, for a distance of 46.49 feet, said point being in the southeast right-of-way line of McCart Avenue (80 foot right-of-way);

THENCE in a Northeasterly direction, and along said southeast right-of-way line and along said curve, through a central angle of 03 degrees 05 minutes 51 seconds, for an arc distance of 46.49 feet to a 5/8-inch iron rod with yellow plastic cap stamped "A.R.S." set for the point of tangency;

THENCE North 27 degrees 40 minutes 45 seconds East, continuing along said southeast right-of-way line, for a distance of 215.84 feet, to a 5/8-inch iron rod with yellow plastic cap stamped "A.R.S." set for corner;

THENCE South 62 degrees 19 minutes 15 seconds East, departing said southeast right-of-way line, for a distance of 52.00 feet, to a 5/8-inch iron rod with yellow plastic cap stamped "A.R.S." set for corner;

THENCE South 27 degrees 40 minutes 45 seconds West, for a distance of 49.96 feet, to a 5/8-inch iron rod with yellow plastic cap stamped "A.R.S." set for corner;

THENCE South 34 degrees 51 minutes 30 seconds West, for a distance of 182.87 feet, to a 5/8-inch iron rod with yellow plastic cap stamped "A.R.S." set for corner;

THENCE South 26 degrees 08 minutes 37 seconds West, for a distance of 32.81 feet to the **POINT OF BEGINNING** and containing 10,881 square feet (0.2498 acres) of land, more or less.

McCart Avenue/McPherson Boulevard
Parcel No. 3B-SE-1
Slope Easement
10,881 sq. ft. (0.2498 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.

 8-3-18

Colin J. Henry, R.P.L.S.
Texas Registration No. 5230

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

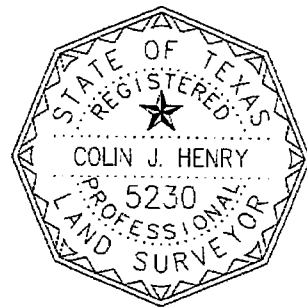


EXHIBIT "B"
PARCEL NO. 3B-SE-1

TRACT 2
COHIX LLC
Instr. No. D208444286
(D.R.T.C.T.)

PARCEL NO. 3B-SE-1
SLOPE EASEMENT
10,881 SQUARE FEET
0.2498 ACRES

MCCART AVENUE
(80° R.O.W.)

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

SCALE: 1" = 200'

1/2" IRON
ROD FOUND
(CM)

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

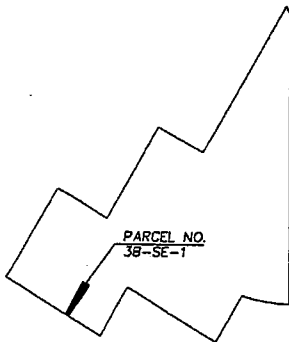
Moses Walters Survey,
Abstract No. 1598

1/2" IRON
ROD FOUND
w/ "TO BURKS
#5509" CAP (CM)

15' SANITARY SEWER EASEMENT
Instr. No. D205013892
(D.R.T.C.T.)

LINE	BEARING	DISTANCE
L1	N 58°34'12" W	28.83'
L2	N 27°40'45" E	215.84'
L3	S 62°19'15" E	52.00'
L4	S 27°40'45" W	49.96'
L5	S 34°51'30" W	182.87'
L6	S 26°08'37" W	32.81'

CURVE	ARC LENGTH	RADIUS	DELTA ANGLE	CHORD BEARING	CHORD LENGTH
C1	46.49'	860.00'	03°05'51"	N 26°07'49" E	46.49'



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

8-3-18



Colin J. Henry

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

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

PARCEL NO. 3B-SE-1	SLOPE EASEMENT
APPARENT OWNER: COHIX LLC	
ACQUISITION AREA: 10,881 SQUARE FEET (0.2498 ACRES)	MOSES WALTERS SURVEY, ABSTRACT NO. 1598
Filename: Parcel 3B-SE-1.Dwg	Project No. 30215010
Date: Time: Plotted by:	

Lot: 3B-SE-1 , Block: 1, Type: LOT

PNT# Bearing Distance Northing Easting

L107 6904477.50 2313362.80

S 27°40'45" W 49.96

L108 6904433.25 2313339.59

S 34°51'30" W 182.87

L109 6904283.20 2313235.07

S 26°08'37" W 32.81

POB

L12 6904253.74 2313220.62

N 58°34'12" W 28.83

L18 6904268.78 2313196.02

Radius: 860.00 Length: 46.49 Chord: 46.49 Delta: 3°05'51"

Chord BRG: N 26°07'49" E Rad-In: S 65°25'07" E Rad-Out: S 62°19'15" E

Radius Pt: L17 6903911.03,2313978.08 Tangent: 23.25 Dir: Right

Tangent-In: N 24°34'53" E Tangent-Out: N 27°40'45" E Non Tangential-In Tangential-Out

L110 6904310.52 2313216.49

N 27°40'45" E 215.84

L111 6904501.66 2313316.75

S 62°19'15" E 52.00

L107 6904477.50 2313362.80

Closure Error Distance > 0.0000

Total Distance > 608.81

Area: 10880.9 Sq. Feet, 0.2498 Acres

McCart Avenue/McPherson Boulevard
Parcel No. 3B-SE-2
Slope Easement
14,390 sq. ft. (0.3304 acres)
Moses Walters Survey, Abstract No. 1598

EXHIBIT "A"

BEING a 14,390 square foot (0.3304 acre) tract of land situated in the Moses Walters Survey, Abstract No. 1598, same being a portion of Tract 2 of those certain tracts of land conveyed to COHIX LLC, by deed recorded in Instrument Number D208444286 of the Deed Records, Tarrant County, Texas, and being more particularly described by metes and bounds as follows:

COMMENCING at a 1/2-inch iron rod with yellow plastic cap stamped "TQ BURKS 5509" found for the most westerly south corner of Tract 2 of said COHIX LLC tracts, same being a south re-entrant corner of said Tract 3;

THENCE North 27 degrees 40 minutes 45 seconds East, for a distance of 805.32 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;

THENCE North 62 degrees 19 minutes 15 seconds West, for a distance of 40.00 feet, to a 5/8-inch iron rod with yellow plastic cap stamped "A.R.S." set for corner, and being on the southeast right-of-way line of McCart Avenue (80 foot right-of-way at this point);

THENCE North 27 degrees 40 minutes 45 seconds East, along said southeast right-of-way line, for a distance of 172.67 feet, to a 5/8-inch iron rod with yellow plastic cap stamped "A.R.S." set at the beginning of a non-tangent circular curve to the left having a radius of 163.00 feet, and a chord which bears North 36 degrees 52 minutes 03 seconds East, for a distance of 37.89 feet;

THENCE in a Northeasterly direction, continuing along said southeast right-of-way line and along said curve, through a central angle of 13 degrees 20 minutes 53 seconds, for an arc distance of 37.97 feet, to a 5/8-inch iron rod with yellow plastic cap stamped "A.R.S." set at the beginning of a tangent reverse circular curve to the right having a radius of 52.00 feet, and a chord which bears North 57 degrees 35 minutes 00 seconds East, for a distance of 47.84 feet;

THENCE in a Northeasterly direction, continuing along said southeast right-of-way line and along said curve, through a central angle of 54 degrees 46 minutes 46 seconds, for an arc distance of 49.72 feet, to a 5/8-inch iron rod with yellow plastic cap stamped "A.R.S." set at the beginning of a tangent reverse circular curve to the left having a radius of 110.00 feet, and a chord which bears North 39 degrees 06 minutes 49 seconds East, for a distance of 157.88 feet;

THENCE in a Northeasterly and Northwesterly direction, continuing along said southeast right-of-way line and along said curve, through a central angle of 91 degrees 43 minutes 08 seconds, for an arc distance of 176.09 feet, to a 5/8-inch iron rod with yellow plastic cap stamped "A.R.S." set at the beginning of a tangent reverse circular curve to the right having a radius of 277.00 feet, and a chord which bears North 02 degrees 08 minutes 52 seconds East, for a distance of 85.65 feet;

McCart Avenue/McPherson Boulevard
Parcel No. 3B-SE-2
Slope Easement
14,390 sq. ft. (0.3304 acres)
Moses Walters Survey, Abstract No. 1598

THENCE in a Northwesterly and Northeasterly direction, continuing along said southeast right-of-way line and along said curve, through a central angle of 17 degrees 47 minutes 14 seconds, for an arc distance of 85.99 feet, to a 5/8-inch iron rod with yellow plastic cap stamped "A.R.S." set for the point of tangency;

THENCE North 11 degrees 02 minutes 29 seconds East, continuing along said southeast right-of-way line for a distance of 14.99 feet, to a 5/8-inch iron rod with yellow plastic cap stamped "A.R.S." set for corner;

THENCE South 78 degrees 57 minutes 31 seconds East, departing said southeast 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 at the beginning of a non-tangent circular curve to the left having a radius of 280.00 feet, and a chord which bears South 01 degree 51 minutes 46 seconds East, for a distance of 93.47 feet;

THENCE in a Southwesterly and Southeasterly direction, and along said curve through a central angle of 19 degrees 12 minutes 57 seconds, for an arc distance of 93.91 feet, to a 5/8-inch iron rod with yellow plastic cap stamped "A.R.S." set at the beginning of a tangent reverse circular curve to the right having a radius of 130.00 feet, and a chord which bears South 36 degrees 45 minutes 50 seconds West, for a distance of 193.93 feet;

THENCE in a Southeasterly and Southwesterly direction, and along said curve, through a central angle of 96 degrees 28 minutes 08 seconds, for an arc distance of 218.88 feet, to a 5/8-inch iron rod with yellow plastic cap stamped "A.R.S." set at the beginning of a tangent reverse circular curve to the left having a radius of 24.00 feet, and a chord which bears South 60 degrees 46 minutes 04 seconds West, for a distance of 19.70 feet;

THENCE in a Southwesterly direction, and along said curve through a central angle of 48 degrees 27 minutes 40 seconds, for an arc distance of 20.30 feet, to a 5/8-inch iron rod with yellow plastic cap stamped "A.R.S." set for corner;

THENCE South 36 degrees 32 minutes 14 seconds West, for a distance of 47.32 feet, to a point for corner (unable to set);

THENCE South 21 degrees 35 minutes 42 seconds West, for a distance of 122.66 feet, to a 5/8-inch iron rod with yellow plastic cap stamped "A.R.S." set for corner;

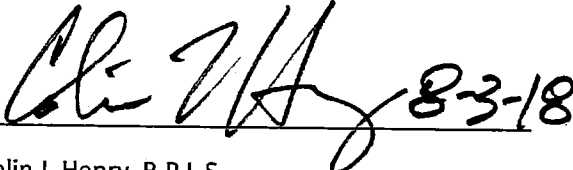
THENCE South 27 degrees 40 minutes 45 seconds West, for a distance of 42.77 feet to the **POINT OF BEGINNING** and containing 14,390 square feet (0.3304 acres) of land, more or less.

McCart Avenue/McPherson Boulevard
Parcel No. 3B-SE-2
Slope Easement
14,390 sq. ft. (0.3304 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.


8-3-18

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. 3B-SE-2

CURVE	ARC LENGTH	RADIUS	DELTA ANGLE	CHORD BEARING	CHORD LENGTH
C1	37.97'	163.00'	13°20'53"	N 36°52'03" E	37.89'
C2	49.72'	52.00'	54°46'46"	N 57°35'00" E	47.84'
C3	176.09'	110.00'	91°43'08"	N 39°06'49" E	157.88'
C4	85.99'	277.00'	17°47'14"	N 02°08'52" E	85.65'
C5	93.91'	280.00'	19°12'57"	S 01°51'46" E	93.47'
C6	218.88'	130.00'	96°28'08"	S 36°45'50" W	193.93'
C7	20.30'	24.00'	48°27'40"	S 60°46'04" W	19.70'

SCALE: 1" = 200'

LINE	BEARING	DISTANCE
L1	N 62°19'15" W	40.00'
L2	N 27°40'45" E	172.67'
L3	N 11°02'29" E	14.99'
L4	S 78°57'31" E	10.00'
L5	S 36°32'14" W	47.32'
L6	S 21°35'42" W	122.66'
L7	S 27°40'45" W	42.77'

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

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

TRACT 2
 COHIX LLC
 Instr. No. D208444286
 (D.R.T.C.T.)

Moses Walters Survey,
 Abstract No. 1598

PARCEL NO. 3B-SE-2
 SLOPE EASEMENT
 14,390 SQUARE FEET
 0.3304 ACRES

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

15' SANITARY SEWER EASEMENT
 Instr. No. D205013892
 (D.R.T.C.T.)

McCART AVENUE
 (80' R.O.W.)

1/2" IRON
 ROD FOUND
 (CM)

LEGEND

- FOUND MONUMENT
- CIRS - 5/8 INCH CAPPED IRON ROD SET
- (CM) CONTROLLING MONUMENT
- U.T.S. UNABLE TO SET
- 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).

1/2" IRON ROD FOUND w/ "TQ BURKS #5509" CAP (CM) P.O.C.

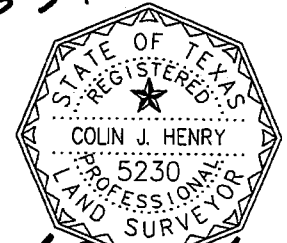
WHOLE PROPERTY MAP AND LOCATION OF PROPOSED SLOPE EASEMENT

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

8-3-18



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. 3B-SE-2	SLOPE EASEMENT
APPARENT OWNER: COHIX LLC	
ACQUISITION AREA: 14,390 SQUARE FEET (0.3304 ACRES)	MOSES WALTERS SURVEY, ABSTRACT NO. 1598
Filename: Parcel 3B-SE-2.Dwg	Project No. 30215010
Date: Time: Plotted by:	EXHIBIT "B" SHEET: 1 OF 1

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

3B-SE-2 LOT CLOSURE.txt

Lot Report

Lot File: P:\30215010 McCart Bridgefarmer-CFW\Survey\Coord\Lot\2018-05-29 Phase 2 ROW EDIT.lot

CRD File: P:\30215010 McCart Bridgefarmer-CFW\Survey\Coord\2018-05-29 Phase 2 ESMT CHANGES.crd

Lot: 3B-SE-2 , Block: 1, Type: LOT

PNT#	Bearing	Distance	Northing	Easting
L132	S 36°32'14" W	47.32	6905042.12	2313638.97
L133	S 21°35'42" W	122.66	6905004.11	2313610.80
L134	S 27°40'45" W	42.77	6904890.06	2313565.66
L135	N 62°19'15" W	40.00	6904852.19	2313545.79
L129	N 27°40'45" E	172.67	6904870.77	2313510.37
L118			6905023.68	2313590.58
Radius: 163.00 Length: 37.97 Chord: 37.89 Delta: 13°20'53" Chord BRG: N 36°52'03" E Rad-In: N 46°27'31" W Rad-Out: N 59°48'24" W Radius Pt: L117 6905135.96,2313472.42 Tangent: 19.07 Dir: Left Tangent-In: N 43°32'29" E Tangent-Out: N 30°11'36" E Non Tangential-In Tangential-Out				
L116			6905053.99	2313613.31
Radius: 52.00 Length: 49.72 Chord: 47.84 Delta: 54°46'46" Chord BRG: N 57°35'00" E Rad-In: S 59°48'24" E Rad-Out: S 05°01'37" E Radius Pt: L115 6905027.84,2313658.25 Tangent: 26.94 Dir: Right Tangent-In: N 30°11'36" E Tangent-Out: N 84°58'23" E Tangential-In Tangential-Out				
L114			6905079.64	2313653.70
Radius: 110.00 Length: 176.09 Chord: 157.88 Delta: 91°43'08" Chord BRG: N 39°06'49" E Rad-In: N 05°01'37" W Rad-Out: S 83°15'15" W Radius Pt: L113 6905189.21,2313644.06 Tangent: 113.35 Dir: Left Tangent-In: N 84°58'23" E Tangent-Out: N 06°44'45" W Tangential-In Tangential-Out				
L112			6905202.13	2313753.30
Radius: 277.00 Length: 85.99 Chord: 85.65 Delta: 17°47'14" Chord BRG: N 02°08'52" E Rad-In: N 83°15'15" E Rad-Out: S 78°57'31" E Radius Pt: L126 6905234.67,2314028.38 Tangent: 43.35 Dir: Right Tangent-In: N 06°44'45" W Tangent-Out: N 11°02'29" E Tangential-In Tangential-Out				
L125	N 11°02'29" E	14.99	6905287.72	2313756.51
L136	S 78°57'31" E	10.00	6905302.43	2313759.38
L137			6905300.52	2313769.19

3B-SE-2 LOT CLOSURE.txt

Radius: 280.00 Length: 93.91 Chord: 93.47 Delta: 19°12'57"
Chord BRG: S 01°51'46" E Rad-In: S 82°15'17" E Rad-Out: N 78°31'46" E
Radius Pt: L138 6905262.78,2314046.64 Tangent: 47.40 Dir: Left
Tangent-In: S 07°44'43" W Tangent-Out: S 11°28'14" E Non Tangential-In
Tangential-Out

L139 6905207.10 2313772.23
Radius: 130.00 Length: 218.88 Chord: 193.93 Delta: 96°28'08"
Chord BRG: S 36°45'50" W Rad-In: S 78°31'46" W Rad-Out: N 05°00'06" W
Radius Pt: L140 6905181.25,2313644.83 Tangent: 145.57 Dir: Right
Tangent-In: S 11°28'14" E Tangent-Out: S 84°59'54" W Tangential-In
Tangential-Out

L141 6905051.75 2313656.16
Radius: 24.00 Length: 20.30 Chord: 19.70 Delta: 48°27'40"
Chord BRG: S 60°46'04" W Rad-In: S 05°00'06" E Rad-Out: S 53°27'46" E
Radius Pt: L115 6905027.84,2313658.25 Tangent: 10.80 Dir: Left
Tangent-In: S 84°59'54" W Tangent-Out: S 36°32'14" W Tangential-In

L132 6905042.12 2313638.97

Closure Error Distance > 0.0000

Total Distance > 1133.26

Area: 14390.3 Sq. Feet, 0.3304 Acres

▲

Block 1 Total Area: 14390.3 Sq. Feet, 0.3304 Acres

McCart Avenue/McPherson Boulevard
Parcel No. 3B-SE-3
Slope Easement
2,736 sq. ft. (0.0628 acres)
Moses Walters Survey, Abstract No. 1598

EXHIBIT "A"

BEING a 2,736 square foot (0.0628 acre) tract of land situated in the Moses Walters Survey, Abstract No. 1598, same being a portion of Tract 2 of those certain tracts of land described to COHIX LLC, by deed recorded in Instrument Number D208444286 of the Deed Records, Tarrant County, Texas, and being more particularly described by metes and bounds as follows:

COMMENCING at a 1/2-inch iron rod with yellow plastic cap stamped "TQ BURKS 5509" found for the most westerly south corner of Tract 2 of said COHIX LLC tracts, same being a south re-entrant corner of said Tract 3;

THENCE North 00 degrees 14 minutes 12 seconds West, for a distance of 789.96 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, said point being on the northwest right-of-way line of McCart Avenue (80 foot right-of-way);

THENCE North 62 degrees 19 minutes 15 seconds West, departing said northwest right-of-way line for a distance of 40.00 feet, to a 5/8-inch iron rod with yellow plastic cap stamped "A.R.S." set for corner;

THENCE North 27 degrees 40 minutes 45 seconds East, for a distance of 31.59 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, for a distance of 40.02 feet, to a 5/8-inch iron rod with yellow plastic cap stamped "A.R.S." set for corner, said point being in a common northeast line of said Tract 2 and a southwest line of a tract of land described to Meng Zhu-Shen, by deed recorded in Instrument Number D216268349 of the Deed Records, Tarrant County, Texas;

THENCE South 58 degrees 23 minutes 58 seconds East, along said common line for a distance of 36.27 feet, to a 5/8-inch iron rod with plastic yellow cap stamped "A.R.S." set for corner, said point being on the northwest right-of-way line of said McCart Avenue;

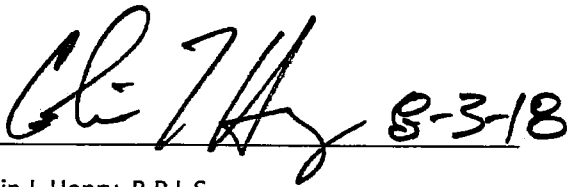
THENCE South 27 degrees 40 minutes 45 seconds West, departing said common line and along said northwest right-of-way line, for a distance of 68.95 feet to the **POINT OF BEGINNING** and containing 2,736 square feet (0.0628 acres) of land, more or less.

McCart Avenue/McPherson Boulevard
Parcel No. 3B-SE-3
Slope Easement
2,736 sq. ft. (0.0628 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.

 8-3-18

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. 3B-SE-3

LINE	BEARING	DISTANCE
L1	N 62°19'15" W	40.00'
L2	N 27°40'45" E	31.59'
L3	N 33°08'57" E	40.02'
L4	S 58°23'58" E	36.27'
L5	S 27°40'45" W	68.95'

SCALE: 1" = 200'

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

PARCEL NO. 3B-SE-3
 SLOPE EASEMENT
 2,736 SQUARE FEET
 0.0628 ACRES

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

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

TRACT 2
 COHIX LLC
 Instr. No. D208444286
 (D.R.T.C.T.)

Moses Walters Survey,
 Abstract No. 1598

MCCART AVENUE
 (60' R.O.W.)

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

15' SANITARY SEWER EASEMENT
 Instr. No. D205013892
 (D.R.T.C.T.)

PARCEL NO.
 3B-SE-3

WHOLE PROPERTY MAP AND
 LOCATION OF PROPOSED
 SLOPE EASEMENT

1/2" IRON
 ROD FOUND
 (CM)

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).

1/2" IRON
 ROD FOUND
 w/ "TQ BURKS
 #5509" CAP(CM) P.O.C.

N 58°34'12" W
 790.56'

N 00°14'12" W
 789.96'

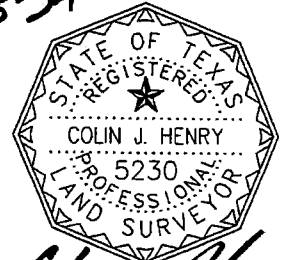
ARS

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

8318



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

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

PARCEL NO. 3B-SE-3	SLOPE EASEMENT
APPARENT OWNER: COHIX LLC	
ACQUISITION AREA: 2,736 SQUARE FEET (0.0628 ACRES)	MOSES WALTERS SURVEY, ABSTRACT NO. 1598
Filename: Parcel 3B-SE-3.Dwg	Project No. 30215010
Date: Time: Plotted by:	EXHIBIT "B" SHEET: 1 OF 1

Lot: 3B-SE-3 , Block: 1, Type: LOT

PNT#	Bearing	Distance	Northing	Easting
------	---------	----------	----------	---------

L119		6904968.99	2313471.55	
------	--	------------	------------	--

S 27°40'45" W 68.95

L130		6904907.93	2313439.52	
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N 62°19'15" W 40.00

L142		6904926.51	2313404.10	
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N 27°40'45" E 31.59

L143		6904954.48	2313418.78	
------	--	------------	------------	--

N 33°08'57" E 40.02

L144		6904987.99	2313440.66	
------	--	------------	------------	--

S 58°23'58" E 36.27

L119		6904968.99	2313471.55	
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Closure Error Distance > 0.0000

Total Distance > 216.83

Area: 2736.2 Sq. Feet, 0.0628 Acres

McCart Avenue/McPherson Boulevard
Parcel No. 3B-SE-4
Slope Easement
4,822 sq. ft. (0.1107 acres)
Moses Walters Survey, Abstract No. 1598

EXHIBIT "A"

BEING a 4,822 square foot (0.1107 acre) tract of land situated in the Moses Walters Survey, Abstract No. 1598, same being a portion of Tract 2 of those certain tracts of land described to COHIX LLC, by deed recorded in Instrument Number D208444286 of the Deed Records, Tarrant County, Texas, and being more particularly described by metes and bounds as follows:

COMMENCING at a 1/2-inch iron rod with yellow plastic cap stamped "TQ BURKS 5509" found for the most westerly south corner of Tract 2 of said COHIX LLC tracts, same being a south re-entrant corner of said Tract 3;

THENCE North 18 degrees 34 minutes 03 seconds West, for a distance of 1,027.86 feet, to a 5/8-inch iron rod with yellow plastic cap stamped "A.R.S." for the **POINT OF BEGINNING** of the herein described tract of land;

THENCE North 58 degrees 23 minutes 52 seconds West, for a distance of 22.37 feet, to a 5/8 inch iron rod with yellow plastic cap stamped "A.R.S." set for corner on the common northwest line of said Tract 2 and the northerly southeast line of said Tract 3;

THENCE North 29 degrees 46 minutes 07 seconds East, along said common line, for a distance of 52.69 feet to a 5/8-inch iron rod with yellow plastic cap stamped "A.R.S." set for a corner, said point being the beginning of a non-tangent circular curve to the right, having a radius of 1,287.00 feet, and a chord which bears North 84 degrees 21 minutes 16 seconds East, for a distance of 45.05 feet, said point also being on the south right-of-way line of McPherson Boulevard (variable width right-of-way);

THENCE in a Northeasterly direction, departing said common line and along said south right-of-way line and along said curve, through a central angle of 02 degrees 00 minutes 21 seconds for an arc distance of 45.06 feet, to a 5/8-inch iron rod with yellow plastic cap stamped "A.R.S." set for a corner, and being the beginning of a non-tangent circular curve to the right, having a radius of 1,000.00 feet, and a chord which bears South 60 degrees 00 minutes 49 seconds East, for a distance of 56.33 feet, and also being on the common northeast line of said Tract 2 and a southwest line of a tract of land described to Meng Zhu-Shen, by deed recorded in Instrument Number D216268349 of the Deed Records, Tarrant County, Texas;

THENCE in a Southeasterly direction, departing said south right-of-way line and 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 a 5/8-inch iron rod with yellow plastic cap stamped "A.R.S." set for the point of tangency;

THENCE South 58 degrees 23 minutes 58 seconds East, continuing along said common line, for a distance of 17.44 feet to a 5/8-inch iron rod with yellow plastic cap stamped "A.R.S." set for corner;

THENCE South 77 degrees 59 minutes 09 seconds West, departing said common line, for a distance of 118.17 feet to the **POINT OF BEGINNING** and containing 4,822 square feet (0.1107 acres) of land, more or less.

McCart Avenue/McPherson Boulevard
Parcel No. 3B-SE-4
Slope Easement
4,822 sq. ft. (0.1107 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.

 8-3-18

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. 3B-SE-4

CURVE	ARC LENGTH	RADIUS	DELTA ANGLE	CHORD BEARING	CHORD LENGTH
C1	45.06'	1287.00'	02°00'21"	S 84°21'16" W	45.05'
C2	56.34'	1000.00'	03°13'41"	S 60°00'49" E	56.33'

LINE	BEARING	DISTANCE
L1	N 58°23'52" W	22.37'
L2	N 29°46'07" E	52.69'
L3	S 58°23'58" E	17.44'
L4	S 77°59'09" W	118.17'

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

SCALE: 1" = 200'

PARCEL NO. 3B-SE-4
 SLOPE EASEMENT
 4,822 SQUARE FEET
 0.1107 ACRES

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

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

TRACT 2
 COHIX LLC
 Instr. No. D208444286
 (D.R.T.C.T.)

McCART AVENUE
 (80' R.O.W.)

Moses Walters Survey,
 Abstract No. 1598

15' SANITARY SEWER EASEMENT
 Instr. No. D205013892
 (D.R.T.C.T.)

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

PARCEL NO.
 3B-SE-4

WHOLE PROPERTY MAP AND
 LOCATION OF PROPOSED
 SLOPE EASEMENT

1/2" IRON
 ROD FOUND
 (CM)

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).

1/2" IRON
 ROD FOUND
 w/ 1" TO BURKS
 #5509" CAP (CM)

N 58°34'12" W
 790.56'

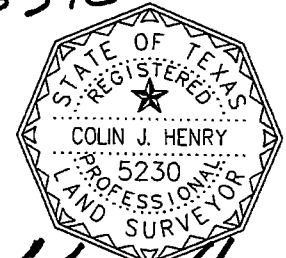
N 18°34'03" W
 1027.86'

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

83-18



Colin J. Henry

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

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

PARCEL NO. 3B-SE-4	SLOPE EASEMENT
APPARENT OWNER: COHIX LLC	
ACQUISITION AREA: 4,822 SQUARE FEET (0.1107 ACRES)	MOSES WALTERS SURVEY, ABSTRACT NO. 1598
Filename: Parcel 3B-SE-4.Dwg	Project No. 30215010
Date: Time: Plotted by:	EXHIBIT "B" SHEET: 1 OF 1

Lot: 3B-SE-4 , Block: 1, Type: LOT
POC N 18°34'03" W 1027.86'

PNT# Bearing Distance Northing Easting

L145 6905126.07 2313216.23

S 58°23'58" E 17.44

L146 6905116.93 2313231.08

S 77°59'09" W 118.17

L147 6905092.33 2313115.49

N 58°23'52" W 22.37

L148 6905104.05 2313096.44

N 29°46'07" E 52.69

L149 6905149.79 2313122.60

Radius: 1287.00 Length: 45.06 Chord: 45.05 Delta: 2°00'21"

Chord BRG: N 84°21'16" E Rad-In: N 04°38'34" W Rad-Out: N 06°38'54" W

Radius Pt: L150 6906432.57,2313018.43 Tangent: 22.53 Dir: Left

Tangent-In: N 85°21'26" E Tangent-Out: N 83°21'06" E Non Tangential-In Non Tangential-Out

L151 6905154.22 2313167.43

Radius: 1000.00 Length: 56.34 Chord: 56.33 Delta: 3°13'41"

Chord BRG: S 60°00'49" E Rad-In: S 28°22'21" W Rad-Out: S 31°36'02" W

Radius Pt: L152 6904274.34,2312692.23 Tangent: 28.18 Dir: Right

Tangent-In: S 61°37'39" E Tangent-Out: S 58°23'58" E Non Tangential-In

L145 6905126.07 2313216.23

Closure Error Distance > 0.0000

Total Distance > 312.06

Area: 4821.8 Sq. Feet, 0.1107 Acres

McCart Avenue/McPherson Boulevard
Parcel No. 3B-SE-5
Slope Easement
5,457 sq. ft. (0.1253 acres)
Moses Walters Survey, Abstract No. 1598

EXHIBIT "A"

BEING a 5,457 square foot (0.1253 acre) tract of land situated in the Moses Walters Survey, Abstract No. 1598, same being a portion of Tract 2 of those certain tracts of land described to COHIX LLC, by deed recorded in Instrument Number D208444286 of the Deed Records, Tarrant County, Texas, and being more particularly described by metes and bounds as follows:

COMMENCING at a 1/2-inch iron rod with yellow plastic cap stamped "TQ BURKS 5509" found for the most westerly south corner of Tract 2 of said COHIX LLC tracts, same being a south re-entrant corner of said Tract 3;

THENCE North 29 degrees 01 minute 45 seconds East, for a distance of 2,278.09 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, said point being on the southeast right-of-way line of McCart Avenue (80 foot right-of-way), and being the beginning of a non-tangent circular curve to the left, having a radius of 1,137.00 feet, and a chord which bears North 30 degrees 29 minutes 50 seconds East, for a distance of 58.68 feet;

THENCE in a Northeasterly direction, along said southeast right-of-way line and along said curve through a central angle of 02 degrees 57 minutes 26 seconds, for an arc distance of 58.68 feet, to a 5/8-inch iron rod with yellow plastic cap stamped "A.R.S." set for the point of tangency;

THENCE North 29 degrees 01 minute 07 seconds East, continuing along said southeast right-of-way line, for a distance of 98.71 feet, to a 5/8-inch iron rod with yellow plastic cap stamped "A.R.S." set for the point of curvature of a tangent circular curve to the left, having a radius of 1,247.00 feet, and a chord which bears North 26 degrees 24 minutes 53 seconds East, for a distance of 113.30 feet;

THENCE in a Northeasterly direction, continuing along said southeast right-of-way line and along said curve through a central angle of 05 degrees 12 minutes 28 seconds, for an arc distance of 113.34 feet, to a 5/8-inch iron rod with yellow plastic cap stamped "A.R.S." set for corner;

THENCE South 66 degrees 11 minutes 21 seconds East, departing said southeast right-of-way line for a distance of 33.26 feet, to a 5/8-inc iron rod with yellow plastic cap stamped "A.R.S." set for corner;

THENCE South 32 degrees 40 minutes 19 seconds West, for a distance of 274.75 feet, to a 5/8-inch iron rod with yellow plastic cap stamped "A.R.S." set for corner;

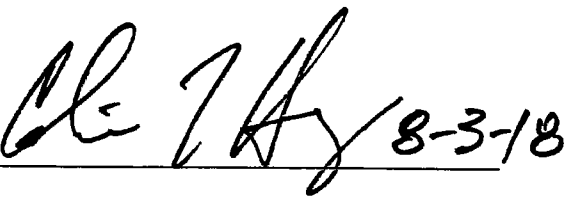
THENCE North 58 degrees 01 minute 28 seconds West, for a distance of 12.00 feet, to the **POINT OF BEGINNING** and containing 5,539 square feet (0.127 acres) of land more or less.

McCart Avenue/McPherson Boulevard
Parcel No. 3B-SE-5
Slope Easement
5,457 sq. ft. (0.1253 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.

 8-3-18

Colin J. Henry, R.P.L.S.
Texas Registration No. 5230

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

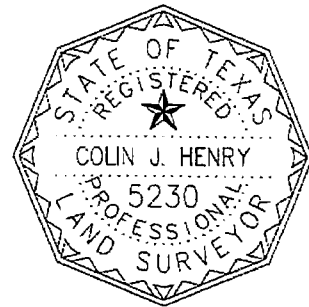


EXHIBIT "B"
PARCEL NO. 3B-SE-5

CURVE	ARC LENGTH	RADIUS	DELTA ANGLE	CHORD BEARING	CHORD LENGTH
C1	58.68'	1137.00'	02°57'26"	N 30°29'50" E	58.68'
C2	113.34'	1247.00'	05°12'28"	N 26°24'53" E	113.30'

SCALE: 1" = 200'

LINE	BEARING	DISTANCE
L1	N 29°01'07" E	98.71'
L2	S 66°11'21" E	33.26'
L3	S 32°40'19" W	274.75'
L4	N 58°01'28" W	12.00'

Moses Walters Survey,
 Abstract No. 1598

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

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

PARCEL NO. 3B-SE-5
 SLOPE EASEMENT
 5,457 SQUARE FEET
 0.1253 ACRES

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

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

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

15' SANITARY SEWER EASEMENT
 Instr. No. D205013892
 D.R.T.C.T.

1/2" IRON ROD FOUND
 w/ "TQ BURKS #5509" CAP(CM)
 P.O.C.

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

WHOLE PROPERTY MAP AND LOCATION OF PROPOSED SLOPE EASEMENT

Jose A. Gill Survey, Abstract No. 1568
CARSON RANCH ESTATES

8318

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

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. 3B-SE-5	SLOPE EASEMENT
APPARENT OWNER: COHIX LLC	
ACQUISITION AREA: 5,457 SQUARE FEET (0.1253 ACRES)	MOSES WALTERS SURVEY, ABSTRACT NO. 1598
Filename: Parcel 3B-SE-5.Dwg	Project No. 30215010
Date: Time: Plotted by:	EXHIBIT "B" SHEET: 1 OF 1

Lot: 3B-SE-5 , Block: 1, Type: LOT

PNT# Bearing Distance Northing Easting

L251 6906308.56 2314752.74

S 32°40'19" W 274.75

L252 6906077.28 2314604.42

N 58°01'28" W 12.00

L246 6906083.64 2314594.25

Radius: 1137.00 Length: 58.68 Chord: 58.68 Delta: 2°57'26"

Chord BRG: N 30°29'50" E Rad-In: N 58°01'28" W Rad-Out: N 60°58'53" W

Radius Pt: L196 6906685.75,2313629.76 Tangent: 29.35 Dir: Left

Tangent-In: N 31°58'32" E Tangent-Out: N 29°01'07" E Non Tangential-In Tangential-Out

L247 6906134.20 2314624.02

N 29°01'07" E 98.71

L250 6906220.51 2314671.91

Radius: 1247.00 Length: 113.34 Chord: 113.30 Delta: 5°12'28"

Chord BRG: N 26°24'53" E Rad-In: N 60°58'53" W Rad-Out: N 66°11'21" W

Radius Pt: L249 6906825.42,2313581.45 Tangent: 56.71 Dir: Left

Tangent-In: N 29°01'07" E Tangent-Out: N 23°48'39" E Tangential-In Non Tangential-Out

L253 6906321.99 2314722.31

S 66°11'21" E 33.26

L251 6906308.56 2314752.74

Closure Error Distance > 0.0000

Total Distance > 590.74

Area: 5457.3 Sq. Feet, 0.1253 Acres

McCart Avenue/McPherson Boulevard
Parcel No. 3B-TCE-1
Temporary Construction Easement
4,168 sq. ft. (0.0957 acres)
Moses Walters Survey, Abstract No. 1598

EXHIBIT "A"

BEING a 4,168 square foot (0.0957 acre) tract of land situated in the Moses Walters Survey, Abstract No. 1598, same being a portion of Tract 2 of those certain tracts of land described to COHIX LLC, by deed recorded in Instrument Number D208444286 of the Deed Records, Tarrant County, Texas, and being more particularly described by metes and bounds as follows:

COMMENCING at a 1/2-inch iron rod with yellow plastic cap stamped "TQ BURKS 5509" found for the most westerly south corner of Tract 2 of said COHIX LLC tracts, same being a south re-entrant corner of said Tract 3;

THENCE North 18 degrees 11 minutes 04 seconds West, for a distance of 403.85 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, said point being on the southeast right-of-way line of McCart Avenue (80 foot right-of-way);

THENCE North 27 degrees 40 minutes 45 seconds East, along said southeast right-of-way line, for a distance of 416.81 feet to a 5/8-inch iron rod with yellow plastic cap stamped "A.R.S." set for corner;

THENCE South 62 degrees 19 minutes 15 seconds East, departing said southeast 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 South 27 degrees 40 minutes 45 seconds West, for a distance of 416.81 feet, to a 5/8-inch iron rod with yellow plastic cap stamped "A.R.S." set for corner;

THENCE North 62 degrees 19 minutes 15 seconds West, for a distance of 10.00 feet to the **POINT OF BEGINNING** and containing 4,168 square feet (0.0975 acres) of land, more or less.

McCart Avenue/McPherson Boulevard
Parcel No. 3B-TCE-1
Temporary Construction Easement
4,168 sq. ft. (0.0957 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 8-3-18

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. 3B-TCE-1

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

PARCEL NO. 3B-TCE-1
TEMPORARY CONSTRUCTION
EASEMENT
4,168 SQUARE FEET
0.0957 ACRES

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

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

Moses Walters Survey,
Abstract No. 1598

15' SANITARY SEWER EASEMENT
Instr. No. D205013892
(D.R.T.C.T.)

LINE	BEARING	DISTANCE
L1	N 27°40'45" E	416.81'
L2	S 62°19'15" E	10.00'
L3	S 27°40'45" W	416.81'
L4	N 62°19'15" W	10.00'

SCALE: 1" = 200'



1/2" IRON
ROD FOUND
(CM)

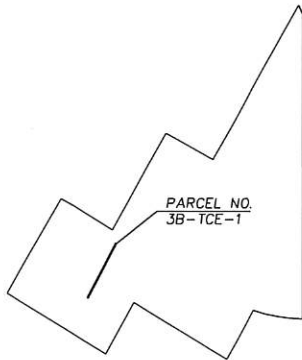
N 58°34'12" W
790.56'

N 18°11'04" W
403.85'

1/2" IRON
ROD FOUND
w/ "TO" BURKS
#5509" CAP(CM)

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



WHOLE PROPERTY MAP AND
LOCATION OF PROPOSED
TEMPORARY CONSTRUCTION
EASEMENT

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

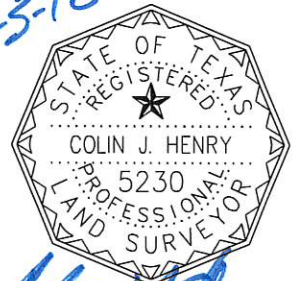
ARS

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

8-3-18



Colin J. Henry

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

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

PARCEL NO. 3B-TCE-1	TEMPORARY CONSTRUCTION EASEMENT
APPARENT OWNER: COHIX LLC	
ACQUISITION AREA: 4,168 SQUARE FEET (0.0957 ACRES)	MOSES WALTERS SURVEY, ABSTRACT NO. 1598
Filename: Parcel 3B-TCE-1.Dwg	Project No. 30215010
Date: Time: Plotted by:	

Lot: 3B-TCE-1 , Block: 1, Type: LOT

PNT#	Bearing	Distance	Northing	Easting
------	---------	----------	----------	---------

L127		6904866.12	2313519.22	
------	--	------------	------------	--

	S 27°40'45" W	416.81		
--	---------------	--------	--	--

L128		6904497.01	2313325.61	
------	--	------------	------------	--

	N 62°19'15" W	10.00		
--	---------------	-------	--	--

L111		6904501.66	2313316.75	
------	--	------------	------------	--

	N 27°40'45" E	416.81		
--	---------------	--------	--	--

L129		6904870.77	2313510.37	
------	--	------------	------------	--

	S 62°19'15" E	10.00		
--	---------------	-------	--	--

L127		6904866.12	2313519.22	
------	--	------------	------------	--

Closure Error Distance> 0.0000

Total Distance> 853.62

Area: 4168.1 Sq. Feet, 0.0957 Acres

McCart Avenue/McPherson Boulevard
Parcel No. 3B-TCE-2
Temporary Construction Easement
3,695 sq. ft. (0.0848 acres)
Moses Walters Survey, Abstract No. 1598

EXHIBIT "A"

BEING a 3,695 square foot (0.0848 acre) tract of land situated in the Moses Walters Survey, Abstract No. 1598, same being a portion of Tract 2 of those certain tracts of land described to COHIX LLC, by deed recorded in Instrument Number D208444286 of the Deed Records, Tarrant County, Texas, and being more particularly described by metes and bounds as follows:

COMMENCING at a 1/2-inch iron rod with yellow plastic cap stamped "TQ BURKS 5509" found for the most westerly south corner of Tract 2 of said COHIX LLC tracts, same being a south re-entrant corner of said Tract 3;

THENCE North 20 degrees 42 minutes 26 seconds West, for a distance of 494.68 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, said point being on the northwest right-of-way line of McCart Avenue (80 foot right-of-way);

THENCE North 62 degrees 19 minutes 15 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 27 degrees 40 minutes 45 seconds East, for a distance of 369.53 feet, to a 5/8-inch iron rod with yellow plastic cap stamped "A.R.S." set for corner;

THENCE South 62 degrees 19 minutes 15 seconds East, 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, said point being on the northwest right-of-way line of said McCart Avenue;

THENCE South 27 degrees 40 minutes 45 seconds West, along said northwest right-of-way line, for a distance of 369.53 feet, to the **POINT OF BEGINNING** and containing 3,695 square feet (0.0848 acres) of land, more or less.

McCart Avenue/McPherson Boulevard
Parcel No. 3B-TCE-2
Temporary Construction Easement
3,695 sq. ft. (0.0848 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 8-3-18

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. 3B-TCE-2

SCALE: 1" = 200'

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

PARCEL NO. 3B-TCE-2
TEMPORARY CONSTRUCTION
EASEMENT
3,695 SQUARE FEET
0.0848 ACRES

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

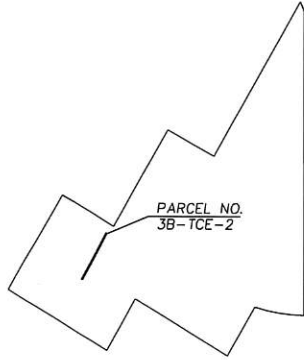
TRACT 3
COHIX LLC
Instr. No. D208444286
D.R.T.C.T.

McCART AVENUE
(80' R.O.W.)

Moses Walters Survey,
Abstract No. 1598

15' SANITARY SEWER EASEMENT
Instr. No. D205013892
D.R.T.C.T.

- 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).

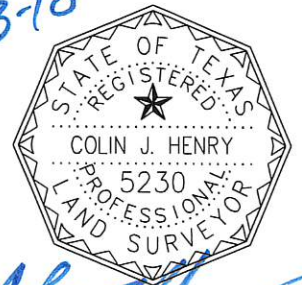
LINE	BEARING	DISTANCE
L1	N 62°19'15" W	10.00'
L2	N 27°40'45" E	369.53'
L3	S 62°19'15" E	10.00'
L4	S 27°40'45" W	369.53'

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

8-3-18



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

PARCEL NO. 3B-TCE-2	TEMPORARY CONSTRUCTION EASEMENT
APPARENT OWNER: COHIX LLC	
ACQUISITION AREA: 3,695 SQUARE FEET (0.0848 ACRES)	MOSES WALTERS SURVEY, ABSTRACT NO. 1598
Filename: Parcel 3B-TCE-2.Dwg	Project No. 30215010
Date: Time: Plotted by:	

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

Lot: 3B-TCE-2 , Block: 1, Type: LOT

PNT#	Bearing	Distance	Northing	Easting
------	---------	----------	----------	---------

L130		6904907.93	2313439.52	
------	--	------------	------------	--

	S 27°40'45" W	369.53		
--	---------------	--------	--	--

L101		6904580.69	2313267.87	
------	--	------------	------------	--

	N 62°19'15" W	10.00		
--	---------------	-------	--	--

L106		6904585.34	2313259.02	
------	--	------------	------------	--

	N 27°40'45" E	369.53		
--	---------------	--------	--	--

L131		6904912.57	2313430.67	
------	--	------------	------------	--

	S 62°19'15" E	10.00		
--	---------------	-------	--	--

L130		6904907.93	2313439.52	
------	--	------------	------------	--

Closure Error Distance > 0.0000

Total Distance > 759.05

Area: 3695.3 Sq. Feet, 0.0848 Acres

McCart Avenue/McPherson Boulevard
Parcel No. 3C-DE
Drainage Easement
3,988 sq.ft. (0.092 acres)
J.H. Duncan Survey, Abstract No. 398

EXHIBIT "A"

BEING a 3,988 square foot (0.092 acre) tract of land situated in the J.H. Duncan Survey, Abstract No. 398 of which 3,111 square feet (0.071 acres) are within a portion of a PIPELINE EASEMENT as evidenced by deed recorded in Instrument Number D203362226 of the Deed Records, Tarrant County, Texas, same being a portion of tract 1 of those certain tracts of land conveyed to COHIX LLC, as evidenced by deed recorded in Instrument Number D208444286 of the Deed Records, Tarrant County, Texas, and being more particularly described by metes and bounds as follows:

COMMENCING at the southeast corner of that certain tract of land conveyed to 14.887 McCART AND RISINGER, L.P. as evidenced by deed recorded in Instrument Number D216006215 of the Deed Records, Tarrant County, Texas, same being in a northerly line of said tract 1, further being the westerly line of a 65' Permanent Access & Drainage Easement, as evidenced in Volume 17294, Page 235 of the Deed Records, Tarrant County, Texas;

THENCE South 29 degrees 00 minutes 57 seconds West, along the westerly line of said 65' Permanent Access & Drainage Easement, for a distance of 44.33 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 29 degrees 04 minutes 34 seconds West, continuing along said westerly line, for a distance of 46.21 feet, to a 5/8" iron rod with yellow plastic cap stamped "A.R.S." set;

THENCE South 29 degrees 00 minutes 57 seconds West, continuing along said westerly line, for a distance of 86.79 feet, to a 5/8" iron rod with yellow plastic cap stamped "A.R.S." set;

THENCE North 60 degrees 59 minutes 03 seconds West, departing said westerly line, for a distance of 30.00 feet, to a 5/8" iron rod with yellow plastic cap stamped "A.R.S." set;

THENCE North 29 degrees 02 minutes 126 seconds East, for a distance of 133.03 feet, to a 5/8" iron rod with yellow plastic cap stamped "A.R.S." set;

THENCE South 60 degrees 55 minutes 26 seconds East, for a distance of 30.00 feet, to the **POINT OF BEGINNING** and containing 3,988 square feet (0.092 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

McCart Avenue/McPherson Boulevard
Parcel No. 3C-DE
Drainage Easement
3,988 sq.ft. (0.092 acres)
J.H. Duncan Survey, Abstract No. 398

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.

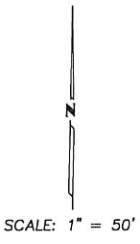
 5-9-17

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



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

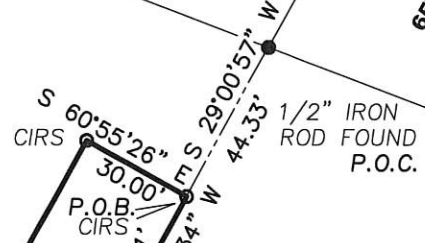
EXHIBIT "B"
PARCEL NO. 3C-DE



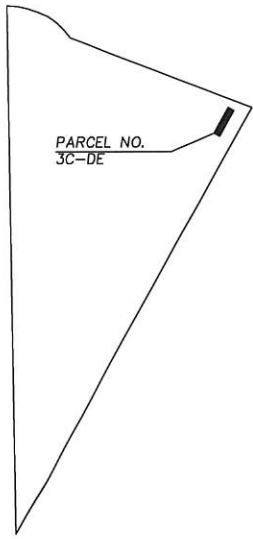
14.887 McCART
AND RISINGER, L.P.
Instr. No. D216006215
D.R.T.C.T.

65' R.O.W. DEDICATION
Vol. 17294, Pg. 234
(D.R.T.C.T.)

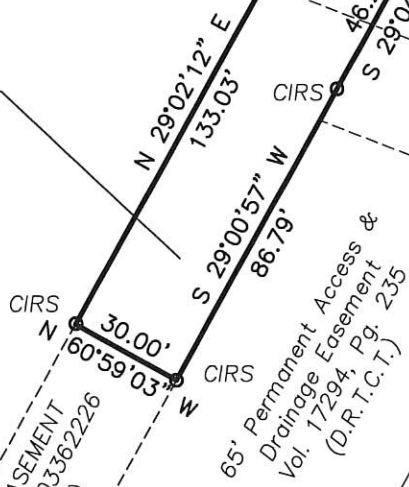
TRACT 1
COHIX LLC
Instr. No. D208444286
(D.R.T.C.T.)



WHOLE PROPERTY MAP AND
LOCATION OF PROPOSED
DRAINAGE EASEMENT



PARCEL NO. 3C-DE
DRAINAGE EASEMENT
3,988 SQUARE FEET
0.092 ACRES



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

65' R.O.W. DEDICATION
CAB. A, SL. 9451
(P.R.T.C.T.)

RAINBOW RIDGE ADDITION
CAB. A, SL. 9451
(P.R.T.C.T.)

LOT 1

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



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
Surveying Firm #101319-00

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

PARCEL NO. 3C-DE	DRAINAGE EASEMENT
APPARENT OWNER: COHIX LLC	
ACQUISITION AREA: 3,988 SQUARE FEET (0.092 ACRES)	MOSES WALTERS SURVEY, ABSTRACT NO. 1598
Filename: P:\30215010 McCart Bridgefarmer-CFWEASEMENTS\parcel 3C-DE.dwg	Project No. 30215010
Date: Wednesday, May 03, 2017 Time: 5:03 PM	Plotted by: Cody
EXHIBIT "B" SHEET: 1 OF 1	

Lot: 3C-DE , Block: 1, Type: LOT

PNT#	Bearing	Distance	Northing	Easting
------	---------	----------	----------	---------

421		6908458.92	2315758.88	
-----	--	------------	------------	--

	S 60°55'26" E	30.00		
--	---------------	-------	--	--

418 POB		6908444.34	2315785.10	
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	S 29°04'34" W	46.21		
--	---------------	-------	--	--

422		6908403.95	2315762.64	
-----	--	------------	------------	--

	S 29°00'57" W	86.79		
--	---------------	-------	--	--

415		6908328.05	2315720.54	
-----	--	------------	------------	--

	N 60°59'03" W	30.00		
--	---------------	-------	--	--

423		6908342.61	2315694.31	
-----	--	------------	------------	--

	N 29°02'12" E	133.03		
--	---------------	--------	--	--

424		6908458.92	2315758.88	
-----	--	------------	------------	--

Closure Error Distance> 0.0016 Error Bearing> N 38°35'27" E

Closure Precision> 1 in 208138.5 Total Distance> 326.03

Area: 3988 Sq. Feet, 0.092 Acres

McCart Avenue/McPherson Boulevard
Parcel No. 3C-ROW
Right-of-Way Dedication
140,043 sq.ft. (3.215 acres)
J.H. Duncan Survey, Abstract No. 398

EXHIBIT "A"

BEING a 140,043 square foot (3.215 acre) tract of land situated in the J.H. Duncan Survey, Abstract No. 398 of which 140,043 square feet (3.215 acres) are within a portion of a 65' Permanent Access & Drainage Easement as evidenced by deed recorded in Volume 17294, Page 235 of the Deed Records, Tarrant County, Texas, same being a portion of tract 1 of those certain tracts of land conveyed to COHIX LLC, as evidenced by deed recorded in Instrument Number D208444286 of the Deed Records, Tarrant County, Texas, and being more particularly described by metes and bounds as follows:

BEGINNING at the southeasterly corner of that certain tract of land conveyed to 14.887 McCART AND RISINGER, L.P. as evidenced by deed recorded in Instrument Number D216006215 of the Deed Records, Tarrant County, Texas, same being in a northerly line of said tract 1;

THENCE South 69 degrees 10 minutes 26 seconds East, along said northwesterly right-of-way line, same being a northerly line of said tract 1, for a distance of 65.68 feet, to a 5/8" iron rod with yellow plastic cap stamped "A.R.S." set for the easternmost northerly corner of said tract 1;

THENCE South 29 degrees 04 minutes 34 seconds West, continuing along said northwesterly line and along the east line of said tract 1, for a distance of 99.94 feet, to a 5/8" iron rod with yellow plastic cap stamped "A.R.S." set;

THENCE South 29 degrees 00 minutes 57 seconds West, continuing along said northwesterly and east lines, passing at a distance of 1202.36 feet, the northernmost northwest corner of that certain tract of land conveyed to SJ RAINBOW RIDGE DEVELOPMENT, LP as evidenced by deed recorded in Instrument Number D202326568 of the Deed Records, Tarrant County, Texas, continuing along the northwesterly line of said SJ RAINBOW RIDGE DEVELOPMENT, LP tract and departing said northwesterly right-of-way line, for a total distance of 2085.25 feet, to a 5/8" iron rod with yellow plastic cap stamped "A.R.S." set in the northwesterly and east lines, same being a northeasterly line of that certain 30' Roadway Easement as evidenced in Volume 5011, Page 156 of the Deed Records, Tarrant County, Texas further being the beginning of a curve to the left, having a radius of 130.52 feet, a central angle of 18 degrees 50 minutes 38 seconds, and a chord which bears North 31 degrees 30 minutes 37 seconds West, for a distance of 42.73 feet;

THENCE along said curve to the left and said northeasterly line of said 30' Roadway Easement, departing said northwesterly and east lines, for an arc distance of 42.93 feet, to a 5/8" iron rod with yellow plastic cap stamped "A.R.S." set in the southernmost west line of the aforementioned tract 1, same being a northwesterly right-of-way line of NORTH CROWLEY CLEBURNE ROAD (60 foot right-of-way);

THENCE North 01 degrees 06 minutes 34 seconds West, along said northwesterly right-of-way line, passing at a distance of 46.80 feet, a 1/2" iron rod found for the southeast corner of POYNTER CROSSING ADDITION, an addition to the City of Fort Worth, as evidenced by deed recorded in Cabinet A, Slide 8598 of the Plat Records, Tarrant County, Texas, departing said northwesterly right-of-way line, continuing for a total distance of 55.38 feet, to a 5/8" iron rod with yellow plastic cap stamped "A.R.S." set in the east line of said POYNTER CROSSING ADDITION;

McCart Avenue/McPherson Boulevard
Parcel No. 3C-ROW
Right-of-Way Dedication
140,043 sq.ft. (3.215 acres)
J.H. Duncan Survey, Abstract No. 398


THENCE North 29 degrees 00 minutes 57 seconds East, departing said east and west lines, for a distance of 2016.36 feet, to a 5/8" iron rod with yellow plastic cap stamped "A.R.S." set;

THENCE North 29 degrees 04 minutes 34 seconds East, for a distance of 90.55 feet, to the **POINT OF BEGINNING** and containing 140,043 square feet (3.215 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*

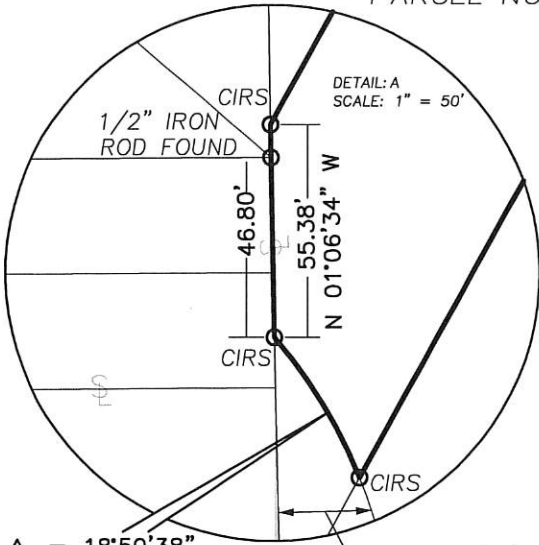
Dustin D. Davison, R.P.L.S.
Texas Registration No. 6451



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

EXHIBIT "B"
PARCEL NO. 3C-ROW

SCALE: 1" = 250'



$\Delta = 18^{\circ}50'38''$
 $R = 130.52'$
 $L = 42.93'$
 $CB = N 31^{\circ}30'37'' W$
 $LC = 42.73'$

65' R.O.W. DEDICATION
Vol. 17294, Pg. 234
(D.R.T.C.T.)

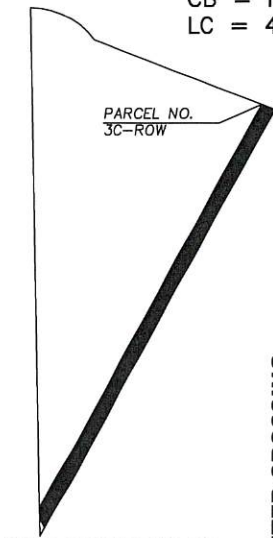
PIPELINE EASEMENT
Instr. No D203362226
(D.R.T.C.T.)

PARCEL NO. 3C-ROW
RIGHT-OF-WAY DEDICATION
140,043 SQUARE FEET
3.215 ACRES

TRACT 1
COHIX LLC
Instr. No. D208444286
(D.R.T.C.T.)

30' Roadway Easement
Vol. 5011, Pg. 156
(D.R.T.C.T.)

RAINBOW RIDGE
ADDITION
CAB. A, SL. 9451
(P.R.T.C.T.)



WHOLE PROPERTY MAP AND
LOCATION OF PROPOSED
RIGHT-OF-WAY

- LOT 1
- LOT 2
- LOT 3
- LOT 4
- LOT 5
- LOT 6
- LOT 7
- LOT 8
- LOT 9
- LOT 10
- LOT 11
- LOT 12
- LOT 13
- LOT 14
- LOT 15
- LOT 16

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

RIDING STABLE LANE
(50' R.O.W.)

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

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

65' Permanent Access & Drainage Easement
Vol. 17294, Pg. 235
(D.R.T.C.T.)

65' R.O.W. DEDICATION
CAB. A, SL. 9451
(P.R.T.C.T.)

SJ RAINBOW RIDGE DEVELOPMENT, LP
Instr. No. D202326568
(D.R.T.C.T.)

14.887 McCART
AND RISINGER, L.P.
Instr. No. D216006215
D.R.T.C.T.

LEGEND

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

LINE	BEARING	DISTANCE
L1	N 29°04'34" E	90.55'
L2	S 69°10'26" E	65.68'
L3	S 29°04'34" W	99.94'

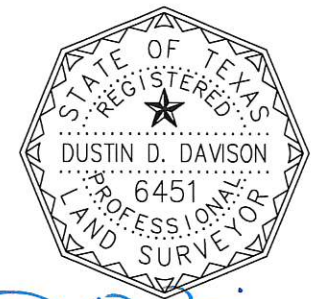
Basis of Bearings is State Plane Coordinate System, North American Datum 83(2011), Texas North Central Zone (4202).



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



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



DAD
5-3-17

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

PARCEL NO. 3C-ROW RIGHT-OF-WAY DEDICATION

APPARENT OWNER: COHIX LLC

ACQUISITION AREA: 140,043 SQUARE FEET (3.215 ACRES)

J.H. DUNCAN SURVEY, ABSTRACT NO. 398

Filename: P:\30215010 McCart Bridgefarmer-CFWEASEMENTS\parcel 3C-ROW.dwg

Project No. 30215010

Date: Wednesday, May 03, 2017 Time: 4:06 PM

Plotted by: Cody

EXHIBIT "B" SHEET: 1 OF 1

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

Lot: **3C-ROW** , Block: 1, Type: LOT

PNT# Bearing Distance Northing Easting

130 9054032.51 4462291.67

Radius: 130.52 Length: 42.93 Chord: 42.73 Delta: 18°50'38"

Chord BRG: N 31°30'37" W Rad-In: S 67°54'42" W Rad-Out: S 49°04'04" W

Radius Pt: 131 9053983.43,4462170.72 Tangent: 21.66 Dir: Left

Tangent-In: N 22°05'18" W Tangent-Out: N 40°55'56" W Tangential-In Non Tangential-Out

132 9054068.95 4462269.33

N 01°06'34" W 55.38

133 9054124.32 4462268.26

N 29°00'57" E 2016.36

134 9055887.59 4463246.30

N 29°04'34" E 90.55

135 POB 9055966.73 4463290.30

S 69°10'26" E 65.68

136 9055943.38 4463351.69

S 29°04'34" W 99.94

137 9055856.04 4463303.12

S 29°00'57" W 2085.25

111 9054032.52 4462291.67

Closure Error Distance> 0.0034 Error Bearing> S 84°13'22" W

Closure Precision> 1 in 1308429.2 Total Distance> 4456.09

Area: 140043 Sq. Feet, 3.215 Acres

McCart Avenue/McPherson Boulevard
Parcel No. 3C-SE-1
Slope Easement
4,772 sq.ft. (0.110 acres)
J.H. Duncan Survey, Abstract No. 398

EXHIBIT "A"

BEING a 4,772 square foot (0.110 acre) tract of land situated in the J.H. Duncan Survey, Abstract No. 398 of which 4,772 square feet (0.110 acres) are within a portion of a PIPELINE EASEMENT as evidenced by deed recorded in Instrument Number D203362226 of the Deed Records, Tarrant County, Texas, same being a portion of tract 1 of those certain tracts of land conveyed to COHIX LLC, as evidenced by deed recorded in Instrument Number D208444286 of the Deed Records, Tarrant County, Texas, and being more particularly described by metes and bounds as follows:

COMMENCING at the southeast corner of that certain tract of land conveyed to 14.887 McCART AND RISINGER, L.P. as evidenced by deed recorded in Instrument Number D216006215 of the Deed Records, Tarrant County, Texas, same being in a northerly line of said tract 1, further being the westerly line of a 65' Permanent Access & Drainage Easement, as evidenced in Volume 17294, Page 235 of the Deed Records, Tarrant County, Texas;

THENCE South 29 degrees 00 minutes 57 seconds West, along the westerly line of said 65' Permanent Access & Drainage Easement, for a distance of 177.33 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 29 degrees 00 minutes 57 seconds West, continuing along said westerly line, for a distance of 238.58 feet, to a 5/8" iron rod with yellow plastic cap stamped "A.R.S." set;

THENCE North 60 degrees 59 minutes 03 seconds West, departing said westerly line, for a distance of 15.00 feet, to a 5/8" iron rod with yellow plastic cap stamped "A.R.S." set;

THENCE North 26 degrees 36 minutes 56 seconds East, for a distance of 238.79 feet, to a 5/8" iron rod with yellow plastic cap stamped "A.R.S." set;

THENCE South 60 degrees 59 minutes 03 seconds East, for a distance of 25.00 feet, to the **POINT OF BEGINNING** and containing 4,772 square feet (0.110 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

McCart Avenue/McPherson Boulevard
Parcel No. 3C-SE-1
Slope Easement
4,772 sq.ft. (0.110 acres)
J.H. Duncan Survey, Abstract No. 398

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.

 5-4-17

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



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

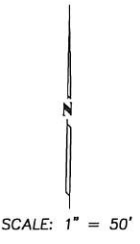
EXHIBIT "B"
 PARCEL NO. 3C-SE-1

14.887 McCART
 AND RISINGER, L.P.
 Instr. No. D216006215
 D.R.T.C.T.

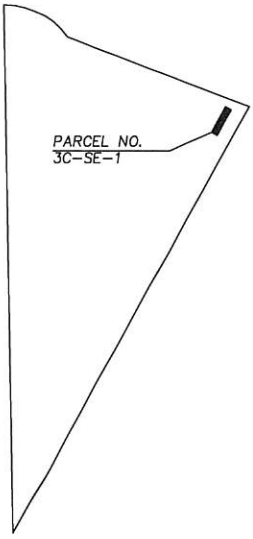
1/2" IRON
 ROD FOUND
 P.O.C.

TRACT 1
 COHIX LLC
 Instr. No. D208444286
 (D.R.T.C.T.)

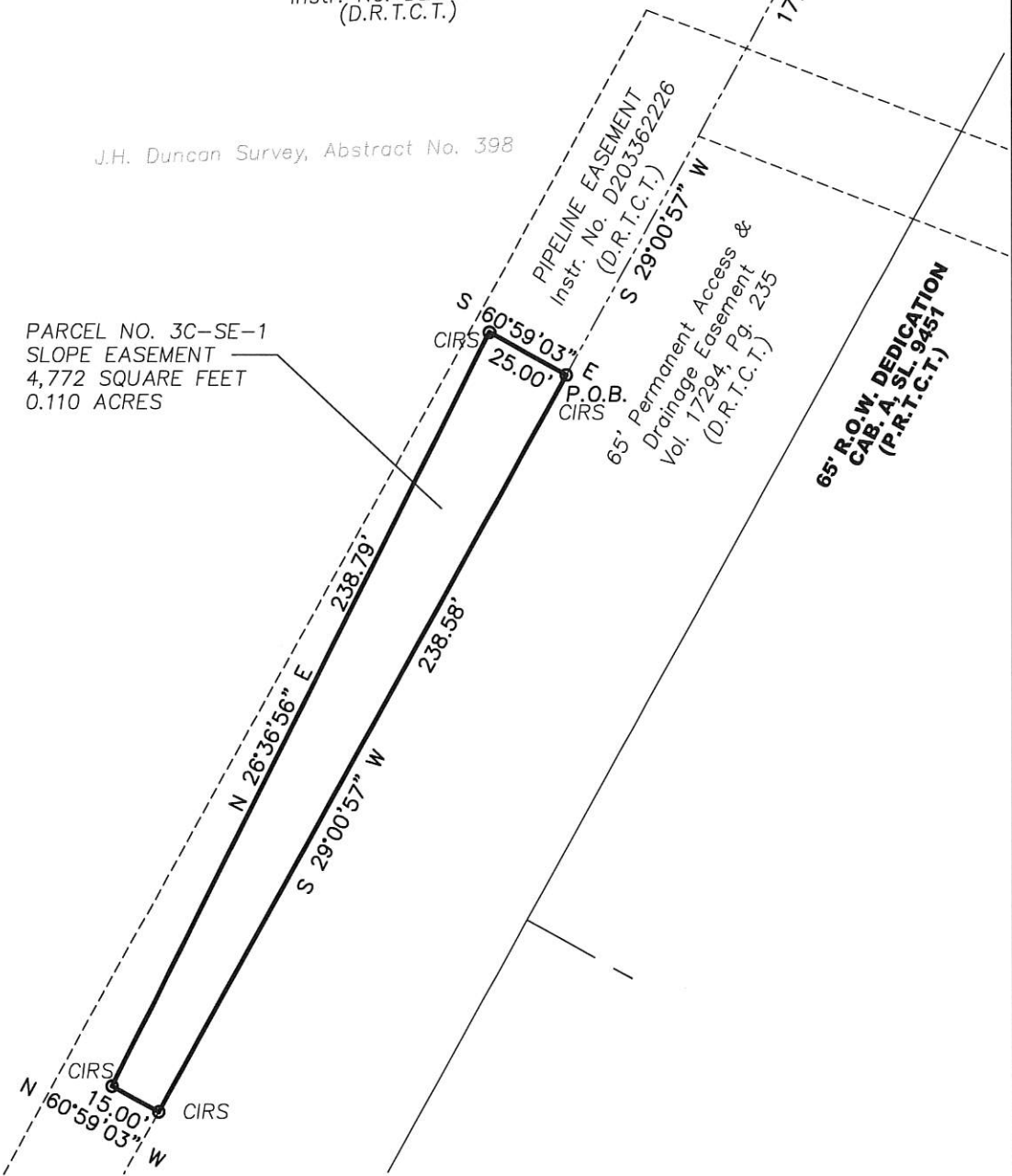
J.H. Duncan Survey, Abstract No. 398



WHOLE PROPERTY MAP AND
 LOCATION OF PROPOSED
 SLOPE EASEMENT



PARCEL NO. 3C-SE-1
 SLOPE EASEMENT
 4,772 SQUARE FEET
 0.110 ACRES



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



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. 3C-SE-1 SLOPE EASEMENT

APPARENT OWNER: COHIX LLC

ACQUISITION AREA: 4,772 SQUARE FEET (0.110 ACRES)

MOSES WALTERS SURVEY, ABSTRACT NO. 1598

Filename: P:\30215010 McCart Bridgefarmer-CFWEASEMENTS\parcel 3C-SE-1.dwg

Project No. 30215010

Date: Wednesday, May 03, 2017 Time: 4:34 PM

Plotted by: Cody

EXHIBIT "B" SHEET: 1 OF 1

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

Lot: **3C-SE-1** , Block: 1, Type: LOT

PNT#	Bearing	Distance	Northing	Easting
------	---------	----------	----------	---------

414		6908340.18	2315698.68	
-----	--	------------	------------	--

	S 60°59'03" E	25.00		
--	---------------	-------	--	--

415 POB		6908328.05	2315720.54	
----------------	--	------------	------------	--

	S 29°00'57" W	238.58		
--	---------------	--------	--	--

404		6908119.42	2315604.82	
-----	--	------------	------------	--

	N 60°59'03" W	15.00		
--	---------------	-------	--	--

403		6908126.70	2315591.70	
-----	--	------------	------------	--

	N 26°36'56" E	238.79		
--	---------------	--------	--	--

402		6908340.18	2315698.68	
-----	--	------------	------------	--

Closure Error Distance> 0.0008 Error Bearing> S 23°35'59" E

Closure Precision> 1 in 638316.5 Total Distance> 517.37

Area: 4772 Sq. Feet, 0.110 Acres

McCart Avenue/McPherson Boulevard
Parcel No. 3C-SE-2
Slope Easement
1,027 sq.ft. (0.024 acres)
J.H. Duncan Survey, Abstract No. 398

EXHIBIT "A"

BEING a 1,027 square foot (0.024 acre) tract of land situated in the J.H. Duncan Survey, Abstract No. 398, same being a portion of tract 1 of those certain tracts of land conveyed to COHIX LLC, as evidenced by deed recorded in Instrument Number D208444286 of the Deed Records, Tarrant County, Texas, and being more particularly described by metes and bounds as follows:

BEGINNING at the southeasterly corner of that certain tract of land conveyed to 14.887 McCART AND RISINGER, L.P. as evidenced by deed recorded in Instrument Number D216006215 of the Deed Records, Tarrant County, Texas, same being in a northerly line of said tract 1;

THENCE South 29 degrees 04 minutes 34 seconds West, along the northwest line of a 65' Permanent Access & Drainage Easement, as evidenced in Volume 17294, Page 235 of the Deed Records, Tarrant County, Texas, for a distance of 44.34 feet, to a 5/8" iron rod with yellow plastic cap stamped "A.R.S." set;

THENCE North 60 degrees 55 minutes 26 seconds West, departing said northwest line, for a distance of 25.00 feet, to a 5/8" iron rod with yellow plastic cap stamped "A.R.S." set;

THENCE North 31 degrees 32 minutes 24 seconds East, for a distance of 41.01 feet, to a 5/8" iron rod with yellow plastic cap stamped "A.R.S." set in the south line of the aforementioned 14.887 McCART AND RISINGER, L.P. tract, same being the northerly line of the aforementioned tract 1;

THENCE South 69 degrees 10 minutes 26 seconds East, along said northerly and south lines, for a distance of 23.48 feet to the **POINT OF BEGINNING** and containing 1,027 square feet (0.024 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

McCart Avenue/McPherson Boulevard
Parcel No. 3C-SE-2
Slope Easement
1,027 sq.ft. (0.024 acres)
J.H. Duncan Survey, Abstract No. 398

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. 3C-SE-2

14.887 McCART
 AND RISINGER, L.P.
 Instr. No. D216006215
 D.R.T.C.T.

65' R.O.W. DEDICATION
 Vol. 17294, Pg. 234
 (D.R.T.C.T.)

J.H. Duncan Survey, Abstract No. 398



PARCEL NO. 3C-SE-2
 SLOPE EASEMENT
 4,772 SQUARE FEET
 0.110 ACRES

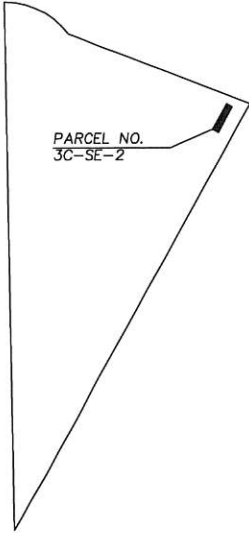
TRACT 1
 COHIX LLC
 Instr. No. D208444286
 (D.R.T.C.T.)

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

65' Permanent Access &
 Drainage Easement
 Vol. 17294, Pg. 235
 (D.R.T.C.T.)

65' R.O.W. DEDICATION
 CAB. A, SL. 9451
 (P.R.T.C.T.)

WHOLE PROPERTY MAP AND
 LOCATION OF PROPOSED
 SLOPE EASEMENT



PARCEL NO.
 3C-SE-2

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.D.
 5-3-17

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

PARCEL NO. 3C-SE-1 SLOPE EASEMENT

APPARENT OWNER: COHIX LLC

ACQUISITION AREA: 4,772 SQUARE FEET (0.110 ACRES)

MOSES WALTERS SURVEY, ABSTRACT NO. 1598

Filename: P:\30215010 McCart Bridgefarmer-CFWEASEMENTS\parcel 3C-SE-2.dwg

Project No. 30215010

Date: Wednesday, May 03, 2017 Time: 3:48 PM

Plotted by: Cody

EXHIBIT "B" SHEET: 1 OF 1

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

Lot: **3C-SE-2** , Block: 1, Type: LOT

PNT#	Bearing	Distance	Northing	Easting
------	---------	----------	----------	---------

416 POB		6908491.44	2315784.70	
----------------	--	------------	------------	--

	S 69°10'26" E	23.48		
--	---------------	-------	--	--

417		6908483.09	2315806.64	
-----	--	------------	------------	--

	S 29°04'34" W	44.34		
--	---------------	-------	--	--

418		6908444.34	2315785.10	
-----	--	------------	------------	--

	N 60°55'26" W	25.00		
--	---------------	-------	--	--

419		6908456.49	2315763.25	
-----	--	------------	------------	--

	N 31°32'24" E	41.01		
--	---------------	-------	--	--

420		6908491.44	2315784.70	
-----	--	------------	------------	--

Closure Error Distance> 0.0013 Error Bearing> S 30°05'43" W

Closure Precision> 1 in 103437.7 Total Distance> 133.83

Area: 1027 Sq. Feet, 0.024 Acres

McCart Avenue/McPherson Boulevard
Parcel No. 3C-TCE
Temporary Construction Easement
56,872 sq.ft. (1.306 acres)
J.H. Duncan Survey, Abstract No. 398

EXHIBIT "A"

BEING a 56,872 square foot (1.306 acre) tract of land situated in the J.H. Duncan Survey, Abstract No. 398 of which 35,071 square feet (0.805 acres) are within a portion of a PIPELINE EASEMENT as evidenced by deed recorded in Instrument Number D203362226 of the Deed Records, Tarrant County, Texas, same being a portion of tract 1 of those certain tracts of land conveyed to COHIX LLC, as evidenced by deed recorded in Instrument Number D208444286 of the Deed Records, Tarrant County, Texas, and being more particularly described by metes and bounds as follows:

COMMENCING at the southeast corner of that certain tract of land conveyed to 14.887 McCART AND RISINGER, L.P., as evidenced by deed recorded in Instrument Number D216006215 of the Deed Records, Tarrant County, Texas, same being in a northerly line of said tract 1, further being the westerly line of a 65' Permanent Access & Drainage Easement, as evidenced in Volume 17294, Page 235 of the Deed Records, Tarrant County, Texas;

THENCE North 69 degrees 10 minutes 26 seconds West, for a distance of 23.33 feet, along the southerly line of said 14.887 McCART AND RISINGER, L.P. tract, same being the north line of said tract 1, 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 31 degrees 32 minutes 24 seconds West, departing said northerly and southerly lines, for a distance of 41.01 feet, to a 5/8" iron rod with yellow plastic cap stamped "A.R.S." set;

THENCE North 60 degrees 55 minutes 26 seconds West, for a distance of 5.00 feet, to a 5/8" iron rod with yellow plastic cap stamped "A.R.S." set;

THENCE South 29 degrees 02 minutes 12 seconds West, for a distance of 133.03 feet, to a 5/8" iron rod with yellow plastic cap stamped "A.R.S." set;

THENCE South 60 degrees 59 minutes 03 seconds East, for a distance of 5.00 feet, to a 5/8" iron rod with yellow plastic cap stamped "A.R.S." set;

THENCE South 26 degrees 36 minutes 56 seconds West, for a distance of 238.79 feet, to a 5/8" iron rod with yellow plastic cap stamped "A.R.S." set;

THENCE South 60 degrees 59 minutes 03 seconds East, for a distance of 5.00 feet, to a 5/8" iron rod with yellow plastic cap stamped "A.R.S." set in the northwesterly line of a 65' Permanent Access & Drainage Easement, as evidenced by deed recorded in Volume 17294, Page 235 of the Deed Records, Tarrant County, Texas;

THENCE South 29 degrees 00 minutes 57 seconds West, along said northwesterly line, for a distance of 1690.99 feet, to a 5/8" iron rod with yellow plastic cap stamped "A.R.S." set in the east line of POYNTER CROSSING ADDITION, an addition to the City of Fort Worth, as evidenced by plat recorded in Cabinet A, Slide 8598 of the Plat Records, Tarrant County, Texas, same being the southwest line of the aforementioned tract 1;

McCart Avenue/McPherson Boulevard
Parcel No. 3C-TCE
Temporary Construction Easement
56,872 sq.ft. (1.306 acres)
J.H. Duncan Survey, Abstract No. 398

THENCE North 01 degrees 00 minutes 50 seconds West, departing said northwesterly line, along said east and southwest lines, for a distance of 29.97 feet, to a 5/8" iron rod with yellow plastic cap stamped "A.R.S." set;

THENCE North 29 degrees 00 minutes 57 seconds East, departing said east and southwest lines, for a distance of 505.04 feet, to a 5/8" iron rod with yellow plastic cap stamped "A.R.S." set;

THENCE North 60 degrees 59 minutes 03 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 29 degrees 00 minutes 57 seconds East, for a distance of 160.00 feet, to a 5/8" iron rod with yellow plastic cap stamped "A.R.S." set;

THENCE South 60 degrees 59 minutes 03 seconds East, for a distance of 10.00 feet, to a 5/8" iron rod with yellow plastic cap stamped "A.R.S." set;

THENCE North 29 degrees 00 minutes 57 seconds East, for a distance of 970.00 feet, to a 5/8" iron rod with yellow plastic cap stamped "A.R.S." set;

THENCE North 13 degrees 40 minutes 55 seconds East, for a distance of 415.79 feet, to a 5/8" iron rod with yellow plastic cap stamped "A.R.S." set;

THENCE North 28 degrees 50 minutes 24 seconds East, for a distance of 26.21 feet, to a 5/8" iron rod with yellow plastic cap stamped "A.R.S." set in the southeast line of the aforementioned 14.887 McCART AND RISINGER, L.P., same being the northeast line of the aforementioned tract 1;

THENCE South 69 degrees 10 minutes 26 seconds East, along said northeast and southeast lines, for a distance of 107.99 feet, to the **POINT OF BEGINNING** and containing 56,872 square feet (1.306 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.



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

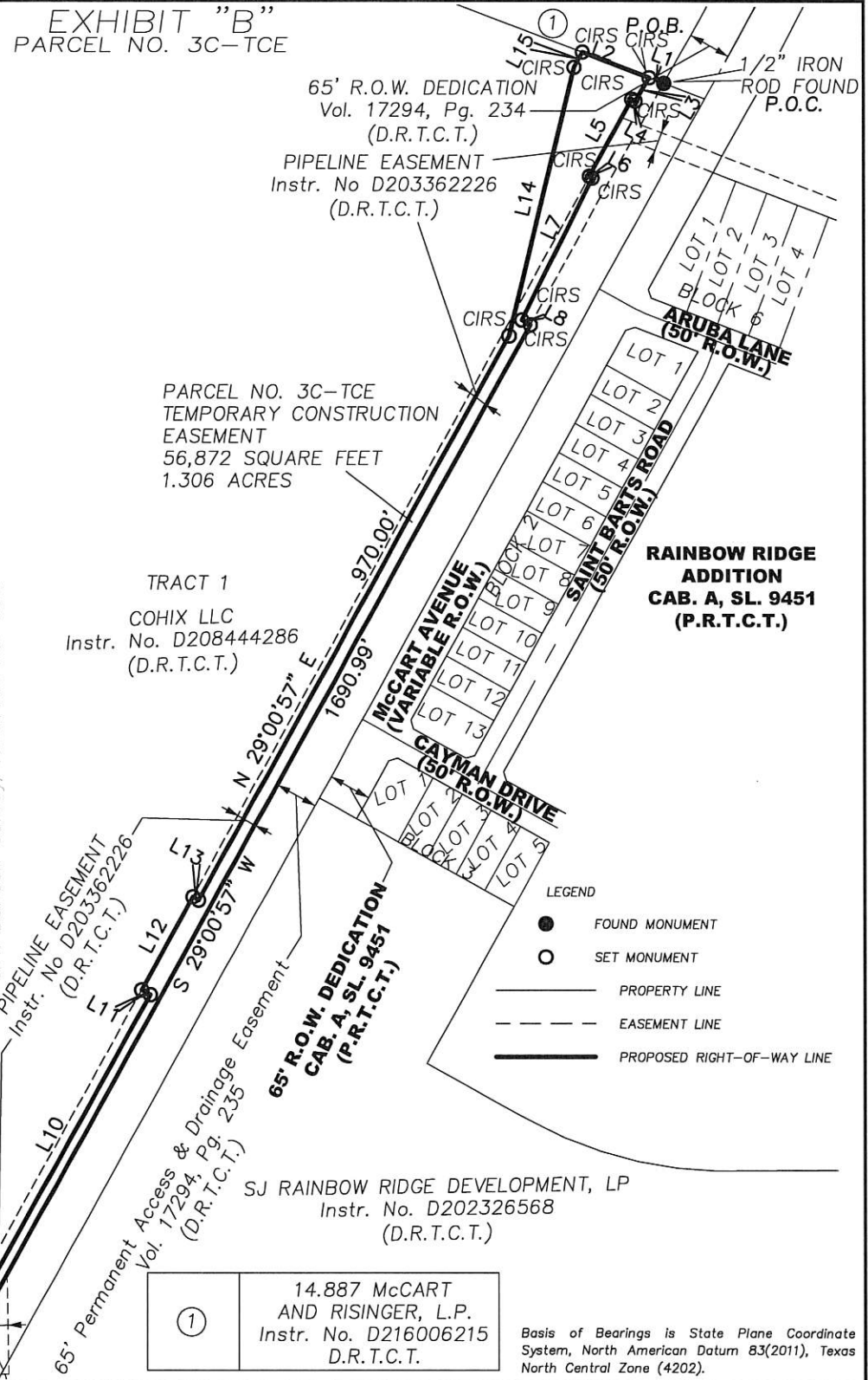
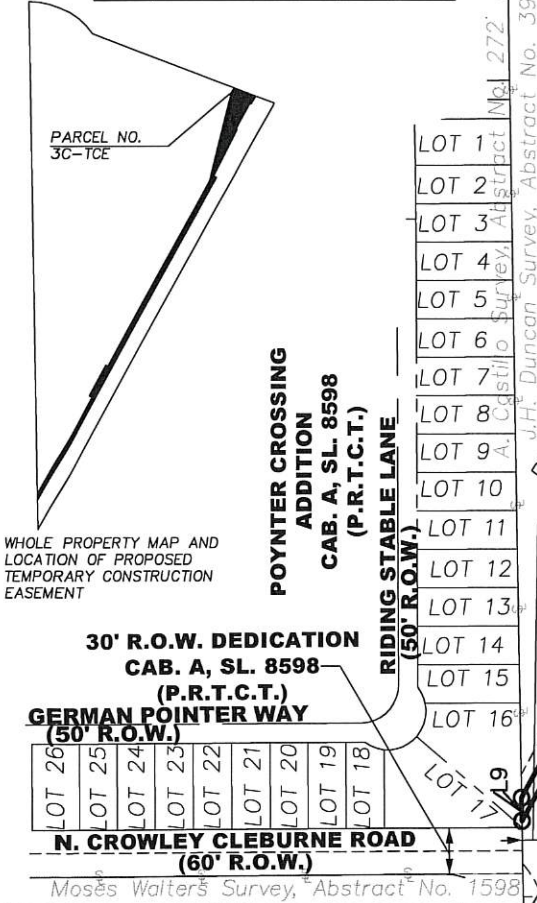
ARS Engineers, Inc.
12801 N. Central Expressway
Suite 1250
Dallas, Texas 75243



EXHIBIT "B"
PARCEL NO. 3C-TCE

SCALE: 1" = 250'

LINE	BEARING	DISTANCE
L1	N 69°10'26" W	23.33'
L2	S 69°10'26" E	107.99'
L3	S 31°32'24" W	41.01'
L4	N 60°55'26" W	5.00'
L5	S 29°02'12" W	133.03'
L6	S 60°59'03" E	5.00'
L7	S 26°36'56" W	238.79'
L8	S 60°59'03" E	15.00'
L9	N 01°00'50" W	29.97'
L10	N 29°00'57" E	505.04'
L11	N 60°59'03" W	15.00'
L12	N 29°00'57" E	160.00'
L13	S 60°59'03" E	10.00'
L14	N 13°40'55" E	415.79'
L15	N 28°50'24" E	26.21'



CITY OF FORT WORTH
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 FORT WORTH, TEXAS 76102



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

PARCEL NO. 3C-TCE TEMPORARY CONSTRUCTION EASEMENT

APPARENT OWNER: COHIX LLC

ACQUISITION AREA: 56,872 SQUARE FEET (1.306 ACRES) J.H. DUNCAN SURVEY, ABSTRACT NO. 398

Filename: P:\30215010 McCart Bridgefarmer-CFWEASEMENTS\parcel 3C-TCE.dwg

Project No. 30215010

Date: Thursdav, May 04, 2017 Time: 10:50 AM Plotted by: Cody

EXHIBIT "B" SHEET: 1 OF 1



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

Lot: 3C-TCE , Block: 1, Type: LOT

PNT# Bearing Distance Northing Easting

397 POB 6908529.83 2315683.76

S 69°10'26" E 107.99

398 6908491.44 2315784.70

S 31°32'24" W 41.01

399 6908456.49 2315763.25

N 60°55'26" W 5.00

400 6908458.92 2315758.88

S 29°02'12" W 133.03

401 6908342.61 2315694.31

S 60°59'03" E 5.00

402 6908340.18 2315698.68

S 26°36'56" W 238.79

403 6908126.70 2315591.70

S 60°59'03" E 15.00

404 6908119.42 2315604.82

S 29°00'57" W 1690.99

405 6906640.67 2314784.60

N 01°00'50" W 29.97

406 6906670.64 2314784.07

N 29°00'57" E 505.04

407 6907112.29 2315029.04

N 60°59'03" W 15.00

408 6907119.56 2315015.92

N 29°00'57" E 160.00

409 6907259.48 2315093.53

S 60°59'03" E 10.00

410 6907254.63 2315102.28

N 29°00'57" E 970.00

411 6908102.88 2315572.78

N 13°40'55" E 415.79

412 6908506.87 2315671.12

N 28°50'24" E 26.21

413 6908529.83 2315683.77

Closure Error Distance> 0.0043 Error Bearing> S 72°40'27" W

Closure Precision> 1 in 1007101.3 Total Distance> 4368.82

Area: 56872 Sq. Feet, 1.306 Acres