

McCart Avenue/McPherson Boulevard
Parcel No. 7-TCE-1
Temporary Construction Easement
10,132 sq. ft. (0.2326 acres)
Moses Walters Survey, Abstract No. 1598

EXHIBIT "A"

BEING a 10,132 square foot (0.2326 acre) tract of land situated in the Moses Walters Survey, Abstract Number 1598, same being a portion that certain tract of land described to MENG ZHU-SHEN, by deed recorded in Instrument Number D216268349 of the Deed Records, Tarrant County, Texas, and being more particularly described by metes and bounds as follows:

COMMENCING at a 5/8-inch iron rod with "ARS ENGINEERS" cap found for the easterly corner of said MENG-ZHU SHEN tract, same being the northernmost corner of that certain tract of land described to COHIX LLC, as TRACT 2, by deed recorded in Instrument Number D208444286 Deed Records, Tarrant County, Texas, further being in the southerly right-of-way line of CROWLEY CLEBURNE ROAD (60-foot right-of-way);

THENCE South 47 degrees 16 minutes 28 seconds West, departing said southerly right-of-way line for a distance of 1,105.92 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 (variable width right-of-way), and the beginning of a non-tangent circular curve to the left, having a radius of 399.00 feet, and a chord which bears South 41 degrees 20 minutes 23 seconds West, for a distance of 435.40 feet,

THENCE in a Southwesterly direction, along said northwest right-of-way line of McCart Avenue, and along said curve through a central angle of 66 degrees 08 minutes 00 seconds, for an arc distance of 460.54 feet, to a 5/8-inch iron rod with yellow plastic cap stamped "A.R.S." set for the point of tangency;

THENCE South 81 degrees 43 minutes 37 seconds West, continuing along said northwest right-of-way line of McCart Avenue, for a distance of 54.03 feet, to a 5/8-inch iron rod with yellow plastic cap stamped "A.R.S." set for a corner;

THENCE North 81 degrees 43 minutes 37 seconds West, departing said northwest right-of-way line, for a distance of 13.00 feet, to a 5/8-inch iron rod with yellow plastic cap stamped "A.R.S." set for a corner;

THENCE North 04 degrees 23 minutes 08 seconds East, for a distance of 62.88 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 348.00 feet, and a chord which bears North 37 degrees 43 minutes 26 seconds East, for a distance of 382.51 feet;

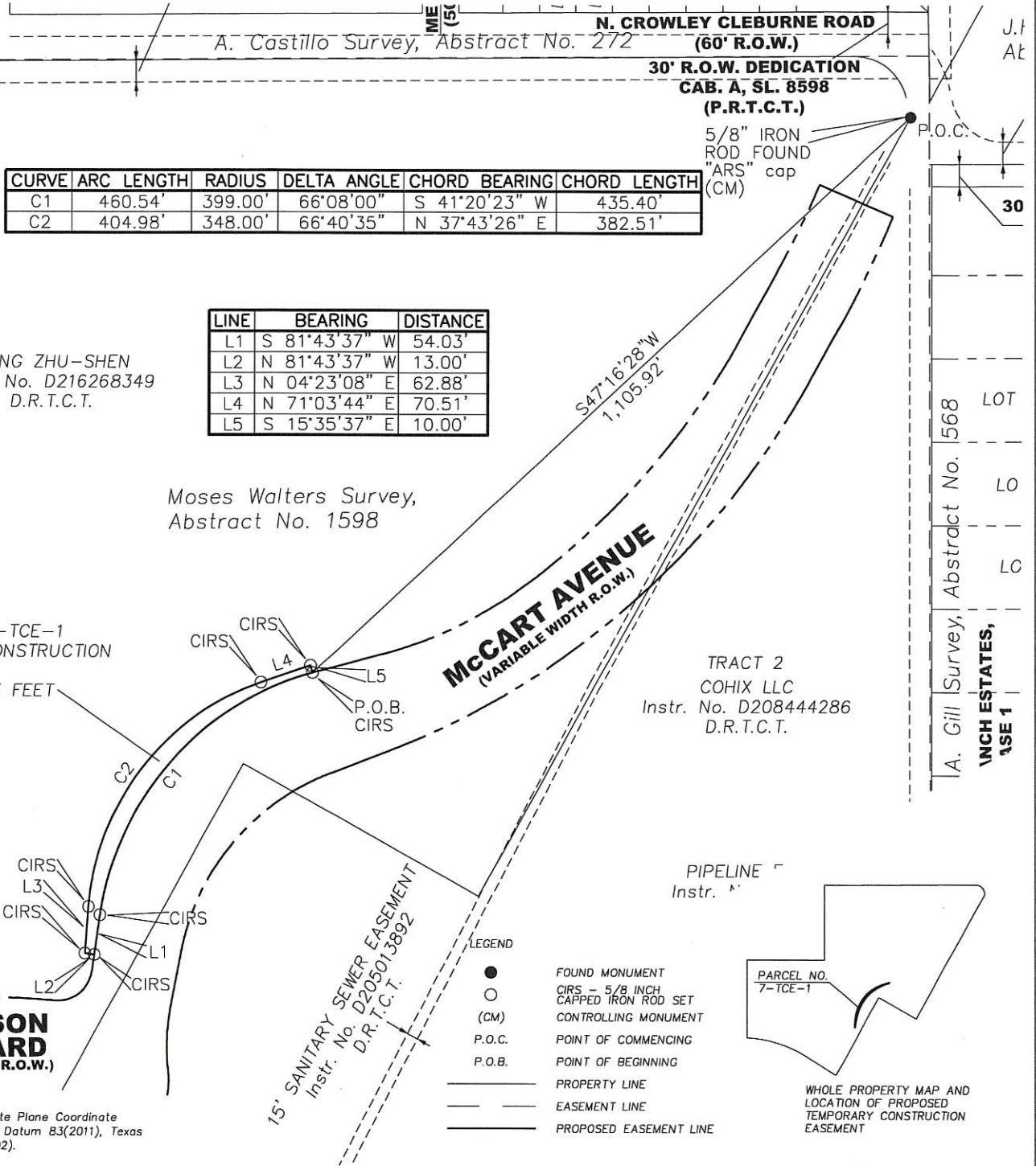
THENCE in a Northeasterly direction, and along said curve through a central angle of 66 degrees 40 minutes 35 seconds, for an arc distance of 404.98 feet, to a 5/8-inch iron rod with yellow plastic cap stamped "A.R.S." set for corner;

THENCE North 71 degrees 03 minutes 44 seconds East, for a distance of 70.51 feet, to a 5/8" iron rod with yellow plastic cap stamped "A.R.S." set for a corner;

THENCE South 15 degrees 35 minutes 37 seconds East, for a distance of 10.00 feet, to the **POINT OF BEGINNING** and containing 10,132 square feet (0.2326 acres) of land, more or less.

EXHIBIT "B"
PARCEL NO. 7-TCE-1

SCALE: 1" = 200'



CURVE	ARC LENGTH	RADIUS	DELTA ANGLE	CHORD BEARING	CHORD LENGTH
C1	460.54'	399.00'	66°08'00"	S 41°20'23" W	435.40'
C2	404.98'	348.00'	66°40'35"	N 37°43'26" E	382.51'

LINE	BEARING	DISTANCE
L1	S 81°43'37" W	54.03'
L2	N 81°43'37" W	13.00'
L3	N 04°23'08" E	62.88'
L4	N 71°03'44" E	70.51'
L5	S 15°35'37" E	10.00'

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

Moses Walters Survey,
Abstract No. 1598

PARCEL NO. 7-TCE-1
TEMPORARY CONSTRUCTION
EASEMENT
10,132 SQUARE FEET
0.2326 ACRES

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

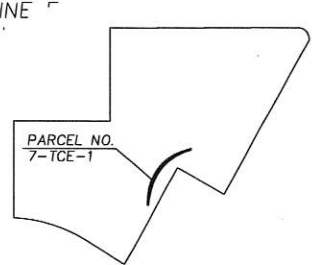
McCART AVENUE
(VARIABLE WIDTH R.O.W.)

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

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

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

- 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

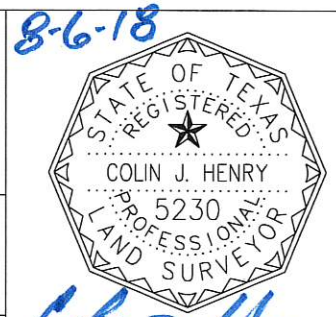


WHOLE PROPERTY MAP AND
LOCATION OF PROPOSED
TEMPORARY CONSTRUCTION
EASEMENT

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. 7-TCE-1	TEMPORARY CONSTRUCTION EASEMENT
APPARENT OWNER: MENG ZHU-SHEN	
ACQUISITION AREA: 10,132 SQUARE FEET (0.2326 ACRES)	MOSES WALTERS SURVEY, ABSTRACT NO. 1598
Filename: Parcel 7-TCE-1.Dwg	Project No. 30215010
Date: Time: Plotted by:	

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