

McCart Avenue/McPherson Boulevard
Parcel No. 12-TCE-2
Temporary Construction Easement
20,369 sq.ft. (0.468 acres)
Moses Walters Survey, Abstract No. 1598

EXHIBIT "A"

BEING a 20,369 square foot (0.468 acre) tract of land situated in the Moses Walters Survey, Abstract No. 1598, same being a portion 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, and being more particularly described by metes and bounds as follows:

COMMENCING at the southeast corner of said Forestar (USA) Real Estate Group Inc. tract of land, 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 1,263.30 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 86 degrees 59 minutes 46 seconds West, along the north and south lines of said tracts 3 and M160, for a distance of 60.15 feet, to a 5/8" iron rod with yellow plastic cap stamped "A.R.S." set;

THENCE North 07 degrees 04 minutes 24 seconds East, departing said north and south lines, 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;

THENCE 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;

THENCE 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;

THENCE 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 the northeasterly line of the aforementioned Forestar (USA) Real Estate Group Inc. tract of land, same being the southwesterly line 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 of Tarrant County, Texas;

THENCE South 58 degrees 43 minutes 58 seconds East, along northeasterly line of the aforementioned Forestar (USA) Real Estate Group Inc. tract of land, same being the southwesterly line of the remainder of tract 3 of said COHIX LLC tract of land, for a distance of 20.59 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 28 degrees 00 minutes 46 seconds East, for a distance of 128.97 feet;

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THENCE along said curve to the left, through a central angle of 08 degrees 43 minutes 20 seconds, for an arc length of 129.09 feet, to a 5/8" iron rod with yellow plastic cap stamped "A.R.S." set;

THENCE South 32 degrees 22 minutes 26 seconds East, 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 South 29 degrees 08 minutes 03 seconds East, for a distance of 107.60 feet;

THENCE along said curve to the right, through a central angle of 06 degrees 28 minutes 45 seconds, for an arc length of 107.66 feet, to a 5/8" iron rod with yellow plastic cap stamped "A.R.S." set;

THENCE North 64 degrees 06 minutes 19 seconds East, for a distance of 10.00 feet, to a 5/8" iron rod with yellow plastic cap stamped "A.R.S." set for the beginning of a curve to the right, having a radius of 962.00 feet and a chord which bears South 11 degrees 14 minutes 00 seconds East, for a distance of 486.97 feet;

THENCE along said curve to the right, through a central angle of 29 degrees 19 minutes 37 seconds, for an arc length of 492.40 feet, to a 5/8" iron rod with yellow plastic cap stamped "A.R.S." set;

THENCE South 87 degrees 06 minutes 12 seconds East, for a distance of 40.05 feet, to a 5/8" iron rod with yellow plastic cap stamped "A.R.S." set;

THENCE South 07 degrees 04 minutes 24 seconds West, for a distance of 80.20 feet to the **POINT OF BEGINNING** and containing 20,369 square feet (0.468 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. 12-TCE-2

TRACT 2

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

TRACT 3

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

LINE	BEARING	DISTANCE
L1	N 86°59'46" W	60.15'
L2	N 07°04'24" E	20.46'
L3	N 32°22'26" W	155.51'
L4	S 58°43'58" E	20.59'
L5	S 32°22'26" E	155.51'
L6	N 64°06'19" E	10.00'
L7	S 87°06'12" E	40.05'
L8	S 07°04'24" W	80.20'

SCALE: 1" = 250'

Δ = 09°50'42"
R = 860.00'
L = 147.77'
CB = N27°27'05"W
LC = 147.59'

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

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

Δ = 39°26'50"
R = 940.00'
L = 647.18'
CB = N12°39'01"W
LC = 634.47'

PARCEL NO. 12-TCE-2
TEMPORARY CONSTRUCTION
EASEMENT
20,369 SQUARE FEET
0.468 ACRES

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

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

Δ = 6°28'45"
R = 952.00'
L = 107.66'
CB = S 29°08'03" E
LC = 107.60'

Δ = 29°19'37"
R = 962.00'
L = 492.40'
CB = S 11°14'00" E
LC = 486.97'

PARCEL NO.
12A-TCE-2

WHOLE PROPERTY MAP AND
LOCATION OF PROPOSED
TEMPORARY
CONSTRUCTION EASEMENT

1/2" IRON
ROD FOUND
(CM)

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

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. 12-TCE-2 TEMPORARY CONSTRUCTION EASEMENT

APPARENT OWNER: Forestar (USA) Real Estate Group Inc.

ACQUISITION AREA: 20,369 SQUARE FEET (0.468 ACRES)

Filename: Parcel 12-TCE-2

Date: Time: Plotted by:

MOSES WALTERS SURVEY, ABSTRACT NO. 1598

Project No. 30215010

EXHIBIT "B" SHEET: 1 OF 1



Dustin D. Davison 11-16-2021

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

<* 146 \$ Parcel Closure Report: 12-TCE2

<* 147 \$ -----

<* 148 \$ Start Coordinates, North: 6902676.681 East: 2313531.510 Name: 141

<* 149 \$ Line: N $86^{\circ}59'46''$ W Dist.: 60.152 PtNum: 131

<* 150 \$ Line: N $7^{\circ}04'24''$ E Dist.: 20.462

<* 151 \$ Curve: 59 Rad.: 940.000 Delta: $39^{\circ}26'50''$ lft. Arc: 647.176

<* 152 \$ Degree: $6^{\circ}05'43''$ Tan.: 337.007 Mid Ord.: 55.149 Ext. 58.586

<* 153 \$ Chord Bearing: N $12^{\circ}39'01''$ W Chord Dist.: 634.470

<* 154 \$ Line: N $32^{\circ}22'26''$ W Dist.: 155.513

<* 155 \$ Curve: 60 Rad.: 860.000 Delta: $9^{\circ}50'42''$ rt. Arc: 147.771

<* 156 \$ Degree: $6^{\circ} 39' 44''$ Tan.: 74.068 Mid Ord.: 3.172 Ext. 3.184

<* 157 \$ Chord Bearing: N $27^{\circ} 27' 05''$ W Chord Dist.: 147.589

<* 158 \$ Line: S $58^{\circ} 43' 58''$ E Dist.: 20.592

<* 159 \$ Curve: 61 Rad.: 848.000 Delta: $8^{\circ} 43' 20''$ lft. Arc: 129.092

<* 160 \$ Degree: $6^{\circ} 45' 24''$ Tan.: 64.671 Mid Ord.: 2.455 Ext. 2.462

<* 161 \$ Chord Bearing: S $28^{\circ} 00' 46''$ E Chord Dist.: 128.967

<* 162 \$ Line: S $32^{\circ} 22' 26''$ E Dist.: 155.513

<* 163 \$ Curve: 62 Rad.: 952.000 Delta: $6^{\circ} 28' 45''$ rt. Arc: 107.657

<* 164 \$ Degree: $6^{\circ} 01' 06''$ Tan.: 53.886 Mid Ord.: 1.521 Ext. 1.524

<* 165 \$ Chord Bearing: S $29^{\circ} 08' 03''$ E Chord Dist.: 107.599

<* 166 \$ Line: N $64^{\circ} 06' 19''$ E Dist.: 10.000

<* 167 \$ Curve: 63 Rad.: 962.000 Delta: $29^{\circ} 19' 37''$ rt. Arc: 492.402

<* 168 \$ Degree: $5^{\circ} 57' 21''$ Tan.: 251.721 Mid Ord.: 31.333 Ext. 32.388

<* 169 \$ Chord Bearing: S $11^{\circ} 13' 52''$ E Chord Dist.: 487.044

<* 170 \$ Line: S $87^{\circ} 06' 12''$ E Dist.: 40.048 PtNum: 148

<* 171 \$ Line: S $7^{\circ} 04' 24''$ W Dist.: 80.202

<* 172 \$ End Coordinates, North: 6902676.681 East: 2313531.510

<* 173 \$ Error North: 0.000 Error East: -0.000

<* 174 \$ Error Direction: S $17^{\circ} 42' 21''$ E Total Distance Error: 0.000

<* 175 \$ Error of Closure Greater than 1/10,000,000.00

<* 176 \$ Perimeter: 2066.580

<* 177 \$ Area: sq. Feet: 20369.001 Acres: 0.468