

McCart Avenue/McPherson Boulevard
Parcel No. 7-DE-1
Drainage Easement
29,610 sq. ft. (0.6798 acres)
Moses Walters Survey, Abstract No. 1598

EXHIBIT "A"

BEING a 29,610 square foot (0.6798 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 1/2-inch iron rod with yellow plastic cap stamped "TQ BURKS 5509" found for the most westerly south corner 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, same point being a south re-entrant corner of Tract 3 of said COHIX LLC, tracts;

THENCE North 16 degrees 18 minutes 09 seconds West, for a distance of 1,097.23 feet, to a 5/8-inch iron rod with yellow plastic cap stamped "A.R.S." set for the westerly north corner of said Tract 2 and being on the common northeast line of said Tract 3 and a southwest line of said Meng Zhu-Shen tract, and being the beginning of a non-tangent circular curve to the left, having a radius of 1,000.00 feet, and a chord which bears North 71 degrees 10 minutes 21 seconds West, for a distance of 258.94 feet;

THENCE in a Northwesterly direction, and along said common line and along said curve, through a central angle of 14 degrees 52 minutes 41 seconds, for an arc distance of 259.67 feet, to a 5/8-inch iron rod with yellow plastic cap stamped "A.R.S." set for corner and the **POINT OF BEGINNING** of the herein described tract of land, said point being on the north right-of-way line of McPherson Boulevard (variable width right-of-way);

THENCE North 00 degrees 23 minutes 36 seconds West, departing said common line and said north right-of-way line, for a distance of 38.00 feet, to a 5/8-inch iron rod with yellow plastic cap stamped "A.R.S." set for corner;

THENCE North 89 degrees 36 minutes 24 seconds East, for a distance of 136.82 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 1,139.00 feet, and a chord which bears North 85 degrees 04 minutes 32 seconds East, for a distance of 179.96 feet;

THENCE in an Easterly direction, along said curve, through a central angle of 09 degrees 03 minutes 43 seconds, for an arc distance of 180.15 feet, to a 5/8-inch iron rod with yellow plastic cap stamped "A.R.S." set for the point of tangency;

THENCE North 80 degrees 32 minutes 41 seconds East, for a distance of 76.84 feet, to a 5/8-inch iron rod with yellow plastic cap stamped "A.R.S." set at the beginning of a tangent circular curve to the right, having a radius of 1,289.00 feet, and a chord which bears North 87 degrees 42 minutes 20 seconds East, for a distance of 321.37 feet;

THENCE in an Easterly direction, along said curve, through a central angle of 14 degrees 19 minutes 19 seconds, for an arc distance of 322.21 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. 7-DE-1
Drainage Easement
29,610 sq. ft. (0.6798 acres)
Moses Walters Survey, Abstract No. 1598

THENCE North 51 degrees 34 minutes 11 seconds East, for a distance of 12.34 feet, to a 5/8-inch iron rod with yellow plastic cap stamped "A.R.S." set for corner;

THENCE North 08 degrees 16 minutes 23 seconds East, for a distance of 22.09 feet, to a 5/8-inch iron rod with yellow plastic cap stamped "A.R.S." set for corner;

THENCE South 81 degrees 43 minutes 37 seconds East, for a distance of 38.00 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 McCart Avenue (variable width right-of-way);

THENCE South 08 degrees 16 minutes 23 seconds West, along said northwest right-of-way line, for a distance of 22.09 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 47.00 feet, and a chord which bears South 51 degrees 34 minutes 11 seconds West, for a distance of 64.46 feet;

THENCE in a Southerly and Westerly direction, and departing said northwest right-of-way line and along a radial corner clip at the intersection of said northwest right-of-way line with the north right-of-way line of said McPherson Boulevard, and along said curve, through a central angle of 86 degrees 35 minutes 37 seconds, for an arc distance of 71.03 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 1,251.00 feet, and a chord which bears South 87 degrees 42 minutes 20 seconds West, for a distance of 311.89 feet;

THENCE in a Westerly direction, and along the north right-of-way line of said McPherson Boulevard and along said curve, through a central angle of 14 degrees 19 minutes 19 seconds, for an arc distance of 312.71 feet, to a 5/8-inch iron rod with yellow plastic cap stamped "A.R.S." set for the point of tangency;

THENCE South 80 degrees 32 minutes 41 seconds West, continuing along the north right-of-way line of said McPherson Boulevard for a distance of 76.84 feet, to a 5/8-inch iron rod with yellow plastic cap stamped "A.R.S." set at the beginning of a tangent circular curve to the right, having a radius of 1,177.00 feet, and a chord which bears South 85 degrees 04 minutes 32 seconds West, for a distance of 185.96 feet;

THENCE in a Westerly direction, continuing along the north right-of-way line of said McPherson Boulevard and along said curve, through a central angle of 09 degrees 03 minutes 43 seconds, for an arc distance of 186.16 feet, to a 5/8-inch iron rod with yellow plastic cap stamped "A.R.S." set for the point of tangency;

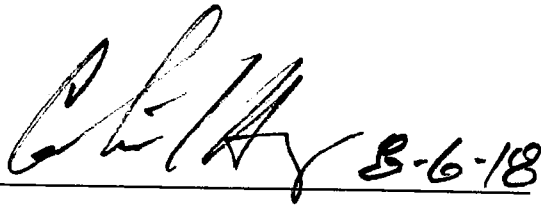
THENCE South 89 degrees 36 minutes 24 seconds West, continuing along the north right-of-way line of said McPherson Boulevard, for a distance of 136.82 feet to the **POINT OF BEGINNING** and containing 29,610 square feet (0.6798 acres) of land, more or less.

McCart Avenue/McPherson Boulevard
Parcel No. 7-DE-1
Drainage Easement
29,610 sq. ft. (0.6798 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.

 8-6-18

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. 7-DE-1

CURVE	ARC LENGTH	RADIUS	DELTA ANGLE	CHORD BEARING	CHORD LENGTH
C1	259.67'	1000.00'	14°52'41"	N 71°10'21" W	258.94'
C2	180.15'	1139.00'	09°03'43"	N 85°04'32" E	179.96'
C3	322.21'	1289.00'	14°19'19"	N 87°42'20" E	321.37'
C4	71.03'	47.00'	86°35'37"	S 51°34'11" W	64.46'
C5	312.71'	1251.00'	14°19'19"	S 87°42'20" W	311.89'
C6	186.16'	1177.00'	09°03'43"	S 85°04'32" W	185.96'

SCALE: 1" = 120'

LEGEND

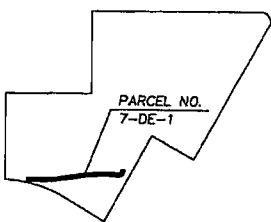
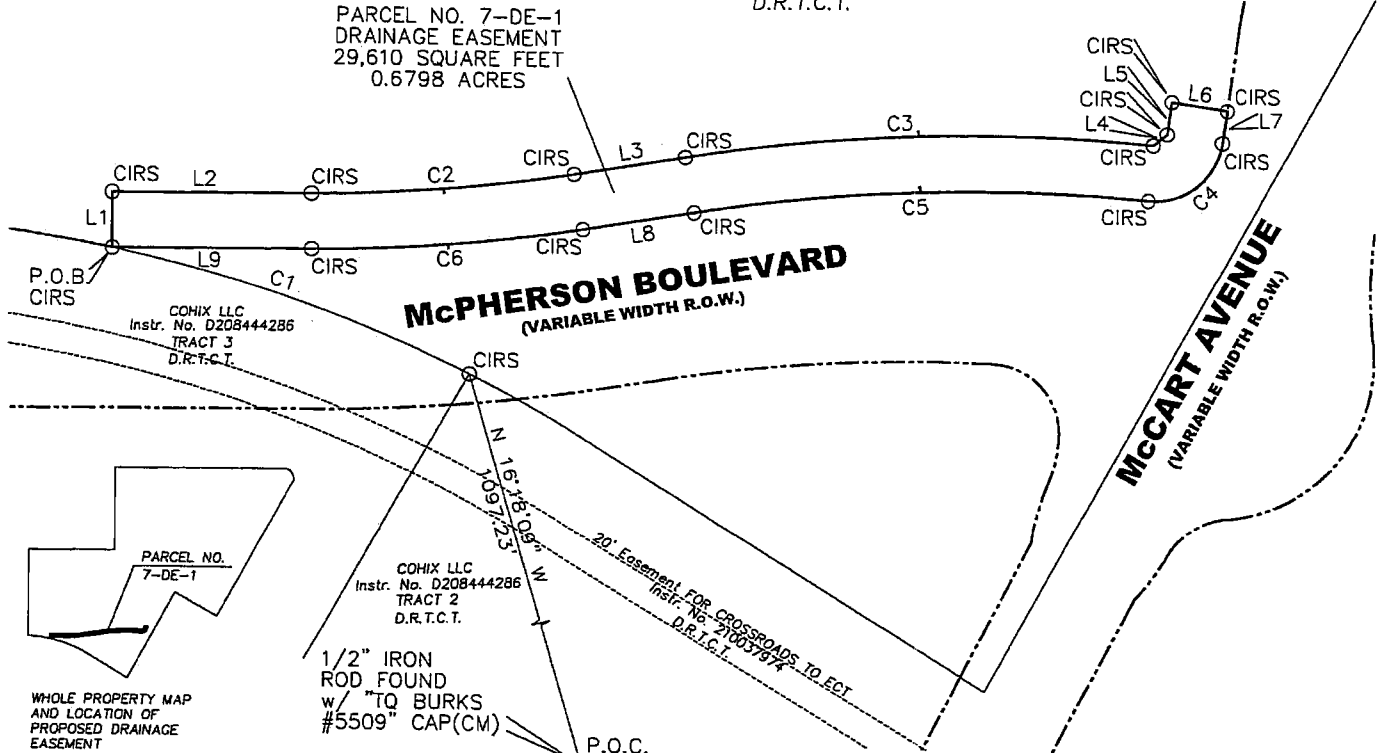
- FOUND MONUMENT
- CIRS - 5/8 INCH CAPPED IRON ROD SET
- (CM) CONTROLLING MONUMENT
- P.O.C. POINT OF COMMENCING
- P.O.B. POINT OF BEGINNING
- PROPERTY LINE
- - - - - EASEMENT LINE
- PROPOSED EASEMENT LINE

LINE	BEARING	DISTANCE
L1	N 00°23'36" W	38.00'
L2	N 89°36'24" E	136.82'
L3	N 80°32'41" E	76.84'
L4	N 51°34'11" E	12.34'
L5	N 08°16'23" E	22.09'
L6	S 81°43'37" E	38.00'
L7	S 08°16'23" W	22.09'
L8	S 80°32'41" W	76.84'
L9	S 89°36'24" W	136.82'

Moses Walters Survey,
 Abstract No. 1598

MENG ZHU-SHEN
 Instr. No. D214263992
 D.R.T.C.T.

PARCEL NO. 7-DE-1
 DRAINAGE EASEMENT
 29,610 SQUARE FEET
 0.6798 ACRES



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).

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-DE-1	DRAINAGE EASEMENT DEDICATION
APPARENT OWNER: MENG ZHU-SHEN	
ACQUISITION AREA: 29,610 SQUARE FEET (0.6798 ACRES)	MOSES WALTERS SURVEY, ABSTRACT NO. 1598
Filename: Parcel 7-DE-1.Dwg	Project No. 30215010
Date: Time: Plotted by:	

8-6-18

STATE OF TEXAS
 REGISTERED
 COLIN J. HENRY
 5230
 PROFESSIONAL
 LAND SURVEYOR

Colin J. Henry

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