

McCart Avenue/McPherson Boulevard
Parcel No. 12-TCE-1
Temporary Construction Easement
16,321 sq.ft. (0.375 acres)
Moses Walters Survey, Abstract No. 1598

EXHIBIT "A"

BEING a 16,321 square foot (0.375 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 1,403.65 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, continuing along said common line, 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 common line, for a distance of 80.20 feet, to a 5/8" iron rod with yellow plastic cap stamped "A.R.S." set;

THENCE 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;

THENCE 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;

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 952.00 feet and a chord which bears North 23 degrees 57 minutes 08 seconds West, for a distance of 278.86 feet;

THENCE 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 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;

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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 17.66 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 South 24 degrees 20 minutes 40 seconds East, for a distance of 262.60 feet;

THENCE along said curve to the left, through a central angle of 16 degrees 03 minutes 32 seconds, for an arc length of 263.46 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 860.00 feet and a chord which bears South 12 degrees 39 minutes 01 seconds East, for a distance of 580.47 feet;

THENCE along said curve to the right, through a central angle of 39 degrees 26 minutes 50 seconds, for an arc length of 592.10 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 26.15 feet, to the **POINT OF BEGINNING** and containing 16,321 square feet (0.375 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.

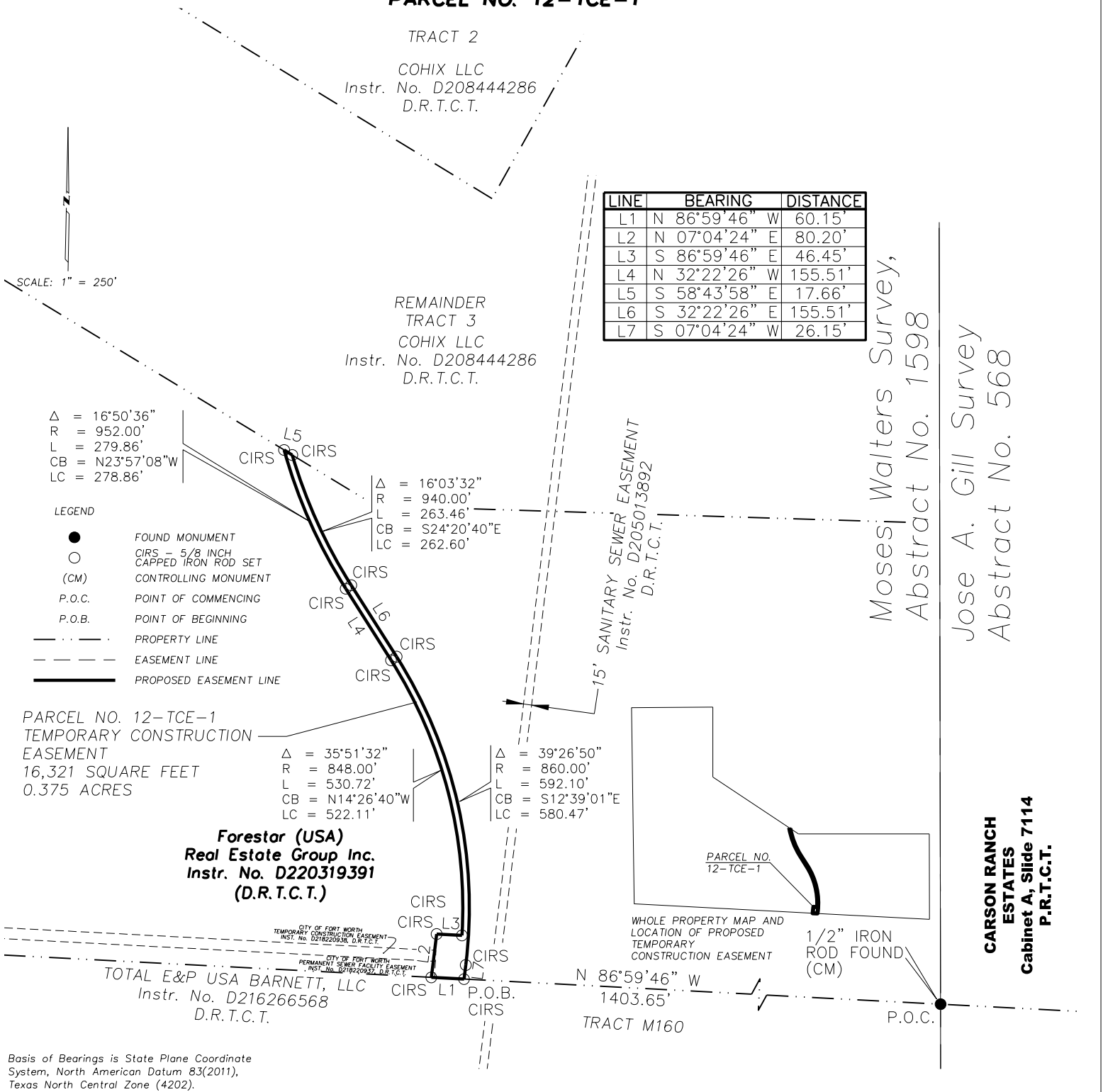
Dustin D. Davison, R.P.L.S.
Texas Registration No. 6451

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



11-16-2021

EXHIBIT "B" PARCEL NO. 12-TCE-1



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. 12-TCE-1 TEMPORARY CONSTRUCTION EASEMENT

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

ACQUISITION AREA: 16,321 SQUARE FEET (0.375 ACRES)

Filename: 12A-TCE-1

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

<* 178 \$ Parcel Closure Report: 12-TCE1

<* 179 \$ -----

<* 180 \$ Start Coordinates, North: 6902684.036 East: 2313391.349 Name: 132

<* 181 \$ Line: N $86^{\circ} 59' 46''$ W Dist.: 60.152 PtNum: 149

<* 182 \$ Line: N $7^{\circ} 04' 24''$ E Dist.: 80.202 PtNum: 150

<* 183 \$ Line: S $86^{\circ} 59' 46''$ E Dist.: 46.454

<* 184 \$ Curve: 55 Rad.: 848.000 Delta: $35^{\circ} 51' 32''$ lft. Arc: 530.725

<* 185 \$ Degree: $6^{\circ} 45' 24''$ Tan.: 274.377 Mid Ord.: 41.182 Ext. 43.284

<* 186 \$ Chord Bearing: N $14^{\circ} 26' 40''$ W Chord Dist.: 522.105

<* 187 \$ Line: N $32^{\circ} 22' 26''$ W Dist.: 155.513

<* 188 \$ Curve: 56 Rad.: 952.000 Delta: $16^{\circ} 50' 36''$ rt. Arc: 279.862

<* 189 \$ Degree: $6^{\circ} 01' 06''$ Tan.: 140.948 Mid Ord.: 10.266 Ext. 10.377

<* 190 \$ Chord Bearing: $N 23^{\circ} 57' 08'' W$ Chord Dist.: 278.856

<* 191 \$ Line: $S 58^{\circ} 43' 58'' E$ Dist.: 17.658

<* 192 \$ Curve: 57 Rad.: 940.000 Delta: $16^{\circ} 03' 32''$ lft. Arc: 263.463

<* 193 \$ Degree: $6^{\circ} 05' 43''$ Tan.: 132.601 Mid Ord.: 9.215 Ext. 9.307

<* 194 \$ Chord Bearing: $S 24^{\circ} 20' 40'' E$ Chord Dist.: 262.601

<* 195 \$ Line: $S 32^{\circ} 22' 26'' E$ Dist.: 155.513

<* 196 \$ Curve: 58 Rad.: 860.000 Delta: $39^{\circ} 26' 50''$ rt. Arc: 592.097

<* 197 \$ Degree: $6^{\circ} 39' 44''$ Tan.: 308.325 Mid Ord.: 50.455 Ext. 53.600

<* 198 \$ Chord Bearing: S 12^ 39' 01" E Chord Dist.: 580.472

<* 199 \$ Line: S 7^ 04' 24" W Dist.: 26.154

<* 200 \$ End Coordinates, North: 6902684.036 East: 2313391.349

<* 201 \$ Error North: 0.000 Error East: -0.000

<* 202 \$ Error Direction: S 11^ 30' 14" E Total Distance Error: 0.000

<* 203 \$ Error of Closure Greater than 1/10,000,000.00

<* 204 \$ Perimeter: 2207.794

<* 205 \$ Area: sq. Feet: 16321.072 Acres: 0.375