

McCart Avenue/McPherson Boulevard
Parcel No. 7-ROW-2
Right-of-Way Dedication
215,221 sq. Ft. (4.941 acres)
Moses Walters Survey, Abstract No.1598

EXHIBIT "A"

BEING a 215,221 square foot (4.941 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 conveyed 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 29 degrees 09 seconds 31 minutes West, departing said southerly right-of-way line and along the common line of said MENG ZHU-SHEN and said TRACT 2, for a distance of 133.14 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 South 29 degrees 09 seconds 31 minutes West, continuing along said common line, for a distance of 591.51 feet, to a 5/8-inch iron rod with yellow plastic cap stamped "A.R.S" set for corner, and being the beginning of a non-tangent circular curve to the right, having a radius of 1,097.00 feet, and a chord which bears South 57 degrees 58 minutes 34 seconds West, for a distance of 421.89 feet, and being on the southeast right-of-way line of McCart Avenue (variable width right-of-way);

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 22 degrees 10 minutes 23 seconds, for an arc distance of 424.53 feet, to a 5/8-inch iron rod with yellow plastic cap stamped "A.R.S" set for the point of tangency;

THENCE South 69 degrees 03 minutes 46 seconds West, continuing along said southeast right-of-way line, for a distance of 80.27 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 327.00 feet, and a chord which bears South 63 degrees 54 minutes 48 seconds West, for a distance of 58.70 feet;

THENCE in a Southwesterly direction, continuing along said southeast right-of-way line and along said curve, through a central angle of 10 degrees 17 minutes 56 seconds, for an arc distance of 58.78 feet, to a 5/8-inch iron rod with yellow plastic cap stamped "A.R.S" set for corner in a northerly line of said TRACT 2, same being a southerly line of said MENG ZHU-SHEN tract;

THENCE North 60 degrees 47 minutes 44 seconds West, along the common line of said TRACT 2 and said MENG ZHU-SHEN tract, for a distance of 76.68 feet, to a 5/8-inch iron rod with yellow plastic cap stamped "A.R.S" set for a northerly corner of said TRACT 2, same being the easterly re-entrant corner of said MENG ZHU-SHEN tract;

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THENCE South 29 degrees 12 minutes 51 seconds West, along a common line of 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" found for the south corner of said MENG ZHU-SHEN tract, same being the westerly north re-entrant corner of said TRACT 2;

THENCE North 58 degrees 23 minutes 58 seconds West, along a common line of said TRACT 2 and said MENG ZHU-SHEN tract, for a distance of 19.32 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 McCart Avenue (80 foot right-of-way at this point);

THENCE North 27 degrees 40 minutes 45 seconds East, departing said common line and along said northwest right-of-way line, for a distance of 104.37 feet, to a 5/8-inch iron rod with yellow plastic cap stamped "A.R.S" set for the beginning of a non-tangent circular curve to the right, having a radius of 163.00 feet, and a chord which bears North 15 degrees 56 minutes 30 seconds East, for a distance of 42.70 feet;

THENCE in a Northeasterly direction, continuing along said northwest right-of-way line and along said curve, through a central angle of 15 degrees 03 minutes 05 seconds, for an arc distance of 42.82 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 87.00 feet, and a chord which bears North 12 degrees 34 minutes 00 seconds East, for a distance of 32.90 feet;

THENCE in a Northerly direction, continuing along said northwest right-of-way line and along said curve, through a central angle of 21 degrees 48 minutes 04 seconds, for an arc distance of 33.10 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 47.00 feet, and a chord which bears North 43 degrees 01 minutes 17 seconds West, for a distance of 66.10 feet;

THENCE in a Northerly and Westerly direction, departing said northwest right-of-way line and along the radial corner clip at the intersection of said northwest right-of-way line with the south right-of-way line of McPherson Boulevard (variable width right-of-way) and along said curve to the left, through a central angle of 89 degrees 22 minutes 31 seconds, for an arc distance of 73.31 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 1,135.00 feet, and a chord which bears South 86 degrees 25 minutes 04 seconds West, for a distance of 232.28 feet;

THENCE in a Westerly direction, along the south right-of-way line of McPherson Boulevard and along said curve, through a central angle of 11 degrees 44 minutes 47 seconds, for an arc distance of 232.69 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 south right-of-way line of McPherson Boulevard for a distance of 32.58 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 1,287.00 feet, and a chord which bears South 81 degrees 56 minutes 53 seconds West, for a distance of 63.04 feet;

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THENCE in a Westerly direction, continuing along the south right-of-way line of McPherson Boulevard and along said curve through a central angle of 02 degrees 48 minutes 25 seconds, for an arc distance of 63.05 feet, to a 5/8-inch iron rod with yellow plastic cap stamped "A.R.S" set for corner in a common line of aforementioned TRACT 2 and aforementioned MENG ZHU-SHEN tract, further 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 70 degrees 07 minutes 10 seconds West, for a distance of 295.34 feet;

THENCE in a Westerly direction, departing the south right-of-way line of McPherson Boulevard and along said common line and along said curve through a central angle of 16 degrees 59 minutes 02 seconds, for an arc distance of 296.42 feet, to a 5/8-inch iron rod with yellow plastic cap stamped "A.R.S" set for corner in the common line of said MENG ZHU-SHEN tract and TRACT 3 of the aforementioned COHIX LLC, tracts of land;

THENCE North 89 degrees 36 minutes 24 seconds East, departing said common line of MENG ZHU-SHEN tract and TRACT 3 and along the north right-of-way line of said McPherson Boulevard, 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 1,177.00 degrees, and a chord which bears North 85 degrees 04 minutes 32 seconds East, for a distance of 185.96 feet;

THENCE in an Easterly direction, continuing along the north right-of-way line of McPherson Boulevard and along said curve, through a central angle of 09 degrees 03 minutes 43 seconds, for an arc distance 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 North 80 degrees 62 minutes 41 seconds East, continuing along the north right-of-way line of 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 for beginning of a tangent circular curve to the right, having a radius of 1,251.00 feet, and a chord which bears North 87 degrees 42 minutes 20 seconds East, for a distance of 311.89 feet;

THENCE in an Easterly direction, continuing along the north right-of-way line of 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 reverse curvature of a tangent circular curve to the left, having a radius of 47.00 feet, and a chord which bears North 51 degrees 34 minutes 11 seconds East, for a distance of 64.46 feet;

THENCE in an Easterly and Northerly direction, departing said north right-of-way line and along the radial corner clip at the intersection of said north right-of-way line with the northwest right-of-way line of McCart Avenue (variable width right-of-way) 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 tangency;

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THENCE North 08 degrees 16 minutes 23 seconds East, along said northwest right-of-way line of McCart Avenue for a distance of 76.12 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 right, having a radius of 399.00 feet, and a chord which bears North 41 degrees 43 minutes 48 seconds East, for a distance of 439.94 feet;

THENCE in a Northeasterly direction, continuing along the northwest right-of-way line of McCart Avenue and along said curve, through a central angle of 66 degrees 54 minutes 49 seconds, for an arc distance of 465.98 feet, to a 5/8-inch iron rod with yellow plastic cap stamped "A.R.S" set for the point of tangency;

THENCE North 75 degrees 11 minutes 13 seconds East, continuing along the northwest right-of-way line of McCart Avenue for a distance of 91.00 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 577.00 feet, and a chord which bears North 64 degrees 37 minutes 00 seconds East, for a distance of 211.69 feet;

THENCE in a Northeasterly direction, continuing along the northwest right-of-way line of McCart Avenue and along said curve, through a central angle of 21 degrees 08 minutes 25 seconds, for an arc distance of 212.89 feet, to a 5/8-inch iron rod with yellow plastic cap stamped "A.R.S" set for corner at the beginning of a tangent circular curve to the left, having a radius of 1,027.00 feet, and a chord which bears North 41 degrees 31 minutes 57 seconds East, for a distance of 445.06 feet;

THENCE in a Northeasterly direction, continuing along the northwest right-of-way line of McCart Avenue and along said curve, through a central angle of 25 degrees 01 minute 41 seconds, for an arc distance of 448.62 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 the northwest right-of-way line of McCart Avenue for a distance of 102.34 feet, to a 5/8-inch iron rod with yellow plastic cap stamped "A.R.S" set for corner at the beginning of a tangent circular curve to the left, having a radius of 1,353.00 feet, and a chord which bears North 26 degrees 09 minutes 22 seconds East, for a distance of 135.13 feet;

THENCE in a Northeasterly direction, continuing along the northwest right-of-way line of McCart Avenue and along said curve, through a central angle of 05 degrees 43 minutes 30 seconds, for an arc distance of 135.19 feet, to a 5/8-inch iron rod with yellow plastic cap stamped "A.R.S" set for corner;

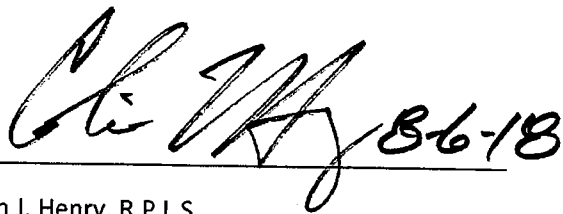
THENCE South 66 degrees 42 minutes 13 seconds East, departing said northwest right-of-way line, for a distance of 63.99 feet, to the **POINT OF BEGINNING** and containing 215,221 square feet (4.941 acres) of land, more or less.

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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.

A handwritten signature in black ink, appearing to read "Colin J. Henry 8-6-18", written over a horizontal line.

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

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

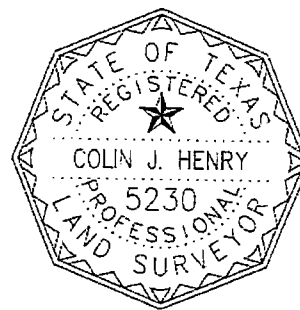


EXHIBIT "B"
PARCEL NO. 7-ROW-2

SCALE: 1" = 200'

CURVE	ARC LENGTH	RADIUS	DELTA ANGLE	CHORD BEARING	CHORD LENGTH
C7	424.53'	1097.00'	22°10'23"	S 57°58'34" W	421.89'
C8	58.78'	327.00'	10°17'56"	S 63°54'48" W	58.70'
C18	465.98'	399.00'	66°54'49"	N 41°43'48" E	439.94'
C19	212.89'	577.00'	21°08'25"	N 64°37'00" E	211.69'
C20	448.62'	1027.00'	25°01'41"	N 41°31'57" E	445.06'
C21	135.19'	1353.00'	5°43'30"	N 26°09'22" E	135.13'

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

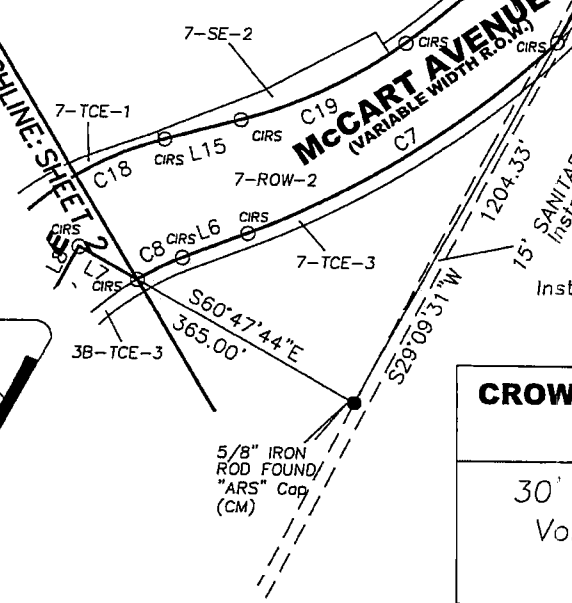
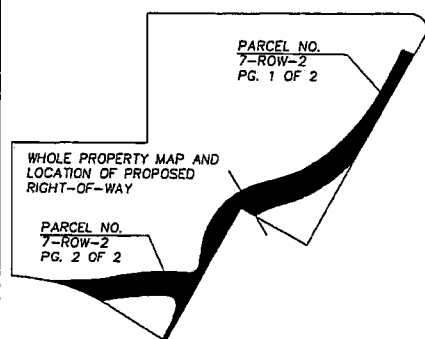
MENG ZHU-SHEN
Instr. No. D216268349
D.R.T.C.T.

PARCEL NO. 7-ROW-2
RIGHT-OF-WAY DEDICATION
215,221 SQUARE FEET
4.941 ACRES

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

- CIRS - 5/8 IRON ROD WITH YELLOW PLASTIC CAP STAMPED "ARS ENGINEERS"
- CIRF - IRON ROD WITH CAP FOUND
- (CM) - CONTROLLING MONUMENT

LINE	BEARING	DISTANCE
L6	S 69°03'46" W	80.27'
L7	N 60°47'44" W	76.68'
L8	S 29°12'51" W	752.55'
L15	N 75°11'13" E	91.00'
L16	N 29°01'07" E	102.34'
L17	S 66°42'13" E	63.99'
L18	S 29°09'31" W	591.51'



CROWLEY CLEBURNE ROAD (60' R.O.W.)	(A)
30' Roadway Easement Vol. 5011, Pg. 156 (D.R.T.C.T.)	(B)
30' R.O.W. DEDICATION CAB. A, SL. 5462A (P.R.T.C.T.)	(C)
J.H. Duncan Survey, Abstract No. 398	(D)
Jose A. Gill Survey, Abstract No. 568	(E)

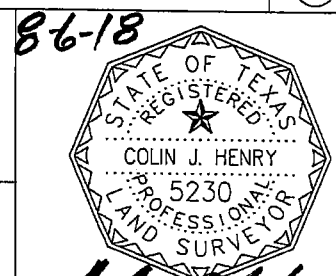
Basis of Bearings is State Plane Coordinate System, North American Datum 83(2011), Texas North Central Zone (4202).



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



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. 7-ROW-2	RIGHT-OF-WAY DEDICATION
APPARENT OWNER: MENG ZHU-SHEN	
ACQUISITION AREA: 215,221 SQUARE FEET (4.941 ACRES)	MOSES WALTERS SURVEY, ABSTRACT NO. 1598
Filename: parcel 7-ROW-2.DWG	Project No. 30215010
Date: January 30, 2018 Time: 11:06 AM	Plotted by: C. C.

EXHIBIT "B"
PARCEL NO. 7-ROW-2

LINE	BEARING	DISTANCE
L6	S 69°03'46" W	80.27'
L7	N 60°47'44" W	76.68'
L8	S 29°12'51" W	752.55'
L9	N 58°23'58" W	19.32'
L10	N 27°40'45" E	104.37'
L11	S 80°32'41" W	32.58'
L12	N 89°36'24" E	136.82'
L13	N 80°32'41" E	76.84'
L14	N 08°16'23" E	76.12'
L15	N 75°11'13" E	91.00'

SCALE: 1" = 200'

LEGEND

- FOUND MONUMENT
- SET MONUMENT

- PROPERTY LINE
- - - EASEMENT LINE
- PROPOSED RIGHT-OF-WAY LINE

CIRS - 5/8 IRON ROD WITH YELLOW PLASTIC CAP STAMPED "ARS ENGINEERS"
CIRF - IRON ROD WITH CAP FOUND

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

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

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

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

Moses Walters Survey,
Abstract No. 1598

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

PARCEL NO.
7-ROW-2
PG. 2 OF 2

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

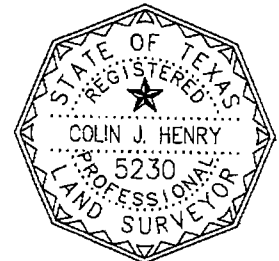
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C9	42.82'	163.00'	15°03'05"	N 15°56'30" E	42.70'
C10	33.10'	87.00'	21°48'04"	N 12°34'00" E	32.90'
C11	73.31'	47.00'	89°22'31"	N 43°01'17" W	66.10'
C12	232.69'	1135.00'	11°44'47"	S 86°25'04" W	232.28'
C13	63.05'	1287.00'	2°48'25"	S 81°56'53" W	63.04'
C14	296.42'	1000.00'	16°59'02"	N 70°07'10" W	295.34'
C15	186.16'	1177.00'	9°03'43"	N 85°04'32" E	185.96'
C16	312.71'	1251.00'	14°19'19"	N 87°42'20" E	311.89'
C17	71.03'	47.00'	86°35'37"	N 51°34'11" E	64.46'
C18	465.98'	399.00'	66°54'49"	N 41°43'48" E	439.94'
C19	212.89'	577.00'	21°08'25"	N 64°37'00" E	211.69'



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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. 7-ROW-2	RIGHT-OF-WAY DEDICATION
APPARENT OWNER: MENG ZHU-SHEN	
ACQUISITION AREA: 215,221 SQUARE FEET (4.941 ACRES)	MOSES WALTERS SURVEY, ABSTRACT NO. 1598
Filename: parcel 7-ROW-2.DWG	Project No. 30216010
Date: January 30, 2018 Time: 11:05 AM Plotted by: Cody Clark	EXHIBIT "B" SHEET: 2 OF 2

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