

McCart Avenue/McPherson Boulevard
Parcel No. 7-ROW
Right-of-Way Dedication
15,552 sq.ft. (0.357 acres)
Moses Walters Survey, Abstract No. 1598

EXHIBIT "A"

BEING a 15,552 square foot (0.357 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 MENG ZHU-SHEN as evidenced 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:

BEGINNING at a 5/8" iron rod with yellow plastic cap stamped "A.R.S." set in the south right-of-way line of NORTH CROWLEY CLEBURNE ROAD (60 foot right-of-way), for the easternmost northeast corner of said MENG ZHU-SHEN tract, same being a northerly corner of Tract 2 of those certain tracts of land conveyed to COHIX LLC, as evidenced by deed recorded in Instrument Number D208444286 of the Deed Records, Tarrant County, Texas;

THENCE South 29 degrees 09 minutes 31 seconds West, along an easterly line of said MENG ZHU-SHEN tract, same being a northwesterly line of said COHIX LLC tract, for a distance of 133.13 feet, to a point for corner, from which a 5/8" iron rod with yellow plastic cap stamped "A.R.S." set bears South 66 degrees 42 minutes 25 seconds East, a distance of 44.30 feet;

THENCE North 66 degrees 42 minutes 25 seconds West, departing said southerly and northeasterly lines, for a distance of 63.99 feet, to a point for corner at the beginning of a curve to the left, having a radius of 1353.00 feet, a central angle of 03 degrees 59 minutes 35 seconds, and a chord which bears North 21 degrees 17 minutes 47 seconds East, for a distance of 94.28; from which a 5/8" iron rod with yellow plastic cap stamped "A.R.S." set bears South 24 degrees 35 minutes 04 seconds West, a distance of 59.23 feet;

THENCE along said curve to the left, for an arc distance of 94.29 feet, to a 5/8" iron rod with yellow plastic cap stamped "A.R.S." set at the beginning of a curve to the left, having a radius of 52.00 feet, a central angle of 72 degrees 12 minutes 56 seconds, and a chord which bears North 16 degrees 48 minutes 28 seconds West, for a distance of 61.29 feet;

THENCE along said curve to the left, for an arc distance of 65.54 feet, to a 5/8" iron rod with yellow plastic cap stamped "A.R.S." set at the beginning of a curve to the left, having a radius of 107.00 feet, a central angle of 30 degrees 49 minutes 14 seconds, and a chord which bears North 68 degrees 19 minutes 20 seconds West, for a distance of 56.87 feet;

THENCE along said curve to the left, for an arc distance of 57.56 feet, to a 5/8" iron rod with yellow plastic cap stamped "A.R.S." set;

THENCE South 89 degrees 35 minutes 07 seconds West, for a distance of 32.52 feet, to a 5/8" iron rod with yellow plastic cap stamped "A.R.S." set;

THENCE North 00 degrees 24 minutes 53 seconds West, for a distance of 5.00 feet, to a 5/8" iron rod with yellow plastic cap stamped "A.R.S." set in said south right-of-way line of NORTH CROWLEY CLEBURNE ROAD, same being the north line of the aforementioned MENG ZHU-SHEN tract;

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THENCE North 89 degrees 35 minutes 07 seconds East, along said north and south lines, for a distance of 116.82 feet, to a 5/8" iron rod with yellow plastic cap stamped "A.R.S." set at the beginning of a curve to the right, having a radius of 70.50 feet, a central angle of 78 degrees 25 minutes 40 seconds, and a chord which bears South 51 degrees 12 minutes 03 seconds East, for a distance of 89.14 feet;

THENCE along said curve to the right and said north and south lines, for an arc distance of 96.50 feet, to a 5/8" iron rod with yellow plastic cap stamped "A.R.S." set;

THENCE South 11 degrees 59 minutes 13 seconds East, continuing along said north and south lines, for a distance of 14.20 feet, to a 1/2" iron rod found at the beginning of a curve to the left, having a radius of 130.50 feet, a central angle of 05 degrees 38 minutes 35 seconds, and a chord which bears South 14 degrees 48 minutes 31 seconds East, for a distance of 12.85 feet;

THENCE along said curve to the left, for an arc distance of 12.85 feet, to the **POINT OF BEGINNING** and containing 15,552 square feet (0.357 acres), 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, 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.

 1-31-2018
Colin J. Henry, R.P.L.S.
Texas Registration No. 5230

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

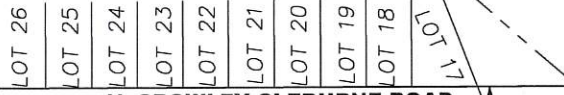


EXHIBIT "B"
PARCEL NO. 7-ROW

CURVE	ARC LENGTH	RADIUS	DELTA ANGLE	CHORD BEARING	CHORD LENGTH
C1	94.29'	1353.00'	03°59'35"	N 21°17'47" E	94.28'
C2	65.54'	52.00'	72°12'56"	N 16°48'28" W	61.29'
C3	57.56'	107.00'	30°49'14"	N 68°19'20" W	56.87'
C4	96.50'	70.50'	78°25'40"	S 51°12'03" E	89.14'
C5	12.85'	130.50'	05°38'35"	S 14°48'31" E	12.85'

SCALE: 1" = 200'

A. Castillo Survey,
Abstract No. 272



J.H. Duncan Survey,
Abstract No. 398
Instr. No. D208444286
TRACT 1
COHIX LLC
(D.R.T.C.T.)
30' R.O.W. DEDICATION
CAB. A, SL. 5462A
(P.R.T.C.T.)
30' Roadway Easement
Vol. 5011, Pg. 156
(D.R.T.C.T.)
CROWLEY CLEBURNE ROAD
(60' R.O.W.)

Moses Walters Survey,
Abstract No. 1598

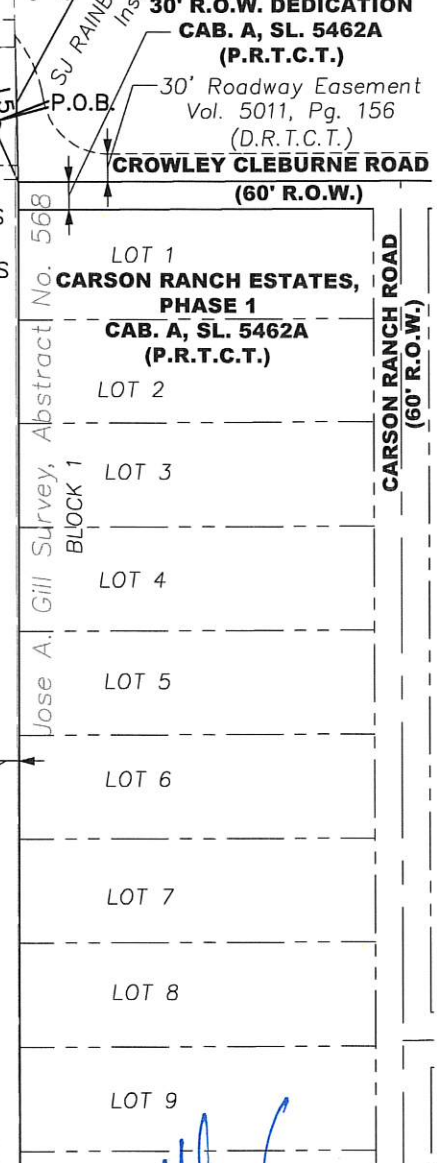
PARCEL NO. 7A
RIGHT-OF-WAY DEDICATION
15,552 SQUARE FEET
0.357 ACRES

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

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

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

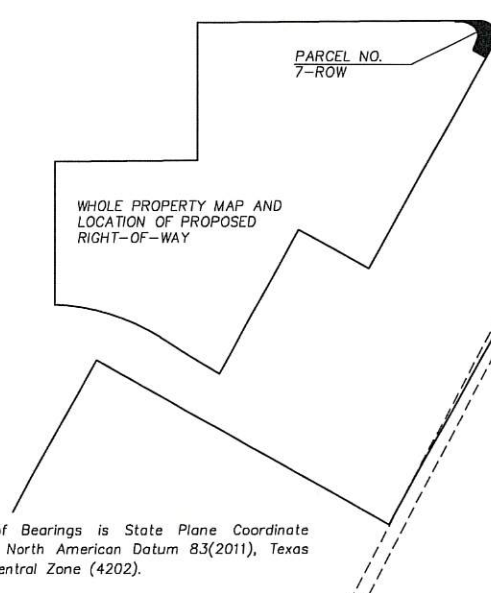
PIPELINE EASEMENT
Instr. No. D203362226
(D.R.T.C.T.)



LEGEND

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

LINE	BEARING	DISTANCE
L1	S 29°09'31" W	133.13'
L2	S 89°35'07" W	32.52'
L3	N 00°24'53" W	5.00'
L4	N 89°35'07" E	116.82'
L5	S 11°59'13" E	14.20'
L6	N 66°42'25" W	63.99'
L7	S 66°42'25" E	44.30'
L8	S 24°35'04" W	59.23'



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



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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	RIGHT-OF-WAY DEDICATION	Colin J. Henry, R.P.L.S. Registration No. 5230 Surveying Firm #101319-00
APPARENT OWNER: MENG ZHU-SHEN	MOSES WALTERS SURVEY, ABSTRACT NO. 1598	
ACQUISITION AREA: 15,552 SQUARE FEET (0.357 ACRES)	MOSES WALTERS SURVEY, ABSTRACT NO. 1598	
Filename: McCart-McPherson Ph1 ROW\parcel 7-ROW.DWG	Project No.30215010	
Date: January 30, 2018 Time: 2:09 PM	Plotted by: Stephanie Gugino	EXHIBIT "B" SHEET: 1 OF 1