

McCart Avenue/McPherson Boulevard
Parcel No. 3B-ROW
Right-of-Way Dedication
5,947 sq.ft. (0.137 acres)
Moses Walters Survey, Abstract No. 1598

EXHIBIT "A"

BEING a 5,947 square foot (0.137 acre) tract of land situated in the Moses Walters Survey, Abstract No. 1598, same being a portion 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, 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 for corner in the south right-of-way line of NORTH CROWLEY CLEBURE ROAD (60' right-of-way) at the north corner of said Tract 2, same being the easternmost northeast corner 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;

THENCE South 24 degrees 29 minutes 31 seconds East, along said south right-of-way line, same being a northerly line of said Tract 2, for a distance of 69.33 feet, to a 5/8" iron rod with yellow plastic cap stamped "A.R.S." set for the northerly southwest corner of SJ RAINBOW RIDGE DEVELOPMENT, LP as evidenced in deed recorded in Instrument Number D202326568 of the Deed Records, Tarrant County, Texas;

THENCE South 00 degrees 00 minutes 02 seconds West, along said south right-of-way line and said northerly line and the west line of said SJ RAINBOW RIDGE DEVELOPMENT LP tract, for a distance of 29.98 feet, to a 5/8" iron rod with yellow plastic cap stamped "A.R.S." set for the northwest corner of CARSON RANCH ESTATES, PHASE 1 addition, an addition to the City of Fort Worth, as evidenced by plat recorded in Cabinet A, Slide 5462A of the Plat Records, Tarrant County, Texas;

THENCE South 89 degrees 39 minutes 34 seconds West, departing said northerly and southerly lines, for a distance of 0.33 feet, to a pk nail with washer stamped "A.R.S." set at the beginning of a curve to the left, having a radius of 50.00 feet, a central angle of 42 degrees 44 minutes 11 seconds, and a chord which bears South 68 degrees 17 minutes 28 seconds West, for a distance of 36.44 feet;

THENCE along said curve to the left, for an arc distance of 37.29 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 77.00 feet, a central angle of 24 degrees 47 minutes 07 seconds, and a chord which bears South 34 degrees 31 minutes 49 seconds West, for a distance of 33.05 feet;

THENCE along said curve to the left, for an arc distance of 33.31 feet, to a 5/8" iron rod with yellow plastic cap stamped "A.R.S." set for corner;

THENCE North 66 degrees 42 minutes 25 seconds West, for a distance of 44.30 feet to a point for corner in a northwest line of said Tract 2;

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THENCE North 29 degrees 09 minutes 31 seconds East, for a distance of 133.13 feet, to the **POINT OF BEGINNING** and containing 5,947 square feet (0.137 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.

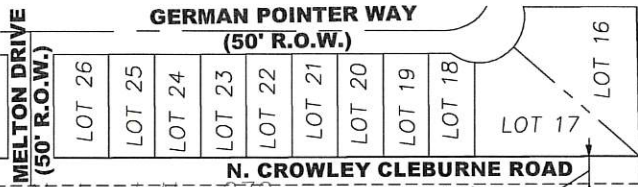


Colin J. Henry, R.P.L.S.
Texas Registration No. 5230

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



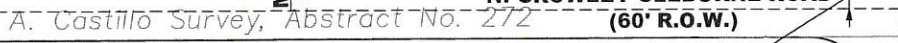
EXHIBIT "B"
PARCEL NO. 3B-ROW



SJ RAINBOW RIDGE DEVELOPMENT, LP
Instr. No. D202326568
(D.R.T.C.T.)

J.H. Duncan Survey,
Abstract No. 398

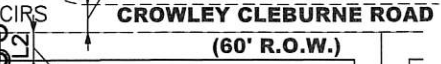
30' Roadway Easement
Vol. 5011, Pg. 156
(D.R.T.C.T.)



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

Moses Walters Survey,
Abstract No. 1598

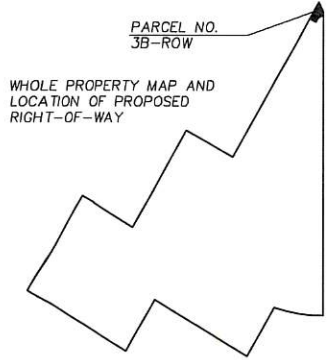
30' R.O.W. DEDICATION
CAB. A, SL. 8598
(P.R.T.C.T.)



CURVE	ARC LENGTH	RADIUS	DELTA ANGLE	CHORD BEARING	CHORD LENGTH
C1	37.29'	50.00'	42°44'11"	S 68°17'28" W	36.44'
C2	33.31'	77.00'	24°47'07"	S 34°31'49" W	33.05'

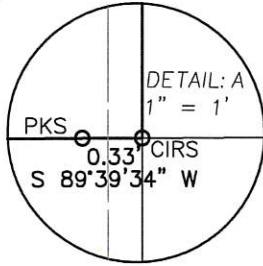
- LEGEND**
- FOUND MONUMENT
 - SET MONUMENT
 - PROPERTY LINE
 - - - EASEMENT LINE
 - PROPOSED RIGHT-OF-WAY LINE

LINE	BEARING	DISTANCE
L1	S 24°29'31" E	69.33'
L2	S 00°00'02" W	29.98'
L3	N 66°42'25" W	44.30'
L4	N 29°09'31" E	133.13'

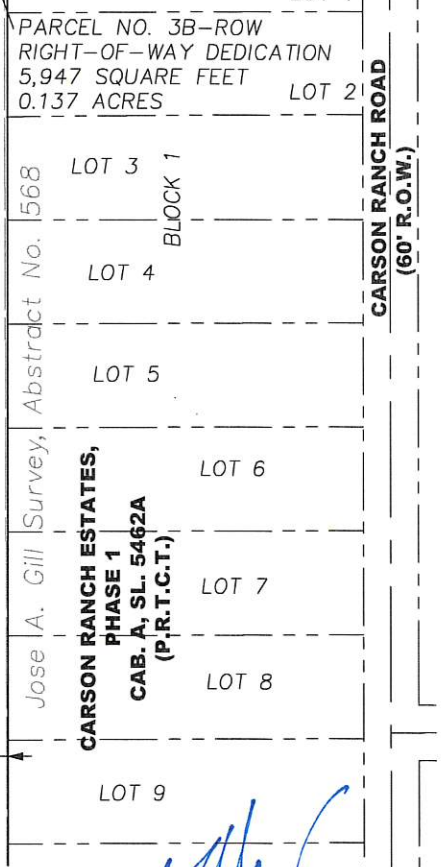


15' SANITARY SEWER EASEMENT
Instr. No. D205013892
(D.R.T.C.T.)

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



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



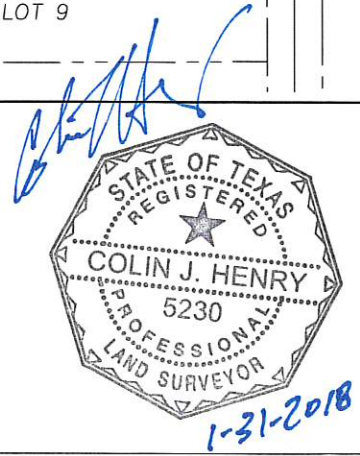
Basis of Bearings is State Plane Coordinate System, North American Datum 83(2011), Texas North Central Zone (4202).



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. 3B-ROW	RIGHT-OF-WAY DEDICATION
APPARENT OWNER: COHIX LLC	
ACQUISITION AREA: 5,947 SQUARE FEET (0.137 ACRES)	MOSES WALTERS SURVEY, ABSTRACT NO. 1598
Filename: McCart-McPherson Ph1 ROW\parcel 3B-ROW.DWG	Project No. 30215010
Date: January 30, 2018 Time: 1:30 PM	Plotted by: Stephanie Gugno
	EXHIBIT "B" SHEET: 1 OF 1

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