

McCart Avenue/McPherson Boulevard
Parcel No. 3C-DE
Drainage Easement
3,988 sq.ft. (0.092 acres)
J.H. Duncan Survey, Abstract No. 398

EXHIBIT "A"

BEING a 3,988 square foot (0.092 acre) tract of land situated in the J.H. Duncan Survey, Abstract No. 398 of which 3,111 square feet (0.071 acres) are within a portion of a PIPELINE EASEMENT as evidenced by deed recorded in Instrument Number D203362226 of the Deed Records, Tarrant County, Texas, same being a portion of tract 1 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:

COMMENCING at the southeast corner of that certain tract of land conveyed to 14.887 McCART AND RISINGER, L.P. as evidenced by deed recorded in Instrument Number D216006215 of the Deed Records, Tarrant County, Texas, same being in a northerly line of said tract 1, further being the westerly line of a 65' Permanent Access & Drainage Easement, as evidenced in Volume 17294, Page 235 of the Deed Records, Tarrant County, Texas;

THENCE South 29 degrees 00 minutes 57 seconds West, along the westerly line of said 65' Permanent Access & Drainage Easement, for a distance of 44.33 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 South 29 degrees 04 minutes 34 seconds West, continuing along said westerly line, for a distance of 46.21 feet, to a 5/8" iron rod with yellow plastic cap stamped "A.R.S." set;

THENCE South 29 degrees 00 minutes 57 seconds West, continuing along said westerly line, for a distance of 86.79 feet, to a 5/8" iron rod with yellow plastic cap stamped "A.R.S." set;

THENCE North 60 degrees 59 minutes 03 seconds West, departing said westerly line, for a distance of 30.00 feet, to a 5/8" iron rod with yellow plastic cap stamped "A.R.S." set;

THENCE North 29 degrees 02 minutes 126 seconds East, for a distance of 133.03 feet, to a 5/8" iron rod with yellow plastic cap stamped "A.R.S." set;

THENCE South 60 degrees 55 minutes 26 seconds East, for a distance of 30.00 feet, to the **POINT OF BEGINNING** and containing 3,988 square feet (0.092 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

McCart Avenue/McPherson Boulevard
Parcel No. 3C-DE
Drainage Easement
3,988 sq.ft. (0.092 acres)
J.H. Duncan Survey, Abstract No. 398

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.

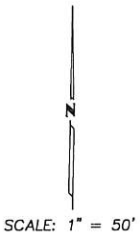
 5-9-17

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



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

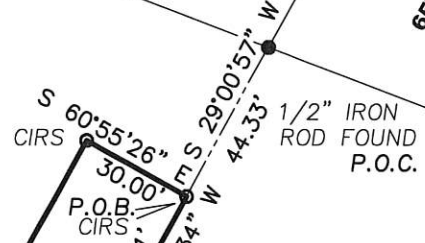
EXHIBIT "B"
PARCEL NO. 3C-DE



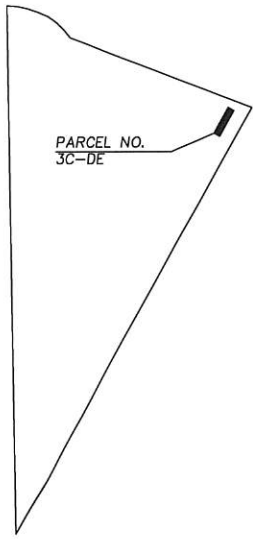
14.887 McCART
AND RISINGER, L.P.
Instr. No. D216006215
D.R.T.C.T.

65' R.O.W. DEDICATION
Vol. 17294, Pg. 234
(D.R.T.C.T.)

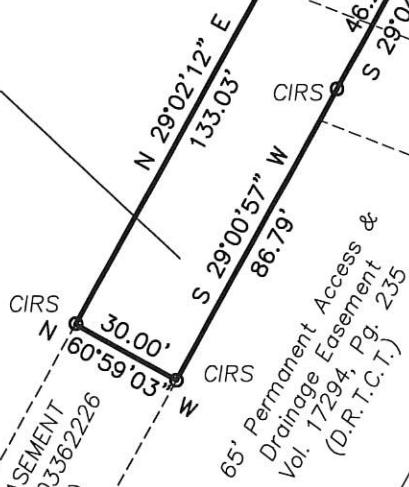
TRACT 1
COHIX LLC
Instr. No. D208444286
(D.R.T.C.T.)



WHOLE PROPERTY MAP AND
LOCATION OF PROPOSED
DRAINAGE EASEMENT



PARCEL NO. 3C-DE
DRAINAGE EASEMENT
3,988 SQUARE FEET
0.092 ACRES



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

65' R.O.W. DEDICATION
CAB. A, SL. 9451
(P.R.T.C.T.)

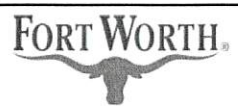
RAINBOW RIDGE ADDITION
CAB. A, SL. 9451
(P.R.T.C.T.)

LOT 1

LEGEND

- FOUND MONUMENT
- SET MONUMENT
- PROPERTY LINE
- - - EASEMENT LINE
- PROPOSED EASEMENT LINE

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



Dustin D. Davison, R.P.L.S.
Registration No. 6451
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. 3C-DE	DRAINAGE EASEMENT
APPARENT OWNER: COHIX LLC	
ACQUISITION AREA: 3,988 SQUARE FEET (0.092 ACRES)	MOSES WALTERS SURVEY, ABSTRACT NO. 1598
Filename: P:\30215010 McCart Bridgefarmer-CFWEASEMENTS\parcel 3C-DE.dwg	Project No. 30215010
Date: Wednesday, May 03, 2017 Time: 5:03 PM	Plotted by: Cody
EXHIBIT "B" SHEET: 1 OF 1	

Lot: 3C-DE , Block: 1, Type: LOT

PNT#	Bearing	Distance	Northing	Easting
------	---------	----------	----------	---------

421		6908458.92	2315758.88	
-----	--	------------	------------	--

	S 60°55'26" E	30.00		
--	---------------	-------	--	--

418 POB		6908444.34	2315785.10	
----------------	--	------------	------------	--

	S 29°04'34" W	46.21		
--	---------------	-------	--	--

422		6908403.95	2315762.64	
-----	--	------------	------------	--

	S 29°00'57" W	86.79		
--	---------------	-------	--	--

415		6908328.05	2315720.54	
-----	--	------------	------------	--

	N 60°59'03" W	30.00		
--	---------------	-------	--	--

423		6908342.61	2315694.31	
-----	--	------------	------------	--

	N 29°02'12" E	133.03		
--	---------------	--------	--	--

424		6908458.92	2315758.88	
-----	--	------------	------------	--

Closure Error Distance> 0.0016 Error Bearing> N 38°35'27" E

Closure Precision> 1 in 208138.5 Total Distance> 326.03

Area: 3988 Sq. Feet, 0.092 Acres