

McCart Avenue/McPherson Boulevard
Parcel No. 3C-ROW
Right-of-Way Dedication
140,043 sq.ft. (3.215 acres)
J.H. Duncan Survey, Abstract No. 398

EXHIBIT "A"

BEING a 140,043 square foot (3.215 acre) tract of land situated in the J.H. Duncan Survey, Abstract No. 398 of which 140,043 square feet (3.215 acres) are within a portion of a 65' Permanent Access & Drainage Easement as evidenced by deed recorded in Volume 17294, Page 235 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:

BEGINNING at the southeasterly 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;

THENCE South 69 degrees 10 minutes 26 seconds East, along said northwesterly right-of-way line, same being a northerly line of said tract 1, for a distance of 65.68 feet, to a 5/8" iron rod with yellow plastic cap stamped "A.R.S." set for the easternmost northerly corner of said tract 1;

THENCE South 29 degrees 04 minutes 34 seconds West, continuing along said northwesterly line and along the east line of said tract 1, for a distance of 99.94 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 northwesterly and east lines, passing at a distance of 1202.36 feet, the northernmost northwest corner of that certain tract of land conveyed to SJ RAINBOW RIDGE DEVELOPMENT, LP as evidenced by deed recorded in Instrument Number D202326568 of the Deed Records, Tarrant County, Texas, continuing along the northwesterly line of said SJ RAINBOW RIDGE DEVELOPMENT, LP tract and departing said northwesterly right-of-way line, for a total distance of 2085.25 feet, to a 5/8" iron rod with yellow plastic cap stamped "A.R.S." set in the northwesterly and east lines, same being a northeasterly line of that certain 30' Roadway Easement as evidenced in Volume 5011, Page 156 of the Deed Records, Tarrant County, Texas further being the beginning of a curve to the left, having a radius of 130.52 feet, a central angle of 18 degrees 50 minutes 38 seconds, and a chord which bears North 31 degrees 30 minutes 37 seconds West, for a distance of 42.73 feet;

THENCE along said curve to the left and said northeasterly line of said 30' Roadway Easement, departing said northwesterly and east lines, for an arc distance of 42.93 feet, to a 5/8" iron rod with yellow plastic cap stamped "A.R.S." set in the southernmost west line of the aforementioned tract 1, same being a northwesterly right-of-way line of NORTH CROWLEY CLEBURNE ROAD (60 foot right-of-way);

THENCE North 01 degrees 06 minutes 34 seconds West, along said northwesterly right-of-way line, passing at a distance of 46.80 feet, a 1/2" iron rod found for the southeast corner of POYNTER CROSSING ADDITION, an addition to the City of Fort Worth, as evidenced by deed recorded in Cabinet A, Slide 8598 of the Plat Records, Tarrant County, Texas, departing said northwesterly right-of-way line, continuing for a total distance of 55.38 feet, to a 5/8" iron rod with yellow plastic cap stamped "A.R.S." set in the east line of said POYNTER CROSSING ADDITION;

McCart Avenue/McPherson Boulevard
Parcel No. 3C-ROW
Right-of-Way Dedication
140,043 sq.ft. (3.215 acres)
J.H. Duncan Survey, Abstract No. 398


THENCE North 29 degrees 00 minutes 57 seconds East, departing said east and west lines, for a distance of 2016.36 feet, to a 5/8" iron rod with yellow plastic cap stamped "A.R.S." set;

THENCE North 29 degrees 04 minutes 34 seconds East, for a distance of 90.55 feet, to the **POINT OF BEGINNING** and containing 140,043 square feet (3.215 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, 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.

 *5-3-17*

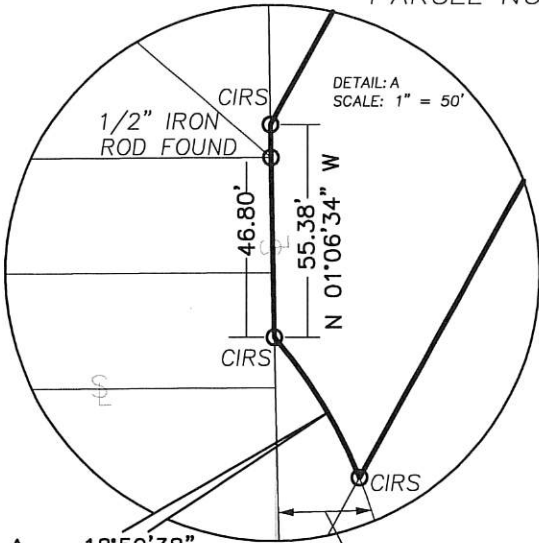
Dustin D. Davison, R.P.L.S.
Texas Registration No. 6451



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

EXHIBIT "B"
PARCEL NO. 3C-R0W

SCALE: 1" = 250'



$\Delta = 18^{\circ}50'38"$
 $R = 130.52'$
 $L = 42.93'$
 $CB = N 31^{\circ}30'37" W$
 $LC = 42.73'$

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

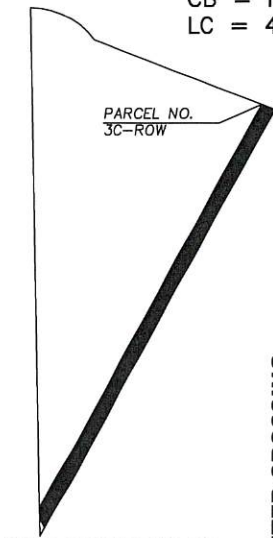
PIPELINE EASEMENT
Instr. No D203362226
(D.R.T.C.T.)

PARCEL NO. 3C-R0W
RIGHT-OF-WAY DEDICATION
140,043 SQUARE FEET
3.215 ACRES

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

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

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



- LOT 1
- LOT 2
- LOT 3
- LOT 4
- LOT 5
- LOT 6
- LOT 7
- LOT 8
- LOT 9
- LOT 10
- LOT 11
- LOT 12
- LOT 13
- LOT 14
- LOT 15
- LOT 16

POYNTER CROSSING
ADDITION
CAB. A, SL. 8598
(P.R.T.C.T.)

RIDING STABLE LANE
(50' R.O.W.)

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

N. CROWLEY CLEBURNE ROAD
(60' R.O.W.)

65' Permanent Access & Drainage Easement
Vol. 17294, Pg. 235
(D.R.T.C.T.)

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

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

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

LEGEND

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

LINE	BEARING	DISTANCE
L1	N 29°04'34" E	90.55'
L2	S 69°10'26" E	65.68'
L3	S 29°04'34" W	99.94'

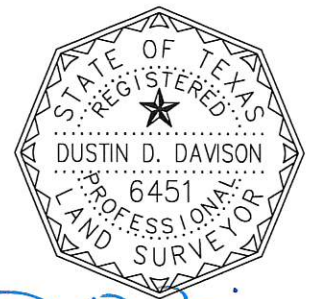
Basis of Bearings is State Plane Coordinate System, North American Datum 83(2011), Texas North Central Zone (4202).



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



DAD
5-3-17

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-R0W RIGHT-OF-WAY DEDICATION

APPARENT OWNER: COHIX LLC

ACQUISITION AREA: 140,043 SQUARE FEET (3.215 ACRES) J.H. DUNCAN SURVEY, ABSTRACT NO. 398

Filename: P:\30215010 McCart Bridgefarmer-CFWEASEMENTS\parcel 3C-R0W.dwg Project No. 30215010

Date: Wednesday, May 03, 2017 Time: 4:06 PM Plotted by: Cody

EXHIBIT "B" SHEET: 1 OF 1

Dustin D. Davison, R.P.L.S.
Registration No. 6451
Surveying Firm #101319-00

Lot: **3C-ROW** , Block: 1, Type: LOT

PNT# Bearing Distance Northing Easting

130 9054032.51 4462291.67

Radius: 130.52 Length: 42.93 Chord: 42.73 Delta: 18°50'38"

Chord BRG: N 31°30'37" W Rad-In: S 67°54'42" W Rad-Out: S 49°04'04" W

Radius Pt: 131 9053983.43,4462170.72 Tangent: 21.66 Dir: Left

Tangent-In: N 22°05'18" W Tangent-Out: N 40°55'56" W Tangential-In Non Tangential-Out

132 9054068.95 4462269.33

N 01°06'34" W 55.38

133 9054124.32 4462268.26

N 29°00'57" E 2016.36

134 9055887.59 4463246.30

N 29°04'34" E 90.55

135 POB 9055966.73 4463290.30

S 69°10'26" E 65.68

136 9055943.38 4463351.69

S 29°04'34" W 99.94

137 9055856.04 4463303.12

S 29°00'57" W 2085.25

111 9054032.52 4462291.67

Closure Error Distance> 0.0034 Error Bearing> S 84°13'22" W

Closure Precision> 1 in 1308429.2 Total Distance> 4456.09

Area: 140043 Sq. Feet, 3.215 Acres