

McCart Avenue/McPherson Boulevard
Parcel No. 3C-TCE
Temporary Construction Easement
56,872 sq.ft. (1.306 acres)
J.H. Duncan Survey, Abstract No. 398

EXHIBIT "A"

BEING a 56,872 square foot (1.306 acre) tract of land situated in the J.H. Duncan Survey, Abstract No. 398 of which 35,071 square feet (0.805 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 North 69 degrees 10 minutes 26 seconds West, for a distance of 23.33 feet, along the southerly line of said 14.887 McCART AND RISINGER, L.P. tract, same being the north line of said tract 1, 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 31 degrees 32 minutes 24 seconds West, departing said northerly and southerly lines, for a distance of 41.01 feet, to a 5/8" iron rod with yellow plastic cap stamped "A.R.S." set;

THENCE North 60 degrees 55 minutes 26 seconds West, for a distance of 5.00 feet, to a 5/8" iron rod with yellow plastic cap stamped "A.R.S." set;

THENCE South 29 degrees 02 minutes 12 seconds West, 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 59 minutes 03 seconds East, for a distance of 5.00 feet, to a 5/8" iron rod with yellow plastic cap stamped "A.R.S." set;

THENCE South 26 degrees 36 minutes 56 seconds West, for a distance of 238.79 feet, to a 5/8" iron rod with yellow plastic cap stamped "A.R.S." set;

THENCE South 60 degrees 59 minutes 03 seconds East, for a distance of 5.00 feet, to a 5/8" iron rod with yellow plastic cap stamped "A.R.S." set in the northwesterly line of a 65' Permanent Access & Drainage Easement, as evidenced by deed recorded in Volume 17294, Page 235 of the Deed Records, Tarrant County, Texas;

THENCE South 29 degrees 00 minutes 57 seconds West, along said northwesterly line, for a distance of 1690.99 feet, to a 5/8" iron rod with yellow plastic cap stamped "A.R.S." set in the east line of POYNTER CROSSING ADDITION, an addition to the City of Fort Worth, as evidenced by plat recorded in Cabinet A, Slide 8598 of the Plat Records, Tarrant County, Texas, same being the southwest line of the aforementioned tract 1;

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THENCE North 01 degrees 00 minutes 50 seconds West, departing said northwesterly line, along said east and southwest lines, for a distance of 29.97 feet, to a 5/8" iron rod with yellow plastic cap stamped "A.R.S." set;

THENCE North 29 degrees 00 minutes 57 seconds East, departing said east and southwest lines, for a distance of 505.04 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, for a distance of 15.00 feet, to a 5/8" iron rod with yellow plastic cap stamped "A.R.S." set;

THENCE North 29 degrees 00 minutes 57 seconds East, for a distance of 160.00 feet, to a 5/8" iron rod with yellow plastic cap stamped "A.R.S." set;

THENCE South 60 degrees 59 minutes 03 seconds East, for a distance of 10.00 feet, to a 5/8" iron rod with yellow plastic cap stamped "A.R.S." set;

THENCE North 29 degrees 00 minutes 57 seconds East, for a distance of 970.00 feet, to a 5/8" iron rod with yellow plastic cap stamped "A.R.S." set;

THENCE North 13 degrees 40 minutes 55 seconds East, for a distance of 415.79 feet, to a 5/8" iron rod with yellow plastic cap stamped "A.R.S." set;

THENCE North 28 degrees 50 minutes 24 seconds East, for a distance of 26.21 feet, to a 5/8" iron rod with yellow plastic cap stamped "A.R.S." set in the southeast line of the aforementioned 14.887 McCART AND RISINGER, L.P., same being the northeast line of the aforementioned tract 1;

THENCE South 69 degrees 10 minutes 26 seconds East, along said northeast and southeast lines, for a distance of 107.99 feet, to the **POINT OF BEGINNING** and containing 56,872 square feet (1.306 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.



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

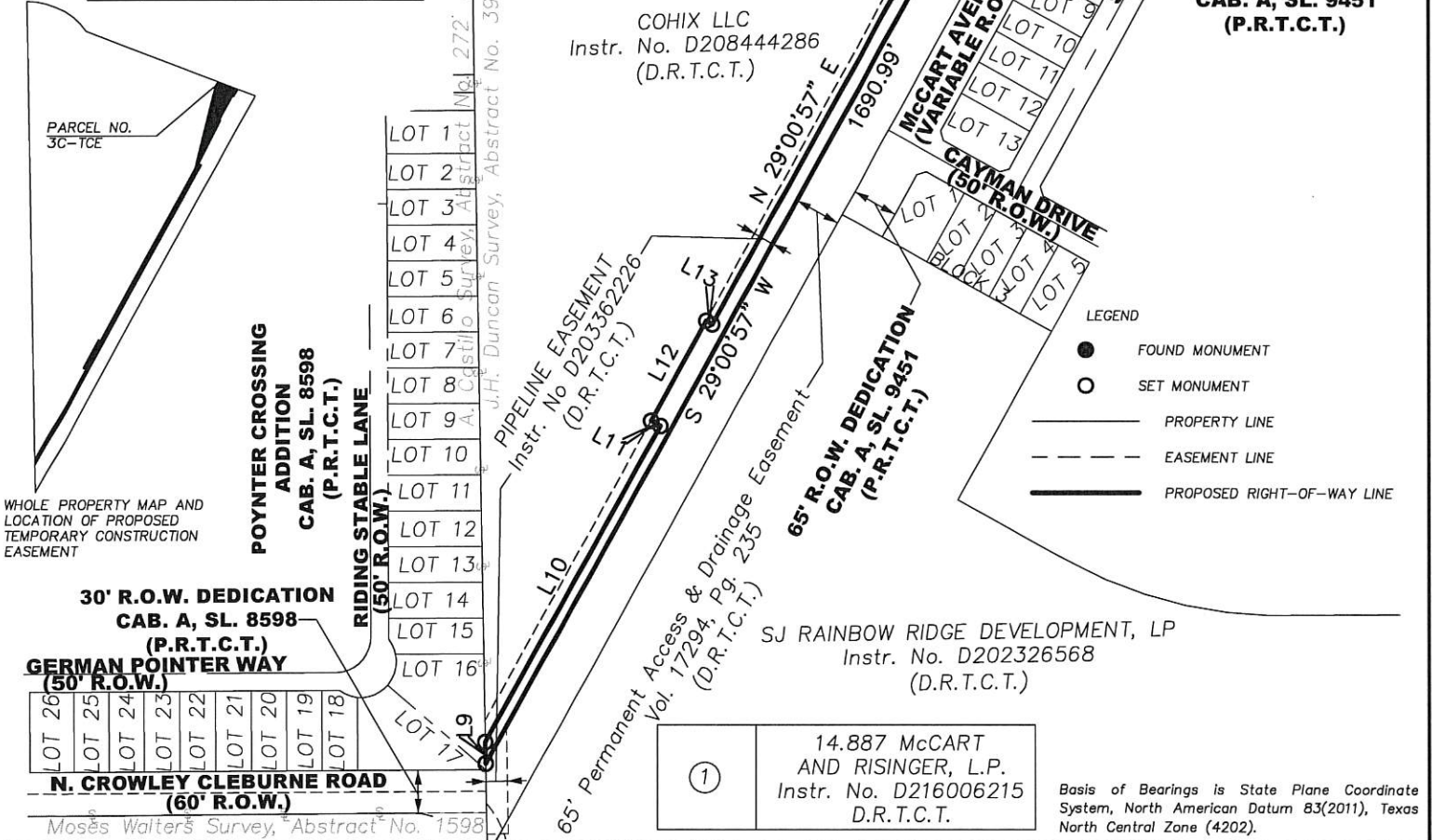
ARS Engineers, Inc.
12801 N. Central Expressway
Suite 1250
Dallas, Texas 75243



EXHIBIT "B"
PARCEL NO. 3C-TCE

SCALE: 1" = 250'

LINE	BEARING	DISTANCE
L1	N 69°10'26" W	23.33'
L2	S 69°10'26" E	107.99'
L3	S 31°32'24" W	41.01'
L4	N 60°55'26" W	5.00'
L5	S 29°02'12" W	133.03'
L6	S 60°59'03" E	5.00'
L7	S 26°36'56" W	238.79'
L8	S 60°59'03" E	15.00'
L9	N 01°00'50" W	29.97'
L10	N 29°00'57" E	505.04'
L11	N 60°59'03" W	15.00'
L12	N 29°00'57" E	160.00'
L13	S 60°59'03" E	10.00'
L14	N 13°40'55" E	415.79'
L15	N 28°50'24" E	26.21'



CITY OF FORT WORTH
1000 THROCKMORTON STREET
FORT WORTH, TEXAS 76102

ARS

Engineers, Inc.

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. 3C-TCE TEMPORARY CONSTRUCTION EASEMENT

APPARENT OWNER: COHIX LLC

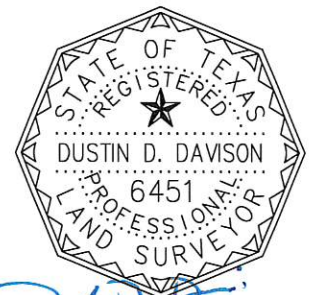
ACQUISITION AREA: 56,872 SQUARE FEET (1.306 ACRES) J.H. DUNCAN SURVEY, ABSTRACT NO. 398

Filename: P:\30215010 McCart Bridgefarmer-CFWEASEMENTS\parcel 3C-TCE.dwg

Project No. 30215010

Date: Thursdav, May 04, 2017 Time: 10:50 AM 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-TCE , Block: 1, Type: LOT

PNT# Bearing Distance Northing Easting

397 POB 6908529.83 2315683.76

S 69°10'26" E 107.99

398 6908491.44 2315784.70

S 31°32'24" W 41.01

399 6908456.49 2315763.25

N 60°55'26" W 5.00

400 6908458.92 2315758.88

S 29°02'12" W 133.03

401 6908342.61 2315694.31

S 60°59'03" E 5.00

402 6908340.18 2315698.68

S 26°36'56" W 238.79

403 6908126.70 2315591.70

S 60°59'03" E 15.00

404 6908119.42 2315604.82

S 29°00'57" W 1690.99

405 6906640.67 2314784.60

N 01°00'50" W 29.97

406 6906670.64 2314784.07

N 29°00'57" E 505.04

407 6907112.29 2315029.04

N 60°59'03" W 15.00

408 6907119.56 2315015.92

N 29°00'57" E 160.00

409 6907259.48 2315093.53

S 60°59'03" E 10.00

410 6907254.63 2315102.28

N 29°00'57" E 970.00

411 6908102.88 2315572.78

N 13°40'55" E 415.79

412 6908506.87 2315671.12

N 28°50'24" E 26.21

413 6908529.83 2315683.77

Closure Error Distance> 0.0043 Error Bearing> S 72°40'27" W

Closure Precision> 1 in 1007101.3 Total Distance> 4368.82

Area: 56872 Sq. Feet, 1.306 Acres