

McCart Avenue/McPherson Boulevard
Parcel No. 3B-DE-4
Drainage Easement
4,546 sq.ft. (0.104 acres)
Moses Walters Survey, Abstract No. 1598

EXHIBIT "A"

BEING a 4,546 square foot (0.104 acre) tract of land situated in the Moses Walters Survey, Abstract No. 1598 of which 2,822 square feet are within 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 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 the northwest corner of CARSON RANCH ESTATES, PHASE 1 addition, an addition to the City of Fort Worth, same being in the easterly line of said tract 2, further being in the southerly right-of-way line of CROWLEY CLEBURNE ROAD (60 foot right-of-way);

THENCE South 00 degrees 00 minutes 56 seconds East, along the west line of said CARSON RANCH ESTATES, PHASE 1 and said east line, for a distance of 103.87 feet, to a 5/8" iron rod with yellow plastic cap stamped "A.R.S." set;

THENCE North 66 degrees 11 minutes 21 seconds West, departing said east and west lines, for a distance of 73.40 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 1247.00 feet, a central angle of 01 degrees 40 minutes 24 seconds, and a chord which bears North 22 degrees 58 minutes 27 seconds East, for a distance of 36.42 feet;

THENCE along said curve to the left, for an arc distance of 36.42 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 77.00 feet, a central angle of 24 degrees 47 minutes 07 seconds, and a chord which bears North 34 degrees 31 minutes 49 seconds East, for a distance of 33.05 feet;

THENCE along said curve to the right, for an arc distance of 33.31 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 50.00 feet, a central angle of 43 degrees 06 minutes 43 seconds, and a chord which bears North 68 degrees 28 minutes 44 seconds East, for a distance of 36.74 feet;


THENCE along said curve to the right, for an arc distance of 37.62 feet, to the **POINT OF BEGINNING** and containing 4,546 square feet (0.104 acres) of land 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

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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.

 5-4-17

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. 3B-DE-4

PARCEL NO.
3B-DE-4

WHOLE PROPERTY MAP AND
LOCATION OF PROPOSED
DRAINAGE EASEMENT

SCALE: 1" = 40'

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

J.H. Duncan Survey, Abstract No. 398
Jose A. Gill Survey, Abstract No. 568

CROWLEY CLEBURNE ROAD

30' R.O.W. DEDICATION (60' R.O.W.)
CIRS
P.O.B.
CAB. A, SL. 5462A
(P.R.T.C.T.)

15' Building Line
CAB. A, SL. 5462A
(P.R.T.C.T.)

**CARSON RANCH ESTATES,
PHASE 1**
CAB. A, SL. 5462A
(P.R.T.C.T.)

20' Drainage Easement
CAB. A, SL. 5462A
(P.R.T.C.T.)

10' Utility Easement
CAB. A, SL. 5462A
(P.R.T.C.T.)

BLOCK 1
LOT 1

LOT 2

LEGEND

● FOUND MONUMENT
○ SET MONUMENT

--- PROPERTY LINE
--- EASEMENT LINE
--- PROPOSED EASEMENT LINE

$\Delta = 24'47'07''$
 $R = 77.00'$
 $L = 33.31'$
 $CB = N 34'31'49'' E$
 $LC = 33.05'$

$\Delta = 1'40'24''$
 $R = 1247.00'$
 $L = 36.42'$
 $CB = N 22'58'27'' E$
 $LC = 36.42'$

$\Delta = 43'06'43''$
 $R = 50.00'$
 $L = 37.62'$
 $CB = N 68'28'44'' E$
 $LC = 36.74'$

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.)

PARCEL NO. 3B-DE-4
DRAINAGE EASEMENT
4,546 SQUARE FEET
0.104 ACRES

Moses Walters Survey, Abstract No. 1598

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

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. 3B-DE-4 DRAINAGE EASEMENT

APPARENT OWNER: COHIX LLC

ACQUISITION AREA: 4,546 SQUARE FEET (0.104 ACRES)

MOSES WALTERS SURVEY, ABSTRACT NO. 1598

Filename: P:\30215010 McCart Bridgefarmer-CFW\EASEMENTS\parcel 3B-DE-4.dwg

Project No. 30215010

Date: Wednesday, May 03, 2017 Time: 5:17 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: **3B-DE-4** , Block: 1, Type: LOT

PNT# Bearing Distance Northing Easting

389 6906396.22 2314789.44

S 00°00'56" E 103.87

390 6906292.35 2314789.47

N 66°11'21" W 73.40

383 6906321.98 2314722.31

Radius: 1247.00 Length: 36.42 Chord: 36.42 Delta: 1°40'24"

Chord BRG: N 22°58'27" E Rad-In: N 66°11'21" W Rad-Out: N 67°51'45" W

Radius Pt: 391 6906825.42,2313581.45 Tangent: 18.21 Dir: Left

Tangent-In: N 23°48'39" E Tangent-Out: N 22°08'15" E Non Tangential-In Tangential-Out

392 6906355.51 2314736.53

Radius: 77.00 Length: 33.31 Chord: 33.05 Delta: 24°47'07"

Chord BRG: N 34°31'49" E Rad-In: S 67°51'44" E Rad-Out: S 43°04'38" E

Radius Pt: 393 6906326.50,2314807.85 Tangent: 16.92 Dir: Right

Tangent-In: N 22°08'16" E Tangent-Out: N 46°55'22" E Tangential-In Tangential-Out

394 6906382.74 2314755.26

Radius: 50.00 Length: 37.62 Chord: 36.74 Delta: 43°06'43"

Chord BRG: N 68°28'44" E Rad-In: S 43°04'37" E Rad-Out: S 00°02'05" W

Radius Pt: 395 6906346.22,2314789.41 Tangent: 19.75 Dir: Right

Tangent-In: N 46°55'23" E Tangent-Out: S 89°57'55" E Tangential-In

396 6906396.22 2314789.44

Closure Error Distance> 0.0045 Error Bearing> N 55°55'52" W

Closure Precision> 1 in 63785.6 Total Distance> 284.62

Area: 4546 Sq. Feet, 0.104 Acres