

McCart Avenue/McPherson Boulevard
Parcel No. 3A-DE-1
Drainage Easement
17,888 sq. ft. (0.4106 acres)
Moses Walters Survey, Abstract No. 1598

EXHIBIT "A"

BEING a 17,888 square foot (0.4106 acre) tract of land situated in the Moses Walters Survey, Abstract No. 1598, same being a portion of Tract 3 of those certain tracts of land described to COHIX LLC, 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 a 1/2-inch iron rod found at the west corner of that certain Tract 2 of said COHIX, LLC, tracts, same being the west reentrant corner of said Tract 3;

THENCE North 29 degrees 46 minutes 07 seconds East, along the common northwest line of said Tract 2, same being a southeast line of said Tract 3, for a distance of 614.63 feet to a 5/8-inch iron rod with yellow plastic cap stamped "A.R.S." set for corner, same being the beginning of a non-tangent circular curve to the right, having a radius of 1,287.00 feet, and a chord which bears South 87 degrees 28 minutes 55 seconds West, for a distance of 95.43 feet, and being on the south right-of-way line of McPherson Boulevard (variable width right-of-way);

THENCE in a Westerly direction, departing said common line and along said south right-of-way line and along said curve, through a central angle of 04 degrees 14 minutes 57 seconds, for an arc distance of 95.45 feet, to a 5/8-inch iron rod with yellow plastic cap stamped "A.R.S." set for the point of tangency;

THENCE South 89 degrees 36 minutes 24 seconds West, continuing along said south right-of-way line for a distance of 296.42 feet to a 5/8-inch 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 00 degrees 23 minutes 36 seconds East, departing said south right-of-way line for a distance of 36.00 feet to a 5/8-inch iron rod with yellow plastic cap stamped "A.R.S." set for corner;

THENCE South 89 degrees 36 minutes 24 seconds West, for a distance of 147.23 feet to a 5/8-inch iron rod with yellow plastic cap stamped "A.R.S." set for corner;

THENCE North 00 degrees 23 minutes 36 seconds West, for a distance of 6.00 feet to a 5/8-inch iron rod with yellow plastic cap stamped "A.R.S." set for corner;

THENCE South 89 degrees 36 minutes 24 seconds West, for a distance of 307.09 feet to a 5/8-inch iron rod with yellow plastic cap stamped "A.R.S." set for the beginning of a tangent circular curve to the right, having a radius of 1,617.00 feet, and a chord which bears North 88 degrees 22 minutes 55 seconds West, for a distance of 113.52 feet;

THENCE in a Westerly direction, and along said curve, through a central angle of 04 degrees 01 minute 24 seconds, for an arc distance of 113.54 feet, to a 5/8-inch iron rod with yellow plastic cap stamped "A.R.S." set for corner;

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THENCE North 03 degrees 37 minutes 47 seconds East, for a distance of 30.00 feet to a 5/8-inch iron rod with yellow plastic cap stamped "A.R.S." set for corner, same being the beginning of a non-tangent circular curve to the left, having a radius of 1,587.00 feet, and a chord which bears South 88 degrees 22 minutes 55 seconds East, for a distance of 111.41 feet, and being on the south right-of-way line of said McPherson Boulevard;

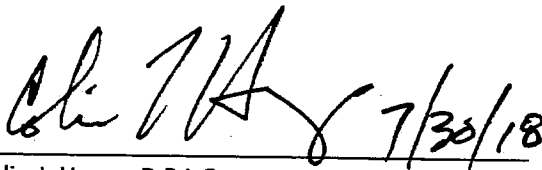
THENCE in an Easterly direction, along said south right-of-way line and along said curve, through a central angle of 04 degrees 01 minute 24 seconds, for an arc distance of 111.44 feet, to a 5/8-inch iron rod with yellow plastic cap stamped "A.R.S." set for the point of tangency;

THENCE North 89 degrees 36 minutes 24 seconds East, continuing along said south right-of-way line, for a distance of 454.31 feet to the **POINT OF BEGINNING** and containing 17,888 square feet (0.4106 acres) of land more or less.

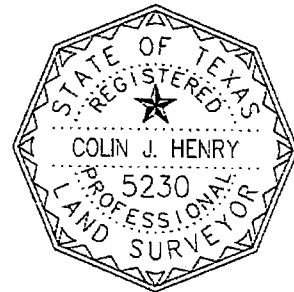
Basis of Bearings is State Plane Coordinate System, North American Datum 83(2011), Texas North Central Zone (4202).

Note: A Plat of even survey date herewith accompanies this description

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.

 7/30/18

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. 3A-DE-1

SCALE: 1" = 200'

McPHERSON BLVD.
(VARIABLE WIDTH R.O.W.)

PARCEL NO. 3A-DE-1
DRAINAGE EASEMENT
17,888 SQUARE FEET
0.4106 ACRES

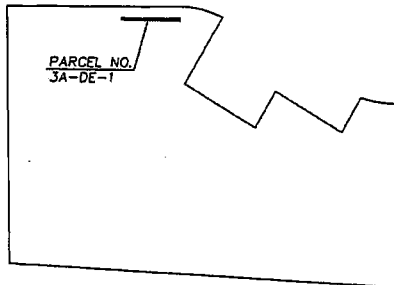
CURVE	ARC LENGTH	RADIUS	DELTA ANGLE	CHORD BEARING	CHORD LENGTH
C1	95.45'	1287.00'	04°14'57"	S 87°28'55" W	95.43'
C2	113.54'	1617.00'	04°01'24"	N 88°22'55" W	113.52'
C3	111.44'	1587.00'	04°01'24"	S 88°22'55" E	111.41'

LINE	BEARING	DISTANCE
L1	S 00°23'36" E	36.00'
L2	N 00°23'36" W	6.00'
L3	N 03°37'47" E	30.00'

Moses Walters Survey,
Abstract No. 1598

LEGEND

- FOUND MONUMENT
- CIRS - 5/8 INCH CAPPED IRON ROD SET
- (CM) CONTROLLING MONUMENT
- P.O.C. POINT OF COMMENCING
- P.O.B. POINT OF BEGINNING
- PROPERTY LINE
- - - EASEMENT LINE
- - - PROPOSED EASEMENT LINE



WHOLE PROPERTY MAP AND
LOCATION OF PROPOSED
DRAINAGE EASEMENT

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

1/2" IRON
ROD FOUND
(CM)

P.O.C.

TRACT 2
COHIX LLC
Instr. No. D208444286
(D.R.T.C.T.)

TRACT 3
COHIX LLC
Instr. No. D208444286
(D.R.T.C.T.)

ARS

Engineers, Inc.

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. 3A-DE-1 DRAINAGE EASEMENT

APPARENT OWNER: COHIX LLC

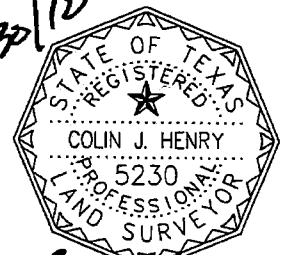
ACQUISITION AREA: 17,888 SQUARE FEET (0.4106 ACRES) | MOSES WALTERS SURVEY, ABSTRACT NO. 1598

Filename: Parcel 3A-DE-1.Dwg

Date: Time: Plotted by:

Project No. 30215010

EXHIBIT "B" SHEET: 1 OF 1



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

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

PNT#	Bearing	Distance	Northing	Easting
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L159		6905143.56	2312730.85	
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S 00°23'36" E 36.00

L160		6905107.56	2312731.10	
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S 89°36'24" W 147.23

L161		6905106.55	2312583.87	
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N 00°23'36" W 6.00

L162		6905112.55	2312583.83	
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S 89°36'24" W 307.09

L163		6905110.44	2312276.75	
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Radius: 1617.00 Length: 113.54 Chord: 113.52 Delta: 4°01'24"

Chord BRG: N 88°22'55" W Rad-In: N 00°23'36" W Rad-Out: N 03°37'47" E

Radius Pt: L164 6906727.40,2312265.65 Tangent: 56.80 Dir: Right

Tangent-In: S 89°36'24" W Tangent-Out: N 86°22'13" W Tangential-In Non Tangential-Out

L165		6905113.65	2312163.28	
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N 03°37'47" E 30.00

L166		6905143.59	2312165.18	
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Radius: 1587.00 Length: 111.44 Chord: 111.41 Delta: 4°01'24"

Chord BRG: S 88°22'55" E Rad-In: N 03°37'47" E Rad-Out: N 00°23'36" W

Radius Pt: L164 6906727.40,2312265.65 Tangent: 55.74 Dir: Left

Tangent-In: S 86°22'13" E Tangent-Out: N 89°36'24" E Non Tangential-In Tangential-Out

L167		6905140.44	2312276.55	
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N 89°36'24" E 454.31

L159		6905143.56	2312730.85	
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Closure Error Distance> 0.0000

Total Distance> 1205.61

Area: 17887.5 Sq. Feet, 0.4106 Acres