

McCart Avenue/McPherson Boulevard  
Parcel No. 3A-DE-3  
Drainage Easement  
5,277 sq. ft. (0.1212 acres)  
Moses Walters Survey, Abstract No. 1598

**EXHIBIT "A"**

**BEING** a 5,277 square foot (0.1212 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 with yellow plastic cap stamped "TQ BURKS 5509" found for the most westerly south corner of Tract 2 of said COHIX LLC tracts, same being a south re-entrant corner of said Tract 3;

**THENCE** North 58 degrees 34 minutes 12 seconds West, along the common line of said Tracts 2 and 3, for a distance of 369.73 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, said point being on the west right-of-way line of McCart Avenue (80 foot right-of-way), said point being the beginning of a non-tangent circular curve to the left having a radius of 940.00 feet, and a chord which bears South 19 degrees 22 minutes 11 seconds West, for a distance of 189.88 feet;

**THENCE** in a Southerly direction, and along said west right-of-way line and along said curve, through a central angle of 11 degrees 35 minutes 38 seconds, for an arc distance of 190.21 feet to a 5/8-inch iron rod with yellow plastic cap stamped "A.R.S." set for corner;

**THENCE** North 76 degrees 25 minutes 37 seconds West, departing said west right-of-way line, for a distance of 22.00 feet to a 5/8-inch iron rod with yellow plastic cap stamped "A.R.S." set for corner;

**THENCE** North 13 degrees 18 minutes 23 seconds East, for a distance of 119.93 feet, to a 5/8-inch iron rod with yellow plastic cap stamped "A.R.S." set for corner;

**THENCE** North 21 degrees 09 minutes 38 seconds East, for a distance of 79.74 feet, to a 5/8-inch iron rod with yellow plastic cap stamped "A.R.S." set for corner on the common line of said Tracts 2 and 3;

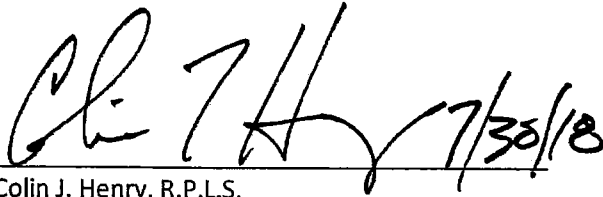
**THENCE** South 58 degrees 34 minutes 12 seconds East, along said common line, for a distance of 32.79 feet to the **POINT OF BEGINNING** and containing 5,277 square feet (0.1212 acres) of land more or less.

McCart Avenue/McPherson Boulevard  
Parcel No. 3A-DE-3  
Drainage Easement  
5,277 sq. ft. (0.1212 acres)  
Moses Walters Survey, Abstract No. 1598

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-3

SCALE: 1" = 200'

PARCEL NO. 3A-DE-3  
DRAINAGE EASEMENT  
5,277 SQUARE FEET  
0.1212 ACRES

Moses Walters Survey,  
Abstract No. 1598

LINE	BEARING	DISTANCE
L1	N 76°25'37" W	22.00'
L2	N 13°18'23" E	119.93'
L3	N 21°09'38" E	79.74'
L4	S 58°34'12" E	32.79'

### 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

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

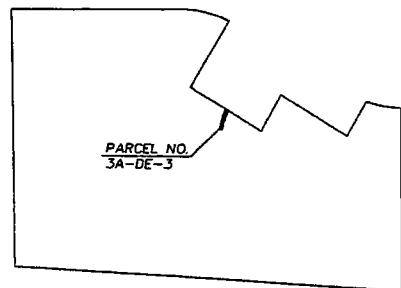
**McCART AVENUE**  
(80' R.O.W.)

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

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

15' SANITARY SEWER EASEMENT  
Instr. No. D205013892  
(D.R.T.C.T.)

1/2" IRON ROD FOUND  
W/ TO BURKS  
#5509 CAP (CM)



WHOLE PROPERTY MAP AND LOCATION OF PROPOSED DRAINAGE EASEMENT

# 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-3 DRAINAGE EASEMENT

APPARENT OWNER: COHIX LLC

ACQUISITION AREA: 5,277 SQUARE FEET (0.1212 ACRES)

MOSES WALTERS SURVEY, ABSTRACT NO. 1598

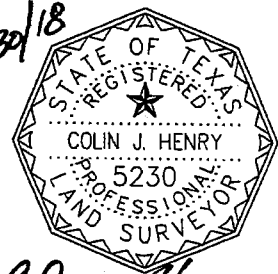
Filename: Parcel 3A-DE-3.Dwg

Project No. 30215010

Date: Time: Plotted by:

EXHIBIT "B" SHEET: 1 OF 1

7/31/18



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

# 3A-DE-3 LOT CLOSURE.txt

## Lot Report

Lot File: P:\30215010 McCart Bridgefarmer-CFW\Survey\Coord\Lot\2018-05-29 Phase 2  
ROW EDIT.lot  
CRD File: P:\30215010 McCart Bridgefarmer-CFW\Survey\Coord\2018-05-29 Phase 2 ESMT  
CHANGES.crd

Lot: 3A-DE-3 , Block: 1, Type: LOT  
PNT# Bearing Distance Northing Easting  
L28 6904310.77 2313127.31  
Radius: 940.00 Length: 190.21 Chord: 189.88 Delta: 11°35'38"  
Chord BRG: S 19°22'11" W Rad-In: S 64°50'00" E Rad-Out: S 76°25'37" E  
Radius Pt: L17 6903911.03,2313978.08 Tangent: 95.43 Dir: Left  
Tangent-In: S 25°10'00" W Tangent-Out: S 13°34'23" W Non Tangential-out  
L35 6904131.63 2313064.33  
N 76°25'37" W 22.00  
L98 6904136.80 2313042.94  
N 13°18'23" E 119.93  
L99 6904253.50 2313070.54  
N 21°09'38" E 79.74  
L100 6904327.87 2313099.33  
S 58°34'12" E 32.79  
L28 6904310.77 2313127.31  
Closure Error Distance> 0.0000  
Total Distance> 444.66  
Area: 5277.4 Sq. Feet, 0.1212 Acres  
±

Block 1 Total Area: 5277.4 Sq. Feet, 0.1212 Acres