

McCart Avenue/McPherson Boulevard
Parcel No. 3A-SE-1
Slope Easement
6,738 sq. ft. (0.1547 acres)
Moses Walters Survey, Abstract No. 1598

EXHIBIT "A"

BEING a 6,738 square foot (0.1547 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 260.37 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 26 degrees 08 minutes 37 seconds West, departing said common line, for a distance of 82.19 feet, to a 5/8-inch iron rod with yellow plastic cap stamped "A.R.S." set for corner;

THENCE South 16 degrees 46 minutes 25 seconds West, for a distance of 115.21 feet, to a 5/8-inch iron rod with yellow plastic cap stamped "A.R.S." set for corner;

THENCE South 09 degrees 29 minutes 07 seconds West, for a distance of 122.88 feet, to a 5/8-inch iron rod with yellow plastic cap stamped "A.R.S." set for corner;

THENCE North 87 degrees 28 minutes 15 seconds West, for a distance of 12.00 feet, to a 5/8-inch iron rod with yellow plastic cap stamped "A.R.S." set for corner, said point being on the east right-of-way line of McCart Avenue (80 foot right-of-way), and also being beginning of a non-tangent circular curve to the right, having a radius of 860.00 feet and a chord which bears North 13 degrees 33 minutes 19 seconds East, for a distance of 328.96 feet;

THENCE in a Northeasterly direction, along said east right-of-way line and along said curve, through a central angle of 22 degrees 03 minutes 08 seconds, for an arc distance of 331.00 feet, to a 5/8-inch iron rod with yellow plastic cap stamped "A.R.S." set for corner on a common line of said Tracts 2 and 3;

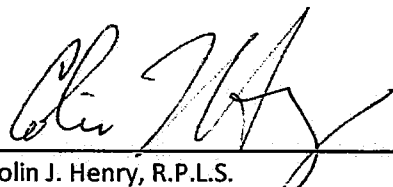
THENCE South 58 degrees 34 minutes 12 seconds East, departing said east right-of-way line and along said common line, for a distance of 28.83 feet, to the **POINT OF BEGINNING** and containing 6,738 square feet (0.1547 acres) of land more or less.

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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.

 10/01/18
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-SE-1

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

SCALE: 1" = 200'

Δ = 22°03'08"
R = 860.00'
L = 331.00'
CB = N13°33'19"E
LC = 328.96'

Moses Walters Survey,
Abstract No. 1598

LINE	BEARING	DISTANCE
L1	S 26°08'37" W	82.19'
L2	S 16°46'25" W	115.21'
L3	S 09°29'07" W	122.88'
L4	N 87°28'15" W	12.00'
L5	S 58°34'12" E	28.83'

LEGEND

- FOUND MONUMENT
- CIRS - 5/8 INCH
(CM) CAPPED IRON ROD SET
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.)

P.O.B. CIRS

S 58°34'12" E
260.37'

1/2" IRON
ROD FOUND
w/ "TD" BURKS
#5509" CAP (CM)

P.O.C.

PARCEL NO. 3A-SE-1
SLOPE EASEMENT
6,738 SQUARE FEET
0.1547 ACRES

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

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

PARCEL NO.
3A-SE-1

WHOLE PROPERTY MAP AND
LOCATION OF PROPOSED SLOPE
EASEMENT



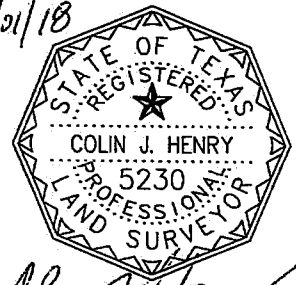
CITY OF FORT WORTH
1000 THROCKMORTON STREET
FORT WORTH, TEXAS 76102

ARS

Engineers, Inc.

12801 N. Central Expressway Suite 1250
Dallas, Texas 75243
(214) 739-3152 Fax (214) 739-3169

10/21/18



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-SE-1 SLOPE EASEMENT

APPARENT OWNER: COHIX LLC

ACQUISITION AREA: 6,738 SQUARE FEET (0.1547 ACRES)

MOSES WALTERS SURVEY, ABSTRACT NO. 1598

Filename: Parcel 3A-SE-1.Dwg

Project No. 30215010

Date: Time: Plotted by:

EXHIBIT "B" SHEET: 1 OF 1

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

3A-SE-1 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-SE-1, Block: 1, Type: LOT

PNT#	Bearing	Distance	Northing	Easting
L12			6904253.74	2313220.62
	S 26°08'37" W	82.19		
L13			6904179.96	2313184.40
	S 16°46'25" W	115.21		
L14			6904069.65	2313151.15
	S 09°29'07" W	122.88		
L15			6903948.45	2313130.90
	N 87°28'15" W	12.00		
L16			6903948.98	2313118.91
Radius: 860.00 Length: 331.00 Chord: 328.96 Delta: 22°03'08"				
Chord BRG: N 13°33'19" E Rad-In: S 87°28'15" E Rad-Out: S 65°25'07" E				
Radius Pt: L17 6903911.03, 2313978.08 Tangent: 167.57 Dir: Right				
Tangent-In: N 02°31'45" E Tangent-Out: N 24°34'53" E Non Tangential-In Non Tangential-Out				
L18			6904268.78	2313196.02
	S 58°34'12" E	28.83		
L12			6904253.74	2313220.62

Closure Error Distance> 0.0000
Total Distance> 692.11
Area: 6738.4 Sq. Feet, 0.1547 Acres

▲

Block 1 Total Area: 6738.4 Sq. Feet, 0.1547 Acres