

McCart Avenue/McPherson Boulevard
Parcel No. 3B-DE
Drainage Easement
12,513 sq. ft. (0.2873 acres)
Moses Walters Survey, Abstract No. 1598

EXHIBIT "A"

BEING a 12,513 square foot (0.2873 acre) tract of land situated in the Moses Walters Survey, Abstract No. 1598, same being a portion of Tract 2 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 269.73 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 northwest right-of-way line of McCart Avenue (80 foot right-of-way);

THENCE North 58 degrees 34 minutes 12 seconds West, departing said northwest right-of-way line and continuing along the common line of said Tracts 2 and 3, for a distance of 32.79 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, departing said common line, for a distance of 177.82 feet to a 5/8-inch iron rod with yellow plastic cap stamped "A.R.S." set for corner;

THENCE North 27 degrees 40 minutes 45 seconds East, for a distance of 68.78 feet to a 5/8-inch iron rod with yellow plastic cap stamped "A.R.S." set for corner;

THENCE North 71 degrees 27 minutes 52 seconds East, for a distance of 60.70 feet to a 5/8-inch iron rod with yellow plastic cap stamped "A.R.S." set for corner;

THENCE North 27 degrees 40 minutes 45 seconds East, for a distance of 12.91 feet to a 5/8-inch iron rod with yellow plastic cap stamped "A.R.S." set for corner;

THENCE South 62 degrees 19 minutes 15 seconds East, for a distance of 10.00 feet to a 5/8-inch iron rod with yellow plastic cap stamped "A.R.S." set for corner on the northwest right-of-way line of said McCart Avenue;

THENCE South 27 degrees 40 minutes 45 seconds West, along said northwest right-of-way line, for a distance of 263.12 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 left, having a radius of 940.00 feet, and a chord which bears South 26 degrees 25 minutes 22 seconds West, for a distance of 41.21 feet;

THENCE in a Southwesterly direction, along said northwest right-of-way line and along said curve, through a central angle of 02 degrees 30 minutes 44 seconds, for an arc distance of 41.22 feet, to the **POINT OF BEGINNING** and containing 12,513 square feet (0.2873 acres) of land, more or less.

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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.

Colin J. Henry 8-3-18

Colin J. Henry, R.P.L.S.
Texas Registration No. 5230

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



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

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

PNT# Bearing Distance Northing Easting

L101 6904580.69 2313267.87

S 27°40'45" W 263.12

L102 6904347.68 2313145.65

Radius: 940.00 Length: 41.22 Chord: 41.21 Delta: 2°30'44"

Chord BRG: S 26°25'22" W Rad-In: S 62°19'15" E Rad-Out: S 64°50'00" E

Radius Pt: L17 6903911.03,2313978.08 Tangent: 20.61 Dir: Left

Tangent-In: S 27°40'45" W Tangent-Out: S 25°10'00" W Tangential-In Non Tangential-Out

L28 6904310.77 2313127.31

N 58°34'12" W 32.79

L100 6904327.87 2313099.33

N 21°09'38" E 177.82

L103 6904493.69 2313163.52

N 27°40'45" E 68.78

L104 6904554.61 2313195.47

N 71°27'52" E 60.70

L105 6904573.90 2313253.02

N 27°40'45" E 12.91

L106 6904585.34 2313259.02

S 62°19'15" E 10.00

L101 6904580.69 2313267.87

Closure Error Distance> 0.0000

Total Distance> 667.34

Area: 12513.4 Sq. Feet, 0.2873 Acres