

McCart Avenue/McPherson Boulevard
Parcel No. 3B-ROW-3
Right-of-Way Dedication
461 sq. ft. (0.0106 acres)
Moses Walters Survey, Abstract No. 1598

EXHIBIT "A"

BEING a 461 square foot (0.0106 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 790.56 feet, to a 1/2-inch iron rod found for the west corner of said Tract 2;

THENCE North 29 degrees 46 minutes 07 seconds East, along the common line of said Tracts 2 and 3, for a distance of 713.36 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 south right-of-way line of McPherson Boulevard (a variable width right-of-way);

THENCE North 29 degrees 46 minutes 07 seconds East, continuing along the common line of said Tracts 2 and 3, for a distance of 24.54 feet, to a 5/8-inch iron rod with yellow plastic cap stamped "A.R.S." set for the northerly east corner of said Tract 3, and the westerly north corner of said Tract 2 and being in the common southwest line of a tract of land described to Meng Zhu-Shen, by deed recorded by Instrument Number D216268349, of the Deed Records, Tarrant County, Texas, said point being the beginning of a non-tangent circular curve to the right, having a radius of 1,000.00 feet, and a chord which bears South 62 degrees 40 minutes 50 seconds East, a distance of 36.75 feet;

THENCE in a Southeasterly direction, along the common line of said Tract 2 and said Meng Zhu-Shen tract and along said curve, through a central angle of 02 degrees 06 minutes 21 seconds for an arc distance of 36.75 feet, to a 5/8-inch iron rod with yellow plastic cap stamped "A.R.S." set for corner on the south right-of-way line of said McPherson Boulevard, and 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 84 degrees 21 minutes 16 seconds West, a distance of 45.05 feet;

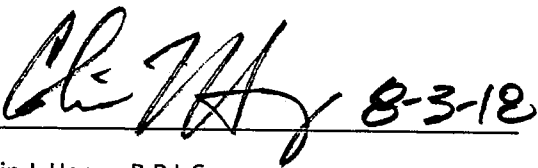
THENCE in a Westerly direction, departing said common line and along said south right-of-way line and along said curve, through a central angle of 02 degrees 00 minutes 21 seconds, for an arc distance of 45.06 feet to the **POINT OF BEGINNING** and containing 461 square feet (0.0106 acres) of land, more or less.

McCart Avenue/McPherson Boulevard
Parcel No. 3B-ROW-3
Right-of-Way Dedication
461 sq. ft. (0.0106 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.

 8-3-12

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. 3B-ROW-3

CURVE	ARC LENGTH	RADIUS	DELTA ANGLE	CHORD BEARING	CHORD LENGTH
C1	36.75'	1000.00'	02°06'21"	S 62°40'50" E	36.75'
C2	45.06'	1287.00'	02°00'21"	S 84°21'16" W	45.05'

MENG ZHU-SHEN
 Instr. No. D216268349
 D.R.T.C.T.

SCALE: 1" = 200'

LINE	BEARING	DISTANCE
L1	N 29°46'07" E	24.54'

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

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

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

PARCEL NO. 3B-ROW-3
 RIGHT-OF-WAY DEDICATION
 461 SQUARE FEET
 0.0106 ACRES

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

20' EASEMENT FOR
 CROSSROADS TO ECT
 Instr. No. 210037974
 (D.R.T.C.T.)

1/2" IRON ROD
 FOUND (CM)

MCCART AVENUE
 (VARIABLE WIDTH R.O.W.)

PARCEL NO.
 3B-ROW-3

WHOLE PROPERTY MAP AND
 LOCATION OF PROPOSED
 RIGHT-OF-WAY

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).

1/2" IRON ROD FOUND
 w/ TQ BURKS
 #5509 CAP(CM) P.O.C.

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. 3B-ROW-3 RIGHT-OF-WAY DEDICATION

APPARENT OWNER: COHIX LLC

ACQUISITION AREA: 461 SQUARE FEET (0.0106 ACRES)

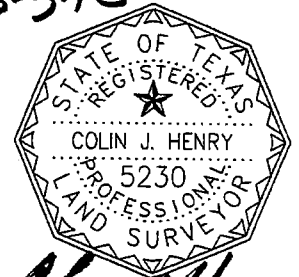
MOSES WALTERS SURVEY, ABSTRACT NO. 1598

Filename: Parcel 3B-ROW-3.Dwg

Date: Time: Plotted by:

Project No. 30215010

8-3-18



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

3B-ROW-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.crdb

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

PNT#	Bearing	Distance	Northing	Easting
L153			6905171.09	2313134.78
	Radius: 1000.00	Length: 36.75	Chord: 36.75	Delta: 2°06'21"
	Chord BRG: S 62°40'50" E	Rad-In: S 26°16'00" W	Rad-Out: S 28°22'21" W	
	Radius Pt: L152 6904274.34,2312692.23	Tangent: 18.38	Dir: Right	
	Tangent-In: S 63°44'00" E	Tangent-Out: S 61°37'39" E	Non Tangential-Out	
L151			6905154.22	2313167.43
	Radius: 1287.00	Length: 45.06	Chord: 45.05	Delta: 2°00'21"
	Chord BRG: S 84°21'16" W	Rad-In: N 06°38'54" W	Rad-Out: N 04°38'34" W	
	Radius Pt: L150 6906432.57,2313018.43	Tangent: 22.53	Dir: Right	
	Tangent-In: S 83°21'06" W	Tangent-Out: S 85°21'26" W	Non Tangential-In	Non
	Tangential-Out			
L149			6905149.79	2313122.60
	N 29°46'07" E	24.54		
L153			6905171.09	2313134.78

Closure Error Distance> 0.0000
Total Distance> 106.34
Area: 460.5 Sq. Feet, 0.0106 Acres
♀

Block 1 Total Area: 460.5 Sq. Feet, 0.0106 Acres