

McCart Avenue/McPherson Boulevard
Parcel No. 3B-SE-1
Slope Easement
10,881 sq. ft. (0.2498 acres)
Moses Walters Survey, Abstract No. 1598

EXHIBIT "A"

BEING a 10,881 square foot (0.2498 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 a common southwest line of Tract 2 and a northeast line of Tract 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;

THENCE North 58 degrees 34 minutes 12 seconds West, continuing along said common line, for a distance of 28.83 feet, to a 5/8-inch iron rod with yellow plastic cap stamped "A.R.S." set at the beginning of a non-tangent circular curve to the right, having a radius of 860.00 feet, and a chord which bears North 26 degrees 07 minutes 49 seconds East, for a distance of 46.49 feet, said point being in the southeast right-of-way line of McCart Avenue (80 foot right-of-way);

THENCE in a Northeasterly direction, and along said southeast right-of-way line and along said curve, through a central angle of 03 degrees 05 minutes 51 seconds, for an arc distance of 46.49 feet to a 5/8-inch iron rod with yellow plastic cap stamped "A.R.S." set for the point of tangency;

THENCE North 27 degrees 40 minutes 45 seconds East, continuing along said southeast right-of-way line, for a distance of 215.84 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, departing said southeast right-of-way line, for a distance of 52.00 feet, to a 5/8-inch iron rod with yellow plastic cap stamped "A.R.S." set for corner;

THENCE South 27 degrees 40 minutes 45 seconds West, for a distance of 49.96 feet, to a 5/8-inch iron rod with yellow plastic cap stamped "A.R.S." set for corner;

THENCE South 34 degrees 51 minutes 30 seconds West, for a distance of 182.87 feet, to a 5/8-inch iron rod with yellow plastic cap stamped "A.R.S." set for corner;

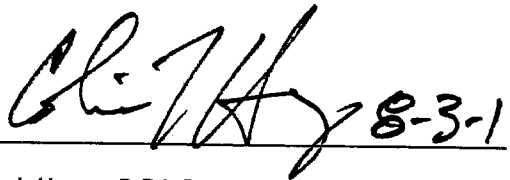
THENCE South 26 degrees 08 minutes 37 seconds West, for a distance of 32.81 feet to the **POINT OF BEGINNING** and containing 10,881 square feet (0.2498 acres) of land, more or less.

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Slope Easement
10,881 sq. ft. (0.2498 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.

 8-3-18

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. 3B-SE-1

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

SCALE: 1" = 200'

PARCEL NO. 3B-SE-1
SLOPE EASEMENT
10,881 SQUARE FEET
0.2498 ACRES

MCCART AVENUE
(80' R.O.W.)

1/2" IRON
ROD FOUND
(CM)

LEGEND

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

Moses Walters Survey,
Abstract No. 1598

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

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

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

LINE	BEARING	DISTANCE
L1	N 58°34'12" W	28.83'
L2	N 27°40'45" E	215.84'
L3	S 62°19'15" E	52.00'
L4	S 27°40'45" W	49.96'
L5	S 34°51'30" W	182.87'
L6	S 26°08'37" W	32.81'

CURVE	ARC LENGTH	RADIUS	DELTA ANGLE	CHORD BEARING	CHORD LENGTH
C1	46.49'	860.00'	03°05'51"	N 26°07'49" E	46.49'

WHOLE PROPERTY MAP AND
LOCATION OF PROPOSED
SLOPE EASEMENT

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

ARS

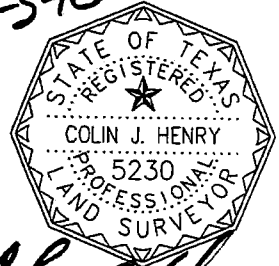
Engineers, Inc.

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

8-3-18



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

PARCEL NO. 3B-SE-1 SLOPE EASEMENT

APPARENT OWNER: COHIX LLC

ACQUISITION AREA: 10,881 SQUARE FEET (0.2498 ACRES) MOSES WALTERS SURVEY, ABSTRACT NO. 1598

Filename: Parcel 3B-SE-1.Dwg

Date: Time: Plotted by:

Project No. 30215010

EXHIBIT "B" SHEET: 1 OF 1

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

PNT#	Bearing	Distance	Northing	Easting
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L107		6904477.50	2313362.80	
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S 27°40'45" W 49.96

L108		6904433.25	2313339.59	
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S 34°51'30" W 182.87

L109		6904283.20	2313235.07	
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S 26°08'37" W 32.81

POB

L12		6904253.74	2313220.62	
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N 58°34'12" W 28.83

L18		6904268.78	2313196.02	
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Radius: 860.00 Length: 46.49 Chord: 46.49 Delta: 3°05'51"

Chord BRG: N 26°07'49" E Rad-In: S 65°25'07" E Rad-Out: S 62°19'15" E

Radius Pt: L17 6903911.03,2313978.08 Tangent: 23.25 Dir: Right

Tangent-In: N 24°34'53" E Tangent-Out: N 27°40'45" E Non Tangential-In Tangential-Out

L110		6904310.52	2313216.49	
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N 27°40'45" E 215.84

L111		6904501.66	2313316.75	
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S 62°19'15" E 52.00

L107		6904477.50	2313362.80	
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Closure Error Distance> 0.0000

Total Distance> 608.81

Area: 10880.9 Sq. Feet, 0.2498 Acres