

McCart Avenue/McPherson Boulevard
Parcel No. 3B-SE-2
Slope Easement
14,390 sq. ft. (0.3304 acres)
Moses Walters Survey, Abstract No. 1598

EXHIBIT "A"

BEING a 14,390 square foot (0.3304 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 conveyed 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 27 degrees 40 minutes 45 seconds East, for a distance of 805.32 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 62 degrees 19 minutes 15 seconds West, for a distance of 40.00 feet, to a 5/8-inch iron rod with yellow plastic cap stamped "A.R.S." set for corner, and being on the southeast right-of-way line of McCart Avenue (80 foot right-of-way at this point);

THENCE North 27 degrees 40 minutes 45 seconds East, along said southeast right-of-way line, for a distance of 172.67 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 left having a radius of 163.00 feet, and a chord which bears North 36 degrees 52 minutes 03 seconds East, for a distance of 37.89 feet;

THENCE in a Northeasterly direction, continuing along said southeast right-of-way line and along said curve, through a central angle of 13 degrees 20 minutes 53 seconds, for an arc distance of 37.97 feet, to a 5/8-inch iron rod with yellow plastic cap stamped "A.R.S." set at the beginning of a tangent reverse circular curve to the right having a radius of 52.00 feet, and a chord which bears North 57 degrees 35 minutes 00 seconds East, for a distance of 47.84 feet;

THENCE in a Northeasterly direction, continuing along said southeast right-of-way line and along said curve, through a central angle of 54 degrees 46 minutes 46 seconds, for an arc distance of 49.72 feet, to a 5/8-inch iron rod with yellow plastic cap stamped "A.R.S." set at the beginning of a tangent reverse circular curve to the left having a radius of 110.00 feet, and a chord which bears North 39 degrees 06 minutes 49 seconds East, for a distance of 157.88 feet;

THENCE in a Northeasterly and Northwesterly direction, continuing along said southeast right-of-way line and along said curve, through a central angle of 91 degrees 43 minutes 08 seconds, for an arc distance of 176.09 feet, to a 5/8-inch iron rod with yellow plastic cap stamped "A.R.S." set at the beginning of a tangent reverse circular curve to the right having a radius of 277.00 feet, and a chord which bears North 02 degrees 08 minutes 52 seconds East, for a distance of 85.65 feet;

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THENCE in a Northwesterly and Northeasterly direction, continuing along said southeast right-of-way line and along said curve, through a central angle of 17 degrees 47 minutes 14 seconds, for an arc distance of 85.99 feet, to a 5/8-inch iron rod with yellow plastic cap stamped "A.R.S." set for the point of tangency;

THENCE North 11 degrees 02 minutes 29 seconds East, continuing along said southeast right-of-way line for a distance of 14.99 feet, to a 5/8-inch iron rod with yellow plastic cap stamped "A.R.S." set for corner;

THENCE South 78 degrees 57 minutes 31 seconds East, departing said southeast right-of-way line for a distance of 10.00 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 left having a radius of 280.00 feet, and a chord which bears South 01 degree 51 minutes 46 seconds East, for a distance of 93.47 feet;

THENCE in a Southwesterly and Southeasterly direction, and along said curve through a central angle of 19 degrees 12 minutes 57 seconds, for an arc distance of 93.91 feet, to a 5/8-inch iron rod with yellow plastic cap stamped "A.R.S." set at the beginning of a tangent reverse circular curve to the right having a radius of 130.00 feet, and a chord which bears South 36 degrees 45 minutes 50 seconds West, for a distance of 193.93 feet;

THENCE in a Southeasterly and Southwesterly direction, and along said curve, through a central angle of 96 degrees 28 minutes 08 seconds, for an arc distance of 218.88 feet, to a 5/8-inch iron rod with yellow plastic cap stamped "A.R.S." set at the beginning of a tangent reverse circular curve to the left having a radius of 24.00 feet, and a chord which bears South 60 degrees 46 minutes 04 seconds West, for a distance of 19.70 feet;

THENCE in a Southwesterly direction, and along said curve through a central angle of 48 degrees 27 minutes 40 seconds, for an arc distance of 20.30 feet, to a 5/8-inch iron rod with yellow plastic cap stamped "A.R.S." set for corner;

THENCE South 36 degrees 32 minutes 14 seconds West, for a distance of 47.32 feet, to a point for corner (unable to set);

THENCE South 21 degrees 35 minutes 42 seconds West, for a distance of 122.66 feet, to a 5/8-inch iron rod with yellow plastic cap stamped "A.R.S." set for corner;

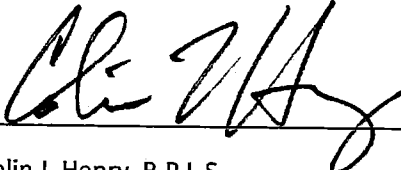
THENCE South 27 degrees 40 minutes 45 seconds West, for a distance of 42.77 feet to the **POINT OF BEGINNING** and containing 14,390 square feet (0.3304 acres) of land, more or less.

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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.

 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-2

CURVE	ARC LENGTH	RADIUS	DELTA ANGLE	CHORD BEARING	CHORD LENGTH
C1	37.97'	163.00'	13°20'53"	N 36°52'03" E	37.89'
C2	49.72'	52.00'	54°46'46"	N 57°35'00" E	47.84'
C3	176.09'	110.00'	91°43'08"	N 39°06'49" E	157.88'
C4	85.99'	277.00'	17°47'14"	N 02°08'52" E	85.65'
C5	93.91'	280.00'	19°12'57"	S 01°51'46" E	93.47'
C6	218.88'	130.00'	96°28'08"	S 36°45'50" W	193.93'
C7	20.30'	24.00'	48°27'40"	S 60°46'04" W	19.70'

SCALE: 1" = 200'

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

LINE	BEARING	DISTANCE
L1	N 62°19'15" W	40.00'
L2	N 27°40'45" E	172.67'
L3	N 11°02'29" E	14.99'
L4	S 78°57'31" E	10.00'
L5	S 36°32'14" W	47.32'
L6	S 21°35'42" W	122.66'
L7	S 27°40'45" W	42.77'

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

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

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

Moses Walters Survey,
Abstract No. 1598

1/2" IRON
ROD FOUND
(CM)

LEGEND

- FOUND MONUMENT
- CIRS - 5/8 INCH
CAPPED IRON ROD SET
- (CM) CONTROLLING MONUMENT
- U.T.S. UNABLE TO SET
- 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)

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

N 27°40'45" E
805.32'

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

PARCEL NO. 3B-SE-2
SLOPE EASEMENT
14,390 SQUARE FEET
0.3304 ACRES

PARCEL NO.
3B-SE-2

WHOLE PROPERTY MAP AND
LOCATION OF PROPOSED
SLOPE 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. 3B-SE-2 SLOPE EASEMENT

APPARENT OWNER: COHIX LLC

ACQUISITION AREA: 14,390 SQUARE FEET (0.3304 ACRES) | MOSES WALTERS SURVEY, ABSTRACT NO. 1598

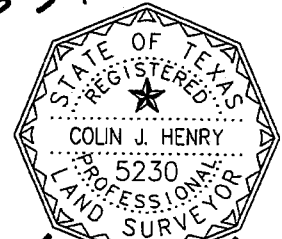
Filename: Parcel 3B-SE-2.Dwg

Date: Time: Plotted by:

Project No. 30215010

EXHIBIT "B" SHEET: 1 OF 1

8-3-18



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

3B-SE-2 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: 3B-SE-2 , Block: 1, Type: LOT

PNT#	Bearing	Distance	Northing	Easting
L132			6905042.12	2313638.97

	S 36°32'14" W	47.32		
L133			6905004.11	2313610.80

	S 21°35'42" W	122.66		
L134			6904890.06	2313565.66

	S 27°40'45" W	42.77		
L135			6904852.19	2313545.79

	N 62°19'15" W	40.00		
L129			6904870.77	2313510.37

	N 27°40'45" E	172.67		
L118			6905023.68	2313590.58

Radius: 163.00 Length: 37.97 Chord: 37.89 Delta: 13°20'53"

Chord BRG: N 36°52'03" E Rad-In: N 46°27'31" W Rad-Out: N 59°48'24" W

Radius Pt: L117 6905135.96,2313472.42 Tangent: 19.07 Dir: Left

Tangent-In: N 43°32'29" E Tangent-Out: N 30°11'36" E Non Tangential-In

Tangential-Out

L116			6905053.99	2313613.31
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Radius: 52.00 Length: 49.72 Chord: 47.84 Delta: 54°46'46"

Chord BRG: N 57°35'00" E Rad-In: S 59°48'24" E Rad-Out: S 05°01'37" E

Radius Pt: L115 6905027.84,2313658.25 Tangent: 26.94 Dir: Right

Tangent-In: N 30°11'36" E Tangent-Out: N 84°58'23" E Tangential-In

Tangential-Out

L114			6905079.64	2313653.70
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Radius: 110.00 Length: 176.09 Chord: 157.88 Delta: 91°43'08"

Chord BRG: N 39°06'49" E Rad-In: N 05°01'37" W Rad-Out: S 83°15'15" W

Radius Pt: L113 6905189.21,2313644.06 Tangent: 113.35 Dir: Left

Tangent-In: N 84°58'23" E Tangent-Out: N 06°44'45" W Tangential-In

Tangential-Out

L112			6905202.13	2313753.30
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Radius: 277.00 Length: 85.99 Chord: 85.65 Delta: 17°47'14"

Chord BRG: N 02°08'52" E Rad-In: N 83°15'15" E Rad-Out: S 78°57'31" E

Radius Pt: L126 6905234.67,2314028.38 Tangent: 43.35 Dir: Right

Tangent-In: N 06°44'45" W Tangent-Out: N 11°02'29" E Tangential-In

Tangential-Out

L125			6905287.72	2313756.51
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N 11°02'29" E 14.99

L136			6905302.43	2313759.38
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S 78°57'31" E 10.00

L137			6905300.52	2313769.19
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3B-SE-2 LOT CLOSURE.txt

Radius: 280.00 Length: 93.91 Chord: 93.47 Delta: 19°12'57"
Chord BRG: S 01°51'46" E Rad-In: S 82°15'17" E Rad-Out: N 78°31'46" E
Radius Pt: L138 6905262.78,2314046.64 Tangent: 47.40 Dir: Left
Tangent-In: S 07°44'43" W Tangent-Out: S 11°28'14" E Non Tangential-In
Tangential-Out

L139 6905207.10 2313772.23
Radius: 130.00 Length: 218.88 Chord: 193.93 Delta: 96°28'08"
Chord BRG: S 36°45'50" W Rad-In: S 78°31'46" W Rad-Out: N 05°00'06" W
Radius Pt: L140 6905181.25,2313644.83 Tangent: 145.57 Dir: Right
Tangent-In: S 11°28'14" E Tangent-Out: S 84°59'54" W Tangential-In
Tangential-Out

L141 6905051.75 2313656.16
Radius: 24.00 Length: 20.30 Chord: 19.70 Delta: 48°27'40"
Chord BRG: S 60°46'04" W Rad-In: S 05°00'06" E Rad-Out: S 53°27'46" E
Radius Pt: L115 6905027.84,2313658.25 Tangent: 10.80 Dir: Left
Tangent-In: S 84°59'54" W Tangent-Out: S 36°32'14" W Tangential-In

L132 6905042.12 2313638.97

Closure Error Distance> 0.0000

Total Distance> 1133.26

Area: 14390.3 Sq. Feet, 0.3304 Acres

▲

Block 1 Total Area: 14390.3 Sq. Feet, 0.3304 Acres