

McCart Avenue/McPherson Boulevard  
Parcel No. 3B-SE-3  
Slope Easement  
2,736 sq. ft. (0.0628 acres)  
Moses Walters Survey, Abstract No. 1598

**EXHIBIT "A"**

**BEING** a 2,736 square foot (0.0628 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 00 degrees 14 minutes 12 seconds West, for a distance of 789.96 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 62 degrees 19 minutes 15 seconds West, departing said northwest right-of-way line 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;

**THENCE** North 27 degrees 40 minutes 45 seconds East, for a distance of 31.59 feet, to a 5/8-inch iron rod with yellow plastic cap stamped "A.R.S." set for corner;

**THENCE** North 33 degrees 08 minutes 57 seconds East, for a distance of 40.02 feet, to a 5/8-inch iron rod with yellow plastic cap stamped "A.R.S." set for corner, said point being in a common northeast line of said Tract 2 and a southwest line of a tract of land described to Meng Zhu-Shen, by deed recorded in Instrument Number D216268349 of the Deed Records, Tarrant County, Texas;

**THENCE** South 58 degrees 23 minutes 58 seconds East, along said common line for a distance of 36.27 feet, to a 5/8-inch iron rod with plastic yellow cap stamped "A.R.S." set for corner, said point being on the northwest right-of-way line of said McCart Avenue;

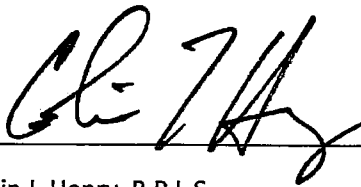
**THENCE** South 27 degrees 40 minutes 45 seconds West, departing said common line and along said northwest right-of-way line, for a distance of 68.95 feet to the **POINT OF BEGINNING** and containing 2,736 square feet (0.0628 acres) of land, more or less.

McCart Avenue/McPherson Boulevard  
Parcel No. 3B-SE-3  
Slope Easement  
2,736 sq. ft. (0.0628 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-3

LINE	BEARING	DISTANCE
L1	N 62°19'15" W	40.00'
L2	N 27°40'45" E	31.59'
L3	N 33°08'57" E	40.02'
L4	S 58°23'58" E	36.27'
L5	S 27°40'45" W	68.95'

SCALE: 1" = 200'

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

PARCEL NO. 3B-SE-3  
SLOPE EASEMENT  
2,736 SQUARE FEET  
0.0628 ACRES

**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.)

Moses Walters Survey,  
Abstract No. 1598

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.)

**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

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)

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-3 SLOPE EASEMENT

APPARENT OWNER: COHIX LLC

ACQUISITION AREA: 2,736 SQUARE FEET (0.0628 ACRES)

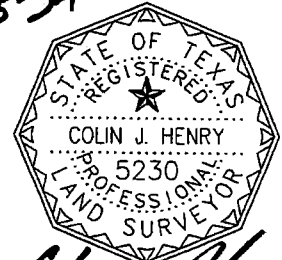
MOSES WALTERS SURVEY, ABSTRACT NO. 1598

Filename: Parcel 3B-SE-3.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

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

PNT#	Bearing	Distance	Northing	Easting
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L119		6904968.99	2313471.55	
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S 27°40'45" W 68.95

L130		6904907.93	2313439.52	
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N 62°19'15" W 40.00

L142		6904926.51	2313404.10	
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N 27°40'45" E 31.59

L143		6904954.48	2313418.78	
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N 33°08'57" E 40.02

L144		6904987.99	2313440.66	
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S 58°23'58" E 36.27

L119		6904968.99	2313471.55	
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Closure Error Distance> 0.0000

Total Distance> 216.83

Area: 2736.2 Sq. Feet, 0.0628 Acres