

McCart Avenue/McPherson Boulevard  
Parcel No. 3B-SE-4  
Slope Easement  
4,822 sq. ft. (0.1107 acres)  
Moses Walters Survey, Abstract No. 1598

**EXHIBIT "A"**

**BEING** a 4,822 square foot (0.1107 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 18 degrees 34 minutes 03 seconds West, for a distance of 1,027.86 feet, to a 5/8-inch iron rod with yellow plastic cap stamped "A.R.S." for the **POINT OF BEGINNING** of the herein described tract of land;

**THENCE** North 58 degrees 23 minutes 52 seconds West, for a distance of 22.37 feet, to a 5/8 inch iron rod with yellow plastic cap stamped "A.R.S." set for corner on the common northwest line of said Tract 2 and the northerly southeast line of said Tract 3;

**THENCE** North 29 degrees 46 minutes 07 seconds East, along said common line, for a distance of 52.69 feet to a 5/8-inch iron rod with yellow plastic cap stamped "A.R.S." set for a corner, said point 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 North 84 degrees 21 minutes 16 seconds East, for a distance of 45.05 feet, said point also being on the south right-of-way line of McPherson Boulevard (variable width right-of-way);

**THENCE** in a Northeasterly 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 a 5/8-inch iron rod with yellow plastic cap stamped "A.R.S." set for a corner, and 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 60 degrees 00 minutes 49 seconds East, for a distance of 56.33 feet, and also being on the 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** in a Southeasterly direction, departing said south right-of-way line and along said common line and along said curve, through a central angle of 03 degrees 13 minutes 41 seconds, for an arc distance of 56.34 feet, to a 5/8-inch iron rod with yellow plastic cap stamped "A.R.S." set for the point of tangency;

**THENCE** South 58 degrees 23 minutes 58 seconds East, continuing along said common line, for a distance of 17.44 feet to a 5/8-inch iron rod with yellow plastic cap stamped "A.R.S." set for corner;

**THENCE** South 77 degrees 59 minutes 09 seconds West, departing said common line, for a distance of 118.17 feet to the **POINT OF BEGINNING** and containing 4,822 square feet (0.1107 acres) of land, more or less.

McCart Avenue/McPherson Boulevard  
Parcel No. 3B-SE-4  
Slope Easement  
4,822 sq. ft. (0.1107 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-4

CURVE	ARC LENGTH	RADIUS	DELTA ANGLE	CHORD BEARING	CHORD LENGTH
C1	45.06'	1287.00'	02°00'21"	S 84°21'16" W	45.05'
C2	56.34'	1000.00'	03°13'41"	S 60°00'49" E	56.33'

LINE	BEARING	DISTANCE
L1	N 58°23'52" W	22.37'
L2	N 29°46'07" E	52.69'
L3	S 58°23'58" E	17.44'
L4	S 77°59'09" W	118.17'

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

SCALE: 1" = 200'

PARCEL NO. 3B-SE-4  
SLOPE EASEMENT  
4,822 SQUARE FEET  
0.1107 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.)

1/2" IRON  
ROD FOUND  
(CM)

### 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/ 1" TO BURKS  
#5509" CAP(CM)

**McCART AVENUE**  
(80' R.O.W.)

Moses Walters Survey,  
Abstract No. 1598

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

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

PARCEL NO.  
3B-SE-4

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-4 SLOPE EASEMENT

APPARENT OWNER: COHIX LLC

ACQUISITION AREA: 4,822 SQUARE FEET (0.1107 ACRES)

MOSES WALTERS SURVEY, ABSTRACT NO. 1598

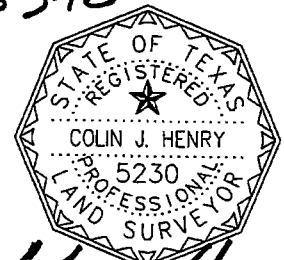
Filename: Parcel 3B-SE-4.Dwg

Project No. 30215010

Date: Time: Plotted by:

EXHIBIT "B" SHEET: 1 OF 1

83-18



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

Lot: 3B-SE-4 , Block: 1, Type: LOT

POC N 18°34'03" W . . . . 1027.86'  
PNT# Bearing Distance Northing Easting

L145 6905126.07 2313216.23

S 58°23'58" E 17.44

L146 6905116.93 2313231.08

S 77°59'09" W 118.17

L147 6905092.33 2313115.49

N 58°23'52" W 22.37

L148 6905104.05 2313096.44

N 29°46'07" E 52.69

L149 6905149.79 2313122.60

Radius: 1287.00 Length: 45.06 Chord: 45.05 Delta: 2°00'21"

Chord BRG: N 84°21'16" E Rad-In: N 04°38'34" W Rad-Out: N 06°38'54" W

Radius Pt: L150 6906432.57,2313018.43 Tangent: 22.53 Dir: Left

Tangent-In: N 85°21'26" E Tangent-Out: N 83°21'06" E Non Tangential-In Non Tangential-Out

L151 6905154.22 2313167.43

Radius: 1000.00 Length: 56.34 Chord: 56.33 Delta: 3°13'41"

Chord BRG: S 60°00'49" E Rad-In: S 28°22'21" W Rad-Out: S 31°36'02" W

Radius Pt: L152 6904274.34,2312692.23 Tangent: 28.18 Dir: Right

Tangent-In: S 61°37'39" E Tangent-Out: S 58°23'58" E Non Tangential-In

L145 6905126.07 2313216.23

Closure Error Distance> 0.0000

Total Distance> 312.06

Area: 4821.8 Sq. Feet, 0.1107 Acres