

McCart Avenue/McPherson Boulevard  
Parcel No. 3B-SE-5  
Slope Easement  
5,457 sq. ft. (0.1253 acres)  
Moses Walters Survey, Abstract No. 1598

**EXHIBIT "A"**

**BEING** a 5,457 square foot (0.1253 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 29 degrees 01 minute 45 seconds East, for a distance of 2,278.09 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 southeast right-of-way line of McCart Avenue (80 foot right-of-way), and being the beginning of a non-tangent circular curve to the left, having a radius of 1,137.00 feet, and a chord which bears North 30 degrees 29 minutes 50 seconds East, for a distance of 58.68 feet;

**THENCE** in a Northeasterly direction, along said southeast right-of-way line and along said curve through a central angle of 02 degrees 57 minutes 26 seconds, for an arc distance of 58.68 feet, to a 5/8-inch iron rod with yellow plastic cap stamped "A.R.S." set for the point of tangency;

**THENCE** North 29 degrees 01 minute 07 seconds East, continuing along said southeast right-of-way line, for a distance of 98.71 feet, to a 5/8-inch iron rod with yellow plastic cap stamped "A.R.S." set for the point of curvature of a tangent circular curve to the left, having a radius of 1,247.00 feet, and a chord which bears North 26 degrees 24 minutes 53 seconds East, for a distance of 113.30 feet;

**THENCE** in a Northeasterly direction, continuing along said southeast right-of-way line and along said curve through a central angle of 05 degrees 12 minutes 28 seconds, for an arc distance of 113.34 feet, to a 5/8-inch iron rod with yellow plastic cap stamped "A.R.S." set for corner;

**THENCE** South 66 degrees 11 minutes 21 seconds East, departing said southeast right-of-way line for a distance of 33.26 feet, to a 5/8-inc iron rod with yellow plastic cap stamped "A.R.S." set for corner;

**THENCE** South 32 degrees 40 minutes 19 seconds West, for a distance of 274.75 feet, to a 5/8-inch iron rod with yellow plastic cap stamped "A.R.S." set for corner;

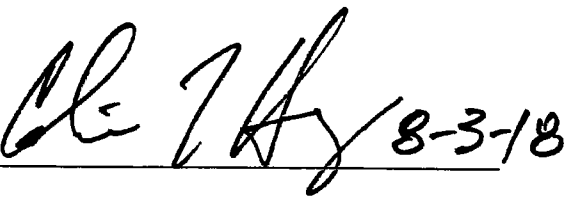
**THENCE** North 58 degrees 01 minute 28 seconds West, for a distance of 12.00 feet, to the **POINT OF BEGINNING** and containing 5,539 square feet (0.127 acres) of land more or less.

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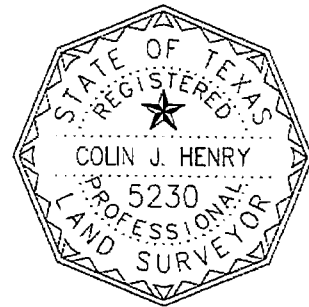
Basis of Bearings is State Plane Coordinate System, North American Datum 83(2011), Texas North Central Zone (4202).

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-5

CURVE	ARC LENGTH	RADIUS	DELTA ANGLE	CHORD BEARING	CHORD LENGTH
C1	58.68'	1137.00'	02°57'26"	N 30°29'50" E	58.68'
C2	113.34'	1247.00'	05°12'28"	N 26°24'53" E	113.30'

SCALE: 1" = 200'

LINE	BEARING	DISTANCE
L1	N 29°01'07" E	98.71'
L2	S 66°11'21" E	33.26'
L3	S 32°40'19" W	274.75'
L4	N 58°01'28" W	12.00'

PARCEL NO. 3B-SE-5  
SLOPE EASEMENT  
5,457 SQUARE FEET  
0.1253 ACRES

Moses Walters Survey,  
Abstract No. 1598

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

### 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

**McCART AVENUE**  
(VARIABLE WIDTH R.O.W.)

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

PIPELINE EASEMENT  
Instr. No. D203362226  
D.R.T.C.T.

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

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

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

WHOLE PROPERTY MAP AND LOCATION OF PROPOSED SLOPE EASEMENT

Jose A. Gill Survey, Abstract No. 1568

CARSON RANCH ESTATES, I

PARCEL NO. 3B-SE-5

# 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-5 SLOPE EASEMENT

APPARENT OWNER: COHIX LLC

ACQUISITION AREA: 5,457 SQUARE FEET (0.1253 ACRES)

MOSES WALTERS SURVEY, ABSTRACT NO. 1598

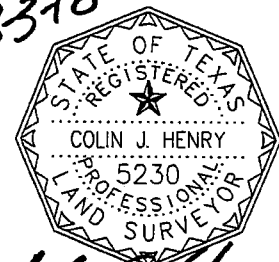
Filename: Parcel 3B-SE-5.Dwg

Project No. 30215010

Date: Time: Plotted by:

EXHIBIT "B" SHEET: 1 OF 1

8318



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

Lot: 3B-SE-5 , Block: 1, Type: LOT

PNT# Bearing Distance Northing Easting

L251 6906308.56 2314752.74

S 32°40'19" W 274.75

L252 6906077.28 2314604.42

N 58°01'28" W 12.00

L246 6906083.64 2314594.25

Radius: 1137.00 Length: 58.68 Chord: 58.68 Delta: 2°57'26"

Chord BRG: N 30°29'50" E Rad-In: N 58°01'28" W Rad-Out: N 60°58'53" W

Radius Pt: L196 6906685.75,2313629.76 Tangent: 29.35 Dir: Left

Tangent-In: N 31°58'32" E Tangent-Out: N 29°01'07" E Non Tangential-In Tangential-Out

L247 6906134.20 2314624.02

N 29°01'07" E 98.71

L250 6906220.51 2314671.91

Radius: 1247.00 Length: 113.34 Chord: 113.30 Delta: 5°12'28"

Chord BRG: N 26°24'53" E Rad-In: N 60°58'53" W Rad-Out: N 66°11'21" W

Radius Pt: L249 6906825.42,2313581.45 Tangent: 56.71 Dir: Left

Tangent-In: N 29°01'07" E Tangent-Out: N 23°48'39" E Tangential-In Non Tangential-Out

L253 6906321.99 2314722.31

S 66°11'21" E 33.26

L251 6906308.56 2314752.74

Closure Error Distance> 0.0000

Total Distance> 590.74

Area: 5457.3 Sq. Feet, 0.1253 Acres