

EXHIBIT A

March 11, 2022

**CPN 101014 AVONDALE-HASLET ROAD
PARCEL NO. 61
1714 AVONDALE-HASLET ROAD, HASLET, TEXAS 76052
M.E.P. & P. RR. CO. SURVEY, ABSTRACT NUMBER 1136
TARRANT COUNTY**

Legal Description PARCEL 61

RIGHT-OF-WAY EASEMENT

BEING an 21,258 square feet or 0.488 acre tract of land situated in the M.E.P. & P. RR. CO. SURVEY, Abstract Number 1136 in the City of Haslet, Tarrant County, Texas and being part of the remainder of a tract of land conveyed to J.C. LINDSEY FAMILY LIMITED PARTNERSHIP as recorded as Document Number D201303992 in the Official Public Records of Tarrant County, Texas (O.P.R.T.C.T.) and being more particularly described as follows:

BEGINNING at a 5/8-inch iron rod with a red cap stamped 'CRIADO' for the southwesterly corner of said Lindsey Family Limited Partnership tract, said corners also being at the intersection of the northerly right-of-way line of Avondale-Haslet Road (60-foot right-of-way) and the easterly right of way of Willow Springs Road (90-foot right-of-way), said corner having coordinates of N: 7,037,228.277, E: 2,306,451.567, Grid;

THENCE NORTH 00°25'24" WEST, with the westerly line of said Lindsey Family tract and the easterly right-of-way of said Willow Springs Road, a distance of **250.83 feet** to a 5/8-inch iron rod with a red cap stamped 'CRIADO' set for the northwesterly corner of said Lindsey Family Limited Partnership tract and for the southwesterly corner of a 1.50 acre tract of land conveyed to Chad Parish (a married person) in a deed recorded as Document Number D218131546 in the O.P.R.T.C.T. and also being in the proposed northerly right-of-way of Avondale-Haslet Road;

THENCE SOUTH 89°45'10" EAST, with the northerly line of said Lindsey Family tract, the southerly line of said 1.50 acres tract and the proposed northerly right-of-way of Avondale-Haslet Road, a distance of **10.81 feet** to a 5/8-inch iron rod with a red cap stamped 'CRIADO' set for corner;

THENCE with the proposed northerly right-of-way of Avondale-Haslet Road and over and across said Lindsey Family tract as follows:

SOUTH 00°18'23" EAST a distance of **140.92 feet** to a 5/8-inch iron rod with a red cap stamped 'CRIADO' set for corner;

SOUTH 54°28'18 EAST a distance of **67.88 feet** to a 5/8-inch iron rod with a red cap stamped 'CRIADO' set for corner;

NORTH 88°56'17 EAST a distance of **59.22 feet** to a 5/8-inch iron rod with a red cap stamped 'CRIADO' set for corner and the beginning of a curve to the right;

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Southeasterly with said curve to the right through a central angle of $3^{\circ}42'20''$ having a radius of 1,157.50 feet, a chord bearing of South $89^{\circ}12'34''$ East, a chord distance of 74.84 feet for an arc distance of **74.86 feet** to a 5/8-inch iron rod with a red cap stamped 'CRIADO' set for corner;

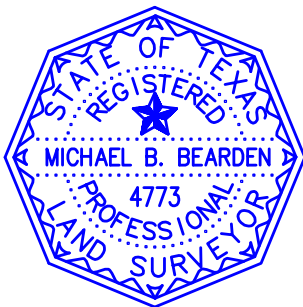
SOUTH $87^{\circ}21'24''$ EAST for a distance of **71.28 feet** to a 5/8-inch iron rod with a red cap stamped 'CRIADO' set for corner in the easterly line of said Lindsey Family tract and the westerly line of a 1.0953 acre tract of land described in a deed to Joe D. Lindsey, and wife, Dacus Lindsey recorded as Document Number D202227043 in the O.P. R.T.C.T;

THENCE **SOUTH $00^{\circ}22'14''$ EAST**, with the easterly line of said Lindsey Family tract and with the westerly line of said 1.0953 acre tract, a distance of **61.30 feet** to a 5/8-inch iron rod with a red cap stamped 'CRIADO' set for the southeasterly corner of said Lindsey Family tract and the southwesterly corner of said 1.0953 acre tract and being in the existing northerly right-of way of Avondale-Haslet Road;

THENCE **SOUTH $88^{\circ}45'16''$ WEST**, with said the southerly line of said Lindsey Family tract and the existing northerly right-of-way line of the Avondale-Haslet Road, a distance of **270.67 feet** to the **POINT OF BEGINNING**, containing 21,258 square feet or 0.488 acre of land.

Note: Surveyed on the ground September 2021. Map of Survey of even date attached herewith. Bearings are based on Global Positioning Satellite (GPS) System observations using Western Data Systems Virtual Reference System (WDS VRS). Horizontal data is on the North American Datum of 1983 (NAD '83) (2011). Coordinates are on the Texas State Plane Coordinate System, North Central Zone (4202) with all distances adjusted to surface by a project combined scale factor of 1.00012.

I hereby certify that this description represents an on-the-ground survey completed under my supervision in September 2021.



Michael B. Bearden

03/11/2022

MICHAEL B. BEARDEN
Registered Professional Land Surveyor,
Texas Registration Number 4773

DATE

