

EXHIBIT "A"

**CPN 101014 AVONDALE-HASLET RD.
PARCEL NO. 58
1470 AVONDALE-HASLET ROAD, HASLET, TEXAS 76052
COLEMAN BOYD SURVEY, ABSTRACT NUMBER 212
TARRANT COUNTY**

**Legal Description
PARCEL 58**

BEING a 33,473 square feet or 0.768 acre tract of land situated in the Coleman Boyd Survey, Abstract Number 212 in the City of Haslet, Tarrant County, Texas and being part of a 5.9358 acres tract of land described in a deed to MELISSA L. STEWART as recorded in Volume 9155, Page 1172 in the Deed Records of Tarrant County Texas (D.R.T.C.T.) and being more particularly described as follows:

BEGINNING at a 5/8-inch iron rod found for the southeasterly corner of said 5.9358 acre tract and for the most easterly southwesterly corner of a 183.856 acres tract of land described in a deed to TINSLEY DEVELOPMENT SERVICES, LLC. as recorded as Document Number D218246622 in the Official Public Records of Tarrant County, Texas (O.P.R.T.C.T.), and being on the existing 30-foot dedicated northerly right-of-way line of the Avondale-Haslet Road, said corner having coordinates of N: 7,037,279.575, E: 2,308,814.850, Grid;

THENCE SOUTH 88°45'15" WEST, with the southerly line of said 5.9358 acres tract and the dedicated northerly right-of-way line of said Avondale-Haslet Road, a distance of **478.68 feet** to an 'X' chiseled in concrete set for the southwesterly corner of said 5.9358 acres tract, said corner being in the easterly right-of-way line of Vossler Drive (unrecorded);

THENCE NORTH 00°40'02" WEST, with the easterly right-of way of said Vossler Drive (unrecorded) and the westerly line of said 5.9358 acre tract, a distance of **373.94 feet** to a 5/8-inch iron rod with a red cap stamped 'CRIADO' set for corner in the proposed northerly right-of-way line of Avondale-Haslet Road;

THENCE with the proposed northerly right-of-way line of said Avondale-Haslet Road and over and across said 5.9358 acres tract as follows:

NORTH 89°19'58" EAST a distance of **5.04 feet** to a 5/8-inch iron rod with a red cap stamped 'CRIADO' set for corner;

SOUTH 06°22'40" EAST a distance of **90.45 feet** to a 5/8-inch iron rod with a red cap stamped 'CRIADO' set for corner;

SOUTH 00°40'02" EAST a distance of **170.00 feet** to a 5/8-inch iron rod with a red cap stamped 'CRIADO' set for corner;

SOUTH 53°32'26" EAST a distance of **83.24 feet** to a 5/8-inch iron rod with a red cap stamped 'CRIADO' set for corner;

EXHIBIT "A"

NORTH 89°10'57" EAST a distance of **285.20 feet** to a 5/8-inch iron rod with a red cap stamped 'CRIADO' set for corner at the beginning of a curve to the right;


Southeasterly with said curve to the right through a central angle of 14°48'27", having a radius of 169.50 feet, a chord bearing of South 81°38'55" East, a chord distance of 43.68 feet, for an arc distance of **43.81 feet** to a 5/8-inch iron rod with a red cap stamped 'CRIADO' set for corner at the beginning of a curve to the left;

Southeasterly with said curve to the left through a central angle of 9°12'57", having a radius of 262.59 feet, a chord bearing of South 78°33'29" East, a chord distance of 42.19 feet, for an arc distance of **42.24 feet** to a point for corner in the easterly line of said 5.9358 acre tract and the westerly line of said 183.856 acre tract;

THENCE SOUTH 33°47'20" EAST, with the easterly line of said 5.9358 acre tract and the westerly line of said 183.856 acre tract, for a distance of **52.45 feet** to the **POINT OF BEGINNING**, containing 33,473 square feet or 0.768 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
Registered Professional Land Surveyor
Texas Registration Number 4773

4/29/22
DATE

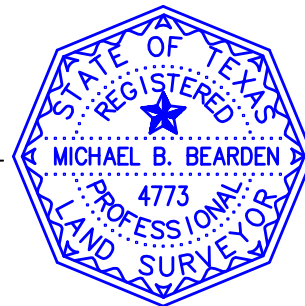


EXHIBIT "B"

LINE	BEARING	DISTANCE
L1	S 88°45'15" W	478.68'
L2	N 00°40'02" W	373.94'
L3	N 89°19'58" E	5.04'
L4	S 06°22'40" E	90.45'
L5	S 00°40'02" E	170.00'
L6	S 53°32'36" E	83.24'
L7	N 89°10'57" E	285.20'
L8	S 33°47'20" E	52.45'

CURVE	ARC LENGTH	RADIUS	DELTA ANGLE	CHORD BEARING	CHORD LENGTH
C1	43.81'	169.50'	14°48'27"	S 81°38'55" E	43.68'
C2	42.24'	262.59'	9°12'57"	S 78°33'29" E	42.19'

MEP & P RR. CO. SURVEY
ABSTRACT #1136

TINSLEY DEVELOPMENT
SERVICES LLC
DOC. NO. D218246622
O.P.R.T.C.T.
183.856 ACRES

VOSSLER DRIVE 60' (R.O.W.)

COLEMAN BOYD SURVEY
ABSTRACT #212

TINSLEY DEVELOPMENT SERVICES LLC
DOC. NO. D218246622,
O.P.R.T.C.T.
183.856 ACRES

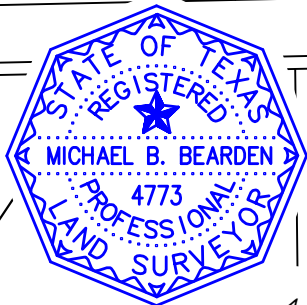
(58)

MELISSA L. STEWART
VOL. 9155, PG. 1172
D.R.T.C.T.
12/29/1987
5.9358 ACRES

RIGHT-OF-WAY EASEMENT
33,473 SQ.FT.
0.768 ACRE

30' R.O.W. DEDICATION

CENTERLINE AVONDALE-HASLET ROAD (60' R.O.W.)

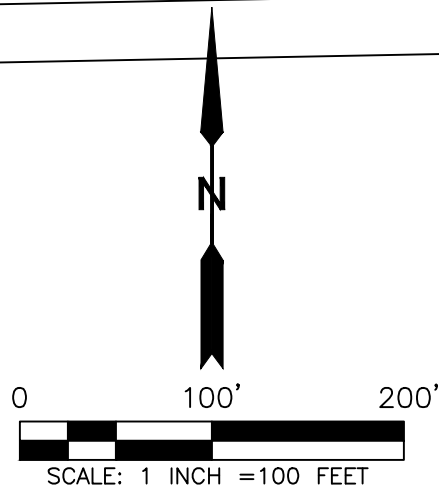


4/29/22

Michael B. Bearden

LEGEND

- R.O.W. = RIGHT-OF-WAY
- XS = 'X' CHISELED IN CONCRETE
- IRSC = 5/8-INCH IRON ROD SET WITH 'CRIADO' CAP
- P.O.C. = POINT OF COMMENCING
- P.O.B. = POINT OF BEGINNING
- IRF = IRON ROD FOUND



CRIADO

4100 SPRING VALLEY RD., STE.1010
DALLAS, TX 75244 972-392-9092
Texas Firm No. 10163300

DRAWN BY	DATE	REVISED	SCALE	PROJECT #
MB	4/29/22		1" = 100'	R14814.00

AVONDALE-HASLET ROAD
TO BE ACQUIRED IN
THE CITY OF HASLET
COLEMAN BOYD SURVEY, ABSTRACT 212,
TARRANT COUNTY, TEXAS

PERMANENT EASEMENT
CPN 101014, PARCEL 58