

## **“EXHIBIT A”**

July 18, 2023

**CPN 101014 AVONDALE-HASLET ROAD  
PARCEL NO. 38  
541 AVONDALE-HASLET ROAD, HASLET, TEXAS  
M.E.P. & P. RR. CO. SURVEY, #13, ABSTRACT #1129  
TARRANT COUNTY**

### **Legal Description PARCEL 38**

#### **RIGHT-OF-WAY EASEMENT**

BEING a 190,699 square feet or 4.378 acre tract of land situated in the M.E.P. & P.R.R. CO. Survey Number 13, Abstract 1129 in the City of Haslet, Tarrant County, Texas and being part of a 428.0 acre tract of land conveyed to FP LAKESIDE, LLC, as recorded in D223078704 in the Official Public Records of Tarrant County, Texas and being more particularly described as follows:

BEGINNING at a point from which a Mag Nail with washer bears South 0°22'30" East at a distance of 4.13 feet, said beginning point being the northwesterly corner of said 428.0 acre tract and being in the easterly line of Lot 1, Block 1 of the Fellowship of the Parks Addition, an addition to the City of Haslet, Texas as recorded as Document Number 2017059805 in the Official Public Records of Tarrant County, Texas (O.P.R.T.C.T.) and being in or near the centerline of Avondale-Haslet Road (60 foot Right-of-Way), said corner having coordinates of N: 7,037,288.007, E: 2,312,352.034, Grid;

THENCE **NORTH 89°38'38" EAST**, along or near the centerline of said Avondale-Haslet Road and with the northerly line of said 428.0 acre tract, a distance of **3,507.85 feet** to a 5/8-inch iron rod with a red cap stamped 'CRIADO' set for corner on the Proposed southerly right-of-way line of said Avondale-Haslet Road, from which the northeasterly corner of said 428.0 acre bears North 89°38'38" East at a distance of 197.67 feet and also said set corner being at the beginning of non-tangent curve to the right;

THENCE with said Proposed southerly right-of-way line of said Avondale-Haslet Road and with said non-tangent curve to the right through a central angle of 23°53'35", having a radius of 645.00 feet, a chord bearing of South 77°45'28" West, a chord distance of 267.03 feet, for an arc distance of 268.97 feet to a 5/8-inch iron rod with a red cap stamped 'CRIADO' set for the point of tangency;

THENCE **SOUTH 89°42'15" WEST**, continuing with said Proposed southerly right-of-way line of said Avondale-Haslet Road, a distance of **3,043.78 feet** to a 5/8-inch iron rod with a red cap stamped 'CRIADO' set for corner;

THENCE **SOUTH 00°17'45" EAST**, continuing with said Proposed southerly right-of-way line of said Avondale-Haslet Road, a distance of **80.00 feet** to a 5/8-inch iron rod with a red cap stamped 'CRIADO' set for corner;

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THENCE **SOUTH 89°36'34" WEST**, continuing with said Proposed southerly right-of-way line of said Avondale-Haslet Road, a distance of **99.42 feet** to a 5/8-inch iron rod with a red cap stamped ‘CRIADO’ set for corner;

THENCE **NORTH 00°32'36" WEST**, continuing with said Proposed southerly right-of-way line of said Avondale-Haslet Road, a distance of **80.00 feet** to a 5/8-inch iron rod with a red cap stamped ‘CRIADO’ set for corner;

THENCE **SOUTH 89°27'24" WEST**, continuing with said Proposed southerly right-of-way line of said Avondale-Haslet Road, a distance of **102.71 feet** to a 5/8-inch iron rod with a red cap stamped ‘CRIADO’ set for corner in the westerly line of said 428.0 acre tract and the easterly line of the before mentioned Fellowship of the Parks Addition;

THENCE **NORTH 00°40'41" WEST**, with the common line between said 428.0 acre tract and said Fellowship of the Parks Addition, a distance of **52.19 feet** to the **POINT OF BEGINNING**, containing 190,699 square feet or 4.378 acres 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.

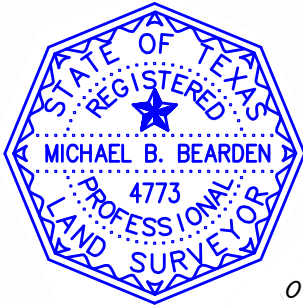
I hereby certify that this description represents an on-the-ground survey completed under my supervision in September 2021.

 07/18/2023

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

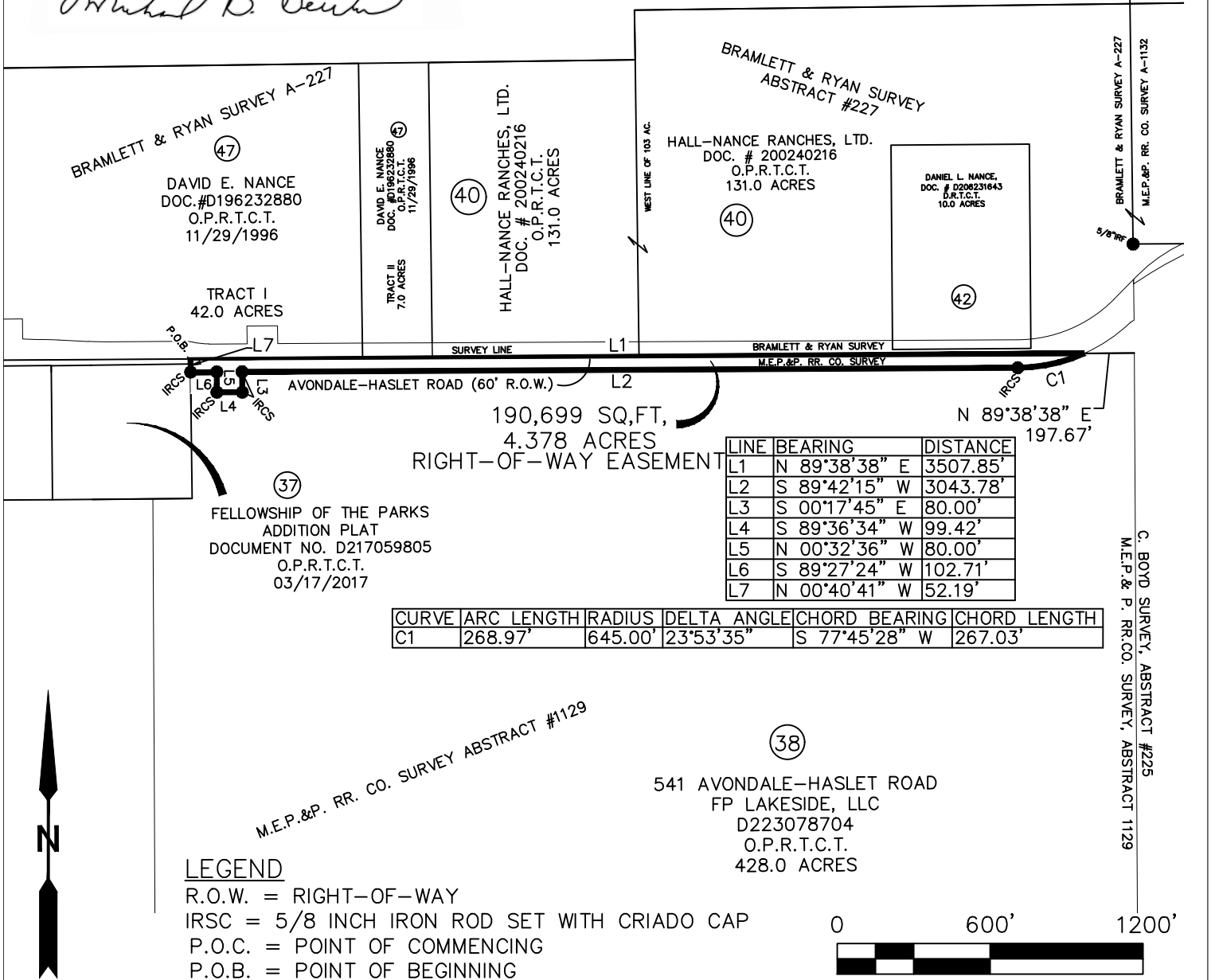


# EXHIBIT "B"



07/18/2023

*Michael B. Bearden*



**CRIADO**

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

DRAWN BY	DATE	REVISED	SCALE	PROJECT #
MB	04/15/2022	07/18/2023	1" = 600'	R14814.00

**AVONDALE-HASLET ROAD**  
TO BE ACQUIRED IN  
CITY OF HASLET  
M.E.P. & P. RR. SURVEY, #13  
ABSTRACT NUMBER 1129  
TARRANT COUNTY, TEXAS

**CPN 101014, PARCEL 38**