

EXHIBIT "A"

August 15, 2022

CPN 101014 AVONDALE-HASLET RD.

PARCEL NO. 32

1235 AVONDALE-HASLET ROAD, FORT WORTH, TEXAS 76052

LOT 2, BLOCK 1, GODDARD AT FORT WORTH ADDITION

TARRANT COUNTY

Legal Description

PARCEL 32

RIGHT-OF-WAY EASEMENT

BEING a 6,119.78 square foot or 0.141 acre tract of land situated in the Coleman Boyd Survey, Abstract Number 212, in the City of Haslet, Tarrant County, Texas and being part Lot 2, Block 1, Goddard at Fort Worth , an addition to the City of Fort Worth , Tarrant County, Texas, as recorded in the Document No. D219236600, Official Public Records, Tarrant County, Texas, as conveyed in a deed to CJW COMMERCIAL, LLC and recorded as Document Number D219165499 in the Official Public Records of Tarrant County, Texas (O.P.R.T.C.T.) and being more particularly described as follows:

COMMENCING at a 1" iron pipe found for the Northwest corner of a 23,663 square foot or 0.543 acre tract of land dedicated by Plat to the City of Fort Worth as recorded in Document Number D219236600 in the O.P.R.T.C.T. and the northeasterly corner of a 4.865 acre tract of land described in a deed to Jonathan Westrom and Tracy Westrom, husband and wife, and recorded as Document Number D218121542 in the O.P.R.T.C.T. and being at or near the center of the existing Avondale-Haslet Road (60-foot Right- of-Way);

THENCE SOUTH 00°00'33" EAST, with the common line of said 0.543 acre tract and said 4.865 acre tract, a distance of 28.58 feet to a point for the Southwest corner of said 0.543 acre tract and the Northwest corner of said Lot 2, said corner also being the **POINT OF BEGINNING**, said point having coordinates of N: 7,037,240.78, E: 2,310,237.31, Grid;

THENCE NORTH 88°50'50" EAST departing the common line of said 0.543 acre tract and said 4.865 acre tract, with the South line of said 0.543 Acre tract and the North line of said Lot 2, a distance of 282.94 feet, an 'X' chiseled in concrete set for the Northernmost Easterly corner of said Lot 2 and for the most Northerly Northwest corner of Lot 1, Block 1;

THENCE SOUTH 00°07'49" WEST, with the common line between said Lot 1 and said Lot 2, a distance of 15.98 feet to an 'X' chiseled in concrete set for corner on the South line of the Proposed Right-of-Way Line of Avondale-Haslet Road;

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THENCE SOUTH 88°56'12" WEST, departing the common line between said Lot 1 and said Lot 2, over and across said Lot 2 with the South line of the said Proposed Right-of-Way Line of Avondale-Haslet Road, a distance of 282.89 feet to a 5/8-inch iron rod with red plastic cap stamped "CRIADO" set for corner on the westerly line of said Lot 2 and the easterly line of said 4.865 acre tract;

THENCE NORTH 00°00'33" WEST, with the common line between said Lot 2 and said 4.865 acre tract, a distance of 15.53 feet to the **POINT OF BEGINNING**, containing 6,119.78 square feet or 0.141 acre of land.

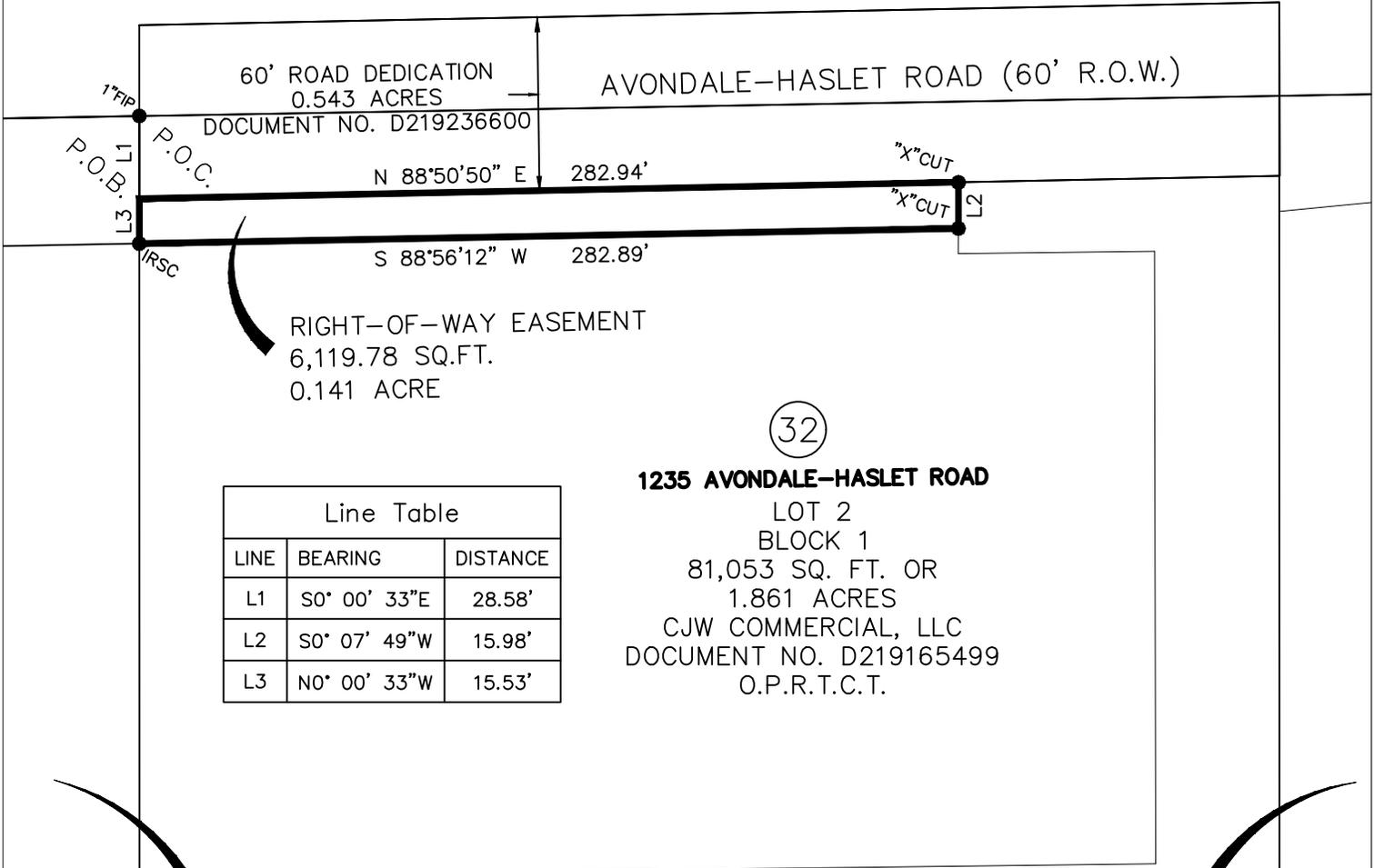
Note: Surveyed on the ground September 2021. Map of Survey of even date attached herewith. Bearings are based on Global Positioning Satellite (GPS) System observations using Western Data Systems Virtual Reference System (WDS VRS). Horizontal data is on the North American Datum of 1983 (NAD '83) (2011). 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.



A handwritten signature in black ink, appearing to read "Robert I. Coleman".

<u>Robert I Coleman, RPLS #6826</u>	<u>August 15th, 2022</u>
Registered Professional Land Surveyor	Date
Texas Registration No. 6826	

EXHIBIT "B"



Line Table		
LINE	BEARING	DISTANCE
L1	S0° 00' 33"E	28.58'
L2	S0° 07' 49"W	15.98'
L3	N0° 00' 33"W	15.53'

32
1235 AVONDALE-HASLET ROAD
 LOT 2
 BLOCK 1
 81,053 SQ. FT. OR
 1.861 ACRES
 CJW COMMERCIAL, LLC
 DOCUMENT NO. D219165499
 O.P.R.T.C.T.

31
 JONATHAN WESTROM AND
 TRACY WESTROM
 DOCUMENT NO. D218121542,
 CALLED 4.865 ACRES
 O.P.R.T.C.T.

33
 LOT 1
 BLOCK 1
 110,167 SQ. FT. OR
 2.529 ACRES
 BCD SINGH PROPERTIES, LLC
 INST. NO. D219040833
 O.P.R.T.C.T.

SSGN INVESTMENTS LLC
 DOCUMENT NO. D214066880,
 O.P.R.T.C.T.
 CALLED 4.99 ACRES
 04/04/2014

GODDARD AT FORT WORTH
 DOCUMENT NO. D219236600

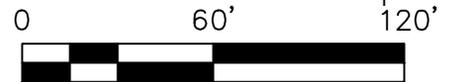


08/15/2022



LEGEND

- R.O.W. = RIGHT-OF-WAY
- FIP = IRON ROD FOUND
- IRSC = IRON ROD SET WITH CRIADO CAP
- P.O.C. = POINT OF COMMENCING
- P.O.B. = POINT OF BEGINNING
- "X" CUT = X CHISELED IN CONCRETE
- U.E. = UTILITY EASEMENT



SCALE: 1 INCH = 60 FEET



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

DRAWN BY	DATE	REVISED	SCALE	PROJECT #
RC	08/15/2022		1" = 60'	R14814.00

AVONDALE-HASLET ROAD
 TO BE ACQUIRED IN
 CITY OF HASLET
 COLEMAN BOYD SURVEY,
 ABSTRACT 212,
 TARRANT COUNTY, TEXAS
PARCEL 32