

EXHIBIT A

March 11, 2022

**CPN 101014 AVONDALE-HASLET ROAD
PARCEL NO. 60
1774 AVONDALE-HASLET ROAD, HASLET, TEXAS 76052
M.E.P. & P. RR. CO. SURVEY, ABSTRACT NUMBER 1136
TARRANT COUNTY**

Legal Description PARCEL 60

RIGHT-OF-WAY EASEMENT

BEING a 9,686 square feet or 0.222 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 1.0953 acres tract of land described in a deed to JOE D. LINDSEY, and wife, DACUS LINDLEY and recorded as Document Number D202227043 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 1.0953 acre tract of land and the southeasterly corner of the remainder of a tract of land conveyed to J.C. Lindsey Family Limited Partnership as recorded as Document Number D201303992 in the O.P.R.T.C.T., said corner also being in the northerly right-of-way line of Avondale-Haslet Road (60-foot right-of-way) and having coordinates of N:7,037,234.111, E:2,306,722.164, Grid;

THENCE **NORTH 00°22'14" WEST**, with the westerly line of said 1.0953 acre tract and the easterly line of said Lindsey tract, a distance of **61.30 feet** to a 5/8-inch iron rod with a red cap stamped 'CRIADO' set for corner in the proposed northerly right-of way of Avondale-Haslet Road;

THENCE with the proposed northerly right-of-way of Avondale-Haslet Road and over and across said 1.0953 acre tract as follows:

SOUTH 87°21'24" EAST for a distance of **15.26 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 11°46'59" having a radius of 169.50 feet, a chord bearing of South 81°27'55" East, a chord distance of 34.80 feet for an arc distance of **34.86 feet** left 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 15°29'18" having a radius of 280.00 feet, a chord bearing of South 83°19'04" East, a chord distance of 75.60 feet for an arc distance of **75.83 feet** to a 5/8-inch iron rod with a red cap stamped 'CRIADO' set for corner;

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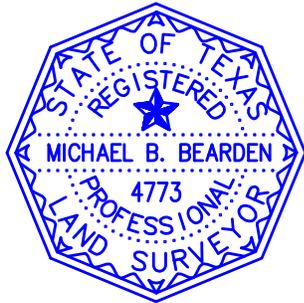
NORTH 88°56'17" EAST a distance of **73.31 feet** to a 5/8-inch iron rod with a red cap stamped 'CRIADO' set for corner in the easterly line of said 1.0953 acre tract and the westerly line of a 183.856 acres tract of land described in a deed to the Tinsley Development Services, LLC.as recorded as Document Number D218246622 in the O.P.R.T.C.T.;

THENCE SOUTH 00°22'14" EAST, with the westerly line of said 183.856 acres tract and the easterly line of said 1.0953 acres tract, for a distance of **43.69 feet** to a 5/8-inch iron rod with a red cap stamped 'CRIADO' set for the southeasterly corner of said 1.0953 acres tract and the southwesterly corner of said 183.856 acres tract, said corner being on the existing northerly right-of-way line of said Avondale-Haslet Road;

THENCE SOUTH 88°45'16" WEST, with said the southerly line of said 1.0953 acres tract and the existing northerly right-of-way line of the Avondale-Haslet Road, a distance of **197.96 feet** to the **POINT OF BEGINNING**, containing 9,686 square feet or 0.222 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

CHAD PARISH
 (A MARRIED PERSON)
 DOC. #D218131546
 06/18/2018
 1.50 ACRES
 O.P.R.T.C.T.

13300 WILLOW SPRINGS ROAD

EXHIBIT "B"

CURVE	ARC LENGTH	RADIUS	DELTA ANGLE	CHORD BEARING	CHORD LENGTH
C1	34.86'	169.50'	11°46'59"	S 81°27'55" E	34.80'
C2	75.83'	280.50'	15°29'18"	S 83°19'04" E	75.60'

LINE	BEARING	DISTANCE
L1	N 00°22'14" W	61.30'
L2	S 87°21'24" E	15.26'
L3	N 88°56'17" E	73.31'
L4	S 00°22'14" E	43.69'
L5	S 88°45'16" W	197.96'

MEP & P RR. CO. SURVEY
 ABSTRACT #1136

61

REMAINDER OF
 JC LINDSEY FAMILY LIMITED
 PARTNERSHIP
 DOCUMENT * D201303992,
 O.P.R.T.C.T.

1714 AVONDALE HASLET RD

60

JOE D. LINDSEY,
 AND WIFE
 DACUS LINDSEY
 DOCUMENT * D202227043
 O.P.R.T.C.T.
 1.0953 ACRE
 08/15/2002

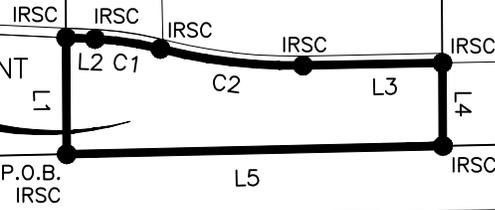
1774 AVONDALE HASLET RD

59

PART 1

TINSLEY DEVELOPMENT
 SERVICES LLC
 DOCUMENT * D218246622,
 O.P.R.T.C.T.
 183.856 ACRES

RIGHT-OF-WAY EASEMENT
 9,686 SQ.FT.
 0.222 ACRE



AVONDALE HASLET RD

D.R. MOSS CONSTRUCTION &
 LAND DEVELOPMENT CO.
 D202159424
 D.R.T.C.T.
 06/11/2002
 180.25 ACRES

16

STEWART D. FRAZIER
 AND
 MELISSA A. FRAZIER
 DOCUMENT #D219071169
 O.P.R.T.C.T.

17

LOT 1, BLOCK 1
 WILLOW SPRINGS RANCH
 ADDITION
 CABINET A, SLIDE 8425
 M.R.T.C.T.

WILLOW RANCH WAY
 VARIABLE WIDTH PUBLIC R.O.W.)

18

CHAUNCEY LAMARR WILKINS
 AND WIFE
 KIMYETTA D. WILKINS
 D217255642
 O.P.R.T.C.T.

LOT 1, BLOCK 2
 WILLOW SPRINGS RANCH
 ADDITION
 CABINET A, SLIDE 8425
 M.R.T.C.T.



Michael B. Bearden
 03/11/22

LEGEND

- R.O.W. = RIGHT-OF-WAY
- 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
- U.E. = UTILITY EASEMENT



SCALE: 1 INCH = 100 FEET



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

AVONDALE-HASLET ROAD

TO BE ACQUIRED IN
 CITY OF HASLET
 M.E.P. & P. RR. CO. SURVEY,
 ABSTRACT NUMBER 1136
 TARRANT COUNTY, TEXAS

CPN 101014 PARCEL 60

DRAWN BY	DATE	REVISED	SCALE	PROJECT #
MB	03/11/2022		1" = 100'	R14814.00