

**EXHIBIT "A"**

**CPN 101014 AVONDALE-HASLET RD.  
PARCEL NO. 36  
1061 BOAZ ROAD, HASLET, TEXAS 76052  
M.E.P. & P.R.R. CO. SURVEY, ABSTRACT NUMBER 1129  
TARRANT COUNTY**

**Legal Description  
PARCEL 36**

**RIGHT-OF-WAY EASEMENT**

BEING a 31,767 square foot or 0.729 acre tract of land situated in the M.E.P. & P.R.R. CO. Survey, Abstract Number 1129 in the City of Haslet, Tarrant County, Texas and being part of a 4.618 acre tract of land described in a deed to TANVI HOLDINGS, LLC as recorded as Document Number D218253789 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' set for the northwesterly corner of said 4.618 acre tract and being at the intersection of the easterly line of Boza Road (a 60 foot right-of-way) and the existing southerly right-of-way line of Avondale Haslet Road (a 60 foot right-of-way) said corner having coordinates of N: 7,037,257.655, E: 2,311,443.231, Grid;

THENCE **NORTH 89°15'28" EAST**, with said existing southerly right-of-way line of Avondale-Haslet Road and the northerly line of said 4.618 acre tract, a distance of **362.25 feet** to a 5/8-inch iron rod with a red cap stamped 'CRIADO' set for the northeasterly corner of said 4.618 acre tract and for the northwesterly corner of a 2.00 acre tract of lane described in a deed to the Fellowship of the Parks Baptist Church recorded as Document Number D215167935 in the O.P.R.T.C.T.;

THENCE **SOUTH 00°34'03" EAST**, with the common line between said 4.618 acre tract and said 2.00 acre tract, for a distance of **31.74 feet** to a 5/8-inch iron rod with a red cap stamped 'CRIADO' set for corner in the Proposed Southerly Right-of-Way Line of Avondale-Haslet Road;

THENCE with said Proposed Southerly Right-of-way line and the over and across said 4.618 acre tract as follows:

**SOUTH 89°27'24" WEST** a distance of **100.31 feet** to a 5/8-inch iron rod with a red cap stamped 'CRIADO' set for corner;

**SOUTH 00°32'36" EAST** a distance of **70.00 feet** to a 5/8-inch iron rod with a red cap stamped 'CRIADO' set for corner;

**SOUTH 89°27'24" WEST** a distance of **100.00 feet** to a 5/8-inch iron rod with a red cap stamped 'CRIADO' set for corner;

**NORTH 00°32'36" WEST** a distance of **70.00 feet** to a 5/8-inch iron rod with a red cap stamped 'CRIADO' set for corner;

**SOUTH 89°27'24" WEST** a distance of **90.00 feet** to a 5/8-inch iron rod with a red cap stamped 'CRIADO' set for corner;

**SOUTH 62°41'54" WEST** a distance of **44.43 feet** to a 5/8-inch iron rod with a red cap stamped 'CRIADO' set for corner;

**SOUTH 00°13'53" EAST** a distance of **55.31 feet** to a 5/8-inch iron rod with a red cap stamped 'CRIADO' set for corner;

**SOUTH 45°20'12" EAST** a distance of **108.69 feet** to a 5/8-inch iron rod with a red cap stamped 'CRIADO' set for corner;

**SOUTH 54°53'18" WEST** a distance of **91.42 feet** to a 5/8-inch iron rod with a red cap stamped 'CRIADO' set for corner;

**SOUTH 22°51'13" WEST** a distance of **66.31 feet** to a 5/8-inch iron rod with a red cap stamped 'CRIADO' set for corner;

**SOUTH 03°44'28" WEST** a distance of **36.09 feet** to a point for corner;

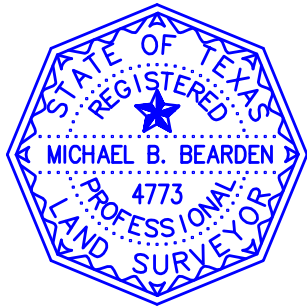
**SOUTH 00°13'53" EAST** a distance of **44.00 feet** to a 5/8-inch iron rod with a red cap stamped 'CRIADO' set for corner;

**SOUTH 89°46'07" WEST** a distance of **3.85 feet** to a 5/8-inch iron rod with a red cap stamped 'CRIADO' set for corner on the easterly right-of-way line of said Boza Road and the westerly line of said 4.618 acre tract;

THENCE **NORTH 00°34'03" WEST**, with the easterly right-of-way line of said Boza Road and the westerly line of said 4.618 acre, a distance of **375.63 feet** to the **POINT OF BEGINNING**, containing 31,767 square feet or 0.729 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.

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.



*Michael B. Bearden*

03/11/2022

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

DATE

**EXHIBIT "B"**

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

P.O.B.  
IRSC

N 89°15'28" E

362.25'

IRSC

S

00°34'03" E

RIGHT-OF-WAY EASEMENT

31,767 SQ.FT.

0.729 ACRE

IRSC

S 89°27'24" W

100.31'

IRSC

IRSC

S

00°13'53" E

55.31'

IRSC

E

IRSC

N

00°34'03" W

375.63'

IRSC

S

45°20'12" E

108.69'

IRSC

S

54°53'18" W

91.42'

IRSC

S

22°51'13" W

66.37'

IRSC

S

82°44'30" W

36.09'

IRSC

S

00°13'53" E

44.00'

IRSC

S

89°46'07" W

3.85'

IRSC

S

00°13'53" E

IRSC

S

89°27'24" W

70.00'

IRSC

S

00°32'36" E

70.00'

IRSC

S

89°27'24" W

100.00'

IRSC

S

00°34'03" E

31.74'

IRSC

S

00°34'03" E

IRSC

**BOAZ ROAD**  
(A 60' PUBLIC R.O.W.)

(36)

1061 BOAZ ROAD  
TANVI HOLDINGS LLC  
DOCUMENT # D218253789,  
O.P.R.T.C.T.  
CALLED 4.618 ACRES  
11/15/2018

THE FELLOWSHIP OF THE PARKS  
BAPTIST CHURCH

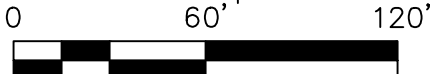
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DOCUMENT # D215167935  
O.P.R.T.C.T.  
CALLED 2.00 ACRES  
07/30/2015



*Michael B. Bearden*

03/11/22



SCALE: 1 INCH = 60 FEET

**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

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**CRIADO**

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

DRAWN BY	DATE	REVISED	SCALE	PROJECT #
MB	03/11/2022		1" = 60'	R14814.00

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

**CPN 101014, PARCEL 36**