

EXHIBIT "A"

CPN 101014 AVONDALE-HASLET RD.

PARCEL NO. 34

1205 AVONDALE-HASLET ROAD, FORT WORTH, TEXAS 76052

LOT 1, BLOCK 1, STITH ADDITION

TARRANT COUNTY

Legal Description

PARCEL 34

RIGHT-OF-WAY EASEMENT

BEING a 12,557 square foot or 0.288 acre tract of land situated in the Coleman Boyd Survey, Abstract Number 212, and the M.E.P. & P.R.R. CO. Survey Number 13, Abstract 1129 both in the City of Haslet, Tarrant County, Texas and being part of a 4.99 acre tract of land described in a deed to SSGN INVESTMENTS, LLC. and recorded as Document Number 214066880 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 point for the northwesterly corner of said 4.99 Acre Tract of land and the northeasterly corner of a 2.404 acre tract of land described in a deed to CJW COMMERCIAL, LLC and recorded as Document Number 219165499 in the Official Public Records of Tarrant County, Texas (O.P.R.T.C.T.) and being at or near the center of the existing Avondale-Haslet Road (60 foot Right-of-Way) having coordinates of N: 7,037,249.663, E: 2,310,754.422, Grid;

THENCE **NORTH 88°59'35" EAST**, along or near the centerline of said Avondale-Haslet Road and the northerly line of said 4.99 acre tract, for a distance of **394.96 feet** to a 3/4-inch iron rod found for the northeasterly corner of said 4.99 acre tract and the northwesterly corner of a 5.005 acre tract of land described in a deed to Texas Star Building Owners, LLC. as recorded as Document Number 219256658 in the O.P.R.T.C.T.;

THENCE **SOUTH 00°14'14" EAST**, with the common line between said 4.99 acre tract and said 5.005 acre tract, for a distance of **31.29 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 **SOUTH 89°27'24" WEST**, over and across said 4.99 acre tract and with said Proposed Right-of-Way Line of Avondale-Haslet Road, a distance of **217.34 feet** to a point at the beginning of a tangent curve to the left;

THENCE continuing over and across said 4.99 acre tract and with said Proposed Right-of-Way Line of Avondale-Haslet Road, and with said tangent curve to the left through a central angel of 4°52'31", having a radius of 947.80 feet, a chord bearing of South 87°00'50" West, and a chord distance of 80.63 feet for an arc length of 80.65 feet to a point for corner;

THENCE **SOUTH 84°33'52" WEST**, continuing over and across said 4.99 acre tract and with said Proposed Right-of-Way Line of Avondale-Haslet Road, a distance of **97.62 feet** to an 'X' chiseled in concrete set for corner in the westerly line of said 4.99 acre tract and the easterly line of a 2.529 acre tract of land described in a deed to BCD Singh Properties, LLC. and recorded as Document Number 219040833 in the O.P.R.T.C.T.;

NORTH 00°00'33" WEST, with the common line between said 4.99 and said 2.529 acre tract, passing at a distance of 12.27 feet a 5/8-inch iron rod with a red cap stamped 'CRIADO' set for the most northerly southeast corner of said 2.404 acre tract and the most northerly northeast corner of said 2.529 acre tract and continuing on for a total distance of **39.85 feet** to the **POINT OF BEGINNING**, containing 12,557 square feet or 0.288 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 that reads "Michael B. Bearden".

03/11/2022

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

DATE

EXHIBIT "B"

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

N 88°59'35" E

394.96'

S 89°27'24" W

217.34'

3 1/4" IRF
S 00°14'14" E
31.29'

P.O.B.
IRSC
N 00°00'33" W
39.85'

12.27'

A 80.65'
R 947.80'
D 4°52'31"
BS 87°00'50" W
C 80.63'

S 84°33'52" W

97.62'

CJW COMMERCIAL, LLC
DOCUMENT # D219165499
O.P.R.T.C.T.
CALLED 2.404 ACRES
2.404 ACRES
07/29/2019

(32)

1205 AVONDALE HASLET ROAD

SSGN INVESTMENTS, LLC
DOCUMENT # D214066880,
O.P.R.T.C.T.
CALLED 4.99 ACRES
04/04/2014

STITH ADDITION
DOCUMENT # D214211589
BLOCK 1

RIGHT-OF-WAY
EASEMENT
12,557 SQ.FT.
0.288 ACRE

WILLIAM BRAMLETT & RYAN SURVEY,
ABSTRACT NO. 227

(35)

BCD SINGH PROPERTIES, LLC
DOCUMENT # D219040833
O.F.R.T.C.T.
CALLED 2.529 ACRES
03/04/2019

COLEMAN BOYD SURVEY
ABSTRACT No. 212

TEXAS STAR BUILDING OWNERS, LLC
DOCUMENT # D219256658,
O.P.R.T.C.T.
CALLED 5.005 ACRES
11/06/2019



Michael B. Bearden

03/11/22

LEGEND

R.O.W. = RIGHT-OF-WAY
XS = 'X' CHISELED IN CONCRETE SET
IRSC = 5/8-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 = 60 FEET

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
COLEMAN BOYD SURVEY,
ABSTRACT 212,
TARRANT COUNTY, TEXAS

CPN101014, PARCEL 34