

## EXHIBIT "A"

June 19, 2023

**CPN 101014 AVONDALE-HASLET ROAD  
PARCEL NO. 40  
400-640 AVONDALE-HASLET ROAD, HASLET, TEXAS  
BRAMLETT & RYAN SURVEY, ABSTRACT NUMBER 227  
TARRANT COUNTY**

### **Legal Description PARCEL 40, PART 1**

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

BEING a 157,600 square feet or 3.618 acres tract of land situated in the Bramlett & Ryan Survey, Abstract Number 227 in the City of Haslet, Tarrant County, Texas and being part of a 131.0 acre tract of land described in a deed to the HALL-NANCE RANCHES, LTD. as recorded as Document Number D200240216 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 southwesterly corner of said 131.0 acre tract and for the southeasterly corner of a 7.0 acres tract of land, called Tract II and described in a deed to David E. Nance as recorded as Document Number D196232880 in the O.P.R.T.C.T., and also being at or near the center of the Avondale-Haslet Road (60-foot right-of-way) and also being on the southerly line of said Bramlett & Ryan Survey and the northerly line of the M.E.P. & P. RR. Co. Survey, Abstract Number 1129, Tarrant County, Texas, said corner having coordinates of N: 7,037,293.907, E: 2,3130301.318, Grid;

THENCE **NORTH 00°44'32" WEST** with the common line between said 131.0 acre tract and said of said 7.0 acre tract, for a distance of **57.42 feet** to a 5/8-inch iron rod with a red cap stamped 'CRIADO' set for corner in the Proposed northerly right-of-way line of said Avondale-Haslet Road;

THENCE **NORTH 89°42'15" EAST**, with said proposed northerly right-of-way line of Avondale-Haslet Road over and across said 131.0 acre tract, a distance of **1,806.61 feet** to a 5/8-inch iron rod with a red cap stamped 'CRIADO' set for corner in the westerly line of a 10.0 acre tract of land described in a deed to Daniel L. Nance as recorded as Document Number D206231643 in the O.P.R.T.C.T.;

THENCE **SOUTH 00°26'22" EAST**, with said westerly line, a distance of **35.60 feet** to a ½ inch iron rod found for the southwest corner of said 10.0 acre tract;

THENCE **NORTH 89°33'38" EAST**, with the southerly line of said 10.0 acre tract, a distance of **543.11 feet** to a ½ inch iron rod with a yellow cap stamped "Steadham RPLS 4281" found for the southeast corner of said 10.0 acre tract;

THENCE **NORTH 00°26'22" WEST**, with the easterly line of said 10.0 acre tract of land, a

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distance of **36.78 feet** to a 5/8-inch iron rod with a red cap stamped 'CRIADO' set for corner in the proposed northerly right-of-way line of Avondale-Haslet Road and also being in a curve to the left;

THENCE Northeasterly with said proposed right-of-way and with said curve to the left through a central angle of  $39^{\circ}14'33''$ , having a radius of 535.75 feet, a chord bearing of North  $64^{\circ}28'01''$  East, a chord distance of 359.81 feet, for an arc distance of **366.94 feet** to a 5/8-inch iron rod with a red cap stamped 'CRIADO' set corner and for the point of tangency;

THENCE **NORTH  $44^{\circ}49'02''$  EAST** a distance of **110.94 feet** to a 5/8-inch iron rod with a red cap stamped 'CRIADO' set for corner in the most southeasterly line of said 131.0 acre tract and the westerly line of a 161.846 acre tract of land described as Tract 2 in a deed to the LETARA Development LLC. recorded as Document Number D219038309 in the O.P.R.T.C.T., and from a 5/8 inch iron rod found for northwesterly corner of said 161.846 acre tract bears North  $00^{\circ}39'25''$  West at a distance of 138.88 feet;

THENCE **SOUTH  $00^{\circ}39'25''$  EAST**, departing said Proposed Northerly Right-of-Way Line and with the common line between said 131.0 acre tract and said 161.846 acre tract and the easterly line of said M.E.P. & P. RR. Co. Survey and the westerly line of the C. Boyd Survey, Abstract Number 225, a distance of **159.42 feet** to a point for corner on the Proposed Southerly Right-of-Way Line of Avondale-Haslet Road;

THENCE **SOUTH  $57^{\circ}59'15''$  WEST**, with said Proposed Southerly Right-of-Way Line of Avondale-Haslet Road and over and across said 131.0 acre tract, for a distance of **17.09 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;

THENCE continuing with said Proposed Southerly Right-of-Way Line and said curve to the right through a central angle of  $19^{\circ}26'25''$  and having a radius of 645.00 feet, a chord bearing of South  $56^{\circ}05'27''$  West, a chord distance of 217.80 feet for an arc distance of **218.85 feet** to a 5/8-inch iron rod with a red cap stamped 'CRIADO' set for corner on the southerly line of said 131.0 acre tract, the northerly line of said 430.20 acre tract and the southerly line of said M.E.P. & P. RR. Co. Survey and the northerly line of said Bramlett & Ryan Survey;

THENCE **SOUTH  $89^{\circ}38'38''$  WEST**, with or near the center of said Avondale-Haslet Road, said survey line and the common line between said 131.0 acre tract and said 430.20 acre tract for a distance of **2,558.43 feet** to the **POINT OF BEGINNING**, containing 157,600 square feet or 3.618 acres of land.

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### PARCEL 40, PART 2

#### RIGHT-OF-WAY EASEMENT

**BEING** an 10,094 square feet or 0.232 acre tract of land situated in the M.E.P. & P. RR. Co. Survey, Abstract Number 1132 in the City of Haslet, Tarrant County, Texas and being part of a 131.0 acre tract of land described in a deed to the HALL-NANCE RANCHES, LTD. as recorded as Document Number D200240216 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 5/8" iron rod found for an inside ell corner of said 131.0 acre tract and for the northwesterly corner of a 161.846 acre tract of land described as Tract 2 in a deed to the LETARA Development LLC. recorded as Document Number D219038309 in the O.P.R.T.C.T.;

THENCE **NORTH 89°42'11" EAST**, with the common line between said 131.0 acre tract and said 161.846 acre tract and the survey line between said M.E.P. & P. RR. Co. Survey and northerly line of the C. Boyd Survey, Abstract Number 225, a distance of **193.14 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 and for the **POINT OF BEGINNING** said corner being in a curve to the right;

THENCE with the said Proposed Northerly Right-of-Way Line of Avondale-Haslet Road and over an across said 131.0 acre tract and with said curve to the right as follows:

Northeasterly with said curve to the right through a central angle of 24°35'55", having a radius of 606.49 feet, a chord bearing of North 77°22'31" East, a chord distance of 258.38 feet, for an arc distance of **260.38 feet** to a 5/8-inch iron rod with a red cap stamped 'CRIADO' set for corner;

**NORTH 00°17'52" WEST** for a distance of **5.00 feet** to a 5/8-inch iron rod with a red cap stamped 'CRIADO' set for corner;

**SOUTH 89°20'23" EAST** for a distance of **12.13 feet** to a point for the northwesterly corner of a 2.3513 acre tract of land conveyed to The City of Haslet, Texas by a Donation Deed recorded as Document Number D2211277168 in the O.P.R.T.C.T.;

THENCE **SOUTH 00°17'52" EAST**, departing said Proposed Northerly Right-of-Way for a distance of **59.96 feet** to a point for the southwesterly corner of said City tract and being on the common line between said 131.0 acre tract and 161.846 acre tract;

THENCE **SOUTH 89°42'08" WEST**, with said survey line and the common line between said 131.0 acre tract and said 161.846 acre tract, for a distance of **264.55 feet** to the **POINT OF BEGINNING**, containing 10,094 square feet or 0.232 acres of land.


Note: Surveyed on the ground September 2021. Map of Survey of even date attached herewith.

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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.

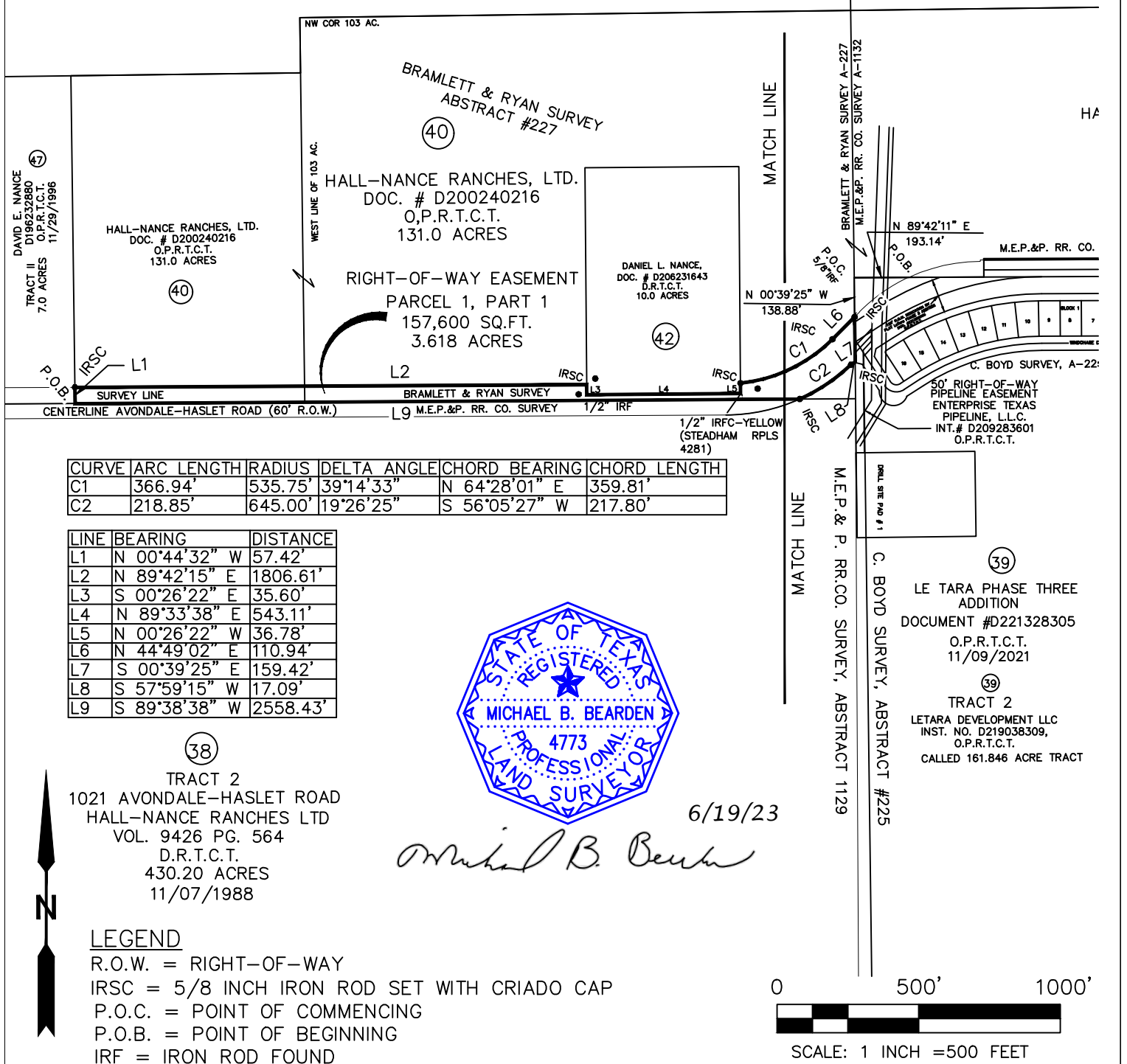
I hereby certify that this description represents an on-the-ground survey completed under my supervision in September 2021.

  
MICHAEL B. BEARDEN  
Registered Professional Land Surveyor  
Texas Registration Number 4773  
PARCEL 40  
Project R14814.00

6/19/23  
DATE



# EXHIBIT "B" PARCEL 40, PART 1



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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       | 04/29/2022 | 06/19/2023 | 1" = 500' | R14814.00 |

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

**CPN 101014, PARCEL 40, PART 1**

# EXHIBIT "B" PARCEL 40, PART 2

HALL-NANCE RANCHES, LTD.  
DOC. # D200240216  
O.P.R.T.C.T.  
131.0 ACRES

**400 AVONDALE-HASLET ROAD**

PERMANENT DRAINAGE EASEMENT  
CITY OF HASLET, TEXAS  
2.5199 ACRES  
09/22/2021  
O.P.R.T.C.T.

DONATION DEED  
CITY OF HASLET, TEXAS  
DOC. NO. D221277168,  
2.3513 ACRES  
O.P.R.T.C.T.

L2

MATCH LINE

BRAMLETT & RYAN SURVEY A-227  
M.E.P. & P. RR. CO. SURVEY A-1132

RIGHT-OF-WAY EASEMENT  
PART 2  
10,094 SQ.FT.  
0.232

N 00°17'52" W  
5.00'  
A260.38'  
R606.49'  
D24°35'55"  
77°22'31"  
C258.38'

S 89°20'23" E  
12.13'  
M.E.P. & P. RR. CO. SURVEY

S 00°17'52" E  
59.96'

N 89°42'11" E  
193.14'

S 89°42'08" W  
264.55'

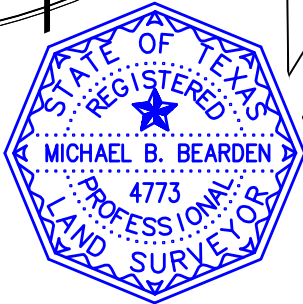
AVONDALE/HASLET ROAD (60' RIGHT-OF-WAY)

N 00°39'25" W  
138.88'

720' R.O.W. DEDICATION BY  
PLAT Letara PHASE 3 ADDITION  
DOC. #D221328305  
O.P.R.T.C.T.

BLOCK 1

WINDCHASE DRIVE (50' R.O.W.)

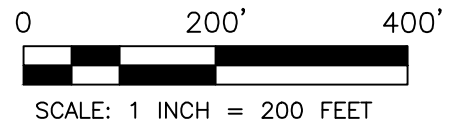


50' RIGHT-OF-WAY  
PIPELINE EASEMENT  
ENTERPRISE TEXAS  
PIPELINE, L.L.C.  
DOC. # D209283601  
O.P.R.T.C.T.

LE TARA PHASE THREE  
ADDITION  
DOCUMENT #D221328305  
O.P.R.T.C.T.  
11/09/2021

TRACT 2  
LETARA DEVELOPMENT LLC  
DOC. NO. D219038309,  
O.P.R.T.C.T.  
CALLED 161.846 ACRE TRACT

C. BOYD SURVEY, A-225



## 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

PAGE 6 of 6 IRF = IRON ROD FOUND

**CRIADO**

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

| DRAWN BY | DATE       | REVISED    | SCALE     | PROJECT # |
|----------|------------|------------|-----------|-----------|
| MB       | 04/26/2022 | 06/19/2023 | 1" = 200' | R14814.00 |

## AVONDALE-HASLET ROAD

TO BE ACQUIRED IN  
CITY OF HASLET  
M.E.P. & P. RR. CO. SURVEY,  
ABSTRACT NUMBER 1132  
TARRANT COUNTY, TEXAS

CPN 101014, PARCEL 40, PART 2