

"EXHIBIT A"

Revised October 17, 2022

**CPN 101014 AVONDALE-HASLET ROAD
PARCEL NO. 25
1473 AVONDALE-HASLET RD., HASLET, TX
BOAZ ADDITION, BLOCK A, LOT 1
TARRANT COUNTY**

Legal Description PARCEL 25

RIGHT-OF-WAY EASEMENT

BEING a 9,585 square foot or 0.220 acre tract of land situated in the Coleman Boyd Survey, Abstract Number 212, in the City of Haslet, Tarrant County, Texas and being part of Lot 1, Block A of the Boaz Addition, an addition to the City of Haslet as recorded in Cabinet A, Page 3295 in the Map Records of Tarrant County, Texas (M.R.T.C.T.) and being the same tract of land conveyed to LEROY WILKINS by a deed recorded as Document Number D217143163 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 Lot 1 and being on the easterly right-of-way line of Willow Springs Road (60' right-of-way) and said corner being on the dedicated southerly right-of-way line of Avondale-Haslet Road (existing 60 foot right of way) and having coordinates of N: 7,037,174.887, E: 2,308,339.205, Grid;

THENCE **NORTH 88°54'03" EAST**, with the northerly line of said Lot 1 and the dedicated southerly right-of-way line of Avondale-Haslet Road, a distance of **50.70 feet** to a 5/8-inch iron rod with a red cap stamped 'CRIADO' set for corner on the Proposed Southerly Right-of-Way line of said Avondale-Haslet Road;

THENCE **SOUTH 35°44'12" WEST**, with said Proposed Southerly Right-of-Way line of said Avondale-Haslet Road and over and across said Lot 1, for a distance of **56.33 feet** to a 5/8-inch iron rod with a red cap stamped 'CRIADO' set for corner;

THENCE **SOUTH 00°40'02" EAST**, continuing with said Proposed Southerly Right-of-Way line of said Avondale-Haslet Road and over and across said Lot 1, for a distance of **400.35 feet** to a P-K nail set for corner on the southerly line of said Lot 1;

THENCE **SOUTH 89°19'58" WEST**, continuing with said Proposed Southerly Right-of-Way line of said Avondale-Haslet Road and with the southerly line said Lot 1, for a distance of **22.38 feet** to a 5/8-inch iron rod with a red cap stamped 'CRIADO' set for the southwesterly corner of said Lot 1 and on the easterly right-of-way line of said Willow Spring Road;

THENCE **NORTH 00°00'33" WEST**, with the westerly line of said Lot 1 and on the easterly

"EXHIBIT A"

Revised October 17, 2022

right-of-way line of said Willow Spring Road, a distance of **445.33 feet** to the **POINT OF BEGINNING**, containing 9,585 square feet or 0.220 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.

Michael B. Bearden

10/17/2022

MICHAEL B. BEARDEN

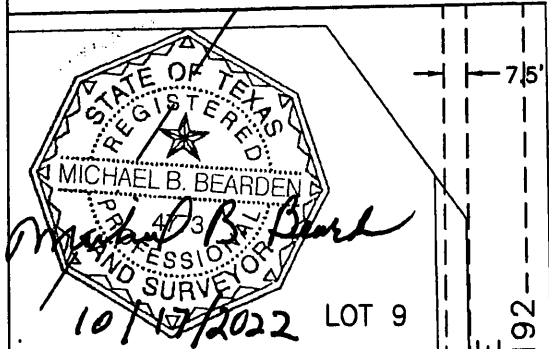
Date

Registered Professional Land Surveyor,
Texas Registration Number 4773



"EXHIBIT B"

EXISTING CENTERLINE AVONDALE-HASLET RD. (60' ROW)



JAMES TODD CRITES,
and wife,
WENDI CRITES
D207067677
O.P.R.T.C.T.

LOT 9, BLOCK 2
WILLOW SPRINGS RANCH
ADDITION
CABINET A, SLIDE 8425
M.R.T.C.T.

ERIC COBB,
AND
WENDY COBB
D209233887
O.P.R.T.C.T.

24A

7.5' UTILITY
EASEMENT

30' WIDE SW GAS PIPELINE
-EASEMENT VOL. 15345 PG. 192-

WILLOW SPRINGS ROAD (60' R.O.W.)

P.O.B.
IRSC

30.00'
N 00°00'33" W

445.33'

IRSC

N 88°54'03" E

50.70'

30' R.O.W. DEDICATION

S 35°44'12" W

56.33'

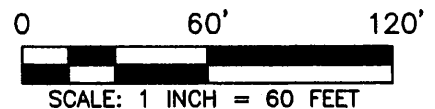
(25)

1473 AVONDALE-HASLET ROAD
LEROY WILKINS
DOCUMENT # D217143163
O.P.R.T.C.T.
06/23/2017

LOT 1
BLOCK A
BOAZ ADDITION
CABINET A, SLIDE 3295
M.R.T.C.T.
01/14/1997

400.35'
9,585 SQ.FT.
0.220 ACRE
RIGHT-OF-WAY EASEMENT

15.0' UTILITY EASEMENT



LEGEND

R.O.W. = RIGHT-OF-WAY
IRS = IRON ROD SET
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
"X" CUT = CHISELED "X" IN CONCRETE SET
SN = SET P-K NAIL

PAGE 3 of 3

CRIADO

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
COLEMAN BOYD SURVEY,
ABSTRACT 212,
TARRANT COUNTY, TEXAS

CPN 101014, PARCEL 25

DRAWN BY	DATE	REVISED	SCALE	PROJECT #
MB	04/06/2022	10/17/2022	1" = 60'	R14814.00