

EXHIBIT "A"

April 15, 2022

**CPN 101014 AVONDALE-HASLET ROAD
PARCEL NO. 67
2010 AVONDALE-HASLET ROAD, HASLET, TEXAS 76052
R.B. BISHOP SUBDIVISION, PART OF BLOCK 7
TARRANT COUNTY**

Legal Description PARCEL 67

RIGHT-OF-WAY EASEMENT

BEING a 6,959 square feet or 0.160 acre tract of land situated in the MEP & P RR. CO. SURVEY, Abstract Number 1136 in the City of Haslet, Tarrant County, Texas and being part of Block 7 of the R.B. Bishop Subdivision as recorded in Volume 63, Page 148 in the Plat Records of Tarrant County, Texas (P.R.T.C.T.) and being the same tract of land conveyed to LTG and Associates, Inc. in a deed recorded as Document Number D213261055 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 southwesterly corner of said LTG and Associates tract and the southeasterly corner of Lot 12 Block A of the Willow Springs West Subdivision as recorded in Cabinet A, Page 6023 in the P.R.T.C.T., said corner also being on the existing northerly right-of-way line of Avondale-Haslet Road (60-foot right-of-way), said corner having coordinates of N: 7,037,195.806, E: 2,305,450.030, Grid;

THENCE **NORTH 00°50'37" WEST**, with the common line between said Lot 12 and said LTG and Associates tract, passing at a distance of 30.04 feet an iron rod with a plastic cap stamped "RPLS 2437" found on the dedicated northerly line of said Avondale-Haslet Road by said Willow Springs West subdivision and continuing on for a total distance of **34.18 feet** to a point for a corner on the proposed northerly right-of-way line of Avondale-Haslet Road;

THENCE **NORTH 85°55'21" EAST**, with said proposed northerly right-of-way line of Avondale-Haslet Road and over and across said LTG and Associates tract, for a distance of **175.37 feet** to a 5/8-inch iron rod with a red cap stamped 'CRIADO' set for corner in the easterly line of said LTG and Associates tract and the westerly line of Lot 18 of said Willow Spring West Subdivision;

THENCE **SOUTH 00°56'29" EAST**, with the common line between said LTG and Associates tract and said Lot 18, passing at a distance of 14.57 feet an iron rod with a plastic cap stamped "RPLS 2437" found on the dedicated northerly line of said Avondale-Haslet Road by said Willow Springs West subdivision, the most southerly corner of said Lot 18 and the southwesterly corner of Lot 19 and continuing on for a total distance of **45.29 feet** to a 5/8-inch iron rod with a red cap stamped 'CRIADO' set for the southeasterly corner of said LTG and Associates tract and being on the existing northerly right-of-way line of said Avondale-Haslet Road;


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THENCE **SOUTH 89°33'10" WEST**, with the southerly line of said LTG and Associates tract and the existing northerly right-of-way line of said Avondale-Haslet Road, a distance of **175.18 feet** to the **POINT OF BEGINNING**, containing 6,959 square feet or 0.160 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
Registered Professional Land Surveyor
Texas Registration Number 4773

4/15/22
DATE



EXHIBIT "B"

1849 WILLOW SPRINGS COURT

WILLOW SPRING WEST
SUBDIVISION
CABINET A, SLIDE 6023
P.R.T.C.T.

BLOCK A
LOT 12

HUYNH LOC VAN
DOC. *D216293090,
O.P.R.T.C.T.

2010 AVONDALE-HASLET RD

MEP & P RR. CO. SURVEY
ABSTRACT #1136

R.B. BISHOP SUBDIVISION
PROTION OF BLOCK 7
VOL. 63, PG. 148
P.R.T.C.T.

67

LTG & ASSOCIATES, INC.
DOC. *213261055
O.P.R.T.C.T.
2.286 ACRES

WILLOW SPRING WEST
SUBDIVISION
CABINET A, SLIDE 6023
P.R.T.C.T.

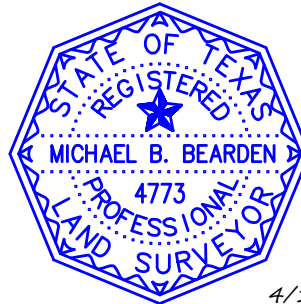
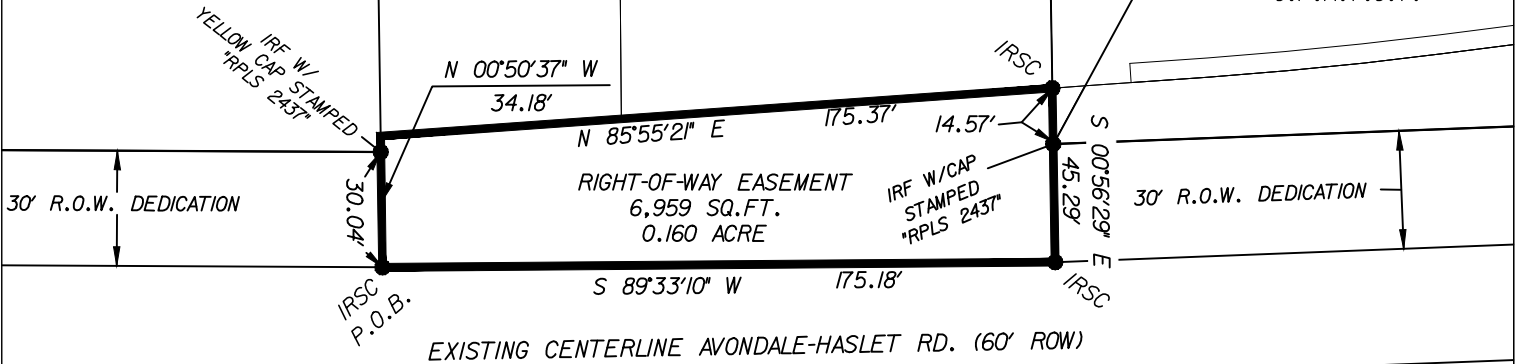
RON E. BROWN, JR., AND
KELLY V. BROWN
DOC. *D200264367
O.P.R.T.C.T.
LOT 18

66

65

LOT 19

HECTOR J. CLEMENTE AND
FELISA CLEMENTE
DOC. *D211219666
O.P.R.T.C.T.

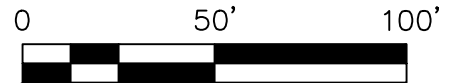


4/15/22

Michael B. Bearden

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
- UE = UTILITY EASEMENT
- "X" CUT = CHISELED "X" IN CONCRETE SET



SCALE: 1 INCH = 50 FEET

PAGE 3 of 3

CRIADO

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

DRAWN BY	DATE	REVISED	SCALE	PROJECT #
MB	4/15/2022		1" = 50'	R14814.00

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 67