

EXHIBIT "A"

April 15, 2022

**CPN 101014 AVONDALE-HASLET ROAD
PARCEL NO. 59
AVONDALE-HASLET ROAD, HASLET, TEXAS 76052
MEP & P RR. CO. SURVEY, ABSTRACT NUMBER 1136
TARRANT COUNTY**

Legal Description PARCEL 59, PART 2

RIGHT-OF-WAY EASEMENT

BEING a 10,060 square feet or 0.231 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 183.856 acres tract of land described in a deed to TINSLEY DEVELOPMENT SERVICES, LLC. as recorded as Document Number D218246622 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 found for the most easterly southwesterly corner of said 183.856 acres tract, and also being in the existing 30-foot dedicated northerly right-of-way line of the Avondale-Haslet Road (a 60-foot right-of-way) and also being the southeasterly corner of a 5.9358 acres tract of land described in a deed to Melissa L. Stewart as recorded in Volume 9155, Page 1172 in the Deed Records of Tarrant County Texas (D.R.T.C.T.) and said corner having coordinates of N: 7,039,056.514, E: 2,308,238.127, Grid;

THENCE **NORTH 33°47'20" WEST**, with said a westerly line of said 183.856 acres tract and the easterly line of said 5.9358 acres tract, a distance of **52.45 feet** to a point for corner in the proposed northerly right-of-way line of Avondale-Haslet Road, said corner being in a curve to the left;

THENCE with the proposed northerly right-of-way line of said Avondale-Haslet Road and over and across said 183.856 acres tract as follows:

Southeasterly with said curve to the left through a central angle of 3°14'53", having a radius of 280.50 feet, a chord bearing of South 84°29'43" East, a chord distance of 15.90 feet, for an arc distance of **15.90 feet** to an "X" chiseled in concrete set for corner at the beginning of a curve to the right;

Southeasterly with said curve to the right through a central angle of 3°05'25", having a radius of 1,967.00 feet, a chord bearing of South 84°34'27" East, a chord distance of 106.08 feet, for an arc distance of **106.09 feet** to a 5/8-inch iron rod with a red cap stamped 'CRIADO' set for corner;

SOUTH 83°01'44" EAST, for a distance of **138.48 feet** to a 5/8-inch iron rod with a red cap stamped 'CRIADO' set for corner;

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NORTH 06°58'16" EAST for a distance of **44.42 feet** to a 5/8-inch iron rod with a red cap stamped 'CRIADO' set for corner;


SOUTH 88°03'07" EAST, for a distance of **60.78 feet**, to a 5/8-inch iron rod with a red cap stamped 'CRIADO' set for corner on the easterly line of said 183.856 acre tract and the westerly line of the Sendera Ranch Addition, an addition to the City of Haslet, Tarrant County, Texas as recorded in Cabinet A, Slide 9564 in the Plat Records of Tarrant County, Texas;

THENCE **SOUTH 00°47'56" EAST**, with the easterly line of said 183.856 acres tract and the westerly line of said Sendera Ranch addition, a distance of **50.81 feet** to a 5/8-inch iron rod with a red cap stamped 'CRIADO' set for the southeasterly corner of said 183.856 acre tract and being in the northerly right-of-way line of said 30 foot dedication for Avondale-Haslet Road;

THENCE **SOUTH 88°45'18" WEST**, with the northerly line of said 30 foot dedication and the southerly line of said 183.856 acre tract, for a distance of **296.64 feet** to the **POINT OF BEGINNING**, containing 10,060 square feet or 0.231 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"

LINE	BEARING	DISTANCE
L11	N 33°47'20" W	52.45'
L12	S 83°01'44" E	138.48'
L13	N 06°58'16" E	44.42'
L14	S 88°03'07" E	60.78'
L15	S 00°47'56" E	50.81'
L16	S 88°45'18" W	296.64'

COLEMAN BOYD SURVEY
ABSTRACT #212

CURVE	ARC LENGTH	RADIUS	DELTA ANGLE	CHORD BEARING	CHORD LENGTH
C3	15.90'	280.50'	3°14'53"	S 84°29'43" E	15.90'
C4	106.09'	1967.00'	3°05'25"	S 84°34'27" E	106.08'

59
PART 2

TINSLEY DEVELOPMENT
SERVICES LLC
INST. NO. D218246622,
O.P.R.T.C.T.
183.856 ACRES

MELISSA L. STEWART
VOL. 9155, PG. 1172
D.R.T.C.T.
12/29/1987
5.9358 ACRES

SENDERA RANCH

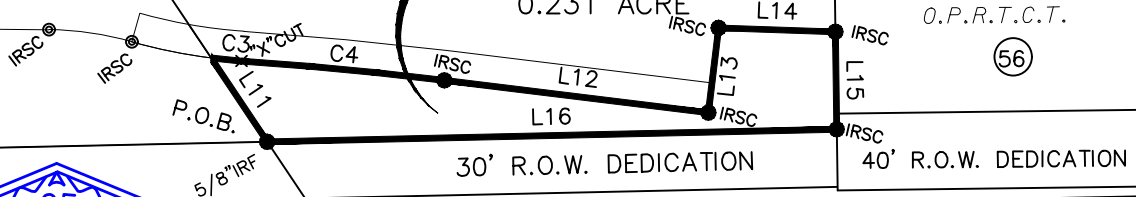
CAB. A, PG. 9564,
P.R.T.C.T.
LOT 2

BLOCK 7
LOT 1

ELIZABETH MITCHELL
INST. NO. D212194690,
O.P.R.T.C.T.

RIGHT-OF-WAY EASEMENT
PARCEL 59 PART TWO
10,060 SQ.FT.
0.231 ACRE

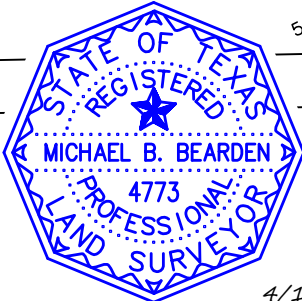
(58)



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

30' R.O.W. DEDICATION

40' R.O.W. DEDICATION



4/15/22

Michael B. Bearden

(27)

LORRIE TEDESCO
AND HUSBAND
FRANK TEDESCO
DOC. #D205230744
O.P.R.T.C.T.

T.Z. PROPERTIES, L.L.C.
DOC. #D211021560
O.P.R.T.C.T.

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 = 100 FEET

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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	4/15/2022		1" = 100'	R14814.00

AVONDALE-HASLET ROAD

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

CPN 101014, PARCEL 59, PART 2