

EXHIBIT "A"

April 15, 2022

**CPN 101014 AVONDALE-HASLET ROAD
PARCEL NO. 66
1849 WILLOW SPRINGS CT., HASLET, TEXAS 76052
WILLOW SPRING WEST SUBDIVISION, LOT 18, BLOCK A
TARRANT COUNTY**

Legal Description PARCEL 66

RIGHT-OF-WAY EASEMENT

BEING a 62 square feet or 0.001 acre tract of land situated in the M.E.P. & P. RR. CO. SURVEY, Abstract Number 1136 in the City of Haslet, Tarrant County, Texas and being part of Lot 18, Block A of the Willow Spring West Subdivision as recorded in Cabinet A, Slide 6023 in the Plat Records of Tarrant County, Texas (P.R.T.C.T.) and being the same tract of land conveyed to RON E. BROWN, JR. and KELLY V. BROWN in a deed recorded as Document Number D200264367 in the Official Public Records of Tarrant County, Texas (O.P.R.T.C.T.) and being more particularly described as follows:

BEGINNING at an iron rod with a plastic cap stamped "RPLS 2437" found for the southwesterly corner of said Lot 19 and the most southerly corner of said Lot 18, Block A of said Willow Spring West Subdivision, and being on the easterly line of a 2.286 acre tract of land described in a deed to LTG & Associates as recorded as Document Number D213261055 in the O.P.R.T.C.T. and said corner also being on the dedicated northerly right-of-way line of Avondale-Haslet Road (60-foot right-of-way), said corner having coordinates of N: 7,037,227.883, E: 2,305,624.676, Grid;

THENCE **NORTH 00°56'29" WEST**, with the common line between said Lot 18 and said 2.286 acre tract, a distance of **14.57 feet** to a 5/8-inch iron rod with a red cap stamped 'CRIADO' set for a corner on the proposed northerly right-of-way line of Avondale-Haslet Road;

THENCE **NORTH 85°55'21" EAST**, with the proposed northerly right-of-way line of Avondale-Haslet Road and over and across said Lot 18, for a distance of **8.55 feet** to a 5/8-inch iron rod with a red cap stamped 'CRIADO' set for corner on the easterly line of said Lot 18 and the westerly line of Lot 19;

THENCE **SOUTH 28°38'50" WEST**, with the common line between said Lot 18 and said Lot 19, a distance of **17.29 feet** to the **POINT OF BEGINNING**, containing 62 square feet or 0.001 of an acre of land.

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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 4/15/22

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

DATE



EXHIBIT "B"

MEP & P RR. CO. SURVEY
ABSTRACT #1136

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

1849 WILLOW SPRINGS COURT
WILLOW SPRING WEST
SUBDIVISION
CABINET A, SLIDE 6023
P.R.T.C.T.

BLOCK "A"
LOT 18

(66)

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

(65)

1837 WILLOW SPRINGS COURT

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

LOT 19

(67)

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

2010 AVONDALE-HASLET RD.

RIGHT-OF-WAY
EASEMENT
62 SQ.FT.
0.001 ACRE

N 00°56'29" W
14.57'

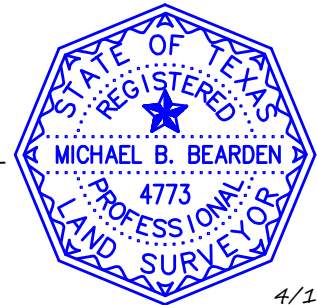
N 85°55'21" E
8.55'

S 28°38'50" W
17.29'

P.O.B.
IRF W/CAP
STAMPED "RPLS 2437"

30' R.O.W. DEDICATION

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



4/15/22

Michael B. Bearden
0 20' 40'



SCALE: 1 INCH = 20 FEET

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 66

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

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" = 20'	R14814.00