

# EXHIBIT A

March 11, 2022

**CPN 101014 AVONDALE-HASLET ROAD  
PARCEL NO. 16  
1801 AVONDALE-HASLET ROAD, HASLET, TX  
COLEMAN BOYD SURVEY, ABSTRACT # 212  
TARRANT COUNTY**

## **Legal Description PARCEL 16**

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

BEING a 11,266 square foot or 0.259 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 tract of land described in a deed to D.R. MOSS CONSTRUCTION & LAND DEVELOPMENT COMPANY, recorded as Document Number D202159424 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' at or near the centerline of Avondale-Haslet Road (existing 60 foot right of way) for the northwesterly corner of said Moss Tract and for the northeasterly corner of a called 0.592 acre tract of land called Tract 2 as described in a deed to Jeffrey L. Odell as recorded as Document Number D213311943 in the D.R.T.C.T. Said **POINT OF BEGINNING** having coordinates of N: 7,037,186.812, E: 2,306,176.381, Grid;

THENCE **NORTH 88°28'57" EAST**, with the approximate centerline of said Avondale-Haslet Road and the northerly line of said Moss Tract, for a distance of **354.58 feet** to a 5/8-inch iron rod with a red cap stamped 'CRIADO' set for the northeasterly corner of said Moss Tract;

THENCE **SOUTH 00°35'22" EAST**, with the easterly line of said Moss Tract, for a distance of **34.39 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 and from which a ½ inch iron rod with a yellow cap stamped "RPLS2437" bears South 00°35'22" at a distance of 5.61 feet;

THENCE over and across said Moss Tract and with said Proposed Right-of-Way line as follows:

**SOUTH 88°56'17" WEST** a distance of **212.03 feet** to a 5/8-inch iron rod with a red cap stamped 'CRIADO' set for corner;

**NORTH 01°03'43" WEST** a distance of **3.00 feet** to a 5/8-inch iron rod with a red cap stamped 'CRIADO' set for corner;

**SOUTH 88°56'03" WEST** a distance of **142.44 feet** to a 5/8-inch iron rod with a red cap stamped 'CRIADO' set for corner in the easterly line of said Odell Tract and the westerly line of said Moss Tract;

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THENCE **NORTH 00°41'15" WEST**, with the easterly line of said Odell Tract (Tract 2) and the westerly line of said Moss Tract, a distance of **28.58 feet** to the **POINT OF BEGINNING**, containing 11,266 square feet or 0.259 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*

03/11/2022

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

DATE

JAMES M. WOODS AND JUDY WOODS VOL. 14538, PG. 385 D.R.T.C.T. LOT 21 (63)

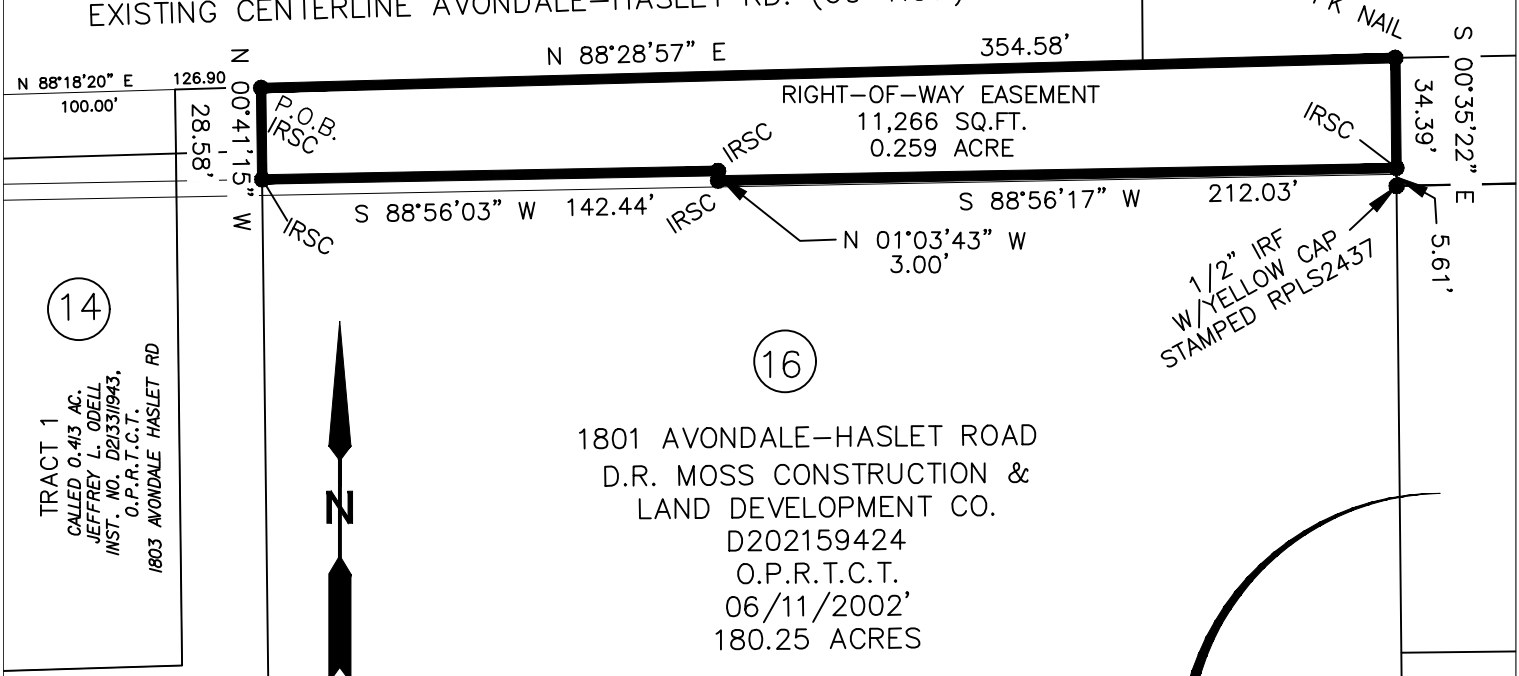
MARLA DEL CARMEN CORONA AND MANUEL CORONA DOC. #218181637 O.P.R.T.C.T. LOT 22 (62)

WILLOW SPRINGS ROAD /C.R. 4109 (1A 90' PUBLIC R.O.W.)

EXHIBIT "B" (61)

30' R.O.W. DEDICATION

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



TRACT 1  
CALLED 0.413 AC.  
JEFFREY L. ODELL  
INST. NO. D21331943,  
O.P.R.T.C.T.  
1803 AVONDALE HASLET RD

TRACT 2  
CALLED 0.592 AC.  
JEFFREY L. ODELL  
INST. NO. D21331943,  
O.P.R.T.C.T.

1801 AVONDALE-HASLET ROAD  
D.R. MOSS CONSTRUCTION &  
LAND DEVELOPMENT CO.  
D202159424  
O.P.R.T.C.T.  
06/11/2002'  
180.25 ACRES

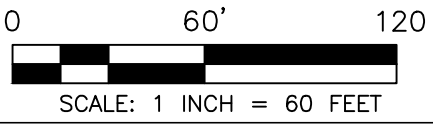


*Michael B. Bearden*  
03/11/22

STEWART D. FRAZIER AND  
MELISSA A. FRAZIER  
D219071169  
O.P.R.T.C.T.  
LOT 1  
BLOCK 1  
WILLOW SPRING RANCH ADDITION  
CAB. A, SLIDE 8425  
M.R.T.C.T.

**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
- 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	03/11/22		1" = 60'	R14814.00

**AVONDALE-HASLET ROAD**  
TO BE ACQUIRED IN  
CITY OF HASLET  
COLEMAN BOYD SURVEY,  
ABSTRACT NUMBER 212  
TARRANT COUNTY, TEXAS  
CPN 101014, PARCEL 16