

EXHIBIT "A"

CPN 101014 AVONDALE-HASLET RD.

PARCEL NO. 37

1029 AVONDALE-HASLET ROAD, FORT WORTH, TEXAS 76052

M.E.P. & P.R.R. CO. SURVEY, ABSTRACT NUMBER 1129

TARRANT COUNTY

Legal Description

PARCEL 37

RIGHT-OF-WAY EASEMENT

BEING a 3,722 square foot or 0.085 acre tract of land situated in the M.E.P. & P.R.R. CO. Survey Number 13, Abstract 1129 in the City of Haslet, Tarrant County, Texas and being part of Lot 1, Block 1 of the Fellowship of the Parks Addition, an addition to the City of Haslet, Texas as recorded as Document Number D2017059805 in the Official Public Records of Tarrant County, Texas (O.P.R.T.C.T.) and also being part of a 2.00 acre tract of land described in a deed to THE FELLOWSHIP OF THE PARKS BAPTIST CHURCH as recorded as Document Number D215167935 in the O.P.R.T.C.T. and being a part of a 2.00 acre tract of land described in a deed to THE FELLOWSHIP OF THE PARKS BAPTIST CHURCH as recorded as Document Number D210058553 in the O.P.R.T.C.T. and being more particularly described as follows:

COMMENCING at a 5/8-inch iron rod with a red cap stamped 'CRIADO' found for the northwesterly corner of said addition and being **SOUTH 00°34'55" EAST**, a distance of 0.87 feet from the northeasterly corner of a 4.618 acres tract of land described in a deed to Tanvi Holdings, LLC as recorded as Document Number D218253789 in the Official Public Records of Tarrant County, Texas (O.P.R.T.C.T.) and being on the southerly line of a 55 foot road dedication for Avondale-Haslet Road by said Fellowship of the Parks Addition plat, said corner having coordinates of N:7,037,262.426, E:2,311,805.420, Grid;

THENCE **SOUTH 00°34'55" EAST**, with the common line between said addition and 4.618 acre tract, a distance of **55.00 feet** to a point for corner on said southerly dedication line for Avondale-Haslet Road and for the POINT OF BEGINNING;

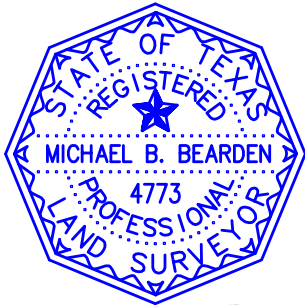
THENCE **NORTH 89°15'30" EAST**, with said southerly dedication line for Avondale-Haslet Road, a distance of **546.97 feet** to a 5/8-inch iron rod with a red cap stamped 'CRIADO' set for the northeasterly corner of the remainder of said Fellowship of the Parks Addition, said corner being in the westerly line a 430.20 acre tract of land conveyed to the Hall-Nance Ranches, LTD as recorded in Volume 9426, Page 564 in the Deed Records of Tarrant County, Texas;

THENCE **SOUTH 00°40'28" EAST**, with the easterly line of said Fellowship of the Parks Addition and the westerly line of said Hall-Nance Ranches, LTD, a distance of **7.74 feet** to a 5/8-inch iron rod with a red cap stamped 'CRIADO' set for corner in the Proposed southerly Right-of-Way Line of Avondale-Haslet Road;

THENCE **SOUTH 89°27'12" WEST**, over and across said Fellowship of the Parks Addition and with the proposed southerly right-of-way line of said Avondale-Haslet Road, a distance of **546.98 feet** to a 5/8-inch iron rod with a red cap stamped 'CRIADO' set for corner in the westerly line of said Fellowship of the Parks Addition and the easterly line of the before mentioned 4.618 acre tract of land;

THENCE **NORTH 00°33'27" WEST**, with the common line between said Parks Addition and the easterly line of said 4.618 acre, a distance of **5.87 feet** to the **POINT OF BEGINNING**, containing 3,722 square feet or 0.085 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

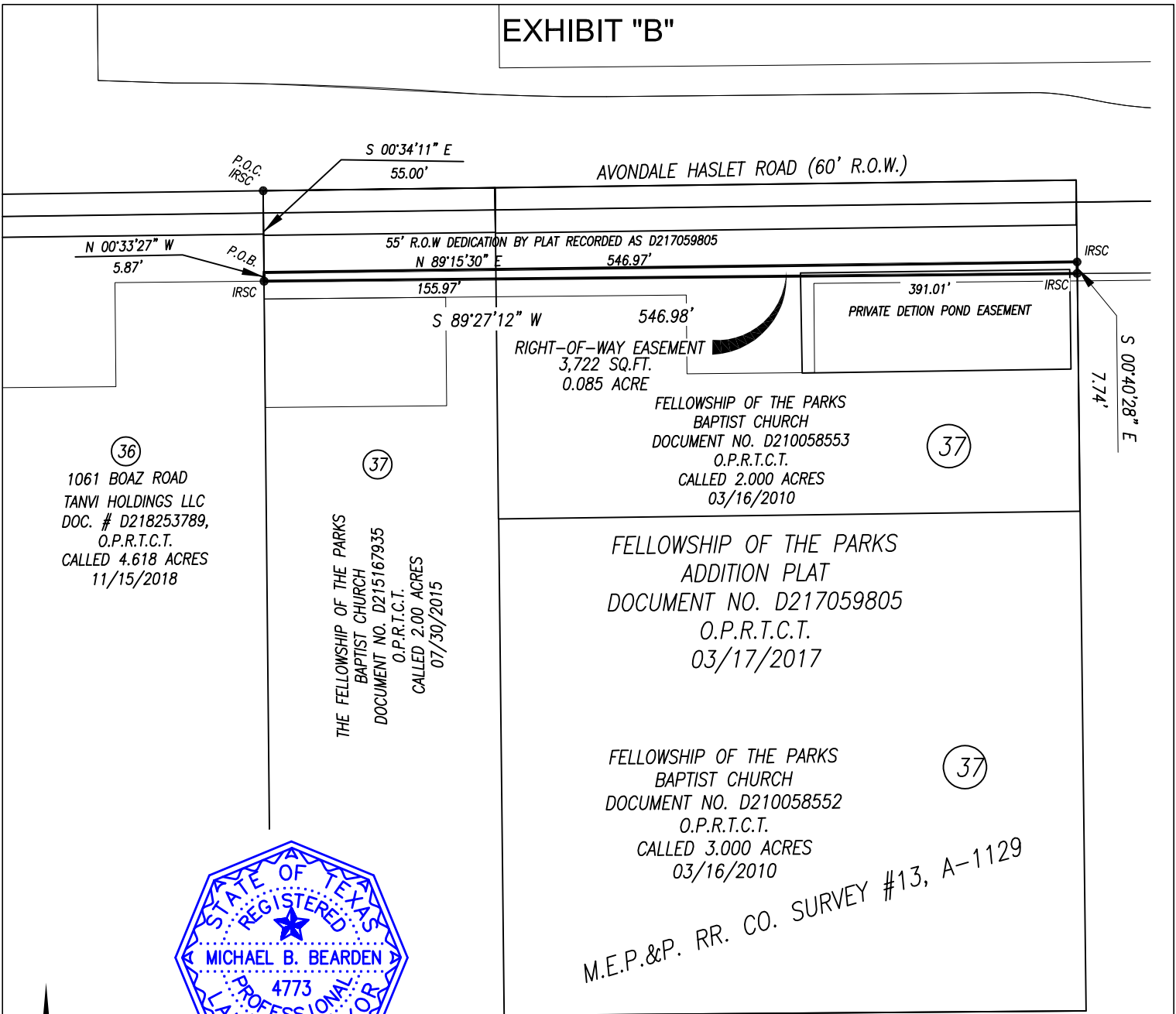
03/17/22

MICHAEL B. BEARDEN

DATE

Registered Professional Land Surveyor,
Texas Registration Number 4773

EXHIBIT "B"



(36)
 1061 BOAZ ROAD
 TANVI HOLDINGS LLC
 DOC. # D218253789,
 O.P.R.T.C.T.
 CALLED 4.618 ACRES
 11/15/2018

(37)
 THE FELLOWSHIP OF THE PARKS
 BAPTIST CHURCH
 DOCUMENT NO. D215167935
 O.P.R.T.C.T.
 CALLED 2.00 ACRES
 07/30/2015

(37)
 FELLOWSHIP OF THE PARKS
 BAPTIST CHURCH
 DOCUMENT NO. D210058553
 O.P.R.T.C.T.
 CALLED 2.000 ACRES
 03/16/2010

FELLOWSHIP OF THE PARKS
 ADDITION PLAT
 DOCUMENT NO. D217059805
 O.P.R.T.C.T.
 03/17/2017

(37)
 FELLOWSHIP OF THE PARKS
 BAPTIST CHURCH
 DOCUMENT NO. D210058552
 O.P.R.T.C.T.
 CALLED 3.000 ACRES
 03/16/2010

M.E.P.&P. RR. CO. SURVEY #13, A-1129



03/17/22

Michael B. Bearden

LEGEND

- R.O.W. = RIGHT-OF-WAY
- IRSC = 5/8-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

TRACT 2
 1021 AVONDALE HASLET ROAD
 HALL-NANCE RANCHES LTD
 VOL. 9426 PG. 564
 O.P.R.T.C.T.
 430.20 ACRES
 11/07/1988

(38)



SCALE: 1 INCH = 100 FEET



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
 M.E.P. & P.R.R. CO. SURVEY,
 ABSTRACT NUMBER 1129
 TARRANT COUNTY, TEXAS

CPN 101014, PARCEL 37

DRAWN BY	DATE	REVISED	SCALE	PROJECT #
MB	03/17/2022		1" = 100'	R14814.00