

**EXHIBIT "A"**

**CPN 101014 AVONDALE-HASLET RD.  
PARCEL NO. 28  
1377 AVONDALE HASLET ROAD, FORT WORTH, TEXAS 76052  
LOT 4, BLOCK A, BOAZ ADDITION  
TARRANT COUNTY**

**Legal Description  
Parcel 28**

**RIGHT-OF-WAY EASEMENT**

**BEING** a 4,332 square foot or 0.099 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 Lot 4, Block A of the Boaz Addition, an addition to the City of Haslet as recorded in Cabinet A, Page 3295 in the Map Records of Tarrant County, Texas (M.R.T.C.T.) and being the same tract of land conveyed to T.Z. PROPERTIES, LLC, by a deed recorded as Document Number D211021560 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 northeasterly corner of said Lot 4 and for the northwesterly corner of Lot 5, Block A of said Boaz Addition, said point being in the southerly right-of-way line of Avondale-Haslet Road (existing 60 foot right of way) and being the **POINT OF BEGINNING** having coordinates of N:7,037,194.330, E:2,309,352.890, Grid;

**THENCE SOUTH 00°06'59" WEST**, with the common line between said Lot 4 and Lot 5, for a distance of **48.18 feet** to a 5/8-inch iron rod with a red cap stamped 'CRIADO' set for corner in the southerly proposed right-of-way line of Avondale-Haslet Road;

**THENCE** with over and across said Lot 4 and with said proposed right-of-way line the following:

**SOUTH 88°56'17" WEST** a distance of **24.84 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 **34.00 feet** to an 'X' chiseled in concrete set for corner;

**SOUTH 88°56'17" WEST** a distance of **149.78 feet** to an 'X' chiseled in concrete set for corner and to the beginning of a tangent curve to the right;

**NORTHWESTERLY** direction with said curve to the right through a central angle of 2°09'46", having a radius of 1,955.00 feet, a chord bearing of North 89°58'51" West, a chord distance of 73.79 feet for an arc distance of **73.80 feet** to a 5/8-inch iron rod with a red cap stamped 'CRIADO' set for corner in the westerly line of said Lot 4 and the easterly line of Lot 3, Block A of said Boaz Addition;

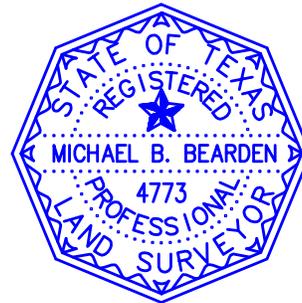
**THENCE NORTH 00°07'39" EAST**, with the common line between said Lots 4 and 3 for a distance of **12.62 feet** to a 5/8-inch iron rod with a red cap stamped 'CRIADO' set for corner in the existing southerly right-of-way line of said Avondale-Haslet Road, said corner also being the northwesterly corner of said Lot 4 and the northeasterly corner of said Lot 3;

**THENCE NORTH 88°54'03" EAST**, with the existing southerly line of said Avondale-Haslet Road and the northerly line of said Lot 4, a distance of **249.12 feet** to the **POINT OF BEGINNING**, containing 4,332 square feet or 0.099 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  
Registered Professional Land Surveyor  
Texas Registration Number 4773

4/29/22  
DATE





*Michael B. Bearden* 4/29/22

**EXHIBIT "B"**

(56)

**SENDERA RANCH**  
CAB. A, PG. 9564,  
P.R.T.C.T.

ELIZABETH MITCHELL  
DOC. \* D212194690,  
O.P.R.T.C.T.  
BLOCK 7  
LOT 1  
**13201 MOONLAKE WAY**

MOONLAKE WAY  
(A 50' PUBLIC R.O.W.)

(55)  
BLOCK 9  
LOT 1X  
**SENDERA RANCH**  
CAB. B, PG. 2811,  
P.R.T.C.T.  
SENDERA RANCH HOMEOWNERS  
ASSOCIATES  
DOC. \* D206016593,  
O.P.R.T.C.T.  
**1224 AVONDALE-HASLET ROAD**

60.59'  
30.00'

40' R.O.W. DEDICATION

(55)  
40' R.O.W. DEDICATION

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

RIGHT-OF-WAY EASEMENT  
4332 SQ.FT.  
0.099 ACRE IRSC

N 00°07'39" E  
12.62'

(27)

LORRIE TEDESCO,  
AND HUSBAND,  
FRANK TEDESCO  
DOCUMENT \* D211021560  
O.P.R.T.C.T.  
LOT 3  
BLOCK A  
BOAZ ADDITION  
CABINET A, SLIDE 3295  
P.R.T.C.T.  
01/14/1997

C 73.79'  
BN 89°58'51" W  
D2°09'46"  
R1955.00'  
A 73.80'

(28)

T.Z. PROPERTIES, L.L.C.  
DOCUMENT \* D211021560  
O.P.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



SCALE: 1 INCH = 60 FEET

N 88°54'03" E 249.12'

S 88°56'17" W 149.78'

N 01°03'43" W 34.00'

S 88°56'17" W 24.83'

P.O.B.  
IRSC

W 00°06'59" IRSC

S 00°06'59" IRSC

(28)

(29)

RANDHIR & SONS, L.L.C.  
DOCUMENT \* D219288102  
O.P.R.T.C.T.

LOT 5  
BLOCK A

LOT 4  
BLOCK A  
BOAZ ADDITION  
CABINET A, SLIDE 3295  
P.R.T.C.T.  
01/14/1997



**CRIADO**

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

DRAWN BY	DATE	REVISED	SCALE	PROJECT #
MB	04/29/2022		1" = 60'	R14814.00

**AVONDALE-HASLET ROAD**

TO BE ACQUIRED IN  
CITY OF HASLET  
MEP & PRR SURVEY,  
ABSTRACT 1136,  
TARRANT COUNTY, TEXAS

**PARCEL 28**