

# EXHIBIT A

March 11, 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 1**

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

**BEING** a 71,846 square feet or 1.649 acre tract of land situated in the MEP & P RR. CO. SURVEY, Abstract Number 1136 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 with a red cap stamped 'CRIADO' for the most westerly southeasterly corner of said 183.856 acres tract, and being at the intersection of the westerly right-of-way line of Vossler Drive (a 60-foot right-of-way not recorded) and the existing dedicated northerly right-of-way line of the Avondale-Haslet Road as per plat of said Senera Ranch addition and said corner having coordinates of N: 7,037,267.871, E: 2,308,276.394, Grid;

**THENCE SOUTH 88°45'16" WEST** with the southerly line of said 183.856 acres tract and said dedicated northerly right-of-way line of the Avondale-Haslet Road, a distance of **1,356.82 feet** 5/8-inch iron rod with a red cap stamped 'CRIADO' set for the southeasterly corner of a 1.0953 acre tract of land described in a deed to Joe D. Lindsey, and wife, Dacus Lindley and recorded as Document Number D202227043 in the O.P.R.T.C.T. and also being the southwesterly corner of said 183.856 acres tract;

**THENCE NORTH 00°22'14" WEST**, with the westerly line of said 183.856 acres tract and the easterly line of said 1.0953 acre tract, a distance of **43.69 feet** to a 5/8-inch iron rod with a red cap stamped 'CRIADO' set for corner in the proposed northerly right-of-way line of said Avondale-Haslet Road;

**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:

**NORTH 88°56'17" EAST** a distance of **779.81 feet** to a 5/8-inch iron rod with a red cap stamped 'CRIADO' set for corner at the beginning of a curve to the left;

**Northeasterly** with said curve to the left through a central angle of 3°47'11", having a radius of 1,054.50 feet, a chord bearing of North 87°02'41" East, a chord distance of 69.68 feet, for an arc distance of **69.69 feet** to a 5/8-inch iron rod with a red cap stamped 'CRIADO' set for corner;

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**NORTH 85°09'05" EAST** a distance of **108.99 feet** to a 5/8-inch iron rod with a red cap stamped 'CRIADO' set for corner at the beginning of a curve to the right;

**Northeasterly** with said curve to the right through a central angle of 3°47'11", having a radius of 1,145.50 feet, a chord bearing of North 87°02'41" East, a chord distance of 75.69 feet, for an arc distance of **75.70 feet** to a 5/8-inch iron rod with a red cap stamped 'CRIADO' set for corner;

**NORTH 88°56'17" EAST** a distance of **213.25 feet** to a 5/8-inch iron rod with a red cap stamped 'CRIADO' set for corner;

**NORTH 51°53'43" EAST** a distance of **105.22 feet** to a 5/8-inch iron rod with a red cap stamped 'CRIADO' set for corner;

**NORTH 00°40'02" WEST** a distance of **170.00 feet** to a 5/8-inch iron rod with a red cap stamped 'CRIADO' set for corner;

**NORTH 12°28'01" EAST** a distance of **92.42 feet** to a 5/8-inch iron rod with a red cap stamped 'CRIADO' set for corner;

**NORTH 89°19'58" EAST** a distance of **5.00 feet** to an 'X' chiseled in concrete set for on the westerly right-of-way line of said Vossler Drive (not recorded) and an easterly line of said 183.856 acre tract;

THENCE **SOUTH 00°40'02" EAST**, with the westerly right-of-way line of said Vossler Drive (not recorded), for a distance of **374.55 feet** the **POINT OF BEGINNING**, containing 71,846 square feet or 1.649 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*

03/11/2022

MICHAEL B. BEARDEN

DATE

Registered Professional Land Surveyor,  
Texas Registration Number 4773

# EXHIBIT "B"

LINE	BEARING	DISTANCE
L1	S 88°45'16" W	1356.82'
L2	N 00°22'14" W	43.69'
L3	N 88°56'17" E	779.81'
L4	N 85°09'05" E	108.99'
L5	N 88°56'17" E	213.25'
L6	N 51°53'43" E	105.22'
L7	N 00°40'02" W	170.00'
L8	N 12°28'01" E	92.42'
L9	N 89°19'58" E	5.00'
L10	S 00°40'02" E	374.55'



*Michael B. Bearden*  
03/11/22

CURVE	ARC LENGTH	RADIUS	DELTA ANGLE	CHORD BEARING	CHORD LENGTH
C1	69.69'	1054.50'	3°47'11"	N 87°02'41" E	69.68'
C2	75.70'	1145.50'	3°47'11"	N 87°02'41" E	75.69'

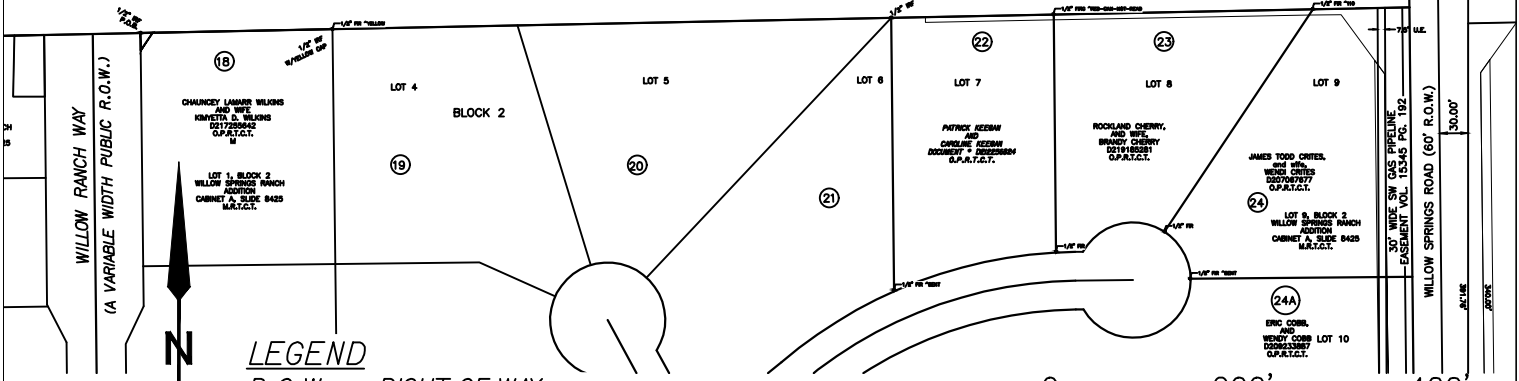
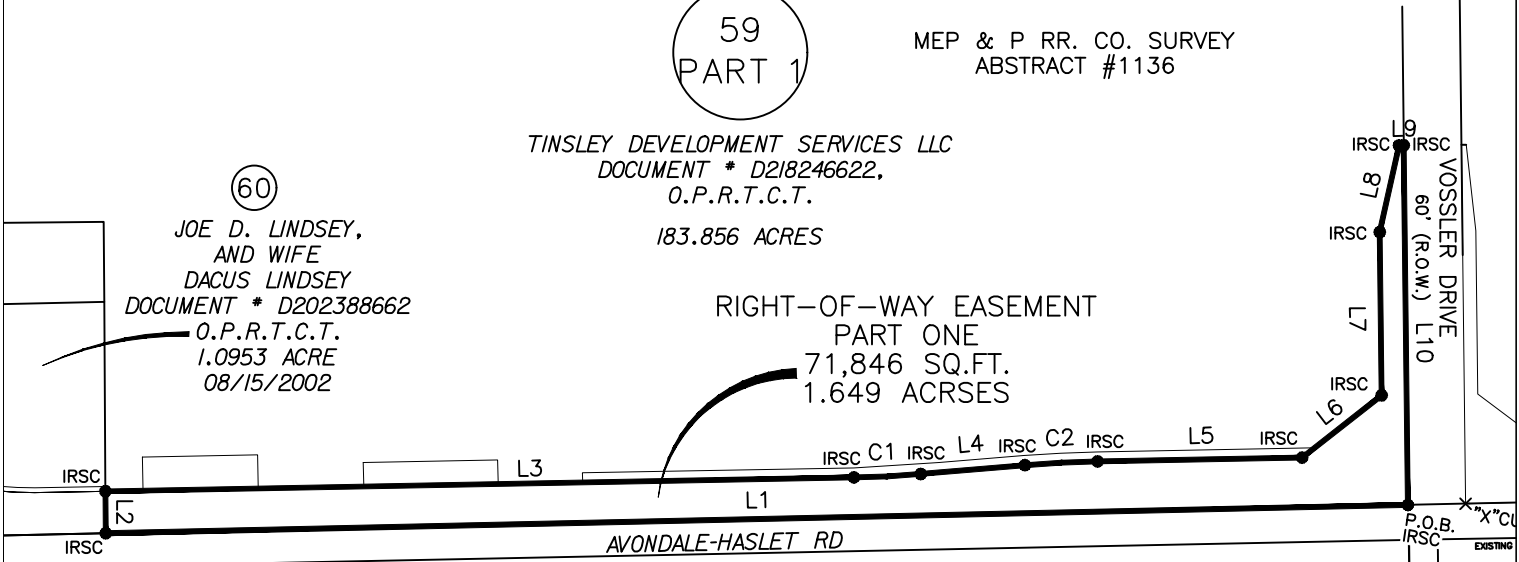
59  
PART 1

MEP & P RR. CO. SURVEY  
ABSTRACT #1136

TINSLEY DEVELOPMENT SERVICES LLC  
DOCUMENT \* D218246622,  
O.P.R.T.C.T.  
183.856 ACRES

60  
JOE D. LINDSEY,  
AND WIFE  
DACUS LINDSEY  
DOCUMENT \* D202388662  
O.P.R.T.C.T.  
1.0953 ACRE  
08/15/2002

RIGHT-OF-WAY EASEMENT  
PART ONE  
71,846 SQ.FT.  
1.649 ACRES



**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  
U.E. = UTILITY EASEMENT

0 200' 400'  
SCALE: 1 INCH = 200 FEET

**CRIADO** 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. RR. CO. SURVEY,  
ABSTRACT NUMBER 1136  
TARRANT COUNTY, TEXAS

DRAWN BY	DATE	REVISED	SCALE	PROJECT #
MB	03/11/2022		1" = 200'	R14814.00

**CPN 101014 PARCEL 59, PART 1**