

EXHIBIT "A"

**CPN 101014 AVONDALE-HASLET RD.
PARCEL NO. 29
1345 AVONDALE-HASLET ROAD, FORT WORTH, TEXAS 76052
LOT 4, BLOCK A, BOAZ ADDITION
TARRANT COUNTY**

**Legal Description
PARCEL 29**

RIGHT-OF-WAY EASEMENT

BEING a 6,229 square foot or 0.143 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 5, 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 RANDHIR & SONS, LLC, by a deed recorded as Document Number D219288102 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 5 and for the northwesterly corner of Lot 6, Block A of said Boaz Addition, said point being in the existing southerly right-of-way line of Avondale-Haslet Road (existing 60 foot right of way) and having coordinates of N:7,037,198.941, E:2,309,599.706, Grid;

THENCE SOUTH 00°04'58" WEST, with the common line between said Lot 5 and Lot 6, for a distance of **79.26 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 5 and with said proposed southerly right-of-way line the following:

SOUTH 88°56'17" WEST a distance of **41.20 feet** to an 'X' chiseled in concrete set for corner;

NORTH 01°03'43" WEST a distance of **65.00 feet** to an 'X' chiseled in concrete set for corner;

SOUTH 88°56'17" WEST a distance of **204.47 feet** to a 5/8-inch iron rod with a red cap stamped 'CRIADO' set for corner in the westerly line of said Lot 5 and the easterly line of Lot 4, Block A of said Boaz Addition;

THENCE NORTH 00°06'59" EAST, with the common line between said Lots 5 and 4 for a distance of **14.17 feet** to a 5/8-inch iron rod with a red cap stamped 'CRIADO' set for the northwesterly corner of said Lot 5 and the southeasterly corner of said Lot 4 and being on the existing southerly right-of-way line of said Avondale-Haslet Road;

THENCE NORTH 88°55'14" EAST, with the existing southerly line of said Avondale-Haslet Road and the northerly line of said Lot 5, a distance of **246.96 feet** to the **POINT OF BEGINNING**, containing 6,229 square feet or 0.143 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

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

DATE

EXHIBIT "B"

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BLOCK 9
LOT 1X

SENDERA RANCH
CAB. B, PG. 2811,
P.R.T.C.T.

SENDERA RANCH HOMEOWNERS
ASSOCIATES
DOCUMENT * D206016593,
O.P.R.T.C.T.

1224 AVONDALE HASLET ROAD



56

SENDERA RANCH

CAB. A, PG. 9564,
P.R.T.C.T.

ELIZABETH MITCHELL
DOCUMENT * D212194690,
O.P.R.T.C.T.

13201 MOONLAKE WAY

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

40' R.O.W. DEDICATION

40' R.O.W. DEDICATION

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

N 00°06'59" E
14.17'

IRSC

N 88°55'14" E 246.96'

P.O.B.
IRSC

28

IRSC

S 88°56'17" W 204.47'

6,229 SQ.FT.
0.143 ACRE
RIGHT-OF-WAY EASEMENT

65.00'

N 01°03'43" W
XS

S 00°04'58" W
79.26'
IRSC

28

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

LOT 4
BLOCK A

29

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

LOT 5
BLOCK A
BOAZ ADDITION
CABINET A, SLIDE 3295
M.R.T
01/14

S 88°56'17" W
41.20'

30

SJJ PROPERTIES, LLC
DOCUMENT * D208320767,
O.P.R.T.C.T.

LOT 6

LEGEND

- R.O.W. = RIGHT-OF-WAY
- XS = 'X' CHISELED IN CONCRETE 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

0 60' 120'



SCALE: 1 INCH = 60 FEET



Michael B. Bearden
03/11/22

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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 212,
TARRANT COUNTY, TEXAS
CPN 101014, PARCEL 29