

EXHIBIT "A"

Revised December 21st, 2022

**CPN 101014 AVONDALE-HASLET ROAD
PARCEL NO. 24A
1501 WILLOW TREE DR., FORT WORTH, TX
WILLOW SPRINGS RANCH ADDITION, BLOCK 2, LOT 10
TARRANT COUNTY**

Legal Description PARCEL 24A

RIGHT-OF-WAY EASEMENT

BEING a 5,327 square foot or 0.122 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 10, Block 2 of the Willow Springs Ranch Addition, an addition to the City of Haslet as recorded in Cabinet A, Page 8425 (D203202490) in the Plat Records of Tarrant County, Texas and being the same tract of land conveyed to ERIC COBB, and wife, WENDY COBB by a deed recorded as Document Number D209233887 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 10 and the southeasterly corner of Lot 9, Block 2 and being on the westerly right-of-way line of Willow Springs Road (existing 60 foot right-of-way) and said beginning point having coordinates of N: 7,036,910.830, E: 2,308,281.059, Grid;

THENCE **SOUTH 00°37'01" EAST**, with the easterly line of Lot 10 and the westerly right-of-way line of Willow Springs Road, for a distance of **201.60 feet** to a 5/8-inch iron rod with a red cap stamped 'CRIADO' set for the southeasterly corner of said Lot 10 and for the northeasterly corner of Lot 24, Block 2 of said Willow Springs Ranch Addition;

THENCE **SOUTH 89°16'12" WEST**, departing said existing westerly right-of-way and with the south line of said Lot 10 and the north line of said Lot 24, for a distance of **26.33 feet** to a 5/8-inch iron rod with a red cap stamped 'CRIADO' set for a corner on the Proposed Westerly Right-of-Way of said Willow Springs Road;

THENCE **NORTH 00°40'02" WEST**, with said Proposed Westerly Right-of-Way and continuing over and across said Lot 10, for a distance of **201.71 feet** to a 5/8-inch iron rod with a red cap stamped 'CRIADO' set for a corner on the northerly line of said Lot 10 and the southerly line of said lot 9;

THENCE **NORTH 89°30'44" EAST**, with departing said Proposed Westerly Right-of-Way and with the northerly line of said Lot 10 and the southerly line of said Lot 9, a distance of **26.50 feet** to the **POINT OF BEGINNING**, containing 5,327 square feet or 0.122 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.

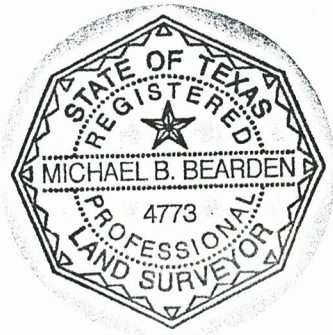
Michael B. Bearden

12/21/2022

MICHAEL B. BEARDEN

Date

Registered Professional Land Surveyor,
Texas Registration Number 4773



"EXHIBIT B"

1508 WILLOW TREE DR.
 ROCKLAND CHERRY,
 AND WIFE,
 BRANDY CHERRY
 D219185281
 O.P.R.T.C.T.

(24)

JAMES TODD CRITES,
 and wife,
 WENDI CRITES
 D207067677
 O.P.R.T.C.T.

1500 WILLOW TREE DR.

LOT 9, BLOCK 2
 WILLOW SPRINGS RANCH
 ADDITION
 CABINET A, SLIDE 8425
 M.R.T.C.T.

30' WIDE SW GAS PIPELINE
 EASEMENT VOL. 15345 PG. 192

S 00°37'01" E 280.54'

30.00'

WILLOW SPRINGS ROAD (60' R.O.W.)

(24A)

N 89°30'44" E
 26.50'

ERIC COBB,
 AND
 WENDY COBB
 D209233887
 O.P.R.T.C.T.

1501 WILLOW TREE DR.
 LOT 10

7.5' UTILITY EASEMENT

5,327 SQ.FT.
 0.122 ACRE
 RIGHT-OF-WAY EASEMENT

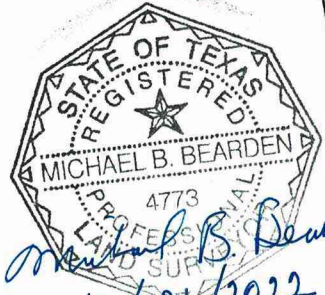
P.O.B.

N 00°40'02" W
 201.71'

S 00°37'01" E 201.60'

LOT 11

BLOCK 2

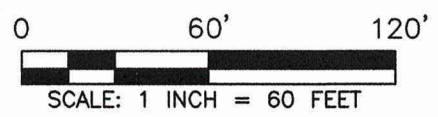


LOT 24

S 89°16'12" W
 26.33'

LEGEND

- R.O.W. = RIGHT-OF-WAY
- IRS = IRON ROD 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
- U.E. = UTILITY EASEMENT
- "X" CUT = CHISELED "X" IN CONCRETE SET



PAGE 3 of 3

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
 COLEMAN BOYD SURVEY,
 ABSTRACT 212,
 TARRANT COUNTY, TEXAS

CPN 101014, PARCEL 24A

DRAWN BY	DATE	REVISED	SCALE	PROJECT #
MB	04/06/2022	12/21/2022	1" = 60'	R14814.00