

EXHIBIT "A"

April 15, 2022

**CPN 101014 AVONDALE-HASLET ROAD
PARCEL NO. 47
900 AVONDALE-HASLET ROAD, HASLET, TEXAS
BRAMLETT & RYAN SURVEY, ABSTRACT NUMBER 227
TARRANT COUNTY**

Legal Description PARCEL 47

RIGHT-OF-WAY EASEMENT

BEING a 146,531 square feet or 3.364 acres tract of land situated in the Bramlett & Ryan Survey, Abstract Number 227 in the City of Haslet, Tarrant County, Texas and being part of a 42.0 acre tract of land called Tract 1 and a 7.0 acre tract of land called Tract II as described in a deed to the DAVID E. NANCE as recorded as Document Number D196232880 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 point for the southwesterly corner of said 42.0 acre and also being at or near the center of the Avondale-Haslet Road (60-foot right-of-way) and the easterly right-of-way line of Sendera Ranch Road (60-foot right-of-way) and also being on the southerly line of said Bramlett & Ryan Survey and the northerly line of the M.E.P. & P. RR. Co. Survey, Abstract Number 1129, Tarrant County, Texas, said corner having coordinates of N: 7,037,282.668, E: 2,311,492.872, Grid;

THENCE **NORTH 00°22'23" WEST** with the west line of said 42.0 acre tract and the east right-of-way line of said Sendera Ranch Road, for a distance of **190.00 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 said proposed northerly right-of-way line of Avondale-Haslet Road over and across said 42.0 acre tract and said 7.0 acre tract as follows:

NORTH 89°27'24" EAST a distance of **101.55 feet** to a 5/8-inch iron rod with a red cap stamped 'CRIADO' set for corner;

SOUTH 00°32'36" EAST a distance of **30.00 feet** to a 5/8-inch iron rod with a red cap stamped 'CRIADO' set for corner;

NORTH 89°27'24" EAST a distance of **100.00 feet** to a 5/8-inch iron rod with a red cap stamped 'CRIADO' set for corner;

SOUTH 00°32'36" EAST a distance of **79.00 feet** to a 5/8-inch iron rod with a red cap stamped 'CRIADO' set for corner;

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SOUTH 88°15'09" EAST a distance of **50.04 feet** to a 5/8-inch iron rod with a red cap stamped 'CRIADO' set for a corner and at the beginning of a tangent curve to the right;

Southeasterly with said curve to the right through a central angle of 3°22'45" and having a radius of 1,557.50 feet, a chord bearing of South 88°51'13" East, a chord distance of 91.85 feet, for an arc distance of **91.86 feet** to a 5/8-inch iron rod with a red cap stamped 'CRIADO' set for a corner;

SOUTH 87°09'50" EAST a distance of **115.09 feet** to a 5/8-inch iron rod with a red cap stamped 'CRIADO' set for corner and to the beginning of a tangent curve to the left;

Southeasterly with said curve to the left through a central angle of 3°22'45", and having a radius of 1,442.50 feet, a chord bearing of South 88°51'13" East, a chord distance of 85.06 feet, for an arc distance of **85.08 feet** to a 5/8-inch iron rod with a red cap stamped 'CRIADO' set for a corner;

NORTH 89°27'24" EAST a distance of **285.05 feet** to a 5/8-inch iron rod with a red cap stamped 'CRIADO' set for corner at the beginning of a tangent curve to the right;

Southeasterly with said curve to the right through a central angle of 13°15'41" and a radius of 169.50 feet, a chord bearing of South 83°54'45" East, a chord distance of 39.14 feet, for an arc distance of **39.23 feet** to a 5/8-inch iron rod with a red cap stamped 'CRIADO' set for a corner at the beginning of a tangent curve to the left;

Southeasterly with said curve to the left through a central angle of 13°15'41" and having a radius of 280.50 feet, a chord bearing of South 83°54'45" East, a chord distance of 64.78 feet, for an arc distance of **64.92 feet** to a 5/8-inch iron rod with a red cap stamped 'CRIADO' set for a corner;

NORTH 89°35'29" EAST a distance of **150.24 feet** to a 5/8-inch iron rod with a red cap stamped 'CRIADO' set for corner;

NORTH 00°17'45" WEST a distance of **70.00 feet** to a 5/8-inch iron rod with a red cap stamped 'CRIADO' set for corner;

NORTH 89°42'15" EAST a distance of **120.00 feet** to a 5/8-inch iron rod with a red cap stamped 'CRIADO' set for corner;

SOUTH 00°17'45" EAST a distance of **70.00 feet** to a 5/8-inch iron rod with a red cap stamped 'CRIADO' set for corner;

NORTH 89°42'15" EAST, passing the east line of said 42.0 acre tract and the west line of said 7.0 acre tract at a distance of 332.34 feet and continuing on for a total distance of **606.15 feet** to a 5/8-inch iron rod with a red cap stamped 'CRIADO' set for corner in the easterly line of said 7.0 acre tract and the westerly line of a 131.0 acre tract of land described in a deed to the Hall-Nance Ranches, LTD. Recorded as Document Number D200240216, in the O.P.R.T.C.T.;

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THENCE **SOUTH 00°44'32" EAST**, with the common line between said 7.0 acre tract and said 131.0 acre tract and departing said proposed northerly right-of-way line, for a distance of **57.42 feet** to a point for corner at or near the centerline of Avondale Haslet Road and being along the survey line of said Bramlett & Ryan Survey and M.E.P.&P. RR. Co. Survey;

THENCE **SOUTH 89°38'38" WEST**, with or near the centerline of said Avondale-Haslet Road and said survey line, the south line of said 7.0 acre tract and said 42.0 acre tract, passing the southeasterly corner of said 42.0 acre tract and the southwesterly corner of said 7.0 acre tract at a distance of 273.77 feet and continuing on for a total distance for a distance of **1,808.70 feet** to the **POINT OF BEGINNING**, containing 146,531 square feet or 3.364 acres 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.

I hereby certify that this description represents an on-the-ground survey completed under my supervision in September 2021.

 4/15/22

MICHAEL B. BEARDEN

DATE

Registered Professional Land Surveyor

Texas Registration Number 4773



EXHIBIT "B"

| LINE | BEARING | DISTANCE |
|------|---------------|----------|
| L1 | N 00°22'23" W | 190.00' |
| L2 | N 89°27'24" E | 101.55' |
| L3 | S 00°32'36" E | 30.00' |
| L4 | N 89°27'24" E | 100.00' |
| L5 | S 00°32'36" E | 79.00' |
| L6 | S 88°15'09" E | 50.04' |
| L7 | S 87°09'50" E | 115.09' |
| L8 | N 89°27'24" E | 285.05' |
| L9 | N 89°35'29" E | 150.24' |
| L10 | N 00°17'45" W | 70.00' |
| L11 | N 89°42'15" E | 120.00' |
| L12 | S 00°17'45" E | 70.00' |
| L13 | N 89°42'15" E | 332.34' |
| L14 | N 89°42'15" E | 273.81' |
| L15 | S 00°44'32" E | 57.42' |
| L16 | S 89°38'38" W | 1808.70' |

BRAMLETT & RYAN SURVEY A-227

DAVID E. NANCE
DOC. #D196232880
O.P.R.T.C.T.
11/29/1996
TRACT I
42.0 ACRES
900 AVONDALE-HASLET ROAD

DAVID E. NANCE
DOC. #D196232880
O.P.R.T.C.T.
11/29/1996

HALL-NANCE RANCHES, LTD.
DOC. #D200240216
O.P.R.T.C.T.
131.0 ACRES

| CURVE | ARC LENGTH | RADIUS | DELTA ANGLE | CHORD BEARING | CHORD LENGTH |
|-------|------------|----------|-------------|---------------|--------------|
| C1 | 91.86' | 1557.50' | 3°22'45" | S 88°51'13" E | 91.85' |
| C2 | 85.08' | 1442.50' | 3°22'45" | S 88°51'13" E | 85.06' |
| C3 | 39.23' | 169.50' | 13°15'41" | S 83°54'45" E | 39.14' |
| C4 | 64.92' | 280.50' | 13°15'41" | S 83°54'45" E | 64.78' |

TRACT II
7.0 ACRES

40

146,531 SQ.FT.
3.364 ACRES

606.15'

273.77'

SURVEY LIN

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

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

THE FELLOWSHIP OF THE PARKS
BAPTIST CHURCH
DOC. #D215167935
O.P.R.T.C.T.
CALLED 2.00 ACRES
07/30/2015

FELLOWSHIP OF THE PARKS
BAPTIST CHURCH
ADDITION PLAT
DOC. #D217059805
O.P.R.T.C.T.
03/17/2017

FELLOWSHIP OF THE PARKS
BAPTIST CHURCH
ADDITION PLAT
DOC. #D217059805
O.P.R.T.C.T.
03/17/2017

FELLOWSHIP OF THE PARKS
BAPTIST CHURCH
DOC. #D210058553
O.P.R.T.C.T.
CALLED 2.000 ACRES
03/16/2010

FELLOWSHIP OF THE PARKS
BAPTIST CHURCH
DOC. #D210058552
O.P.R.T.C.T.
CALLED 3.000 ACRES
03/16/2010

FELLOWSHIP OF THE PARKS
ADDITION PLAT
DOC. #D217059805
O.P.R.T.C.T.
03/17/2017

M.E.P. & P. RR. CO. SURVEY A-1129

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

THE FELLOWSHIP OF THE PARKS
BAPTIST CHURCH
DOC. #D215167935
O.P.R.T.C.T.
CALLED 2.00 ACRES
07/30/2015

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

0 300' 600'



SCALE: 1 INCH = 300 FEET

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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 | 04/15/2022 | | 1" = 300' | R14814.00 |

AVONDALE-HASLET ROAD

TO BE ACQUIRED IN
CITY OF HASLET
BRAMLETT & RYAN SURVEY,
ABSTRACT NUMBER 227
TARRANT COUNTY, TEXAS

CPN 101014, PARCEL 47