

## EXHIBIT “A”

June 14, 2023

**CPN 101014 AVONDALE-HASLET ROAD  
PARCEL NO. 42  
540 AVONDALE HASLET RD., FORT WORTH, TX  
BRAMLETT AND RYAN SURVEY, ABSTRACT 227  
TARRANT COUNTY**

### **Legal Description Parcel 42**

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

**BEING** a tract of land out of the Bramlett and Ryan Survey, Abstract Number 227, in the City of Haslet, Tarrant County, Texas and being a portion of a tract of land described in deed to Daniel Lewis Nance, as recorded under Document Number 206231643 (hereinafter referred to as “Nance Tract”) of the Official Public Records of Tarrant County, Texas (O.P.R.T.C.T.) and being more particularly described as follows:

**BEGINNING** at a 1/2 inch iron rod found with yellow cap stamped “STEADHAM RPLS 4281” for the southeast corner of said Nance Tract, having grid coordinates of N: 7,037,329.208 | E: 2,315,650.247;

**THENCE** South 89 degrees 33 minutes 38 seconds West, with south line of said Nance Tract a distance of 543.11 feet to a 1/2 inch iron rod found for the southwest corner thereof;

**THENCE** North 00 degrees 26 minutes 22 seconds West, with the west line of said Nance Tract, a distance of 35.60 feet to a 5/8 inch iron rod with red plastic cap stamped “CRIADO” set (hereinafter referred to as “capped iron rod set”) in the west line thereof;

**THENCE** North 89 degrees 42 minutes 15 seconds East, over and across said Nance Tract, a distance of 491.02 feet to a capped iron rod set at the beginning of a tangent curve to the left, having a radius of 535.00 feet, with a delta angle of 05 degrees 35 minutes 14 seconds, whose chord bears North 86 degrees 54 minutes 38 seconds East, a distance of 52.15 feet;

**THENCE** Along said tangent curve to the left, continuing over and across said Nance Tract, an arc length of 52.17 feet to a capped iron rod set in the east line thereof;

**THENCE** South 00 degrees 26 minutes 22 seconds East, with the east line of said Nance Tract, a distance of 36.78 feet to the **POINT OF BEGINNING**, and containing 0.437 acres (19,041 square feet) of land, more or less.

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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.

Note: This survey was performed without the benefit of a title report. There may be easements and/or covenants affecting this property not shown hereon.

Note: Unless otherwise noted, all corners are monumented with a 5/8-inch iron rod with a red cap stamped "Criado".



Robert I Coleman, RPLS #6826  
Registered Professional Land Surveyor  
State of Texas

June 14, 2023

Date



Criado and Associates, Inc  
TBPLS Firm Registration No. 10163300  
4100 Spring Valley Road, Suite 1001  
Dallas, Texas 75244

# EXHIBIT "B"

BRAMLETT & RYAN SURVEY  
ABSTRACT #227

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



06/14/2023

DANIEL L. NANCE,  
DOC. # D206231643  
D.R.T.C.T.  
10.0 ACRES

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

BRAMLETT & RYAN  
SURVEY A-227

M.E.P. & P. RR. CO.  
SURVEY A-1132

PROPOSED R.O.W.  
EASEMENT  
0.437 ACRES  
19,041 SQ.FT.

AVONDALE - HASLET ROAD

APPROXIMATE  
SURVEY ABSTRACT LINE.

BRAMLETT & RYAN SURVEY A-227  
M.E.P. & P. RR. CO. SURVEY A-1132

## 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  
IRFC = IRON ROD FOUND WITH CAP



SCALE: 1 INCH = 500 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	05/25/2023	06/14/2023	1" = 500'	R14814.00

## AVONDALE-HASLET ROAD

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

CPN 101014, PARCEL 42