

EXHIBIT A

March 11, 2022

**CPN 101014 AVONDALE-HASLET ROAD
PARCEL NO. 14
1803 AVONDALE-HASLET ROAD, HASLET, TX
COLEMAN BOYD SURVEY, ABSTRACT # 212
TARRANT COUNTY**

Legal Description PARCEL 14

RIGHT-OF-WAY EASEMENT

BEING a 3,556 square foot tract OR 0.082 acre of land situated in the Coleman Boyd Survey, Abstract Number 212, in the City of Haslet, Tarrant County, Texas and being part of two tracts of land described as Tract 1 and Tract 2 in a deed to JEFFREY L. ODELL, recorded as Document Number D213311943 in the Deed Records of Tarrant County, Texas (D.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 at or near the centerline of Avondale-Haslet Road (existing 60 foot right of way) for the northeast corner of said Tract 2 and for the northwesterly corner of a called 180.25 acre tract of land described in a deed to D.R. Moss Construction and Land Development Company as recorded as Document Number D202159424 in the D.R.T.C.T., said **POINT OF BEGINNING** having coordinates of N: 7,037,186.812, E: 2,306,176.381, Grid;

THENCE **SOUTH 00°41'15" EAST**, with the common line between said Odell Tract and said Moss Tract, a distance of **28.58 feet** a 5/8-inch iron rod with a red cap stamped 'CRIADO' set for corner in the Proposed Southerly Right-of-Way Line of said Avondale-Haslet Road;

THENCE **SOUTH 88°56'32" WEST**, over and across said Odell Tract and with said Proposed Southerly Right-of-Way line, passing at a distance of 26.90 feet the most northerly west line of said Tract 2 and the easterly line of said Tract 1, and continuing on for a total distance of **126.88 feet** to a 5/8-inch iron rod with a red cap stamped 'CRIADO' set for corner on the westerly line of said Tract 1 and being North 00°41'15" West at a distance of 29.48 feet from a 1 inch iron pipe found for the northeasterly corner of Lot 1, Block 3 of the Avondale Ranch Addition, an addition to the City of Haslet as recorded in Cabinet A, Slide 6482 in the Map Records of Tarrant County, Texas;

THENCE **NORTH 00°41'15" WEST**, with the west line of said Tract 1, a distance of **27.47 feet** to a 5/8-inch iron rod with a red cap stamped 'CRIADO' set for the northwesterly corner of said Tract 1 at or near the center of said Avondale-Haslet Road;

THENCE **NORTH 88°26'26" EAST**, with the approximate centerline of said Avondale-Haslet Road and the northerly line of said Tract 1 and Tract 2, passing a point at 100.00 feet for the

EXHIBIT A

March 11, 2022

northeast corner of Tract 1 and the most northerly northwest corner of Tract 2 and continuing for a total distance of **126.89 feet** to the **POINT OF BEGINNING**, containing 3,556 square feet or 0.082 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.



A handwritten signature in blue ink that reads "Michael B. Bearden".

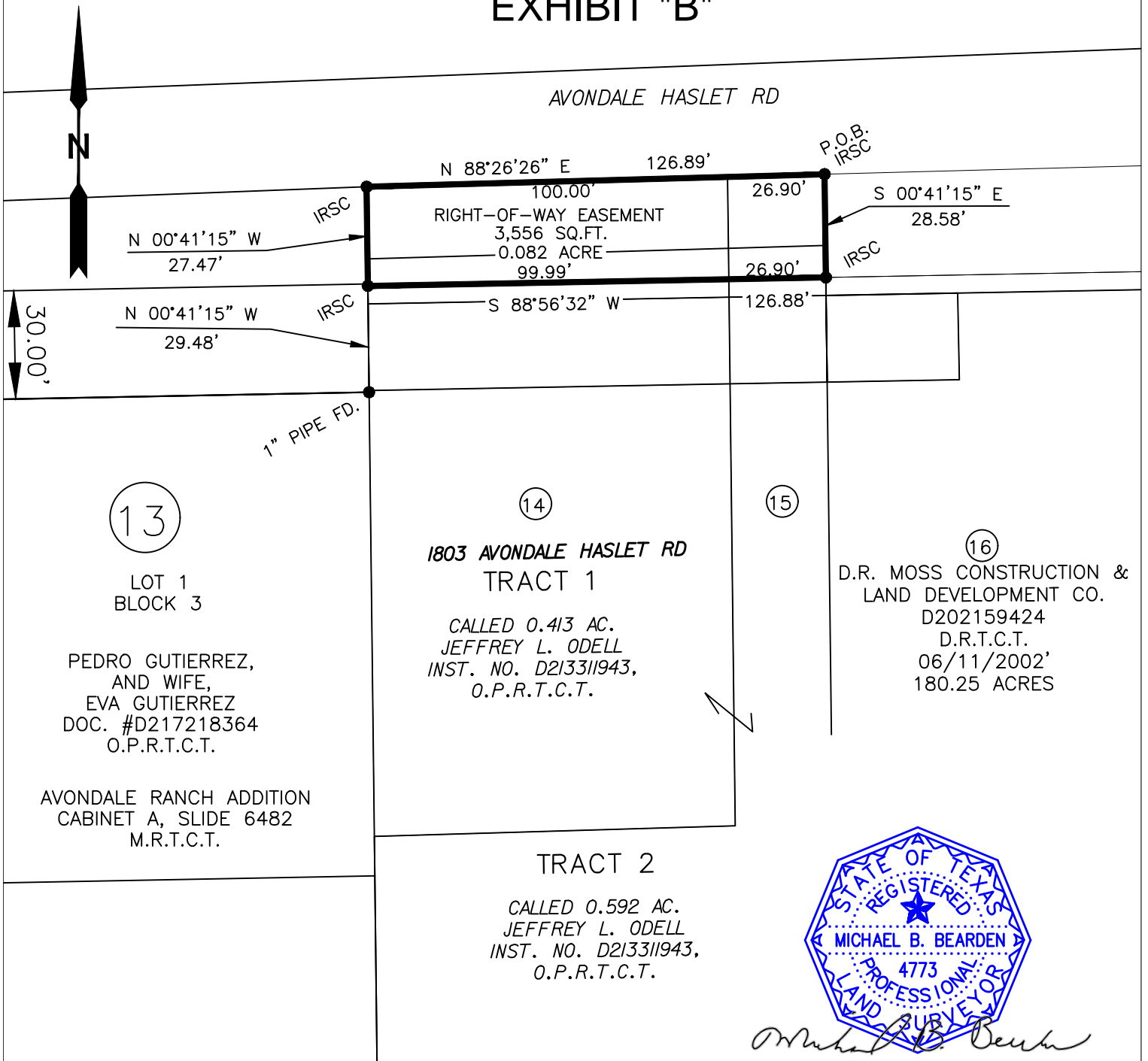
03/11/2022

MICHAEL B. BEARDEN

DATE

Registered Professional Land Surveyor,
Texas Registration Number 4773

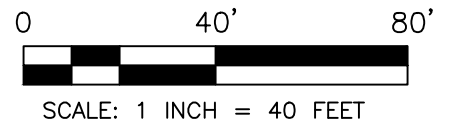
EXHIBIT "B"



Michael B. Bearden
03/11/22

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



PAGE 3 of 3

CRIADO

4100 SPRING VALLEY RD., STE.1010
DALLAS, TX 75244 972-392-9092
Texas Firm No. 10163300

DRAWN BY	DATE	REVISED	SCALE	PROJECT #
MB	3/11/2022		1" = 40'	R14814.00

AVONDALE-HASLET ROAD

TO BE ACQUIRED IN
CITY OF HASLET
M.E.P. & P. RR. CO. SURVEY,
ABSTRACT NUMBER 1136
TARRANT COUNTY, TEXAS

CPN 101014 PARCEL 14