

## TRINITY TRAILS

### PARCEL 5

Being 0.759 acres of land located in the William C. Trammell Survey, Abstract No. 1509, Tarrant County, Texas, being a portion of the tract of land described in the deed to Tarrant Acquisition, Ltd., recorded in County Clerk's Instrument No. D205268552, Deed Records, Tarrant County, Texas. Said 0.759 acres of land being more particularly described as follows:

BEGINNING at a point in said Tarrant Acquisition tract, from which a railroad spike found at an ell corner of said Tarrant Acquisition tract bears N87°02'2149"W 586.28 feet and from which a 1/2" iron rod stamped "Beasley RPLS 6066" found at the north corner of Lot 9, Block 1, Lakes of River Trails East, recorded in CC# D218164952, corrected in CC # D218176708, Deed Records, Tarrant County, Texas bears N80°26'40"W 100.70 feet;

THENCE S44°51'43"E, a distance of 246.02 feet to a point;

THENCE S48°21'53"E, a distance of 203.56 feet to a point;

THENCE S49°42'37"E, a distance of 331.74 feet to a point;

THENCE S52°30'00"E, a distance of 22.84 feet to a point;

THENCE southeasterly, 94.99 feet along a non tangent curve to the left, having a radius of 2,493.47 feet, a central angle of 02°10'58" and a chord bearing S53°35'24"E, 94.99 feet to a point;

THENCE S55°39'00"E, a distance of 308.71 feet to a point;

THENCE southeasterly, 156.75 feet along a non tangent curve to the left, having a radius of 982.69 feet, a central angle of 09°08'22" and a chord bearing S60°41'31"E, 156.59 feet to a point;

THENCE easterly, 143.02 feet along a non tangent curve to the left, having a radius of 1,309.80 feet, a central angle of 06°15'23" and a chord bearing S69°22'03"E, 142.95 feet to a point;

THENCE S73°59'03"E, a distance of 140.22 feet to a point;

THENCE S16°00'57"W, a distance of 20.00 feet to a point;

THENCE N73°59'03"W, a distance of 140.48 feet to a point;

THENCE westerly, 145.64 feet along a non tangent curve to the right, having a radius of 1,329.80 feet, a central angle of 06°16'30" and a chord bearing N69°22'10"W, 145.57 feet to a point;

THENCE northwesterly, 160.20 feet along a non tangent curve to the right, having a radius of 1,002.69 feet, a central angle of 09°09'14" and a chord bearing N60°41'40"W, 160.02 feet to a point;

THENCE N55°39'00"W, a distance of 308.96 feet to a point;

THENCE northwesterly, 95.91 feet along a non tangent curve to the right, having a radius of 2,513.47 feet, a central angle of 02°11'11" and a chord bearing N53°35'32"W, 95.91 feet to a point;

THENCE N52°30'00"W, a distance of 23.34 feet to a point;

THENCE N49°42'37"W, a distance of 332.46 feet to a point;

THENCE N48°21'53"W, a distance of 204.40 feet to a point;

THENCE N44°51'43"W, a distance of 246.63 feet to a point;

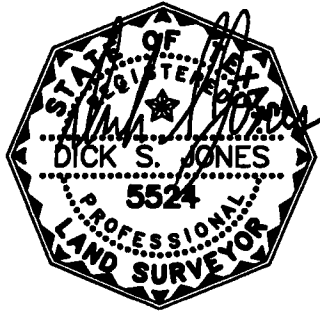
THENCE N45°08'17"E, a distance of 20.00 feet to the point of beginning, containing 0.759 acres of land.

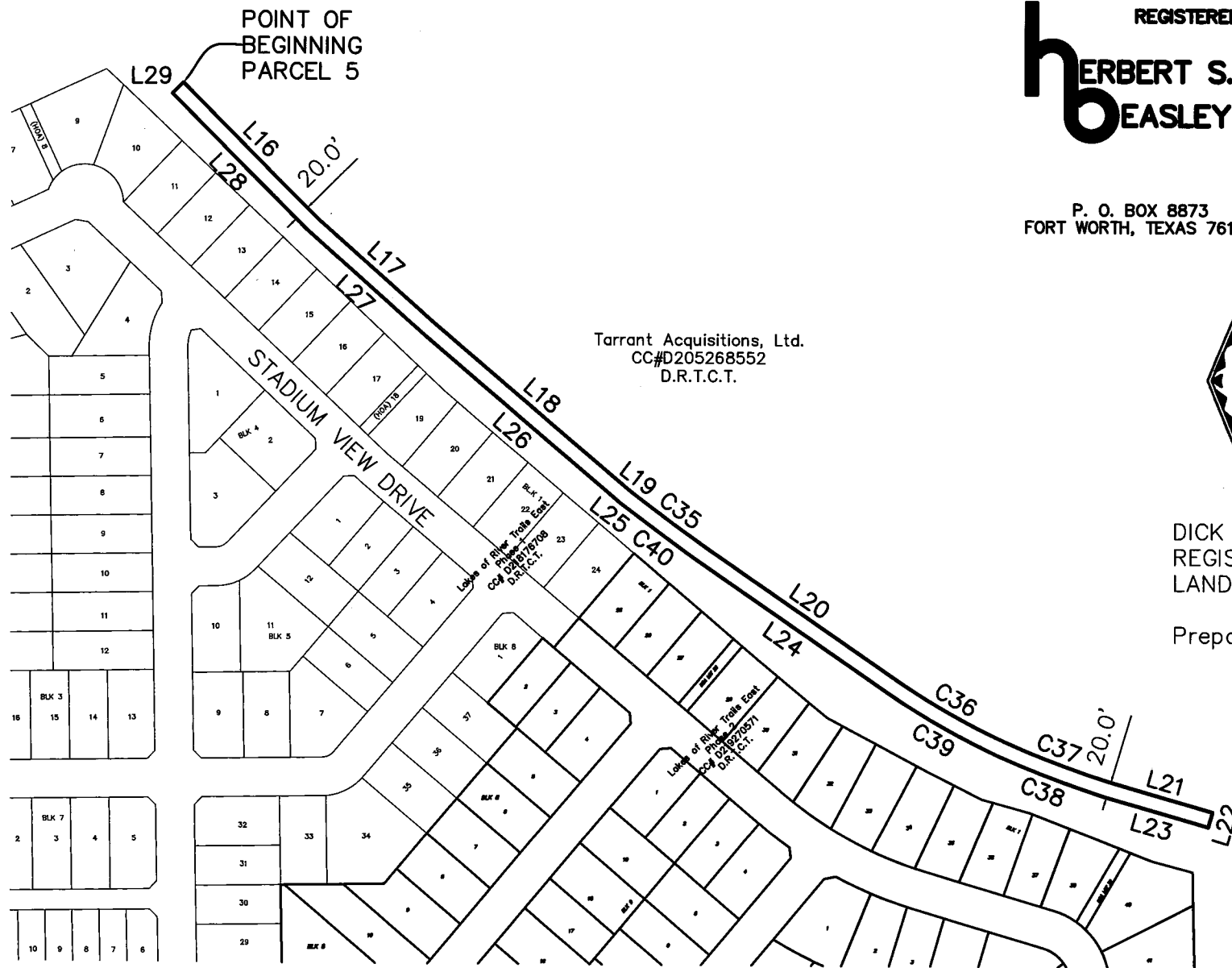
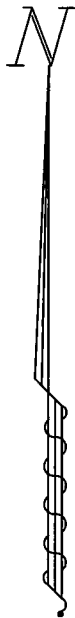
The bearings recited hereon are oriented to NAD83 Texas North Central Zone.

SHEET 9 - 10

SEE 8-1/2"X11" PLAT ATTACHED

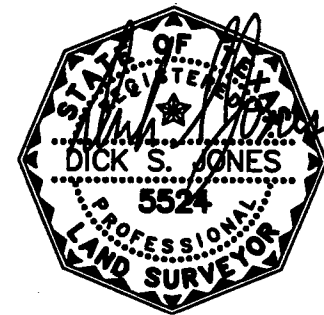
Dick S. Jones  
Registered Professional  
Land Surveyor No. 5524





Tarrant Acquisitions, Ltd.  
CC#D205268552  
D.R.T.C.T.

**REGISTERED PROFESSIONAL SURVEYORS**  
**HERBERT S. BEASLEY**  
**LAND SURVEYORS L.P.**  
• LAND • TOPOGRAPHIC  
• CONSTRUCTION SURVEYING  
FIRM NO. 10094900  
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FORT WORTH, TEXAS 76124  
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DICK S. JONES  
REGISTERED PROFESSIONAL  
LAND SURVEYOR No. 5524

Prepared 2 November 2020

SHEET 9 OF 10  
SEE 8-1/2" x 11" ATTACHED

Basis of Bearings: NAD83 (2011) Epoch: (2010.0) Texas  
North Central Zone. Grid Scale Factor: 0.9998625655

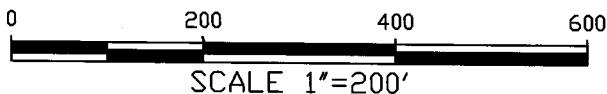


Exhibit A  
TRAIL EASEMENT  
Parcel 5 – 0.759 Acres  
located in the  
William C. Trammell Survey, Abstract #1509  
Fort Worth, Tarrant County, Texas

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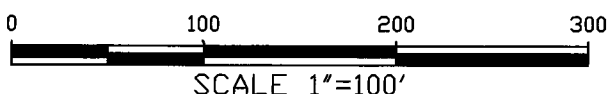
P. O. BOX 8873  
 FORT WORTH, TEXAS 76124

PARCEL 5 LINE TABLE		
LINE	BEARING	LENGTH
L16	S44°51'43"E	246.02
L17	S48°21'53"E	203.56
L18	S49°42'37"E	331.74
L19	S52°30'00"E	22.84
L20	S55°39'00"E	308.71
L21	S73°59'03"E	140.22
L22	S16°00'57"W	20.00
L23	N73°59'03"W	140.48
L24	N55°39'00"W	308.96
L25	N52°30'00"W	23.34
L26	N49°42'37"W	332.46
L27	N48°21'53"W	204.40
L28	N44°51'43"W	246.63
L29	N45°08'17"E	20.00

PARCEL 5 CURVE TABLE					
Curve	Delta	Radius	Length	Chord-Dir	Chord
C35	2°10'58"	2493.47	94.99	S53°35'24"E	94.99
C36	9°08'22"	982.69	156.75	S60°41'31"E	156.59
C37	6°15'23"	1309.80	143.02	S69°22'03"E	142.95
C38	6°16'30"	1329.80	145.64	N69°22'10"W	145.57
C39	9°09'14"	1002.69	160.20	N60°41'40"W	160.02
C40	2°11'11"	2513.47	95.91	N53°35'32"W	95.91

SHEET 10 OF 10  
 SEE 8-1/2" x 11" ATTACHED

Basis of Bearings: NAD83 (2011) Epoch: (2010.0) Texas  
 North Central Zone. Grid Scale Factor: 0.9998625655



### Exhibit A TRAIL EASEMENT

Parcel 5 - 0.759 Acres  
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