

TRINITY TRAILS

PARCEL 3

Being 0.060 acres of land located in the William C. Trammell Survey, Abstract No. 1509, Tarrant County, Texas, being a portion of Lot 1, Block 1, Lakes of River Trails East, recorded in the correction recorded in CC # D218176708, Deed Records, Tarrant County, Texas. Said 0.060 acres of land being more particularly described as follows:

BEGINNING at a point in the south line of said Lot 1, from which an 1/2" iron rod stamped "Beasley RPLS 6066" found at the southeast corner of said Lot 1 bears N73°37'41"E 23.66 feet;

THENCE S76°26'54"W, along said south line, a distance of 14.24 feet to a point at the most southerly southwest corner of said Lot 1;

THENCE N57°11'01"W, a distance of 2.44 feet to a point;

THENCE N10°28'03"W, a distance of 53.06 feet to a point;

THENCE northerly, 106.33 feet along a non tangent curve to the right, having a radius of 673.03 feet, a central angle of 09°03'06" and a chord bearing N02°53'45"W, 106.22 feet to a point lying in the north line of said Lot 1;

THENCE N64°59'21"E, along said north line, a distance of 17.96 feet to a point;

THENCE southerly, 111.42 feet along a non tangent curve to the left, having a radius of 657.03 feet, a central angle of 09°43'00" and a chord bearing S02°31'35"E, 111.29 feet to a point;

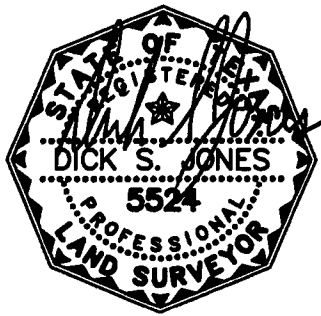
THENCE S10°28'03"E, a distance of 53.54 feet to the point of beginning, containing 0.060 acres of land.

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

SHEET 5 - 6

SEE 8-1/2"X11" PLAT ATTACHED

Dick S. Jones  
Registered Professional  
Land Surveyor No. 5524



REGISTERED PROFESSIONAL SURVEYORS

**HERBERT S. BEASLEY**

**LAND SURVEYORS L.P.**

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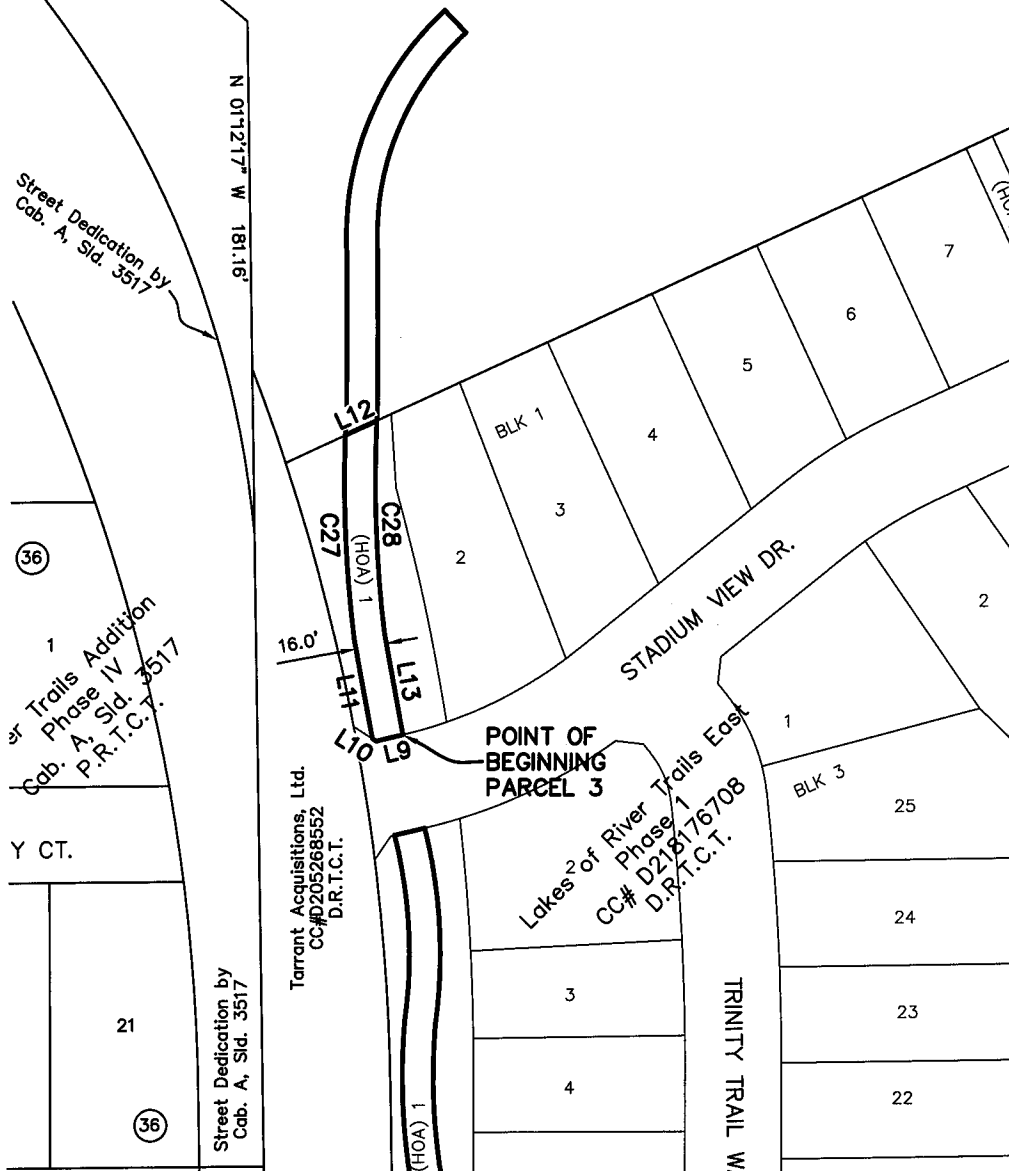
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DICK S. JONES  
REGISTERED PROFESSIONAL  
LAND SURVEYOR No. 5524

Prepared 2 November 2020



SHEET 5 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

0 100 200 300  
SCALE 1"=100'

**Exhibit A  
TRAIL EASEMENT**

Parcel 3 – 0.060 Acres  
located in Lot 1, Block 1  
Lakes of River Trails East  
according to the corrected plat  
recorded in CC# D218176708  
Deed Records, Tarrant County, Texas  
River Trails East 1- Trinity Trails.dwg

PARCEL 3 LINE TABLE		
LINE	BEARING	LENGTH
L9	S76°26'54"W	14.24
L10	N57°11'01"W	2.44
L11	N10°28'03"W	53.06
L12	N64°59'21"E	17.96
L13	S10°28'03"E	53.54

PARCEL 3 CURVE TABLE					
Curve	Delta	Radius	Length	Chord-Dir	Chord
C27	9°03'06"	673.03	106.33	N02°53'45"W	106.22
C28	9°43'00"	657.03	111.42	S02°31'35"E	111.29

SHEET 6 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

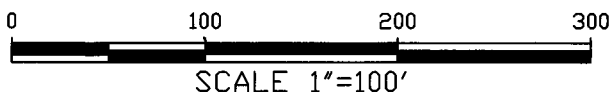


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