

## TRINITY TRAILS

### PARCEL 6:

COMPLETED TRAIL BEHIND EXISTING PHASE 16 & 17B RESIDENTIAL

Being 15,400 square feet 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 15,400 square feet of land being more particularly described as follows:

BEGINNING at a point, said point being the beginning of a curve to the right, of which the radius point lies S16°02'39"W, a radial distance of 376.24 feet, said point being the northeast corner of Parcel 5;

THENCE easterly along the arc, through a central angle of 06°09'42", a distance of 40.46 feet to a point for a reverse curve to the left having a radius of 460.54 feet and a central angle of 06°24'39";

THENCE easterly along the arc, a distance of 51.53 feet to a point;

THENCE S74°11'54"E, a distance of 677.96 feet to a point;

THENCE S15°48'06"W, a distance of 20.00 feet to a point from which a 1/2" iron rod stamped "Beasley RPLS 6066" found at the northeast corner of Lot 72, Block 1, Lakes of River Trail East, an addition to the City of Fort Worth, Tarrant County, Texas according to the plat recorded in County Clerk's Instrument No. D221368218, Deed Records, Tarrant County, Texas bears S09°24'14"E 79.27 feet;

THENCE N74°11'54"W, a distance of 678.01 feet to a point;

THENCE westerly, 53.71 feet, along a curve to the right, having a radius of 480.54 feet, a central angle of 06°24'14" and a chord bearing N70°59'47"W 53.68 feet to a point of reverse curve to the left having a radius of 356.24 feet and a central angle of 06°09'37";

THENCE westerly along the arc, a distance of 38.30 feet to a point from which a 1/2" iron rod stamped "Beasley RPLS 6066" found at the northwest corner of Lot 60, of said Block 1 bears S19°12'50"W 61.34 feet and being the southeast corner of said Parcel 5;

THENCE N16°00'57"E, a distance of 20.00 feet to the point of beginning, containing 0.354 acres (15,400 square feet) of land.

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

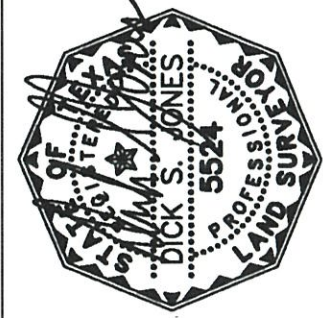
SHEET 1 of 2

SEE 8-1/2"X11" PLAT ATTACHED

Dick S. Jones  
Registered Professional  
Land Surveyor No. 5524



TRINITY TRAILS



REGISTERED PROFESSIONAL SURVEYORS

**HERBERT S. BEASLEY**

**LAND SURVEYORS L.P.**

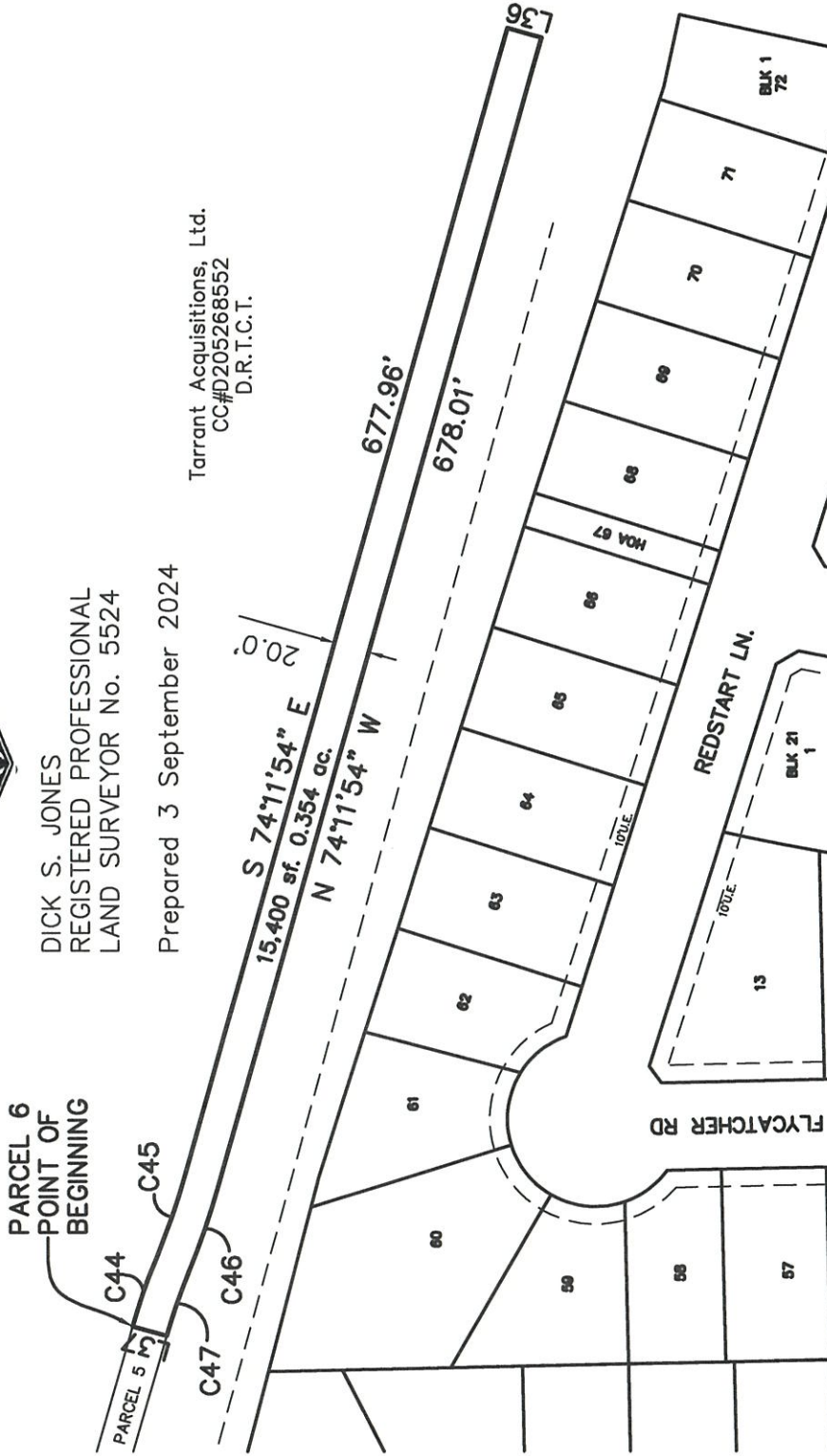
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• CONSTRUCTION SURVEYING  
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DICK S. JONES  
REGISTERED PROFESSIONAL  
LAND SURVEYOR No. 5524

Prepared 3 September 2024

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



SHEET 1 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  
TRINITY TRAILS

Parcel 6 – 0.354 Acres (14,400 SF)  
located in a Portion of  
TARRANT ACQUISITION, LTD.  
Deed Records, Tarrant County, Texas

River Trails East 1–Trinity Trails 2.dwg

PARCEL 6 LINE TABLE		
LINE	BEARING	LENGTH
L36	S15°48'06"W	20.00
L37	N16°00'57"E	20.00

PARCEL 6 CURVE TABLE					
Curve	Delta	Radius	Length	Chord-Dir	Chord
C44	6°09'42"	376.24	40.46	S70°52'30"E	40.44
C45	6°24'39"	460.54	51.53	S70°59'59"E	51.50
C46	6°24'14"	480.54	53.71	N70°59'47"W	53.68
C47	6°09'37"	356.24	38.30	N70°52'27"W	38.28

SHEET 2 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

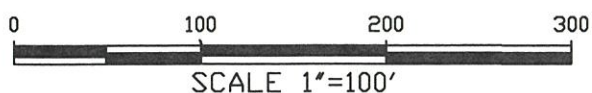


Exhibit A  
TRINITY TRAILS  
Parcel 6 – 0.354 Acres (15,400 SF)  
located in a Portion of  
TARRANT ACQUISITION, LTD.  
Deed Records, Tarrant County, Texas