

**PARCEL 7:**

Being 1,783 square feet of land located in the William C. Trammell Survey, Abstract No. 1509, Tarrant County, Texas, being a portion of Lot 1 (HOA tract), Block 6, Lakes of River Trails East, recorded in the corrected plat recorded in CC # D218176708, Deed Records, Tarrant County, Texas. Said 1,783 square feet of land being more particularly described as follows:

BEGINNING at point lying in the west line of said Lot 1, from which a 1/2" iron rod found stamped "Beasley RPLS 4050" found at the southwest corner of said Lot 1 bears S11°59'20"E 172.02 feet;

THENCE N78°01'32"E, a distance of 16.00 feet to a point for the southeast corner of Trinity Trail Parcel 1;

THENCE S19°42'05"E, a distance of 97.43 feet to a point;

THENCE southeasterly, 10.42 feet along a non-tangent curve to the left, having a radius of 62.00 feet, a central angle of 09°37'50" and a chord bearing S26°13'04"E, 10.41 feet to a point;

THENCE S31°02'00"E, a distance of 10.35 feet to a point lying in the west line of Lot 13, of said Block 6;

THENCE S11°58'28"W, along said west line, a distance of 23.32 feet to a point;

THENCE S34°05'27"E, continuing along said west line, a distance of 45.86 feet to a point lying in the north line of Trammel Davis Road and being the southeast corner of said Lot 1;

THENCE S89°04'46"W, along said north line, a distance of 5.17 feet;

THENCE northwesterly, 3.28 feet along a non-tangent curve to the right, having a radius of 15.00 feet, a central angle of 12°30'39" and a chord bearing N37°17'20"W, 3.27 feet to a point;

THENCE N31°02'00"W, a distance of 72.34 feet to a point;

THENCE northwesterly, 12.10 feet, along a curve to the right, having a radius of 72.00 feet, a central angle of 09°37'50" and a chord bearing N26°13'05"W 12.09 feet to a point;

THENCE N23°03'33"W, a distance of 100.05 feet to the point of beginning, containing 0.041 acres (1,783 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

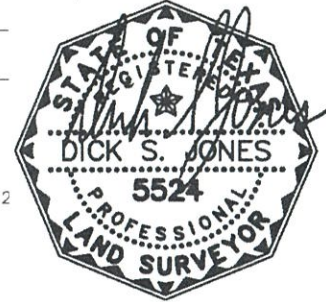


# HERBERT S. BEASLEY

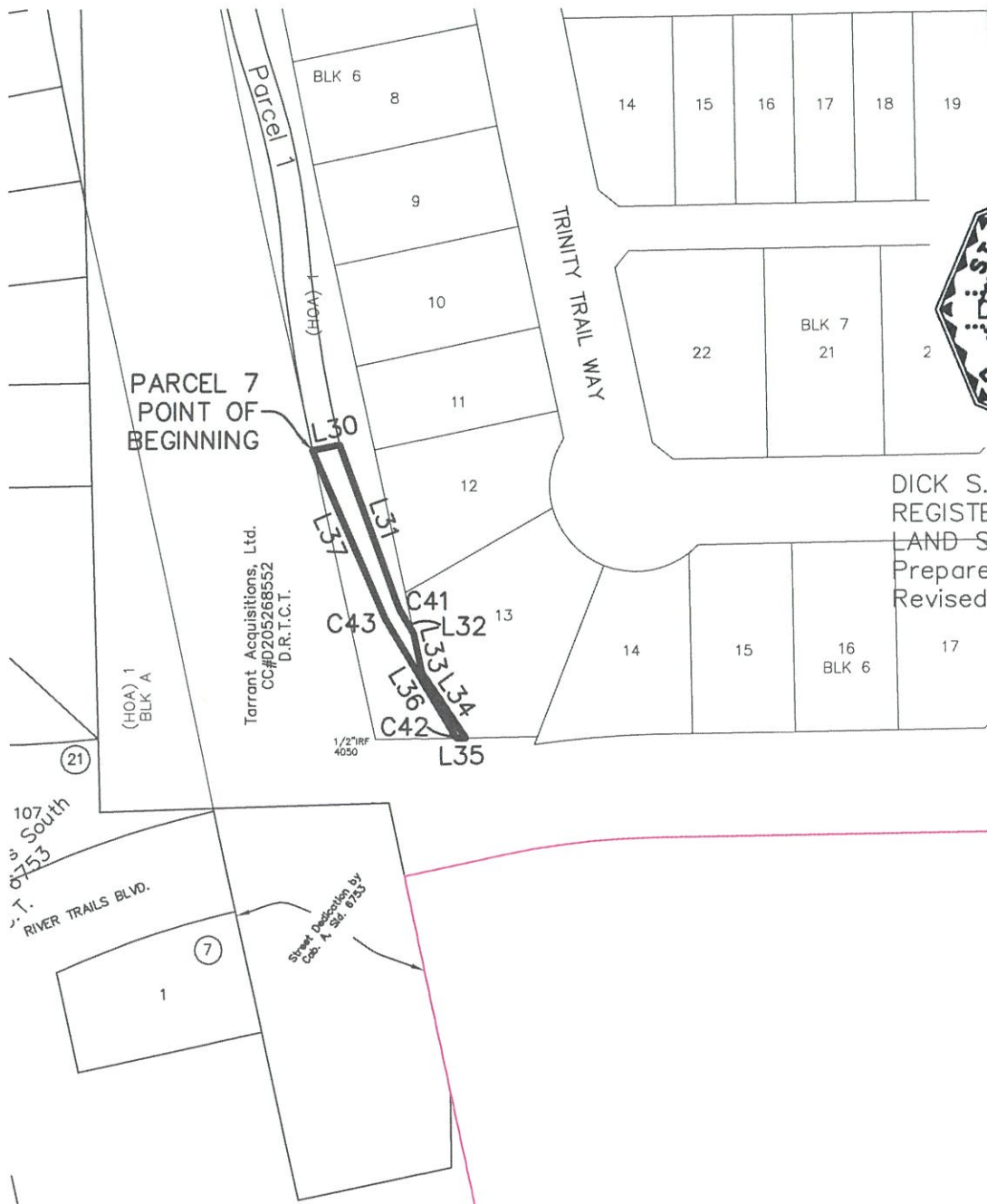
**LAND SURVEYORS L.P.**

• LAND • TOPOGRAPHIC  
 • CONSTRUCTION SURVEYING  
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DICK S. JONES  
 REGISTERED PROFESSIONAL  
 LAND SURVEYOR No. 5524  
 Prepared 3 September 2024  
 Revised 21 May 2025



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

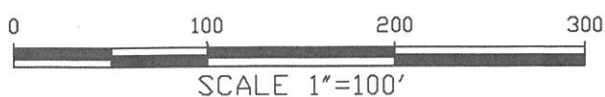
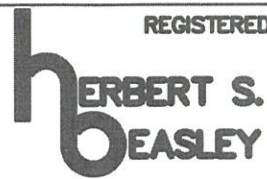


Exhibit A  
 TRINITY TRAILS  
 Parcel 7 – 0.041 Acres (1,783 SF)  
 located in Lot 1, Block 6  
 Lakes of River Trails East  
 according to the corrected plat  
 recorded in CC# D218176708  
 Deed Records, Tarrant County, Texas

River Trails East 1- Trinity Trails.dwg



REGISTERED PROFESSIONAL SURVEYORS

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PARCEL 7 LINE TABLE		
LINE	BEARING	LENGTH
L30	N78°01'32"E	16.00
L31	S19°42'05"E	97.43
L32	S31°02'00"E	10.35
L33	S11°58'28"E	23.32
L34	S34°05'27"E	45.86
L35	S89°04'46"W	5.17
L36	N31°02'00"W	72.34
L37	N23°03'33"W	100.05

PARCEL 7 CURVE TABLE					
Curve	Delta	Radius	Length	Chord-Dir	Chord
C41	9°37'50"	62.00	10.42	S26°13'04"E	10.41
C42	12°30'39"	15.00	3.28	N37°17'20"W	3.27
C43	9°37'50"	72.00	12.10	N26°13'05"W	12.09

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

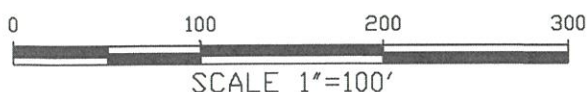


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