

EXHIBIT A
PERMANENT TRAIL EASEMENT
0.3058 ACRE TRACT
PART OF LOT 3R2, BLOCK 2, MEEKER ADDITION
SITUATED IN THE
PAYTON R. SPLANE SURVEY, ABSTRACT NO. 1454
CITY OF FORT WORTH, TARRANT COUNTY, TEXAS

BEING a 0.3058 acre tract of land situated in the Payton R. Splane Survey, Abstract Number 1454, Tarrant County, Texas, and being part of Lot 3R2, Block 2, of Lots 3R1 & 3R2, Block 2, Meeker Addition, an addition to the City of Fort Worth, Tarrant County, Texas, as recorded in Cabinet A, Slide 12315 of the Plat Records of Tarrant County, Texas (P.R.T.C.T.) and being part of a called 25.749 acre tract of land described as Parcel B, Tract 3 in Special Warranty Deed to COMREF Riverpark LLC, as recorded in Instrument Number D223204869 of the Official Public Records of Tarrant County, Texas (O.P.R.T.C.T.) and being more particularly described as follows:

BEGINNING at a 1/2-inch iron rod with a plastic cap stamped "Pacheco Koch" found for the common northeast corner of said Lot 3R2 and southeast corner of Lot 1R, Block 2, of Lots 1R & 1R-1, Block 2, River Park, an addition to the City of Fort Worth, Tarrant County, Texas, as recorded in Cabinet A, Slide 8933 (P.R.T.C.T.), said corner being on the west right-of-way line of Trinity Boulevard (a 120-foot wide right-of-way);

THENCE with the common east line of said Lot 3R2 and the west right-of-way line of said Trinity Boulevard, the following bearings and distances:

South 31 degrees 08 minutes 52 seconds East, a distance of 798.45 feet to a 1/2-inch iron rod with a plastic cap stamped "Pacheco Koch" found for corner;

South 31 degrees 19 minutes 22 seconds East, a distance of 202.36 feet to a 1/2-inch iron rod with a plastic cap stamped "Pacheco Koch" found for the beginning of a non-tangent circular curve to the right, having a radius of 940.00 feet and a chord that bears South 29 degrees 11 minutes 34 seconds East, a distance of 66.61 feet;

Southeasterly, with said curve, through a central angle of 04 degrees 03 minutes 40 seconds, an arc distance of 66.63 feet to a 1/2-inch iron rod with a plastic cap stamped "Pacheco Koch" found for the north end of a corner clip at the intersection of the west right-of-way line of said Trinity Boulevard and north right-of-way line of High River Road (a 60-foot wide right-of-way);

THENCE South 19 degrees 58 minutes 57 seconds West, with the common west right-of-way line of said Trinity Boulevard and north right-of-way line of said High River Road and with said corner clip, a distance of 5.78 feet to a point for corner (not monumented);

THENCE departing said common line, over and across said Lot 3R2, the following bearings and distances:

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North 24 degrees 18 minutes 22 seconds West, a distance of 9.76 feet to a point for corner (not monumented);

North 31 degrees 12 minutes 58 seconds West, a distance of 327.70 feet to a point for corner (not monumented);

South 57 degrees 16 minutes 50 seconds West, a distance of 5.22 feet to a point for corner (not monumented) for the beginning of a non-tangent circular curve to the right, having a radius of 12,405.65 feet and a chord that bears North 32 degrees 05 minutes 22 seconds West, a distance of 272.83 feet;

Northwesterly, with said curve, through a central angle of 01 degree 15 minutes 36 seconds, an arc distance of 272.83 feet to a point for corner (not monumented);

North 31 degrees 18 minutes 44 seconds West, a distance of 215.79 feet to a point for corner (not monumented);

South 58 degrees 56 minutes 49 seconds West, a distance of 2.45 feet to a point for corner (not monumented);

North 31 degrees 03 minutes 11 seconds West, a distance of 143.47 feet to a point for corner (not monumented) for the beginning of a non-tangent circular curve to the left, having a radius of 109.00 feet and a chord that bears North 34 degrees 38 minutes 59 seconds West, a distance of 13.68 feet;

Northwesterly, with said curve, through a central angle of 07 degrees 11 minutes 37 seconds, an arc distance of 13.69 feet to a point for corner (not monumented) for the beginning of a tangent circular curve to the right, having a radius of 143.00 feet and a chord that bears North 31 degrees 03 minutes 11 seconds West, a distance of 35.81 feet;

Northwesterly, with said curve, through a central angle of 14 degrees 23 minutes 14 seconds, an arc distance of 35.91 feet to a point for corner (not monumented) for the beginning of a non-tangent circular curve to the left, having a radius of 109.00 feet and a chord that bears North 27 degrees 27 minutes 22 seconds West, a distance of 13.68 feet;

Northwesterly, with said curve, through a central angle of 07 degrees 11 minutes 37 seconds, an arc distance of 13.69 feet to a point for corner (not monumented);

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North 31 degrees 03 minutes 11 seconds West, a distance of 49.10 feet to a point for corner (not monumented) on the common north line of said Lot 3R2 and south line of said Lot 1R;

THENCE North 89 degrees 27 minutes 47 seconds East, with said common line, a distance of 20.61 feet to the POINT OF BEGINNING AND CONTAINING 13,320 square feet or 0.3058 acres of land, more or less.

The Basis of Bearing is the Texas Coordinate System, North Central Zone 4202, North American Datum of 1983, 2011 adjustment. All distances are surface distances. Surface Adjustment Scale Factor: 1.00012.

Andrew J. Shafer 02/09/2024
ANDREW J. SHAFER
REGISTERED PROFESSIONAL LAND SURVEYOR
TEXAS REGISTERED NO. 5017
TBPELS FIRM NO. 10029600



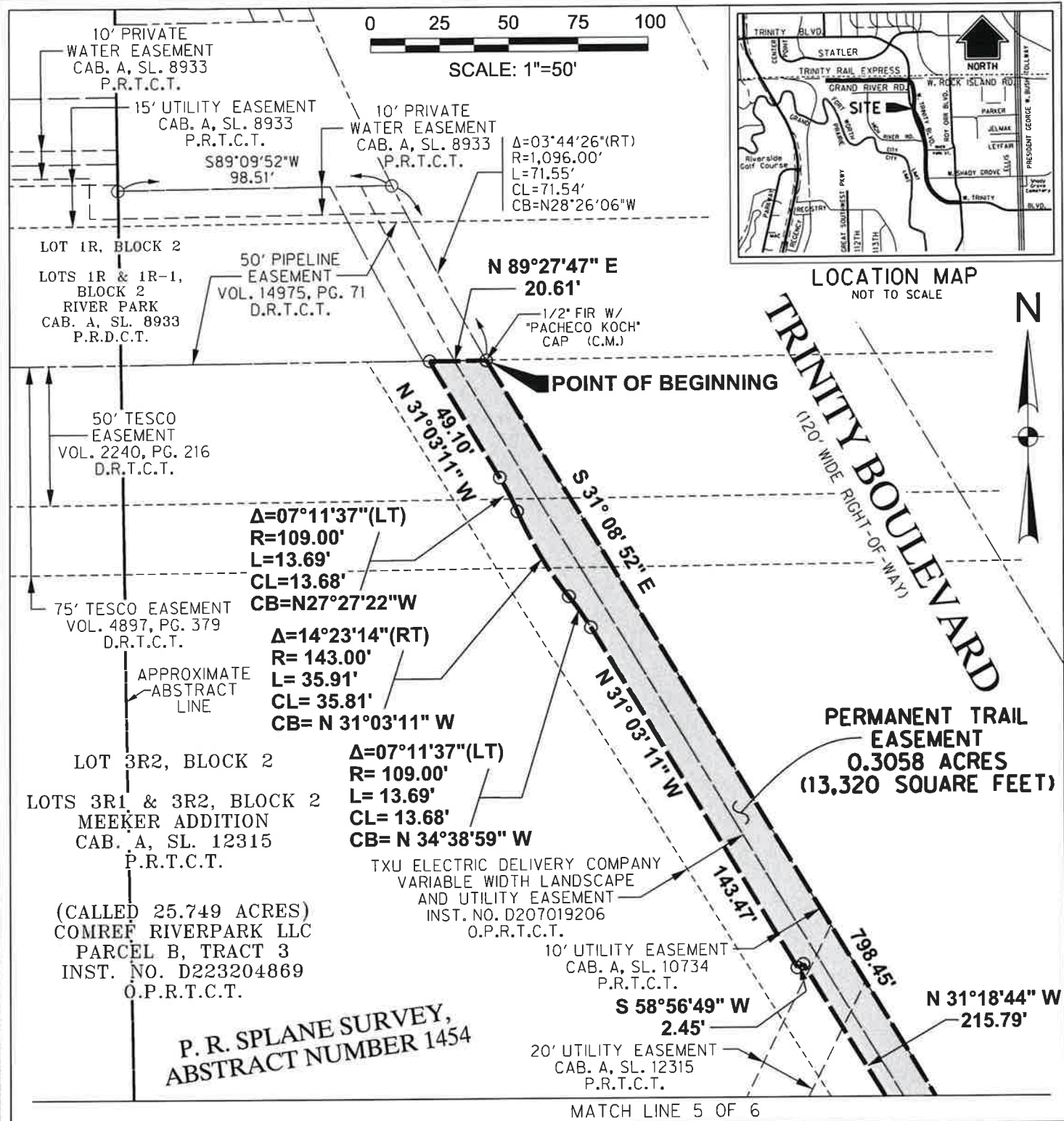


EXHIBIT A
PERMANENT TRAIL
EASEMENT
0.3058 ACRES (13,320 SQUARE FEET)
SITUATED IN THE
P. R. SPLANE SURVEY, ABSTRACT NUMBER 1454
CITY OF FORT WORTH, TARRANT COUNTY, TEXAS
FOR
CITY OF FORT WORTH **FORT WORTH**
PREPARED BY
half
HALFF ASSOCIATES, INC. ENGINEERS - SURVEYORS
1201 NORTH BOWSER ROAD - RICHARDSON, TEXAS - 75081-2275
SCALE: 1"=50' (214)346-6200 AVO. 34838.002 FEB., 2024

MATCH LINE 4 OF 6

P. R. SPLANE SURVEY,
ABSTRACT NUMBER 1454

TXU ELECTRIC
DELIVERY COMPANY
VARIABLE WIDTH
LANDSCAPE AND
UTILITY EASEMENT
INST. NO. D207019206
O.P.R.T.C.T.

20' UTILITY EASEMENT
CAB. A, SL. 12315
P.R.T.C.T.

PERMANENT TRAIL EASEMENT
0.3058 ACRES
(13,320 SQUARE FEET)

LOT 3R2, BLOCK 2

LOTS 3R1 & 3R2, BLOCK 2
MEEKER ADDITION
CAB. A, SL. 12315
P.R.T.C.T.

(CALLED 25.749 ACRES)
COMREF RIVERPARK LLC
PARCEL B, TRACT 3
INST. NO. D223204869
O.P.R.T.C.T.

10' UTILITY EASEMENT
CAB. A, SL. 10734
P.R.T.C.T.

$\Delta = 01^{\circ}15'36''(\text{RT})$
 $R = 12,405.65'$
 $L = 272.83'$
 $CL = 272.83'$
 $CB = N 32^{\circ}05'22'' W$

TRINITY BOULEVARD
(120' WIDE RIGHT-OF-WAY)

798.45'



0 25 50 75 100

SCALE: 1"=50'

MATCH LINE 6 OF 6

Notes:

1. The Basis of Bearing is the Texas Coordinate System, North Central Zone 4202, North American Datum of 1983, 2011 adjustment. All distances are surface distances. Surface Adjustment Scale Factor: 1.00012.

2. This survey was prepared without the benefit of a title commitment. Easements may exist where none are shown.

3. A description of even date accompanies this exhibit.

LEGEND

FIR	FOUND IRON ROD
C.M.	CONTROL MONUMENT
INST. NO.	INSTRUMENT NUMBER
VOL., PG.	VOLUME, PAGE
CAB., SL.	CABINET, SLIDE
P.R.T.C.T.	PLAT RECORDS OF TARRANT COUNTY, TEXAS
D.R.T.C.T.	DEED RECORDS OF TARRANT COUNTY, TEXAS
O.P.R.T.C.T.	OFFICIAL PUBLIC RECORDS OF TARRANT COUNTY, TEXAS
	POINT FOR CORNER (NOT MONUMENTED)
O	(UNLESS NOTED OTHERWISE)

PAGE 5 OF 6

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FOR
CITY OF FORT WORTH 

PREPARED BY



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1201 NORTH BOWSER ROAD - RICHARDSON, TEXAS - 75081-2275
SCALE: 1"=50' (214)346-6200 AVO. 34838.002 FEB., 2024

$\Delta=01^{\circ}15'36''$ (RT)
 $R=12,405.65'$
 $L=272.83'$
 $CL=272.83'$
 $CB=N\ 32^{\circ}05'22''\ W$

$S\ 57^{\circ}16'50''\ W$
 $5.22'$

TXU ELECTRIC DELIVERY COMPANY
 VARIABLE WIDTH LANDSCAPE
 AND UTILITY EASEMENT
 INST. NO. D207019206
 O.P.R.T.C.T.

P. R. SPLANE SURVEY,
 ABSTRACT NUMBER 1454

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0.3058 ACRES
(13,320 SQUARE FEET)

10' UTILITY EASEMENT
 CAB. A, SL. 10734
 P.R.T.C.T.

LOT 3R2, BLOCK 2

LOTS 3R1 & 3R2, BLOCK 2
 MEEKER ADDITION
 CAB. A, SL. 12315
 P.R.T.C.T.

(CALLED 25.749 ACRES)
 COMREF RIVERPARK LLC
 PARCEL B, TRACT 3
 INST. NO. D223204869
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TXU ELECTRIC DELIVERY COMPANY
 VARIABLE WIDTH LANDSCAPE
 AND UTILITY EASEMENT
 INST. NO. D207019206
 O.P.R.T.C.T.

WATER EASEMENT
 CAB. A, SL. 10734
 P.R.T.C.T.

10' UTILITY EASEMENT
 CAB. A, SL. 10734
 P.R.T.C.T.

$L=324.39'$

$N\ 24^{\circ}18'22''\ W$
 $9.76'$

1/2" FIR W/
 "PACHECO KOCH"
 CAP (C.M.)

$\Delta=04^{\circ}03'40''$ (RT)
 $R=940.00'$
 $L=66.63'$
 $CL=66.61'$
 $CB=S\ 29^{\circ}11'34''\ E$

1/2" FIR W/
 "PACHECO KOCH"
 CAP (C.M.)
 $S\ 19^{\circ}58'57''\ W$
 $5.78'$

$S19^{\circ}58'57''\ W$
 $14.77'$

1/2" FIR W/
 "PACHECO KOCH"
 CAP (C.M.)

HIGH RIVER ROAD
 (60' WIDE R.O.W.)
 (CAB. A, SL. 10734)

0 25 50 75 100

SCALE: 1"=50'

Notes:

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