

## TRINITY TRAILS

### PARCEL 2

Being 7,823 square feet of land located in the William C. Trammell Survey, Abstract No. 1509, Tarrant County, Texas, being a portion of Lot 1, Block 2, Lakes of River Trails East, recorded in the corrected plat recorded in CC # D218176708, Deed Records, Tarrant County, Texas. Said 7,823 square feet of land being more particularly described as follows:

Beginning at a point in the north line of said Lot 1, said point being the POINT OF BEGINNING and the beginning of a curve to the right, of which the radius point lies S75°30'56"W, a radial distance of 268.20 feet, from which an 1/2" iron rod stamped "Beasley RPLS 6066" found at the northeast corner of said Lot 1 bears N74°39'54"E 18.86 feet;

THENCE southerly along the arc, through a central angle of 22°04'35", a distance of 103.34 feet to a point;

THENCE southerly, 101.39 feet along a non tangent curve to the left, having a radius of 326.41 feet, a central angle of 17°47'49" and a chord bearing S04°32'40"E, 100.98 feet to a point;

THENCE southerly, 112.82 feet along a non tangent curve to the right, having a radius of 477.17 feet, a central angle of 13°32'50" and a chord bearing S03°13'44"E, 112.56 feet to a point;

THENCE southerly, 56.12 feet along a non tangent curve to the left, having a radius of 3,318.62 feet, a central angle of 00°58'08" and a chord bearing S02°59'06"W, 56.12 feet to a point;

THENCE southerly, 80.65 feet along a non tangent curve to the right, having a radius of 919.28 feet, a central angle of 05°01'35" and a chord bearing S03°29'28"W, 80.62 feet to a point;

THENCE southerly, 38.00 feet along a non tangent curve to the left, having a radius of 200.50 feet, a central angle of 10°51'32" and a chord bearing S05°45'49"W, 37.94 feet to a point lying 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 N89°04'46"E 19.00 feet;

THENCE S89°04'46"W, a distance of 8.64 feet to a point;

THENCE N46°01'41"W, a distance of 10.02 feet to a point;

THENCE northerly, 33.56 feet along a non tangent curve to the right, having a radius of 216.50 feet, a central angle of 08°52'53" and a chord bearing N06°33'19"E, 33.53 feet to a point;

THENCE northerly, 78.75 feet along a non tangent curve to the left, having a radius of 903.28 feet, a central angle of 04°59'42" and a chord bearing N03°27'40"E, 78.72 feet to a point;

THENCE northerly, 57.70 feet along a non tangent curve to the right, having a radius of 3,334.62 feet, a central angle of 00°59'29" and a chord bearing N02°59'31"E, 57.70 feet to a point;

THENCE northerly, 107.50 feet along a non tangent curve to the left, having a radius of 461.17 feet, a central angle of 13°21'20" and a chord bearing N03°16'00"W, 107.25 feet to a point;

THENCE northerly, 106.33 feet along a non tangent curve to the right, having a radius of 342.41 feet, a central angle of 17°47'33" and a chord bearing N04°27'54"W, 105.90 feet to a point;

THENCE northerly, 97.87 feet along a non tangent curve to the left, having a radius of 252.20 feet, a central angle of  $22^{\circ}14'08''$  and a chord bearing  $N03^{\circ}25'35''W$ , 97.26 feet to a point lying in said Lot 1 north line;

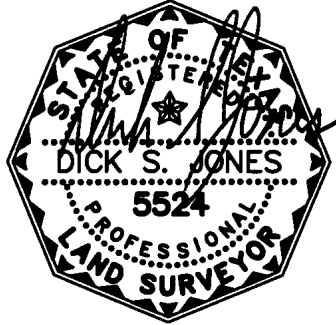
THENCE  $N76^{\circ}26'54''E$ , along said north line, a distance of 16.00 feet to the point of beginning, containing 0.180 acres (7,823 square feet) of land.

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

SHEET 3 - 4

SEE 8-1/2"X11" PLAT ATTACHED

Dick S. Jones  
Registered Professional  
Land Surveyor No. 5524

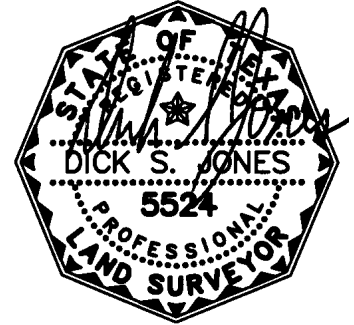


# HERBERT S. BEASLEY

**LAND SURVEYORS L.P.**

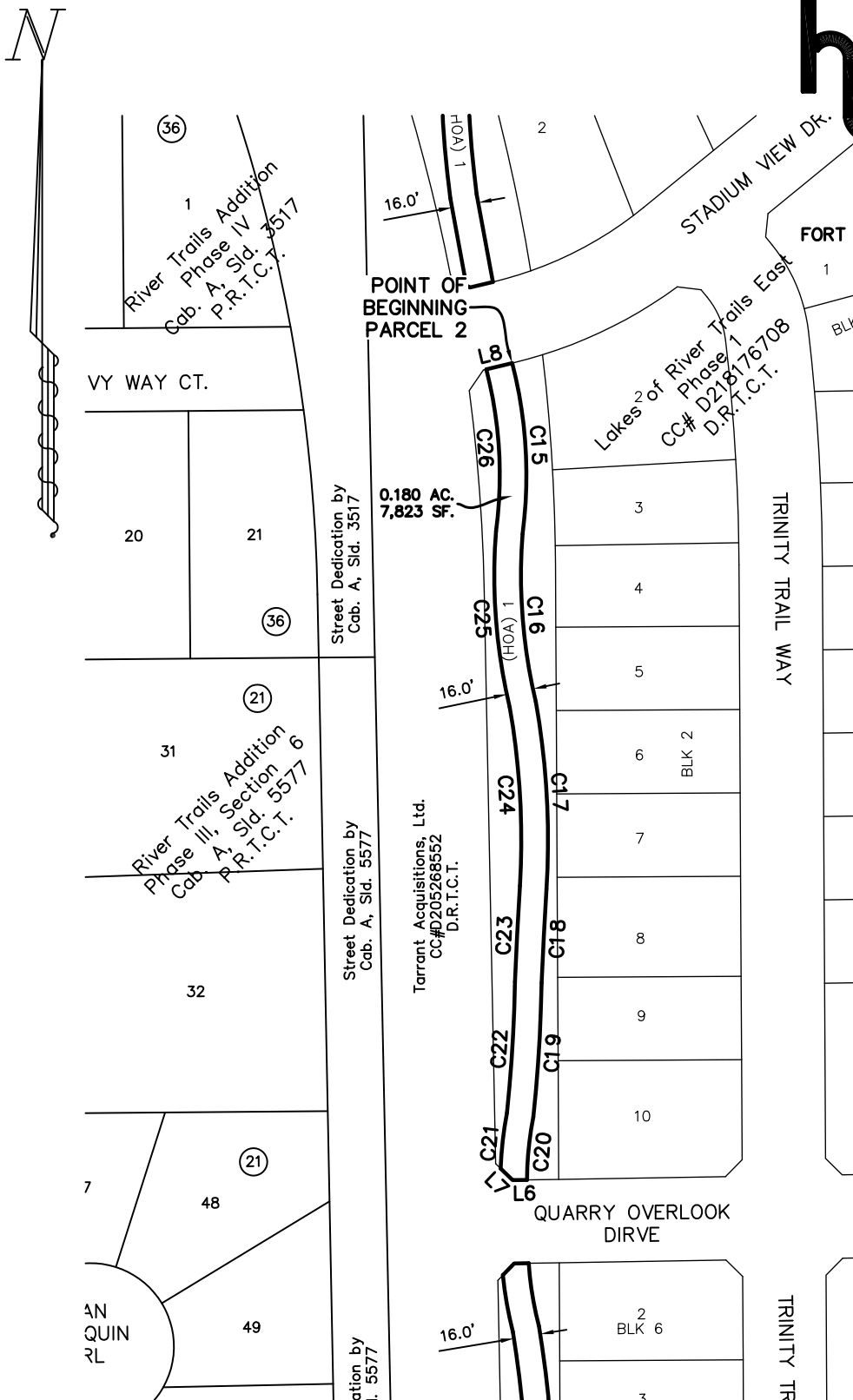
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LAND SURVEYOR No. 5524

Prepared 23 September 2022



SHEET 3 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

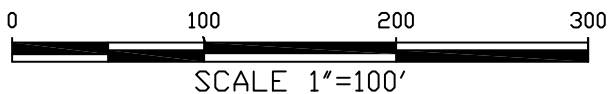


Exhibit A  
TRINITY TRAILS  
Parcel 2 – 0.180 Acres (7,823 SF)  
located in Lot 1, Block 2  
Lakes of River Trails East  
according to the corrected plat  
recorded in CC# D218176708  
Deed Records, Tarrant County, Texas



REGISTERED PROFESSIONAL SURVEYORS

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PARCEL 2 LINE TABLE		
LINE	BEARING	LENGTH
L6	S89°04'46"W	8.64
L7	N46°01'41"W	10.02
L8	N76°26'54"E	16.00

PARCEL 2 CURVE TABLE					
Curve	Delta	Radius	Length	Chord-Dir	Chord
C15	22°04'35"	268.20	103.34	S03°26'47"E	102.70
C16	17°47'49"	326.41	101.39	S04°32'40"E	100.98
C17	13°32'50"	477.17	112.82	S03°13'44"E	112.56
C18	0°58'08"	3318.62	56.12	S02°59'04"W	56.12
C19	5°01'35"	919.28	80.65	S03°29'28"W	80.62
C20	10°51'32"	200.50	38.00	S05°45'49"W	37.94
C21	8°52'53"	216.50	33.56	N06°33'19"E	33.53
C22	4°59'42"	903.28	78.75	N03°27'40"E	78.72
C23	0°59'29"	3334.62	57.70	N02°59'31"E	57.70
C24	13°21'20"	461.17	107.50	N03°16'00"W	107.25
C25	17°47'33"	342.41	106.33	N04°27'54"W	105.90
C26	22°14'08"	252.20	97.87	N03°25'35"W	97.26

SHEET 4 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



SCALE 1"=100'

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River Trails East 1-Trinity Trails.dwg