

**PERMANENT DRAINAGE FACILITY EASEMENT
WALL ENCROACHMENT**

TRACT 1:

Being 10,358 square feet of land located in the Hamilton Bennett Survey, Abstract No. 138 and the John Sansom Survey, Abstract No. 1387, Tarrant County, Texas, being a portion of the tract of land described in the deed to Trinity Lakes Partners, LLC., recorded in County Clerk's Instrument No. D219123279, Deed Records, Tarrant County, Texas. Said 10,358 square feet of land being more particularly described as follows:

BEGINNING at a point located in said Trinity Lakes Partners tract from which the southwest corner of Lot 49, Block 25, Lakes of River Trails, Phase 13, recorded in County Clerk's Instrument No. D215204518, Deed Records, Tarrant County, Texas bears S07°44'09"E 150.15 feet;

THENCE S45°51'46"W, a distance of 8.00 feet to a point;

THENCE N44°08'14"W, a distance of 95.71 feet to a point;

THENCE S45°51'46"W, a distance of 10.03 feet to a point;

THENCE N44°08'14"W, a distance of 111.05 feet to a point;

THENCE N30°59'55"W, a distance of 44.54 feet to a point;

THENCE N44°08'14"W, a distance of 1,033.41 feet to a point from which a 1" iron pipe found in the north line of said Trinity Lakes Partners tract bears S67°49'04"W 66.40 feet;

THENCE N45°51'46"E, a distance of 8.00 feet to a point;

THENCE S44°08'14"E, a distance of 1,034.33 feet to a point;

THENCE S30°59'55"E, a distance of 44.54 feet to a point;

THENCE S44°08'14"E, a distance of 102.12 feet to a point;

THENCE N45°51'46"E, a distance of 10.03 feet to a point;

THENCE S44°08'14"E, a distance of 103.71 feet to the point of beginning, containing 0.238 acres (10,358 square feet) of land.

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

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TRACT 2:

Being 10,039 square feet of land located in the Hamilton Bennett Survey, Abstract No. 138 and the John Sansom Survey, Abstract No. 1387, Tarrant County, Texas, being a portion of the tract of land described in the deed to Trinity Lakes Partners, LLC., recorded in County Clerk's Instrument No. D219123279, Deed Records, Tarrant County, Texas. Said 10,039 square feet of land being more particularly described as follows:

BEGINNING at a point located in said Trinity Lakes Partners tract from which the southwest corner of Lot 49, Block 25, Lakes of River Trails, Phase 13, recorded in County Clerk's Instrument No. D215204518, Deed Records, Tarrant County, Texas bears S17°27'00"E 135.27 feet;

THENCE S45°51'46"W, a distance of 8.00 feet to a point;

THENCE N44°08'14"W, a distance of 206.73 feet to a point;

THENCE N45°51'46"E, a distance of 10.12 feet to a point;

THENCE N44°08'14"W, a distance of 1,037.96 feet to a point;

THENCE N45°51'46"E, a distance of 8.00 feet to a point from which the north corner of said Trinity Lakes Partners tract bears N27°05'03" 45.48 feet;

THENCE S44°08'14"E, a distance of 1,045.96 feet to a point;

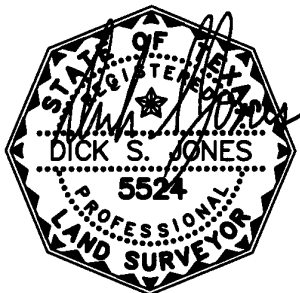
THENCE S45°51'46"W, a distance of 10.12 feet to a point;

THENCE S44°08'14"E, a distance of 198.73 feet to the point of beginning, containing 0.230 acres (10,039 square feet) of land.

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

SEE 8-1/2"X11" PLATS ATTACHED
SHEET 1 OF 2

Dick S. Jones
Registered Professional
Land Surveyor No. 5524



Riverbend Investment II, LTD.
V. 14166, P. 240
D.R.T.C.T.

1/2"IRF
"Beasley RPLS 4050"

(CM) 1"IPF
City of Ft. Worth
Monument

CITY OF FORT WORTH PERMANENT
DRAINAGE FACILITY EASEMENT
CC# D215174342, D.R.T.C.T.

Trinity Lakes Partners, LLC
CC# D219123279
D.R.T.C.T.

Tract 2
Riverbend Investment, LTD.
V. 13681, P. 387
D.R.T.C.T.

Basis of Bearing - NAD 83 (2011)(Epoch:2010.0000)
Geoid 12A, Texas North Central Zone. Grid bearings.
Grid Scale Factor = 0.9998625655

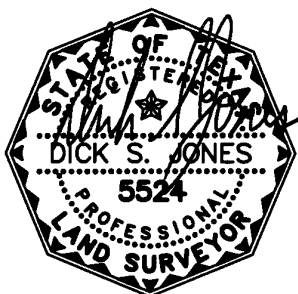
0 200 400 600
SCALE 1"=200'

Remainder
Riverbend Investment, LTD.
V. 13681, P. 387
D.R.T.C.T.

Allen S. Trimble Survey
A-1528

John Sansom Survey
A-1387

Lakes of River Trails
Phase 13
CC# D215204518
D.R.T.C.T.



Tract 2
Riverbend Investment, LTD.
V. 13681, P. 387
D.R.T.C.T.

**HERBERT S.
BEASLEY**

REGISTERED PROFESSIONAL SURVEYORS

LAND SURVEYORS L.P.

• LAND • TOPOGRAPHIC
• CONSTRUCTION SURVEYING
FIRM NO. 10094900
METRO 817-429-0194
FAX 817-446-5488
hsbeasley@msn.com

P. O. BOX 8873
FORT WORTH, TEXAS 76124

| WALL ENCROACHMENT LINE TABLE | | |
|------------------------------|-------------|---------|
| LINE | BEARING | LENGTH |
| L1 | S45°51'47"W | 8.00 |
| L2 | N44°08'14"W | 95.71 |
| L3 | S45°51'46"W | 10.03 |
| L4 | N44°08'14"W | 111.05 |
| L5 | N30°59'55"W | 44.54 |
| L6 | N44°08'14"W | 1033.41 |
| L7 | N45°51'46"E | 8.00 |
| L8 | S44°08'14"E | 1034.33 |
| L9 | S30°59'55"E | 44.54 |
| L10 | S44°08'14"E | 102.12 |
| L11 | N45°51'46"E | 10.03 |
| L12 | S44°08'14"E | 103.71 |
| L13 | S45°51'46"W | 8.00 |
| L14 | N44°08'14"W | 206.73 |
| L15 | N45°51'46"E | 10.12 |
| L16 | N44°08'14"W | 1037.96 |
| L17 | N45°51'46"E | 8.00 |
| L18 | S44°08'14"E | 1045.96 |
| L19 | S45°51'46"W | 10.12 |
| L20 | S44°08'14"E | 198.73 |

TRACT 2
POINT OF
BEGINNING

TRACT 1
POINT OF
BEGINNING

DICK S. JONES
REGISTERED PROFESSIONAL
LAND SURVEYOR No. 5524

Prepared 3 November 2023

**PERMANENT DRAINAGE FACILITY EASEMENT
WALL ENCROACHMENT**

Trinity Lakes Mixed Use South 1B Encroachment.dwg