

**PERMANENT DRAINAGE FACILITY EASEMENT  
WALL ENCROACHMENT**

Being 2.804 acres 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 as Tract 2 in the deed to Riverbend Investment, LTD., recorded in Volume 13681, Page 387, Deed Records, Tarrant County, Texas. Said 2.804 acres of land being 20.00 feet wide and to the right of and parallel with the following described lines:

BEGINNING at a point located in said Riverbend Investment 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 N52°48'18E 80.30 feet;

THENCE S45°17'19"E, a distance of 1,292.63 feet to a point;

THENCE S30°34'01"W, a distance of 93.89 feet to a point;

THENCE N85°19'11"W, a distance of 552.71 feet to a point;

THENCE S84°57'46"W, a distance of 325.64 feet to a point;

THENCE S76°59'02"W, a distance of 310.02 feet to a point;

THENCE S72°01'00"W, a distance of 149.93 feet to a point;

THENCE S68°17'19"W, a distance of 950.67 feet to a point;

THENCE N63°10'35"W, a distance of 357.72 feet to a point;

THENCE N07°54'16"E, a distance of 59.07 feet to a point;

THENCE N46°30'24"E, a distance of 62.10 feet to a point;

THENCE N46°24'24"E, a distance of 371.72 feet to a point;

THENCE N46°25'16"E, a distance of 299.81 feet to a point;

THENCE N46°28'27"E, a distance of 182.43 feet to a point;

THENCE N47°55'14"E, a distance of 403.11 feet to a point;

THENCE N51°41'43"E, a distance of 65.86 feet to a point;

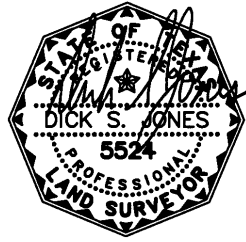
THENCE northeasterly, 517.07 feet along a non tangent curve to the right, having a radius of 1,967.97 feet, a central angle of 15°03'15" and a chord bearing N60°16'11"E, 515.59 feet to a point;

THENCE N82°34'33"E, a distance of 182.58 feet to the point of beginning, containing 2.804 acres 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



REGISTERED PROFESSIONAL SURVEYORS

**HERBERT S. BEASLEY**

**LAND SURVEYORS L.P.**

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

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D.R.T.C.T.

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

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CC# D219123279  
D.R.T.C.T.

Proposed  
Lot 1, Block 14  
Trinity Lakes Mixed Use South  
Phase 2

H. Bennett Survey  
A-138

John Sansom Survey  
A-1387

POINT OF  
BEGINNING

Ref  
point

Wall  
Encroachment  
Limit

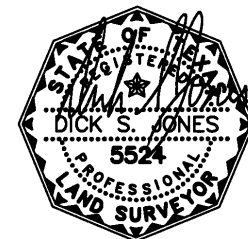
Wall  
Encroachment  
Limit

WALL ENCROACHMENT CURVE TABLE

Curve	Delta	Radius	Length	Chord-Dir	Chord
C1	15°03'15"	1967.97	517.07	N60°16'11"E	515.59

WALL ENCROACHMENT LINE TABLE

LINE	BEARING	LENGTH
L1	S45°17'19"E	1292.63
L2	S30°34'01"W	93.89
L3	N85°19'11"W	552.71
L4	S84°57'46"W	325.64
L5	S76°59'02"W	310.02
L6	S72°01'00"W	149.93
L7	S68°17'19"W	950.67
L8	N63°10'35"W	357.72
L9	N07°54'16"E	59.07
L10	N46°30'24"E	62.10
L11	N46°24'24"E	371.72
L12	N46°25'16"E	299.81
L13	N46°28'27"E	182.43
L14	N47°55'14"E	403.11
L15	N51°41'43"E	65.86
L16	N82°34'33"E	182.58



DICK S. JONES  
REGISTERED PROFESSIONAL  
LAND SURVEYOR No. 5524  
Prepared 10 November 2023

**PERMANENT DRAINAGE FACILITY  
EASEMENT WALL ENCROACHMENT**

Trinity Lakes Mixed Use South 1B Encroachment 2.dwg

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

