

**EXHIBIT A**  
**PERMANENT TRAIL EASEMENT**  
**0.2543 ACRE TRACT AND 0.0279 ACRE TRACT**  
**PART OF LOT 1R, BLOCK 2, RIVER PARK ADDITION**  
**SITUATED IN THE**  
**JOHN CHILDRESS SURVEY, ABSTRACT NO. 268, and the**  
**PAYTON R. SPLANE SURVEY, ABSTRACT NO. 1454**  
**CITY OF FORT WORTH, TARRANT COUNTY, TEXAS**

BEING a 0.2543 acre and a 0.0279 acre tract of land situated in the John Childress Survey, Abstract Number 268 and the Payton R. Splane Survey, Abstract Number 1454, Tarrant County, Texas, and being part 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 of the Plat Records of Tarrant County, Texas (P.R.T.C.T.), and being part of that tract of land described in Special Warranty Deed to B DFW Riverpark Owner LP, as recorded in Instrument Number D223211136 of the Official Public Records of Tarrant County, Texas (O.P.R.T.C.T.), and being more particularly described in two parts as follows:

**PART 1**

BEGINNING at a point for a northeast corner of said Lot 1R, said corner being the south end of a corner clip at the intersection of the south right-of-way line of Grand River Road (a 60-foot wide right-of-way) and 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 1R and the west right-of-way line of said Trinity Boulevard, the following bearings and distances:

South 00 degrees 44 minutes 05 seconds West, a distance of 49.59 feet to a point for corner (not monumented);

South 00 degrees 31 minutes 44 seconds East, a distance of 330.01 feet to a found 5/8-inch iron rod with a cap stamped "PATE" for the point of curvature of a tangent circular curve to the left, having a radius of 1096.00 feet and a chord that bears South 11 degrees 49 minutes 48 seconds East, a distance of 429.55 feet;

Southerly, with said curve, through a central angle of 22 degrees 36 minutes 07 seconds, an arc distance of 432.35 feet to a found 1/2-inch iron rod with a plastic cap stamped "WELLS – TX 5499" for a northerly southeast corner of said Lot 1R and the northeast corner of a 0.12 acre remainder of City of Fort Worth tract as recorded in Volume 16360, Page 163 of the Deed Records of Tarrant County, Texas (D.R.T.C.T.);

THENCE South 89 degrees 09 minutes 52 seconds West, departing the west right-of-way line of said Trinity Boulevard, with a common south line of said Lot 1R and the north line of said City of Fort Worth tract, a distance of 15.92 feet to a point for corner (not monumented) for the beginning of a non-tangent circular curve to the right, having a radius of 1130.70 feet and a chord that bears North 19 degrees 08 minutes 16 seconds West, a distance of 172.88 feet;

**EXHIBIT A  
PERMANENT TRAIL EASEMENT  
0.2543 ACRE TRACT AND 0.0279 ACRE TRACT  
PART OF LOT 1R, BLOCK 2, RIVER PARK ADDITION  
SITUATED IN THE  
JOHN CHILDRESS SURVEY, ABSTRACT NO. 268, and the  
PAYTON R. SPLANE SURVEY, ABSTRACT NO. 1454  
CITY OF FORT WORTH, TARRANT COUNTY, TEXAS**

THENCE departing said common line, over and across said Lot 1R, the following bearings and distances:

Northerly, with said curve, through a central angle of 08 degrees 46 minutes 08 seconds, an arc distance of 173.05 feet to a point for corner (not monumented) for the point of compound curvature of a non-tangent circular curve to the right, having a radius of 141.20 feet and a chord that bears North 16 degrees 12 minutes 22 seconds West, a distance of 16.05 feet;

Northerly, with said curve, through a central angle of 06 degrees 30 minutes 54 seconds, an arc distance of 16.06 feet to a point for corner (not monumented) for the point of compound curvature of a non-tangent circular curve to the right, having a radius of 1114.20 feet and a chord that bears North 11 degrees 45 minutes 09 seconds West, a distance of 46.51 feet;

Northerly, with said curve, through a central angle of 02 degrees 23 minutes 31 seconds, an arc distance of 46.52 feet to a point for corner (not monumented) for the point of compound curvature of a non-tangent circular curve to the right, having a radius of 141.20 feet and a chord that bears North 06 degrees 39 minutes 45 seconds West, a distance of 19.18 feet;

Northerly, with said curve, through a central angle of 07 degrees 47 minutes 16 seconds, an arc distance of 19.19 feet to a point for corner (not monumented) for the point of reverse curvature of a tangent circular curve to the left, having a radius of 110.80 feet and a chord that bears North 05 degrees 57 minutes 02 seconds West, a distance of 12.30 feet;

Northerly, with said curve, through a central angle of 06 degrees 21 minutes 49 seconds, an arc distance of 12.31 feet to a point for corner (not monumented) for the point of reverse curvature of a tangent circular curve to the right, having a radius of 1131.20 feet and a chord that bears North 04 degrees 03 minutes 25 seconds West, a distance of 200.14 feet;

Northerly, with said curve, through a central angle of 10 degrees 09 minutes 02 seconds, an arc distance of 200.40 feet to a point for corner (not monumented);

North 89 degrees 31 minutes 29 seconds East, a distance of 5.01 feet to a point for corner (not monumented);

**EXHIBIT A**  
**PERMANENT TRAIL EASEMENT**  
**0.2543 ACRE TRACT AND 0.0279 ACRE TRACT**  
**PART OF LOT 1R, BLOCK 2, RIVER PARK ADDITION**  
**SITUATED IN THE**  
**JOHN CHILDRESS SURVEY, ABSTRACT NO. 268, and the**  
**PAYTON R. SPLANE SURVEY, ABSTRACT NO. 1454**  
**CITY OF FORT WORTH, TARRANT COUNTY, TEXAS**

North 00 degrees 28 minutes 31 seconds West, a distance of 149.06 feet to a point for corner (not monumented);

North 00 degrees 24 minutes 16 seconds East, a distance of 202.76 feet to a point for corner (not monumented);

North 46 degrees 51 minutes 26 seconds West, a distance of 17.82 feet to a point for corner (not monumented) on the common north line of said Lot 1R and the south right-of-way line of said Grand River Road;

THENCE North 89 degrees 26 minutes 11 seconds East, with said common line, a distance of 4.81 feet to a point for corner (not monumented) for the north end of the aforementioned corner clip;

THENCE South 41 degree 17 minutes 26 seconds East, continuing with the south line of said Grand River Road and with said corner clip, a distance of 25.33 feet to the POINT OF BEGINNING AND CONTAINING 11,077 square feet or 0.2543 acres of land, more or less.

**PART 2**

BEGINNING at found 1/2-inch iron rod with a plastic cap stamped "Pacheco Koch" for the southeast corner of said Lot 1R, same being the northeast corner 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 (P.R.T.C.T.), and being on the west right-of-way line of Trinity Boulevard (a 120-foot wide right-of-way);

THENCE South 89 degrees 27 minutes 47 seconds West, with the common south line of said Lot 1R and north line of said Lot 3R2, a distance of 20.67 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 33 degrees 19 minutes 41 seconds West, a distance of 10.81 feet;

THENCE departing said common line, over and across said Lot 1R, the following bearings and distances:

Northwesterly, with said curve, through a central angle of 05 degrees 40 minutes 59 seconds, an arc distance of 10.81 feet to a point for corner (not monumented) for the point of reverse curvature of a tangent circular curve to the right, having a

LD\_0.2543 AND 0.0279-PERMANENT TRAIL ESMT

**EXHIBIT A**  
**PERMANENT TRAIL EASEMENT**  
**0.2543 ACRE TRACT AND 0.0279 ACRE TRACT**  
**PART OF LOT 1R, BLOCK 2, RIVER PARK ADDITION**  
**SITUATED IN THE**  
**JOHN CHILDRESS SURVEY, ABSTRACT NO. 268, and the**  
**PAYTON R. SPLANE SURVEY, ABSTRACT NO. 1454**  
**CITY OF FORT WORTH, TARRANT COUNTY, TEXAS**

radius of 143.00 feet and a chord that bears North 28 degrees 04 minutes 18 seconds West, a distance of 40.29 feet;

Northwesterly, with said curve, through a central angle of 16 degrees 11 minutes 45 seconds, an arc distance of 40.42 feet to a point for corner (not monumented) for the point of reverse curvature of a tangent circular curve to the left, having a radius of 109.00 feet and a chord that bears North 23 degrees 09 minutes 25 seconds West, a distance of 12.11 feet;

Northwesterly, with said curve, through a central angle of 06 degrees 21 minutes 59 seconds, an arc distance of 12.11 feet to a point for corner (not monumented);

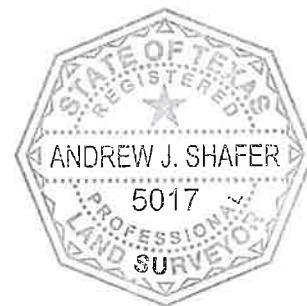
North 26 degrees 20 minutes 24 seconds West, a distance of 7.93 feet to a point on a common southerly north line of said Lot 1R and the south line of said 0.12 acre remainder of City of Fort Worth tract;

THENCE North 89 degrees 09 minutes 52 seconds East, with said common line, a distance of 19.78 feet to a found 1/2-inch iron rod with a plastic cap stamped "WELLS – TX 5499" on the common east line of said Lot 1R and west right-of-way line of said Trinity Boulevard for the beginning of a non-tangent circular curve to the left, having a radius of 1,096.00 feet and a chord that bears South 28 degrees 26 minutes 06 seconds East, a distance of 71.54 feet;

THENCE Southeasterly, with said common line and with said curve, through a central angle of 03 degrees 44 minutes 26 seconds, an arc distance of 71.55 feet to the POINT OF BEGINNING AND CONTAINING 1,347 square feet or 0.0309 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





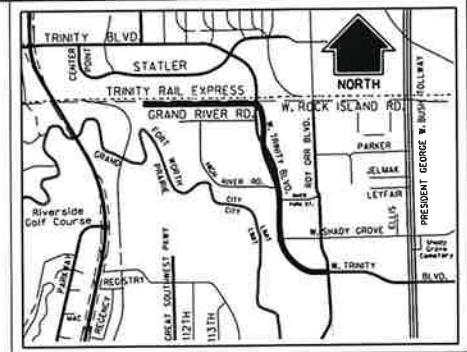
0 25 50 75 100

SCALE: 1"=50'

LORENZO D. BURNETT  
SURVEY,  
ABSTRACT NUMBER 177

GRAND RIVER ROAD  
(60' R.O.W.)

LORENZO D. BURNETT SURVEY, ABST. NO. 177  
JOHN CHILDRESS SURVEY, ABST. NO. 268



LOCATION MAP  
NOT TO SCALE

N 89° 26' 11" E  
4.81'

S 41° 17' 26" E  
25.33'

POINT OF BEGINNING  
PART 1

S 00° 44' 05" W  
49.59'

PAYTON R. SPLANE  
SURVEY,  
ABST. NO. 1454

APPROXIMATE  
ABSTRACT  
LINE

TRINITY BOULEVARD  
(120' WIDE R.O.W.)

N 46° 51' 26" W  
17.82'

10' LANDSCAPE EASEMENT  
CAB. A, SLIDE 8933

N 00° 24' 16" E  
202.76'

JOHN CHILDRESS SURVEY,  
ABSTRACT NUMBER 268

PERMANENT TRAIL EASEMENT  
PART 1  
0.2543 ACRES  
(11,077 SQUARE FEET)

LOT 1R, BLOCK 2,  
RIVER PARK ADDITION  
CAB. A, SLIDE 8933  
P.R.T.C.T.

B DFW RIVERPARK  
OWNER LP  
INST. NO. D223211136  
O.P.R.T.C.T.

10' UTILITY EASEMENT  
CAB. A, SLIDE 8933

10' DRAINAGE EASEMENT  
CAB. A, SLIDE 8933

20' DRAINAGE EASEMENT  
CAB. A, SLIDE 8933

N 00° 28' 31" W  
149.06'

S 00° 31' 44" E  
330.01'

MATCH LINE 6 OF 7

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)  
(UNLESS NOTED OTHERWISE)



Andrew J. Shafer  
02/09/2024

PAGE 5 OF 7

EXHIBIT A  
PERMANENT TRAIL EASEMENT  
11,077 SQ. FT. OR 0.2543 ACRE TRACT - PART 1  
1,216 SQ. FT. OR 0.0279 ACRE TRACT - PART 2

SITUATED IN THE  
JOHN CHILDRESS SURVEY, ABSTRACT NUMBER 268  
PAYTON R. SPLANE SURVEY, ABSTRACT NO. 1454  
CITY OF FORT WORTH, TARRANT COUNTY, TEXAS

FOR  
CITY OF FORT WORTH FORT WORTH

PREPARED BY

halff

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 5 OF 7

20' DRAINAGE EASEMENT  
CAB. A, SLIDE 8933

10' DRAINAGE EASEMENT  
CAB. A, SLIDE 8933

N 00° 28' 31" W  
149.06'

N 89° 31' 29" E  
5.01'

JOHN CHILDRESS SURVEY,  
ABSTRACT NUMBER 268

LOT 1R, BLOCK 2,  
RIVER PARK ADDITION  
CAB. A, SLIDE 8933  
P.R.T.C.T.

B DFW RIVERPARK  
OWNER LP  
INST. NO. D223211136  
O.P.R.T.C.T.

PERMANENT TRAIL  
EASEMENT  
PART 1  
0.2543 ACRES  
(11,077 SQUARE FEET)

$\Delta = 10^{\circ}09'02''$ (RT)  
R= 1,131.20'  
L= 200.40'  
CL= 200.14'  
CB= N 04°03'25" W

10' LANDSCAPING  
EASEMENT  
CAB. A, SLIDE 8933

10' UTILITY EASEMENT  
CAB. A, SLIDE 8933

$\Delta = 06^{\circ}21'49''$ (LT)  
R= 110.80'  
L= 12.31'  
CL= 12.30'  
CB= N 05°57'02" W

$\Delta = 07^{\circ}47'16''$ (RT)  
R= 141.20'  
L= 19.19'  
CL= 19.18'  
CB= N 06°39'45" W

MATCH LINE 7 OF 7

$\Delta = 02^{\circ}23'31''$ (RT)  
R= 1,114.20'  
L= 46.52'  
CL= 46.51'  
CB= N 11°45'09" W

PAYTON R. SPLANE  
SURVEY,  
ABST. NO. 1454

TRINITY BOULEVARD  
(120' WIDE R.O.W.)

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

APPROXIMATE  
ABSTRACT  
LINE

$\Delta = 22^{\circ}36'07''$ (LT)  
R= 1,096.00'  
L= 432.35'  
CL= 429.55'  
CB= S11°49'48"E



0 25 50 75 100  
SCALE: 1"=50'

**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
O	POINT FOR CORNER (NOT MONUMENTED) (UNLESS NOTED OTHERWISE)

PAGE 6 OF 7

EXHIBIT A  
PERMANENT TRAIL EASEMENT  
11,077 SQ. FT. OR 0.2543 ACRE TRACT - PART 1  
1,216 SQ. FT. OR 0.0279 ACRE TRACT - PART 2

SITUATED IN THE  
JOHN CHILDRESS SURVEY, ABSTRACT NUMBER 268  
PAYTON R. SPLANE SURVEY, ABSTRACT NO. 1454  
CITY OF FORT WORTH, TARRANT COUNTY, TEXAS

FOR  
CITY OF FORT WORTH 

PREPARED BY



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

0 25 50 75 100



SCALE: 1"=50'

MATCH LINE 6 OF 7

0 25 50 75 100



SCALE: 1"=50'

N

$\Delta = 02^\circ 23' 31''$  (RT)  
 $R = 1,114.20'$   
 $L = 46.52'$   
 $CL = 46.51'$   
 $CB = N 11^\circ 45' 09'' W$

LOT 1R, BLOCK 2,  
 RIVER PARK  
 CAB. A, SLIDE 8933  
 P.R.T.C.T.

B DFW RIVERPARK  
 OWNER LP  
 INST. NO. D223211136  
 O.P.R.T.C.T.

JOHN CHILDRESS SURVEY,  
 ABSTRACT NUMBER 268

10' PRIVATE  
 WATER EASEMENT  
 CAB. A, SLIDE 8933

15' UTILITY EASEMENT  
 CAB. A, SLIDE 8933

$\Delta = 06^\circ 30' 54''$  (RT)  
 $R = 141.20'$   
 $L = 16.06'$   
 $CL = 16.05'$   
 $CB = N 16^\circ 12' 22'' W$

10' UTILITY EASEMENT  
 CAB. A, SLIDE 8933

10' LANDSCAPING  
 EASEMENT  
 CAB. A, SLIDE 8933

APPROXIMATE  
 ABSTRACT  
 LINE

$\Delta = 08^\circ 46' 08''$  (RT)  
 $R = 1130.70'$   
 $L = 173.05'$   
 $CL = 172.88'$   
 $CB = N 19^\circ 08' 16'' W$

$\Delta = 22^\circ 36' 07''$  (LT)  
 $R = 1,096.00'$   
 $L = 432.35'$   
 $CL = 429.55'$   
 $CB = S 11^\circ 49' 48'' E$

PAYTON R. SPLANE  
 SURVEY,  
 ABSTRACT  
 NUMBER 1454

PERMANENT TRAIL EASEMENT  
 PART 1  
 0.2543 ACRES  
 (11,077 SQUARE FEET)

TRINITY  
 BOULEVARD  
 (120' WIDE R.O.W.)

1/2" FIR W/CAP  
 \*WELLS-TX 5499'  
 (C.M.)

$S 89^\circ 09' 52'' W$   
 15.92'

$N 89^\circ 09' 52'' E$   
 19.78'

1/2" FIR W/CAP  
 \*WELLS-TX 5499'  
 (C.M.)

PERMANENT TRAIL  
 EASEMENT  
 PART 2  
 0.0309 ACRES  
 (1,347 SQ. FT.)

$\Delta = 03^\circ 44' 26''$  (LT)  
 $R = 1,096.00'$   
 $L = 71.55'$   
 $CL = 71.54'$   
 $CB = S 28^\circ 26' 06'' E$

POINT OF BEGINNING  
 PART 2  
 1/2" FIR W/\*PACHECO  
 KOCH' CAP (C.M.)

$S 89^\circ 27' 47'' W$   
 20.67'

$S 31^\circ 08' 52'' E$   
 798.45'

## CURVE DATA TABLE

CV 1  
 $\Delta = 05^\circ 40' 59''$  (LT)  
 $R = 109.00'$   
 $L = 10.81'$   
 $CL = 10.81'$   
 $CB = N 33^\circ 19' 41'' W$

CV 2  
 $\Delta = 06^\circ 21' 59''$  (LT)  
 $R = 109.00'$   
 $L = 12.11'$   
 $CL = 12.11'$   
 $CB = N 23^\circ 09' 25'' W$

50' PIPELINE EASEMENT  
 VOL. 14975, PG. 71  
 CAB. A, SLIDE 8933

50' TESCO EASEMENT  
 VOL. 2240, PG. 216

$\Delta = 16^\circ 11' 45''$  (RT)  
 $R = 143.00'$   
 $L = 40.42'$   
 $CL = 40.29'$   
 $CB = N 28^\circ 04' 18'' W$

VARIABLE WIDTH LANDSCAPE  
 AND UTILITY EASEMENT  
 DOC. NO. D207019206

75' TESCO EASEMENT  
 VOL. 4897, PG. 379

LOT 3R2, BLOCK 2,  
 MEEKER ADDITION  
 CAB. A, SLIDE 12315  
 P.R.T.C.T.

## 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  
 C.M.  
 INST. NO.  
 VOL. , PG.  
 CAB. , SL.  
 P.R.T.C.T.  
 D.R.T.C.T.  
 O.P.R.T.C.T.  
 O

FOUND IRON ROD  
 CONTROL MONUMENT  
 INSTRUMENT NUMBER  
 VOLUME , PAGE  
 CABINET, SLIDE  
 PLAT RECORDS OF TARRANT COUNTY, TEXAS  
 DEED RECORDS OF TARRANT COUNTY, TEXAS  
 OFFICIAL PUBLIC RECORDS OF TARRANT COUNTY, TEXAS  
 POINT FOR CORNER (NOT MONUMENTED)  
 (UNLESS NOTED OTHERWISE)

PAGE 7 OF 7

EXHIBIT A  
 PERMANENT TRAIL EASEMENT  
 11,077 SQ. FT. OR 0.2543 ACRE TRACT - PART 1  
 1,347 SQ. FT. OR 0.0309 ACRE TRACT - PART 2

SITUATED IN THE

JOHN CHILDRESS SURVEY, ABSTRACT NUMBER 268  
 PAYTON R. SPLANE SURVEY, ABSTRACT NO. 1454  
 CITY OF FORT WORTH, TARRANT COUNTY, TEXAS

FOR

CITY OF FORT WORTH

PREPARED BY

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