

TRINITY TRAILS

PARCEL 1

Being 9,200 square feet of land located in the William C. Trammell Survey, Abstract No. 1509, Tarrant County, Texas, being a portion of Lot 1, Block 6, Lakes of River Trails East, recorded in the corrected plat recorded in CC # D218176708, Deed Records, Tarrant County, Texas. Said 9,200 square feet of land of land being more particularly described as follows:

Beginning at a point, said point being the POINT OF BEGINNING and the beginning of a curve to the left, of which the radius point lies N85°56'46"E, a radial distance of 211.48 feet, from which an 1/2" iron rod stamped "Beasley RPLS 6066" found at the northeast corner of said Lot 1 bears N89°04'46"E 18.27 feet;

THENCE southerly along the arc, through a central angle of 10°22'24", a distance of 38.29 feet to a point;

THENCE southerly, 84.60 feet along a non tangent curve to the right, having a radius of 615.05 feet, a central angle of 07°52'51" and a chord bearing S05°38'26"E, 84.53 feet to a point;

THENCE southerly, 55.41 feet along a non tangent curve to the right, having a radius of 494.68 feet, a central angle of 06°25'06" and a chord bearing S00°47'03"W, 55.39 feet to a point;

THENCE southerly, 61.25 feet along a non tangent curve to the left, having a radius of 404.82 feet, a central angle of 08°40'08" and a chord bearing S00°37'12"E, 61.19 feet to a point;

THENCE S05°19'48"E, a distance of 30.43 feet to a point;

THENCE southerly, 89.27 feet, along a curve to the left, having a radius of 393.32 feet, a central angle of 13°00'16" and a chord bearing S11°49'56"E 89.08 feet to a point of reverse curve to the right having a radius of 399.80 feet and a central angle of 13°47'08";

THENCE southerly along the arc, a distance of 96.19 feet to a point to a point of reverse curve to the left having a radius of 870.44 feet and a central angle of 08°03'53";

THENCE southerly along the arc, a distance of 122.52 feet to a point;

THENCE S78°01'32"W, a distance of 16.00 feet to a point;

THENCE northerly, 102.18 feet along a non tangent curve to the right, having a radius of 886.44 feet, a central angle of 06°36'17" and a chord bearing N09°17'59"W, 102.13 feet to a point;

THENCE northerly, 113.20 feet along a non tangent curve to the left, having a radius of 383.80 feet, a central angle of 16°53'58" and a chord bearing N10°06'57"W, 112.79 feet to a point of reverse curve to the right having a radius of 409.32 feet and a central angle of 13°14'08";

THENCE northerly along the arc, a distance of 94.55 feet to a point;

THENCE N05°19'48"W, a distance of 25.08 feet to a point;

THENCE northerly, 69.17 feet along a non tangent curve to the right, having a radius of 420.82 feet, a central angle of 09°25'02" and a chord bearing N00°59'21"W, 69.09 feet to a point;

THENCE northerly, 53.76 feet along a non tangent curve to the left, having a radius of 478.68 feet, a central angle of 06°26'06" and a chord bearing N00°46'48"E, 53.73 feet to a point;

THENCE northerly, 81.84 feet along a non tangent curve to the left, having a radius of 599.05 feet, a central angle of $07^{\circ}49'38''$ and a chord bearing $N05^{\circ}36'15''W$, 81.77 feet to a point;

THENCE northerly, 34.44 feet along a non tangent curve to the right, having a radius of 227.48 feet, a central angle of $08^{\circ}40'28''$ and a chord bearing $N09^{\circ}54'55''W$, 34.41 feet to a point;

THENCE $N43^{\circ}59'08''E$, a distance of 9.76 feet to a point at the most northerly northwest corner of said Lot 1;

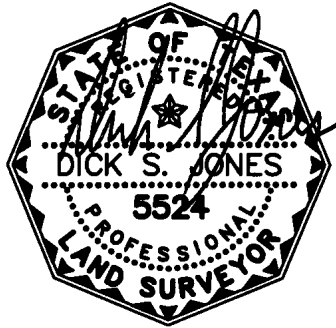
THENCE $N89^{\circ}04'46''E$, along the north line of said Lot 1, a distance of 8.68 feet to the point of beginning, containing 0.211 acres (9,200 square feet) of land.

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

SHEET 1 - 2

SEE 8-1/2"X11" PLAT ATTACHED

Dick S. Jones
Registered Professional
Land Surveyor No. 5524

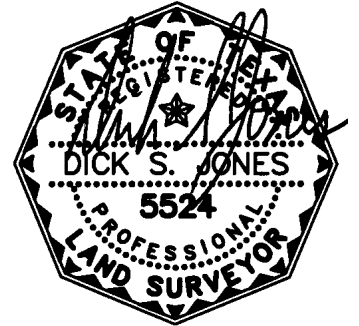




LAND SURVEYORS L.P.

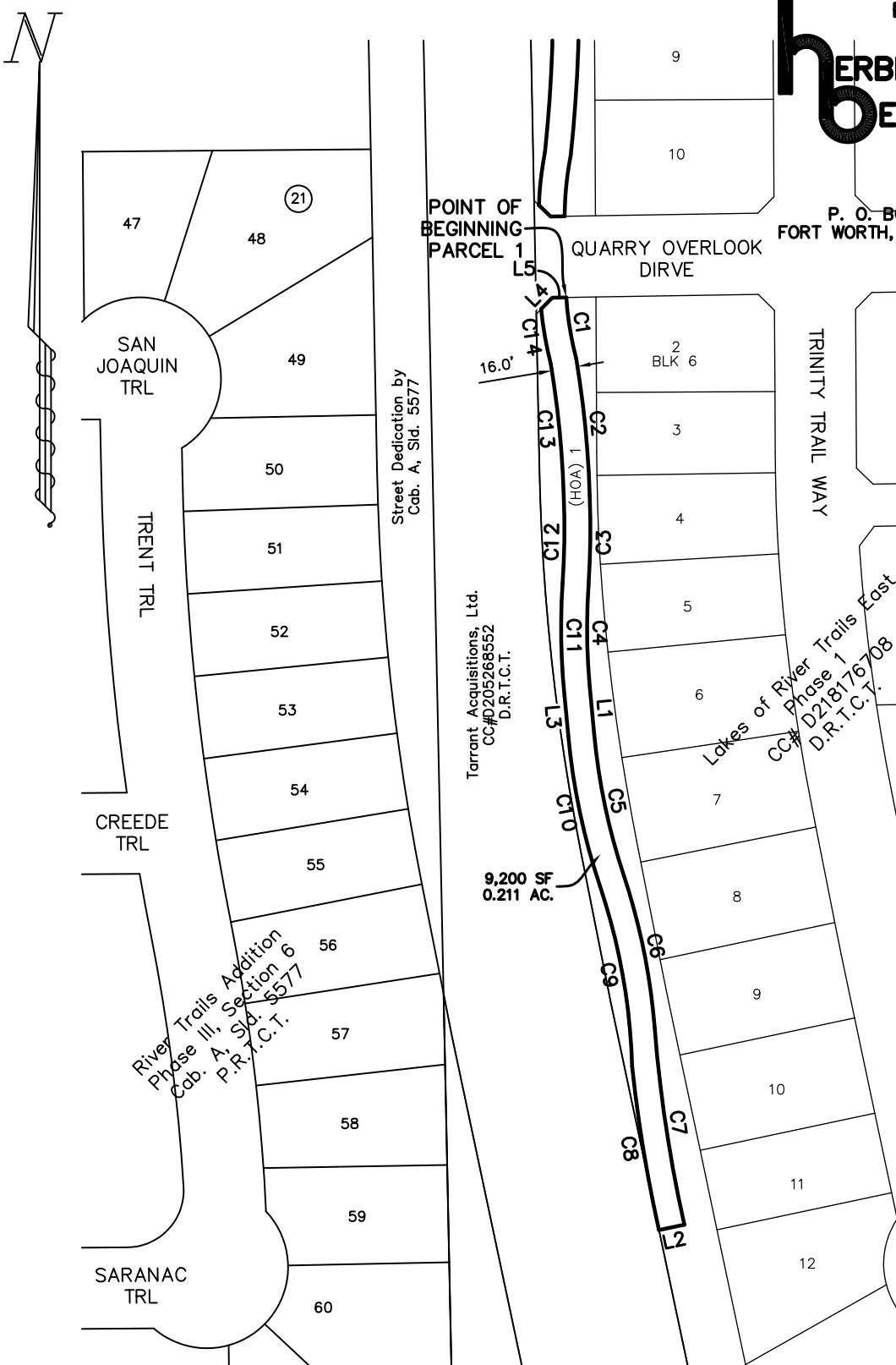
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REGISTERED PROFESSIONAL
LAND SURVEYOR No. 5524

Prepared 22 September 2022



SHEET 1 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

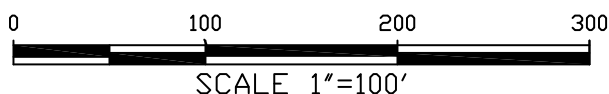


Exhibit A
TRINITY TRAILS
Parcel 1 – 0.211 Acres (9,200 SF)
located in Lot 1, Block 6
Lakes of River Trails East
according to the corrected plat
recorded in CC# D218176708
Deed Records, Tarrant County, Texas

PARCEL 1 LINE TABLE		
LINE	BEARING	LENGTH
L1	S05°19'48"E	30.43
L2	S78°01'32"W	16.00
L3	N05°19'48"W	25.08
L4	N43°59'08"E	9.76
L5	N89°04'46"E	8.68

PARCEL 1 CURVE TABLE					
Curve	Delta	Radius	Length	Chord—Dir	Chord
C1	10°22'24"	211.48	38.29	S09°14'26"E	38.24
C2	7°52'51"	615.05	84.60	S05°38'26"E	84.53
C3	6°25'06"	494.68	55.41	S00°47'02"W	55.39
C4	8°40'08"	404.82	61.25	S00°37'12"E	61.19
C5	13°00'16"	393.32	89.27	S11°49'56"E	89.08
C6	13°47'08"	399.80	96.19	N11°26'29"W	95.96
C7	8°03'53"	870.44	122.52	S08°34'52"E	122.42
C8	6°36'17"	886.44	102.18	N09°17'59"W	102.13
C9	16°53'58"	383.80	113.20	N10°06'57"W	112.79
C10	13°14'08"	409.32	94.55	N11°56'52"W	94.34
C11	9°25'02"	420.82	69.17	N00°59'21"W	69.09
C12	6°26'06"	478.68	53.76	N00°46'48"E	53.73
C13	7°49'38"	599.05	81.84	N05°36'15"W	81.77
C14	8°40'28"	227.48	34.44	N09°54'55"W	34.41

SHEET 2 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

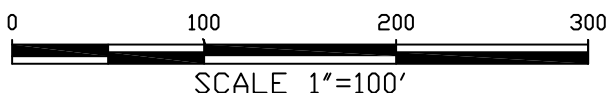


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River Trails East 1—Trinity Trails.dwg