

PARCEL NO. 21-ROW-1  
RIGHT-OF-WAY EASEMENT  
CITY PROJECT NO. 103299  
W. J. BOAZ ROAD  
A. ROBERTS SURVEY, ABSTRACT NO. 1262  
CITY OF FORT WORTH  
TARRANT COUNTY, TEXAS

**EXHIBIT "A"**

Being a 0.0065 acre tract of land situated in the A. Roberts Survey, Abstract No. 1262, Tarrant County, Texas and being a portion of Lot 1, Block C, Lake Crest Estates, as recorded in Volume 388-T, Page 39, Plat Records, Tarrant County, Texas, as described in deed to Trinity Baptist Temple, as recorded in Volume 8249, Page 1261, Deed Records, Tarrant County, Texas, and being more particularly described as follows:

COMMENCING at a found 1/2 inch iron rod with a cap stamped "LBS" being in the southeast corner of Lot 4, Block 6, Innisbrook Place as recorded in Instrument No. D204061126, Plat Records, Tarrant County, Texas and the southwest corner of Lot 5, of said Block 6, Innisbrook Place;

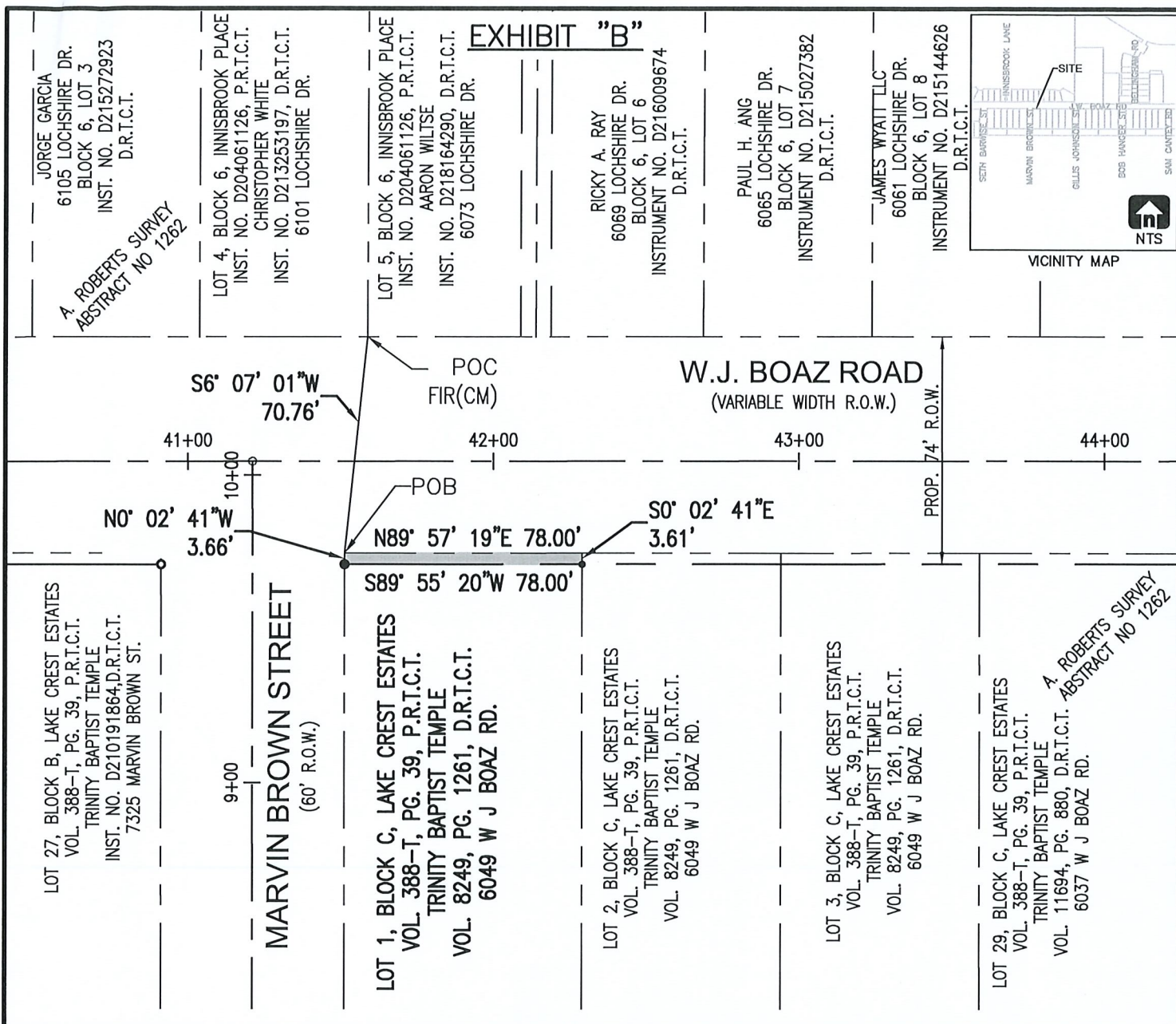
THENCE South 06°07'01" West, a distance of 70.76 feet to the POINT OF BEGINNING, being in the northwest corner of said Lot 1 and being in the intersection of the existing south public right-of-way line of said W.J. Boaz Road and existing west public right-of-way line of Marvin Brown Street (having a 60 foot right-of-way);

THENCE North 89°57'19" West, along the common line of said existing south public right-of-way line and the north line of said Lot 1, a distance of 78.00 feet to a point, being the northeast corner of said Lot 1 and the northwest corner of Lot 2, of said Block C, Lake Crest Estates;

THENCE South 00°02'41" East, along the common line of said Lot 1 and said Lot 2, a distance of 3.61 feet to a set 1/2 inch iron rod with a cap stamped "GRAHAM ASSOC INC"(GAI);

THENCE South 89°55'20" West, a distance of 78.00 feet to a set 1/2 inch iron rod with a "GAI" cap, being in the common line of said Lot 1 and said existing west public right-of-way line;

THENCE North 00°02'41" West, along said common line, a distance of 3.66 feet to the POINT BEGINNING and CONTAINING 283 square feet, 0.0065 acres of land, more or less.



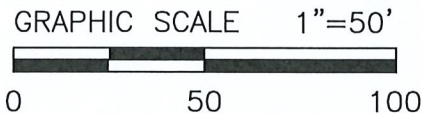
# LEGEND

FIR-FOUND 1/2 INCH IRON ROD W/CAP  
P.R.T.C.T.-PLAT RECORDS, TARRANT COUNTY, TEXAS  
D.R.T.C.T.-DEED RECORDS, TARRANT COUNTY, TEXAS  
CM-CONTROLLING MONUMENT  
POB-POINT OF BEGINNING  
POC-POINT OF COMMENCING

NOTE: SET 1/2" I.R. W/GAI CAP

THE BEARINGS SHOWN HEREON ARE BASED ON THE TEXAS COORDINATE SYSTEM (NAD83), NORTH CENTRAL ZONE (4202).

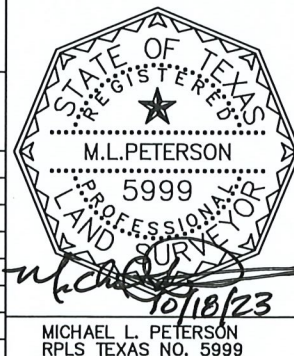
SEE EXHIBIT "A" FOR DESCRIPTION OF SURVEY



**CITY OF FORT WORTH**  
1000 THROCKMORTON STREET / FORT WORTH, TEXAS 76102

## **W.J. BOAZ ROAD** **VARIABLE WIDTH R.O.W. EASEMENT**

PARCEL NO. 21-ROW-1  
CITY PROJ. NO. 103299 LOCATION: CITY OF FORT WORTH, TARRANT COUNTY, TEXAS  
OWNER: TRINITY BAPTIST TEMPLE  
SURVEY: A. ROBERTS ABSTRACT NO. 1262  
ACQUISITION AREA: 283 SQUARE FEET OR 0.0065 ACRES  
WHOLE PROPERTY AREA: 16,380 SQUARE FEET OR 0.3760 ACRES  
JOB NO. 830-1043 DRAWN BY: GAI DRAWING FILE: W.J. BOAZ ROAD / 21-ROW-1  
DATE: 6/27/2022 PAGE 2 OF 2 SCALE: 1" = 50'  
GRAHAM ASSOCIATES, INC. / 1300 SUMMIT AVE. SUITE 419, FORT WORTH, TX 76102 / 817-332-5756 FAX 817-336-6909





Graham Associates  
600 Six Flags Dr., Suite 500  
Arlington, Texas 76011  
(817) 640-8535  
Friday, March 31, 2023 8:50:36 AM

PROJECT: PARCEL 21-ROW-1

CLOSURE REPORT

Coordinate values shown are computed based on the rounded bearing and distance,  
or chord bearing and chord lengths as indicated herein.  
Boundary Name:

Point Number	Description	Station	Northing	Easting	Elevation
Bearing	Distance				
174		0+00.00	7001089.914	2301866.040	
N89°57'19"E	78.00 '				
175		0+78.00	7001089.975	2301944.040	
S00°02'41"E	3.61 '				
176		0+81.61	7001086.365	2301944.043	
S89°55'20"W	78.00 '				
177		1+59.61	7001086.259	2301866.043	
N00°02'41"W	3.66 '				
174		1+63.27	7001089.919	2301866.040	

Closing latitude = 0.00500  
Closing departure = 0.00001  
Closing bearing = S00°06'15"W  
Closing distance = 0.00500  
Total traverse length = 163.27 (163.27)  
Total error of closure = 1/32656  
Error of closure in latitude = 1/32656  
Error of closure in departure = 1/17985106

Area = 283 Sq. Ft.  
Area = 0.0065 Acres