

PARCEL NO. 19-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 0.0172 acre tract of land situated in the A. Roberts Survey, Abstract No. 1262, Tarrant County, Texas and being a portion of Lot 25, Block B, 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 Instrument No. D210191864, Deed Records, Tarrant County, Texas, and being more particularly described as follows:

COMMENCING at a found 1/2 inch iron rod being in the southwest corner of Lot 1, Block 6, Innisbrook Place as recorded in Instrument No. D204061126, Plat Records, Tarrant County, Texas, and being in the intersection of the existing north public right-of-way line of W.J. Boaz Road (having a variable width right-of-way) and the existing east public right-of-way line of Innisbrook Lane (having a 120 foot right-of-way);

THENCE South 11°38'17" East, a distance of 71.68 feet to the POINT OF BEGINNING, being in the northeast corner of said Lot 25 and the northwest corner of Lot 26, of said Block B, Lake Crest Estates and being in the existing south public right-of-way line of said W.J. Boaz Road;

THENCE South 00°02'41" East, along the common line of said Lot 25 and said Lot 26, a distance of 8.37 feet to a set 1/2 inch iron rod with a cap stamped "GRAHAM ASSOC INC"(GAI), for the beginning of a tangent curve to the left having a radius of 591.00 feet, a central angle of 00°07'17", and a long chord which bears South 82°42'36" West, 1.25 feet;

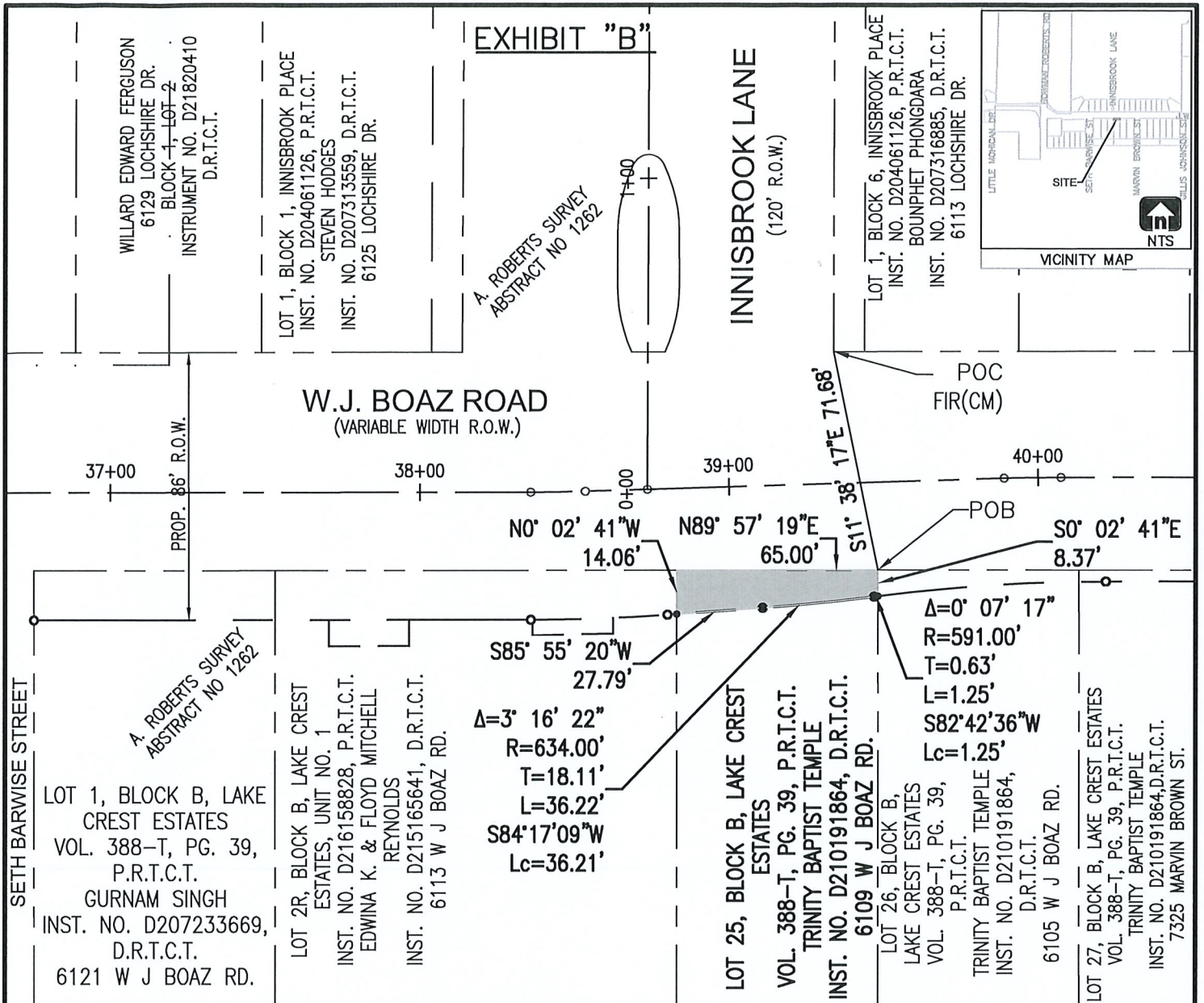
THENCE along said tangent curve to the left, an arc length of 1.25 feet to a set 1/2 inch iron rod with a "GAI" cap, for the beginning a reverse curve to the right having a radius of 634.00 feet, a central angle of 03°16'22", and a long chord which bears South 84°17'09" West, 36.21 feet;

THENCE along said reverse curve to the right, an arc length of 36.22 feet to a set 1/2 inch iron rod with a "GAI" cap;

THENCE South 85°55'20" West, a distance of 27.79 feet to a set 1/2 inch iron rod with a "GAI" cap, being in the common line of said Lot 25 and Lot 2R, Block B, Lake Crest Estates Unit No. 1, as recorded in Instrument No. D216158828, Plat Records, Tarrant County, Texas;

THENCE North 00°02'41" West, along said common line, a distance of 14.06 feet to a point, being in the common line of the north line of said Lot 25 and said existing south public right-of-way line;

THENCE North 89°57'19" East, along said common line, a distance of 65.00 feet to the POINT BEGINNING and CONTAINING 751 square feet, 0.0172 acres of land, more or less.



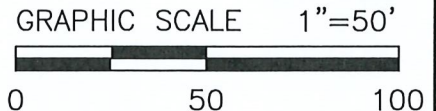
LEGEND

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. 19-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: 751 SQUARE FEET OR 0.0172 ACRES
WHOLE PROPERTY AREA: 13,650 SQUARE FEET OR 0.3134 ACRES
JOB NO. 830-1043 DRAWN BY: GAI DRAWING FILE: W.J. BOAZ ROAD / P19-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



MICHAEL L. PETERSON
RPLS TEXAS NO. 5999

Graham Associates
 600 Six Flags Dr., Suite 500
 Arlington, Texas 76011
 (817) 640-8535
 Tuesday, April 25, 2023 9:54:05 AM

PROJECT: PARCEL 19-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				
162		0+00.00	7001089.756	2301663.040	
S00°02'41"E	8.37 '				
163		0+08.37	7001081.386	2301663.046	
Center Point:		164	7000495.084	2301737.417	
Radius:		591.00 '			
Delta:		0°07'17" Left			
Arc Length:		1.25 '			
Chord Bearing:		S82°42'36"W			
Chord Length:		1.25 '			
Middle Ordinate:		0.00 '			
External:		0.00 '			
Deg of Curvature:		9°41'41" Arc Definition			
Tangent:		0.63 '			
Curve PI:			7001081.307	2301662.426	
165		0+09.62	7001081.227	2301661.807	
Center Point:		166	7001710.017	2301580.693	
Radius:		634.00 '			
Delta:		3°16'22" Right			
Arc Length:		36.22 '			
Chord Bearing:		S84°17'09"W			
Chord Length:		36.21 '			
Middle Ordinate:		0.26 '			
External:		0.26 '			
Deg of Curvature:		9°02'14" Arc Definition			
Tangent:		18.11 '			
Curve PI:			7001078.910	2301643.842	
167		0+45.84	7001077.622	2301625.776	
S85°55'20"W	27.79 '				
150		0+73.63	7001075.646	2301598.057	
N00°02'41"W	14.06 '				
149		0+87.69	7001089.706	2301598.046	
N89°57'19"E	65.00 '				
162		1+52.69	7001089.756	2301663.046	

Closing latitude = 0.00068
 Closing departure = 0.00592
 Closing bearing = S83°27'12"W
 Closing distance = 0.00596
 Total traverse length = 152.68 (152.69)
 Total error of closure = 1/25607
 Error of closure in latitude = 1/224610
 Error of closure in departure = 1/25775

Area = 751 Sq. Ft.
 Area = 0.0172 Acres