

PARCEL NO. 21-ROW-4
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 0.0179 acre tract of land situated in the A. Roberts Survey, Abstract No. 1262, Tarrant County, Texas and being a portion of Lots 30 and 31, 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 11694, Page 880, Deed Records, Tarrant County, Texas, and being more particularly described as follows:

COMMENCING at a found ½ inch iron rod being in the southeast corner of Lot 8, Block 6, Innisbrook Place as recorded in Instrument No. D204061126, Plat Records, Tarrant County, Texas, and the southwest corner of Lot 9, of said Block 6, Innisbrook Place and being in the existing north public right-of-way line of W.J. Boaz Road (having a variable width right-of-way);

THENCE South 32°50'14" West, a distance of 83.84 feet to the POINT OF BEGINNING, being in the northwest corner of said Lot 30, of said Block C, Lake Crest Estates, and being in the existing south public right-of-way line of said W.J. Boaz Road, and the northeast corner of Lot 29, Block C, Lake Crest Estates, as recorded in Volume 388-T, Page 39, Plat Records, Tarrant County, Texas;

THENCE North 89°57'19" East, along said common line, a distance of 143.00 feet to a point, and the existing west public right-of-way line of Gillis Johnson Street (having a 60 foot right-of-way);

THENCE South 00°02'41" East, along the common line of said Lot 31 and said existing west public right-of-way line, a distance of 10.00 feet to a set ½ inch iron rod with a cap stamped "GRAHAM ASSOC INC" (GAI);

THENCE North 85°44'47" West, leaving said common line, a distance of 87.18 feet to a set ½ inch iron rod with a "GAI" cap;

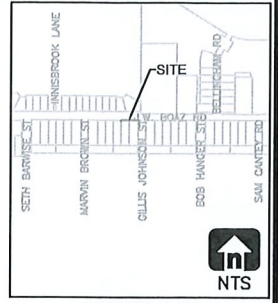
THENCE South 89°55'20" West, a distance of 56.07 feet to a set ½ inch iron rod with a "GAI" cap, being in the common line of said Lot 30 and said Lot 29;

THENCE North 00°02'41" West, along said common line, a distance of 3.50 feet to the POINT OF BEGINNING and CONTAINING 781 square feet, 0.0179 acres, more or less.

EXHIBIT "B"

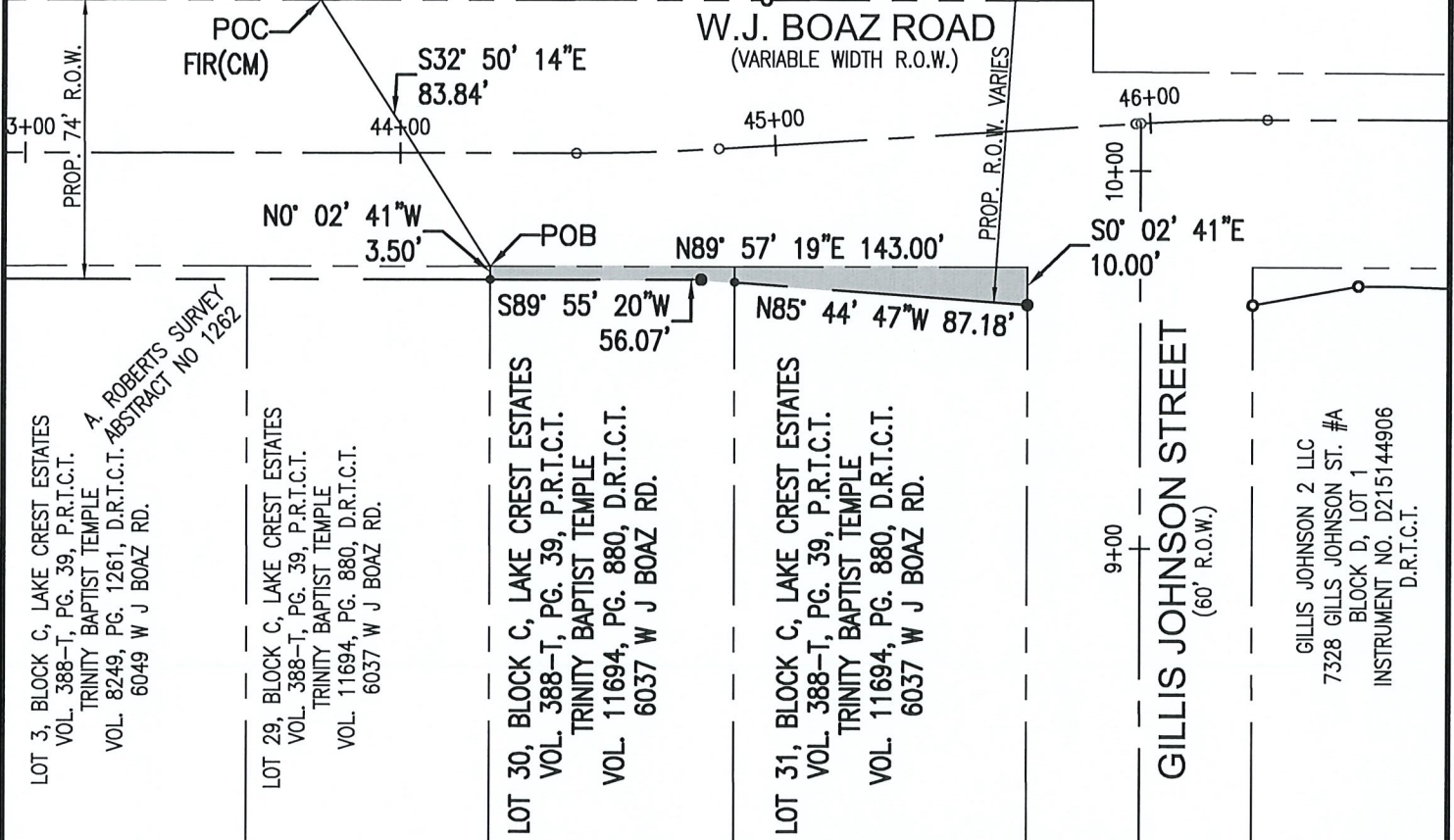
LOT 10, BLOCK 6, INNISBROOK PLACE
INST. NO. D204061126, P.R.T.C.T.
JAMES MILLER
INST. NO. D211099130, D.R.T.C.T.
6051 LOCHSHIRE DR.

A. ROBERTS SURVEY
ABSTRACT NO. 1262



VICINITY MAP

W.J. BOAZ ROAD
(VARIABLE WIDTH R.O.W.)



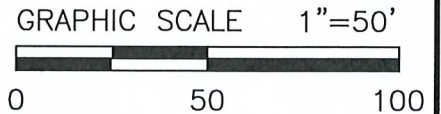
LEGEND

FIR-FOUND 1/2 INCH IRON ROD
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

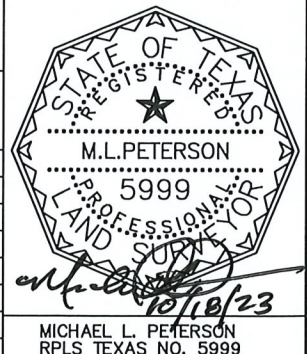


CITY OF FORT WORTH

1000 THROCKMORTON STREET / FORT WORTH, TEXAS 76102

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

PARCEL NO. 21-ROW-4
CITY PROJ. NO. 103299 LOCATION: CITY OF FORT WORTH, TARRANT COUNTY, TEXAS
OWNER: TRINITY BAPTIST TEMPLE
SURVEY: A. ROBERTS ABSTRACT NO. 1262
ACQUISITION AREA: 781 SQUARE FEET OR 0.0179 ACRES
WHOLE PROPERTY AREA: 30,030 SQUARE FEET OR 0.6894 ACRES
JOB NO. 830-1043 DRAWN BY: GAI DRAWING FILE: W.J. BOAZ ROAD / P21-ROW-4
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 8:59:04 AM

PROJECT: PARCEL 21-ROW-4

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 | | | | |
| 180 | | 0+00.00 | 7001090.128 | 2302139.040 | |
| N89°57'19"E | 143.00 ' | | | | |
| 182 | | 1+43.00 | 7001090.239 | 2302282.040 | |
| S00°02'41"E | 10.00 ' | | | | |
| 183 | | 1+53.00 | 7001080.239 | 2302282.048 | |
| N85°44'47"W | 87.18 ' | | | | |
| 184 | | 2+40.18 | 7001086.705 | 2302195.108 | |
| S89°55'20"W | 56.07 ' | | | | |
| 181 | | 2+96.25 | 7001086.629 | 2302139.038 | |
| N00°02'41"W | 3.50 ' | | | | |
| 180 | | 2+99.74 | 7001090.129 | 2302139.035 | |

Closing latitude = 0.00176
Closing departure = -0.00478
Closing bearing = S69°44'50"E
Closing distance = 0.00510
Total traverse length = 299.75 (299.74)
Total error of closure = 1/58806
Error of closure in latitude = 1/169880
Error of closure in departure = 1/62681

Area = 781 Sq. Ft.
Area = 0.0179 Acres