

PARCEL NO. 10-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 0.0284 acre tract of land situated in the A. Roberts Survey, Abstract No. 1262, Tarrant County, Texas and being a portion of Lot 1X, Block J, Cheyenne Ridge, as recorded in Instrument No. D204209931, Plat Records, Tarrant County, Texas, as described in deed to Cheyenne Ridge Partners LTD, as recorded in Volume 17226, Page 191, Deed Records, Tarrant County, Texas, and being more particularly described as follows:

COMMENCING at found 1/2 inch iron rod, being in the existing north right-of-way line of W.J. Boaz Road (having a variable width foot right-of-way) and being in the southwest corner of Lot 1, Block H, Lake Vista Ranch, as recorded in Instrument No. D215169360, Plat Records, Tarrant County, Texas, and in the southeast corner of Lot 3, Block H, Lake Vista Ranch, as recorded in Instrument No. D217037271, Plat Records, Tarrant County, Texas;

THENCE South 11°40'28" West, a distance of 81.94 feet to the POINT OF BEGINNING, being in the existing south right-of-way line of said W.J. Boaz Road and being in the northeast corner of Lot 1X, Block 1, Villages of Eagle Mountain, as recorded in Instrument No. D216223437, Plat Records, Tarrant County, Texas, and the northwest corner of said Lot 1X, Block J, Cheyenne Ridge;

THENCE North 89°41'34" East, along said existing south right-of-way line, a distance of 110.00 feet to a point, also being the west line of Apalachee Trail (having a public 50 foot Right-of-Way);

THENCE South 00°12'22" West, continuing along the common line of said Lot 1X, Block J, and said west line of Apalachee Trail, a distance of 15.00 feet to a set 1/2 inch iron rod with cap stamped "GRAHAM ASSOC INC"(GAI);

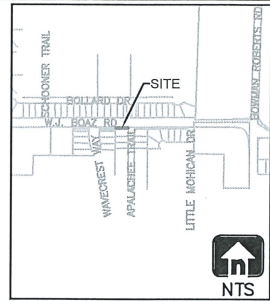
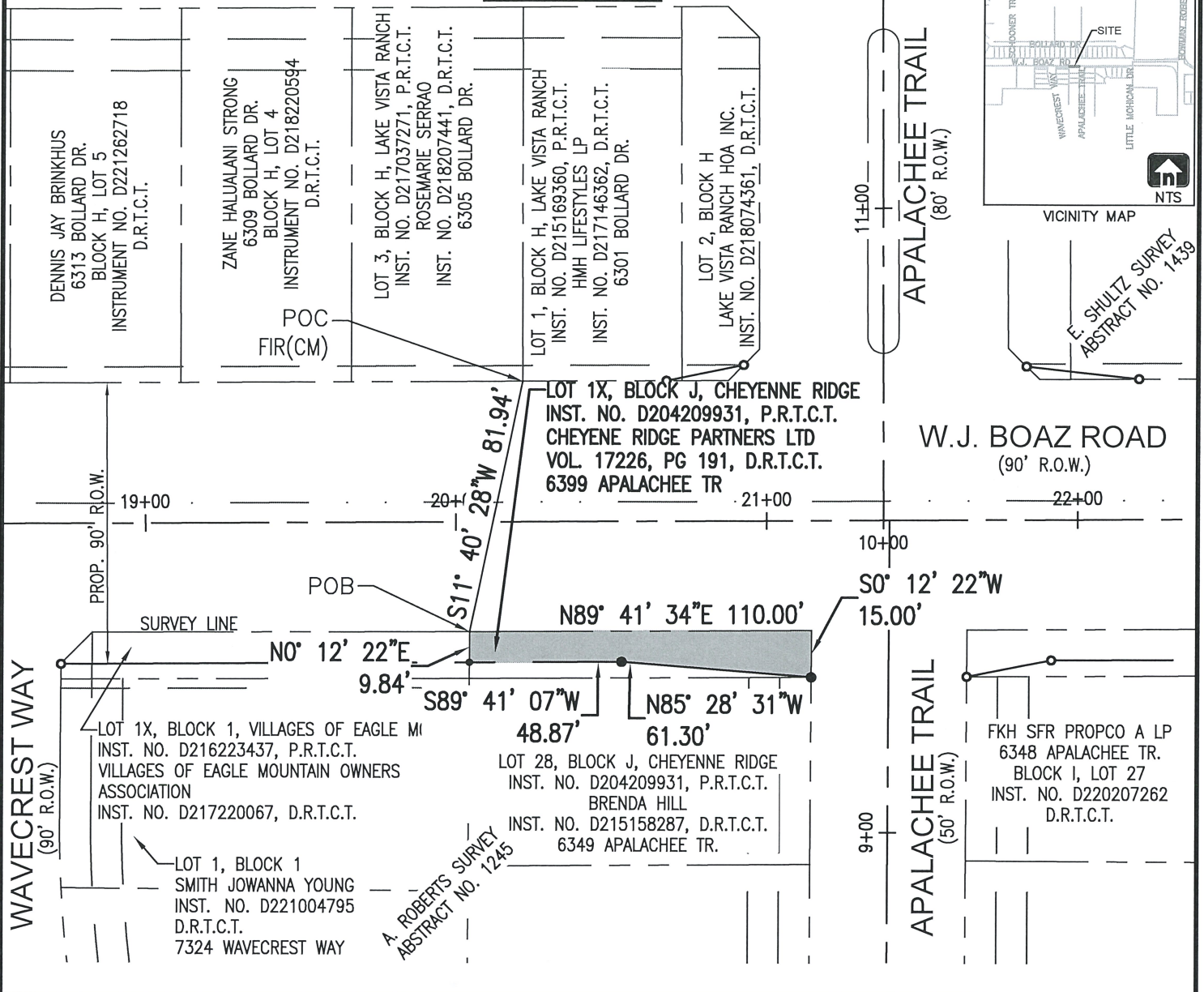
THENCE North 85°28'31" West, leaving said common line a distance of 61.30 feet to a set 1/2 inch iron rod with "GAI" cap;

THENCE South 89°41'07" West, a distance of 48.87 feet to a set 1/2 inch iron rod with "GAI" cap, being in the common line of said Lot 1X, Block 1, Villages of Eagle Mountain and Lot 1X, Block J, Cheyenne Ridge;

THENCE North 00°12'22" East, along said common line, a distance of 9.84 feet to the POINT OF BEGINNING and CONTAINING 1,240 square feet, 0.0284 acres of land, more or less.

BOLLARD DRIVE

EXHIBIT "B"



E. SHULTZ SURVEY  
 ABSTRACT NO. 1439

LEGEND

FIR—FOUND 1/2 INCH IRON ROD W/CAP STAMPED "STARK"  
 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

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).



GRAPHIC SCALE 1"=50'



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. 10—ROW-1  
 CITY PROJ. NO. 103299 LOCATION: CITY OF FORT WORTH, TARRANT COUNTY, TEXAS  
 OWNER: CHEYENNE RIDGE PARTNERS LTD.  
 SURVEY: A. ROBERTS, ABSTRACT NO. 1245  
 ACQUISITION AREA: 1,240 SQUARE FEET OR 0.0284 ACRES  
 WHOLE PROPERTY AREA: 1,650 SQUARE FEET OR 0.0379 ACRES  
 JOB NO. 830-1043 DRAWN BY: GAI DRAWING FILE: W.J. BOAZ ROAD / P10—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

