

PARCEL NO. 36-ROW-2
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 0.0291 acre tract of land situated in the A. Roberts Survey, Abstract No. 1262, Tarrant County, Texas and being a portion of Lot 2, Block F, Lake Crest Estates, as recorded in Volume 388-T, Page 39, Plat Records, Tarrant County, Texas, as described in deed to Jose J. Rodarte, as recorded in Instrument Number D215124927, Deed Records, Tarrant County, Texas, and being more particularly described as follows:

COMMENCING at a found 5/8 inch iron rod, being in the southwest corner of Lot 18, Block 12, Innisbrook Place, as recorded in Document Number D219080786, Plat Records, Tarrant County, Texas, 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 72°28'50" East, a distance of 167.91 feet to the POINT OF BEGINNING, being in the northwest corner of said Lot 2, and being in the northeast corner of Lot 1, of said Block F, Lake Crest Estates, and being in the existing south public right-of-way line of said W.J. Boaz Road;

THENCE North 89°57'19" East, along the common line of said Lot 2 and said W.J. Boaz Road, a distance of 65.00 feet to a corner;

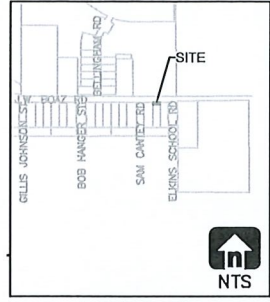
THENCE South 00°02'41" East, leaving said common line, and along the east line of said Lot 2, a distance of 19.51 feet to a set 1/2 inch iron rod with a cap stamped "GRAHAM ASSOC INC"(GAI), being in the west line of Lot 3, of said Block F, Lake Crest Estates;

THENCE South 89°33'25" West, a distance of 25.95 feet to a set 1/2 inch iron rod with "GAI" cap, being the beginning of a tangent curve to the right having a radius of 635.50 feet, a central angle of 03°31'20", and a long chord which bears North 88°40'55" West, 39.06 feet;

THENCE along said curve to the right, an arc length of 39.07 feet to a set 1/2 inch iron rod with "GAI" cap, being in the west line of said Lot 2, and being in the east line of said Lot 1;

THENCE North 00°02'41" West, along the common line of said Lot 2 and said Lot 1, a distance of 18.76 feet to the POINT OF BEGINNING and CONTAINING 1,267 square feet, 0.0291 acres of land, more or less.

EXHIBIT "B"



DIEGO R. MONTANO
INST. NO. D214173377
D.R.T.C.T.
5932 W J BOAZ RD.
TRACTS 3A & 3B

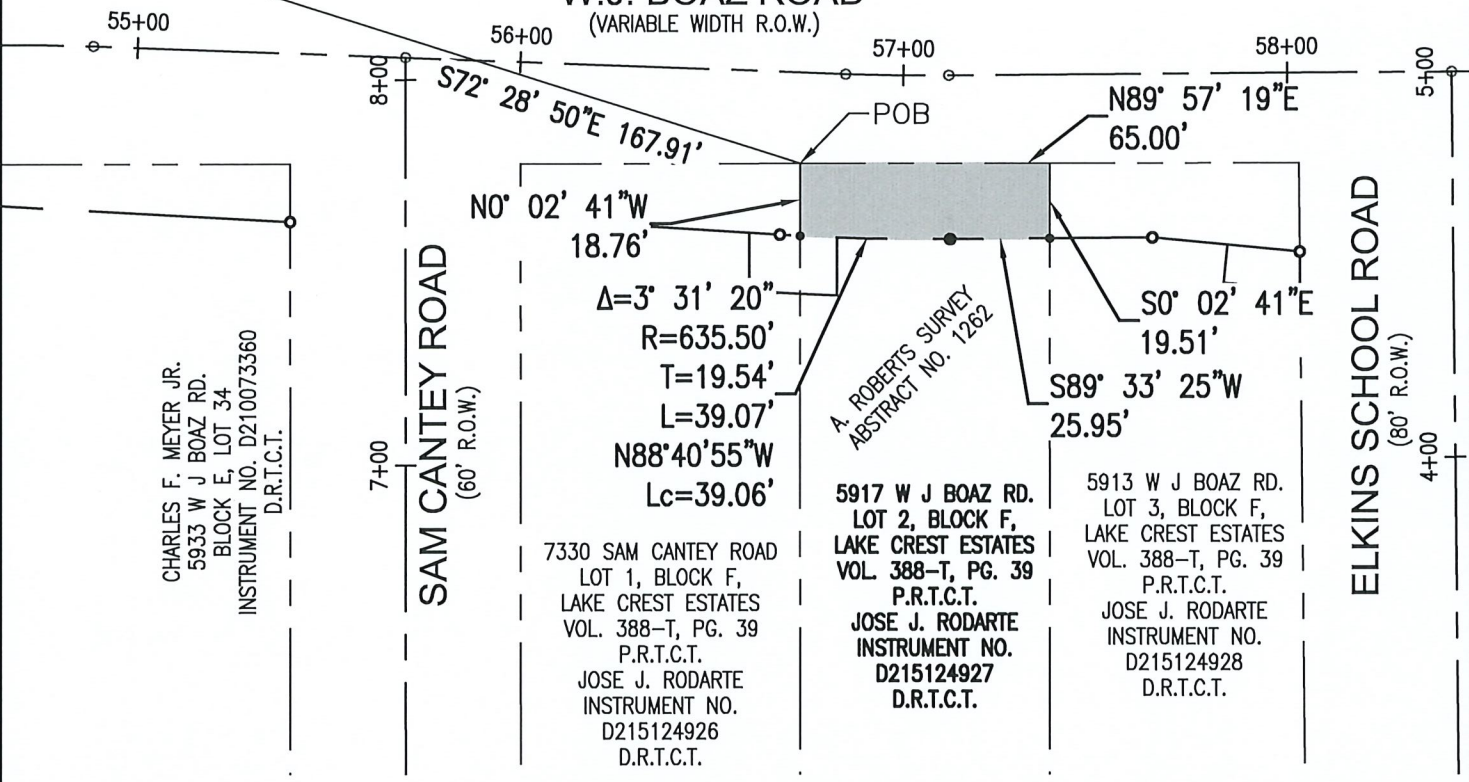
7500 BELLINGHAM RD.
LOT 18, BLOCK 12,
INNISBROOK PLACE,
DOC. NO. D219080786
P.R.T.C.T.
INNISBROOK HOLDINGS INC.
INSTRUMENT NO. D213283314
D.R.T.C.T.

A. ROBERTS SURVEY
ABSTRACT NO. 1262



VICINITY MAP

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



CHARLES F. MEYER JR.
5933 W J BOAZ RD.
BLOCK E, LOT 34
INSTRUMENT NO. D210073360
D.R.T.C.T.

SAM CANTEY ROAD
(60' R.O.W.)

7330 SAM CANTEY ROAD
LOT 1, BLOCK F,
LAKE CREST ESTATES
VOL. 388-T, PG. 39
P.R.T.C.T.
JOSE J. RODARTE
INSTRUMENT NO.
D215124926
D.R.T.C.T.

5917 W J BOAZ RD.
LOT 2, BLOCK F,
LAKE CREST ESTATES
VOL. 388-T, PG. 39
P.R.T.C.T.
JOSE J. RODARTE
INSTRUMENT NO.
D215124927
D.R.T.C.T.

5913 W J BOAZ RD.
LOT 3, BLOCK F,
LAKE CREST ESTATES
VOL. 388-T, PG. 39
P.R.T.C.T.
JOSE J. RODARTE
INSTRUMENT NO.
D215124928
D.R.T.C.T.

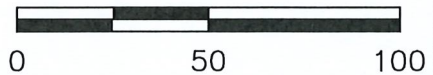
ELKINS SCHOOL ROAD
(80' R.O.W.)

LEGEND

- FIR-FOUND 5/8 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



GRAPHIC SCALE 1"=50'



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

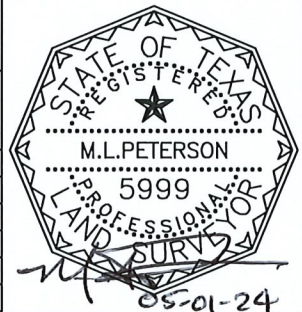


CITY OF FORT WORTH

1000 THROCKMORTON STREET / FORT WORTH, TEXAS 76102

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

PARCEL NO. 36-ROW-2		
CITY PROJ. NO. 103299 LOCATION: CITY OF FORT WORTH, TARRANT COUNTY, TEXAS		
OWNER: JOSE J. RODARTE		
SURVEY: A. ROBERTS ABSTRACT NO. 1262		
ACQUISITION AREA: 1,267 SQUARE FEET OR 0.0291 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 / P36-ROW-2
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
 Friday, March 31, 2023 11:30:10 AM

PROJECT: PARCEL 36-ROW-2

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				
280		0+00.00	7001091.103	2303387.139	
N89°57'19"E	65.00 '				
285		0+65.00	7001091.153	2303452.139	
S00°02'41"E	19.51 '				
286		0+84.51	7001071.643	2303452.155	
S89°33'25"W	25.95 '				
287		1+10.46	7001071.443	2303426.205	
Center Point:		282	7001706.924	2303421.291	
Radius:	635.50 '				
Delta:	3°31'20" Right				
Arc Length:	39.07 '				
Chord Bearing:	N88°40'55"W				
Chord Length:	39.06 '				
Middle Ordinate:	0.30 '				
External:	0.30 '				
Deg of Curvature:	9°00'57" Arc Definition				
Tangent:	19.54 '				
Curve PI:		7001071.295	2303406.665		
281		1+49.52	7001072.341	2303387.156	
N00°02'41"W	18.76 '				
280		1+68.28	7001091.101	2303387.141	

Closing latitude = -0.00145
 Closing departure = 0.00168
 Closing bearing = N49°03'00"W
 Closing distance = 0.00222
 Total traverse length = 168.28 (168.28)
 Total error of closure = 1/75819
 Error of closure in latitude = 1/115684
 Error of closure in departure = 1/100385

Area = 1267 Sq. Ft.
 Area = 0.0291 Acres