

PARCEL NO. 3-TCE-2
TEMPORARY CONSTRUCTION EASEMENT
CITY PROJECT NO. 103299
W. J. BOAZ ROAD
A. ROBERTS SURVEY, ABSTRACT NO. 1262
CITY OF FORT WORTH
TARRANT COUNTY, TEXAS

EXHIBIT "E-1"

Being a 0.0110 acre tract of land situated in the A. Roberts Survey, Abstract No. 1262, Tarrant County, Texas and being a portion of Lot 2, Block 1, All Storage Boat Club Addition, as recorded in Volume A, Page 11332, Plat Records, Tarrant County, Texas, as described in deed to PS LPT Properties Investors as recorded in Instrument No. D221353941, Deed Records, Tarrant County, Texas, and being more particularly described as follows:

COMMENCING at found ½ inch iron rod with a cap stamped "STARK" being in the southeast corner of Tract 2A, as described in deed to Boaz Road LP, as recorded by Instrument No. D203319218, Deed Records, Tarrant County, Texas, and being in the southwest corner of Lot 22, Block T, Lake Vista Ranch, as recorded in Instrument No. D219057876, Plat Records, Tarrant County, Texas, and being in the existing north right-of-way line of W. J. Boaz Road (having a variable width public Right-of-Way);

THENCE South 29°59'55" West, a distance of 104.25 feet to the POINT OF BEGINNING, and being in the east line of said Lot 1, All Storage Boat Club Addition, as recorded in Volume A, Page 11332, Plat Records, Tarrant County, Texas, and the West line of said Lot 2, being a common line;

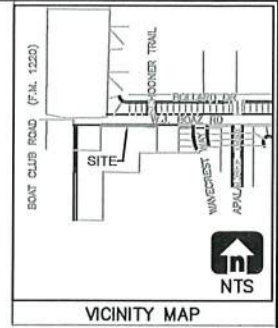
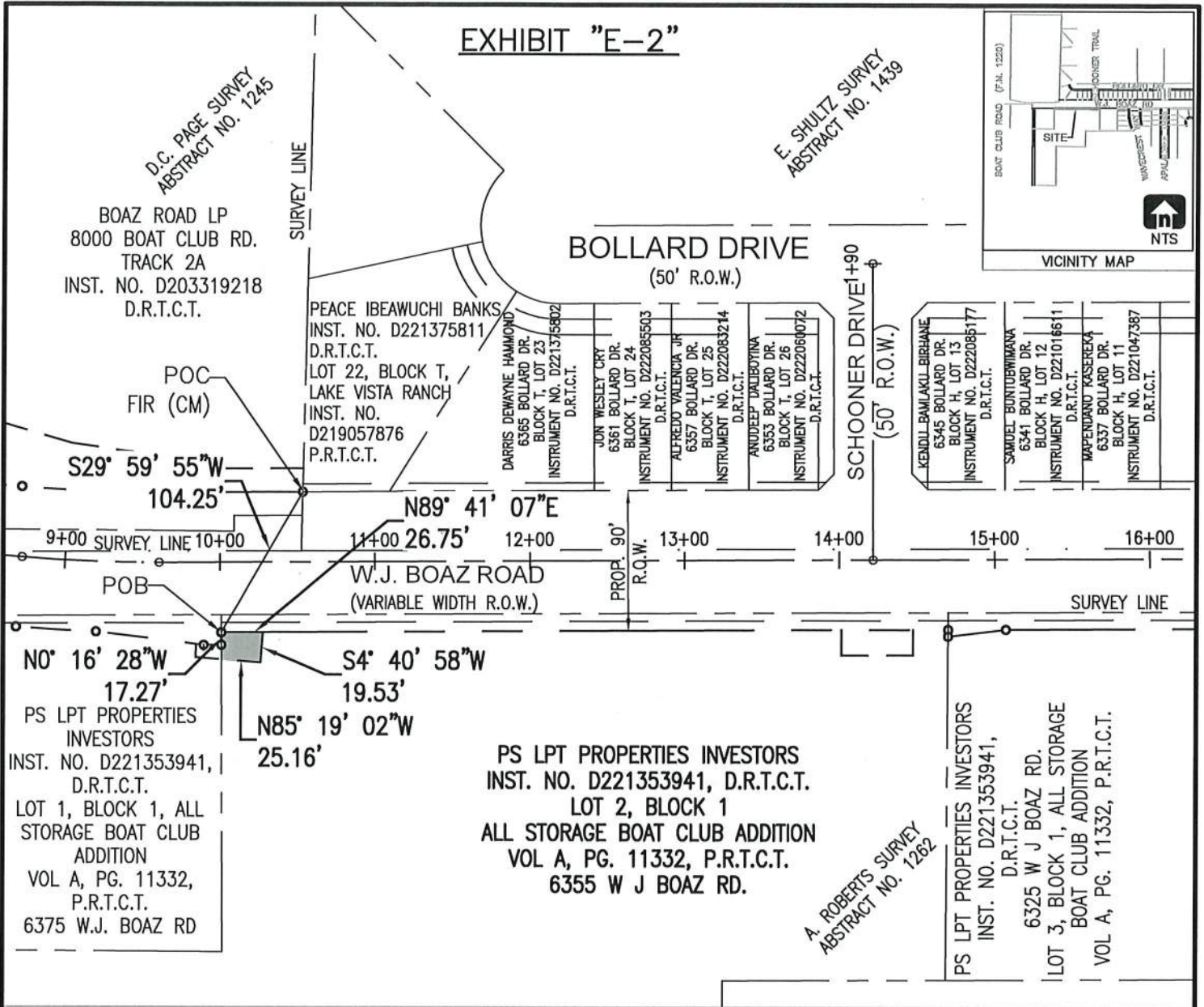
THENCE North 89°41'07" East, a distance of 26.75 feet to a point;

THENCE South 04°40'58" West, a distance of 19.53 feet to a point;

THENCE North 85°19'02" West, a distance of 25.16 feet to a point, being in said common line;

THENCE North 00°16'28" West, along said common line, a distance of 17.27 feet to the POINT OF BEGINNING and CONTAINING 477 square feet, 0.0110 acres of land, more or less.

EXHIBIT "E-2"



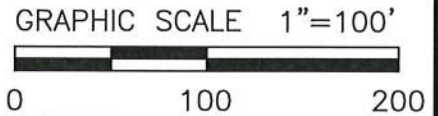
LEGEND

- 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
- 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. 3-TCE-2		
CITY PROJ. NO. 103299	LOCATION: CITY OF FORT WORTH, TARRANT COUNTY, TEXAS	
OWNER: PS LPT PROPERTIES INVESTORS		
SURVEY: A. ROBERTS, ABSTRACT NO. 1262		
ACQUISITION AREA: 477 SQUARE FEET OR 0.0110 ACRES		
WHOLE PROPERTY AREA: 303,901 SQUARE FEET OR 6.977 ACRES		
JOB NO. 830-1043	DRAWN BY: GAI	DRAWING FILE: WJ BOAZ ROAD / P3-TCE-2
DATE: 6/27/2022	PAGE 2 OF 2	SCALE: 1" = 100'



MICHAEL L. PETERSON
RPLS TEXAS NO. 5999

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
Tuesday, March 28, 2023 4:41:37 PM

PROJECT: PARCEL 3-TCE-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				
61		0+00.00	7001158.107	2298723.384	
N89°41'07"E	26.75 '				
69		0+26.75	7001158.254	2298750.134	
S04°40'58"W	19.53 '				
70		0+46.28	7001138.789	2298748.540	
N85°19'02"W	25.16 '				
67		0+71.44	7001140.843	2298723.464	
N00°16'28"W	17.27 '				
61		0+88.70	7001158.113	2298723.381	

Closing latitude = 0.00596
Closing departure = -0.00355
Closing bearing = S30°45'22"E
Closing distance = 0.00694
Total traverse length = 88.71 (88.70)
Total error of closure = 1/12781
Error of closure in latitude = 1/14873
Error of closure in departure = 1/24993

Area = 477 Sq. Ft.
Area = 0.0109 Acres