

PARCEL NO. 1-ROW-1
RIGHT-OF-WAY EASEMENT
CITY PROJECT NO. 103299
W. J. BOAZ ROAD
D.C. PAGE SURVEY, ABSTRACT NO. 1245
CITY OF FORT WORTH
TARRANT COUNTY, TEXAS

EXHIBIT "A-1"

Being a 0.3909 acre tract of land situated in the D. C. Page Survey, Abstract No.1245, Tarrant County, Texas and being a portion of a tract of land described in deed to Boaz Road, L.P., as recorded by Instrument No. D203319218, Deed Records, Tarrant County, Texas, and being more particularly described as follows:

BEGINNING at found 1/2 inch iron rod with a cap stamped "STARK" being in the southeast corner of said Boaz Road, L.P. tract, and being the southwest corner of Lot 22, Block T, Lake Vista Ranch, as recorded in Instrument No. D219057876, Plat Records, Tarrant County, Texas, as described in deed to Peace Ibeawuchi Banks as recorded in Instrument No. D221375811, Deed 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 01°17'49" West, along the common line of said Tract 2A and existing north right-of-way line, a distance of 15.18 feet to a point;

THENCE South 89°47'12" West, continuing along said common line, a distance of 43.99 feet to a point;

THENCE South 00°13'12" East, a distance of 10.00 feet to a point;

THENCE North 89°38'54" West, a distance of 313.89 feet to a point;

THENCE North 78°42'12" West, a distance of 147.90 feet to point, being in the intersection of said existing north right-of-way line and the existing east right-of-way line of Boat Club Road (having a 90 foot public Right-of-Way);

THENCE North 00°13'48" East, leaving said common line, along said existing east right-of-way line of Boat Club Road, a distance of 38.25 feet to a set 1/2 inch iron rod with cap stamped "GRAHAM ASSOC INC" (GAI);

THENCE South 89°45'31" East, leaving said existing east right-of-way line, a distance of 13.53 feet to a set 1/2 inch iron rod with "GAI" cap for the beginning of a non-tangent curve to the right having a radius of 61.50 feet and a central angle of 31°39'23" and a long chord which bears South 73°44'11" East, 33.55 feet;

THENCE along said non-tangent curve to the right an arc length of 33.98 feet to a set 1/2 inch iron rod with "GAI" cap, for the beginning of a reverse curve to the left having a radius of 48.50 feet, a central angle of 31°51'32", and a long chord which bears South 73°50'16" East, 26.62 feet;

THENCE along said reverse curve to the left an arc length of 26.97 feet to a set 1/2 inch iron rod with "GAI" cap;

THENCE South $89^{\circ}46'02''$ East, a distance of 76.16 feet to a set 1/2 inch iron rod with "GAI" cap for the beginning of a tangent curve to the right having a radius of 656.00 feet, a central angle of $01^{\circ}39'04''$, and a long chord which bears South $88^{\circ}56'30''$ East, 18.90 feet;

THENCE along said tangent curve to the right, an arc length of 18.91 feet to a set 1/2 inch iron rod with "GAI" cap, for the beginning of a compound curve to the right having a radius of 265.00 feet, a central angle of $14^{\circ}33'08''$ and a long cord which bears South $80^{\circ}50'23''$ East, 67.12 feet;

THENCE along said compound curve to the right, an arc length of 67.31 feet to a set 1/2 inch iron rod with "GAI" cap, for the beginning of a reverse curve to the left having a radius of 234.50 feet, a central angle of $11^{\circ}26'23''$, a long cord which bears South $79^{\circ}17'01''$ East, 46.74 feet;

THENCE along said reverse curve to the left, an arc length of 46.82 feet to a set 1/2 inch iron rod with "GAI" cap;

THENCE South $85^{\circ}00'13''$ East, a distance of 43.65 feet to a set 1/2 inch iron rod with "GAI" cap, for the beginning of a tangent curve to the left having a radius of 955.00 feet, a central angle of $05^{\circ}18'41''$, and a long cord which bears South $87^{\circ}39'33''$ East 88.50 feet;

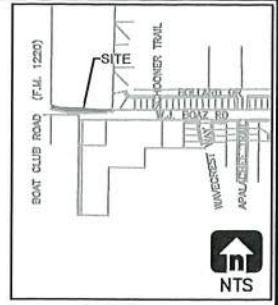
THENCE along said tangent curve to the left, an arc length of 88.53 feet to a set 1/2 inch iron rod with "GAI" cap;

THENCE North $89^{\circ}41'07''$ East, a distance of 92.60 feet to the POINT OF BEGINNING and CONTAINING 17,029 square feet, 0.3909 acres of land, more or less.

EXHIBIT "A-2"

CURVE TABLE

CURVE#	Δ	RADIUS	TAN	LENGTH	CHB	CHL
C-1	31° 39' 23"	61.50'	17.44'	33.98'	S73° 44' 11"E	33.55'
C-2	31° 51' 32"	48.50'	13.84'	26.97'	S73° 50' 16"E	26.62'
C-3	1° 39' 04"	656.00'	9.45'	18.91'	S88° 56' 30"E	18.90'
C-4	14° 33' 08"	265.00'	33.83'	67.31'	S80° 50' 23"E	67.12'
C-5	11° 26' 23"	234.50'	23.49'	46.82'	S79° 17' 01"E	46.74'



VICINITY MAP

BOAT CLUB ROAD
(F.M. 1220)
(90' R.O.W.)

BOAZ ROAD, L.P.
INST. NO. D203319218
D.R.T.C.T.
8000 BOAT CLUB RD.

225' TESCO EASEMENT
VOL. 2688, PG. 565
D.R.T.C.T.

30' LONE STAR GAS EASEMENT
VOL. 5057, PG. 84 D.R.T.C.T.

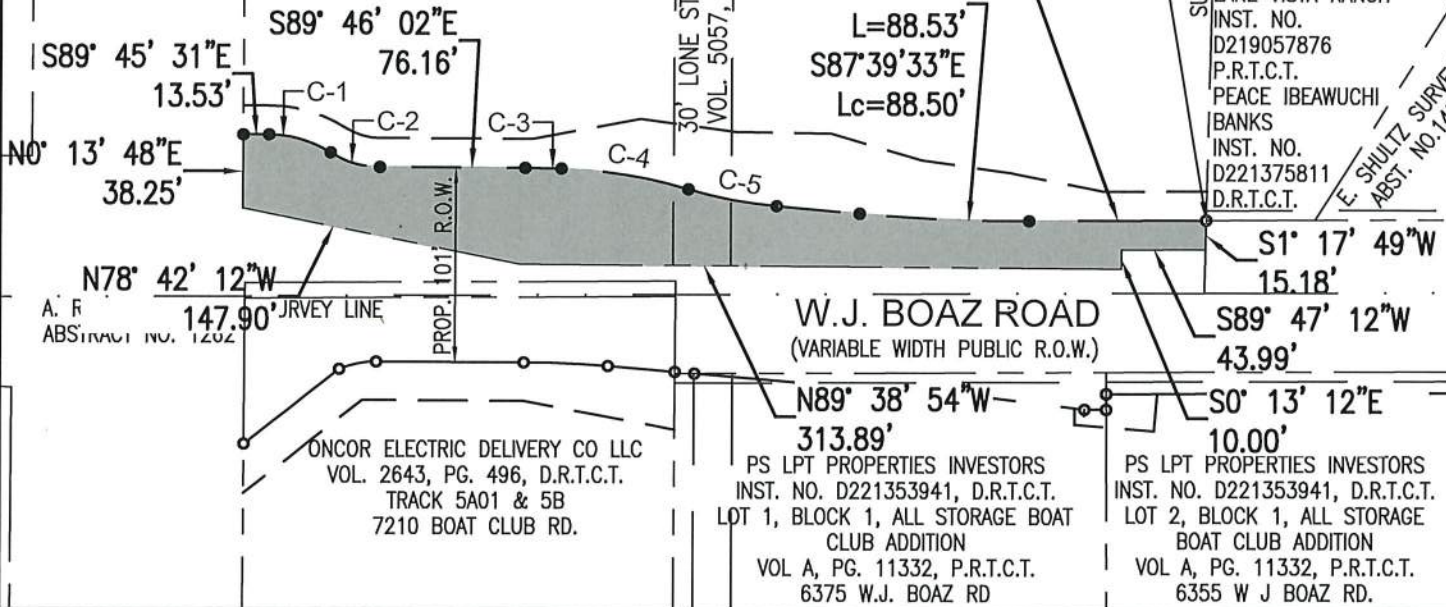
N89° 41' 07"E
92.60'
Δ=5° 18' 41"
R=955.00'
T=44.30'
L=88.53'
S87° 39' 33"E
Lc=88.50'

POB
FIR(CM)

D.C. PAGE SURVEY
ABSTRACT NO. 1245
SURVEY LINE

LOT 22, BLOCK T,
LAKE VISTA RANCH
INST. NO.
D219057876
P.R.T.C.T.
PEACE IBEAWUCHI
BANKS
INST. NO.
D221375811
D.R.T.C.T.

E. SHULTZ SURVEY
ABST. 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"=100'



SEE EXHIBIT "A" FOR DESCRIPTION OF SURVEY

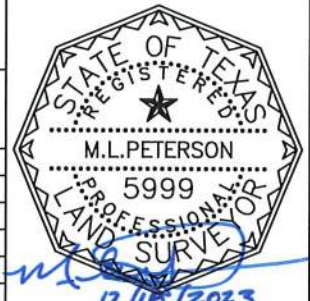


CITY OF FORT WORTH

1000 THROCKMORTON STREET / FORT WORTH, TEXAS 76102

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

PARCEL NO. 1-ROW-1
CITY PROJ. NO. 103299 LOCATION: CITY OF FORT WORTH, TARRANT COUNTY, TEXAS
OWNER: BOAZ ROAD L.P.
SURVEY: D.C. PAGE, ABSTRACT NO. 1245
ACQUISITION AREA: 17,029 SQUARE FEET OR 0.3909 ACRES
WHOLE PROPERTY AREA: 465,295 SQUARE FEET OR 10.68 ACRES
JOB NO. 830-1043 DRAWN BY: GAI DRAWING FILE: W.J. BOAZ ROAD / P1-ROW-1
DATE: 12/14/2023 PAGE 3 OF 3 SCALE: 1" = 100'
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
 Monday, May 08, 2023 1:37:26 PM

PROJECT: PARCEL 1-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				
80		0+00.00	7001248.395	2298775.509	
S01°17'49"W	15.18 '				
81		0+15.18	7001233.219	2298775.165	
S89°47'12"W	43.99 '				
82		0+59.17	7001233.055	2298731.176	
S00°13'12"E	10.00 '				
83		0+69.17	7001223.055	2298731.214	
N89°38'54"W	313.89 '				
84		3+83.06	7001224.982	2298417.330	
N78°42'12"W	147.90 '				
63		5+30.96	7001253.954	2298272.295	
N00°13'48"E	38.25 '				
64		5+69.21	7001292.203	2298272.449	
S89°45'31"E	13.53 '				
65		5+82.74	7001292.146	2298285.979	
Center Point:		66	7001230.648	2298285.512	
Radius:	61.50 '				
Delta:	31°39'23" Right				
Arc Length:	33.98 '				
Chord Bearing:	S73°44'11"E				
Chord Length:	33.55 '				
Middle Ordinate:	2.33 '				
External:	2.42 '				
Deg of Curvature:	93°09'50" Arc Definition				
Tangent:	17.44 '				
Curve PI:			7001292.012	2298303.413	
67		6+16.71	7001282.750	2298318.186	
Center Point:		68	7001323.839	2298343.953	
Radius:	48.50 '				
Delta:	31°51'32" Left				
Arc Length:	26.97 '				
Chord Bearing:	S73°50'16"E				
Chord Length:	26.62 '				
Middle Ordinate:	1.86 '				
External:	1.94 '				
Deg of Curvature:	118°08'08" Arc Definition				
Tangent:	13.84 '				
Curve PI:			7001275.395	2298329.911	
69		6+43.68	7001275.340	2298343.754	
S89°46'02"E	76.16 '				
70		7+19.84	7001275.031	2298419.913	
Center Point:		71	7000619.036	2298417.248	
Radius:	656.00 '				
Delta:	1°39'04" Right				
Arc Length:	18.91 '				
Chord Bearing:	S88°56'30"E				
Chord Length:	18.90 '				
Middle Ordinate:	0.07 '				
External:	0.07 '				
Deg of Curvature:	8°44'03" Arc Definition				
Tangent:	9.45 '				
Curve PI:			7001274.990	2298429.362	
72		7+38.74	7001274.682	2298438.810	
Center Point:		73	7001009.825	2298430.097	
Radius:	265.00 '				
Delta:	14°33'08" Right				

00 Six Flags Dr., Suite 500
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 817) 640-8535
 onday, May 08, 2023 1:37:26 PM

PROJECT: RCELS\2007 DWG'S FOR TERRAMODEL\NEW CLOSURES 2023-0502\new parcels.pro

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    Arc Length:          67.31 '
    Chord Bearing:      S80°50'23"E
    Chord Length:       67.12 '
    Middle Ordinate:    2.13 '
    External:           2.15 '
    Deg of Curvature:   21°37'16" Arc Definition
    Tangent:            33.83 '
    Curve PI:           7001273.567  2298472.627
74  Center Point:      8+06.05  7001263.997  2298505.074
    Radius:             75  7001488.914  2298571.426
    Delta:              234.50 '
    Delta:              11°26'23" Left
    Arc Length:         46.82 '
    Chord Bearing:      S79°17'01"E
    Chord Length:       46.74 '
    Middle Ordinate:    1.17 '
    External:           1.17 '
    Deg of Curvature:   24°25'59" Arc Definition
    Tangent:            23.49 '
    Curve PI:           7001257.348  2298527.608
76  8+52.87  7001255.305  2298550.999
S85°00'13"E  43.65 '
77  8+96.52  7001251.504  2298594.483
    Center Point:      78  7002202.875  2298677.657
    Radius:             955.00 '
    Delta:              5°18'41" Left
    Arc Length:         88.53 '
    Chord Bearing:      S87°39'33"E
    Chord Length:       88.50 '
    Middle Ordinate:    1.03 '
    External:           1.03 '
    Deg of Curvature:   5°59'58" Arc Definition
    Tangent:            44.30 '
    Curve PI:           7001247.643  2298638.616
79  9+85.04  7001247.889  2298682.909
N89°41'07"E  92.60 '
80  10+77.64  7001248.398  2298775.508
  
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Closing latitude      = 0.00298
Closing departure     = -0.00090
Closing bearing       = S16°48'43"E
Closing distance      = 0.00312
Total traverse length = 1076.58 (1077.64)
Total error of closure = 1/345432
Error of closure in latitude = 1/360855
Error of closure in departure = 1/1194308
  
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Area = 17029 Sq. Ft.
Area = 0.3909 Acres
  
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