

PARCEL NO. 31-TCE-1  
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 "A"**

Being a 0.0103 acre tract of land situated in the A. Roberts Survey, Abstract No. 1262, Tarrant County, Texas, and being a portion of Lot 2, Block E, Lake Crest Estates, as recorded in Volume 388-T, Page 39, Plat Records, Tarrant County, Texas, as described in deed to Octavio Meza Jr., as recorded in Instrument No. D219017584, Deed Records, Tarrant County, Texas, and being more particularly described as follows:

COMMENCING at a found 1/2 inch iron rod with cap stamped "ALL POINTS", being in the southeast corner of Lot 1, Block 13, Innisbrook Place, as recorded in Instrument No. D217197217, Deed Records, Tarrant County, Texas, and being in the intersection of the existing north public right-of-way line of W.J. Boaz Road (having a variable width right-of-way) and the existing east public right-of-way line of Bellingham Road (having a 60 foot right-of-way);

THENCE South 07°42'54" East, a distance of 65.86 feet to a point, being in the northeast corner of said Lot 2, and being in the northwest corner of Lot 3, Block E, Lake Crest Estates, as recorded in Volume 388-T, Page 39, Plat Records, Tarrant County, Texas, and being in the existing south public right-of-way line of said W.J. Boaz Road;

THENCE South 00°02'41" East, along the common line of said Lot 2 and Lot 3, a distance of 14.82 feet to a point, for the beginning of a non-tangent curve to the right having a radius of 550.50 feet and a central angle of 00°30'52" and a long chord which bears North 85°38'08" West, 4.94 feet;

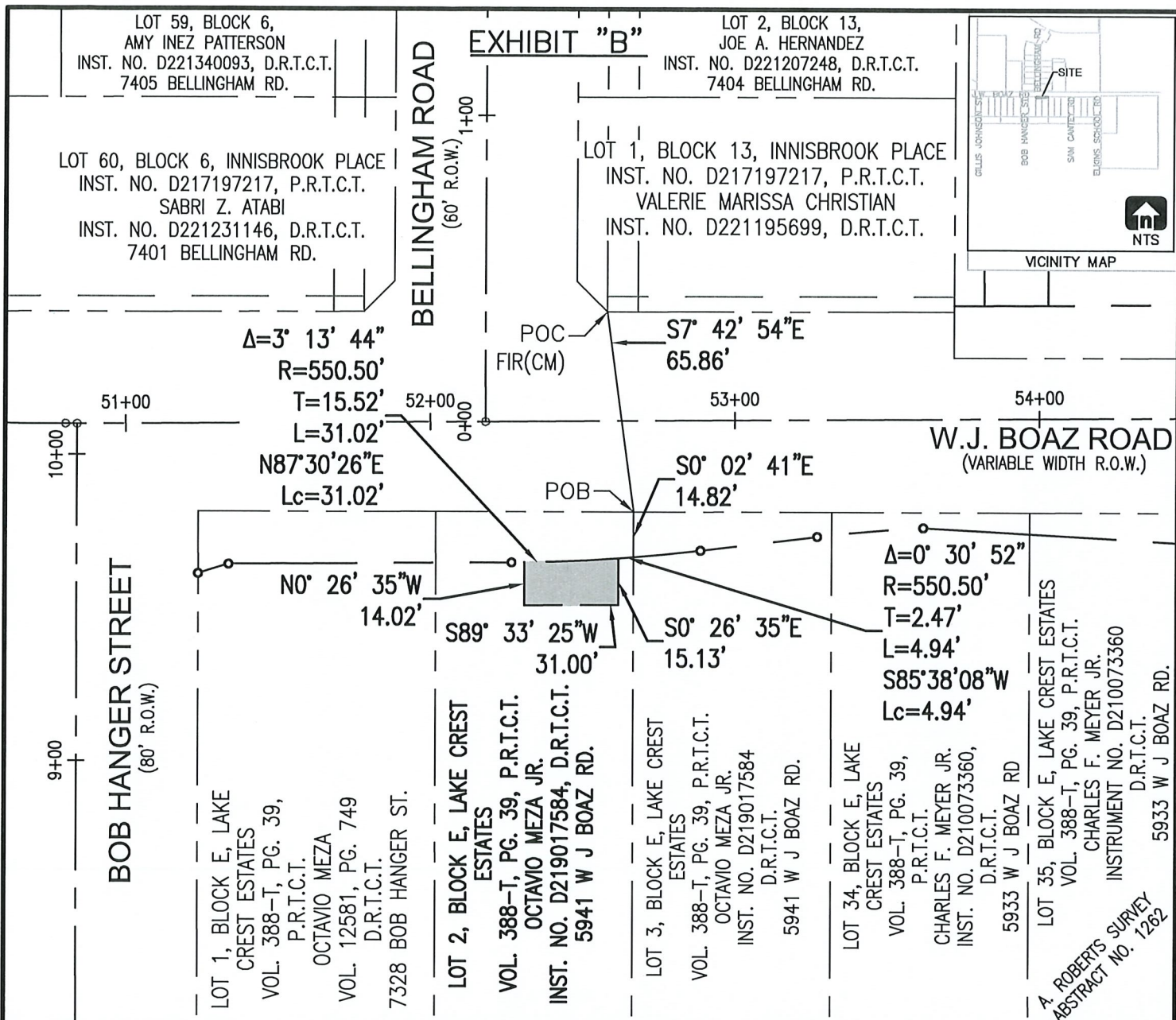
THENCE along said non-tangent curve to the right, an arc length of 23.02 feet to the POINT OF BEGINNING;

THENCE South 00°26'35" East, a distance of 15.13 feet to a point;

THENCE South 89°33'25" West, a distance of 31.00 feet to a point;

THENCE North 00°26'35" West, a distance of 14.02 feet to a point, for the beginning of a non-tangent curve to the left having a radius of 550.50 feet and a central angle of 03°13'44" and a long chord which bears North 87°30'26" East, 31.02 feet;

THENCE along said non-tangent curve to the left, an arc length of 31.02 feet to the POINT OF BEGINNING and CONTAINING 447 square feet, 0.0103 acres of land, more or less.



<b>FORT WORTH</b> <b>CITY OF FORT WORTH</b> 1000 THROCKMORTON STREET / FORT WORTH, TEXAS 76102		
<b>W.J. BOAZ ROAD</b> <b>VARIABLE WIDTH R.O.W. EASEMENT</b>		
PARCEL NO. 31-TCE-1 CITY PROJ. NO. 103299 LOCATION: CITY OF FORT WORTH, TARRANT COUNTY, TEXAS OWNER: OCTAVIO MEZA JR. SURVEY: A. ROBERTS ABSTRACT NO. 1262 ACQUISITION AREA: 447 SQUARE FEET OR 0.0103 ACRES WHOLE PROPERTY AREA: 13,650 SQUARE FEET OR 0.3134 ACRES		
JOB NO. 830-1043 DATE: 6/27/2022	DRAWN BY: GAI PAGE 2 OF 2	DRAWING FILE: W.J. BOAZ ROAD / P31-TCE-1 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 11:01:57 AM

PROJECT: PARCEL 31-SE-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				
247		0+00.00	7001075.592	2302976.124	
S00°26'35"E	15.13 '				
248		0+15.13	7001060.463	2302976.241	
S89°33'25"W	31.00 '				
249		0+46.13	7001060.223	2302945.241	
N00°26'35"W	14.02 '				
250		0+60.14	7001074.242	2302945.133	
Center Point:		244	7001624.678	2302936.694	
Radius:	550.50 '				
Delta:	3°13'44" Left				
Arc Length:	31.02 '				
Chord Bearing:	N87°30'26"E				
Chord Length:	31.02 '				
Middle Ordinate:	0.22 '				
External:	0.22 '				
Deg of Curvature:	10°24'29" Arc Definition				
Tangent:	15.52 '				
Curve PI:			7001074.481	2302960.647	
247		0+91.17	7001075.592	2302976.124	

Closing latitude = -0.00051  
Closing departure = 0.00016  
Closing bearing = N16°55'29"W  
Closing distance = 0.00054  
Total traverse length = 91.17 (91.17)  
Total error of closure = 1/169835  
Error of closure in latitude = 1/177524  
Error of closure in departure = 1/583399

Area = 447 Sq. Ft.  
Area = 0.0103 Acres