

PARCEL NO. 3-TCE-3  
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 "F-1"**

Being a 0.172 acre tract of land situated in the A. Roberts Survey, Abstract No. 1262, Tarrant County, Texas and being a portion of Lot 1, 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 intersection of the existing east right-of-way line of Schooner Drive (having a variable width foot right-of-way) and the existing north right-of-way line of W.J. Boaz Road (having a variable width foot right-of-way) and being in the southernmost southwest corner of Lot 13, Block H, Lake Vista Ranch, as recorded in Instrument No. D219057876, Plat Records, Tarrant County, Texas;

THENCE South 09°43'51" East, a distance of 80.14 feet to a point, being in the northwest corner of said Lot 3 and the northeast corner of Lot 2, Block 1, of said All Storage Boat Club Addition, and being in the existing south right-of-way line of said W.J. Boaz Road;

THENCE South 00°14'05" West, along the common line of said Lot 2 and said Lot 1, a distance of 15.21 feet to a point;

THENCE North 79°40'28" West, a distance of 23.10 feet to the POINT OF BEGINNING;

THENCE South 00°18'53" East, a distance of 16.39 feet to a point;

THENCE South 89°51'27" West, a distance of 45.97 feet to a point;

THENCE North 00°18'53" West, a distance of 16.25 feet to a point;

THENCE North 89°41'07" East, a distance of 45.97 feet to the POINT OF BEGINNING and CONTAINING 750 square feet, 0.0172 acres of land, more or less.

**EXHIBIT "F-2"**

D.C. PAGE SURVEY  
ABSTRACT NO. 1245

E. SHULTZ SURVEY  
ABSTRACT NO. 1439  
LAKE VISTA RANCH  
INST. NO. D219057876  
P.R.T.C.T.

BOAZ ROAD LP  
8000 BOAT CLUB RD.  
TRACK 2A  
INST. NO. D203319218  
D.R.T.C.T.

SURVEY LINE

**BOLLARD DRIVE**  
(50' R.O.W.)

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

DARRIS DEWAYNE HAMMOND  
6365 BOLLARD DR.  
BLOCK T, LOT 23  
INSTRUMENT NO. D221375802  
D.R.T.C.T.

JON WESLEY CRY  
6361 BOLLARD DR.  
BLOCK T, LOT 24  
INSTRUMENT NO. D222085503  
D.R.T.C.T.

ALFREDO VALENCIA JR  
6357 BOLLARD DR.  
BLOCK T, LOT 25  
INSTRUMENT NO. D222083214  
D.R.T.C.T.

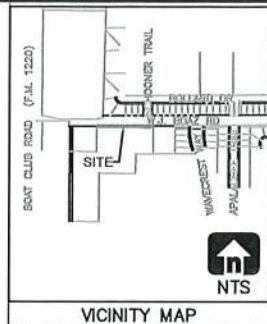
ANUDEEP DALIBOTINA  
6353 BOLLARD DR.  
BLOCK T, LOT 26  
INSTRUMENT NO. D222060072  
D.R.T.C.T.

SCHOONER DRIVE<sup>1</sup>+90  
(50' R.O.W.)

LOT 13, BLOCK H,  
LAKE VISTA RANCH  
KENDU BAMILAKU BIRRHANE  
INST. NO. D222085177  
D.R.T.C.T.

6345 BOLLARD DR.  
BLOCK H, LOT 12  
INSTRUMENT NO. D221016611  
D.R.T.C.T.

MAPPENDANO KASEREKA  
6337 BOLLARD DR.  
BLOCK H, LOT 11  
INSTRUMENT NO. D221047367  
D.R.T.C.T.



9+00 SURVEY LINE 10+00

11+00

12+00

13+00

14+00

16+00

A. ROBERTS SURVEY  
ABSTRACT NO. 1262

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

PROP. 90'  
R.O.W.

POC  
FIR(CM)

L4

POB

L2

L3

N0° 18' 53"W  
16.25'  
S89° 51' 27"W  
45.97'

S0° 18' 53"E  
16.39'

PS LPT PROPERTIES INVESTORS  
INST. NO. D221353941, D.R.T.C.T.  
LOT 2, BLOCK 1  
ALL STORAGE BOAT CLUB ADDITION  
VOL A, PG. 11332, P.R.T.C.T.  
6325 W J BOAZ RD.

PS LPT PROPERTIES INVESTORS  
INST. NO. D221353941, D.R.T.C.T.  
6325 W J BOAZ RD.  
LOT 3, BLOCK 1, ALL STORAGE BOAT CLUB ADDITION  
VOL A, PG. 11332, P.R.T.C.T.

**LINE TABLE**

LINE #	LENGTH	DIRECTION
L1	80.14	S09° 43' 51"E
L2	15.21	S00° 14' 05"W
L3	23.10	N79° 40' 28"W
L4	45.97	N89° 41' 07"E

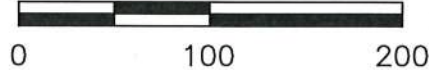
PS LPT PROPERTIES INVESTORS  
INST. NO. D221353941, D.R.T.C.T.  
LOT 1, BLOCK 1, ALL STORAGE BOAT CLUB ADDITION  
VOL A, PG. 11332, P.R.T.C.T.  
6375 W.J. BOAZ RD

**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



GRAPHIC SCALE 1"=100'



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-3	LOCATION: CITY OF FORT WORTH, TARRANT COUNTY, TEXAS	
CITY PROJ. NO. 103299	OWNER: PS LPT PROPERTIES INVESTORS	
SURVEY: A. ROBERTS, ABSTRACT NO. 1262		
ACQUISITION AREA: 750 SQUARE FEET OR 0.0172 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-3
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 4:44:52 PM

PROJECT: PARCEL 3-TCE-3

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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				
72		0+00.00	7001160.559	2299169.715	
S00°18'53"E	16.39 '				
73		0+16.39	7001144.170	2299169.805	
S89°51'27"W	45.97 '				
74		0+62.36	7001144.055	2299123.835	
N00°18'53"W	16.25 '				
71		0+78.62	7001160.305	2299123.746	
N89°41'07"E	45.97 '				
72		1+24.59	7001160.558	2299169.715	

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Closing latitude = -0.00182  
Closing departure = 0.00022  
Closing bearing = N06°49'08"W  
Closing distance = 0.00183  
Total traverse length = 124.58 (124.59)  
Total error of closure = 1/67953  
Error of closure in latitude = 1/68437  
Error of closure in departure = 1/572322

Area = 750 Sq. Ft.  
Area = 0.0172 Acres