

PARCEL NO. 25-SE-1
SLOPE 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 0.0075 acre tract of land situated in the A. Roberts Survey, Abstract No. 1262, Tarrant County, Texas, and being a portion of Lot 2, Block D, Lake Crest Estates, as recorded in Volume 388-T, Page 39, Plat Records, Tarrant County, Texas, as described in deed to Mark Douglas Hatten, as recorded in Instrument No. D216234738, Deed Records, Tarrant County, Texas, and being more particularly described as follows:

COMMENCING at found 1/2 inch iron rod with a cap stamped "LBS", being the southwest corner of Lot 10, Block 6, Innisbrook Place Addition, as recorded in Instrument No. D204061126, 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 59°43'33" East, a distance of 139.84 feet to a point, being in the northwest corner of said Lot 2 and the northeast corner of Lot 1, Block D, 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 1 and said Lot 2, a distance of 7.11 feet to the POINT OF BEGINNING, for the beginning of a non-tangent curve to the right having a radius of 589.50 feet and a central angle of 01°11'46" and a long chord which bears South 84°26'33" East, 12.31 feet;

THENCE along said non-tangent curve to the right, an arc length of 12.31 feet a point;

THENCE South 83°50'40" East, a distance of 5.70 feet to a point;

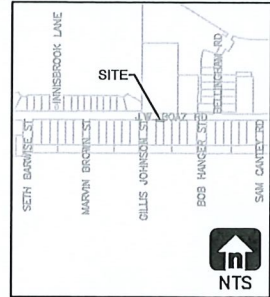
THENCE South 00°54'31" West, a distance of 17.64 feet to a point;

THENCE North 89°05'29" West, a distance of 17.62 feet to a point, being in said common line;

THENCE North 00°02'41" East, along said common line, a distance of 19.16 feet to the POINT OF BEGINNING and CONTAINING 328 square feet, 0.0075 acres of land, more or less.

EXHIBIT "B"

A. ROBERTS SURVEY
ABSTRACT NO 1262



CURVE TABLE						
CURVE #	Δ	RADIUS	TANGENT	LENGTH	C. BEARING	C. LENGTH
C-1	1°11'46"	589.50'	6.15'	12.31'	S84°26'33"E	12.31'

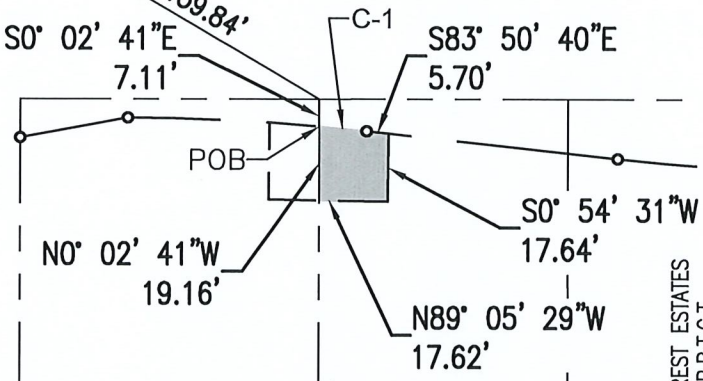
LOT 10, BLOCK 6,
INNISBROOK PLACE
INST. NO. D204061126
P.R.T.C.T.
JAMES MILLER
INST. NO. D211099130
D.R.T.C.T.
6051 LOCHSHIRE DR.

POC
FIR(CM)
BETTY S. FINCHER, INST. NO. D221363359, D.R.T.C.T.
TRACT 3D
6020 LOCHSHIRE DR.

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

LOT 31, BLOCK C, LAKE CREST ESTATES
VOL. 388-T, PG. 39, P.R.T.C.T.
TRINITY BAPTIST TEMPLE
VOL. 11694, PG. 880, D.R.T.C.T.
6037 W J BOAZ RD.

GILLIS JOHNSON STREET
(60' R.O.W.)



LOT 1, BLOCK D, LAKE CREST ESTATES
VOL. 388-T, PG. 39, P.R.T.C.T.
GILLIS JOHNSON 2 LLC
INST. NO. D215144906, D.R.T.C.T.
7328 GILLIS JOHNSON ST.

LOT 2, BLOCK D, LAKE CREST ESTATES
VOL. 388-T, PG. 39, P.R.T.C.T.
MARK DOUGLAS HATTEN
INST. NO. D216234738, D.R.T.C.T.
6017 W J BOAZ RD.

LOT 3, BLOCK D, LAKE CREST ESTATES
VOL. 388-T, PG. 39, P.R.T.C.T.
CHANHSAMONE PING SUPHASAWUD
INST. NO. D211043003, D.R.T.C.T.
6011 W J BOAZ RD.

LOT 31, BLOCK D, LAKE CREST ESTATES
VOL. 388-T, PG. 39, P.R.T.C.T.
CHANHSAMONE PING SUPHASAWUD
INST. NO. D211043003, D.R.T.C.T.
6011 W J BOAZ RD.

LEGEND

- FIR-FOUND 1/2 INCH IRON ROD W/CAP STAMPED "(LBS)"
- 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).

GRAPHIC SCALE 1"=50'



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. 25-SE-1		
CITY PROJ. NO. 103299 LOCATION: CITY OF FORT WORTH, TARRANT COUNTY, TEXAS		
OWNER: MARK DOUGLAS HATTEN		
SURVEY: A. ROBERTS ABSTRACT NO. 1262		
ACQUISITION AREA: 328 SQUARE FEET OR 0.0075 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 / P25-SE-1
DATE: 6/27/2022	PAGE 2 OF 2	SCALE: 1" = 50'



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
 Friday, March 31, 2023 10:00:19 AM

PROJECT: PARCEL 25-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				
201		0+00.00	7001083.234	2302420.045	
	Center Point:	202	7000495.941	2302369.083	
	Radius:	589.50	'		
	Delta:	1°11'46"	Right		
	Arc Length:	12.31	'		
	Chord Bearing:	S84°26'33"E			
	Chord Length:	12.31	'		
	Middle Ordinate:	0.03	'		
	External:	0.03	'		
	Deg of Curvature:	9°43'10"	Arc Definition		
	Tangent:	6.15	'		
	Curve PI:		7001082.702	2302426.176	
209		0+12.31	7001082.042	2302432.297	
	S83°50'40"E	5.70	'		
210		0+18.01	7001081.430	2302437.964	
	S00°54'31"W	17.64	'		
211		0+35.65	7001063.793	2302437.685	
	N89°05'29"W	17.62	'		
206		0+53.27	7001064.072	2302420.067	
	N00°02'41"W	19.16	'		
201		0+72.43	7001083.232	2302420.052	

 Closing latitude = -0.00174
 Closing departure = 0.00681
 Closing bearing = N75°41'47"W
 Closing distance = 0.00702
 Total traverse length = 72.43 (72.43)
 Total error of closure = 1/10312
 Error of closure in latitude = 1/41742
 Error of closure in departure = 1/10642

Area = 328 Sq. Ft.
 Area = 0.0075 Acres