

PARCEL NO. 3-ROW-1
RIGHT-OF-WAY EASEMENT
CITY PROJECT NO. 103299
W. J. BOAZ ROAD
A. ROBERTS SURVEY, ABSTRACT NO. 1262
CITY OF FORT WORTH
TARRANT COUNTY, TEXAS

EXHIBIT "A-1"

Being a 0.0465 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 east line of a tract of land as described by 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 described in deed to Peace Ibeawuchi Banks as recorded in instrument No. D2211375811, 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 33°26'23" West, a distance of 94.69 feet to the POINT OF BEGINNING, being in the existing south right-of-way line of W. J. Boaz Road, and being in the northeast corner of said Lot 1 and the most northern northwest corner of Lot 2, Block 1, All Storage Boat Club Addition, as recorded in Volume A, Page 11332, Plat Records, Tarrant County, Texas;

THENCE South 00°16'28" East, along the common line of said Lot 1 and said Lot 2, a distance of 19.27 feet to a set ½ inch iron rod with cap stamped "GRAHAM ASSOC INC"(GAI);

THENCE South 89°41'07" West, leaving said common line, a distance of 11.44 feet to a set ½ inch iron rod with "GAI" cap;

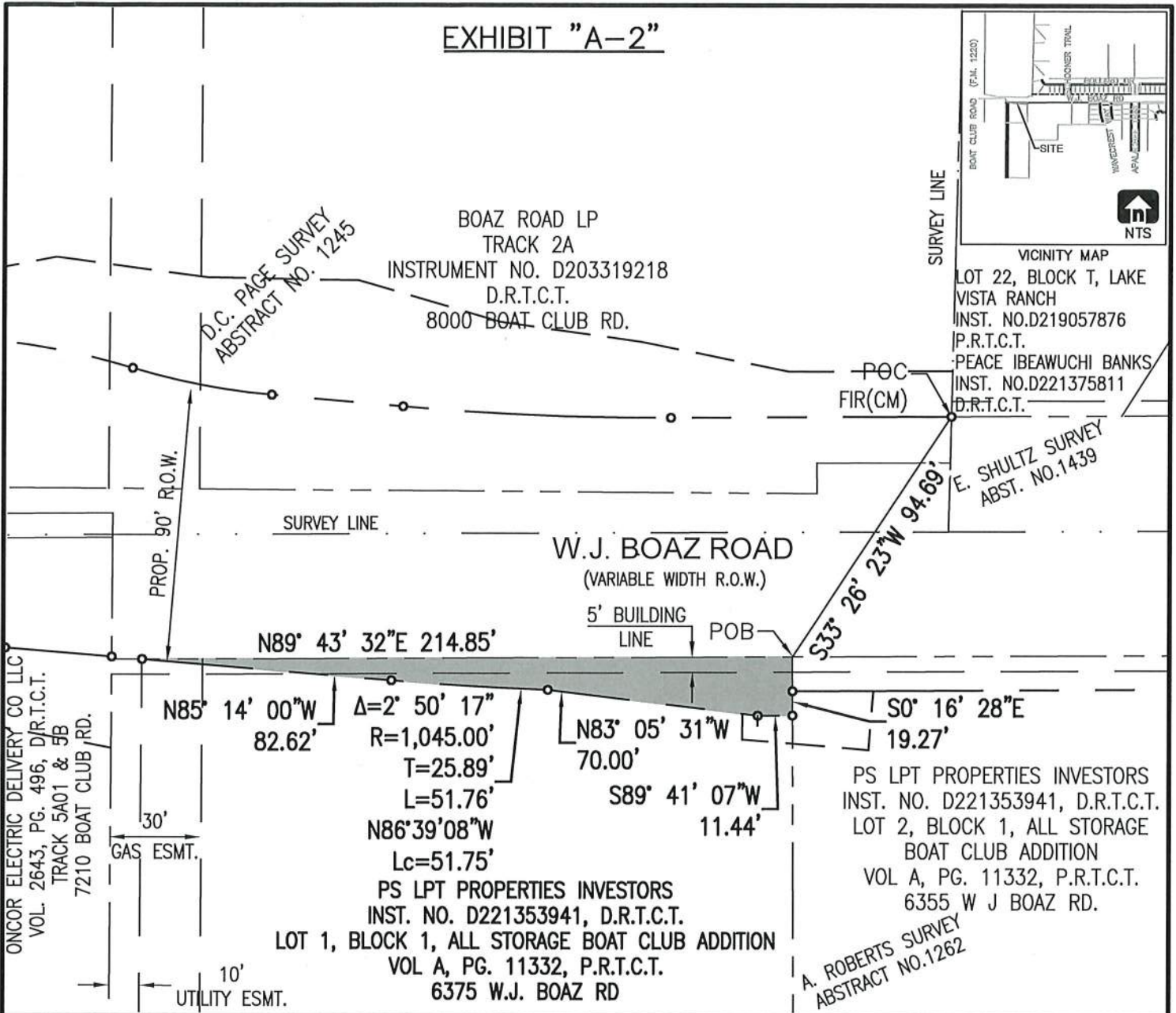
THENCE North 83°05'31" West, a distance of 70.00 feet to a set ½ inch iron rod with "GAI" cap for the beginning of a tangent curve to the left having a radius of 1,045.00 feet and a central angle of 02°50'17" and a long chord which bears North 86°39'08" West, 51.75 feet;

THENCE along said tangent curve to the left, an arc length of 51.76 feet to a set ½ inch iron rod with "GAI" cap;

THENCE North 85°14'00" West, a distance of 82.62 feet to a set ½ inch iron rod with "GAI" cap, being in the common line of said Lot 1 and said existing south right-of-way line;

THENCE North 89°43'32" East along the common line of said Lot 1, Block 1, and W.J. Boaz Road, a distance of 214.85 feet to the POINT OF BEGINNING and CONTAINING 2,025 square feet, 0.0465 acres of land, more or less.

EXHIBIT "A-2"



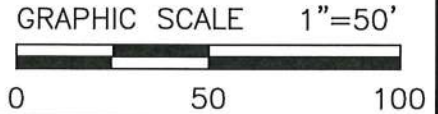
LEGEND

- 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-R0W-1		
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: 2,025 SQUARE FEET OR 0.0465 ACRES		
WHOLE PROPERTY AREA: 48,601 SQUARE FEET OR 1.116 ACRES		
JOB NO. 830-1043	DRAWN BY: GAI	DRAWING FILE: WJ BOAZ ROAD / P3-R0W-1
DATE: 6/27/2022	PAGE 2 OF 2	SCALE: 1" = 50'
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
 Tuesday, March 28, 2023 3:47:20 PM

PROJECT: PARCEL 3-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				
54		0+00.00	7001169.381	2298723.330	
S00°16'28"E	19.27 '				
55		0+19.27	7001150.111	2298723.423	
S89°41'07"W	11.44 '				
56		0+30.71	7001150.048	2298711.983	
N83°05'31"W	70.00 '				
57		1+00.71	7001158.468	2298642.491	
Center Point:		16	7002202.875	2298677.665	
Radius:	1045.00 '				
Delta:	2°50'17" Right				
Arc Length:	51.76 '				
Chord Bearing:	N86°39'08"W				
Chord Length:	51.75 '				
Middle Ordinate:	0.32 '				
External:	0.32 '				
Deg of Curvature:	5°28'58" Arc Definition				
Tangent:	25.89 '				
Curve PI:			7001159.335	2298616.620	
58		1+52.47	7001161.490	2298590.829	
N85°14'00"W	82.62 '				
53		2+35.10	7001168.355	2298508.495	
N89°43'32"E	214.85 '				
54		4+49.95	7001169.384	2298723.343	

Closing latitude = 0.00343
 Closing departure = 0.01224
 Closing bearing = S74°20'06"W
 Closing distance = 0.01272
 Total traverse length = 449.93 (449.95)
 Total error of closure = 1/35382
 Error of closure in latitude = 1/131039
 Error of closure in departure = 1/36747

Area = 2025 Sq. Ft.
 Area = 0.0465 Acres