

PARCEL NO. 36-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"

Being a 0.0277 acre tract of land situated in the A. Roberts Survey, Abstract No. 1262, Tarrant County, Texas and being a portion of Lot 1, Block F, Lake Crest Estates, as recorded in Volume 388-T, Page 39, Plat Records, Tarrant County, Texas, as described in deed to Jose J. Rodarte, as recorded in Instrument Number D215124926, Deed Records, Tarrant County, Texas, and being more particularly described as follows:

COMMENCING at a found 5/8 inch iron rod, being in the southwest corner of Lot 18, Block 12, Innisbrook Place, as recorded in Document Number D219080786, 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°49'22" East, a distance of 100.67 feet to the POINT OF BEGINNING, being in the northwest corner of said Lot 1, and being in intersection of the existing south public right-of-way line of said W.J. Boaz Road and the existing east public right-of-way line of Sam Cantey Road (having a 60 foot right-of-way);

THENCE North 89°57'19" East, along the common line of said Lot 1 and said W.J. Boaz Road, a distance of 73.10 feet to a point, being in the northeast corner of said Lot 1 and the northwest corner of Lot 2, Block F, Lake Crest Estates, as recorded in Volume 388-T, Page 39, Plat Records, Tarrant County, Texas;

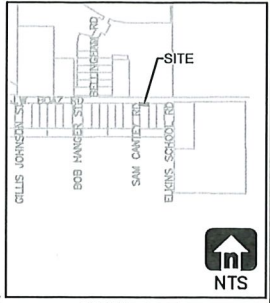
THENCE South 00°02'41" East, leaving said common line, and along the common line of said Lot 2 and said Lot 1, a distance of 18.76 feet to a set 1/2 inch iron rod with a cap stamped "GRAHAM ASSOC INC"(GAI), for the beginning of a non-tangent curve to the right having a radius of 635.50 feet, a central angle of 00°28'40", and a long chord which bears North 86°40'55" West, 5.30 feet;

THENCE along said non-tangent curve to the right, an arc length of 5.30 feet to a set 1/2 inch iron rod with "GAI" cap;

THENCE North 86°26'35" West, a distance of 67.94 feet to a set 1/2 inch iron rod with "GAI" cap, being in the common line of said Lot 1 and said existing east public right-of-way line;

THENCE North 00°02'41" West, along said common line, a distance of 14.18 feet to the POINT OF BEGINNING and CONTAINING 1,205 square feet, 0.0277 acres of land, more or less.

EXHIBIT "B"

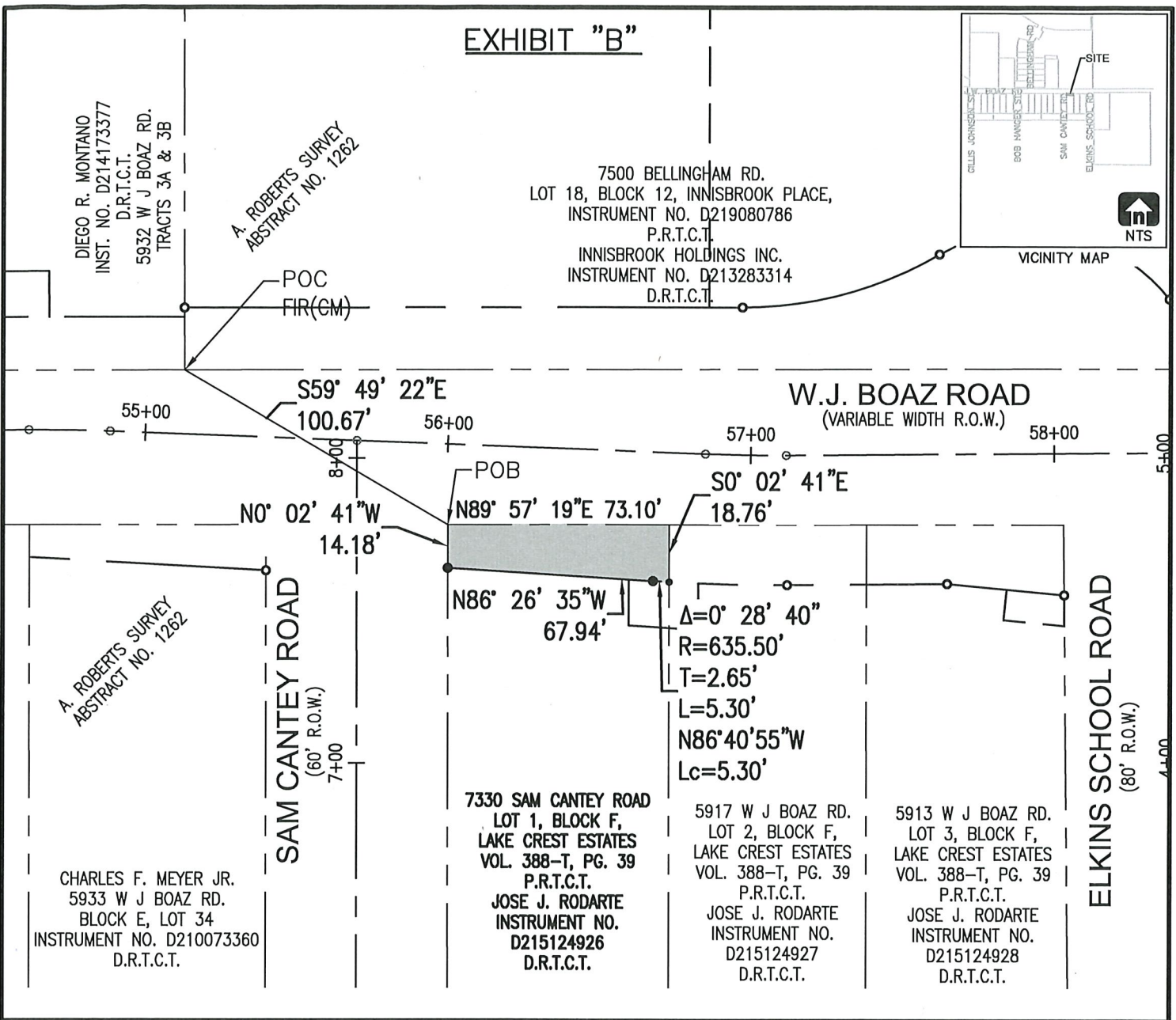


7500 BELLINGHAM RD.
 LOT 18, BLOCK 12, INNISBROOK PLACE,
 INSTRUMENT NO. D219080786
 P.R.T.C.T.
 INNISBROOK HOLDINGS INC.
 INSTRUMENT NO. D213283314
 D.R.T.C.T.

DIEGO R. MONTANO
 INST. NO. D214173377
 D.R.T.C.T.
 5932 W J BOAZ RD.
 TRACTS 3A & 3B

A. ROBERTS SURVEY
 ABSTRACT NO. 1262

VICINITY MAP



A. ROBERTS SURVEY
 ABSTRACT NO. 1262

CHARLES F. MEYER JR.
 5933 W J BOAZ RD.
 BLOCK E, LOT 34
 INSTRUMENT NO. D210073360
 D.R.T.C.T.

7330 SAM CANTEY ROAD
 LOT 1, BLOCK F,
 LAKE CREST ESTATES
 VOL. 388-T, PG. 39
 P.R.T.C.T.
 JOSE J. RODARTE
 INSTRUMENT NO.
 D215124926
 D.R.T.C.T.

5917 W J BOAZ RD.
 LOT 2, BLOCK F,
 LAKE CREST ESTATES
 VOL. 388-T, PG. 39
 P.R.T.C.T.
 JOSE J. RODARTE
 INSTRUMENT NO.
 D215124927
 D.R.T.C.T.

5913 W J BOAZ RD.
 LOT 3, BLOCK F,
 LAKE CREST ESTATES
 VOL. 388-T, PG. 39
 P.R.T.C.T.
 JOSE J. RODARTE
 INSTRUMENT NO.
 D215124928
 D.R.T.C.T.

LEGEND

- FIR-FOUND 5/8 INCH IRON ROD
- 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'



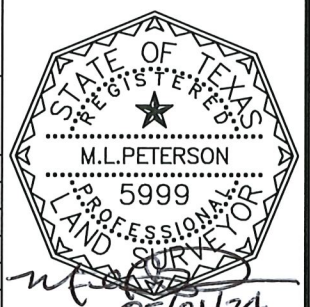
SEE EXHIBIT "A" FOR DESCRIPTION OF SURVEY



CITY OF FORT WORTH
 1000 THROCKMORTON STREET / FORT WORTH, TEXAS 76102

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

PARCEL NO. 36-R0W-1		
CITY PROJ. NO. 103299		
LOCATION: CITY OF FORT WORTH, TARRANT COUNTY, TEXAS		
OWNER: JOSE J. RODARTE		
SURVEY: A. ROBERTS ABSTRACT NO. 1262		
ACQUISITION AREA: 1,205 SQUARE FEET OR 0.0277 ACRES		
WHOLE PROPERTY AREA: 15,351 SQUARE FEET OR 0.3524 ACRES		
JOB NO. 830-1043	DRAWN BY: GAI	DRAWING FILE: W.J. BOAZ ROAD / P36-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
 Friday, March 31, 2023 11:27:22 AM

PROJECT: PARCEL 36-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				
279		0+00.00	7001091.046	2303314.039	
N89°57'19"E	73.10 '				
280		0+73.10	7001091.103	2303387.139	
S00°02'41"E	18.76 '				
281		0+91.86	7001072.343	2303387.154	
Center Point:		282	7001706.925	2303421.290	
Radius:	635.50 '				
Delta:	0°28'40" Right				
Arc Length:	5.30 '				
Chord Bearing:	N86°40'55"W				
Chord Length:	5.30 '				
Middle Ordinate:	0.01 '				
External:	0.01 '				
Deg of Curvature:	9°00'57" Arc Definition				
Tangent:	2.65 '				
Curve PI:			7001072.487	2303384.508	
283		0+97.16	7001072.649	2303381.863	
N86°26'35"W	67.94 '				
284		1+65.10	7001076.864	2303314.054	
N00°02'41"W	14.18 '				
279		1+79.28	7001091.044	2303314.043	

 Closing latitude = -0.00115
 Closing departure = 0.00331
 Closing bearing = N70°51'35"W
 Closing distance = 0.00351
 Total traverse length = 179.28 (179.28)
 Total error of closure = 1/51093
 Error of closure in latitude = 1/155828
 Error of closure in departure = 1/54082

Area = 1205 Sq. Ft.
 Area = 0.0277 Acres