

PARCEL NO. 1-SE-1  
SLOPE EASEMENT  
CITY PROJECT NO. 103299  
W. J. BOAZ ROAD  
D.C. PAGE SURVEY, ABSTRACT NO. 1245  
CITY OF FORT WORTH  
TARRANT COUNTY, TEXAS

**EXHIBIT "B-1"**

Being a 0.2714 acre tract of land situated in the D. C. Page Survey, Abstract No.1245, Tarrant County, Texas and being a portion of Tract 2A, as described in deed to Boaz Road LP, as recorded by Instrument No. D203319218, Deed Records, Tarrant County, Texas, and being more particularly described as follows:

BEGINNING at found ½ inch iron rod with a cap stamped "STARK" being in the southeast corner of said Tract 2A, and being the southwest corner of Lot 22, Block T, Lake Vista Ranch, as described in deed to Peace Ibeawuchi Banks as recorded in Instrument No. D221375811, 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 89°41'07" West, along the common line of said Tract 2A and existing north public right-of-way line, a distance of 92.60 feet to a set ½ inch iron rod with cap stamped "GRAHAM ASSOC INC" (GAI) for the beginning of a curve to the left having a radius of 955.00 feet and a central angle of 05°18'41" and a long chord which bears North 87°39'33" West, 88.50 feet.

THENCE along said curve to the left, an arc length of 88.53 feet to a set ½ inch iron rod with "GAI" cap;

THENCE North 85°00'13" West, continuing along the common line of said Tract 2A and existing north right-of-way line, a distance of 43.65 feet to a set ½ inch iron rod with "GAI" cap , also the beginning of a curve to the left having a radius of 234.50 feet and a central angle of 11°26'23" and a long chord which bears North 79°17'01" West, 46.74 feet;

THENCE along said curve to the left an arc length of 46.82 feet to a set ½ inch iron rod with "GAI" cap also being a point a point of reverse curvature of a curve to the right having a radius of 265.00 feet and a central angle of 14°33'08" and a long cord which bears North 80°50'23" West, 67.12 feet;

THENCE continuing along the common line of said Tract 2A and the existing north right-of-way line, along said curve to the right an arch length of 67.31 feet to a set ½ inch iron rod with "GAI" cap also being a point of reverse curve to the left having a radius of 656.00 feet and a central angle of 01°39'04" and a long chord which bears North 88°56'30" West, 18.90 feet;

THENCE continuing along the common line of said Tract 2A and the existing north right-of-way line, along said curve to the left an arc length of 18.91 feet to a set ½ inch iron rod with "GAI" cap;

THENCE North 89°46'02" West, continuing along the common line of said Tract 2A and the existing north right-of-way line, a distance of 76.16 feet to a set ½ inch iron rod with "GAI" cap also being the beginning of a curve to the left having a radius of 48.50 feet, a central angle of 31°51'32" and a long chord which bears North 73°50'16" West, 26.62 feet;

THENCE continuing along the common line of said Tract 2A and the existing north right-of way line, along said curve to the left an arc length of 26.97 feet to a set ½ inch iron rod with "GAI" cap also being the beginning of a reverse curve to the right having a radius of 61.50 feet, a central angle 31°39'23" and a long cord which bears North 73°44'11" West, 33.55 feet;

THENCE along said curve to the right an arc length of 33.98 feet to a set ½ inch iron rod with "GAI" cap;

THENCE North 89°45'31" West continuing along the common line of said Tract 2A and the existing north right-of-way line 13.53 feet to a set ½ inch iron rod with "GAI" cap, also being the east right-of-way of said Boat Club Road (F.M. 1220) (a 90 foot right-of-way);

THENCE North 00°13'48" East leaving said common line of said Tract 2A and the existing north right-of-way line, and along a common line of said Tract 2A and the said existing east right-of-way of said Boat Club Road a distance of 15.00 feet to a point;

THENCE South 89°46'01" East leaving said common line of said Tract 2A and the existing east right-of-way line of said Boat Club Road a distance of 13.55 feet to the beginning of a curve to the right having a radius of 76.50', a central angle of 31°40'38" and a long chord which bears South 73°44'49" East, 41.76 feet;

THENCE along said curve to the right an arch length of 42.29 feet to a point, also being a point of reverse curvature of a curve to the left having a radius of 33.50 feet and a central angle of 31°51'32" and a long cord which bears South 73°50'16" East, 18.39'

THENCE along said tangent curve to the left, an arc length of 18.63 feet to a point;

THENCE South 89°45'36" East, a distance of 79.82 feet to a point;

THENCE North 79°27'55" East, a distance of 57.21 feet to a point;

THENCE South 82°25'28" East, a distance of 50.06 feet to a point;

THENCE South 88°57'29" East, a distance of 50.11 feet to a point;

THENCE South 73°45'44" East, a distance of 48.88 feet to a point;

THENCE South 82°06'42" East, a distance of 46.64 feet to a point;

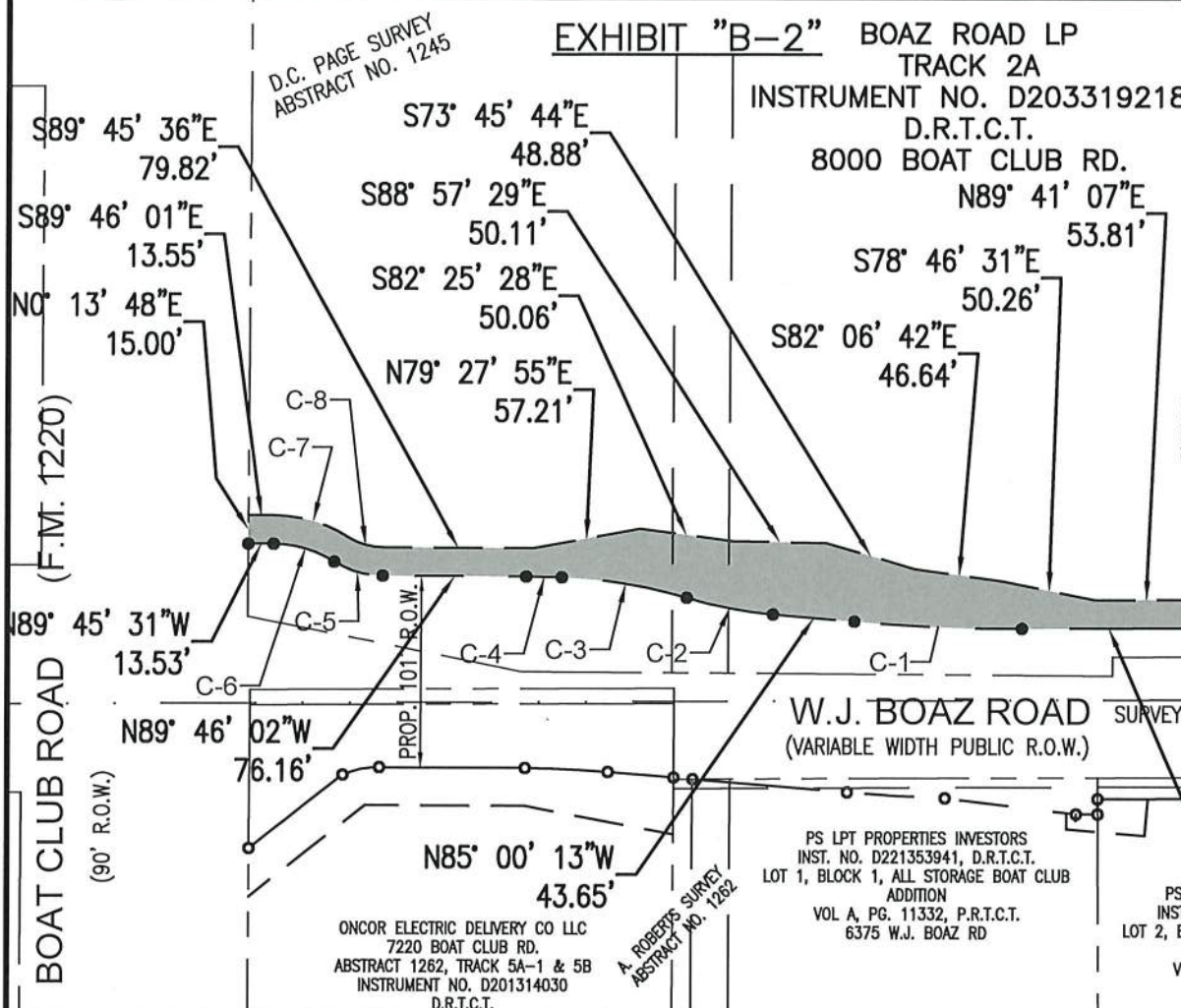
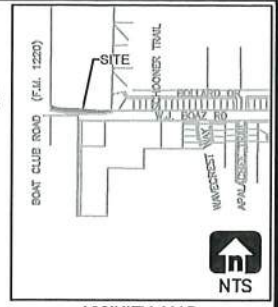
THENCE South 78°46'31" East, a distance of 50.26 feet to a point;

THENCE North 89°41'07" East, a distance of 53.81 feet to a point also being the west line of said Lot 22, Block T, Lake Vista Ranch and the east line of said Tract 2A;

THENCE South 01°17'49" West, continuing along common line of said Tract 2A and Lot 22, Block T Lake Vista Ranch, a distance of 15.01 feet to the POINT OF BEGINNING and CONTAINING 11,823 square feet, 0.2714 acres of land, more or less.



**EXHIBIT "B-2" BOAZ ROAD LP TRACK 2A**  
**INSTRUMENT NO. D203319218**  
**D.R.T.C.T.**  
**8000 BOAT CLUB RD.**



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

E. SHULTZ SURVEY  
 ABST. NO. 1439

**CURVE TABLE**

CURVE #	Δ	RADIUS	TANGENT	LENGTH	CHORD BEARING	CHORD LENGTH
C-1	5° 18' 41"	955.00'	44.30'	88.53'	N87° 39' 33"W	88.50'
C-2	11° 26' 23"	234.50'	23.49'	46.82'	N79° 17' 01"W	46.74'
C-3	14° 33' 08"	265.00'	33.83'	67.31'	N80° 50' 23"W	67.12'

C-4	1° 39' 04"	656.00'	9.45'	18.91'	N88° 56' 30"W	18.90'
C-5	31° 51' 32"	48.50'	13.84'	26.97'	N73° 50' 16"W	26.62'
C-6	31° 39' 23"	61.50'	17.44'	33.98'	N73° 44' 11"W	33.55'
C-7	31° 40' 38"	76.50'	21.70'	42.29'	S73° 44' 49"E	41.76'
C-8	31° 51' 32"	33.50'	9.56'	18.63'	S73° 50' 16"E	18.39'

**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'



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. 1-SE-1	
CITY PROJ. NO. 103299	LOCATION: CITY OF FORT WORTH, TARRANT COUNTY, TEXAS
OWNER: BOAZ ROAD L.P.	
SURVEY: D.C. PAGE, ABSTRACT NO. 1245	
ACQUISITION AREA: 11,823 SQUARE FEET OR 0.2714 ACRES	
WHOLE PROPERTY AREA: 465,295 SQUARE FEET OR 10.68 ACRES	
JOB NO. 830-1043	DRAWN BY: GAI
DATE: 7/8/2023	DRAWING FILE: W.J. BOAZ ROAD / P1-SE-1
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 2:14:17 PM

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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				
18		0+00.00	7001248.395	2298775.509	
S89°41'07"W	92.60'				
17		0+92.60	7001247.886	2298682.910	
Center Point:		16	7002202.872	2298677.665	
Radius:		955.00'			
Delta:		5°18'41" Right			
Arc Length:		88.53'			
Chord Bearing:		N87°39'33"W			
Chord Length:		88.50'			
Middle Ordinate:		1.03'			
External:		1.03'			
Deg of Curvature:		5°59'58" Arc Definition			
Tangent:		44.30'			
Curve PI:			7001247.643	2298638.616	
15		1+81.13	7001251.501	2298594.484	
N85°00'13"W	43.65'				
14		2+24.77	7001255.302	2298551.000	
Center Point:		23	7001488.911	2298571.423	
Radius:		234.50'			
Delta:		11°26'23" Right			
Arc Length:		46.82'			
Chord Bearing:		N79°17'01"W			
Chord Length:		46.74'			
Middle Ordinate:		1.17'			
External:		1.17'			
Deg of Curvature:		24°25'59" Arc Definition			
Tangent:		23.49'			
Curve PI:			7001257.348	2298527.608	
12		2+71.60	7001263.994	2298505.075	
Center Point:		11	7001009.823	2298430.093	
Radius:		265.00'			
Delta:		14°33'08" Left			
Arc Length:		67.31'			
Chord Bearing:		N80°50'23"W			
Chord Length:		67.12'			
Middle Ordinate:		2.13'			
External:		2.15'			
Deg of Curvature:		21°37'16" Arc Definition			
Tangent:		33.83'			
Curve PI:			7001273.567	2298472.627	
10		3+38.90	7001274.679	2298438.811	
Center Point:		9	7000619.034	2298417.243	
Radius:		656.00'			
Delta:		1°39'04" Left			
Arc Length:		18.91'			
Chord Bearing:		N88°56'30"W			
Chord Length:		18.90'			
Middle Ordinate:		0.07'			
External:		0.07'			
Deg of Curvature:		8°44'03" Arc Definition			
Tangent:		9.45'			
Curve PI:			7001274.990	2298429.362	
8		3+57.81	7001275.028	2298419.914	
N89°46'02"W	76.16'				
7		4+33.96	7001275.337	2298343.755	
Center Point:		6	7001323.837	2298343.952	



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      Radius:          48.50 '
      Delta:           31°51'32" Right
      Arc Length:      26.97 '
      Chord Bearing:   N73°50'16"W
      Chord Length:    26.62 '
      Middle Ordinate: 1.86 '
      External:        1.94 '
      Deg of Curvature: 118°08'08" Arc Definition
      Tangent:         13.84 '
      Curve PI:                7001275.395    2298329.911
5      4+60.93    7001282.747    2298318.187
      Center Point:      4    7001230.645    2298285.514
      Radius:           61.50 '
      Delta:           31°39'23" Left
      Arc Length:      33.98 '
      Chord Bearing:   N73°44'11"W
      Chord Length:    33.55 '
      Middle Ordinate: 2.33 '
      External:        2.42 '
      Deg of Curvature: 93°09'50" Arc Definition
      Tangent:         17.44 '
      Curve PI:                7001292.012    2298303.413
      3      4+94.91    7001292.143    2298285.980
N89°45'31"W      13.53 '
      2      5+08.44    7001292.200    2298272.450
N00°13'48"E     15.00 '
      24      5+23.44    7001307.200    2298272.510
S89°46'01"E     13.55 '
      25      5+36.99    7001307.145    2298286.060
      Center Point:      4    7001230.647    2298285.506
      Radius:           76.50 '
      Delta:           31°40'38" Right
      Arc Length:      42.29 '
      Chord Bearing:   S73°44'49"E
      Chord Length:    41.76 '
      Middle Ordinate: 2.90 '
      External:        3.02 '
      Deg of Curvature: 74°53'47" Arc Definition
      Tangent:         21.70 '
      Curve PI:                7001306.987    2298307.766
26      5+79.28    7001295.457    2298326.151
      Center Point:      6    7001323.838    2298343.949
      Radius:           33.50 '
      Delta:           31°51'32" Left
      Arc Length:      18.63 '
      Chord Bearing:   S73°50'16"E
      Chord Length:    18.39 '
      Middle Ordinate: 1.29 '
      External:        1.34 '
      Deg of Curvature: 171°01'56" Arc Definition
      Tangent:         9.56 '
      Curve PI:                7001290.377    2298334.253
      27      5+97.91    7001290.338    2298343.814
S89°45'36"E     79.82 '
      28      6+77.74    7001290.004    2298423.633
N79°27'55"E     57.21 '
      29      7+34.95    7001300.464    2298479.879
S82°25'28"E     50.06 '
      30      7+85.01    7001293.864    2298529.502
S88°57'29"E     50.11 '
      31      8+35.11    7001292.953    2298579.604
S73°45'44"E     48.88 '
      32      8+84.00    7001279.285    2298626.534
S82°06'42"E     46.64 '
  
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33		9+30.63	7001272.884	2298672.733
S78°46'31"E	50.26 '			
34		9+80.89	7001263.100	2298722.031
N89°41'07"E	53.81 '			
35		10+34.71	7001263.396	2298775.840
S01°17'49"W	15.01 '			
18		10+49.71	7001248.390	2298775.501

Closing latitude = -0.00507  
Closing departure = -0.00815  
Closing bearing = N58°05'21"E  
Closing distance = 0.00960  
Total traverse length = 1047.87 (1049.71)  
Total error of closure = 1/109168  
Error of closure in latitude = 1/206524  
Error of closure in departure = 1/128604

Area = 11823 Sq. Ft.  
Area = 0.2714 Acres