

PARCEL NO. 14-DE-1  
DRAINAGE EASEMENT  
CITY PROJECT NO. 103299  
W. J. BOAZ ROAD  
J. MOCK SURVEY, ABSTRACT NO. 1994  
CITY OF FORT WORTH  
TARRANT COUNTY, TEXAS

**EXHIBIT "B-1"**

Being a 0.0182 acre tract of land situated in the J. Mock Survey, Abstract No. 1994, Tarrant County, Texas, and being a portion of a tract of land described in deed as Tract 2C to Marc English, as recorded in Instrument No. D217090187, Deed Records, Tarrant County, Texas, and being more particularly described as follows:

COMMENCING at found ½ inch iron rod being in the southwest corner of Lot 5, Block 1, Marc English Addition, as recorded in Instrument No. D220144049, 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), also being the southeast corner of said Tract 2C;

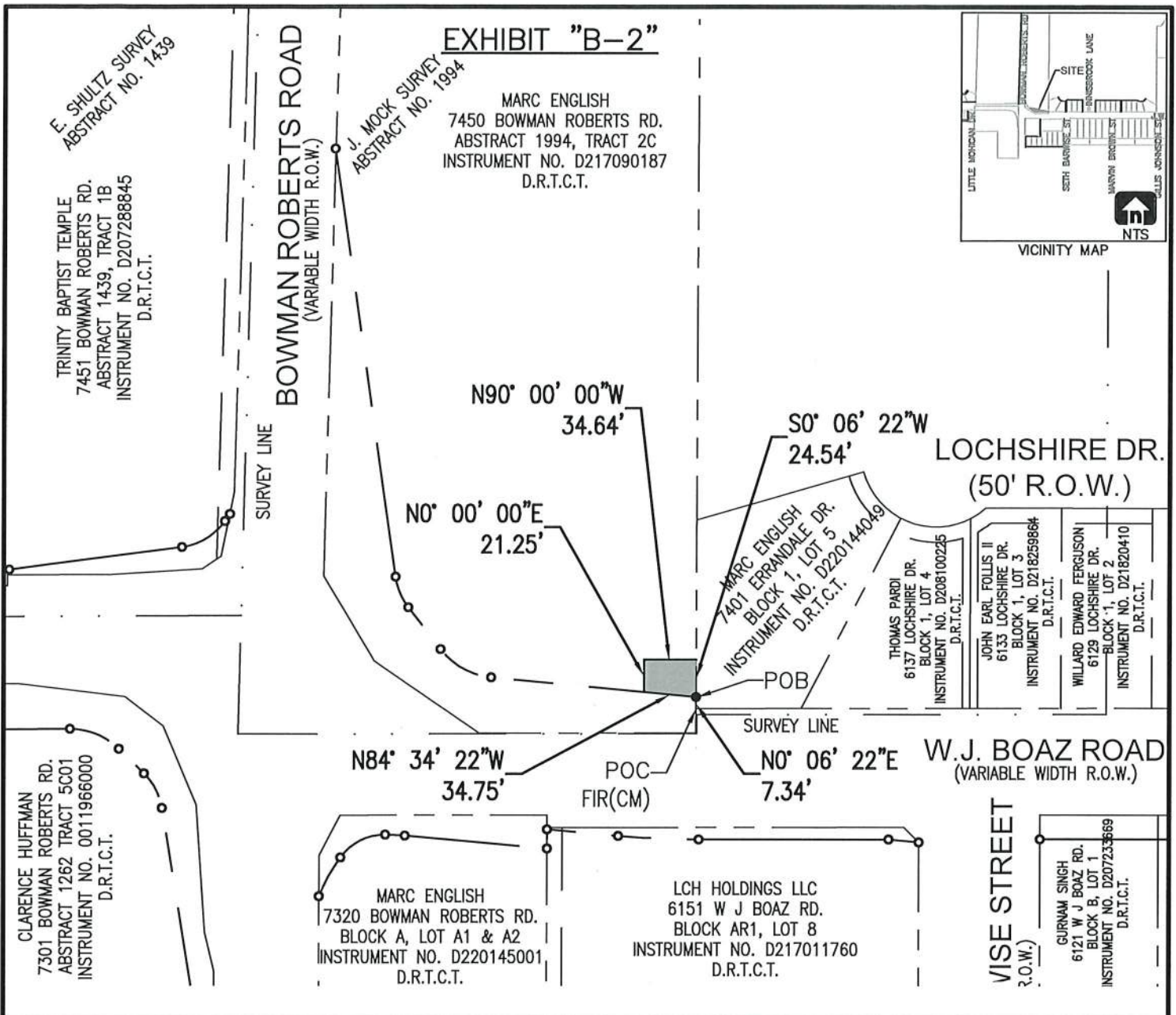
THENCE North 00°06'22" East, continuing along common line of Block 1, Lot 5 and Tract 2C a distance of 7.34 feet to a set ½ inch iron rod with cap stamped "GRAHAM ASSOC INC" (GAI), for the POINT OF BEGINNING;

THENCE North 84°34'22" West, leaving said common line a distance of 34.75 feet to a point;

THENCE North 00°00'00" East, a distance of 21.25 feet to a point;

THENCE North 90°00'00" West, a distance of 34.64 feet to a point, being the common line of Block 1, Lot 5 and Tract 2C;

THENCE South 00°06'22" West, along the common line a distance of 24.54 feet to the POINT OF BEGINNING and CONTAINING 793 square feet, 0.0182 acres of land more or less.



**FORT WORTH**

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

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

PARCEL NO. 14-DE-1  
CITY PROJ. NO. 103299 LOCATION: CITY OF FORT WORTH, TARRANT COUNTY, TEXAS  
OWNER: CITY OF FORT WORTH  
SURVEY: J. MOCK ABSTRACT NO. 1994  
ACQUISITION AREA: 793 SQUARE FEET OR 0.0182 ACRES  
WHOLE PROPERTY AREA: 321,038 SQUARE FEET OR 7.370 ACRES  
JOB NO. 830-1043 DRAWN BY: GAI DRAWING FILE: W.J. BOAZ ROAD / P14-ROW-1  
DATE: 12/08/2022 PAGE 2 OF 2 SCALE: 1" = 100'

**STATE OF TEXAS**  
**REGISTERED**  
**M.L. PETERSON**  
**5999**  
**LAND SURVEYOR**  
**12/18/23**

**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, July 25, 2023 4:03:24 PM

PROJECT: PARCEL 14-DE-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				
124		0+00.00	7001166.871	2301163.208	
N84°34'22"W	34.75 '				
125		0+34.75	7001170.158	2301128.614	
N00°00'00"E	21.25 '				
126		0+56.01	7001191.408	2301128.614	
S90°00'00"E	34.64 '				
127		0+90.65	7001191.408	2301163.254	
S00°06'22"W	24.54 '				
124		1+15.19	7001166.868	2301163.209	

Closing latitude = -0.00326  
Closing departure = 0.00033  
Closing bearing = N05°48'48"W  
Closing distance = 0.00327  
Total traverse length = 115.18 (115.19)  
Total error of closure = 1/35178  
Error of closure in latitude = 1/35360  
Error of closure in departure = 1/347316

Area = 793 Sq. Ft.  
Area = 0.0182 Acres