

PARCEL NO. 38-DE-1  
DRAINAGE EASEMENT  
CITY PROJECT NO. 103299  
W. J. BOAZ ROAD  
J. ASKEW SURVEY, ABSTRACT NO. 16  
CITY OF FORT WORTH  
TARRANT COUNTY, TEXAS

**EXHIBIT "E-1"**

Being a 0.2069 acre tract of land situated in the J. Askew Survey, Abstract No. 16, Tarrant County, Texas and being a portion of a 8.8834 acre tract of land as described as Tract 2 in deed to Dwyane I. Davis, as recorded in Instrument No. D166012842, Deed Records, Tarrant County, Texas, and being more particularly described as follows:

COMMENCING at a found 5/8 inch iron rod, being the southeast corner of a 1.00 acre tract of land as described in deed to Diego R. Montano, as recorded in Instrument No. D214173377, Deed Records, Tarrant County, Texas, and being in the existing public north right-of-way line of W.J. Boaz Road (having a variable width right-of-way);

THENCE South 83°58'11" East, a distance of 372.09 feet to a point, being the northwest corner of Tract 1 as described in deed to Dwayne I. Davis, and the existing public east right-of-way line of Elkins School Road (having a 80' right-of-way), and the existing public south right-of-way line of said W.J. Boaz Road;

THENCE North 89°41'16" East, the common line of said existing south public right-of-way line and the north line of said Tract 1 a distance of 167.43 feet to the northwest corner of said Tract 2, an 8.8834 acre tract of land;

THENCE South 00°30'00" East, the east common line of said Tract 1 and the west line of said Tract 2, a distance of 35.67 feet to the POINT OF BEGINNING;

THENCE North 89°33'25" East, leaving the common line a distance of 102.31 feet to a point;

THENCE South 00°26'35" East, a distance of 16.82 feet to a point;

THENCE South 49°44'11" East, a distance of 59.54 feet to a point;

THENCE South 70°38'00" West, a distance of 77.39 feet to a point;

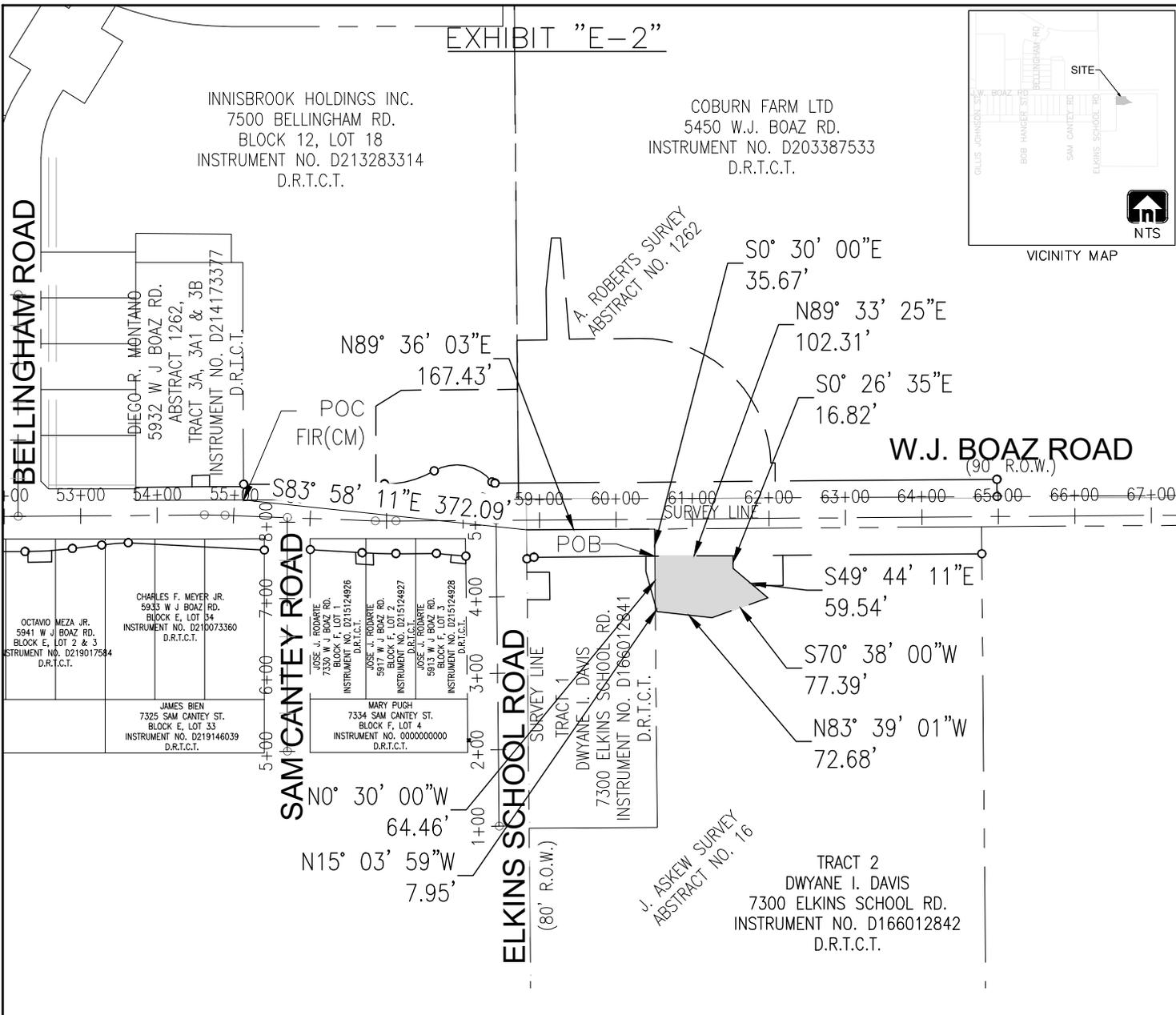
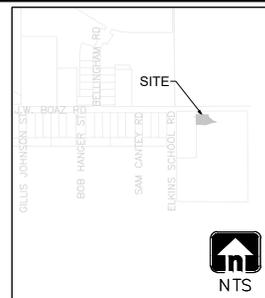
THENCE North 83°39'01" West, a distance of 72.68 feet to a point;

THENCE North 15°03'59" West, a distance of 7.95 feet to the west line of said Tract 2 and the east line of said Tract 1,

THENCE North 00°30'00" West, the common line of said west line of said Tract 2 and the east line of said Tract 1 a distance of 64.46 feet to the POINT BEGINNING and CONTAINING 9,014 square feet, 0.2069 acres of land, more or less.



EXHIBIT "E-2"



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).

SEE EXHIBIT "A" FOR DESCRIPTION OF SURVEY



GRAPHIC SCALE 1"=200'



0 200 400

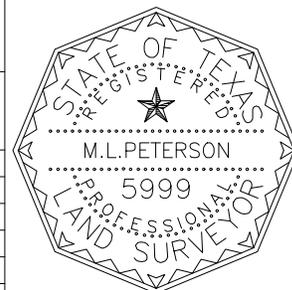


CITY OF FORT WORTH

1000 THROCKMORTON STREET / FORT WORTH, TEXAS 76102

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

PARCEL NO. 38-DE-1		D.O.E. NO. XXXXX	
CITY PROJ. NO. 103299			
OWNER: DWYANE DAVIS			
SURVEY: J. ASKEW ABSTRACT NO. 16			
ACQUISITION AREA: 9,014 SQUARE FEET OR 0.2069 ACRES			
WHOLE PROPERTY AREA: 386,959 SQUARE FEET OR 8.8834 ACRES			
JOB NO. 830-1043	DRAWN BY: GAI	DRAWING FILE: WJ BOAZ ROAD / P38-DE-1	
DATE: 4/6/2023	PAGE 3 OF 3	SCALE: 1" = 200'	
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. XXXX