

PARCEL NO. 36-ROW-3
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 0.0306 acre tract of land situated in the A. Roberts Survey, Abstract No. 1262, Tarrant County, Texas and being a portion of Lot 3, 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 D215124928, 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 77°21'28" East, a distance of 230.72 feet to the POINT OF BEGINNING, being in the northwest corner of said Lot 3, and being in the northeast corner of Lot 2, of said Block F, Lake Crest Estates, and being in the existing south public right-of-way line of said W.J. Boaz Road;

THENCE North 89°57'19" East, along the north line of said Lot 3, a distance of 65.00 feet, being in the southwest intersection corner of said W.J. Boaz Road and Elkins School Road (having a 80 foot right-of-way);

THENCE South 00°37'43" East, leaving the said north line of Lot 3, along the existing west public right-of-way line of said Elkins School Road, a distance of 23.00 feet to a set 1/2 inch iron rod with a cap stamped "GRAHAM ASSOC INC" (GAI), being a point in the east line of said Lot 3;

THENCE North 84°34'44" West, leaving the said existing west public right-of-way line of Elkins School Road, a distance of 38.61 feet to a set 1/2 inch iron rod with "GAI" cap;

THENCE South 89°33'25" West, a distance of 26.80 feet to a set 1/2 inch iron rod with "GAI" cap, being in the west line of said Lot 3, and being in the east line of said Lot 2;

THENCE North 00°02'41" West, along the common line of said Lot 3 and Lot 2, a distance of 19.51 feet to the POINT OF BEGINNING and CONTAINING 1,331 square feet, 0.0306 acres of land, more or less.

Graham Associates
600 Six Flags Dr., Suite 500
Arlington, Texas 76011
(817) 640-8535
Friday, March 31, 2023 11:32:30 AM

PROJECT: PARCEL 36-ROW-3

CLOSURE REPORT

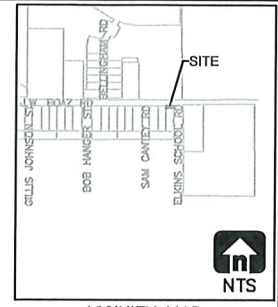
Coordinate values shown are computed based on the rounded bearing and distance,
or chord bearing and chord lengths as indicated herein.
Boundary Name:

Point Number	Description	Station	Northing	Easting	Elevation
Bearing	Distance				
285		0+00.00	7001091.153	2303452.139	
N89°57'19"E	65.00 '				
288		0+65.00	7001091.204	2303517.139	
S00°37'43"E	23.00 '				
276		0+88.00	7001068.206	2303517.392	
N84°34'44"W	38.61 '				
289		1+26.61	7001071.853	2303478.954	
S89°33'25"W	26.80 '				
286		1+53.41	7001071.646	2303452.155	
N00°02'41"W	19.51 '				
285		1+72.92	7001091.156	2303452.140	

Closing latitude = 0.00256
Closing departure = 0.00058
Closing bearing = S12°48'25"W
Closing distance = 0.00263
Total traverse length = 172.92 (172.92)
Total error of closure = 1/65804
Error of closure in latitude = 1/67482
Error of closure in departure = 1/296859

Area = 1331 Sq. Ft.
Area = 0.0306 Acres

EXHIBIT "B"

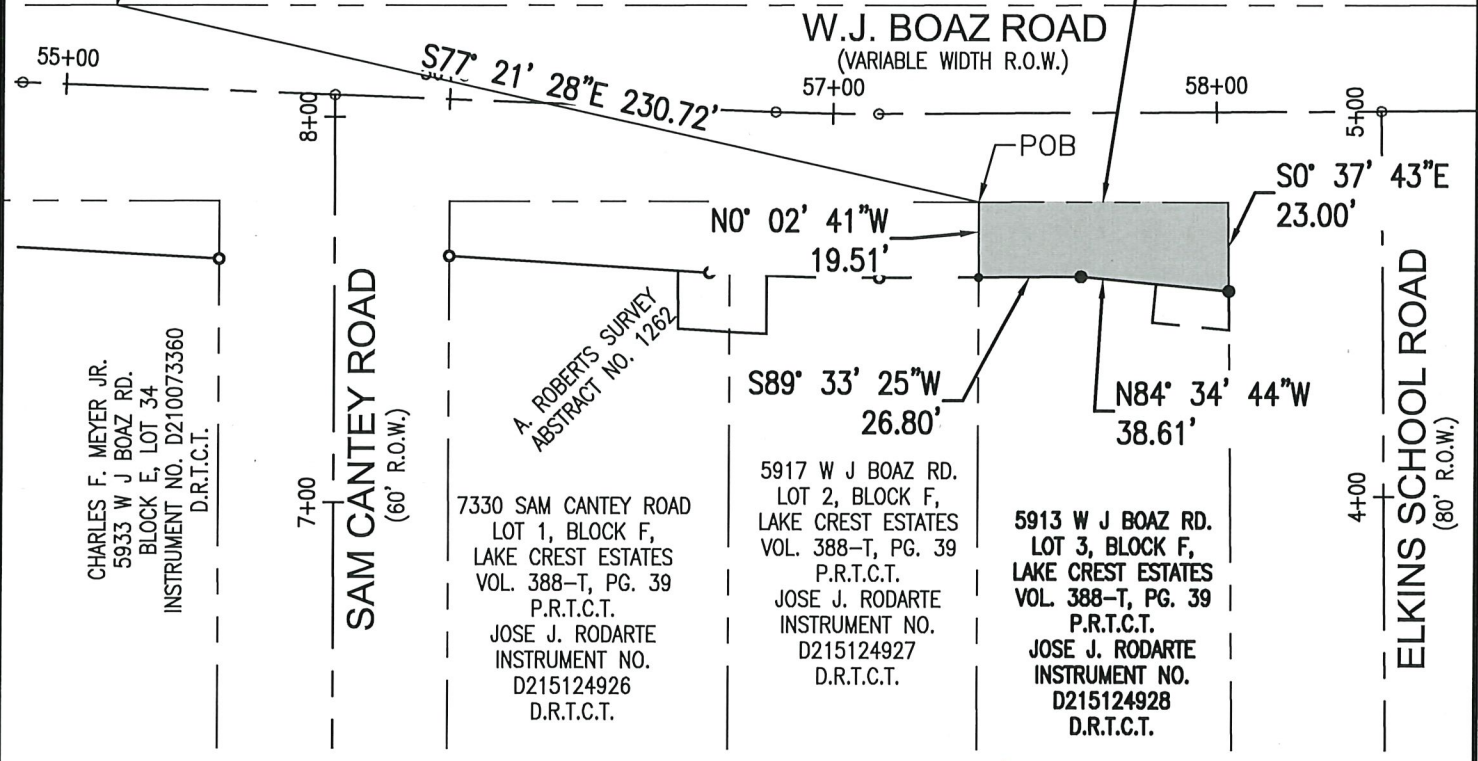


DIEGO R. MONTANO
INST. NO. D214173377, D.R.T.C.T.
5932 W J BOAZ RD.
TRACTS 3A & 3B

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

A. ROBERTS SURVEY
ABSTRACT No. 1262

VICINITY MAP



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

SAM CANTEY ROAD
(60' R.O.W.)

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.

ELKINS SCHOOL ROAD
(80' R.O.W.)

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



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

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

PARCEL NO. 36-ROW-3		
CITY PROJ. NO. 103299		LOCATION: CITY OF FORT WORTH, TARRANT COUNTY, TEXAS
OWNER: JOSE J. RODARTE		
SURVEY: A. ROBERTS ABSTRACT NO. 1262		
ACQUISITION AREA: 1,331 SQUARE FEET OR 0.0306 ACRES		
WHOLE PROPERTY AREA: 13,875 SQUARE FEET OR 0.3185 ACRES		
JOB NO. 830-1043	DRAWN BY: GAI	DRAWING FILE: W.J. BOAZ ROAD / P36-ROW-3
DATE: 6/27/2022	PAGE 2 OF 2	SCALE: 1" = 50'

M.L. PETERSON
5999
PROFESSIONAL SURVEYOR
05-01-24
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