

PARCEL NO. 30-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 0.0308 acre tract of land situated in the A. Roberts Survey, Abstract No. 1262, Tarrant County, Texas and being a portion of Lot 1, Block E, Lake Crest Estates, as recorded in Volume 388-T, Page 39, Plat Records, Tarrant County, Texas, as described in deed to Octavio Meza, as recorded in Volume 12581, Page 39, Deed Records, Tarrant County, Texas, and being more particularly described as follows:

COMMENCING at a found 1/2 inch iron rod with cap stamped "ALL POINTS", being in the southwest corner of Lot 1, Block 13, Innisbrook Place, as recorded in Instrument No. D217197217, Deed Records, Tarrant County, Texas, and being in the intersection of the existing north public right-of-way line of W.J. Boaz Road (having a variable width right-of-way) and the existing east public right-of-way line of Bellingham Road (having a 60 foot right-of-way);

THENCE South 40°41'21" West, a distance of 86.14 feet to the POINT OF BEGINNING, being in the northeast corner of said Lot 1, and being in the northwest corner of Lot 2, Block E, Lake Crest Estates, as recorded in Volume 388-T, Page 39, Plat Records, Tarrant County, Texas, and being in the existing south public right-of-way line of said W.J. Boaz Road;

THENCE South 00°02'41" East, along the common line of said Lot 1 and said Lot 2, a distance of 16.73 feet to a set 1/2 inch iron rod with a cap stamped "GRAHAM ASSOC INC"(GAI);

THENCE South 89°33'25" West, leaving said common line, a distance of 68.00 feet to a set 1/2 inch iron rod with "GAI" cap;

THENCE South 72°53'41" West, a distance of 10.46 feet to a set 1/2 inch iron rod with "GAI" cap, being in the west line of said Lot 1 and being in the existing east public right-of-way line of Bob Hanger Street (having a 80 foot right-of-way);

THENCE North 00°02'17" West, along said common line, a distance of 20.27 feet to a point, being in the intersection of said existing east public right-of-way line of Bob Hanger Street and said existing south public right-of-way line;

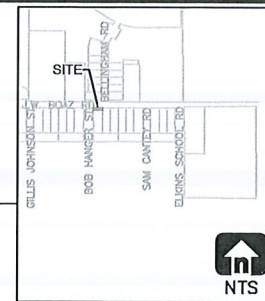
THENCE North 89°57'19" East, along said existing south public right-of-way line, a distance of 78.00 feet to the POINT BEGINNING and CONTAINING 1,341 square feet, 0.0308 acres of land, more or less.

A. ROBERTS SURVEY
ABSTRACT NO. 1262

EFRAIN PEREZ ESCOBAR
INST. NO. D217256235,
D.R.T.C.T.
TRACT 3C & 3E
6008 W J BOAZ RD.

LOT 60, BLOCK 6, INNISBROOK PLACE
INST. NO. D217197217, P.R.T.C.T.
SABRI Z ATABI
INST. NO. D221231146, D.R.T.C.T.

LOT 1, BLOCK 13,
INNISBROOK PLACE
INST. NO. D217197217
P.R.T.C.T.



VICINITY MAP

BELLINGHAM ROAD
(60' R.O.W.)

W.J. BOAZ ROAD
(VARIABLE WIDTH R.O.W.)

NO° 02' 17"W
20.27'
BOB HANGER STREET
(60' R.O.W.)

N89° 57' 19"E
78.00'
POB
S89° 33' 25"W
68.00'
S72° 53' 41"W
10.46'
LOT 1, BLOCK E, LAKE
CREST ESTATES
VOL. 388-T, PG. 39,
P.R.T.C.T.
OCTAVIO MEZA
VOL. 12581, PG. 749
D.R.T.C.T.
7328 BOB HANGER ST.

S40° 41' 21"W 86.14'
S0° 02' 41"E
16.73'
A. ROBERTS SURVEY
ABSTRACT NO. 1262
LOT 2, BLOCK E, LAKE CREST ESTATES
VOL. 388-T, PG. 39
P.R.T.C.T.
OCTAVIO MEZA JR.
INST. NO. D219017584
D.R.T.C.T.
5941 W J BOAZ RD.

LOT 3, BLOCK E, LAKE CREST
ESTATES
VOL. 388-T, PG. 39, P.R.T.C.T.
OCTAVIO MEZA JR.
INST. NO. D219017584
D.R.T.C.T.
5941 W J BOAZ RD.

LEGEND

FIR-FOUND 1/2 INCH IRON ROD W/ "ALL POINTS" CAP
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"=50'

0 50 100

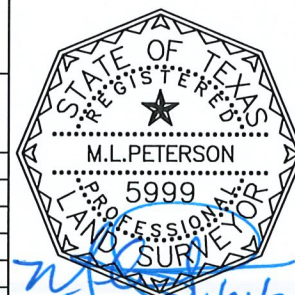


CITY OF FORT WORTH
1000 THROCKMORTON STREET / FORT WORTH, TEXAS 76102

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

PARCEL NO. 30-ROW-1
CITY PROJ. NO. 103299 LOCATION: CITY OF FORT WORTH, TARRANT COUNTY, TEXAS
OWNER: OCTAVIO MEZA
SURVEY: A. ROBERTS ABSTRACT NO. 1262
ACQUISITION AREA: 1,341 SQUARE FEET OR 0.0308 ACRES
WHOLE PROPERTY AREA: 16,380 SQUARE FEET OR 0.3760 ACRES
JOB NO. 830-1043 DRAWN BY: GAI DRAWING FILE: W.J. BOAZ ROAD / P30-ROW-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 10:52:45 AM

PROJECT: PARCEL 30-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				
237		0+00.00	7001090.735	2302916.040	
S00°02'41"E	16.73 '				
238		0+16.73	7001074.005	2302916.053	
S89°33'25"W	68.00 '				
239		0+84.73	7001073.479	2302848.055	
S72°53'41"W	10.46 '				
235		0+95.20	7001070.402	2302838.057	
N00°02'17"W	20.27 '				
236		1+15.47	7001090.672	2302838.044	
N89°57'19"E	78.00 '				
237		1+93.47	7001090.733	2302916.044	

Closing latitude	= -0.00152
Closing departure	= 0.00429
Closing bearing	= N70°28'09"W
Closing distance	= 0.00456
Total traverse length	= 193.46 (193.47)
Total error of closure	= 1/42470
Error of closure in latitude	= 1/127036
Error of closure in departure	= 1/45063
Area	= 1341 Sq. Ft.
Area	= 0.0308 Acres