PARCEL NO. 24-TCE-1
TEMPORARY CONSTRUCTION EASEMENT
CITY PROJECT NO. 103299
W. J. BOAZ ROAD
A. ROBERTS SURVEY, ABSTRACT NO. 1262
CITY OF FORT WORTH
TARRANT COUNTY, TEXAS

EXHIBIT "B-1"

Being a 0.0060 acre tract of land situated in the A. Roberts Survey, Abstract No. 1262, Tarrant County, Texas, and being a portion of Lot 1, Block D, Lake Crest Estates, as recorded in Volume 388-T, Page 39, Plat Records, Tarrant County, Texas, as described in deed to Gillis Johnson 2, LLC, as recorded in Instrument No. D221363359, Deed Records, Tarrant County, Texas, and being more particularly described as follows:

COMMENCING at found 1/2 inch iron rod with a cap stamped "LBS", being the southwest corner of Lot 10, Block 6, Innisbrook Place Addition, as recorded in Instrument No. D204061126, 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 59°43'33" East, a distance of 139.84 feet to a point, being in the northeast corner of said Lot 1 and the northwest corner of Lot 2, Block D, Lake Crest Estates, as recorded in Volume 388-T, Page 39, Plat Records, 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 7.11 feet to the POINT OF BEGINNING;

THENCE South 00°02'41" East, a distance of 19.16 feet to a point;

THENCE North 89°05'29" West, a distance of 13.38 feet to a point;

THENCE North 00°54'31" East, a distance of 19.94 feet to a point, for the beginning of a non-tangent curve to the right having a radius of 589.50 feet and a central angle of 01°16'17" and a long chord which bears South 85°40'34" East, 13.08 feet;

THENCE along said non-tangent curve to the right, an arc length of 13.08 feet to the POINT OF BEGINNING and CONTAINING 259 square feet, 0.0060 acres of land, more or less.

EXHIBIT "B-2"

CURVE TABLE

CURVE#	Δ	RADIUS	TANGENT	LENGTH	C. BEARING	C. LENGTH
C-1	1°16'17"	589.50'	6.54'	13.08'	S85°40'34"E	13.08'

SITE

NTS

VICINITY MAP

LOT 10, BLOCK 6, INNISBROOK PLACE
INST. NO. D204061126, P.R.T.C.T.
JAMES MILLER
INST. NO. D211099130, D.R.T.C.T.
6051 LOCHSHIRE DR.

A. ROBERTS SURVEY
ABSTRACT NO 1262

BETTY S. FINCHER, INST. NO. D221363359, D.R.T.C.T.
TRACT 3D
6020 LOCHSHIRE DR.

POC
FIR(CM)

45+00   46+00   47+00   48+00

PROP. R.O.W. VARIES

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

10+00

S59° 43' 33"E 139.84'

S0° 02' 41"E
7.11'

C-1
POB

N0° 54' 31"E
19.94'

SO° 02' 41"E
19.16'

N89° 05' 29"W
13.38'

9+00

LOT 30, BLOCK C, LAKE CREST ESTATES
VOL. 388-T, PG. 39, P.R.T.C.T.

LOT 31, BLOCK C, LAKE CREST ESTATES
VOL. 388-T, PG. 39, P.R.T.C.T.
TRINITY BAPTIST TEMPLE
VOL. 11694, PG. 880, D.R.T.C.T.
6037 W J BOAZ RD.

GILLIS JOHNSON STREET
(60' R.O.W.)

LOT 1, BLOCK D, LAKE CREST ESTATES
VOL. 388-T, PG. 39, P.R.T.C.T.
GILLIS JOHNSON 2 LLC
INST. NO. D215144906, D.R.T.C.T.
7328 GILLIS JOHNSON ST.

LOT 2, BLOCK D, LAKE CREST ESTATES
VOL. 388-T, PG. 39, P.R.T.C.T.
MARK DOUGLAS HATTEN
INST. NO. D216234738, D.R.T.C.T.
6017 W J BOAZ RD.

LOT 3, BLOCK D, LAKE CREST ESTATES
VOL. 388-T, PG. 39, P.R.T.C.T.
CHANHSAMONE PING SUPHASAWUD
INST. NO. D211043003, D.R.T.C.T.
6011 W J BOAZ RD.

LEGEND
FIR—FOUND 1/2 INCH IRON ROD W/CAP STAMPED "LBS"
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

SEE EXHIBIT "A" FOR DESCRIPTION OF SURVEY

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).

GRAPHIC SCALE   1"=50'

0   50   100

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

W.J. BOAZ ROAD
TEMPORARY CONSTRUCTION EASEMENT

PARCEL NO. 24-TCE-1

CITY PROJ. NO. 103299	LOCATION: CITY OF FORT WORTH, TARRANT COUNTY, TEXAS
OWNER: GILLIS JOHNSON 2 LLC	
SURVEY: A. ROBERTS ABSTRACT NO. 1262	
ACQUISITION AREA: 259 SQUARE FEET OR 0.0060 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 / P24-SE-1
DATE: 6/18/2024	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

STATE OF TEXAS
REGISTERED
M.L.PETERSON
5999
PROFESSIONAL LAND SURVEYOR

MICHAEL L. PETERSON
RPLS TEXAS NO. 5999

06/20/24

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Graham Associates
600 Six Flags Dr., Suite 500
Arlington, Texas 76011
(817) 640-8535
Friday, March 31, 2023 9:44:04 AM


 PROJECT:   PARCEL 24-TCE 1
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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
-----------------------------------------------------------------------
   201                            0+00.00   7001083.234   2302420.045
  S00°02'41"E       19.16 '
   206                            0+19.16   7001064.074   2302420.060
  N89°05'29"W       13.38 '
   204                            0+32.54   7001064.286   2302406.682
  N00°54'31"E       19.94 '
   205                            0+52.47   7001084.223   2302406.998
               Center Point:          202   7000495.944   2302369.079
                     Radius:       589.50 '
                      Delta:   1°16'17" Right
                 Arc Length:        13.08 '
              Chord Bearing:   S85°40'34"E
               Chord Length:        13.08 '
             Middle Ordinate:        0.04 '
                   External:         0.04 '
          Deg of Curvature:    9°43'10" Arc Definition
                    Tangent:         6.54 '
                   Curve PI:                7001083.799   2302413.529
   201                            0+65.55   7001083.237   2302420.041
-----------------------------------------------------------------------
Closing latitude           = 0.00351
Closing departure          = -0.00439
Closing bearing            = S51°19'57"E
Closing distance           = 0.00562
Total traverse length      = 65.56   (65.55)
Total error of closure     = 1/11659
Error of closure in latitude   = 1/18660
Error of closure in departure  = 1/14932

Area                       = 259 Sq. Ft.
Area                       = 0.0059 Acres
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