

PARCEL NO. 12-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 0.3940 acre tract of land situated in the A. Roberts Survey, Abstract No. 1262, Tarrant County, Texas and being a portion of a tract of land described in deed to Clarence Huffman, as recorded in Volume 11966, Page 1574, Deed Records, Tarrant County, Texas, and being more particularly described as follows:

BEGINNING at a found ½ inch iron rod with a cap stamped "GORRODONA" being in the southeast intersection corner of W.J. Boaz Road (having a variable width right-of-way) and Little Mohican Road (having a 50 foot right-of-way);

THENCE South 89°47'36" East, along a common line of the existing south right-of-way line of said W.J. Boaz Road and the said north line of Clarence Huffman tract, a distance of 332.74 feet to a point;

THENCE South 83°11'05" East, continuing along said common line, a distance of 71.28 feet to a point being in the northwest intersection corner of said W.J. Boaz Road and Bowman Roberts Road (having a variable width right-of-way), and being in the northern most northeast corner of said Clarence Huffman Tract;

THENCE South 52°34'58" East, leaving said existing south right-of-way line, and along the existing west right-of-way line of said Bowman Roberts Road, a distance of 31.54 feet to a point;

THENCE South 23°09'24" East, continuing along the said existing west right-of-way line, a distance of 56.49 feet to a point, being in the eastern most northeast corner of said Clarence Huffman Tract;

THENCE South 03°56'35" East, continuing along the said existing west right-of-way 83.79 feet to a point;

THENCE South 13°24'33" East, continuing along the said existing west right-of-way 26.32 feet to a point;

THENCE South 00°00'37" West, continuing along the said existing west right-of-way 101.94 feet to a set ½ inch iron rod with a cap stamped "GRAHAM ASSOC INC" (GAI);

THENCE North 09°25'03" West, leaving said existing west right-of-way a distance of 186.71 feet to a set ½ inch iron rod with "GAI" cap, being a point on a tangent curve to the right having a radius of 66.00 feet, a central angle of 51°41'09" and a long chord which bears North 35°15'37" West 57.54 feet;

THENCE along said curve to the right, an arc length of 59.54 feet to a set ½ inch iron rod with a "GAI" cap, being a point on a reverse non tangent curve to the right having a radius of 116.00 feet, a central angle of 25°22'21", and a long chord which bears North 73°47'22" West, 50.95 feet;

THENCE along said reverse curve to the right, an arc length of 51.37 feet to a set ½ inch iron rod with a "GAI" cap;

THENCE North $86^{\circ}28'33''$ West, a distance of 63.71 feet to a set 1/2 inch iron rod with a "GAI" cap, being a point on a tangent curve to the left having a radius of 274.00 feet, a central angle of $05^{\circ}36'20''$, and a long chord which bears North $83^{\circ}40'23''$ West, 26.80 feet;

THENCE along said curve to the left, an arc length of 26.81 feet to a set 1/2 inch iron rod with a "GAI" cap;

THENCE North $80^{\circ}52'13''$ West, a distance of 100.00 feet to a set 1/2 inch iron rod with a "GAI" cap, being a point on a tangent curve to the right having a radius of 496.50 feet, a central angle of $09^{\circ}26'40''$, and a long chord which bears North $85^{\circ}35'33''$ West, 81.75';

THENCE along said curve to the right, an arc length of 81.84 feet to a set 1/2 inch iron rod with a "GAI" cap;

THENCE South $89^{\circ}41'07''$ West, a distance of 79.54 feet to a set 1/2 inch iron rod with a "GAI" cap, being in the existing east right-of-way line of said Little Mohican Drive (having a 50 foot width right-of-way) and the west line of said Clarence Huffman Tract, being a common line;

THENCE North $00^{\circ}12'22''$ East, along said common line, a distance of 17.92 feet to the POINT BEGINNING and CONTAINING 17,164 square feet, 0.3940 acres of land, more or less.

EXHIBIT "B"

TRINITY BAPTIST TEMPLE
7451 BOWMAN ROBERTS RD.
ABSTRACT 1439, TRACT 1B
INSTRUMENT NO. D207288845
D.R.T.C.T.

E. SHULTZ SURVEY
ABSTRACT NO. 1439



TOMMY SAFFOLD
6251 BOLLARD DR.
BLOCK B, LOT 8
D.R.T.C.T.
INSTRUMENT NO. D217038543

RICKY JACKSON
LITTLE MOHICAN DR.
BLOCK 1, LOT 1
INST. NO. D2006012462
D.R.T.C.T.
A. ROBERTS SURVEY
ABSTRACT NO. 1262

LITTLE MOHICAN DRIVE
(50' R.O.W.)

POB
FIR (CM)
S89° 47' 36"E
332.74'

S83° 11' 05"E
71.28'

N0° 12' 22"E
17.92'

SURVEY LINE

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

S52° 34' 58"E
31.54'

S23° 09' 24"E
56.49'

N80° 52' 13"W
100.00'

S89° 41' 07"W
79.54'

N86° 28' 33"W
63.71'

CLARENCE HUFFMAN
VOL. 11966, PAGE 1574,
D.R.T.C.T.
7301 BOWMAN ROBERTS RD.

N9° 25' 03"W
186.71'

S3° 56' 35"E
83.79'

S13° 24' 33"E
26.32'

DENT DRIVE, LLC
7330 BOWMAN ROBERTS RD.
BLOCK A, LOT #1 & #2
INSTRUMENT NO. D2220145001
D.R.T.C.T.

S0° 00' 37"W
101.94'

CURVE TABLE

CURVE #	Δ	RADIUS	TANGENT	LENGTH	CHORD BEARING	CHORD LENGTH
C-1	51° 41' 09"	66.00'	31.97'	59.54'	N35° 15' 37"W	57.54'
C-2	25° 22' 21"	116.00'	26.11'	51.37'	N73° 47' 22"W	50.95'
C-3	5° 36' 20"	274.00'	13.41'	26.81'	N83° 40' 23"W	26.80'
C-4	9° 26' 40"	496.50'	41.01'	81.84'	N85° 35' 33"W	81.75'

LEGEND

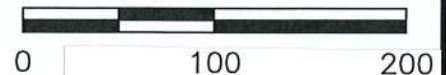
FIR—FOUND 1/2 INCH IRON ROD W/CAP STAMPED "GORRODONA"
P.R.T.C.T.—PLAT RECORDS, TARRANT COUNTY, TEXAS
D.R.T.C.T.—DEED RECORDS, TARRANT COUNTY, TEXAS
CM—CONTROLLING MONUMENT
POB—POINT OF BEGINNING

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"=100'



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. 12—ROW—1

CITY PROJ. NO. 103299 LOCATION: CITY OF FORT WORTH, TARRANT COUNTY, TEXAS

OWNER: CLARENCE HUFFMAN

SURVEY: A. ROBERTS ABSTRACT NO. 1262

ACQUISITION AREA: 17,164 SQUARE FEET OR 0.3940 ACRES

WHOLE PROPERTY AREA: 160,629 SQUARE FEET OR 3.688 ACRES

JOB NO. 830-1043

DRAWN BY: GAI

DRAWING FILE: W.J. BOAZ ROAD / P12—ROW—1

DATE: 6/27/2022

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SCALE: 1" = 100'



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