

PARCEL NO. 25-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 0.0157 acre tract of land situated in the A. Roberts Survey, Abstract No. 1262, Tarrant County, Texas and being a portion of Lot 2, Block D, Lake Crest Estates, as recorded in Volume 388-T, Page 39, Plat Records, Tarrant County, Texas, as described in deed to Mark Douglas Hatten, as recorded in Instrument No. D216234738, Deed Records, Tarrant County, Texas, and being more particularly described as follows:

COMMENCING at a found 1/2 inch iron rod being in the southeast corner of Lot 10, Block 6, Innisbrook Place, 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 the POINT OF BEGINNING, being in the northeast corner of Lot 1, Block D, Lake Crest Estates, as recorded in Volume 388-T, Page 39, Plat Records, Tarrant County, Texas, and being in northwest corner of said Lot 2, 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 common line of said Lot 2 and said existing south public right-of-way line, a distance of 65.00 feet to a point, being the northeast corner of said Lot 2 and the northwest corner of Lot 3, Block D, Lake Crest Estates, as recorded in Volume 388-T, Page 39, Plat Records, Tarrant County, Texas;

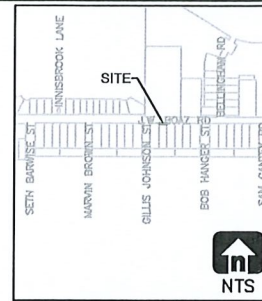
THENCE South 00°02'41" East, along the common line of said Lot 2 and said Lot 3, a distance of 14.05 feet to a set 1/2 inch iron rod with a cap stamped "GRAHAM ASSOC INC"(GAI);

THENCE North 83°50'40" West, a distance of 53.06 feet to a set 1/2 inch iron rod with a "GAI" cap, for the beginning of a tangent curve to the left having a radius of 589.50 feet and a central angle of 01°11'46" and a long chord which bears North 84°26'33" West, 12.31 feet;

THENCE along said tangent curve to the left, an arc length of 12.31 feet to a set 1/2 inch iron rod with "GAI" cap, being in the common line of said Lot 1 and said Lot 2;

THENCE North 00°02'41" West, along said common line, a distance of 7.11 feet to the POINT BEGINNING and CONTAINING 684 square feet, 0.0157 acres of land, more or less.

EXHIBIT "B"



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.

BETTY S. FINCHER
INST. NO. D221363359
D.R.T.C.T.
TRACT 3D
6020 LOCHSHIRE DR.
A. ROBERTS SURVEY
ABSTRACT NO 1262

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

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.

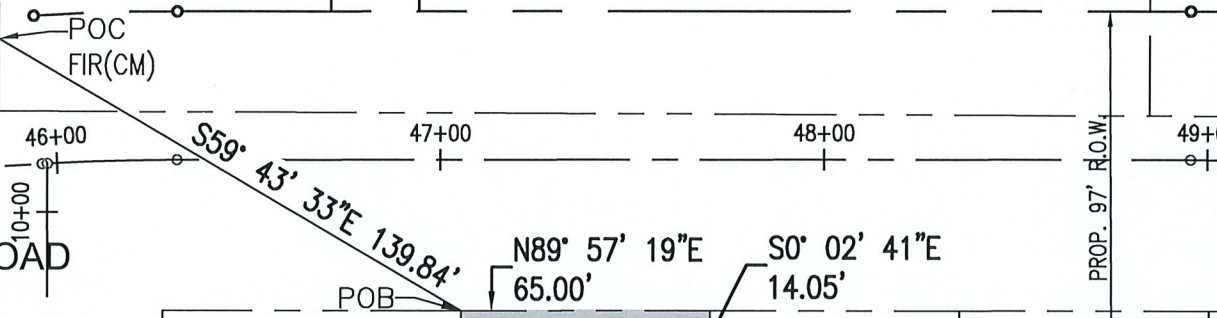
GILLIS JOHNSON STREET
(60' R.O.W.)

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 GILLS JOHNSON ST.
A. ROBERTS SURVEY
ABSTRACT NO 1262

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.

LOT 31, 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.



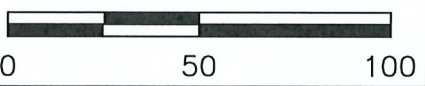
LEGEND

- 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

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'



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. 25-R0W-1		
CITY PROJ. NO. 103299	LOCATION: CITY OF FORT WORTH, TARRANT COUNTY, TEXAS	
OWNER: MARK DOUGLAS HATTEN		
SURVEY: A. ROBERTS ABSTRACT NO. 1262		
ACQUISITION AREA: 684 SQUARE FEET OR 0.0157 ACRES		
WHOLE PROPERTY AREA: 13,650 SQUARE FEET OR 0.3134 ACRES		
JOB NO. 830-1043	DRAWN BY: GAI	DRAWING FILE: W.J. BOAZ ROAD / P25-R0W-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 9:57:27 AM

PROJECT: PARCEL 25-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				
200		0+00.00	7001090.347	2302420.040	
N89°57'19"E	65.00 '				
207		0+65.00	7001090.398	2302485.040	
S00°02'41"E	14.05 '				
208		0+79.05	7001076.348	2302485.051	
N83°50'40"W	53.06 '				
209		1+32.11	7001082.037	2302432.297	
Center Point:		202	7000495.936	2302369.086	
Radius:	589.50 '				
Delta:	1°11'46" Left				
Arc Length:	12.31 '				
Chord Bearing:	N84°26'33"W				
Chord Length:	12.31 '				
Middle Ordinate:	0.03 '				
External:	0.03 '				
Deg of Curvature:	9°43'10" Arc Definition				
Tangent:	6.15 '				
Curve PI:			7001082.702	2302426.176	
201		1+44.42	7001083.230	2302420.044	
N00°02'41"W	7.11 '				
200		1+51.53	7001090.340	2302420.039	

 Closing latitude = -0.00758
 Closing departure = -0.00082
 Closing bearing = N06°10'09"E
 Closing distance = 0.00762
 Total traverse length = 151.53 (151.53)
 Total error of closure = 1/19879
 Error of closure in latitude = 1/19994
 Error of closure in departure = 1/184985

Area = 684 Sq. Ft.
 Area = 0.0157 Acres