

PARCEL NO. 14-ROW-1  
RIGHT-OF-WAY EASEMENT  
CITY PROJECT NO. 103299  
W. J. BOAZ ROAD  
J. MOCK SURVEY, ABSTRACT NO. 1994  
CITY OF FORT WORTH  
TARRANT COUNTY, TEXAS

**EXHIBIT "A-1"**

Being a 0.3490 acre tract of land situated in the J. Mock Survey, Abstract No. 1994, Tarrant County, Texas, and being a portion of a tract of land described in deed as Tract 2C to Marc English, as recorded in Instrument No. D217090187, Deed Records, Tarrant County, Texas, and being more particularly described as follows:

BEGINNING at found ½ inch iron rod being in the southwest corner of Lot 5, Block 1, Marc English Addition, as recorded in Instrument No. D220144049, Deed Records, Tarrant County, Texas, and being in the existing north right-of-way line of W. J. Boaz Road (having a variable width public Right-of-Way);

THENCE South 00°06'22" West, leaving said common line a distance of 16.05 feet to a found iron rod, being the most southeast corner of said tract 2C, being in the north line of said W.J. BOAZ ROAD;

THENCE South 89°55'20" West, along said north right-of-way line of W. J. Boaz Road and south line of said Tract 2C, being a common line, a distance of 143.58 feet to a point;

THENCE North 55°41'18" West, along said common line, a distance of 84.18 feet to a point;

THENCE North 31°04'31" West, along said common line, a distance of 65.03 feet to a point, for the most southwest corner of said Tract 2C, being in the east line of Bowman Roberts Road (a variable width public right-of-way);

THENCE North 01°24'28" East, along the east right-of-way line of said Bowman Roberts Road and the west line of said Tract 2C a distance of 280.89 feet to a set ½ inch iron rod with cap stamped "GRAHAM ASSOC INC." (GAI);

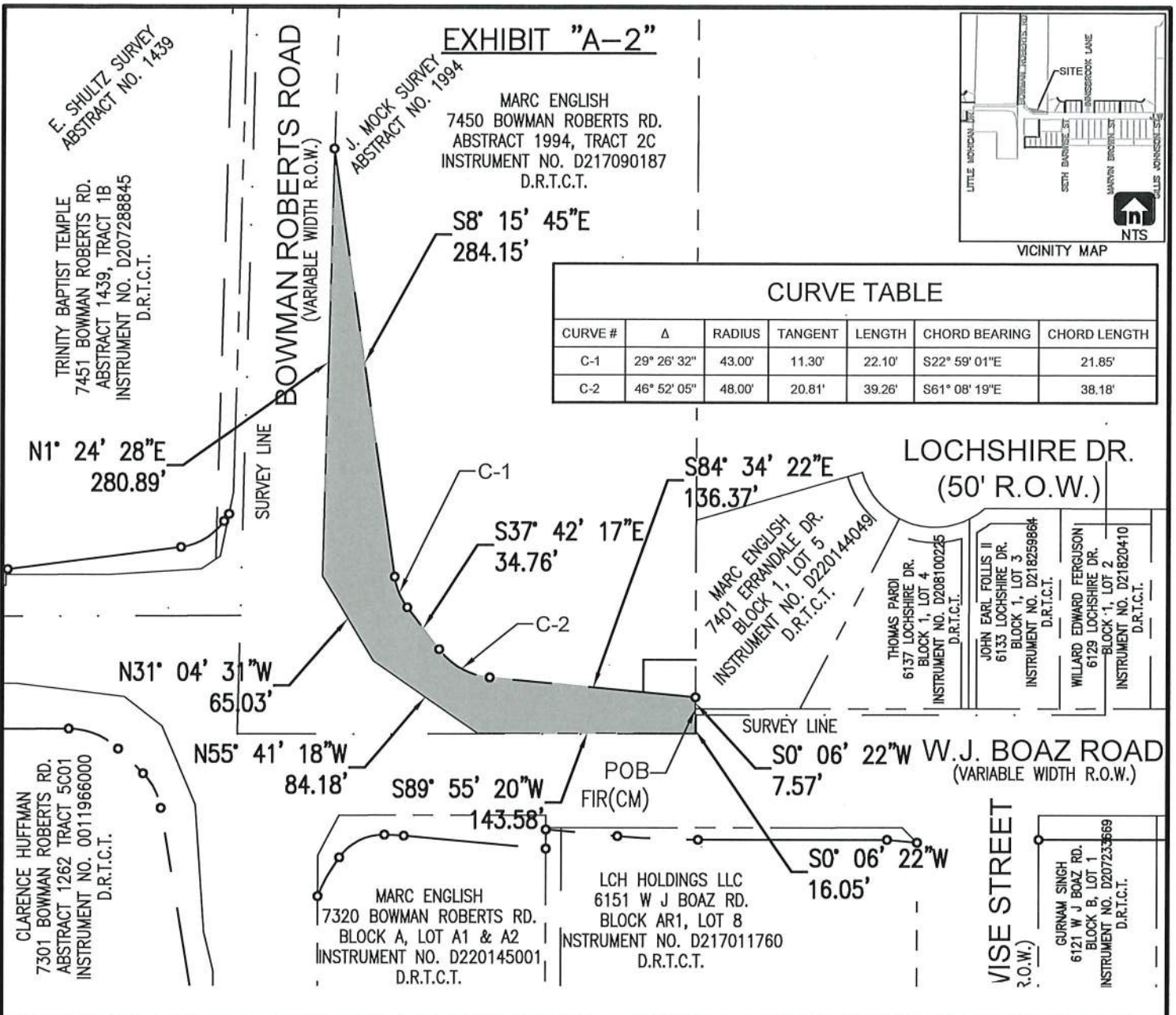
THENCE South 08°15'45" East leaving said common line, a distance of 284.15 feet to a set ½ inch iron rod with cap stamped "GAI", for the beginning of a tangent curve to the left having a radius of 43.00 feet, a central angle of 29°26'32", and a long chord which bears South 22°59'01" East, 21.85 feet;

THENCE along said tangent curve to the right, an arc length of 22.10 feet to a set ½ inch iron rod with a cap stamped "GAI";

THENCE South 37°42'17" East, a distance of 34.76 feet to a set ½ inch iron rod with cap stamped "GAI", for the beginning of a tangent curve to the left having a radius of 48.00 feet and a central angle of 46°52'05" and a long chord which bears South 61°08'19" East, 38.18 feet;

THENCE along said tangent curve to the left, an arc length of 39.26 feet to a set ½ inch iron rod stamped "GAI";

THENCE South 84°34'22" East, a distance of 136.37 feet to a set ½ iron rod with cap stamped "GAI", point being in the east line of said Tract 2C and the west line of said Lot 5, Block 1;



**FORT WORTH**

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

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

PARCEL NO. 14--ROW-1  
CITY PROJ. NO. 103299 LOCATION: CITY OF FORT WORTH, TARRANT COUNTY, TEXAS  
OWNER: CITY OF FORT WORTH  
SURVEY: J. MOCK ABSTRACT NO. 1994  
ACQUISITION AREA: 15,203 SQUARE FEET OR 0.3490 ACRES  
WHOLE PROPERTY AREA: 321,038 SQUARE FEET OR 7.370 ACRES

JOB NO. 830-1043 DRAWN BY: GAI DRAWING FILE: W.J. BOAZ ROAD / P14--ROW-1  
DATE: 12/08/2022 PAGE 3 OF 3 SCALE: 1" = 100'

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  
LAND SURVEYOR  
12/18/23  
MICHAEL L. PETERSON  
RPLS TEXAS NO. 5999



Graham Associates  
 600 Six Flags Dr., Suite 500  
 Arlington, Texas 76011  
 (817) 640-8535  
 Tuesday, July 25, 2023 3:49:54 PM

PROJECT: PARCEL 14-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				
133		0+00.00	7001159.306	2301163.194	
S00°06'22"W	16.05 '				
113		0+16.05	7001143.256	2301163.165	
S89°55'20"W	143.58 '				
114		1+59.63	7001143.061	2301019.585	
N55°41'18"W	84.18 '				
115		2+43.81	7001190.513	2300950.053	
N31°04'31"W	65.03 '				
116		3+08.84	7001246.210	2300916.487	
N01°24'28"E	280.89 '				
117		5+89.73	7001527.015	2300923.388	
S08°15'45"E	284.15 '				
118		8+73.88	7001245.815	2300964.223	
Center Point:		119	7001251.994	2301006.777	
Radius:		43.00 '			
Delta:		29°26'32" Left			
Arc Length:		22.10 '			
Chord Bearing:		S22°59'01"E			
Chord Length:		21.85 '			
Middle Ordinate:		1.41 '			
External:		1.46 '			
Deg of Curvature:		133°14'46" Arc Definition			
Tangent:		11.30 '			
Curve PI:			7001234.634	2300965.847	
120		8+95.97	7001225.699	2300972.755	
S37°42'17"E	34.76 '				
121		9+30.73	7001198.198	2300994.014	
Center Point:		122	7001227.555	2301031.990	
Radius:		48.00 '			
Delta:		46°52'05" Left			
Arc Length:		39.26 '			
Chord Bearing:		S61°08'19"E			
Chord Length:		38.18 '			
Middle Ordinate:		3.96 '			
External:		4.32 '			
Deg of Curvature:		119°21'58" Arc Definition			
Tangent:		20.81 '			
Curve PI:			7001181.737	2301006.737	
123		9+69.99	7001179.769	2301027.451	
S84°34'22"E	136.37 '				
124		11+06.36	7001166.871	2301163.210	
S00°06'22"W	7.57 '				
133		11+13.93	7001159.301	2301163.196	

Closing latitude = -0.00477  
 Closing departure = 0.00162  
 Closing bearing = N18°44'01"W  
 Closing distance = 0.00503  
 Total traverse length = 1112.61 (1113.93)  
 Total error of closure = 1/221102  
 Error of closure in latitude = 1/233471  
 Error of closure in departure = 1/688433

Area = 15203 Sq. Ft.  
 Area = 0.3490 Acres