

PARCEL NO. 3-ROW-2
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 "B-1"

Being a 0.1196 acre tract of land situated in the A. Roberts Survey, Abstract No. 1262, Tarrant County, Texas and being a portion of Lot 2, Block 1, All Storage Boat Club Addition, as recorded in Volume A, Page 11332, Plat Records, Tarrant County, Texas, as described in deed to PS LPT Properties Investors as recorded in Instrument No. D221353941, Deed Records, Tarrant County, Texas, and being more particularly described as follows:

COMMENCING at found ½ inch iron rod with a cap stamped "STARK", being in the southeast corner of Tract 2A, as described in deed to Boaz Road LP, as recorded by Instrument No. D203319218, Deed Records, Tarrant County, Texas, and being in the southwest corner of Lot 22, Block T, Lake Vista Ranch, as described in deed to Peace Ibeawuchi Banks as recorded in Instrument No. D2211375811, 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 33°26'23" West, a distance of 94.69 feet to the POINT OF BEGINNING, being in the existing south right-of-way line of W. J. Boaz Road, and being in the northeast corner of Lot 1, Block 1, All Storage Boat Club Addition, as recorded in Volume A, Page 11332, Plat Records, Tarrant County, Texas, and the most northern northwest corner of said Lot 2;

THENCE North 89°43'32" East, along the common line of said Lot 2 and said existing south right-of-way line, a distance of 469.18 feet to a point, being in the northern most northeast corner of said Lot 2 and the northwest corner of Lot 3, Block 1, All Storage Boat Club Addition, as recorded in Volume A, Page 11332, Plat Records, Tarrant County, Texas;

THENCE South 00°14'05" West, along the common line of said Lot 2 and Lot 3, a distance of 10.94 feet to a set ½ inch iron rod with "GAI" cap;

THENCE South 89°41'07" West, leaving said common line, a distance of 469.08 feet to a set ½ inch iron rod with "GAI" cap, being in the common line of said Lot 2 and said Lot 1;

THENCE North 00°16'28" West, along said common line, a distance of 11.27 feet to a set ½ inch iron rod with "GAI" cap for the POINT OF BEGINNING and CONTAINING 5,211 square feet, 0.1196 acres of land, more or less.

EXHIBIT "B-2"

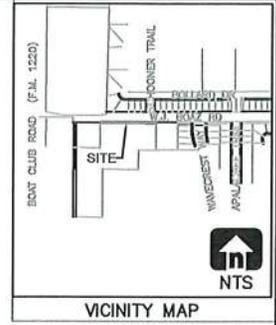
D.C. PAGE SURVEY
ABSTRACT NO. 1245

E. SHULTZ SURVEY
ABSTRACT NO. 1439

BOAZ ROAD LP
8000 BOAT CLUB RD.
TRACK 2A
INST. NO. D203319218
D.R.T.C.T.

SURVEY LINE

BOLLARD DRIVE
(50' R.O.W.)



PEACE IBEAWUCHI BANKS
INST. NO. D221375811
D.R.T.C.T.
LOT 22, BLOCK T,
LAKE VISTA RANCH
INST. NO.
D219057876
P.R.T.C.T.

DARRIS DEWAYNE HAMMOND
6365 BOLLARD DR.
BLOCK T, LOT 23
INSTRUMENT NO. D221375802
D.R.T.C.T.

JON WESLEY CRY
6361 BOLLARD DR.
BLOCK T, LOT 24
INSTRUMENT NO. D222085503
D.R.T.C.T.

ALFREDO VALENCIA JR
6357 BOLLARD DR.
BLOCK T, LOT 25
INSTRUMENT NO. D222083214
D.R.T.C.T.

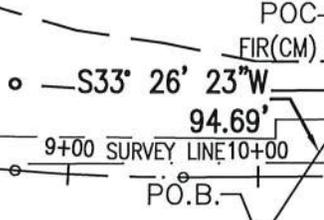
ANUDEEP DALBOTINA
6353 BOLLARD DR.
BLOCK T, LOT 26
INSTRUMENT NO. D222069072
D.R.T.C.T.

SCHOONER DRIVE +90
(50' R.O.W.)

KENDALL BAMI/AKU-BIRIYANE
6345 BOLLARD DR.
BLOCK H, LOT 13
INSTRUMENT NO. D222085177
D.R.T.C.T.

SAMUEL BUNTURUWANA
6341 BOLLARD DR.
BLOCK H, LOT 12
INSTRUMENT NO. D221016611
D.R.T.C.T.

MARVENO KASEREKA
6337 BOLLARD DR.
BLOCK H, LOT 11
INSTRUMENT NO. D221047387
D.R.T.C.T.



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

N89° 43' 32"E 469.18'

SURVEY LINE

N0° 16' 28"W
11.27'
PS LPT PROPERTIES INVESTORS
INST. NO. D221353941,
D.R.T.C.T.
LOT 1, BLOCK 1, ALL
STORAGE BOAT CLUB
ADDITION
VOL A, PG. 11332,
P.R.T.C.T.
6375 W.J. BOAZ RD

PS LPT PROPERTIES INVESTORS
INST. NO. D221353941, D.R.T.C.T.
LOT 2, BLOCK 1
ALL STORAGE BOAT CLUB ADDITION
VOL A, PG. 11332, P.R.T.C.T.
6355 W J BOAZ RD.

A. ROBERTS SURVEY
ABSTRACT NO. 1262

PS LPT PROPERTIES INVESTORS
INST. NO. D221353941,
D.R.T.C.T.
6325 W J BOAZ RD.
LOT 3, BLOCK 1, ALL STORAGE
BOAT CLUB ADDITION
VOL A, PG. 11332, P.R.T.C.T.

LEGEND

- FIR-FOUND 1/2 INCH IRON ROD W/CAP STAMPED "STARK"
- 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



GRAPHIC SCALE 1"=100'



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).

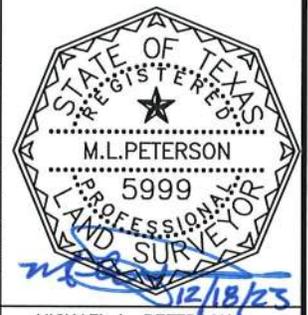
SEE EXHIBIT "A" FOR DESCRIPTION OF SURVEY



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

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

PARCEL NO. 3-ROW-2		
CITY PROJ. NO. 103299	LOCATION: CITY OF FORT WORTH, TARRANT COUNTY, TEXAS	
OWNER: PS LPT PROPERTIES INVESTORS		
SURVEY: A. ROBERTS, ABSTRACT NO. 1262		
ACQUISITION AREA: 5,211 SQUARE FEET OR 0.1196 ACRES		
WHOLE PROPERTY AREA: 303,901 SQUARE FEET OR 6.977 ACRES		
JOB NO. 830-1043	DRAWN BY: GAI	DRAWING FILE: WJ BOAZ ROAD / P3-ROW-2
DATE: 6/27/2022	PAGE 2 OF 2	SCALE: 1" = 100'
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
Tuesday, March 28, 2023 3:51:44 PM

PROJECT: PARCEL 3-ROW-2

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				
54		0+00.00	7001169.381	2298723.330	
N89°43'32"E	469.18 '				
59		4+69.18	7001171.628	2299192.505	
S00°14'05"W	10.94 '				
60		4+80.12	7001160.688	2299192.460	
S89°41'07"W	469.08 '				
61		9+49.21	7001158.112	2298723.387	
N00°16'28"W	11.27 '				
54		9+60.48	7001169.381	2298723.333	

Closing latitude = 0.00069
Closing departure = 0.00289
Closing bearing = S76°33'04"W
Closing distance = 0.00298
Total traverse length = 960.47 (960.48)
Total error of closure = 1/322768
Error of closure in latitude = 1/1387780
Error of closure in departure = 1/331869

Area = 5211 Sq. Ft.
Area = 0.1196 Acres