

PARCEL NO. 33-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 0.0452 acre tract of land situated in the A. Roberts Survey, Abstract No. 1262, Tarrant County, Texas and being a portion of Lots 34, 35 and 36, Block E, Lake Crest Estates, as recorded in Volume 388-T, Page 39, Plat Records, Tarrant County, Texas, as described in deed to Charles F. Meyer JR., as recorded in Instrument No. D210073360, Deed Records, Tarrant County, Texas, and being more particularly described as follows:

COMMENCING at a found 1/2 inch iron rod with cap stamped "ALL POINTS", being in the southwest corner of Lot 1, Block 13, Innisbrook Place, as recorded in Instrument No. D217197217, Deed Records, Tarrant County, Texas, and being in the intersection of the existing north public right-of-way line of W.J. Boaz Road (having a variable width right-of-way) and the existing east public right-of-way line of Bellingham Road (having a 60 foot right-of-way);

THENCE South 48°33'00" East, a distance of 98.52 feet to the POINT OF BEGINNING, being in the northwest corner of said Lot 34, and being in the northeast corner of Lot 3, Block E, Lake Crest Estates, as recorded in Volume 388-T, Page 39, Plat Records, Tarrant County, Texas, and being in the existing south public right-of-way line of said W.J. Boaz Road;

THENCE North 89°57'19" East, along said existing south public right-of-way line, a distance of 208.00 feet to a point, being in the intersection of said existing south public right-of-way line and the existing west public right-of-way line Sam Cantey Road (having a 60 foot right-of-way) and being the northeast corner of said Lot 36;

THENCE South 00°02'41" East, along the common line of said existing west public right-of-way line and said Lot 36, a distance of 15.00 feet to a set 1/2 inch iron rod with a cap stamped "GRAHAM ASSOC INC"(GAI);

THENCE North 86°50'34" West, leaving said common line, a distance of 178.19 feet to a set 1/2 inch iron rod with "GAI" cap, for the beginning of a tangent curve to the left having a radius of 489.50 feet and a central angle of 03°32'00" and a long chord which bears South 85°23'49" West, 30.18 feet;

THENCE along said tangent curve to the left, an arc length of 30.19 feet to a set 1/2 inch iron rod with "GAI" cap, being in the common line of said Lot 34 and said Lot 3;

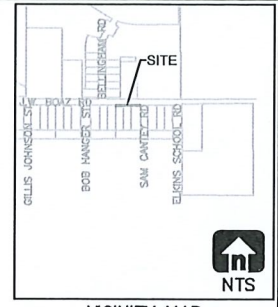
THENCE North 00°02'41" West, along said common line, a distance of 7.45 feet to the POINT BEGINNING and CONTAINING 1,967 square feet, 0.0452 acres of land, more or less.

**EXHIBIT "B"**

JOE A. HERNANDEZ  
7404 BELLINGHAM RD.  
BLOCK 13, LOT 2  
INSTRUMENT NO. D221207248  
D.R.T.C.T.

A. ROBERTS SURVEY  
ABSTRACT NO. 1262

TRACT 3A & 3B  
DIEGO R. MONTANO  
INST. NO. D214173377, D.R.T.C.T.  
5932 W J BOAZ RD.



BELLINGHAM ROAD  
(60' R.O.W.)

LOT 1, BLOCK 13, INNISBROOK PLACE  
INST. NO. D217197217, P.R.T.C.T.  
VALERIE MARISSA CHRISTIAN  
INST. NO. D221195699, D.R.T.C.T.

POC  
FIR(CM)

S48° 33' 00"E  
98.52'

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

54+00 55+00 56+00

N0° 02' 41"W  
7.45'

POB

N89° 57' 19"E 208.00'

S0° 02' 41"E  
15.00'

Δ=3° 32' 00"  
R=489.50'  
T=15.10'  
L=30.19'  
S85°23'49"W  
Lc=30.18'

N86° 50' 34"W 178.19'

LOT 2, BLOCK E, LAKE CREST ESTATES  
VOL. 388-T, PG. 39, P.R.T.C.T.  
OCTAVIO MEZA JR.  
INST. NO. D219017584, D.R.T.C.T.  
5941 W J BOAZ RD.

LOT 3, BLOCK E, LAKE CREST ESTATES  
VOL. 388-T, PG. 39, P.R.T.C.T.  
OCTAVIO MEZA JR.  
INST. NO. D219017584  
D.R.T.C.T.  
5941 W J BOAZ RD.

LOT 34, BLOCK E, LAKE CREST ESTATES  
VOL. 388-T, PG. 39, P.R.T.C.T.  
CHARLES F. MEYER JR.  
INST. NO. D210073360  
D.R.T.C.T.  
5933 W J BOAZ RD

LOT 35, BLOCK E, LAKE CREST ESTATES  
VOL. 388-T, PG. 39, P.R.T.C.T.  
CHARLES F. MEYER JR.  
INSTRUMENT NO. D210073360  
D.R.T.C.T.  
5933 W J BOAZ RD.

LOT 36, BLOCK E, LAKE CREST ESTATES  
VOL. 388-T, PG. 39, P.R.T.C.T.  
CHARLES F. MEYER JR.  
INSTRUMENT NO. D210073360  
D.R.T.C.T.  
5933 W J BOAZ RD.

SAM CANTEY ROAD  
(60' R.O.W.)

7+00

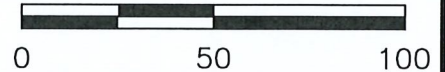
**LEGEND**

FIR-FOUND 1/2 INCH IRON ROD W/CAP STAMPED "(ALL POINTS)"  
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'



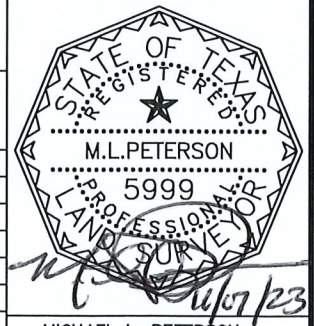
SEE EXHIBIT "A" FOR DESCRIPTION OF SURVEY



**CITY OF FORT WORTH**

1000 THROCKMORTON STREET / FORT WORTH, TEXAS 76102

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



PARCEL NO. 33-ROW-1		
CITY PROJ. NO. 103299		LOCATION: CITY OF FORT WORTH, TARRANT COUNTY, TEXAS
OWNER: CHARLES F. MEYER JR.		
SURVEY: A. ROBERTS ABSTRACT NO. 1262		
ACQUISITION AREA: 1,967 SQUARE FEET OR 0.0452 ACRES		
WHOLE PROPERTY AREA: 43,680 SQUARE FEET OR 1.003 ACRES		
JOB NO. 830-1043	DRAWN BY: GAI	DRAWING FILE: W.J. BOAZ ROAD / P33-ROW-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		