

PARCEL NO. 36-DE-1
DRAINAGE 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 0.0045 acre tract of land situated in the A. Roberts Survey, Abstract No. 1262, Tarrant County, Texas, and being a portion of Lot 3, Block F, Lake Crest Estates, as recorded in Volume 388-T, Page 39, Plat Records, Tarrant County, Texas, as described in deed to Jose J. Rodarte, as recorded in Instrument Number D215124928, Deed Records, Tarrant County, Texas, and being more particularly described as follows:

COMMENCING at a found 5/8 inch iron rod, being in the southwest corner of Lot 18, Block 12, Innisbrook Place, as recorded in Document Number D219080786, Plat Records, Tarrant County, Texas, and being in the southeast corner of a tract of land described by deed to Diego R. Montano, as recorded in Document Number D214173377, Deed 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 80°08'11" East, a distance of 294.48 feet to a point, being in the northeast corner of said Lot 3, and being in intersection of the existing south public right-of-way line of said W.J. Boaz Road and the existing west public right-of-way line of Elkins School Road (having a 80 foot right-of-way);

THENCE South 00°37'43" East, along the common line of said Lot 3 and existing west public right-of-way line, a distance of 23.00 feet to the POINT OF BEGINNING;

THENCE South 00°37'43" East, continuing along said common line, a distance of 10.06 feet to a point;

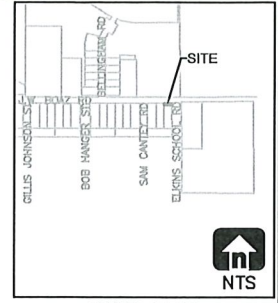
THENCE North 84°34'44" West, leaving said common line, a distance of 20.00 feet to a point;

THENCE North 05°25'16" East, a distance of 10.00 feet to a point;

THENCE South 84°34'44" East, a distance of 18.94 feet to the POINT OF BEGINNING and CONTAINING 195 square feet, 0.0045 acres of land, more or less.

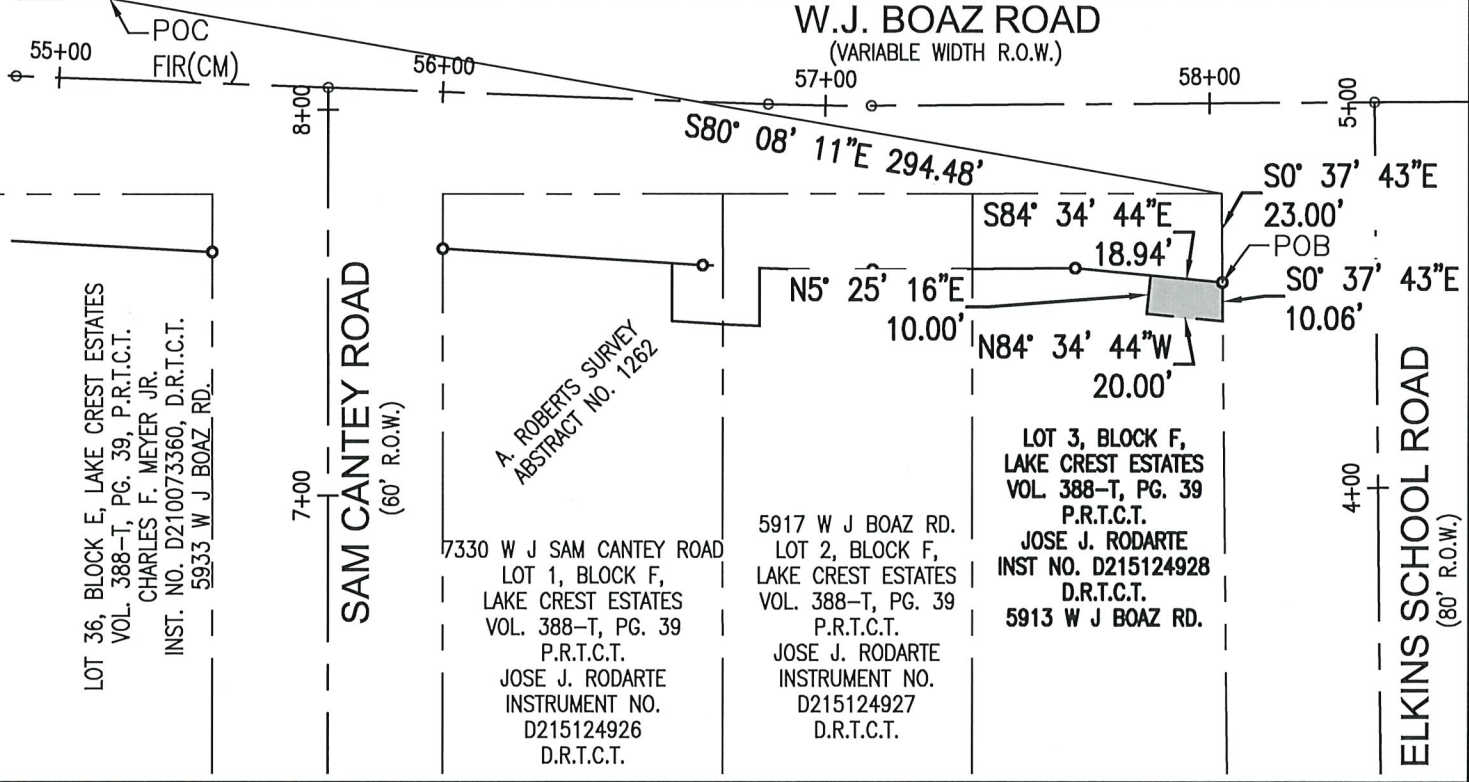
EXHIBIT "B"

A. ROBERTS SURVEY
ABSTRACT No. 1262



7500 BELLINGHAM RD.
LOT 18, BLOCK 12, INNISBROOK PLACE,
INSTRUMENT NO. D219080786
P.R.T.C.T.
INNISBROOK HOLDINGS INC.
INSTRUMENT NO. D213283314
D.R.T.C.T.

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



LOT 36, 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.

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

A. ROBERTS SURVEY
ABSTRACT No. 1262

7330 W J SAM CANTEY ROAD
LOT 1, BLOCK F,
LAKE CREST ESTATES
VOL. 388-T, PG. 39
P.R.T.C.T.
JOSE J. RODARTE
INSTRUMENT NO.
D215124926
D.R.T.C.T.

5917 W J BOAZ RD.
LOT 2, BLOCK F,
LAKE CREST ESTATES
VOL. 388-T, PG. 39
P.R.T.C.T.
JOSE J. RODARTE
INSTRUMENT NO.
D215124927
D.R.T.C.T.

LOT 3, BLOCK F,
LAKE CREST ESTATES
VOL. 388-T, PG. 39
P.R.T.C.T.
JOSE J. RODARTE
INST NO. D215124928
D.R.T.C.T.
5913 W J BOAZ RD.

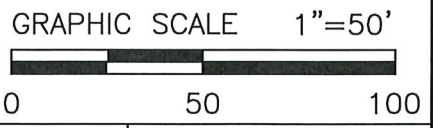
ELKINS SCHOOL ROAD
(80' R.O.W.)

LEGEND

- FIR-FOUND 5/8 INCH IRON ROD
- 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).



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. 36-DE-1		
CITY PROJ. NO. 103299		LOCATION: CITY OF FORT WORTH, TARRANT COUNTY, TEXAS
OWNER: JOSE J. RODARTE		
SURVEY: A. ROBERTS ABSTRACT NO. 1262		
ACQUISITION AREA: 195 SQUARE FEET OR 0.0045 ACRES		
WHOLE PROPERTY AREA: 13,875 SQUARE FEET OR 0.3185 ACRES		
JOB NO. 830-1043	DRAWN BY: GAI	DRAWING FILE: W.J. BOAZ ROAD / P36-DE-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		

M.L. PETERSON
5999
PROFESSIONAL LAND SURVEYOR
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 11:24:53 AM

PROJECT: PARCEL 36-DE-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				
276		0+00.00	7001068.206	2303517.392	
S00°37'43"E	10.06 '				
277		0+10.06	7001058.146	2303517.502	
N84°34'44"W	20.00 '				
278		0+30.06	7001060.036	2303497.591	
N05°25'16"E	10.00 '				
275		0+40.06	7001069.991	2303498.536	
S84°34'44"E	18.94 '				
276		0+59.00	7001068.202	2303517.392	

Closing latitude = -0.00398
Closing departure = -0.00014
Closing bearing = N01°59'19"E
Closing distance = 0.00398
Total traverse length = 59.00 (59.00)
Total error of closure = 1/14820
Error of closure in latitude = 1/14829
Error of closure in departure = 1/427064

Area = 195 Sq. Ft.
Area = 0.0045 Acres