

PARCEL NO. 10-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 0.1070 acre tract of land situated in the A. Roberts Survey, Abstract No. 1245, Tarrant County, Texas and being a portion of Lot 1X, Block I, Cheyenne Ridge, as recorded in Instrument No. D204209931, Plat Records, Tarrant County, Texas, as described in deed to Cheyenne Ridge Partners, LTD., as recorded in Volume 17226, Page 191, Deed Records, Tarrant County, Texas, and being more particularly described as follows:

BEGINNING at a found 1/2 inch iron rod with a cap stamped "RPLS #4023", being in the existing west right-of-way line of Little Mohican Drive (having a 50 foot right-of-way), and being in the southeast corner of said Lot 1X, and in the northeast corner of Lot 1, Block I, Cheyenne Ridge, as recorded in Instrument No. D204209931, Plat Records, Tarrant County, Texas;

THENCE South 89°41'34" West, along the south line of said Lot 1X and the north line of said Lot 1, being a common line, a distance of 19.37 feet to a set 1/2 inch iron rod with cap stamped "GRAHAM ASSOC INC"(GAI);

THENCE North 84°24'22" West, leaving said common line, a distance of 50.85 feet to a set 1/2 inch iron rod with "GAI" cap;

THENCE South 89°41'07" West, a distance of 347.98 feet to a set 1/2 inch iron rod with "GAI" cap;

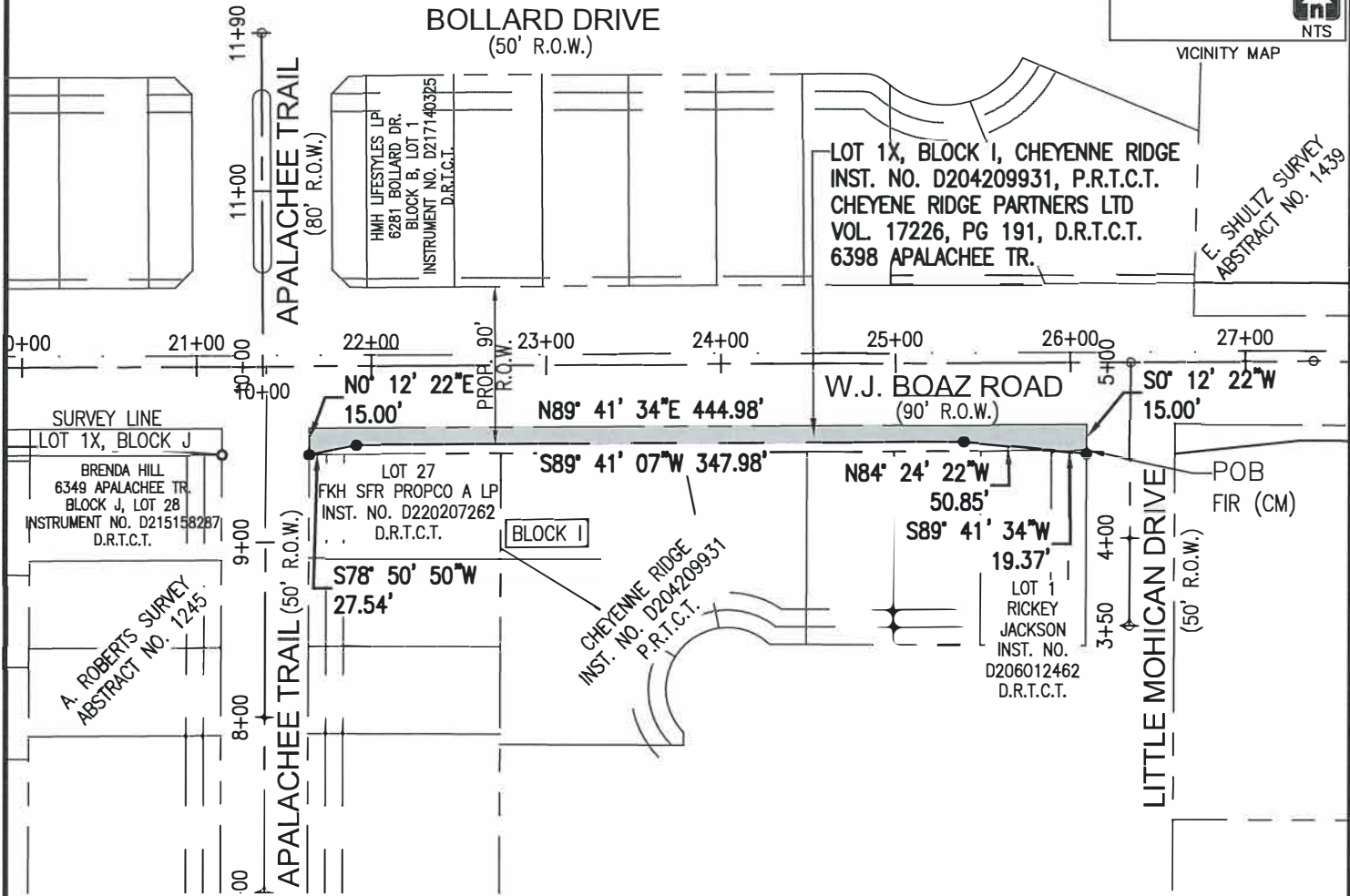
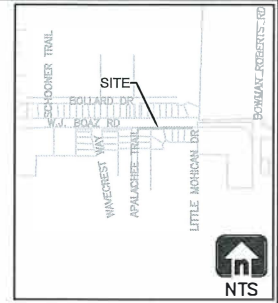
THENCE South 78°50'50" West, a distance of 27.54 feet to a set 1/2 inch iron rod with "GAI" cap, being in the existing east right-of-way line of Apalachee Trail (having a 50 foot right-of-way), and being in the southwest corner of said Lot 1X, and in the northwest corner of Lot 27, of said Block I, Cheyenne Ridge;

THENCE North 00°12'22" East, along the said existing east right-of-way and the west line of said Lot 1X, being a common line, a distance of 15.00 feet to a point in the existing south right-of-way line of W.J. Boaz Road (having a variable foot right-of-way);

THENCE North 89°41'34" East, leaving said common line, and along the said existing south right-of-way and the north line of said Lot 1X, being a common line, a distance of 444.98 feet to a point in the said existing west right-of-way line of Little Mohican Drive (having a 50' right-of-way), and being in the northeast corner of said Lot 1X;

THENCE South 00°12'22" West, leaving said common line, and along the said existing west right right-of-way line of Little Mohican Drive and the east line of said Lot 1X, a distance of 15.00 feet to the POINT OF BEGINNING and CONTAINING 4,661 square feet, 0.1070 acres of land, more or less.

# EXHIBIT "B-2"



### LEGEND

- FIR—FOUND 1/2" IRON ROD W/"RPLS #4023" CAP
- 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

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"=100'



SEE EXHIBIT "B-1" FOR DESCRIPTION OF SURVEY

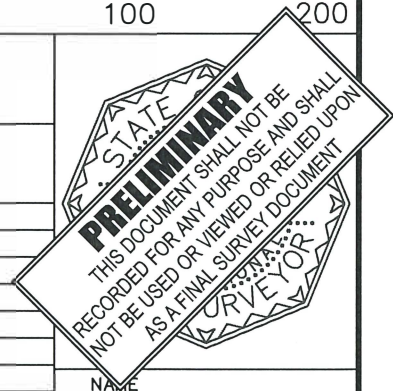


## CITY OF FORT WORTH

1000 THROCKMORTON STREET / FORT WORTH, TEXAS 76102

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

PARCEL NO. 10—ROW—2		
CITY PROJ. NO. 103299	LOCATION: CITY OF FORT WORTH, TARRANT COUNTY, TEXAS	
OWNER: CHEYENNE RIDGE PARTNERS LTD.		
SURVEY: A. ROBERTS, ABSTRACT NO. 1262		
ACQUISITION AREA: 4,661 SQUARE FEET OR 0.1070 ACRES		
WHOLE PROPERTY AREA: 6,674 SQUARE FEET OR 0.1532 ACRES		
JOB NO. 830-1043	DRAWN BY: GAI	DRAWING FILE: W.J. BOAZ ROAD / P10—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		



NAME RPLS TEXAS NO. 5999