

PARCEL NO. 3-TCE-1
TEMPORARY CONSTRUCTION EASEMENT
CITY PROJECT NO. 103299
W. J. BOAZ ROAD
A. ROBERTS SURVEY, ABSTRACT NO. 1262
CITY OF FORT WORTH
TARRANT COUNTY, TEXAS

EXHIBIT "D-1"

Being a 0.0033 acre tract of land situated in the A. Roberts Survey, Abstract No. 1262, Tarrant County, Texas and being a portion of Lot 1, 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 recorded in Instrument No. D219057876, Plat 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 a point, being in the existing south right-of-way line of said W. J. Boaz Road, and being in the northeast corner of said Lot 1 and the most northern northwest corner of Lot 2, Block 1, All Storage Boat Club Addition, as recorded in Volume A, Page 11332, Plat Records, Tarrant County, Texas;

THENCE South 00°16'28" East, along the common line of said Lot 1 and said Lot 2, a distance of 19.27 feet to the POINT OF BEGINNING;

THENCE South 00°16'28" East, continuing along said common line, a distance of 9.27 feet to a point;

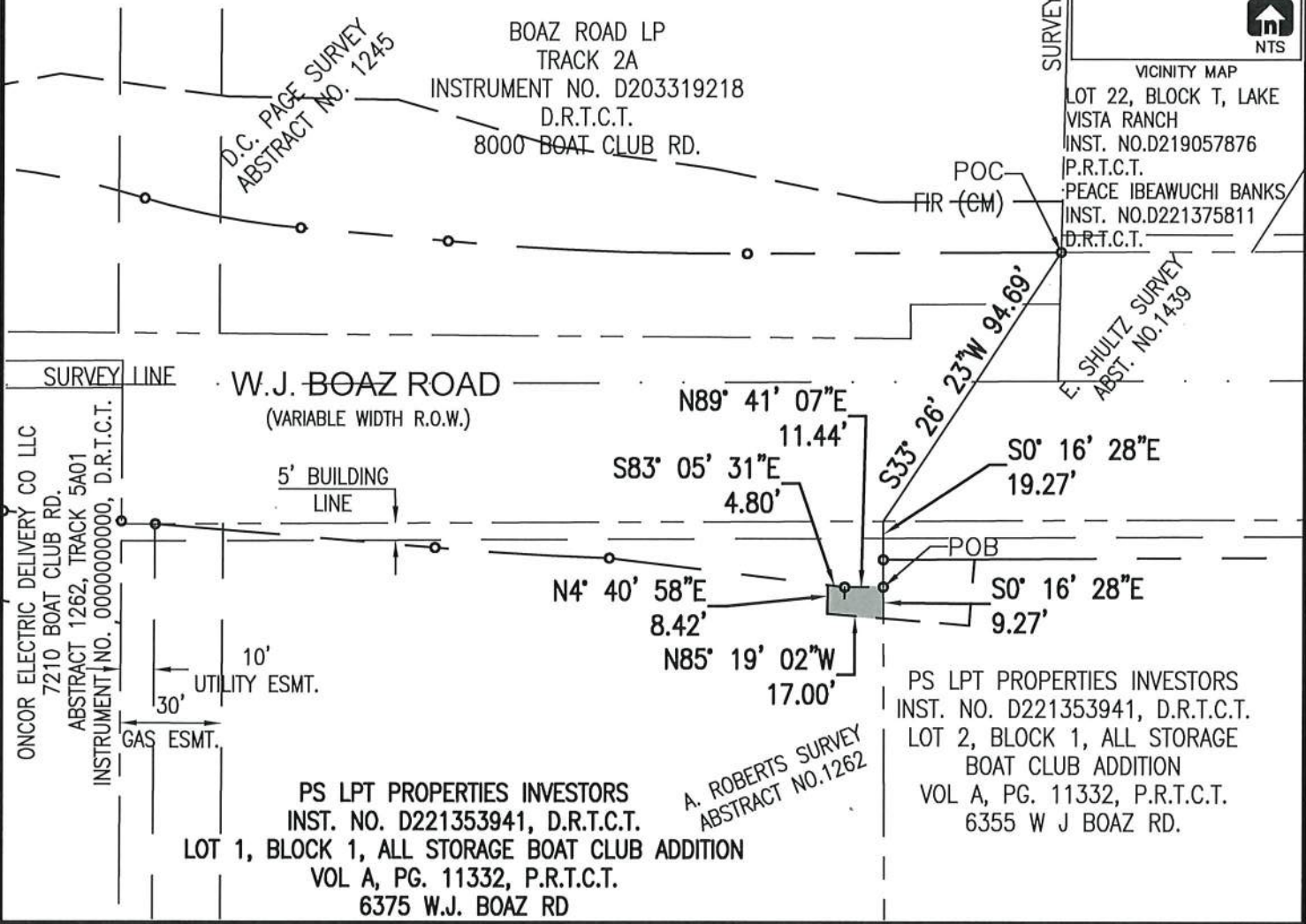
THENCE North 85°19'02" West, leaving said common line, a distance of 17.00 feet to a point;

THENCE North 04°40'58" East, a distance of 8.42 feet to a point;

THENCE South 83°05'31" East, a distance of 4.80 feet to a point;

THENCE North 89°41'07" East, a distance of 11.44 feet to the POINT OF BEGINNING and CONTAINING 143 square feet, 0.0033 acres of land, more or less.

EXHIBIT "D-2"



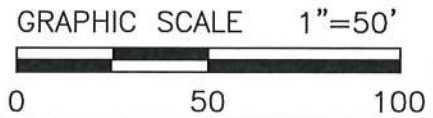
LEGEND

- 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

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-TCE-1		
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: 143 SQUARE FEET OR 0.0033 ACRES		
WHOLE PROPERTY AREA: 48,601 SQUARE FEET OR 1.116 ACRES		
JOB NO. 830-1043	DRAWN BY: GAI	DRAWING FILE: WJ BOAZ ROAD / P3-TCE-1
DATE: 6/27/2022	PAGE 2 OF 2	SCALE: 1" = 50'



MICHAEL L. PETERSON
RPLS TEXAS NO. 5999

GRAHAM ASSOCIATES, INC. / 1300 SUMMIT AVE. SUITE 419, FORT WORTH, TX 76102 / 817-332-5756 FAX 817-336-6909

Graham Associates
 600 Six Flags Dr., Suite 500
 Arlington, Texas 76011
 (817) 640-8535
 Tuesday, March 28, 2023 4:36:33 PM

PROJECT: PARCEL 3-TCE-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				
55		0+00.00	7001150.107	2298723.423	
S00°16'28"E	9.27 '				
67		0+09.27	7001140.837	2298723.467	
N85°19'02"W	17.00 '				
68		0+26.26	7001142.225	2298706.524	
N04°40'58"E	8.42 '				
66		0+34.68	7001150.617	2298707.211	
S83°05'31"E	4.80 '				
56		0+39.49	7001150.040	2298711.976	
N89°41'07"E	11.44 '				
55		0+50.93	7001150.102	2298723.416	

 Closing latitude = -0.00463
 Closing departure = -0.00647
 Closing bearing = N54°26'01"E
 Closing distance = 0.00795
 Total traverse length = 50.93 (50.93)
 Total error of closure = 1/6403
 Error of closure in latitude = 1/11009
 Error of closure in departure = 1/7872
 Area = 143 Sq. Ft.
 Area = 0.0033 Acres