

PARCEL NO. 3-ROW-3
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 "C-1"

Being a 0.0471 acre tract of land situated in the A. Roberts Survey, Abstract No. 1262, Tarrant County, Texas and being a portion of Lot 3, 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 intersection of the existing east right-of-way line of Schooner Drive (having a 50 foot right-of-way) and the existing north right-of-way line of W.J. Boaz Road (having a variable width foot right-of-way) and being in the southernmost southwest corner of Lot 13, Block H, Lake Vista Ranch, as recorded in Instrument No. D219057876, Plat Records, Tarrant County, Texas;

THENCE South 09°43'51" East, a distance of 80.14 feet to the POINT OF BEGINNING, being in the northwest corner of said Lot 3 and the northeast corner of Lot 2, Block 1 of said All Storage Boat Club Addition, and being in the existing south right-of-way line of said W.J. Boaz Road;

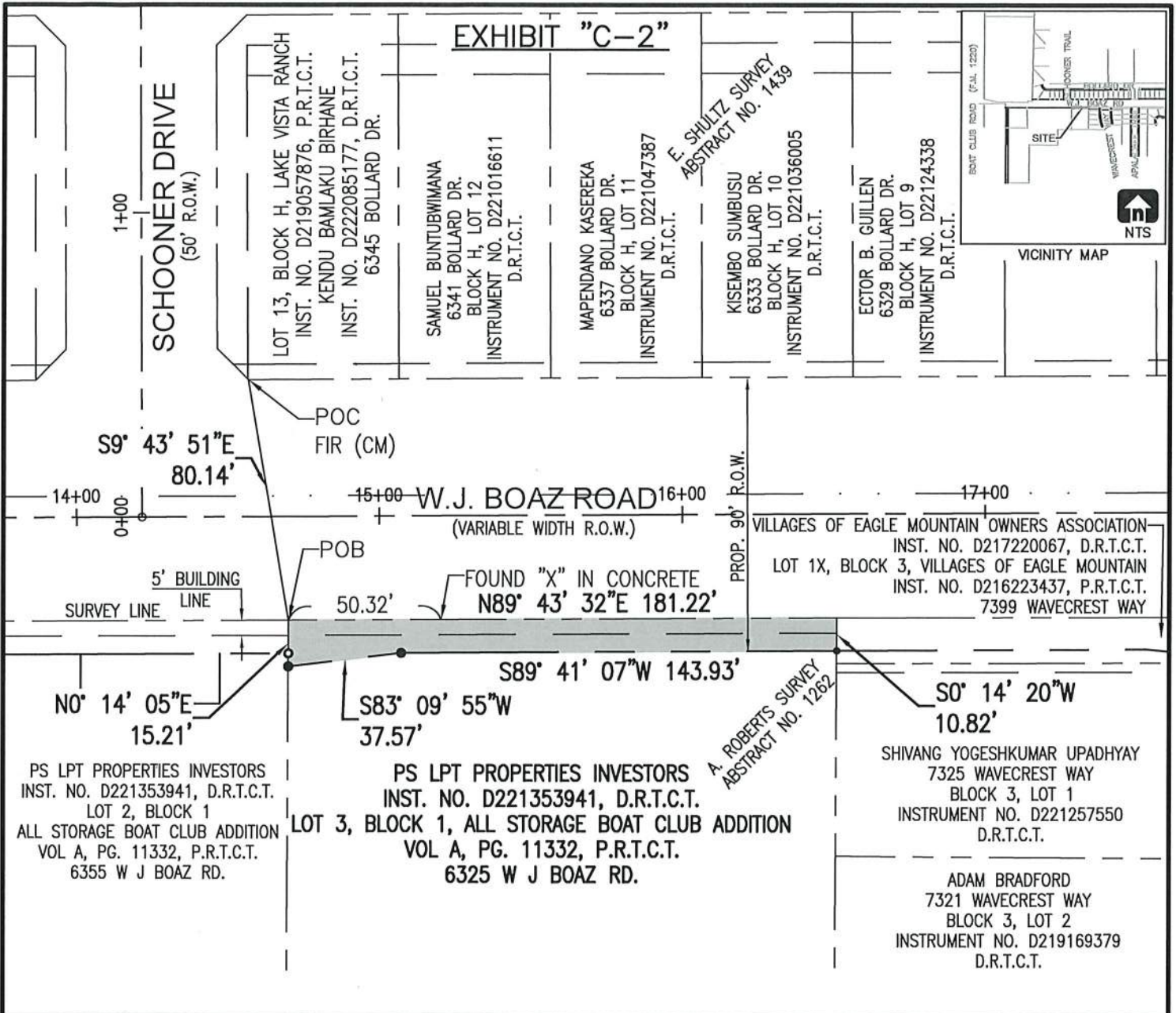
THENCE North 89°43'32" East, along said existing south right-of-way line, a distance of 50.32 feet to a found "X" in concrete, continuing on for a total distance of 181.22 feet to a point, being in the northeast corner of said Lot 3 and being in the northwest corner of Lot 1X, Block 3, Village of Eagle Mountain Addition, as recorded in Instrument No. D216223437, Plat Records, Tarrant County, Texas;

THENCE South 00°14'20" West, leaving said existing south right-of-way line, along the common line of said Lot 1X and said Lot 3, a distance of 10.82 feet to a set ½ inch iron rod with cap stamped "GRAHAM ASSOC INC"(GAI);

THENCE South 89°41'07" West, leaving said common line, a distance of 143.93 feet to a set ½ inch iron rod with "GAI" cap;

THENCE South 83°09'55" West, a distance of 37.57 feet to a set ½ inch iron rod with "GAI" cap, being in the common line of said Lot 2 and said Lot 3;

THENCE North 00°14'05" East, along said common line, a distance of 15.21 feet to the POINT OF BEGINNING and CONTAINING 2,051 square feet, 0.0471 acres of land, more or less.



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"=50'



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-3		
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: 2,051 SQUARE FEET OR 0.0471 ACRES		
WHOLE PROPERTY AREA: 42,745 SQUARE FEET OR 0.9813 ACRES		
JOB NO. 830-1043	DRAWN BY: GAI	DRAWING FILE: WJ BOAZ ROAD / P3-ROW-3
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		



MICHAEL L. PETERSON
RPLS TEXAS NO. 5999

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Tuesday, March 28, 2023 3:55:21 PM

PROJECT: PARCEL 3-ROW-3

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				
59		0+00.00	7001171.628	2299192.505	
N89°43'32"E	181.22 '				
62		1+81.22	7001172.496	2299373.723	
S00°14'20"W	10.82 '				
63		1+92.03	7001161.676	2299373.678	
S89°41'07"W	143.93 '				
64		3+35.97	7001160.885	2299229.750	
S83°09'55"W	37.57 '				
65		3+73.53	7001156.414	2299192.447	
N00°14'05"E	15.21 '				
59		3+88.74	7001171.624	2299192.509	

Closing latitude = -0.00364
Closing departure = 0.00428
Closing bearing = N49°36'52"W
Closing distance = 0.00562
Total traverse length = 388.75 (388.74)
Total error of closure = 1/69209
Error of closure in latitude = 1/106816
Error of closure in departure = 1/90861

Area = 2051 Sq. Ft.
Area = 0.0471 Acres