

PARCEL NO. 21-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 "A"

Being a 0.0107 acre tract of land situated in the A. Roberts Survey, Abstract No. 1262, Tarrant County, Texas and being a portion of Lots 2 and 3, Block C, Lake Crest Estates, as recorded in Volume 388-T, Page 39, Plat Records, Tarrant County, Texas, as described in deed to Trinity Baptist Temple, as recorded in Volume 8249, Page 1261, Deed Records, Tarrant County, Texas, and being more particularly described as follows:

COMMENCING at a found 1/2 inch iron rod with a cap stamped "LBS" being in the southeast corner of Lot 6, Block 6, Innisbrook Place as recorded in Instrument No. D204061126, Plat Records, Tarrant County, Texas and the southwest corner of Lot 7, of said Block 6, Innisbrook Place and being in the existing north public right-of-way line of W.J. Boaz Road (having a variable width right-of-way);

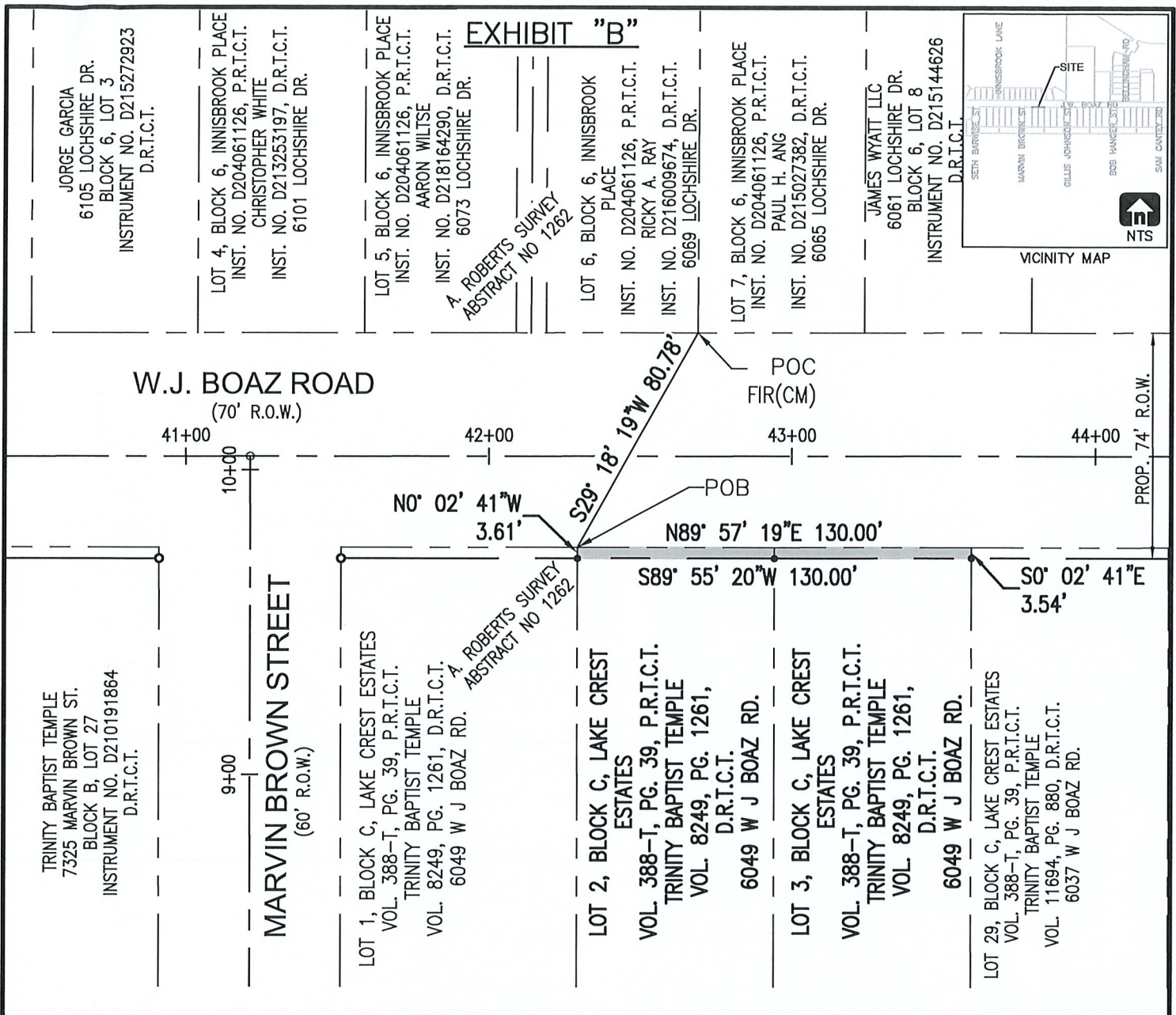
THENCE South 29°18'19" East, a distance of 80.78 feet to the POINT OF BEGINNING, being in the northwest corner of said Lot 2 and the northeast corner of Lot 1, of said Block C, Lake Crest Estates, and being in the existing south public right-of-way line of said W.J. Boaz Road;

THENCE North 89°57'19" East, along said existing south public right-of-way line, a distance of 130.00 feet to a point, being the northeast corner of said Lot 3 and the northwest corner of Lot 29, of said Block C, Lake Crest Estates;

THENCE South 00°02'41" East, along the common line of said Lot 3 and said Lot 29, a distance of 3.54 feet to a set 1/2 inch iron rod with a cap stamped "GRAHAM ASSOC INC"(GAI);

THENCE South 89°55'20" West, a distance of 130.00 feet to a set 1/2 inch iron rod with a "GAI" cap, being in the common line of said Lot 2 and said Lot 1;

THENCE North 00°02'41" West, along said common line, a distance of 3.61 feet to the POINT BEGINNING and CONTAINING 465 square feet, 0.0107 acres of land, more or less.



LEGEND

FIR-FOUND 1/2 INCH IRON ROD W/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
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

GRAPHIC SCALE 1"=50'

0 50 100

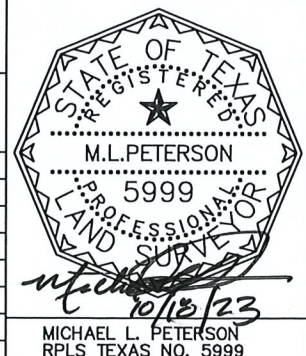


CITY OF FORT WORTH

1000 THROCKMORTON STREET / FORT WORTH, TEXAS 76102

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

PARCEL NO. 21-ROW-2
CITY PROJ. NO. 103299 LOCATION: CITY OF FORT WORTH, TARRANT COUNTY, TEXAS
OWNER: TRINITY BAPTIST TEMPLE
SURVEY: A. ROBERTS ABSTRACT NO. 1262
ACQUISITION AREA: 465 SQUARE FEET OR 0.0107 ACRES
WHOLE PROPERTY AREA: 27,300 SQUARE FEET OR 0.6267 ACRES
JOB NO. 830-1043 DRAWN BY: GAI DRAWING FILE: W.J. BOAZ ROAD / P21-ROW-2
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



Graham Associates
600 Six Flags Dr., Suite 500
Arlington, Texas 76011
(817) 640-8535
Friday, March 31, 2023 8:53:29 AM

PROJECT: PARCEL 21-ROW-2

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				
175		0+00.00	7001089.975	2301944.040	
N89°57'19"E	130.00 '				
178		1+30.00	7001090.077	2302074.040	
S00°02'41"E	3.54 '				
179		1+33.54	7001086.537	2302074.043	
S89°55'20"W	130.00 '				
176		2+63.54	7001086.360	2301944.043	
N00°02'41"W	3.61 '				
175		2+67.15	7001089.970	2301944.040	

Closing latitude	= -0.00500				
Closing departure	= 0.00003				
Closing bearing	= N00°17'33"W				
Closing distance	= 0.00500				
Total traverse length	= 267.15 (267.15)				
Total error of closure	= 1/53422				
Error of closure in latitude	= 1/53423				
Error of closure in departure	= 1/10460774				
Area	= 465 Sq. Ft.				
Area	= 0.0107 Acres				