

PARCEL NO. 20-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 0.0067 acre tract of land situated in the A. Roberts Survey, Abstract No. 1262, Tarrant County, Texas and being a portion of Lot 27, Block B, 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 Instrument No. D210191864, Deed Records, Tarrant County, Texas, and being more particularly described as follows:

COMMENCING at a found 1/2 inch iron rod being in the southwest corner of Lot 3, Block 6, Innisbrook Place as recorded in Instrument No. D204061126, Plat Records, Tarrant County, Texas, and being in the intersection of the existing north public right-of-way line of W.J. Boaz Road (having a variable width right-of-way) and the existing east public right-of-way line of Innisbrook Lane (having a 120 foot right-of-way);

THENCE South 31°08'55" East, a distance of 82.09 feet to the POINT OF BEGINNING, being in the northwest corner of Lot 27, of said Block B, Lake Crest Estates and being in the existing south public right-of-way line of said W.J. Boaz Road, and the existing west public right-of-way line of Marvin Brown Street (having a 60 foot right-of-way);

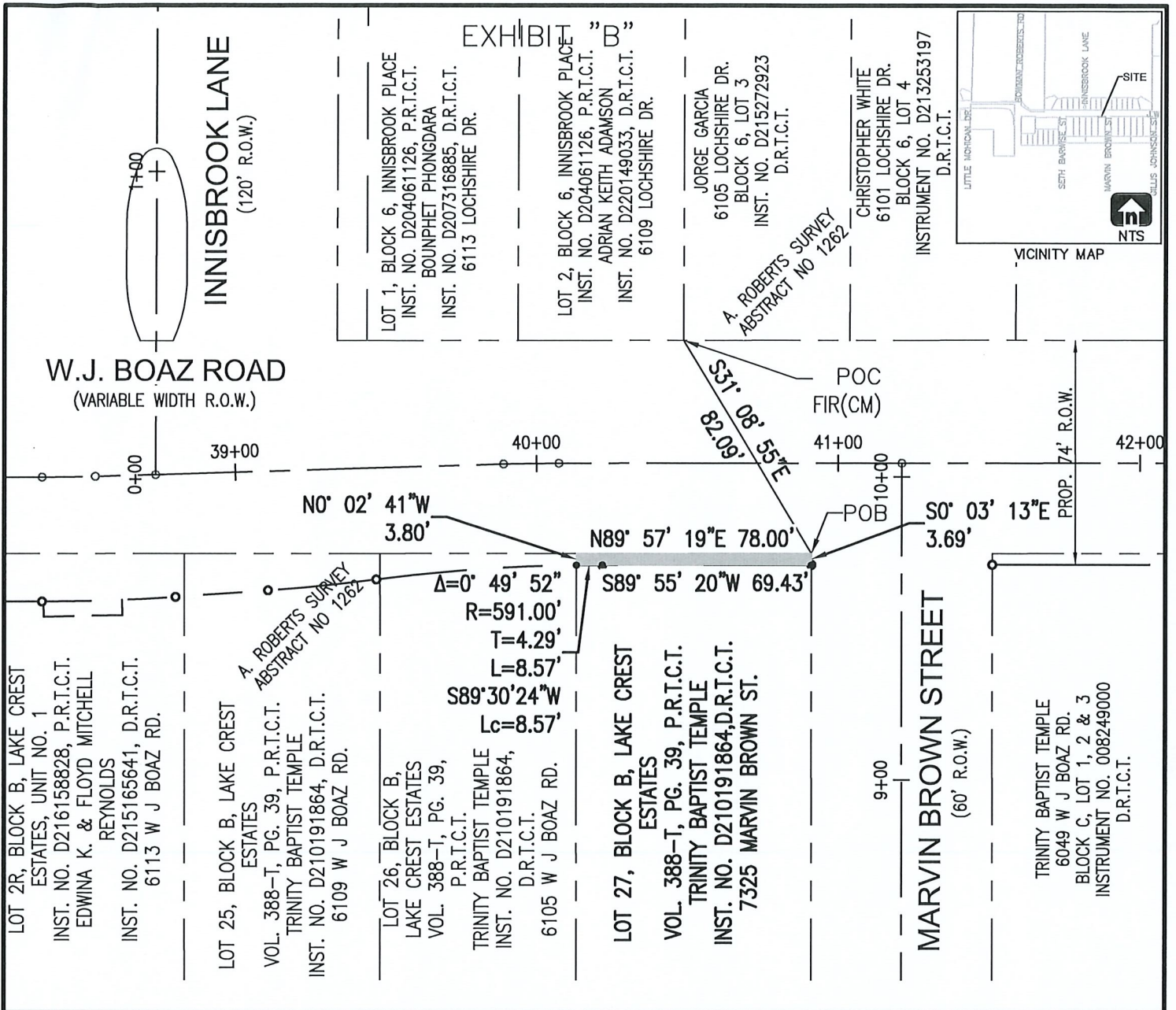
THENCE South 00°02'41" East, along the common line of said Lot 27 and said existing west public right-of-way line, a distance of 3.69 feet to a set 1/2 inch iron rod with a cap stamped "GRAHAM ASSOC INC"(GAI);

THENCE South 89°55'20" West, a distance of 69.43 feet to a set 1/2 inch iron rod with a "GAI" cap, for the beginning of a tangent curve to the left having a radius of 591.00 feet, a central angle of 00°49'52", and a long chord which bears South 89°30'24" West, 8.57 feet;

THENCE along said tangent curve to the left, an arc length of 8.57 feet to a set 1/2 inch iron rod with a "GAI" cap, being in the common line of said Lot 27 and said Lot 26;

THENCE North 00°02'41" West, along said common line, a distance of 3.80 feet to a point;

THENCE North 89°57'19" East, along the common line of said existing south public right-of-way line and the north line of said Lot 27, a distance of 78.00 feet the POINT BEGINNING and CONTAINING 290 square feet, 0.0067 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).

GRAPHIC SCALE 1"=50'

0 50 100

SEE EXHIBIT "A" FOR DESCRIPTION OF SURVEY

**FORT WORTH CITY OF FORT WORTH**  
1000 THROCKMORTON STREET / FORT WORTH, TEXAS 76102

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

PARCEL NO. 20-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: 290 SQUARE FEET OR 0.0067 ACRES  
 WHOLE PROPERTY AREA: 16,380 SQUARE FEET OR 0.376 ACRES

JOB NO. 830-1043 DRAWN BY: GAI DRAWING FILE: W.J. BOAZ ROAD / P20-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

**STATE OF TEXAS**  
REGISTERED  
M.L.PETERSON  
5999  
LAND SURVEYOR

10/18/23

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 8:47:13 AM

PROJECT: PARCEL 20-ROW-2

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 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				
171		0+00.00	7001089.867	2301806.040	
S00°02'41"E	3.69 '				
172		0+03.69	7001086.177	2301806.043	
S89°55'20"W	69.43 '				
173		0+73.12	7001086.083	2301736.613	
Center Point:		170	7000495.084	2301737.415	
Radius:		591.00 '			
Delta:		0°49'52" Left			
Arc Length:		8.57 '			
Chord Bearing:		S89°30'24"W			
Chord Length:		8.57 '			
Middle Ordinate:		0.02 '			
External:		0.02 '			
Deg of Curvature:		9°41'41" Arc Definition			
Tangent:		4.29 '			
Curve PI:			7001086.078	2301732.329	
169		0+81.69	7001086.009	2301728.043	
N00°02'41"W	3.80 '				
168		0+85.49	7001089.809	2301728.040	
N89°57'19"E	78.00 '				
171		1+63.49	7001089.870	2301806.040	

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 Closing latitude = 0.00284  
 Closing departure = 0.00027  
 Closing bearing = S05°27'50"W  
 Closing distance = 0.00286  
 Total traverse length = 163.49 (163.49)  
 Total error of closure = 1/57226  
 Error of closure in latitude = 1/57488  
 Error of closure in departure = 1/601011

Area = 290 Sq. Ft.  
 Area = 0.0067 Acres