

PARCEL NO. 20-ROW-1  
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 0.0082 acre tract of land situated in the A. Roberts Survey, Abstract No. 1262, Tarrant County, Texas and being a portion of Lot 26, 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 1, 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);

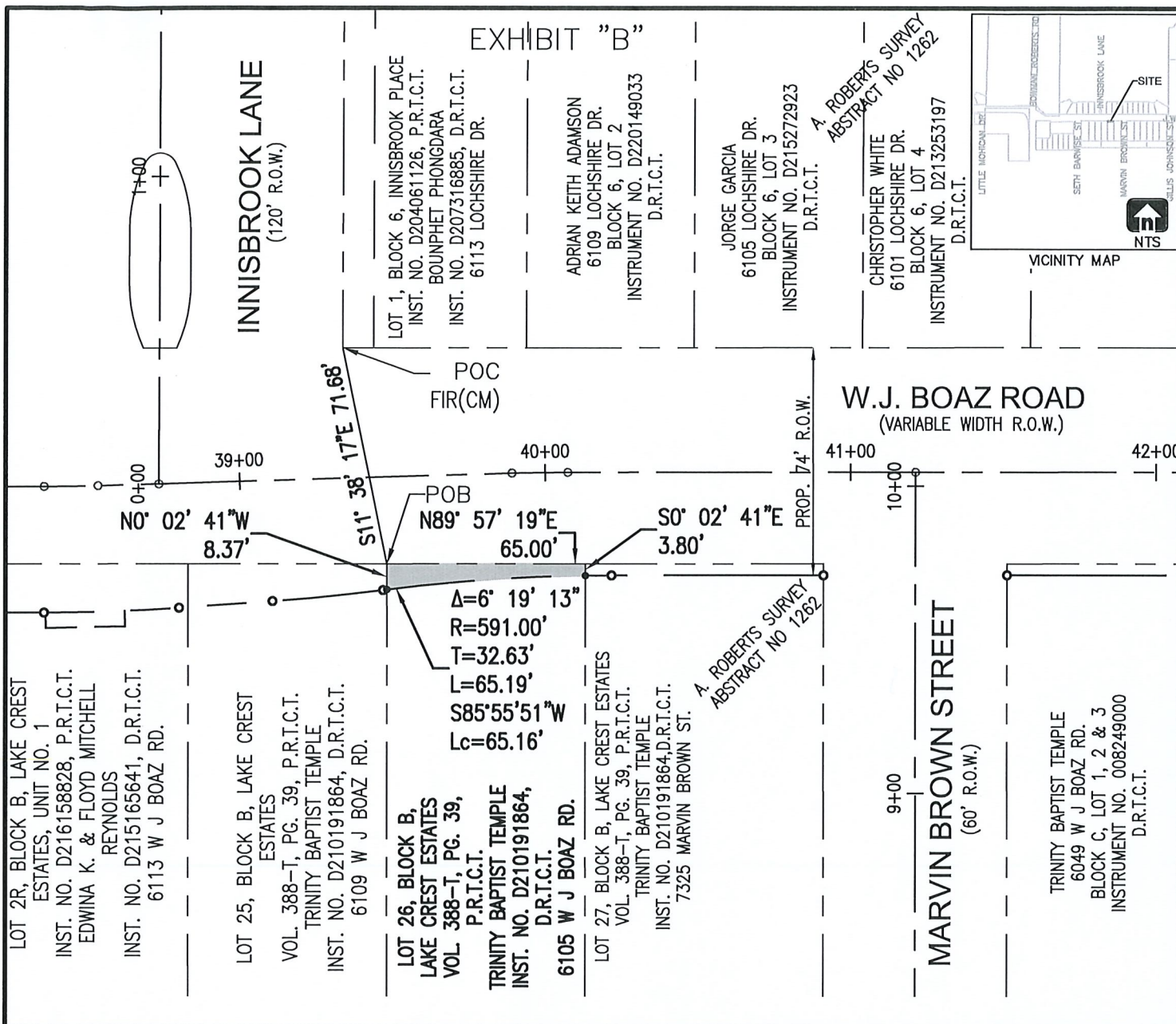
THENCE South  $11^{\circ}38'17''$  East, a distance of 71.68 feet to the POINT OF BEGINNING, being in the northeast corner of Lot 25, of said Block B, Lake Crest Estates and the northwest corner of said Lot 26 and being in the existing south public right-of-way line of said W.J. Boaz Road;

THENCE North  $89^{\circ}57'19''$  East, along the common line of said existing south public right-of-way line and the north line of said Lot 26, a distance of 65.00 feet to a cap stamped "GRAHAM ASSOC INC"(GAI);

THENCE South  $00^{\circ}02'41''$  East, along the common line of said Lot 25 and said Lot 26, a distance of 3.80 feet to a set 1/2 inch iron rod with a "GAI" cap, for the beginning of a non-tangent curve to the left having a radius of 591.00 feet, a central angle of  $06^{\circ}19'13''$ , and a long chord which bears South  $85^{\circ}55'51''$  West, 65.16 feet;

THENCE along said non-tangent curve to the left, an arc length of 65.19 feet to a set 1/2 inch iron rod with a "GAI" cap, being in the common line of said Lot 26 and said Lot 25;

THENCE North  $00^{\circ}02'41''$  West, along said common line, a distance of 8.37 feet to the POINT BEGINNING and CONTAINING 356 square feet, 0.0082 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

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).

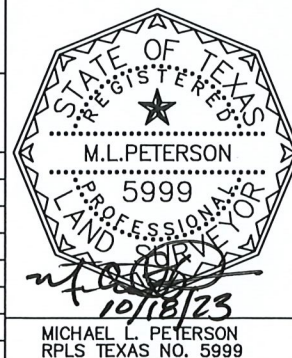
SEE EXHIBIT "A" FOR DESCRIPTION OF SURVEY



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

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

PARCEL NO. 20-ROW-1  
CITY PROJ. NO. 103299 LOCATION: CITY OF FORT WORTH, TARRANT COUNTY, TEXAS  
OWNER: TRINITY BAPTIST TEMPLE  
SURVEY: A. ROBERTS ABSTRACT NO. 1262  
ACQUISITION AREA: 356 SQUARE FEET OR 0.0082 ACRES  
WHOLE PROPERTY AREA: 13,650 SQUARE FEET OR 0.3133 ACRES  
JOB NO. 830-1043 DRAWN BY: GAI DRAWING FILE: W.J. BOAZ ROAD / P20-ROW-1  
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 8:43:39 AM

PROJECT: PARCEL 20-ROW-1

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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				
162		0+00.00	7001089.756	2301663.040	
N89°57'19"E	65.00 '				
168		0+65.00	7001089.806	2301728.040	
S00°02'41"E	3.80 '				
169		0+68.80	7001086.006	2301728.043	
Center Point:		170	7000495.081	2301737.418	
Radius:		591.00 '			
Delta:		6°19'13" Left			
Arc Length:		65.19 '			
Chord Bearing:		S85°55'51"W			
Chord Length:		65.16 '			
Middle Ordinate:		0.90 '			
External:		0.90 '			
Deg of Curvature:		9°41'41" Arc Definition			
Tangent:		32.63 '			
Curve PI:			7001085.492	2301695.417	
163		1+33.99	7001081.383	2301663.047	
N00°02'41"W	8.37 '				
162		1+42.36	7001089.753	2301663.041	

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Closing latitude = -0.00306  
Closing departure = 0.00067  
Closing bearing = N12°24'38"W  
Closing distance = 0.00314  
Total traverse length = 142.33 (142.36)  
Total error of closure = 1/45385  
Error of closure in latitude = 1/46470  
Error of closure in departure = 1/211174

Area = 356 Sq. Ft.  
Area = 0.0082 Acres