

PARCEL NO. 31-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 0.0410 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 E, Lake Crest Estates, as recorded in Volume 388-T, Page 39, Plat Records, Tarrant County, Texas, as described in deed to Octavio Meza Jr., as recorded in Instrument No. D219017584, Deed Records, Tarrant County, Texas, and being more particularly described as follows:

COMMENCING at a found 1/2 inch iron rod with cap stamped "ALL POINTS", being in the southwest corner of Lot 1, Block 13, Innisbrook Place, as recorded in Instrument No. D217197217, Deed 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 Bellingham Road (having a 60 foot right-of-way);

THENCE South 40°41'21" West, a distance of 86.14 feet to the POINT OF BEGINNING, being in the northwest corner of said Lot 2, and being in the northeast corner of Lot 1, Block E, Lake Crest Estates, as recorded in Volume 388-T, Page 39, Plat Records, Tarrant County, Texas, 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 in the northeast corner of Lot 3 and in the northwest corner of Lot 34, Block E, Lake Crest Estates, as recorded in Volume 388-T, Page 39, Plat Records, Tarrant County, Texas;

THENCE South 00°02'41" East, along the common line of said Lot 3 and said Lot 34, a distance of 7.45 feet to a set 1/2 inch iron rod with a cap stamped "GRAHAM ASSOC INC"(GAI), for the beginning of a non-tangent curve to the left having a radius of 489.50 feet and a central angle of 00°33'18" and a long chord which bears South 83°21'10" West, 4.74 feet;

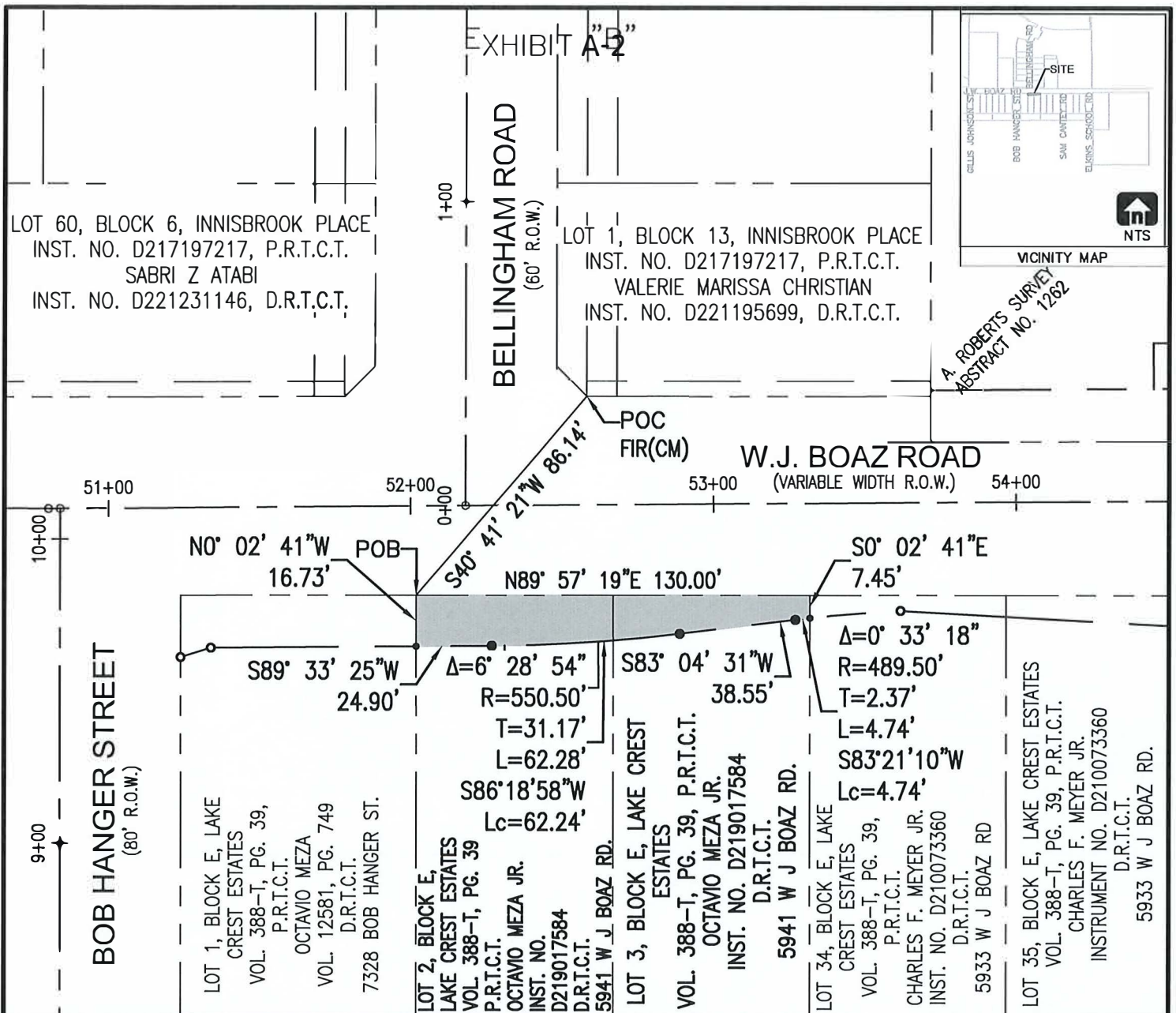
THENCE along said non-tangent curve to the left, an arc length of 4.74 feet to a set 1/2 inch iron rod with "GAI" cap;

THENCE South 83°04'31" West, a distance of 38.55 feet to a set 1/2 inch iron rod with "GAI" cap, for the beginning of a tangent curve to the right having a radius of 550.50 feet and a central angle of 06°28'54" and a long chord which bears South 86°18'58" West, 62.28 feet;

THENCE along said tangent curve to the right, an arc length of 62.28 feet to a set 1/2 inch iron rod with "GAI" cap;

THENCE South 89°33'25" West, along said common line, a distance of 24.90 feet to a set 1/2 inch iron rod with "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 16.73 feet to the POINT BEGINNING and CONTAINING 1,787 square feet, 0.0410 acres of land, more or less.



# LEGEND

FIR-FOUND 1/2 INCH IRON ROD W/ "ALL POINTS" 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. 31-ROW-1

CITY PROJ. NO. 103299

LOCATION: CITY OF FORT WORTH, TARRANT COUNTY, TEXAS

OWNER: OCTAVIO MEZA JR

SURVEY: A. ROBERTS ABSTRACT NO. 1262

ACQUISITION AREA: 1,787 SQUARE FEET OR 0.0410 ACRES

WHOLE PROPERTY AREA: 27,300 SQUARE FEET OR 0.6267 ACRES

JOB NO. 830-1043

DRAWN BY: GAI

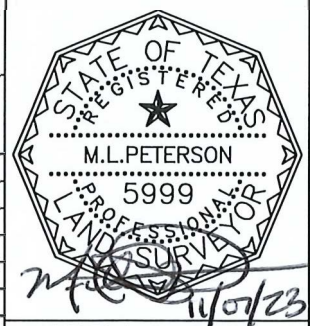
DRAWING FILE: W.J. BOAZ ROAD / P31-ROW-1

DATE: 6/27/2022

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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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Arlington, Texas 76011  
(817) 640-8535  
Friday, March 31, 2023 10:59:24 AM

PROJECT: PARCEL 31-ROW-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				
237		0+00.00	7001090.735	2302916.040	
N89°57'19"E	130.00 '				
246		1+30.00	7001090.836	2303046.039	
S00°02'41"E	7.45 '				
240		1+37.45	7001083.386	2303046.045	
Center Point:		241	7000596.908	2303100.352	
Radius:	489.50 '				
Delta:	0°33'18" Left				
Arc Length:	4.74 '				
Chord Bearing:	S83°21'10"W				
Chord Length:	4.74 '				
Middle Ordinate:	0.01 '				
External:	0.01 '				
Deg of Curvature:	11°42'18" Arc Definition				
Tangent:	2.37 '				
Curve PI:			7001083.128	2303043.689	
242		1+42.19	7001082.837	2303041.337	
S83°04'31"W	38.55 '				
243		1+80.74	7001078.190	2303003.068	
Center Point:		244	7001624.674	2302936.697	
Radius:	550.50 '				
Delta:	6°28'54" Right				
Arc Length:	62.28 '				
Chord Bearing:	S86°18'58"W				
Chord Length:	62.24 '				
Middle Ordinate:	0.88 '				
External:	0.88 '				
Deg of Curvature:	10°24'29" Arc Definition				
Tangent:	31.17 '				
Curve PI:			7001074.436	2302972.120	
245		2+43.02	7001074.191	2302940.957	
S89°33'25"W	24.90 '				
238		2+67.91	7001073.998	2302916.058	
N00°02'41"W	16.73 '				
237		2+84.65	7001090.728	2302916.045	

Closing latitude = -0.00657  
Closing departure = 0.00514  
Closing bearing = N38°00'35"W  
Closing distance = 0.00834  
Total traverse length = 284.61 (284.65)  
Total error of closure = 1/34121  
Error of closure in latitude = 1/43306  
Error of closure in departure = 1/55410

Area = 1787 Sq. Ft.  
Area = 0.0410 Acres