

PARCEL NO. 21-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 "A"**

Being a 0.0053 acre tract of land situated in the A. Roberts Survey, Abstract No. 1262, Tarrant County, Texas and being a portion of Lots 29, 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 11694, Page 880, Deed Records, Tarrant County, Texas, and being more particularly described as follows:

COMMENCING at a found 1/2 inch iron rod being in the southeast corner of Lot 8, Block 6, Innisbrook Place as recorded in Instrument No. D204061126, Plat Records, Tarrant County, Texas and the southwest corner of Lot 9, 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);

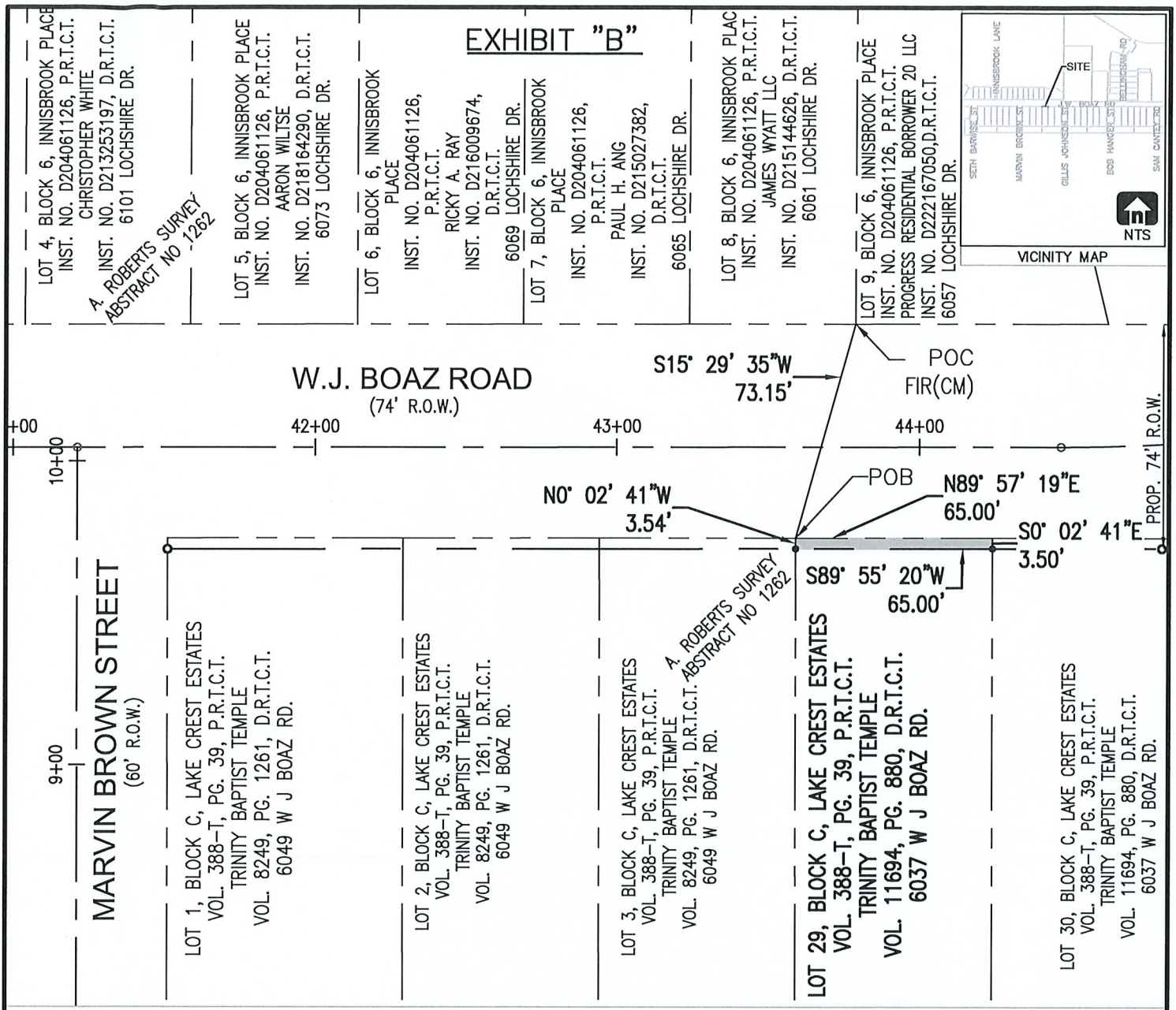
THENCE South 15°29'35" East, a distance of 73.15 feet to the POINT OF BEGINNING, being in the northwest corner of said Lot 29 and the northeast corner of Lot 3, of said Block C, Lake Crest Estates, of said Block C, Lake Crest Estates, and being in the existing south public right-of-way line of said W.J. Boaz Road;

THENCE North 89°57'19" East, along the common line of said existing south public right-of-way line and the north line of said Lot 29, a distance of 65.00 feet to a point, being the northeast corner of said Lot 29 and the northwest corner of Lot 30, of said Block C, Lake Crest Estates;

THENCE South 00°02'41" East, along the common line of said Lot 29 and said Lot 30, a distance of 3.50 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 65.00 feet to a set 1/2 inch iron rod with a "GAI" cap, being in the common line of said Lot 3 and said Lot 29;

THENCE North 00°02'41" West, along said common line, a distance of 3.54 feet to the POINT BEGINNING and CONTAINING 229 square feet, 0.0053 acres of land, more or less.



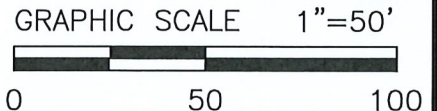
# **LEGEND**

FIR-FOUND 1/2 INCH IRON ROD  
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).

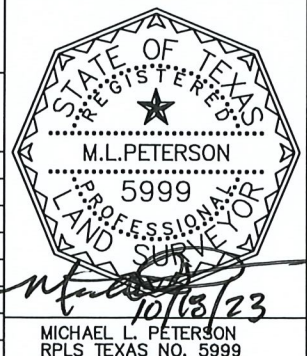
SEE EXHIBIT "A" FOR DESCRIPTION OF SURVEY



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

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

PARCEL NO. 21-ROW-3  
CITY PROJ. NO. 103299 LOCATION: CITY OF FORT WORTH, TARRANT COUNTY, TEXAS  
OWNER: TRINITY BAPTIST TEMPLE  
SURVEY: A. ROBERTS, ABSTRACT NO. 1262  
ACQUISITION AREA: 229 SQUARE FEET OR 0.0053 ACRES  
WHOLE PROPERTY AREA: 13,650 SQUARE FEET OR 0.3134 ACRES  
JOB NO. 830-1043 DRAWN BY: GAI DRAWING FILE: W.J. BOAZ ROAD / P21-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





Graham Associates  
600 Six Flags Dr., Suite 500  
Arlington, Texas 76011  
(817) 640-8535  
Friday, March 31, 2023 8:56:31 AM

PROJECT: PARCEL 21-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				
178		0+00.00	7001090.077	2302074.040	
N89°57'19"E	65.00 '				
180		0+65.00	7001090.128	2302139.040	
S00°02'41"E	3.50 '				
181		0+68.50	7001086.628	2302139.042	
S89°55'20"W	65.00 '				
179		1+33.50	7001086.539	2302074.043	
N00°02'41"W	3.54 '				
178		1+37.03	7001090.079	2302074.040	

Closing latitude = 0.00250  
Closing departure = 0.00001  
Closing bearing = S00°12'12"W  
Closing distance = 0.00250  
Total traverse length = 137.04 (137.03)  
Total error of closure = 1/54822  
Error of closure in latitude = 1/54823  
Error of closure in departure = 1/15456468

Area = 229 Sq. Ft.  
Area = 0.0052 Acres