

PARCEL NO. 36-SE-1
SLOPE 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 0.0046 acre tract of land situated in the A. Roberts Survey, Abstract No. 1262, Tarrant County, Texas, and being a portion of Lot 1, Block F, Lake Crest Estates, as recorded in Volume 388-T, Page 39, Plat Records, Tarrant County, Texas, as described in deed to Jose J. Rodarte, as recorded in Instrument Number D215124926, Deed Records, Tarrant County, Texas, and being more particularly described as follows:

COMMENCING at a found 5/8 inch iron rod, being in the southwest corner of Lot 18, Block 12, Innisbrook Place, as recorded in Document Number D219080786, Plat Records, Tarrant County, Texas, and being in the southeast corner of a tract of land described by deed to Diego R. Montano, as recorded in Document Number D214173377, Deed Records, Tarrant County, Texas, 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 72°28'50" East, a distance of 167.91 feet to a point, being in the northeast corner of said Lot 1, Block F, Lake Crest Estates, as recorded in Volume 388-T, Page 39, Plat Records, Tarrant County, Texas, and being the northwest corner of Lot 2, Block F, 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 South 00°02'41" East, along the common line of said Lot 1 and the east line of Sam Cantey Road (60' R.O.W.), a distance of 18.76 feet to the POINT OF BEGINNING;

THENCE South 00°02'41" East, along said common line of Lots 1& 2, a distance of 15.02 feet to a point, for the beginning of a non-tangent curve to the right having a radius of 650.50 feet, a central angle of 00°30'00", and a long chord which bears North 86°43'05" West, 6.24';

THENCE along said non-tangent curve to the right, an arc length of 6.24 feet to a point;

THENCE North 86°26'35" West, leaving said common line, a distance of 7.08 feet to a point;

THENCE North 00°26'35" West, a distance of 15.04 feet to a point;

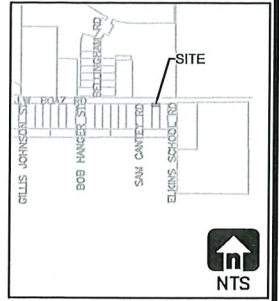
THENCE South 89°26'35" East, a distance of 8.13 feet to a point, for the beginning of a tangent curve to the left having a radius of 635.50 feet, a central angle of 00°28'40", and a long chord which bears South 86°40'55" East, 5.30 feet;

THENCE along said tangent curve to the left, an arc length of 5.30 feet to the POINT OF BEGINNING and CONTAINING 201 square feet, 0.0046 acres of land, more or less.

EXHIBIT "B"

CURVE TABLE

CURVE#	Δ	RADIUS	TANGENT	LENGTH	C. BEARING	C. LENGTH
C-1	0°28'40"	635.50'	2.65'	5.30'	S86°40'55"E	5.30'
C-2	0°33'00"	650.50'	3.12'	6.24'	N86°43'05"W	6.24'

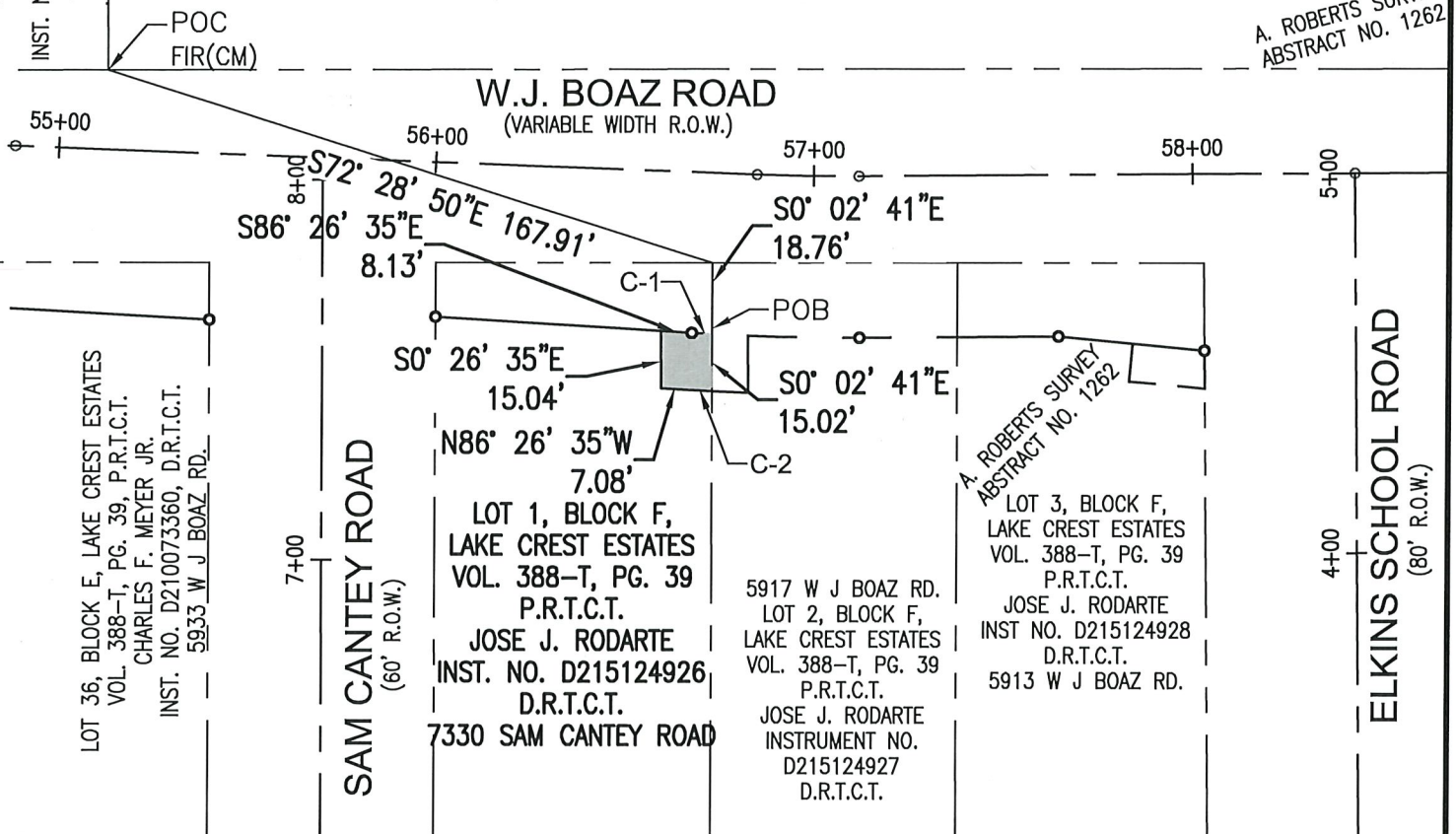


VICINITY MAP

LOT 18, BLOCK 12, INNISBROOK PLACE, INST. NO. D219080786, P.R.T.C.T.
 INNISBROOK HOLDINGS INC., INST. NO. D213283314, D.R.T.C.T.
 7500 BELLINGHAM RD.

DIEGO R. MONTANO
 INST. NO. D214173377, D.R.T.C.T.
 5932 W J BOAZ RD.
 TRACTS 3A & 3B

A. ROBERTS SURVEY-
 ABSTRACT NO. 1262

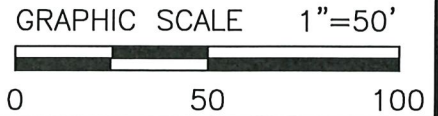


LEGEND

- 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. 36-SE-1		
CITY PROJ. NO. 103299		LOCATION: CITY OF FORT WORTH, TARRANT COUNTY, TEXAS
OWNER: JOSE J. RODARTE		
SURVEY: A. ROBERTS ABSTRACT NO. 1262		
ACQUISITION AREA: 201 SQUARE FEET OR 0.0046 ACRES		
WHOLE PROPERTY AREA: 15,351 SQUARE FEET OR 0.3524 ACRES		
JOB NO. 830-1043	DRAWN BY: GAI	DRAWING FILE: W.J. BOAZ ROAD / P36-SE-1
DATE: 6/27/2022	PAGE 2 OF 2	SCALE: 1" = 50'



MICHAEL L. PETERSON
 RPLS TEXAS NO. 5999

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 11:36:34 AM

PROJECT: PARCEL 36-SE-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				
281		0+00.00	7001072.344	2303387.154	
S00°02'41"E	15.02 '				
291		0+15.02	7001057.324	2303387.166	
Center Point:		282	7001706.929	2303421.289	
Radius:	650.50 '				
Delta:	0°33'00" Right				
Arc Length:	6.24 '				
Chord Bearing:	N86°43'05"W				
Chord Length:	6.24 '				
Middle Ordinate:	0.01 '				
External:	0.01 '				
Deg of Curvature:	8°48'29" Arc Definition				
Tangent:	3.12 '				
Curve PI:			7001057.486	2303384.048	
292		0+21.27	7001057.682	2303380.936	
N86°26'35"W	7.08 '				
293		0+28.34	7001058.121	2303373.870	
N00°26'35"W	15.04 '				
290		0+43.38	7001073.160	2303373.753	
S86°26'35"E	8.13 '				
283		0+51.51	7001072.656	2303381.868	
Center Point:		282	7001706.932	2303421.294	
Radius:	635.50 '				
Delta:	0°28'40" Left				
Arc Length:	5.30 '				
Chord Bearing:	S86°40'55"E				
Chord Length:	5.30 '				
Middle Ordinate:	0.01 '				
External:	0.01 '				
Deg of Curvature:	9°00'57" Arc Definition				
Tangent:	2.65 '				
Curve PI:			7001072.487	2303384.508	
281		0+56.81	7001072.349	2303387.159	

 Closing latitude = 0.00489
 Closing departure = 0.00475
 Closing bearing = S44°09'39"W
 Closing distance = 0.00682
 Total traverse length = 56.81 (56.81)
 Total error of closure = 1/8330
 Error of closure in latitude = 1/11612
 Error of closure in departure = 1/11958

Area = 201 Sq. Ft.
 Area = 0.0046 Acres