

PARCEL NO. 37-DE-1
DRAINAGE EASEMENT
CITY PROJECT NO. 103299
W. J. BOAZ ROAD
J. ASKEW SURVEY, ABSTRACT NO. 16
CITY OF FORT WORTH
TARRANT COUNTY, TEXAS

EXHIBIT "C-1"

Being a 0.0112 acre tract of land situated in the J. Askew Survey, Abstract No. 16, Tarrant County, Texas and being a portion of a 1.50 acre tract of land as described in deed to Dwyane I. Davis, as recorded in Instrument No. D166012841, Deed Records, Tarrant County, Texas, and being more particularly described as follows:

COMMENCING at a found 3/8 inch iron rod with cap stamped (ALL POINTS), being the southwest corner Block 12, Lot 1B, Innisbrook Place Addition, as recorded in Instrument No. D217197217, Plat Records, Tarrant County, Texas, and being in the existing public north right-of-way line of W.J. Boaz Road (having a variable width right-of-way);

THENCE South 85°56'13" East, a distance of 538.81 feet to a point, being the northeast corner of said 1.50 acre tract and also being the northwest corner of a 89.738 tract of land described in deed to Cal Hearth Stone Lot Option Pool 02 LP, as recorded in Instrument No. D221113526, Deed Records, Tarrant county, Texas;

THENCE South 00°30'00" East, along said common line, a distance of 35.41 feet to the POINT of BEGINNING and a set 1/2 inch iron rod with cap stamped "GRAHAM ASSOC INC" (GAI);

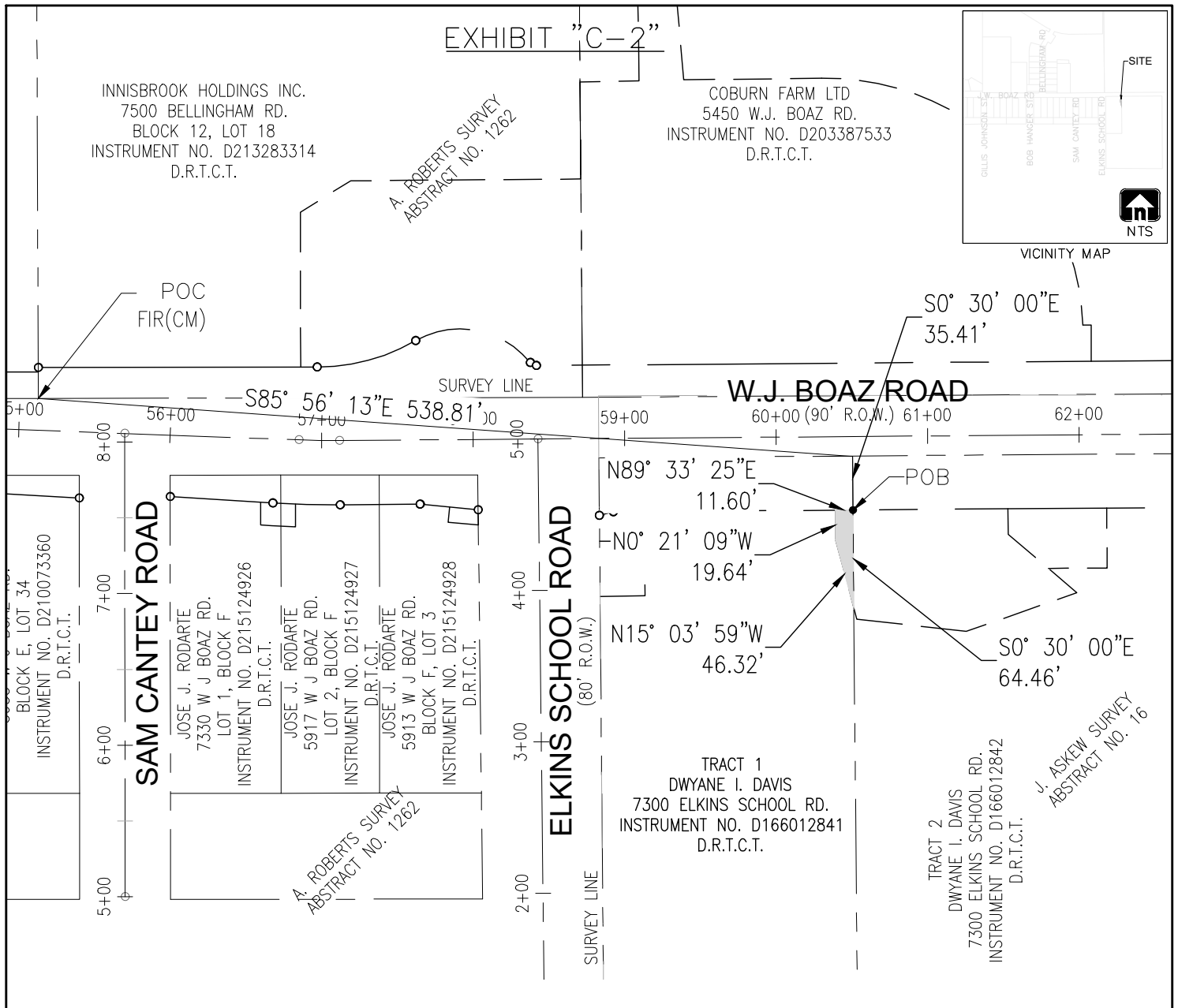
THENCE South 00°30'00" East, along said common line of said 1.5 acre tract and 89.738 acre tract, a distance of 64.46 feet to a point,

THENCE North 15°03'59" West, leaving said common line a distance of a distance of 46.32 feet to a point;

THENCE North 00°21'09" West, 19.64 feet to a point;

THENCE North 89°33'25" East, a distance of 11.60 feet to the POINT of BEGINNING and CONTAINING 489 square feet, 0.0112 acres of land, more or less.





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).

LEGEND

FIR-FOUND 5/8 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

SEE EXHIBIT "A" FOR DESCRIPTION OF SURVEY

GRAPHIC SCALE 1"=100'

0 100 200

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. 37-DE-1	
CITY PROJ. NO. 103299	LOCATION: CITY OF FORT WORTH, TARRANT COUNTY, TEXAS
OWNER: DWYANE I. DAVIS	
SURVEY: J. ASKEW ABSTRACT NO. 16	
ACQUISITION AREA: 489 SQUARE FEET OR 0.0112 ACRES	
WHOLE PROPERTY AREA: 65,242 SQUARE FEET OR 1.4978 ACRES	
JOB NO. 830-1043	DRAWN BY: GAI
DATE: 6/27/2022	PAGE 2 OF 2
SCALE: 1" = 100'	

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