

PARCEL NO. 38-DE-2
DRAINAGE EASEMENT
CITY PROJECT NO. 103299
W. J. BOAZ ROAD
J. ASKEW SURVEY, ABSTRACT NO. 16
CITY OF FORT WORTH
TARRANT COUNTY, TEXAS

EXHIBIT "F-1"

Being a 0.0523 acre tract of land situated in the J. Askew Survey, Abstract No. 16, Tarrant County, Texas and being a portion of a 8.8834 acre tract of land as described as Tract 2 in deed to Dwyane I. Davis, as recorded in Instrument No. D166012842, Deed Records, Tarrant County, Texas, and being more particularly described as follows:

COMMENCING at a found 5/8 inch iron rod, being the southeast corner of a 1.00 acre tract of land as described in deed to 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 83°30'42" East, a distance of 644.20 feet to the POINT OF BEGGINING, being in the north line of said 8.8834 acre tract of land and the existing public south right-of-way line of said W.J. Boaz Road:

THENCE North 89°33'25" East, the common line of said existing south public right-of-way line and the north line of said 8.8834 acre tract a distance of 65.14 feet to a point:

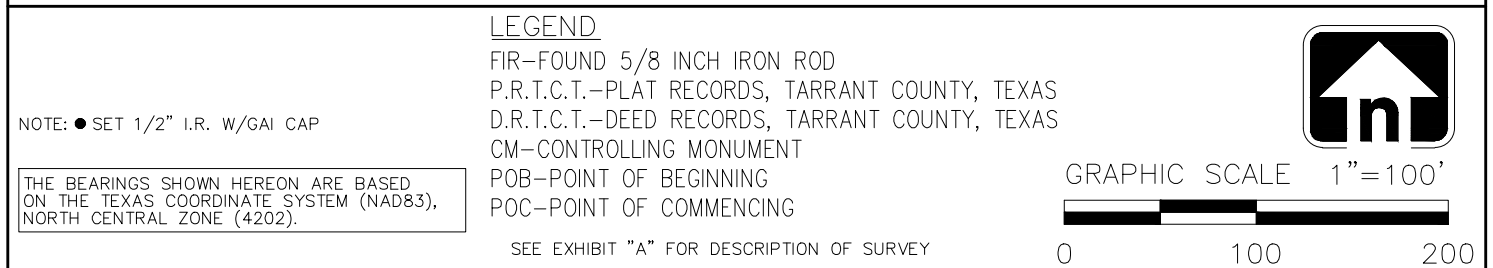
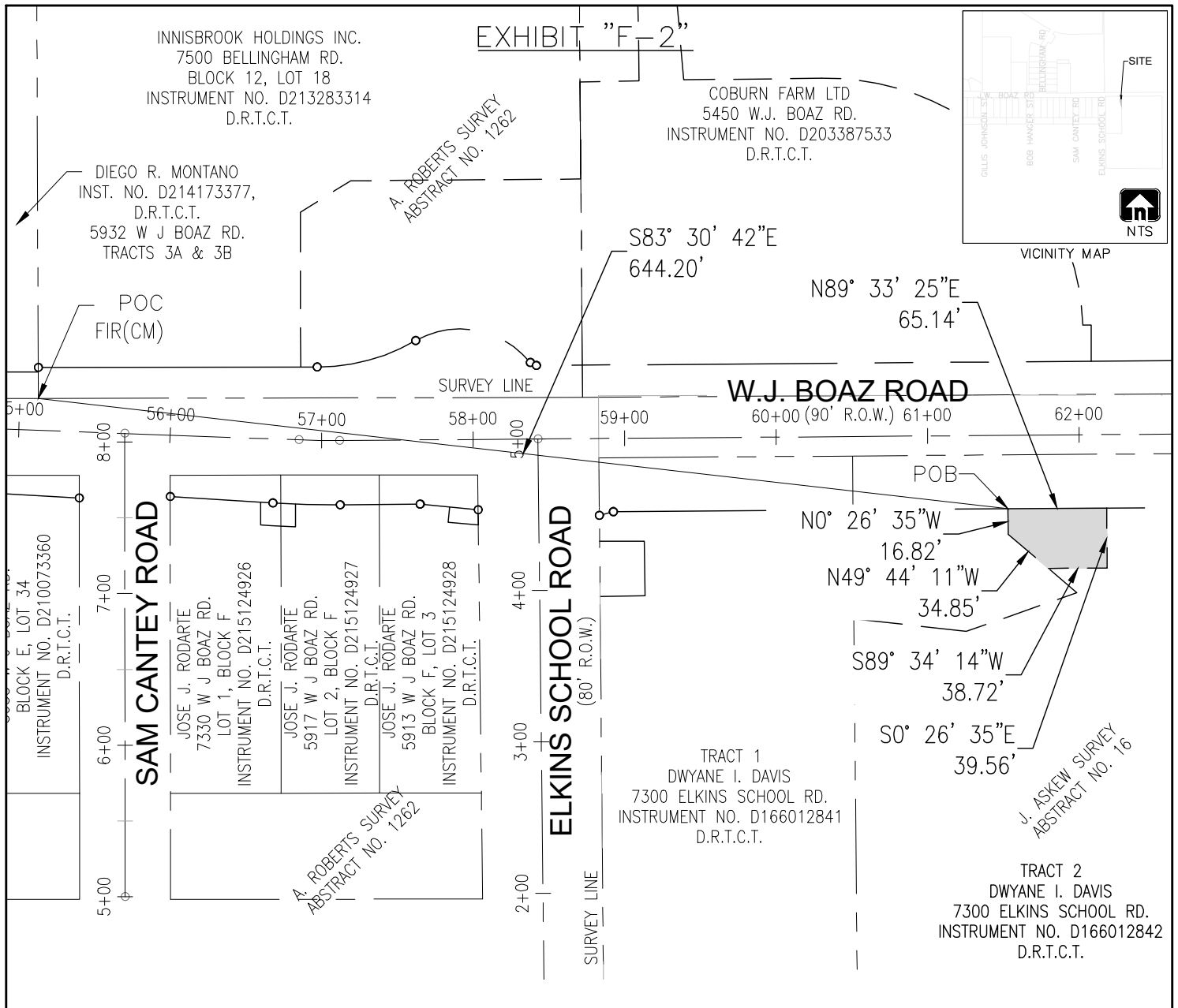
THENCE South 00°26'35" East, leaving said common line a distance of 39.56 feet to a point;



THENCE South 89°34'14" West, a distance of 38.72 feet to a point;

THENCE North 49°44'11" West, a distance of 34.85 feet to a point;

THENCE North 00°26'35" West, a distance of 16.82 feet to the POINT BEGINNING and CONTAINING 2,276 square feet, 0.0523 acres of land, more or less.





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. 38-DE-2 CITY PROJ. NO. 103299 LOCATION: CITY OF FORT WORTH, TARRANT COUNTY, TEXAS OWNER: DWYANE DAVIS SURVEY: J. ASKEW ABSTRACT NO. 16 ACQUISITION AREA: 2,276 SQUARE FEET OR 0.0523 ACRES WHOLE PROPERTY AREA: 386,959 SQUARE FEET OR 8.8834 ACRES		
JOB NO. 830-1043 DATE: 6/27/2022	DRAWN BY: GAI PAGE 2 OF 2	DRAWING FILE: W.J. BOAZ ROAD / P38-DE-2 SCALE: 1" = 100'
GRAHAM ASSOCIATES, INC. / 1300 SUMMIT AVE. SUITE 419, FORT WORTH, TX 76102 / 817-332-5756 FAX 817-336-6909		