

PARCEL NO. 39-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-1"

Being a 0.3134 acre tract of land situated in the A. Roberts Survey, Abstract No. 1262, Tarrant County, Texas, and being a portion of a 101.98 acre tract of land as described in deed to Coburn Farm LTD, as recorded in Instrument No. D203387533, 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 Diego R. Montano, as recorded in Instrument No. D214173377, Deed Records, Tarrant County, Texas, and being the southwest corner of Lot 18, Block 12, Innisbrook Place, as recorded in Instrument No. D213283314, Deed 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 North 89°51'52" East, continuing along said south line of Lot 18, Block 12, and the existing public north right-of-way of said W.J. Boaz Road, a distance of 359.36 feet to the POINT OF BEGINNING, also being the southwest corner of said 101.98 acre tract;

THENCE North 00°29'00" West, continuing along said east common line of Lot 18, Block 12, and west line of said 101.98 acre tract of land a distance of 21.19 feet to a set 1/2 inch iron rod with a cap stamped "GRAHAM ASSOC. INC." (GAI);

THENCE North 89°33'25" East, leaving said common line a distance of 625.69 feet to a set 1/2 inch iron rod with cap stamped (GAI);

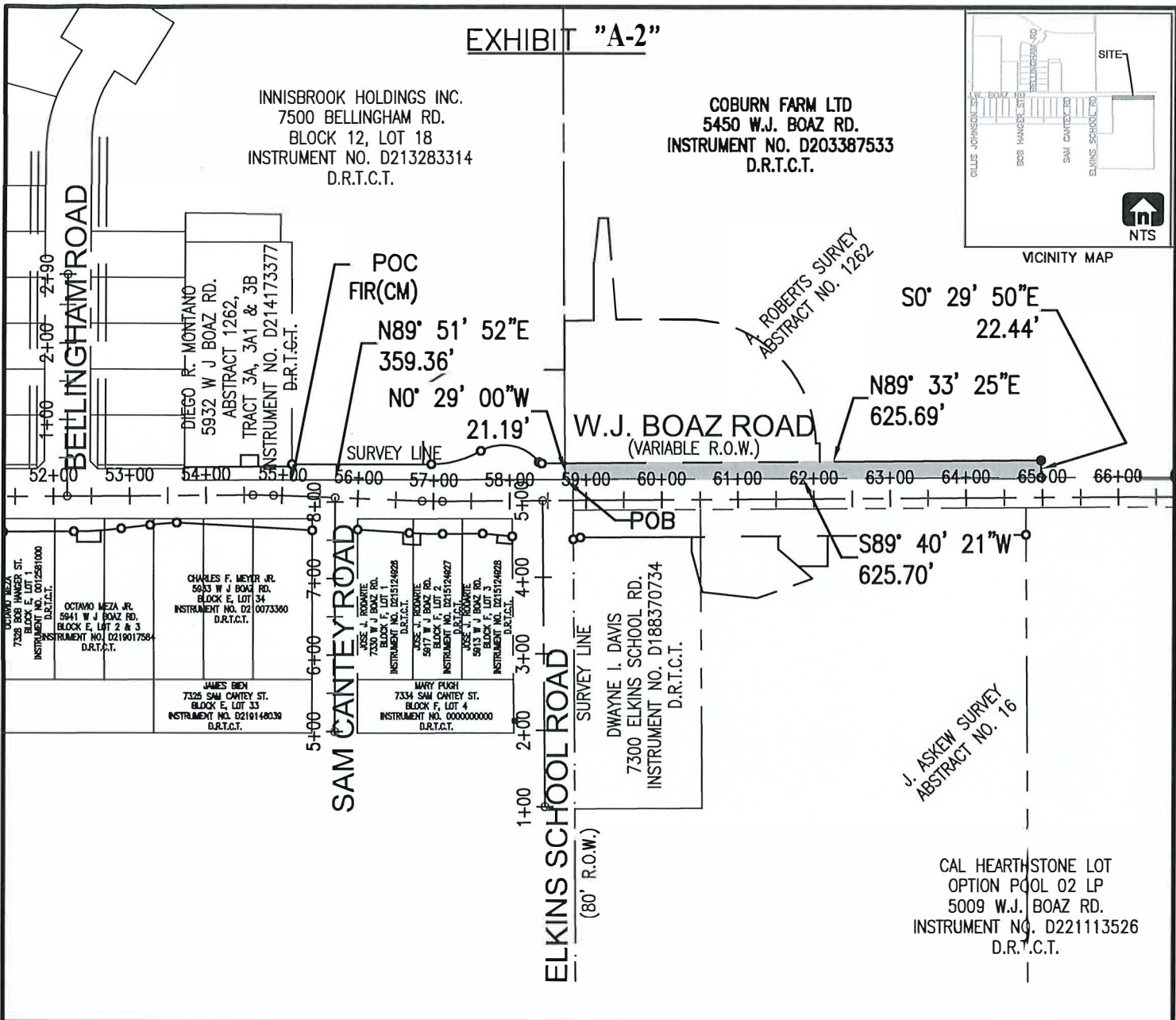
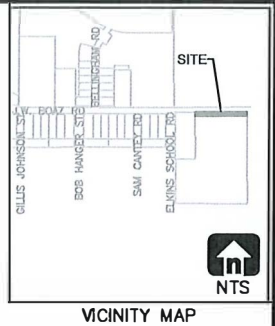
THENCE South 00°29'50" East, a distance of 22.44' feet to point, also being the existing north right-of-way of said W.J. Boaz Road, also being the south line of said 101.98 acre tract;

THENCE South 89°40'21" West, continuing along said common line, a distance of 625.70 feet to the POINT OF BEGINNING and CONTAINING 13,650 square feet, 0.3134 acres of land, more or less.

EXHIBIT "A-2"

INNISBROOK HOLDINGS INC.
7500 BELLINGHAM RD.
BLOCK 12, LOT 18
INSTRUMENT NO. D213283314
D.R.T.C.T.

COBURN FARM LTD
5450 W.J. BOAZ RD.
INSTRUMENT NO. D203387533
D.R.T.C.T.



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

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).



GRAPHIC SCALE 1"=100'



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. 39—ROW—1		
CITY PROJ. NO. 103299		
LOCATION: CITY OF FORT WORTH, TARRANT COUNTY, TEXAS		
OWNER: COBURN FARM LTD		
SURVEY: A. ROBERTS ABSTRACT NO. 1262		
ACQUISITION AREA: 13,650 SQUARE FEET OR 0.3134 ACRES		
WHOLE PROPERTY AREA: 4,442,329 SQUARE FEET OR 101.98 ACRES		
JOB NO. 830—1043	DRAWN BY: GAI	DRAWING FILE: W.J. BOAZ ROAD / P39—ROW—1
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		

