

PARCEL NO. 39-DE-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 "B-1"

Being a 1.3586 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 a point, and being the Southeast corner of said Block 12, Lot 18, and the Southwest corner of said 101.98 acre tract to Coburn Farm LTD;

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); and also being the POINT OF BEGINNING;

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 187.04 feet to a point;

THENCE North 89°07'28" East, leaving said common line a distance of 38.99 feet to a point;

THENCE North 00°52'32" West, a distance of 66.14 feet to a point;

THENCE North 05°58'48" East, a distance of 67.67 feet to a point;

THENCE North 90°00'00" East, a distance of 12.00 feet to a point;

THENCE South 04°56'35" East, a distance of 133.09 feet to a point;

THENCE North 89°27'04" East, a distance of 90.96 feet for the beginning of a tangent curve to the right having a radius of 169.07 feet, a central angle 89°05'12", and a long chord which bears South 46°39'54" East, 237.18 feet;

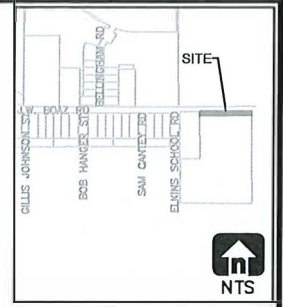
THENCE along said tangent curve to the right, an arc length of 262.87 feet to a point;

THENCE North 90°00'00" East, a distance of 5.40 feet to a point;

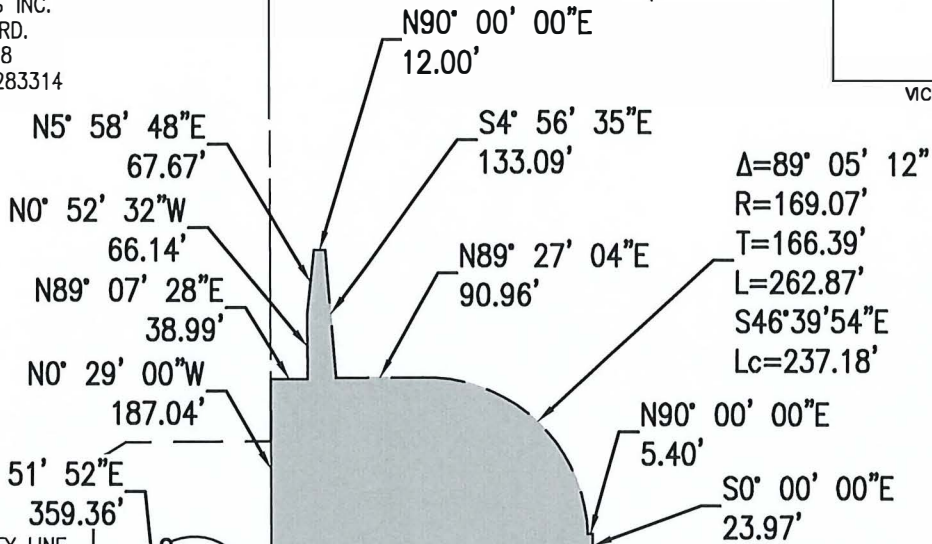
EXHIBIT "B-2"

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

A. ROBERTS SURVEY
ABSTRACT NO. 1262



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



BELLINGHAM ROAD

DIEGO R. MONTANO
5932 W J BOAZ RD.
ABSTRACT 1262,
TRACT 3A, 3A1 & 3B
INSTRUMENT NO. D214173377
P.R.T.C.T.

OCTAVO MEZA JR.
5641 W J BOAZ RD.
BLOCK E, LOT 2 & 3
INSTRUMENT NO. D21901758
D.R.T.C.T.

CHARLES F. MEYER JR.
5933 W J BOAZ RD.
BLOCK F, LOT 1
INSTRUMENT NO. D20733360
D.R.T.C.T.

JAMES BIEN
7325 SAM CANTEY ST.
BLOCK E, LOT 33
INSTRUMENT NO. D219149039
D.R.T.C.T.

MARY PUGH
7334 SAM CANTEY ST.
BLOCK F, LOT 4
INSTRUMENT NO. 0000000000
D.R.T.C.T.

ELKINS SCHOOL ROAD
(80' R.O.W.) SURVEY LINE

DWAYNE I. DAVIS
7300 ELKINS SCHOOL RD.
INSTRUMENT NO. D188370734
D.R.T.C.T.

W.J. BOAZ ROAD
(90' R.O.W.)
S89° 33' 25" W
335.81'
N0° 29' 00" W
21.19'
CAL HEARTHSTONE LOT
OPTION POOL 02 LP
5009 W.J. BOAZ RD.
INSTRUMENT NO. D221113526
D.R.T.C.T.

J. ASKEW SURVEY
ABSTRACT NO. 76

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-DE-1		
CITY PROJ. NO. 103299		
LOCATION: CITY OF FORT WORTH, TARRANT COUNTY, TEXAS		
OWNER: COBURN FARM LTD		
SURVEY: J. ASKEW ABSTRACT NO. 16		
ACQUISITION AREA: 59,180 SQUARE FEET OR 1.3586 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-DE-1
DATE: 6/27/2022	PAGE 3 OF 3	SCALE: 1" = 100'



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