

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

EXHIBIT "A-1"

Being a 0.1376 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 described as Tract 1 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 83°58'11" East, a distance of 372.09 feet to the POINT of BEGINNING, being the northwest corner of said Tract 1 and the existing public east right-of-way line of Elkins School Road (having a 80 foot right-of-way), and the existing south public right-of-way line of said W.J. Boaz Road;

THENCE North 89°36'03" East, along the common line of said existing south public right-of-way line and the north line of said Tract 1 a distance of 167.43 feet to a point, being the northeast corner of said Tract 1 also being the northwest corner of Tract 2 as described in said deed to Dwayne I. Davis;

THENCE South 00°30'00" East, along the common line of said Tracts 1 & 2, a distance of 35.67 feet to a set 1/2 inch iron rod with cap stamped "GRAHAM ASSOC INC" (GAI);

THENCE South 89°33'25" West, leaving said common line, a distance of 158.15 feet to a set 1/2 inch iron rod with cap stamped "GAI";

THENCE South 76°10'45" West, a distance of 9.54 feet to a set 1/2 inch iron rod with cap stamped "GAI", being the west line of said Tract 1 and the east line of said Elkins School Road (having a 80 foot right-of-way);

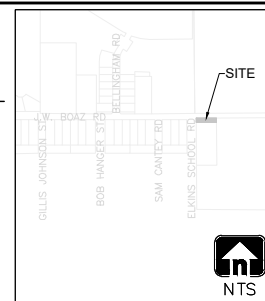
THENCE North 00°30'00" West, the common line of said Tract 1 and the existing east public right-of-way line of said Elkins School Road a distance of 38.00 feet to the POINT BEGINNING and CONTAINING 5,992 square feet, 0.1376 acres of land, more or less.



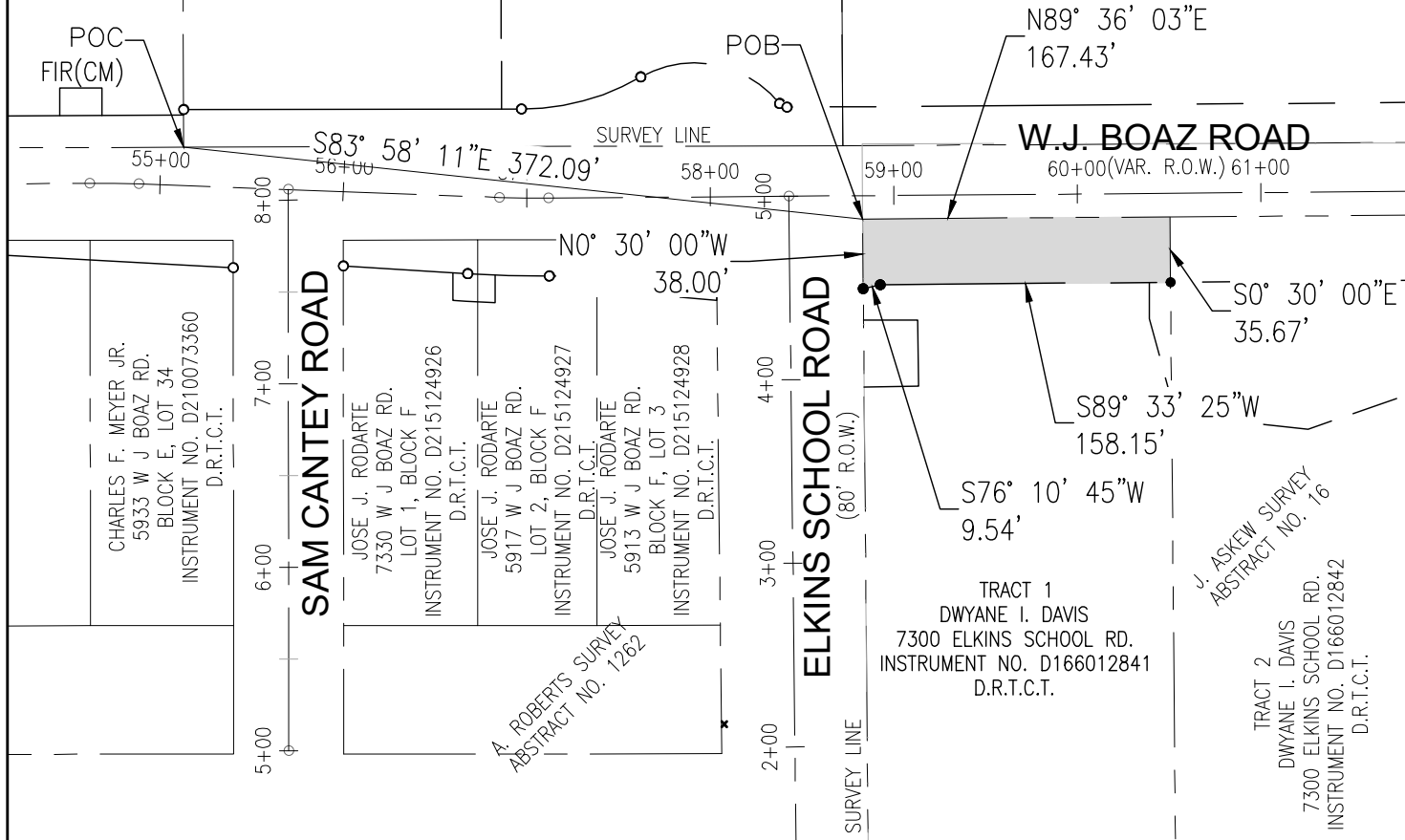
EXHIBIT "A-2"

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.



VICINITY MAP



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).

SEE EXHIBIT "A" FOR DESCRIPTION OF SURVEY



GRAPHIC SCALE 1"=100'



0 100 200



CITY OF FORT WORTH

1000 THROCKMORTON STREET / FORT WORTH, TEXAS 76102

W.J. BOAZ ROAD VARIABLE WIDTH R.O.W. EASEMENT

PARCEL NO. 37-ROW-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: 5,992 SQUARE FEET OR 0.1376 ACRES

WHOLE PROPERTY AREA: 65,242 SQUARE FEET OR 1.4978 ACRES

JOB NO. 830-1043

DRAWN BY: GAI

DRAWING FILE: W.J. BOAZ ROAD / P37-ROW-1

DATE: 6/27/2022

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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

NOTICE OF CONFIDENTIALITY RIGHTS: IF YOU ARE A NATURAL PERSON, YOU MAY REMOVE OR STRIKE ANY OR ALL OF THE FOLLOWING INFORMATION FROM THIS INSTRUMENT BEFORE IT IS FILED FOR RECORD IN THE PUBLIC RECORDS: YOUR SOCIAL SECURITY NUMBER OR YOUR DRIVER'S LICENSE NUMBER.

CPN 103299 WJ Boaz Road West Half Widening Improvements

Parcel No. 37 – SE

7300 Elkins School Road, Fort Worth, Texas 76179

Tax ID No: 04597818 - being a 10.39-acre tract of land out of the J. Askew Survey, Abstract No. 16, Tract 2B & 2C, Tarrant County, Texas.

STATE OF TEXAS

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§

COUNTY OF TARRANT

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KNOW ALL MEN BY THESE PRESENTS

CITY OF FORT WORTH
SLOPE EASEMENT

DATE: _____

GRANTOR: DWYANE DAVIS and wife, BARBARA A. DAVIS

GRANTOR'S MAILING ADDRESS (including County):
808 Hialeah Court
Fort Worth, Tarrant County, TX 76179

GRANTEE: **CITY OF FORT WORTH**

GRANTEE'S MAILING ADDRESS (including County):
200 TEXAS STREET
FORT WORTH, TARRANT COUNTY, TX 76102

CONSIDERATION: Ten Dollars (\$10.00) and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged.

EASEMENT PROPERTY: **BEING a tract of land more particularly described in the attached Exhibit "B-1" and Exhibit "B-2".**

Grantor, for the Consideration paid to Grantor, hereby grants, sells, and conveys to Grantee, its successors and assigns, the use and passage on, over, across, below and along the easement situated in TARRANT County, Texas, for the construction, operation, maintenance, upgrade, inspection and repair of a Permanent Slope Easement on the Easement Property,

more fully described in Exhibit "B-1" and Exhibit "B-2" attached hereto and incorporated herein for all pertinent purposes.

It is further agreed and understood that Grantee will be permitted the use of said easement for the purpose of slope maintenance. Grantor shall agree not to modify or alter the property in any manner, which would jeopardize the integrity of the slope without Grantee's written consent. Any alteration or damage to the slope shall be repaired at Grantor's sole cost and expense.

Under Chapter 21, Subchapter E of the Texas Property Code, as amended, the Grantor or the Grantor's heirs, successors, or assigns may be entitled before the 10th anniversary of the date of this acquisition to repurchase or request certain information about the use and any actual progress made toward the use for which this property interest was acquired through eminent domain, and the repurchase price will be the price the Grantee pays Grantor in this acquisition.

The person signing this document on behalf of the Grantor warrants that he or she has the legal authority to execute this permanent easement for the purposes and consideration therein expressed, and in the capacity therein stated, and that such binding authority has been granted by proper order, resolution, ordinance or other authorization of the Grantor. Grantee is fully entitled to rely on this warranty and representation in accepting this easement.

TO HAVE AND TO HOLD the above-described permanent easement, together with, all and singular, the rights and appurtenances thereto in anyway belonging unto Grantee, its successors and assigns, forever; and Grantor does hereby bind itself, its heirs, successors and assigns, to warrant and forever defend, all and singular, the said easement unto Grantee, its successors and assigns, against every person whomsoever lawfully claiming or to claim the same or any part thereof.

This document may be executed in multiple counterparts, each of which will be deemed an original, but which together will constitute one instrument. When the context requires, singular nouns and pronouns include the plural.

[SIGNATURES APPEAR ON THE FOLLOWING PAGE]