

PARCEL NO. 38-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 "D-1"**

Being a 0.3484 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 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 Diego R. Montano, as recorded in Instrument No. D214173377, 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 South 83°58'11" East, a distance of 372.09 feet to a point, being the northwest corner of Tract 1 as described in said deed to Dwayne I. Davis, and the existing public east right-of-way line of Elkins School Road (having a 80' right-of-way), and the existing public south right-of-way line of said W.J. Boaz Road;

THENCE North 89°41'16" East, 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 the POINT OF BEGINNING, also being the northeast corner of said Tract 1, also being the northwest corner of said Tract 2;

THENCE North 89°36'03" East, continuing along said existing south right-of-way line of W.J. Boaz Road, and along north line of said Tract 2 a distance of 427.50 feet to a point;

THENCE South 00°30'00" East, leaving said common line of said W.J. Boaz Road and Tract 2, a distance of 35.34 feet to a set 1/2 inch iron rod with cap stamped "GRAHAM ASSOC INC" (GAI);

THENCE South 89°33'25" West, a distance of 427.50 feet to a set 1/2 inch iron rod with cap stamped "GAI", being the east line of said Tract 1 and the west line of said Tract 2;

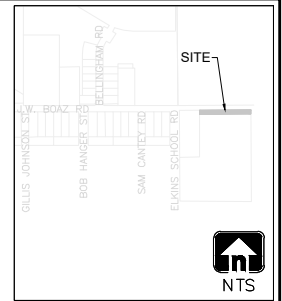
THENCE North 00°30'00" West, the common line of said east line of Tract 1 and said west line of Tract 2 a distance of 35.67 feet to the POINT BEGINNING and CONTAINING 15,178 square feet, 0.3484 acres of land, more or less.



# EXHIBIT "D-2"

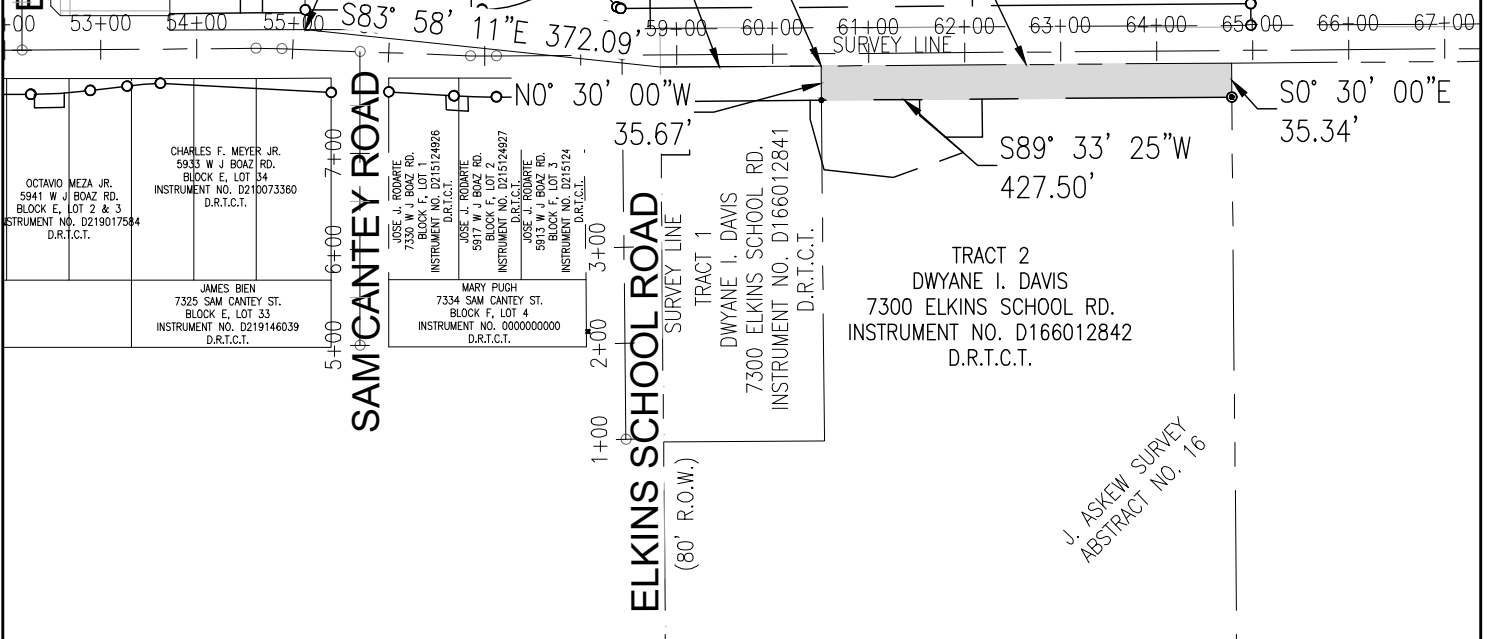
INNISBROOK HOLDINGS INC.  
7500 BELLINGHAM RD.  
BLOCK 12, LOT 18  
INSTRUMENT NO. D213283314  
D.R.T.C.T.

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



VICINITY MAP

BELLINGHAM ROAD



## 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"=200'



0 200 400



**CITY OF FORT WORTH**

1000 THROCKMORTON STREET / FORT WORTH, TEXAS 76102

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

PARCEL NO. 38-ROW-1

CITY PROJ. NO. 103299

D.O.E. NO. XXXXX

OWNER: DWYANE I. DAVIS

SURVEY: J. ASKEW ABSTRACT NO. 16

ACQUISITION AREA: 15,178 SQUARE FEET OR 0.3484 ACRES

WHOLE PROPERTY AREA: 386,959 SQUARE FEET OR 8.8834 ACRES

JOB NO. 830-1043

DRAWN BY: GAI

DRAWING FILE: WJ BOAZ ROAD / P38-ROW-1

DATE: 1/12/2023

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SCALE: 1" = 200'



MICHAEL L. PETERSON  
RPLS TEXAS NO. XXXX

GRAHAM ASSOCIATES, INC. / 1300 SUMMIT AVE. SUITE 419, FORT WORTH, TX 76102 / 817-332-5756 FAX 817-336-6909