

**Field Notes Describing a 116,453 Square Foot (2.6734 Acre)
Parcel CB1-003C to Be Acquired From
City of Dallas, Texas**

Being a 116,453 Square Foot (2.6734 Acre) tract of land situated in the Amos J.N. Dunn Survey, Abstract Number 434 and the Esther Moore Survey, Abstract Number 1029, in the City of Grapevine, Tarrant County, Texas and being part of Tract 12, a called 160 acre tract of land conveyed by the City of Fort Worth, Texas to the City of Dallas, Texas by Special Warranty Deed dated May 5, 1971, as recorded in Volume 5037, Page 255 of the Deed Records, Tarrant County, Texas (D.R.T.C.T.) and also being part of Tract 9, a called 18.463 Acre tract of land conveyed by the City of Fort Worth, Texas to the City of Dallas by Special Warranty Deed dated February 7, 1973, as recorded in Volume 5390, Page 339, D.R.T.C.T. and being more particularly described by metes and bounds as follows:

BEGINNING at a 5/8 inch iron rod with a yellow plastic cap stamped, "ARS ENGINEERS" (CM) found on the southern north line of said Tract 12, same being the existing southerly Right-Of-Way line of 100 foot Right-Of-Way conveyed to Dallas Area Transit Property Acquisition Corporation (DART), as recorded in Volume 10146, Page 640 of the Deed Records, Dallas County, Texas (D.R.D.C.T.), and being the northeast corner of the herein described tract of land and also being the beginning of a non-tangent curve to the left, having a radius of 695.45 feet and whose chord bears: South 06 degrees 13 minutes 22 seconds West, a distance of 507.72 feet;

THENCE departing the existing southerly Right-Of-Way line of said DART and being over and across said Tract 12 and along said curve to the left, through a central angle of 42 degrees 49 minutes 09 seconds, an arc distance of 519.73 feet to a 5/8 inch iron rod with a yellow plastic cap stamped, "ARS ENGINEERS" found for corner on the existing easterly Right-Of-Way Easement line of TEXRAIL, a variable width Right-Of-Way, conveyed to The Fort Worth Transportation Authority by Public Mass Transit Easement, as recorded in Instrument No. D217271061 of the Official Public Records of Tarrant County, Texas (O.P.R.T.C.T.) and being the end of said curve to the left and the southernmost corner of the herein described tract of land and also being the beginning of a non-tangent curve to the left, having a radius of 2,092.73 feet and whose chord bears: North 40 degrees 20 Minutes 44 Seconds West, a distance of 102.62 feet;

THENCE along the existing easterly Right-Of-Way Easement line of said TEXRAIL and along said curve to the left, through a central angle of 02 degrees 48 minutes 35 seconds, an arc distance of 102.63 feet to a 5/8 inch iron rod with a yellow plastic cap stamped, "ARS ENGINEERS" set for corner and being the beginning of a compound curve to the left, having a radius of 1,000.37 feet, whose chord bears: North 60 degrees 27 minutes 27 seconds West, a distance of 627.02 feet;

THENCE along the existing easterly Right-Of-Way Easement line of said TEXRAIL and along said compound curve to the left, through a central angle of 36 degrees 31 minutes 41 seconds, passing at an arc distance of 223.84 feet, the west line of the aforementioned Tract 12, same being the east line of the aforementioned Tract 9, continuing for a total arc distance of 637.77 feet to a 5/8 inch iron rod with a yellow plastic cap stamped, "ARS ENGINEERS" set for corner on the existing southerly Right-Of-Way line of the aforementioned DART tract of land, same being the north line of said Tract 9 and being the end of said compound curve to the left and the northwest corner of the herein described tract of land;

THENCE North 80 degrees 01 minutes 14 seconds East, along the existing southerly Right-Of-Way line of said DART and the north line of said Tract 9 and the southern north line of said Tract 12, passing at a distance of 385.22 feet, the northeast corner of said Tract 9, same being the southern northwest corner of said Tract 12, continuing for a total distance of 677.22 feet to the **POINT OF BEGINNING** and containing 116,453 Square Feet or 2.6734 Acres of land.

NOTES:

1. The Basis of Bearing is the Texas Coordinate System of 1983, North Central Zone (4202), North American Datum of 1983 (NAD83) 2011 Adjustment, Epoch 2010.00. Ref Station: PRS380175276427
2. Directional Control Line is based off the centerline of the rails of the Dallas Area Rapid Transit Property Right-Of-Way, as recorded in Volume 10146, Page 640 of the Deed Records, Dallas County, Texas.
3. All coordinates and distances are US Survey Feet, displayed in surface values and may be converted to grid by dividing by the combined adjustment factor of 1.000136506 (Dallas County Scale Factor).
4. A survey plat of even date herewith accompanies the legal description.

I, Dustin D. Davison, a Registered Professional Land Surveyor in the State of Texas, hereby certify that the land description and plat represent an actual survey made on the ground under my supervision.



4-27-20

Dustin D. Davison, R.P.L.S. Texas Registration No. 6451 ARS Engineers 12801 N. Central Expressway - Suite 1250 Dallas, Texas 7524 TBPLS Firm No. 101319-00	Date
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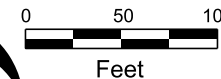


ESTHER MOORE SURVEY
A-1029

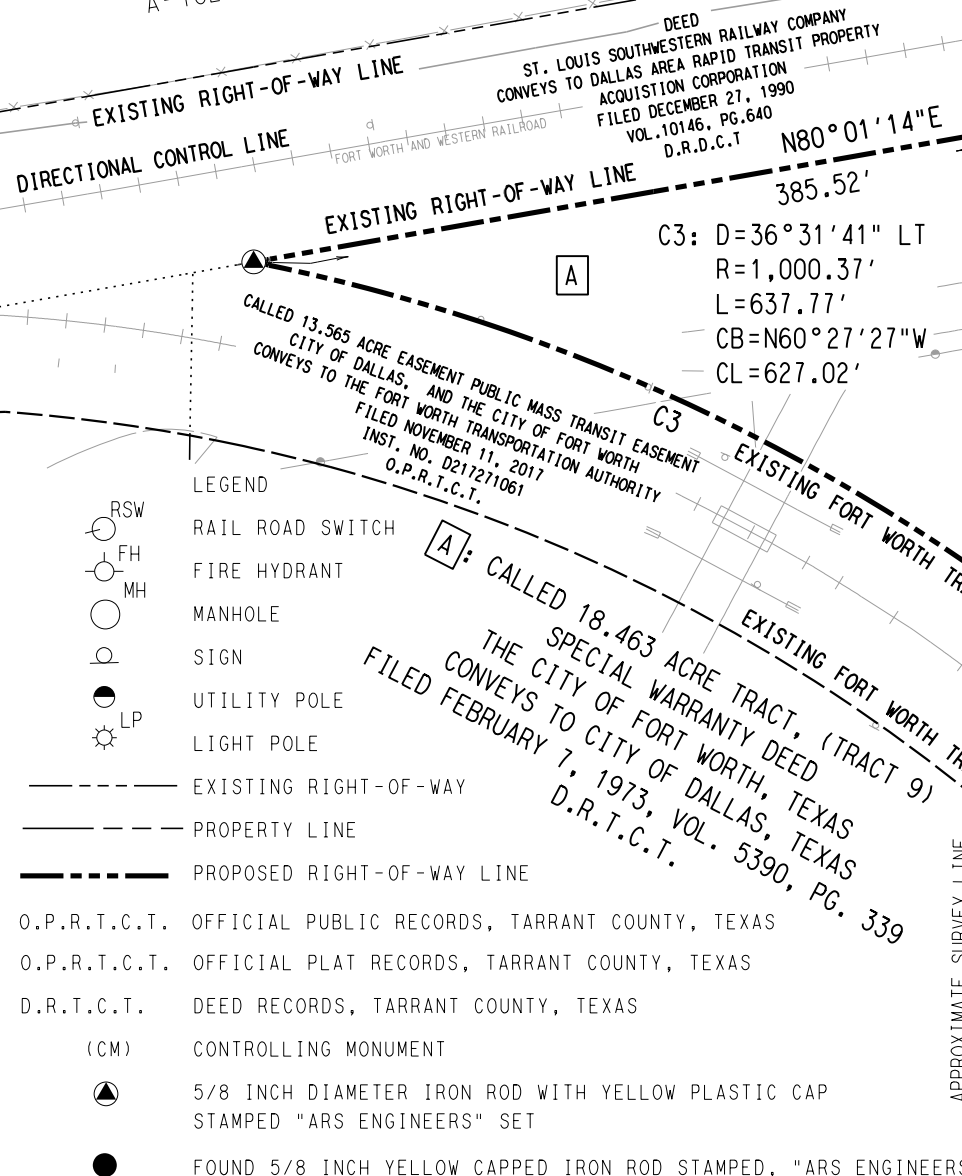
CALLED 18.486 ACRE TRACT
(TRACT 1)
GENERAL WARRANTY DEED
RUTH D. BOX, DAVID E. BOX JR.,
JOE N. BOX, WILLIAM DONALD BOX,
MARY RUTH BOX JONES AND EVELYN D. BOX SMITH
CONVEYS TO
CITY OF FORT WORTH
FILED JUNE 22, 1973
VOL. 5475, PG. 301
D.R.T.C.T.

NOTES:

- All bearings and coordinates are based on the Texas State Plane Coordinate System NAD 83 (2011) North Central Zone (4202). Ref Station: PRS380175276427
- All distances shown are surface valves and may be converted to grid by dividing by the conversion factor for Dallas County of 1.000136506



Sheet 4 of 4



POINT OF BEGINNING
(CM)

- C1: D=42°49'09" LT
R=695.45'
L=519.73'
CB=S06°13'22"W
CL=507.72'
- C2: D=02°48'35" LT
R=2,092.73'
L=102.63'
CB=N40°20'44"W
CL=102.62'
- C3: D=36°31'41" LT
R=1,000.37'
L=637.77'
CB=N60°27'27"W
CL=627.02'

2.6734 AC.
116,453 SQ. FT.
TO BE ACQUIRED



PROPOSED RIGHT-OF-WAY LINE
C1
C2

CALLLED 160 ACRE TRACT, (TRACT 12)
SPECIAL WARRANTY DEED THE CITY OF FORT WORTH, TEXAS
CONVEYS TO
CITY OF DALLAS, TEXAS
FILED MAY 5, 1971, VOL. 5037, PG. 255
D.R.T.C.T.

LEGEND

- RSW RAIL ROAD SWITCH
- FH FIRE HYDRANT
- MH MANHOLE
- SIGN
- UTILITY POLE
- LP LIGHT POLE
- EXISTING RIGHT-OF-WAY
- PROPERTY LINE
- PROPOSED RIGHT-OF-WAY LINE
- O.P.R.T.C.T. OFFICIAL PUBLIC RECORDS, TARRANT COUNTY, TEXAS
- O.P.R.T.C.T. OFFICIAL PLAT RECORDS, TARRANT COUNTY, TEXAS
- D.R.T.C.T. DEED RECORDS, TARRANT COUNTY, TEXAS
- (CM) CONTROLLING MONUMENT
- 5/8 INCH DIAMETER IRON ROD WITH YELLOW PLASTIC CAP STAMPED "ARS ENGINEERS" SET
- FOUND 5/8 INCH YELLOW CAPPED IRON ROD STAMPED, "ARS ENGINEERS"

CALLLED 18.463 ACRE TRACT,
SPECIAL WARRANTY DEED
THE CITY OF FORT WORTH, TEXAS
CONVEYS TO CITY OF DALLAS, TEXAS
FILED FEBRUARY 7, 1973, VOL. 5390, PG. 339
D.R.T.C.T.

I HEREBY CERTIFY THAT THIS PLAT
IS BASED ON AN ON THE GROUND SURVEY
MADE UNDER MY SUPERVISION AND,
TO THE BEST OF MY KNOWLEDGE,
IS TRUE AND CORRECT.

Dustin D. Davison
DUSTIN D. DAVISON, R.P.L.S. TEXAS No. 6451



DART PROJECT



SCALE	1"=100'
DRAWN	CWALLWORK
DESIGNED	DDAVISON
CHECKED	RPENA
IN CHARGE	DDAVISON
DATE	4/9/2020

COTTON BELT REGIONAL RAIL SYSTEM
A 116,453 SQUARE FOOT (2.6734 ACRES)
PARCEL CB1-003C
TO BE ACQUIRED FROM
THE CITY OF DALLAS, TEXAS

CONTRACT 14806367

DWG No. RP3-2000

ARS
Engineers, Inc.
12801 N. Central Expressway, Suite 1250
Dallas, Texas 75243
(214) 739-3152 Fax (214) 739-3169
Engineering Firm #P-819 Surveying Firm #101319-00

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- <* 1 \$ Parcel Closure Report: CB1-003C

- <* 2 \$ -----

- <* 3 \$ Start Coordinates, North: 7027707.7905 East: 2412092.8126

- <* 4 \$ Curve: 302 Rad.: 695.4500 Delta: 42^ 49' 9.12" lft. Arc: 519.7349

- <* 5 \$ Degree: 8^ 14' 19.19" Tan.: 272.6783 Mid Ord.: 47.9898 Ext. 51.5468

- <* 6 \$ Chord Bearing: S 6^ 13' 22.10" W Chord Dist.: 507.7241

- <* 7 \$ Curve: 300 Rad.: 2092.7300 Delta: 2^ 48' 35.18" lft. Arc: 102.6270

- <* 8 \$ Degree: 2^ 44' 16.25" Tan.: 51.3238 Mid Ord.: 0.6291 Ext. 0.6293

- <* 9 \$ Chord Bearing: N 40^ 20' 44.21" W Chord Dist.: 102.6167

- <* 10 \$ Curve: 301 Rad.: 1000.3700 Delta: 36^ 31' 40.53" lft. Arc: 637.7684

<* 11 \$ Degree: 5^ 43' 38.85" Tan.: 330.1429 Mid Ord.: 50.3959 Ext. 53.0693

<* 12 \$ Chord Bearing: N 60^ 27' 26.88" W Chord Dist.: 627.0224

<* 13 \$ Line: N 80^ 01' 14.34" E Dist.: 677.2178 PtNum: 6088

<* 14 \$ End Coordinates, North: 7027707.7905 East: 2412092.8126

<* 15 \$ Error North: -0.0000 Error East: -0.0000

<* 16 \$ Error Direction: N 59^ 51' 15.22" E Total Distance Error: 0.0000

<* 17 \$ Error of Closure Greater than 1/10,000,000.00

<* 18 \$ Perimeter: 1937.3481

<* 19 \$ Area: sq. Feet: 116452.5499 Acres: 2.6734