

**Field Notes Describing a 120,818 Square Foot (2.7736 Acre)
Parcel CB1-003A to Be Acquired From
City of Dallas, Texas**

Being a 120,818 Square Foot (2.7736 Acre) tract of land situated in the Amos J.N. Survey, Abstract Number 434, 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 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" set 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 580.45 feet and whose chord bears: South 02 degrees 55 minutes 02 seconds West, from which 1/2 inch capped iron rod stamped, "HALFF" Controlling Monument (CM) found for the southeast corner of the remainder of a called 41.230 acre tract of land, conveyed to Total E&P USA Barnett, LLC., as recorded in Instrument No. D216266568 of the Official Public Records of Tarrant County, Texas (O.P.R.T.C.T.), same being an exterior ell corner of a called 35.88 acre tract of land, conveyed to ONCOR Electric Delivery Company, LLC, as recorded in Instrument No. D218025857, O.P.R.T.C.T., bears: North 79 degrees 52 minutes 25 seconds West, a distance of 1,151.58 feet;

THENCE departing the southerly line of said DART and being over and across said Tract 12 and along said curve to the left, through a central angle of 68 degrees 11 minutes 05 seconds, an arc distance of 690.76 feet to a 5/8 inch iron rod with a yellow plastic cap stamped, "ARS ENGINEERS" set for corner and the end of said curve;

THENCE South 36 degrees 21 minutes 18 seconds East, over and across said Tract 12, a distance of 284.42 feet to a 5/8 inch iron rod with a yellow plastic cap stamped, "ARS ENGINEERS" set for corner;

THENCE South 39 degrees 21 minutes 52 seconds East, over and across said Tract 12, a distance of 471.65 feet to a 5/8 inch iron rod with a yellow plastic cap stamped, "ARS ENGINEERS" set for corner;

THENCE South 36 degrees 08 minutes 59 seconds East, over and across said Tract 12, a distance of 319.48 feet to a 5/8 inch iron rod with a yellow plastic cap stamped, "ARS ENGINEERS" set for corner;

THENCE South 34 degrees 18 minutes 55 seconds East, over and across said Tract 12, a distance of 97.05 feet to a 5/8 inch iron rod with a yellow plastic cap stamped, "ARS ENGINEERS" set 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 southern most corner of the herein described tract of land;

THENCE along the existing easterly Right-Of-Way easement line of said TEXRAIL the following six (6) courses and distances:

1. North 39 degrees 21 minutes 52 seconds West, a distance of 95.20 feet to a corner;
2. South 50 degrees 52 minutes 40 seconds West, a distance of 13.54 feet to a corner;
3. North 39 degrees 21 minutes 52 seconds West, a distance of 405.65 feet to a corner;
4. South 50 degrees 38 minutes 08 seconds West, a distance of 5.00 feet to a corner;
5. North 39 degrees 21 minutes 52 seconds West, a distance of 870.82 feet to a corner for the beginning of a non-tangent curve to the left, having a radius of 2,092.73 feet and whose chord bears: North 38 degrees 55 minutes 00 seconds West, a distance of 1.76 feet;
6. Along said curve to the left, through a central angle of 00 degrees 02 minutes 54 seconds, an arc distance of 1.76 feet to a 5/8 inch iron rod with a yellow plastic cap stamped, "ARS ENGINEERS" set for the west corner of the herein described tract of land and being the beginning of a non-tangent curve to the right, having a radius of 695.45 feet and whose chord bears: North 06 degrees 13 minutes 22 seconds East, a distance of 507.72 feet:

THENCE departing the existing easterly Right-Of-Way easement line of said TEXRAIL and being over and across said Tract 12 and along said curve to the right, 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" set for the end of said curve and being on the common line of said Tract 12 and said DART tract of land and also being the northwest corner of the herein described tract of land;

THENCE North 80 degrees 01 minutes 14 Seconds East, along said common line, a distance of 154.96 feet to the **POINT OF BEGINNING** and containing 120,818 Square Feet or 2.7736 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.



10-23-19

Dustin D. Davison, R.P.L.S.
Texas Registration No. 6451
ARS Engineers
12801 N. Central Expressway - Suite 1250
Dallas, Texas 75243
TBPLS Firm No. 101319-00

Date



ESTHER MOORE SURVEY
A-1029

CALLED 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.

APPROXIMATE SURVEY LINE

DIRECTIONAL CONTROL LINE
EXISTING RIGHT-OF-WAY LINE

CALLLED 3.307 ACRE TRACT
(TRACT 8)
SPECIAL WARRANTY DEED
THE CITY OF FORT WORTH, TEXAS
CONVEYS TO
CITY OF DALLAS, TEXAS
FILED FEBRUARY 2, 1973
VOL. 5087, PG. 139
D.R.T.C.T.

AMOS J.N. SURVEY
A-434

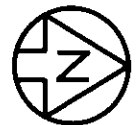
PROPOSED
RIGHT-OF-WAY
LINE

DALLAS AREA RAPID TRANSIT CORPORATION
ACQUISITION CORPORATION
FILED DECEMBER 21, 1990
VOL. 110146, PG. 640
D.R.D.C.T.

ST. LOUIS-SOUTHWESTERN
RAILWAY COMPANY
CONVEYS TO
DEED

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 values and may be converted to grid by dividing by the conversion factor for Dallas County of 1.000136506



Sheet 4 of 6



POINT OF BEGINNING
SET 5/8" IRON ROD W/
YELLOW CAP STAMPED,
"ARS ENGINEERS"

AMOS J.N. SURVEY
A-434
CALLED 160 ACRE TRACT
(TRACT 12)
SPECIAL WARRANTY DEED
THE CITY OF FORT WORTH, TEXAS
CONVEYS TO

PROPOSED
RIGHT-OF-WAY
LINE
CITY OF DALLAS, TEXAS
FILED MAY 5, 1971
VOL. 5037, PG. 255
D.R.T.C.T.

2.7736 AC.
120,818 SQ. FT.
TO BE ACQUIRED

C1: D=68°11'05" LT
R=580.45'
L=690.76'
CB=S02°55'02"W
CL=650.72'

C3: D=42°49'09" RT
R=695.45'
L=519.73'
CB=N06°13'22"E
CL=507.72'

SEE DWG No. RP3-2001
MATCH LINE SEE SHEET 5 OF 6

MONUMENT REFERENCE TIE

REMAINDER OF A CALLED 41.230 ACRE TRACT
DEED, CHESEBROUGH EXPLORATION, LLC
CONVEYS TO TOTAL EIP USA BARRETT, LLC.
FILED NOVEMBER 11, 2016
INST. NO. D21836566, D.R.A.T.C.T.

POINT OF BEGINNING
SET 5/8" IRON ROD W/
YELLOW CAP STAMPED,
"ARS ENGINEERS"

FOUND 1/2" N79°52'25"W
CAPPED IRON ROD
STAMPED, "HALF"
(CM)

N.T.S.

DART PROJECT



©DART, all rights reserved, 1987-2019

SCALE	1" = 100'
DRAWN	CWALLWORK
DESIGNED	DDAVISON
CHECKED	RPENA
IN CHARGE	DDAVISON
DATE	10/01/19

COTTON BELT REGIONAL RAIL SYSTEM
A 120,818 SQUARE FOOT (2.7736 ACRES)
PARCEL CB1-003A
TO BE ACQUIRED FROM
THE CITY OF DALLAS, TEXAS

CONTRACT
14806367

DWG No. RP3-2000

ARS
Engineers, Inc.

1801 N. Central Expressway, Suite 1250
Dallas, Texas 75243
(214) 759-3152 Fax (214) 759-3169

Engineering Firm #P-819 Surveying Firm #S101519-00

P:\50219046 Cotton Belt\VDG\CB1-003A\CB1-003A_RP3-2000.dgn
10/22/2019

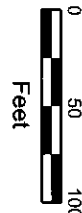
- LEGEND
- RSW RAIL ROAD SWITCH
 - FH FIRE HYDRANT
 - MH MANHOLE
 - SIGN
 - UTILITY POLE
 - LP LIGHT POLE
 - EXISTING RIGHT-OF-WAY
 - PROPERTY LINE
 - - - PROPOSED RIGHT-OF-WAY LINE
 - O.P.R.T.C.T. OFFICIAL PUBLIC RECORDS, TARRANT COUNTY, TEXAS
 - O.P.R.T.C.T. OFFICIAL PLAT RECORDS, TARRANT COUNTY, TEXAS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

SEE DWG No. RP3-2000
MATCH LINE SEE SHEET 4 OF 6

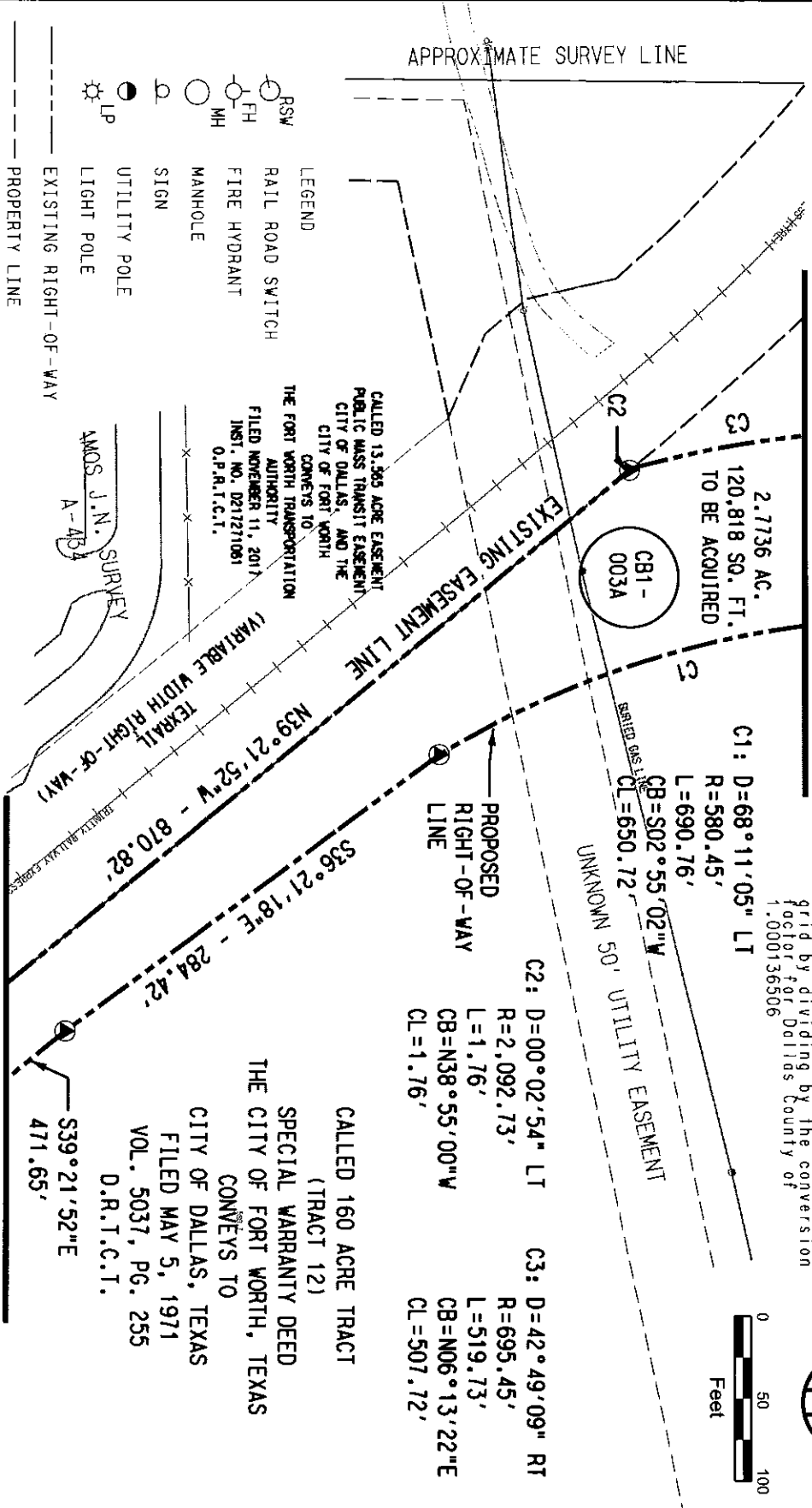
- NOTES:
- All bearings and coordinates are based on the Texas State Plane Coordinate System NAD 83 (2011) North Central Zone (42021). Ref Station: PRS380175276427
 - All distances shown are surface values and may be converted to grid by dividing by the conversion factor for Dallas County of 1.000136506



Sheet 5 of 6



APPROXIMATE SURVEY LINE



SEE DWG No. RP3-2002
MATCH LINE SEE SHEET 6 OF 6

- 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 IRON ROD OR MONUMENT AS NOTED

P:\150219046 Cotton Belt\DRAWING\CB1-003A\CB1-003A_RP3-2001.dgn 1/17/22/2019



12001 N. Central Expressway, Suite 1250
Dallas, Texas 75243
(214) 759-3152 Fax (214) 759-3169

Engineering Firm #P-819 Surveying Firm #101319-00

DART PROJECT



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SCALE	1" = 100'
DRAWN	CWALLWORTH
DESIGNED	DDAVISON
CHECKED	RPENA
IN CHARGE	DDAVISON
DATE	10/01/19

COTTON BELT REGIONAL RAIL SYSTEM
A 120,818 SQUARE FOOT (2.7736 ACRES)
PARCEL CB1-003A
TO BE ACQUIRED FROM
THE CITY OF DALLAS, TEXAS

CONTRACT
14806367

DWG No.
RP3-2001

SEE DWG No. RP3-2001
MATCH LINE SEE SHEET 5 OF 6

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



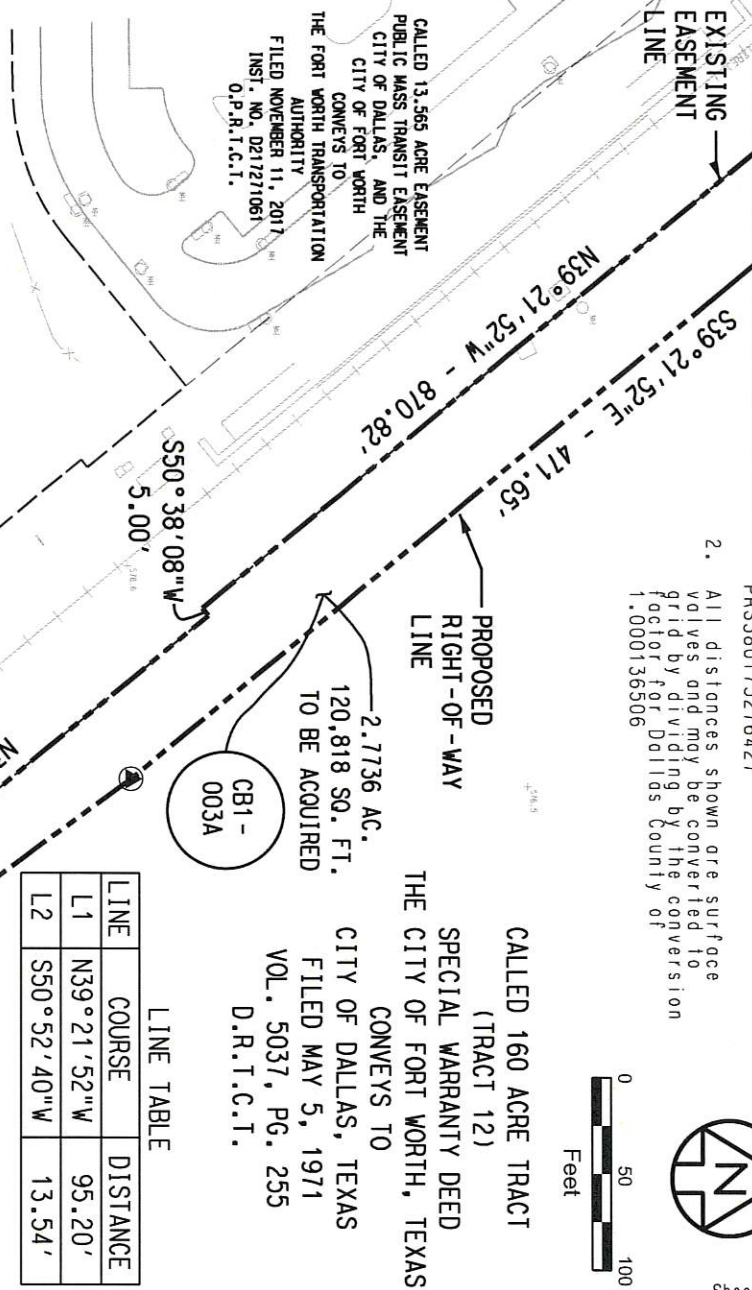
Sheet 6 of 6

AMOS J.N. SURVEY
A-434

EXISTING EASEMENT LINE
CALLED 13.565 ACRE EASEMENT PUBLIC MASS TRANSIT EASEMENT CITY OF DALLAS, AND THE CITY OF FORT WORTH CONVEYS TO THE FORT WORTH TRANSPORTATION AUTHORITY
FILED NOVEMBER 11, 2017
INST. NO. D21271061
O.P.R.T.C.T.

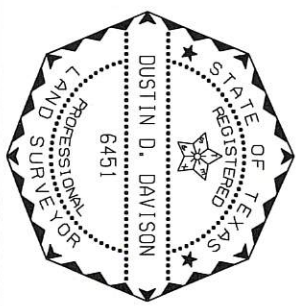
EXISTING RIGHT-OF-WAY
PROPERTY LINE
PROPOSED RIGHT-OF-WAY LINE
OFFICIAL PUBLIC RECORDS, TARRANT COUNTY, TEXAS
OFFICIAL PLAT RECORDS, TARRANT COUNTY, TEXAS
DEED RECORDS, TARRANT COUNTY, TEXAS
CONTROLLING MONUMENT
5/8 INCH DIAMETER IRON ROD WITH YELLOW PLASTIC CAP
STAMPED "ARS ENGINEERS" SET
FOUND IRON ROD OR MONUMENT AS NOTED

- LEGEND
- RSW RAIL ROAD SWITCH
 - FH FIRE HYDRANT
 - MH MANHOLE
 - SIGN
 - UTILITY POLE
 - LIGHT POLE
 - EXISTING RIGHT-OF-WAY
 - PROPERTY LINE
 - PROPOSED RIGHT-OF-WAY LINE



LINE TABLE

LINE	COURSE	DISTANCE
L1	N39°21'52"W	95.20'
L2	S50°52'40"W	13.54'



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 6-23-19
DUSTIN D. DAVISON, R.P.L.S., TEXAS NO. 6451

2.7736 AC.
120,818 SQ. FT.
TO BE ACQUIRED
CITY OF DALLAS, TEXAS
FILED MAY 5, 1971
VOL. 5037, PG. 255
D.R.T.C.T.

COTTON BELT REGIONAL RAIL SYSTEM
A 120,818 SQUARE FOOT (2.7736 ACRES)
PARCEL CB1-003A
TO BE ACQUIRED FROM
THE CITY OF DALLAS, TEXAS

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

DART PROJECT

SCALE 1" = 100'
DRAWN CWALLWORK
DESIGNED DDAVISON
CHECKED RPENA
IN CHARGE DDAVISON
DATE 10/01/19

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CONTRACT 14806367
DWG No. RP3-2002

<* 68 \$ Parcel Closure Report: CB1-003A

<* 69 \$ -----

<* 70 \$ Start Coordinates, North: 7027734.6447 East: 2412245.4321 Name: 6076

<* 71 \$ Curve: 80 Rad.: 580.4500 Delta: 68^ 11' 5.42" lft. Arc: 690.7645

<* 72 \$ Degree: 9^ 52' 15.33" Tan.: 392.8822 Mid Ord.: 99.7593 Ext. 120.4627

<* 73 \$ Chord Bearing: S 2^ 55' 2.10" W Chord Dist.: 650.7186

<* 74 \$ Line: S 36^ 21' 18.30" E Dist.: 284.4230 PtNum: 6078

<* 75 \$ Line: S 39^ 21' 52.30" E Dist.: 471.6545 PtNum: 6079

<* 76 \$ Line: S 36^ 08' 59.14" E Dist.: 319.4790 PtNum: 6080

<* 77 \$ Line: S 34^ 18' 54.93" E Dist.: 97.0543 PtNum: 6081

<* 78 \$ Line: N 39^ 21' 52.01" W Dist.: 95.2014 PtNum: 6082

<* 79 \$ Line: S 50^ 52' 40.31" W Dist.: 13.5397 PtNum: 6083

<* 80 \$ Line: N 39^ 21' 52.01" W Dist.: 405.6453 PtNum: 6084

<* 81 \$ Line: S 50^ 38' 7.99" W Dist.: 5.0001 PtNum: 6085

<* 82 \$ Line: N 39^ 21' 52.01" W Dist.: 870.8247

<* 83 \$ Curve: 81 Rad.: 2092.7300 Delta: 0^ 02' 53.76" lft. Arc: 1.7630

<* 84 \$ Degree: 2^ 44' 16.25" Tan.: 0.8815 Mid Ord.: 0.0002 Ext. 0.0002

<* 85 \$ Chord Bearing: N 38^ 54' 59.74" W Chord Dist.: 1.7630

<* 86 \$ Curve: 82 Rad.: 695.4500 Delta: 42^ 49' 9.12" rt. Arc: 519.7349

<* 87 \$ Degree: 8^ 14' 19.19" Tan.: 272.6783 Mid Ord.: 47.9898 Ext. 51.5468

<* 88 \$ Chord Bearing: N 6^ 13' 22.10" E Chord Dist.: 507.7241

<* 89 \$ Line: N 80^ 01' 14.34" E Dist.: 154.9641

<* 90 \$ End Coordinates, North: 7027734.6447 East: 2412245.4321

<* 91 \$ Error North: 0.0000 Error East: 0.0000

<* 92 \$ Error Direction: S 3^ 54' 55.64" W Total Distance Error: 0.0000

<* 93 \$ Error of Closure Greater than 1/10,000,000.00

<* 94 \$ Perimeter: 3930.0485

<* 95 \$ Area: sq. Feet: 120818.2053 Acres: 2.7736