

**Field Notes Describing a 29,824 Square Foot (0.6847 Acre)
Parcel CB1-505 to Be Acquired From
City of Dallas, Texas**

Being a 29,824 Square Foot (0.6847 Acre) tract of land situated in the John C. Dunn Survey, Abstract Number 433, in the City of Grapevine, Tarrant County, Texas and being part of Tract 10-A, a called 57.2 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 existing southerly Right-Of-Way line of State Highway 114 (SH 114), variable width Right-Of-Way, as recorded in Instrument No. D210321735, of the Official Public Records of Tarrant County, Texas (O.P.R.T.C.T.) and being the north corner of the herein described tract;

THENCE departing said existing southerly Right-Of-Way line of SH 114 and being over and across the aforementioned Tract 10-A the following six (6) course and distances:

1. South 72 degrees 46 minutes 05 seconds East, a distance of 76.53 feet to a 5/8 inch iron rod with a yellow plastic cap stamped, "ARS ENGINEERS" set for corner;
2. South 39 degrees 21 minutes 52 seconds East, a distance of 53.77 feet to a 5/8 inch iron rod with a yellow plastic cap stamped, "ARS ENGINEERS" set for corner;
3. South 11 degrees 48 minutes 29 seconds West, a distance of 102.69 feet to a 5/8 inch iron rod with a yellow plastic cap stamped, "ARS ENGINEERS" set for corner;
4. South 39 degrees 21 minutes 52 seconds East, a distance of 71.38 feet to a 5/8 inch iron rod with a yellow plastic cap stamped, "ARS ENGINEERS" set for corner;
5. South 50 degrees 45 minutes 13 seconds East, a distance of 110.47 feet to a 5/8 inch iron rod with a yellow plastic cap stamped, "ARS ENGINEERS" set for corner;
6. South 35 degrees 40 minutes 33 seconds East, a distance of 29.60 feet to a 5/8 inch iron rod with a yellow plastic cap stamped, "ARS ENGINEERS" set for corner on the east line of the aforementioned Tract 10-A, same being the west line of County Road 3127, Deed of record not found, and being east corner of the herein described tract of land;

THENCE South 00 degrees 14 minutes 00 seconds East, along the common line of said Tract 10-A and said County Road 3127, a distance of 106.20 feet to a 5/8 inch iron rod with a yellow plastic cap stamped, "ARS ENGINEERS" set 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, O.P.R.T.C.T. and being the beginning of a non-tangent curve to the left, having a radius of 1,950.11 feet and whose chord bears: North 35 degrees 25 minutes 21 seconds West, a distance of 119.30 feet and also being the southernmost corner of the herein described tract of land;

THENCE along said curve the left and the existing easterly easement line of said TEXRAIL and over and across said Tract 10-A, through a central angle of 03 degrees 30 minutes 20 seconds, an arc distance of 119.32 feet to a corner and being the beginning of a compound curve to the left, having a radius of 3,939.00 feet and whose chord bears: North 38 degrees 38 minutes 18 seconds West, a distance of 149.48 feet;

THENCE along said curve the left and the existing easterly easement line of said TEXRAIL and over and across said Tract 10-A, through a central angle of 02 degrees 10 minutes 28 seconds, an arc distance of 149.49 feet to a corner and being the end of said curve;

THENCE North 39 degrees 21 minutes 52 seconds West, along said existing easterly easement line of said TEXRAIL and over and across said Tract 10-A, a distance of 212.09 feet to a corner on the aforementioned existing southerly Right-Of-Way line of SH 114 and being the west corner of the herein described tract of land, from which a found 3-1/2 inch TxDOT brass disk bears: South 55 degrees 55 minutes 10 seconds West, along said existing southerly Right-Of-Way of SH 114 and over and across said Tract 10-A, a distance of 214.51 feet to a corner, South 58 degrees 41 minutes 32 seconds West, along said existing southerly Right-Of-Way of SH 114 and over and across said Tract 10-A, a distance of 206.31 feet to a corner and South 69 degrees 15 minutes 00 seconds West, along said existing southerly Right-Of-Way of SH 114 and over and across said Tract 10-A, a distance of 275.22 feet;

THENCE North 55 degrees 55 minutes 09 seconds East, along the existing southerly Right-Of-Way line of said SH 114 and over and across said Tract 10-A, a distance of 75.20 feet to the **POINT OF BEGINNING** and containing 29,824 Square Feet or 0.6847 Acres of land.

C1: D=03°30'20" LT
 R=1,950.11'
 L=119.32'
 CB=N35°25'21"W
 CL=119.30'

(PARCEL 227)
 CALLED 13.103 ACRES
 STATE OF TEXAS
 VOL. 7030, PG. 1530
 D.R.T.C.T.

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

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 4

STATE HWY 121 / STATE HWY 114
 (VARIABLE WIDTH RIGHT-OF-WAY)

CALLED 8.583 ACRE TRACT
 (PARCEL 46 PART 6)
 SPECIAL WARRANTY DEED
 CITY OF FORT WORTH
 CONVEYS TO
 STATE OF TEXAS
 FILED DECEMBER 30, 2010
 D210321735
 O.P.R.T.C.T.

C2: D=02°10'28" LT
 R=3,939.00'
 L=149.49'
 CB=N38°38'18"W
 CL=149.48'

FOUND 3-1/2" TxDOT BRASS DISK (CM)
 S69°15'00"W 215.22'
 JOHN C. DUNN SURVEY
 A-433

CALLED 57.2 ACRE TRACT
 (TRACT 10-A)
 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.

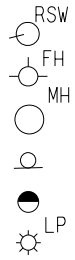
CALLED 27.531 ACRE EASEMENT
 PUBLIC MASS TRANSIT EASEMENT
 CITY OF DALLAS, AND THE
 CITY OF FORT WORTH
 CONVEYS TO
 THE FORT WORTH TRANSPORTATION
 AUTHORITY
 FILED NOVEMBER 11, 2017
 INST. NO. D217271061
 O.P.R.T.C.T.

CALLED 115.51 ACRES
 GENERAL WARRANTY DEED
 RONALD M. MANKOFF, EDWARD
 T. DICKER,
 ISHAM P. NELSON, MARY
 LOU TUTTLE, INDIVIDUALLY
 AND AS INDEPENDENT
 EXECUTRIX OF THE ESTATE
 OF GEORGE LEE TUTTLE, SR.
 CONVEYS TO
 CITY OF FORT WORTH, TEXAS
 FILED MARCH 7, 1973
 VOL. 5407, PG. 124
 D.R.T.C.T.

JC OWEN SURVEY
 A-1194

CR 3127 (DEED OF RECORD NOT FOUND)
 APPROXIMATE ABSTRACT LINE

BURIED GAS LINE



LEGEND

- RSW RAIL ROAD SWITCH
- FH FIRE HYDRANT
- MH MANHOLE
- 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

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

10-29-20

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



DART PROJECT



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SCALE 1"=100'

DRAWN	CWALLWORK
DESIGNED	DDAVISON
CHECKED	RENA
IN CHARGE	DDAVISON
DATE	10/27/20



COTTON BELT REGIONAL RAIL SYSTEM
 A 29,824 SQUARE FOOT (0.6847 ACRES)
 PARCEL CB1-505
 TO BE ACQUIRED FROM
 THE CITY OF DALLAS, TEXAS

DWG No. RP3-2000
 CONTRACT 14806367

<* 73 \$ Parcel Closure Report: CB1-505

<* 74 \$ -----

<* 75 \$ Start Coordinates, North: 7024742.7714 East: 2414146.4728 Name: 7018

<* 76 \$ Line: S 72^ 46' 4.62" E Dist.: 76.5322 PtNum: 7019

<* 77 \$ Line: S 39^ 21' 52.17" E Dist.: 53.7731 PtNum: 7020

<* 78 \$ Line: S 11^ 48' 29.38" W Dist.: 102.6906 PtNum: 7021

<* 79 \$ Line: S 39^ 21' 52.17" E Dist.: 71.3814 PtNum: 7022

<* 80 \$ Line: S 50^ 45' 13.41" E Dist.: 110.4718 PtNum: 7023

<* 81 \$ Line: S 35^ 40' 32.83" E Dist.: 29.6049 PtNum: 7024

<* 82 \$ Line: S 0^ 13' 60.00" E Dist.: 106.2028

<* 83 \$ Curve: 84 Rad.: 1950.1100 Delta: 3^ 30' 20.46" lft. Arc: 119.3189

<* 84 \$ Degree: 2^ 56' 17.09" Tan.: 59.6781 Mid Ord.: 0.9125 Ext. 0.9129

<* 85 \$ Chord Bearing: N 35^ 25' 20.78" W Chord Dist.: 119.3003

<* 86 \$ Curve: 85 Rad.: 3939.0000 Delta: 2^ 10' 27.80" lft. Arc: 149.4860

<* 87 \$ Degree: 1^ 27' 16.48" Tan.: 74.7520 Mid Ord.: 0.7091 Ext. 0.7092

<* 88 \$ Chord Bearing: N 38^ 38' 18.03" W Chord Dist.: 149.4770

<* 89 \$ Line: N 39^ 21' 52.00" W Dist.: 212.0934 PtNum: 6107

<* 90 \$ Line: N 55^ 55' 9.45" E Dist.: 75.2038

<* 91 \$ End Coordinates, North: 7024742.7714 East: 2414146.4728

<* 92 \$ Error North: -0.0000 Error East: 0.0000

<* 93 \$ Error Direction: N 36^ 27' 33.35" W Total Distance Error: 0.0000

<* 94 \$ Error of Closure Greater than 1/10,000,000.00

<* 95 \$ Perimeter: 1106.7591

<* 96 \$ Area: sq. Feet: 29824.2581 Acres: 0.6847