

**Field Notes Describing a 13,108 Square Foot (0.3009 Acre)
Parcel CB1-002 to Be Acquired From
City of Fort Worth, Texas**

Being a 13,108 Square Foot (0.3009 Acre) tract of land situated in the Esther Moore Survey, Abstract Number 1029, in the City of Grapevine, Tarrant County, Texas and being part of Tract 1, a called 18.486 acre tract of land conveyed by Ruth D. Box, David E. Box Jr., Joe N. Box, William Donald Box, Mary Ruth Box Jones and Evelyn D. Box Smith to the City of Fort Worth by General Warranty Deed dated June 22, 1973, as recorded in Volume 5475, Page 301 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 the southwest corner of said Tract 1, same being the southeast corner of a called 35.88 acre tract of land conveyed to Oncor Electric Delivery Company, LLC, by Special Warranty Deed, as recorded in Instrument No. D218025857 of the Official Public Records of Tarrant County, Texas (O.P.R.T.C.T.), also being on the existing northerly 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 southwest corner of the herein described tract of land, from which a found 1/2 inch capped iron rod stamped, "WIER & ASSOC. INC.", Controlling Monument, (CM), bears: South 00 degrees 32 minutes 49 seconds East, a distance of 0.18 feet;

THENCE North 00 degrees 32 minutes 49 seconds West, along the common line of said Tract 1 and said called 35.88 acre tract of land, a distance of 18.97 feet to a 5/8 inch iron rod with a yellow plastic cap stamped, "ARS ENGINEERS" set for the northwest corner of the herein described tract, from which a found 1/2 inch capped iron rod stamped, "HALFF" bears: North 00 degrees 32 minutes 49 seconds West, a distance of 280.95 feet;

THENCE North 80 degrees 01 minutes 34 seconds East, departing said common line and being over and across said Tract 1, a distance of 701.93 feet to a 5/8 inch iron rod with a yellow plastic cap stamped, "ARS ENGINEERS" set on the common line of said Tract 1 and Tract 12, a called 160 acre tract of land conveyed to the City of Dallas, Texas, as recorded in Volume 5037, Page 255, D.R.T.C.T. and being the northeast corner of the herein described tract of land;

THENCE South 00 degrees 05 minutes 56 Seconds West, along said common line, a distance of 18.94 feet to a 5/8 inch iron rod with a yellow plastic cap stamped, "ARS ENGINEERS" set for the southeast corner of said Tract 1 and the southwest corner of said Tract 12, same being on the existing northerly Right-Of-Way line of said DART tract of land and being the southeast corner of the herein described tract of land;

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 3 of 3

ESTHER MOORE SURVEY
A-1029

CALLED 35.88 ACRE TRACT
SPECIAL WARRANTY DEED
ONCOR ELECTRIC DELIVERY
COMPANY, LLC
INST NO. D218025857
O.P.R.T.C.T.

N00°32'49"W
280.95'

FOUND 1/2"
CAPPED IRON ROD
STAMPED, "HALFF"
(CM)

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.

0.3009 AC.
13,108 SQ. FT.
TO BE ACQUIRED

CB1-002

CALLED 160 ACRE TRACT
(TRACT 12)
SPECIAL WARRANTY DEED
CITY OF DALLAS, TEXAS
VOL. 5037, PG. 255
D.R.T.C.T.

30' EXPLORER PIPELINE
COMPANY EASEMENT
VOL. 14933, PG. 356
O.R.T.C.T.

N00°32'49"W
18.97'

PROPOSED
RIGHT-OF-WAY
LINE

N80°01'34"E - 701.93'

S80°01'14"W - 701.73'
DIRECTIONAL CONTROL LINE

DEED
ST. LOUIS SOUTHWESTERN
RAILWAY COMPANY
CONVEYS TO
DALLAS AREA RAPID TRANSIT PROPERTY
ACQUISITION CORPORATION
FILED DECEMBER 27, 1990
VOL. 10146, PG. 640
D.R.D.C.T.

POINT OF BEGINNING
FROM WHICH A FOUND 1/2"
CAPPED IRON ROD
STAMPED,

EXISTING
RIGHT-OF-WAY LINE

"WIER & ASSOC. INC."
(CM) BEARS:
S00°32'49"E - 0.18'

AMOS J.N. SURVEY
A-434



LEGEND

RAIL ROAD SWITCH



FIRE HYDRANT



MANHOLE



SIGN



UTILITY POLE



LIGHT POLE

EXISTING RIGHT-OF-WAY

PROPERTY LINE

PROPOSED RIGHT-OF-WAY LINE

CALLED 3.507 ACRE TRACT
(TRACT 8)
SPECIAL WARRANTY DEED
CITY OF DALLAS, TEXAS
VOL. 5390, PG. 339
D.R.T.C.T.

CALLED 18.463 ACRE TRACT
(TRACT 9)
SPECIAL WARRANTY DEED
CITY OF DALLAS, TEXAS
VOL. 5390, PG. 339
D.R.T.C.T.

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

ESTHER MOORE SURVEY
A-1029

APPROXIMATE SURVEY 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.

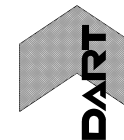
Dustin D. Davison

3-12-20

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



DART PROJECT



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SCALE 1" = 100'

DRAWN	CWALLWORK
DESIGNED	DDAVISON
CHECKED	RRENA
IN CHARGE	DDAVISON
DATE	9/25/2019



CONTRACT 14806367

DWG No.

RP3-2000

COTTON BELT REGIONAL RAIL SYSTEM

A 13,108 SQUARE FOOT (0.3009 ACRE)
PARCEL CB1-002
TO BE ACQUIRED FROM
CITY OF FORT WORTH, 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

<* 4 \$ Parcel Closure Report: CB1-002

<* 5 \$-----

<* 6 \$ Start Coordinates, North: 7027637.2134 East: 2411114.6482 Name: 8000

<* 7 \$ Line: N 0^ 32' 48.84" W Dist.: 18.9676 PtNum: 8003

<* 8 \$ Line: N 80^ 01' 34.41" E Dist.: 701.9332 PtNum: 6062

<* 9 \$ Line: S 0^ 05' 56.11" W Dist.: 18.9350 PtNum: 6063

<* 10 \$ Line: S 80^ 01' 14.34" W Dist.: 701.7282

<* 11 \$ End Coordinates, North: 7027637.2134 East: 2411114.6482

<* 12 \$ Error North: 0.0000 Error East: -0.0000

<* 13 \$ Error Direction: S 41^ 38' 0.74" E Total Distance Error: 0.0000

<* 14 \$ Error of Closure Greater than 1/10,000,000.00

<* 15 \$ Perimeter: 1441.5641

<* 16 \$ Area: sq. Feet: 13108.1926 Acres: 0.3009