

**Field Notes Describing a 23,786 Square Foot (0.5460 Acre)
Parcel CB1-504 to Be Acquired From
City of Fort Worth, Texas**

Being a 23,786 Square Foot (0.5460 Acre) tract of land situated in the JC Owen Survey, Abstract Number 1194, in the City of Grapevine, Tarrant County, Texas and being part of a called 115.51 acre tract of land conveyed by 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., to the City of Fort Worth, Texas by General Warranty Deed dated March 7, 1973, as recorded in Volume 5407, Page 124 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 for corner on the west line of said called 115.51 acre tract of land, same being the approximate west line of the aforementioned JC Owen Survey and being the beginning of a non-tangent curve to the right;

THENCE over and across said called 115.51 acre tract of land the following two (2) courses and distances:

1. Along said curve to the right, having a radius of 1,995.08 feet and whose chord bears: South 30 degrees 31 minutes 08 seconds East, a distance of 358.66 feet to a 5/8 inch iron rod with a yellow plastic cap stamped, "ARS ENGINEERS" set for corner and being the end of said curve;
2. South 43 degrees 39 minutes 13 seconds East, a distance of 102.31 feet to a 5/8 inch iron rod with a yellow plastic cap stamped, "ARS ENGINEERS" set on the apparent existing northerly Right-Of-Way line of North Airfield Dr., variable width Right-Of-Way, Deed of record not found, and being the beginning of a non-tangent curve to the left, having a radius of 3,075.06 feet and whose chord bears: South 84 degrees 09 minutes 27 seconds West, a distance of 69.16 feet, same being southeast corner of the herein described tract of land.

THENCE along said curve to the left and the apparent existing northerly Right-Of-Way line of said Airfield Dr. through a central angle of 01 degrees 51 minutes 48 seconds, an arc distance of 69.17 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 southwest corner of the herein described tract of land;

THENCE departing said North Airfield Dr. and being over and across the aforementioned called 115.51 acre tract of land and being along the existing easterly Right-Of-Way easement line of said TEXRAIL the following three (3) courses and distances:

1. North 29 degrees 25 minutes 47 seconds West, a distance of 37.38 feet to a 5/8 inch iron rod with a yellow plastic cap stamped, "ARS ENGINEERS" set for corner;
2. South 90 degrees 00 minutes 00 seconds West, a distance of 28.13 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 non-tangent curve to the left, having a radius of 1,950.11 feet and whose chord bears: North 28 degrees 46 minutes 11 seconds West, a distance of 284.69 feet;
3. Along said curve to the left, through a central angle of 08 degrees 22 minutes 19 seconds, an arc distance of 284.95 feet to a 5/8 inch iron rod with a yellow plastic cap stamped, "ARS ENGINEERS" set for corner on the aforementioned west line of said called 115.51 acre tract of land and being the end of said curve to the left, from which a 1/2 inch iron rod found for the northeast corner of a called 5.00 acre tract of land, conveyed to the City of Fort Worth, Texas, as recorded in Volume 5475, Page 313, D.R.T.C.T. bears: South 00 degrees 14 minutes 00 seconds East, a distance of 718.22 feet;

THENCE North 00 degrees 14 minutes 00 seconds West, along the west line of said called 115.51 acre tract of land and said approximate abstract line, a distance of 107.63 feet to the **POINT OF BEGINNING** and containing 23,786 Square Feet or 0.5460 Acres of land

C1: D=10°18'50" RT
 R=1,995.08'
 L=359.14'
 CB=S30°31'08"E
 CL=358.66'

C2: D=01°51'48" LT
 R=3,075.06'
 L=69.17'
 CB=S84°09'27"W
 CL=69.16'

C3: D=08°22'19" LT
 R=1,950.11'
 L=284.95'
 CB=N28°46'11"W
 CL=284.69'

REMAINDER OF A
 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.

JOHN C. DUNN SURVEY
 A-433

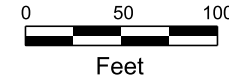
CALLED 15.4 ACRE TRACT
 QUITCLAIM
 TRACT NO. 304
 THE STATE OF TEXAS
 CONVEYS AN UNDIVIDED 7/11TH INTEREST TO THE
 CITY OF DALLAS, TEXAS AND AN
 UNDIVIDED 4/11TH INTEREST
 TO THE CITY OF FORT WORTH, TEXAS
 FILED NOVEMBER 20, 1980
 VOL. 7033, PG. 1961
 D.R.T.C.T.

TEXAS POWER & LIGHT RIGHT-OF-WAY
 TRACT NO. 4 VOL. 6048, PG. 455
 FILED JULY 7, 1976
 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 3 of 5

JC OWEN SURVEY
 A-1194

CB1-504
 0.5460 AC.
 23,786 SQ. FT.
 TO BE ACQUIRED
 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.

SEE DWG RP3-2001 FOR
 REFERENCE TIE DETAIL

CR 3127 (DEED OF RECORD NOT FOUND) S00°14'00"W
 APPROXIMATE SURVEY LINE 718.22'

S90°00'00"W
 28.13'
 N29°25'47"W
 37.38'

S43°39'13"E
 102.31'

NORTH AIRFIELD DR.
 DEED OF RECORD NOT FOUND
 (VARIABLE WIDTH R.O.W.)

- 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

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



COTTON BELT REGIONAL RAIL SYSTEM A 23,786 SQUARE FOOT (0.5460 ACRES) PARCEL CB1-504 TO BE ACQUIRED FROM THE CITY OF FORT WORTH, TEXAS		CONTRACT 14806367 DWG No. RP3-2000
SCALE 1"=100'	DRAWN C WALLWORK	DESIGNED D DAVISON
	CHECKED RPENA	IN CHARGE D DAVISON
		DATE 10/27/20
		©DART, all rights reserved, 1987-2019
		12801 N. Central Expressway, Suite 1250 Dallas, Texas 75243 (214) 739-3152 Fax (214) 739-3169 Engineering Firm #P-819 Surveying Firm #101319-00

MONUMENT REFERENCE TIE DETAIL

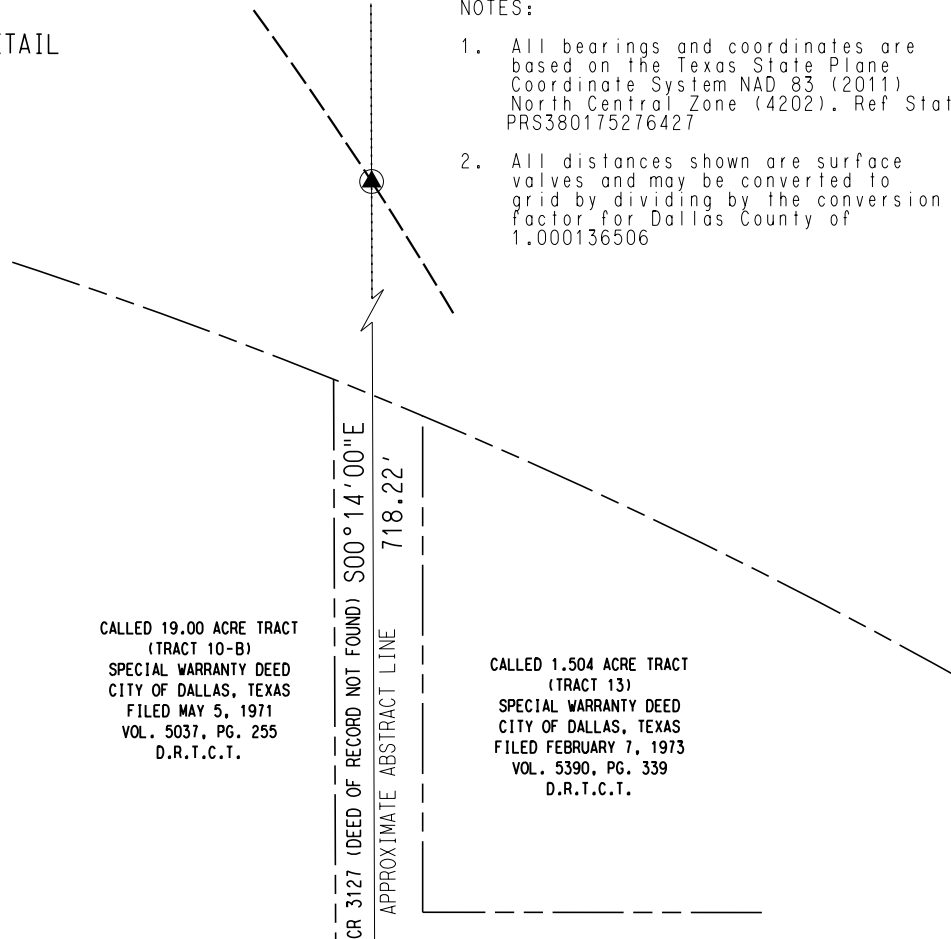
NOTES:

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



N.T.S.

Sheet 5 of 5



CALLED 19.00 ACRE TRACT
(TRACT 10-B)
SPECIAL WARRANTY DEED
CITY OF DALLAS, TEXAS
FILED MAY 5, 1971
VOL. 5037, PG. 255
D.R.T.C.T.

CALLED 1.504 ACRE TRACT
(TRACT 13)
SPECIAL WARRANTY DEED
CITY OF DALLAS, TEXAS
FILED FEBRUARY 7, 1973
VOL. 5390, PG. 339
D.R.T.C.T.

CALLED 5.00 ACRES
CITY OF FORT WORTH, TEXAS
VOL. 5475, PG. 313
D.R.T.C.T.

CALLED 2.748 ACRES
GENERAL WARRANTY DEED
CITY OF FORT WORTH, TEXAS
FILED MAY 9, 1974
VOL. 5643, PG. 75
D.R.T.C.T.

COUNTY ROAD 3127
(DEED OF RECORD NOT FOUND)

1/2" IRON ROD
FOUND (CM)

APPROXIMATE ABSTRACT LINE

718.22'

- RSW
- FH
- MH
-
-
-
- LP

LEGEND

- RAIL ROAD SWITCH
- FIRE HYDRANT
- MANHOLE
- SIGN
- UTILITY POLE
- 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

DART PROJECT



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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

SCALE	1" = 100'
DRAWN	CWALLWORK
DESIGNED	DDAVISON
CHECKED	RPENA
IN CHARGE	DDAVISON
DATE	10/27/20

COTTON BELT REGIONAL RAIL SYSTEM
A 23,786 SQUARE FOOT (0.5460 ACRES)
PARCEL CB1-504
TO BE ACQUIRED FROM
THE CITY OF FORT WORTH, TEXAS

CONTRACT 14806367
DWG No. RP3-2001

<* 36 \$ Parcel Closure Report: CB1-504

<* 37 \$ -----

<* 38 \$ Start Coordinates, North: 7024410.3050 East: 2414394.0906

<* 39 \$ Curve: 86 Rad.: 1995.0800 Delta: 10^ 18' 50.42" rt. Arc: 359.1411

<* 40 \$ Degree: 2^ 52' 18.67" Tan.: 180.0570 Mid Ord.: 8.0758 Ext. 8.1086

<* 41 \$ Chord Bearing: S 30^ 31' 7.59" E Chord Dist.: 358.6564

<* 42 \$ Line: S 43^ 39' 12.53" E Dist.: 102.3079

<* 43 \$ Curve: 98 Rad.: 3075.0600 Delta: 1^ 17' 19.37" lft. Arc: 69.1652

<* 44 \$ Degree: 1^ 51' 47.67" Tan.: 34.5840 Mid Ord.: 0.1945 Ext. 0.1945

<* 45 \$ Chord Bearing: S 84^ 09' 26.73" W Chord Dist.: 69.1637

<* 46 \$ Line: N 29^ 25' 47.39" W Dist.: 37.3754 PtNum: 6094

<* 47 \$ Line: S 90^ 00' 0.00" W Dist.: 28.1271

<* 48 \$ Curve: 87 Rad.: 1950.1100 Delta: 8^ 22' 18.99" lft. Arc: 284.9460

<* 49 \$ Degree: 2^ 56' 17.09" Tan.: 142.7270 Mid Ord.: 5.2022 Ext. 5.2161

<* 50 \$ Chord Bearing: N 28^ 46' 11.13" W Chord Dist.: 284.6926

<* 51 \$ Line: N 0^ 14' 0.00" W Dist.: 107.9304 PtNum: 7025

<* 52 \$ End Coordinates, North: 7024410.3050 East: 2414394.0906

<* 53 \$ Error North: -0.0000 Error East: 0.0000

<* 54 \$ Error Direction: N 38^ 45' 0.24" W Total Distance Error: 0.0000

<* 55 \$ Error of Closure Greater than 1/10,000,000.00

<* 56 \$ Perimeter: 988.9932

<* 57 \$ Area: sq. Feet: 23785.8166 Acres: 0.5460