

**Field Notes Describing a 12,128 Square Foot (0.2784 Acre)
Parcel CB1-005B to Be Acquired From
City of Fort Worth, Texas**

Being a 12,128 Square Foot (0.2784 Acre) tract of land situated in the W. Owen Survey, Abstract Number 1193, in the City of Grapevine, Tarrant County, Texas and being part of the remainder of a called 29.54 Acre tract of land conveyed by Louretta Harwell to the City of Fort Worth, Texas by General Warranty Deed dated June 14, 1974, as recorded in Volume 5662, Page 454 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 3-1/2 inch TxDOT brass disk, Controlling Monument, (CM) found for the northeast corner of said called 29.54 acre tract of land, same being the northwest corner of a called 58.449 acre tract of land, conveyed to the State of Texas by Special Warranty Deed, as recorded in Instrument No. D210322177 of the Official Public Records, Tarrant County, Texas (O.P.R.T.C.T.), also being on 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 most northerly corner of the herein described tract of land;

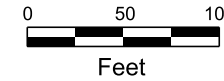
THENCE South 00 degrees 33 minutes 34 seconds East, along the common line of said called 29.54 acre tract of land and said 58.449 acre tract of land, a distance of 16.68 feet to a 5/8 inch iron rod with a yellow plastic cap stamped, "ARS ENGINEERS" set for the most easterly corner of the herein described tract of land, from which a found 3-1/2 inch TxDOT brass disk, CM, bears: South 00 degrees 33 minutes 34 seconds East, a distance of 358.27 feet;

THENCE South 63 degrees 30 minutes 33 seconds West, departing said common line and being over and across said called 29.54 acre tract of land, a distance of 808.60 feet to a 5/8 inch iron rod with a yellow plastic cap stamped, "ARS ENGINEERS" set on the common line of said called 29.54 acre tract of land and a called 24.36 acre tract of land, as conveyed to the City of Dallas, Texas, as recorded in Volume 5037, Page 255, D.R.T.C.T. and being the most southerly corner of the herein described tract of land;

THENCE North 01 degrees 14 minutes 24 seconds West, along the common line of said called 29.54 acre tract of land and said called 24.36 acre tract of land, a distance of 16.72 feet to a 5/8 inch iron rod with a yellow plastic cap stamped, "ARS ENGINEERS" set for the northwest corner of said called 29.54 acre tract of land, same being the northeast corner of said called 24.36 acre tract of land and being on the existing Right-Of-Way line of said DART tract of land and also being the most westerly 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 values and may be converted to grid by dividing by the conversion factor for Dallas County of 1.000136506



Sheet 3 of 4

W. OWEN SURVEY
A-1193

COPPELL ROAD
DEED OF RECORD NOT FOUND

CALLED 11.58 ACRE TRACT
GENERAL WARRANTY DEED
BYRON BURNETT, DOING BUSINESS
AS TEXAS IMPROVEMENT COMPANY
CONVEYS TO - CITY OF FORT WORTH
FILED APRIL 12, 1973
VOL. 5430, PG. 260
D.R.T.C.T.

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.

DIRECTIONAL
CONTROL LINE
POINT OF BEGINNING
FOUND 3-1/2" TxDOT
BRASS DISK (CM)

EXISTING
RIGHT-OF-WAY
LINE

S00°33'34"E
16.68'

0.2784 AC.
12,128 SQ. FT.
TO BE ACQUIRED

W. OWEN SURVEY
A-1193

CALLED 58.449 ACRE TRACT
(PARCEL 90)
SPECIAL WARRANTY DEED
CITY OF FORT WORTH
CONVEYS TO
STATE OF TEXAS
FILED DECEMBER 30, 2010
INST. NO. D210322177
O.P.R.T.C.T.

S00°33'34"E - 358.27'

FOUND 3-1/2"
TxDOT BRASS DISK
(CM)

REMAINDER OF A
CALLED 29.54 ACRE TRACT
GENERAL WARRANTY DEED
LOURETTA HARWELL
CONVEYS TO
CITY OF FORT WORTH, TEXAS
FILED JUNE 14, 1974
VOL.5662, PG.454
D.R.T.C.T.

PROPOSED
RIGHT-OF-WAY
LINE

LEGEND

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

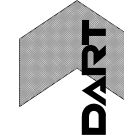
- (CM) CONTROLLING MONUMENT
- 5/8 INCH DIAMETER IRON ROD WITH YELLOW PLASTIC CAP
STAMPED "ARS ENGINEERS" SET
- FOUND IRON ROD OR MONUMENT AS NOTED

MATCH LINE SEE SHEET 4 OF 4
RP3-2001
SEE DWG NO. RP3-2001
-00.001

S63°30'33"W - 808.60'

N63°30'33"E - 808.50'

DART PROJECT



SCALE	1" = 100'
DRAWN	CWALLWORK
DESIGNED	DDAVISON
CHECKED	RPERNA
IN CHARGE	DDAVISON
DATE	9/19/2019

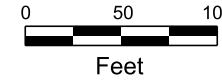
©DART, all rights reserved, 1987-2019

COTTON BELT REGIONAL RAIL SYSTEM	
A 12,128 SQUARE FOOT (0.2784 ACRES)	
PARCEL CB1-005B	
TO BE ACQUIRED FROM	
THE CITY OF FORT WORTH, 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

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

COPPELL ROAD
DEED OF RECORD NOT FOUND

W. OWEN SURVEY
A-1193

CALLED 11.58 ACRE TRACT
GENERAL WARRANTY DEED
BYRON BURNETT, DOING BUSINESS
AS TEXAS IMPROVEMENT COMPANY
CONVEYS TO - CITY OF FORT WORTH
FILED APRIL 12, 1973
VOL. 5430, PG. 260
D.R.T.C.T.

0.2784 AC.
12,128 SQ. FT.
TO BE ACQUIRED

MATCH LINE SEE DNG No. RP3-2000
SEE SHEET 3 OF 4

DIRECTIONAL CONTROL LINE
N63°30'33"E - 808.50'

PROPOSED
RIGHT-OF-WAY
LINE

S63°30'33"W - 808.60'

CB1-005B

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.

CALLED 24.36 ACRE TRACT
(TRACT 8-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.

REMAINDER OF A
CALLED 29.54 ACRE TRACT
GENERAL WARRANTY DEED
LOURETTA HARWELL
CONVEYS TO
CITY OF FORT WORTH, TEXAS
FILED JUNE 14, 1974
VOL. 5662, PG. 454
D.R.T.C.T.

W. OWEN SURVEY
A-1193

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

3-12-20

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



COTTON BELT REGIONAL RAIL SYSTEM
A 12,128 SQUARE FOOT (0.2784 ACRES)
PARCEL CB1-005B
TO BE ACQUIRED FROM
THE CITY OF FORT WORTH, TEXAS

SCALE	1" = 100'
DRAWN	CWALLWORK
DESIGNED	DDAVISON
CHECKED	RPENA
IN CHARGE	DDAVISON
DATE	9/19/2019

DART PROJECT

©DART, all rights reserved, 1987-2019

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

<* 131 \$ Parcel Closure Report: CB1-005B

<* 132 \$ -----

<* 133 \$ Start Coordinates, North: 7029378.9006 East: 2415958.2528 Name: 6038

<* 134 \$ Line: S 0° 33' 34.47" E Dist.: 16.6793 PtNum: 6037

<* 135 \$ Line: S 63° 30' 32.68" W Dist.: 808.6035 PtNum: 6054

<* 136 \$ Line: N 0° 14' 24.49" W Dist.: 16.7249 PtNum: 6055

<* 137 \$ Line: N 63° 30' 32.68" E Dist.: 808.4998

<* 138 \$ End Coordinates, North: 7029378.9006 East: 2415958.2528

<* 139 \$ Error North: -0.0000 Error East: 0.0000

<* 140 \$ Error Direction: N 0° 00' 0.00" E Total Distance Error: 0.0000

<* 141 \$ Error of Closure Greater than 1/10,000,000.00

<* 142 \$ Perimeter: 1650.5076

<* 143 \$ Area: sq. Feet: 12128.2753 Acres: 0.2784