

**Field Notes Describing a 2,216 Square Foot (0.0509 Acre)
Parcel CB1-005C to Be Acquired From
State of Texas, Texas**

Being a 2,216 Square Foot (0.0509 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 a called 58.449 Acre tract of land conveyed by the City of Fort Worth to the State of Texas by Special Warranty Deed dated December 30, 2010, as recorded in Instrument Number D210322177 of the Official Public Records, Tarrant County, Texas (O.P.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 northwest corner of said called 58.449 acre tract of land, same being the northeast corner of the remainder of a called 29.54 acre tract of land, conveyed to the City of Fort Worth by General Warranty Deed, as recorded in Volume 5662, Page 454 of the Deed Records, Tarrant County, Texas (D.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 Deeds Records, Dallas County, Texas, (D.R.D.C.T.) and being the west corner of the herein described tract of land;

THENCE North 63 degrees 30 minutes 33 seconds East, along said existing southerly Right-Of-Way line and the northerly line of said called 58.449 acre tract of land, a distance of 144.06 feet to a 5/8 inch iron rod with a yellow plastic cap stamped, "ARS ENGINEERS" set for the north corner of the herein described tract of land;

THENCE South 26 degrees 29 minutes 27 seconds East, departing said existing southerly Right-Of-Way line and the northerly line of said called 58.449 acre tract of land and being over and across said called 58.449 acre tract of land, a distance of 15.00 feet to a 5/8 inch iron rod with a yellow plastic cap stamped, "ARS ENGINEERS" set for east corner of the herein described tract of land;

THENCE South 63 degrees 30 minutes 33 seconds West, over and across said called 58.449 acre tract of land, a distance of 151.35 feet to a 5/8 inch iron rod with a yellow plastic cap stamped, "ARS ENGINEERS" set on the common line of said called 58.449 acre tract of land and said called 29.54 acre tract of land, same being the south corner of the herein described tract of land, from which a 3-1/2 inch TxDOT brass disk, CM, found for corner bears: South 00 degrees 33 minutes 34 seconds East, a distance of 358.27 feet;

THENCE North 00 degrees 33 minutes 34 Seconds West, along said common line, a distance of 16.68 feet to the **POINT OF BEGINNING** and containing 2,216 Square Feet or 0.0509 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. 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).

3. 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.



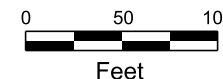
3-12-20

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

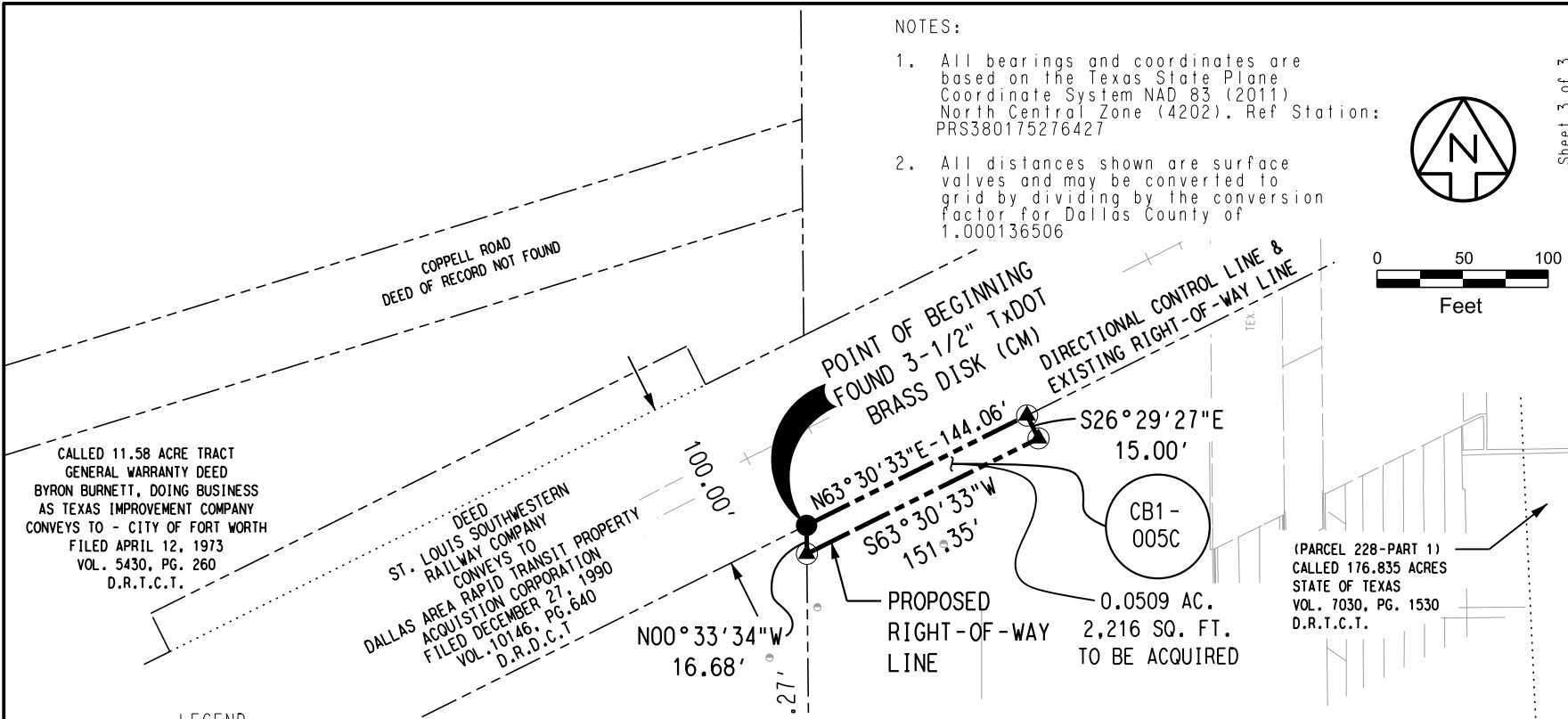


NOTES:

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



Sheet 3 of 3



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.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.

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.

(PARCEL 228-PART 1)
CALLED 176.835 ACRES
STATE OF TEXAS
VOL. 7030, PG. 1530
D.R.T.C.T.

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



DART PROJECT



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



CONTRACT 14806367

DWG No.

RP3-2000

COTTON BELT REGIONAL RAIL SYSTEM
A 2,216 SQUARE FOOT (0.0509 ACRES)
PARCEL CB1-005C
TO BE ACQUIRED FROM
STATE OF TEXAS, 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

<* 144 \$ Parcel Closure Report: CB1-005C

<* 145 \$ -----

<* 146 \$ Start Coordinates, North: 7029378.9006 East: 2415958.2528 Name: 6038

<* 147 \$ Line: N 63^ 30' 32.68" E Dist.: 144.0574 PtNum: 6039

<* 148 \$ Line: S 26^ 29' 27.32" E Dist.: 15.0000 PtNum: 6040

<* 149 \$ Line: S 63^ 30' 32.68" W Dist.: 151.3512 PtNum: 6037

<* 150 \$ Line: N 0^ 33' 34.47" W Dist.: 16.6793

<* 151 \$ End Coordinates, North: 7029378.9006 East: 2415958.2528

<* 152 \$ Error North: -0.0000 Error East: -0.0000

<* 153 \$ Error Direction: N 33^ 22' 21.19" E Total Distance Error: 0.0000

<* 154 \$ Error of Closure Greater than 1/10,000,000.00

<* 155 \$ Perimeter: 327.0879

<* 156 \$ Area: sq. Feet: 2215.5648 Acres: 0.0509