

**Field Notes Describing a 8,906 Square Foot (0.2045 Acre)
Parcel CB1-005A to Be Acquired From
City of Fort Worth, Texas**

Being a 8,906 Square Foot (0.2045 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 Tract 8-A, a called 24.36 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 for the northeast corner of said called 24.36 acre tract of land, same being the northwest corner of a called 29.54 acre tract of land, conveyed to the City of Fort Worth, Texas by General Warranty Deed, as recorded in Volume 5662, Page 454, 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 Deed Records, Dallas County, Texas (D.R.D.C.T.), and being the most northerly corner of the herein described tract of land, from which a found 3-1/2 inch TxDOT brass disk bears: North 63 degrees 30 minutes 33 seconds East, a distance of 808.50 feet;

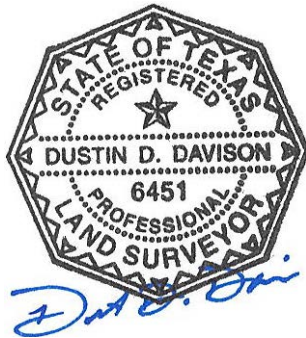
THENCE South 01 degrees 14 minutes 24 seconds East, along the common line of said called 24.36 acre tract of land and said 29.54 acre tract of land, a distance of 16.72 feet to a 5/8 inch iron rod with a yellow plastic cap stamped, "ARS ENGINEERS" set for the most easterly corner of the herein described tract of land;

THENCE departing said common line and being over and across said called 24.36 acre tract of land the following six (6) courses and distances:

1. South 63 degrees 30 minutes 33 seconds West, a distance of 38.30 feet to a 5/8 inch iron rod with a yellow plastic cap stamped, "ARS ENGINEERS" set for corner;
2. South 26 degrees 29 minutes 27 seconds East, a distance of 5.00 feet to a 5/8 inch iron rod with a yellow plastic cap stamped, "ARS ENGINEERS" set for corner;
3. South 63 degrees 30 minutes 33 seconds West, a distance of 150.00 feet to a 5/8 inch iron rod with a yellow plastic cap stamped, "ARS ENGINEERS" set for corner;
4. North 26 degrees 29 minutes 27 seconds West, a distance of 5.00 feet to a 5/8 inch iron rod with a yellow plastic cap stamped, "ARS ENGINEERS" set for corner;

5. South 63 degrees 30 minutes 33 seconds West, a distance of 351.75 feet to a 5/8 inch iron rod with a yellow plastic cap stamped, "ARS ENGINEERS" set for the most southerly corner of the herein described tract of land;
6. North 26 degrees 29 minutes 27 seconds West, a distance of 15.00 feet to a 5/8 inch iron rod with a yellow plastic cap stamped, "ARS ENGINEERS" set on the northerly line of said called 24.36 acre tract of land, same being the existing southerly Right-Of-Way line of said DART tract of land and being the most westerly corner of the herein described tract of land;

THENCE North 63 degrees 30 minutes 33 Seconds East, along the common line of said called 24.36 acre tract of land and said DART tract of land, a distance of 547.44 feet to the **POINT OF BEGINNING** and containing 8,906 Square Feet or 0.2045 Acres of land.



4/16/20

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.



4-16-20

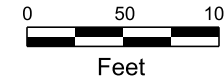
Dustin D. Davison, R.P.L.S.
Texas Registration No. 6451
ARS Engineers
12801 N. Central Expressway - Suite 1250
Dallas, Texas 75243
TBPLS Firm No. 101319-00

Date



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

LINE TABLE

LINE	COURSE	DISTANCE
L1	S63°30'33"W	38.30'
L2	S26°29'27"E	5.00'
L3	S63°30'33"W	150.00'
L4	N26°29'27"W	5.00'

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
ACQUISITION CORPORATION
FILED DECEMBER 27, 1990
VOL. 10146, PG. 640
D.R.D.C.T.

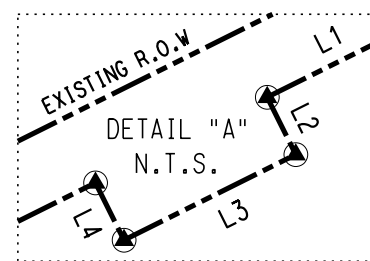
CALLLED 24.36 ACRE TRACT
(TRACT 8-A)
SPECIAL WARRANTY DEED
THE CITY OF FORT WORTH, TEXAS
CONVEYS TO
CITY OF DALLAS, TEXAS
FILED MAY 5, 1971
VOL. 5037, PG. 255
D.R.T.C.T.

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

S01°14'24"E
16.72'

SEE DETAIL "A"

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.



- 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 4-16-20
DUSTIN D. DAVISON, R.P.L.S. TEXAS No. 6451



COTTON BELT REGIONAL RAIL SYSTEM
A 8,906 SQUARE FOOT (0.2045 ACRES)
PARCEL CB1-005A
TO BE ACQUIRED FROM
THE CITY OF DALLAS, TEXAS

SCALE	1" = 100'
DRAWN	CHALLWORK
DESIGNED	DDAVISON
CHECKED	RPENA
IN CHARGE	DDAVISON
DATE	12/9/2019

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

<* 10 \$ Parcel Closure Report: CB1-005A

<* 11 \$ -----

<* 12 \$ Start Coordinates, North: 7029018.2643 East: 2415234.6413 Name: 6055

<* 13 \$ Line: S 0^ 14' 25.02" E Dist.: 16.7248 PtNum: 6054

<* 14 \$ Line: S 63^ 30' 32.68" W Dist.: 38.2960 PtNum: 6056

<* 15 \$ Line: S 26^ 29' 27.32" E Dist.: 5.0000 PtNum: 6057

<* 16 \$ Line: S 63^ 30' 32.68" W Dist.: 150.0000 PtNum: 6058

<* 17 \$ Line: N 26^ 29' 27.32" W Dist.: 5.0000 PtNum: 6059

<* 18 \$ Line: S 63^ 30' 32.68" W Dist.: 351.7493 PtNum: 6060

<* 19 \$ Line: N 26^ 29' 27.32" W Dist.: 15.0000 PtNum: 6061

<* 20 \$ Line: N 63^ 30' 32.69" E Dist.: 547.4427

<* 21 \$ End Coordinates, North: 7029018.2643 East: 2415234.6413

<* 22 \$ Error North: -0.0000 Error East: 0.0000

<* 23 \$ Error Direction: N 21^ 48' 5.07" W Total Distance Error: 0.0000

<* 24 \$ Error of Closure Greater than 1/10,000,000.00

<* 25 \$ Perimeter: 1129.2128

<* 26 \$ Area: sq. Feet: 8906.1539 Acres: 0.2045