

**Field Notes Describing a 31,965 Square Foot (0.7338 Acres)
Parcel CB1-006 to be Acquired From
City of Dallas**

BEING a 31,965 square feet or 0.7338 acre tract of land situated in the S.A. & M.G. R.R. Co. Survey, Abstract No. 1439, City of Coppell, Dallas County, Texas, said 31,965 square feet of land being a portion of the remainder of a called 71.292 acre tract of land that Samuel Darnell DeRoulac conveyed to the **CITY OF DALLAS**, by Warranty Deed, as recorded in Volume 69098, Page 1727, filed May 19, 1969, Deed Records, Dallas County, Texas (D.R.D.C.T.), said 31,965 square feet of land being more particularly described by metes and bounds as follows:

COMMENCING at a Texas Department of Transportation (TXDOT) concrete monument found (controlling monument) on the northwest property line of the said 71.292 acre tract, same being the intersection of the southeasterly right-of-way line of the St. Louis and Southwestern Railroad (being a 100 feet wide right-of-way at this point conveyed in part by deed thereof filed for record in Volume 95, Page 523 and Volume 96, Page 249, D.R.D.C.T.) with the northeasterly right-of-way line of Interstate Highway 635 (also know as Lyndon B. Johnson Freeway, being a variable width state controlled right-of-way, conveyed in part by deed thereof filed for record in Instrument Number D180067327, Official Public Records, Dallas County, Texas), said commencing point being North 66°34'24" West, 614.66 feet from a TXDOT concrete monument found (controlling monument) at an angle point in the south line of the said remainder of 71.292 acre tract, same being an angle point of the said northeasterly right-of-way line;

THENCE along the said northwest property line and along the said southeasterly right-of-way line the following courses and distances:

North 63°30'21" East, 95.73 feet to a 5/8 inch iron rod with a cap stamped "SPOONER 5922" set (hereinafter referred to as an iron rod set) at the **POINT OF BEGINNING**;

North 63°30'21" East, 88.95 feet to an iron rod set at the beginning of a curve to the right having a radius of 2,814.48 feet;

Along the said curve to the right, through a central angle of 19°57'10", an arc length of 980.12 feet, and across a chord which bears North 73°28'52" East, a chord length of 975.17 feet to an iron rod set from which a 1/2 inch iron rod with an illegible cap found (controlling monument) at the northeast property corner of the said 71.292 acre tract, same being the northwest property corner of a called 16.0716 acre tract conveyed to Park 'N Fly Addition, by deed thereof filed for record in Volume 95127, Page 4328, D.R.D.C.T., bears North 84°38'36" East, 119.63 feet;

THENCE departing the said north property line, the said southeasterly right-of-way line and over and across the said 71.292 acre tract the following courses and distances:

South 00°02'39" West, 35.31 feet to an iron rod set at the beginning of a non-tangent curve to the left having a radius of 4,533.75 feet;

Along the said curve to the left, through a central angle of 5°40'45", an arc length of 449.39 feet, and across a chord which bears South 77°45'52" West, a chord length of 449.20 feet to an iron rod set;

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South $76^{\circ}33'54''$ West, 198.28 feet to an iron rod set at the beginning of a curve to the left having a radius of 4,543.75 feet;

Along the said curve to the left, through a central angle of $5^{\circ}08'29''$, an arc length of 407.73 feet, and across a chord which bears South $69^{\circ}51'15''$ West, a chord length of 407.59 feet to the **POINT OF BEGINNING**, containing 31,965 square feet or 0.7338 acres of land.

NOTE: All bearings and coordinates as based on the Texas State Plane Coordinate System, NAD-83 (2011), North Central Zone (4202). The horizontal datum derived from the 2019 NAD-83 Published (CORS) Stations ZFW1 and TXCO. All distances shown are surface values and may be converted to grid by dividing by the conversion factor for Dallas County of 1.000136506.



3-20-20

Surveyors Name: Eric S. Spooner
Registered Professional Land Surveyor, Texas No. 5922
Spooner and Associates, Inc.
Texas Board of Professional Land Surveying No. 10054900

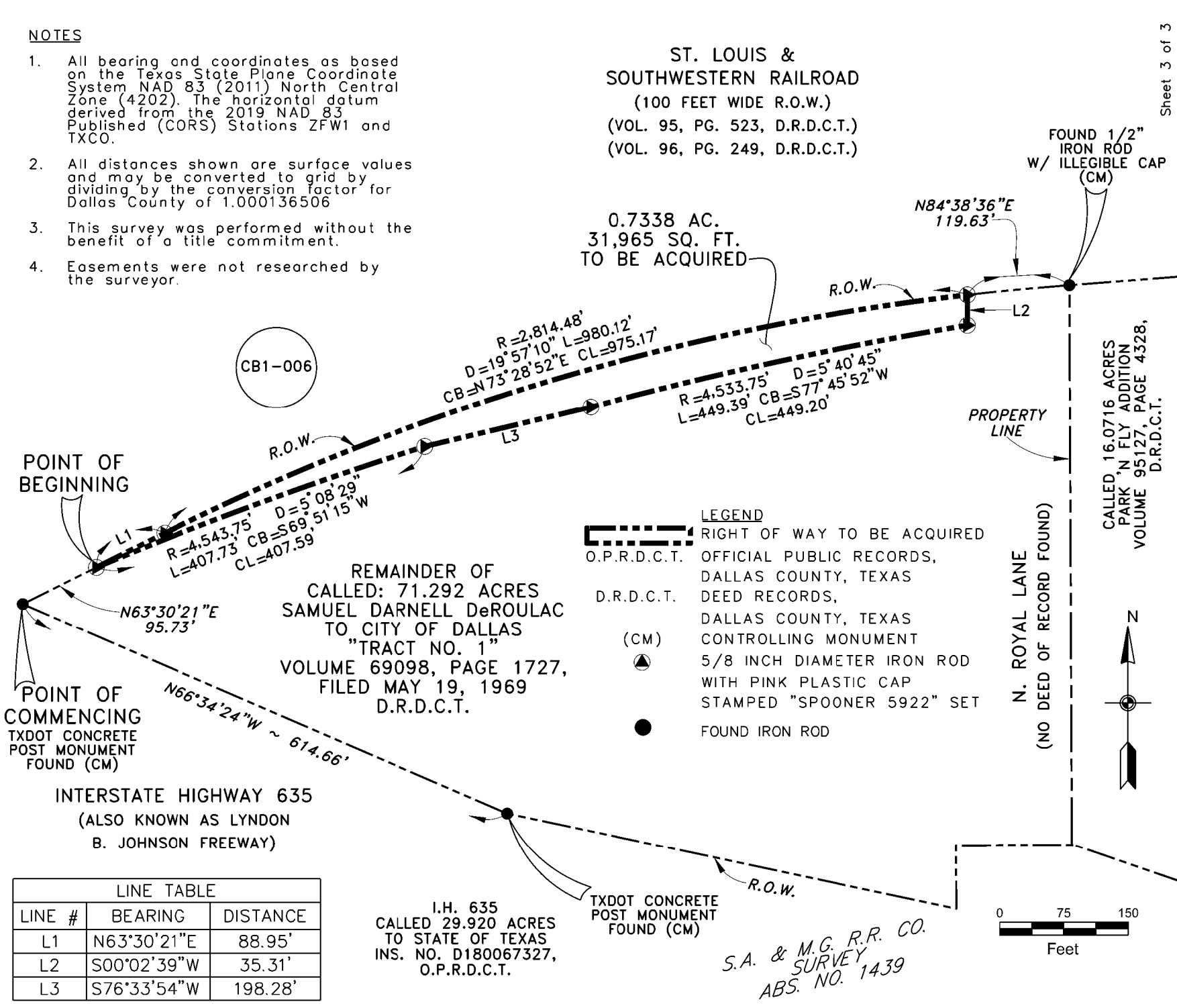


NOTES

1. All bearing and coordinates as based on the Texas State Plane Coordinate System NAD 83 (2011) North Central Zone (4202). The horizontal datum derived from the 2019 NAD 83 Published (CORS) Stations ZFW1 and TXCO.
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
3. This survey was performed without the benefit of a title commitment.
4. Easements were not researched by the surveyor.

**ST. LOUIS &
SOUTHWESTERN RAILROAD**
(100 FEET WIDE R.O.W.)
(VOL. 95, PG. 523, D.R.D.C.T.)
(VOL. 96, PG. 249, D.R.D.C.T.)

Sheet 3 of 3



COTTON BELT REGIONAL RAIL SYSTEM

PARCEL CB1-006

A 31,965 SQ. FOOT (0.7338 ACRE) PARCEL TO BE ACQUIRED FROM CITY OF DALLAS

SCALE 1"=150'

DRAWN DESIGNED CHECKED IN CHARGE DATE
ROsmont Jacobs ESpooner Jacobs 11-05-2019

DART PROJECT

DART

SPooner & ASSOCIATES
OVER 25 YEARS OF SERVICE
308 BYERS STREET, SUITE 100, FULLESS, TEXAS 76039
(817) 686-9448 | WWW.SPoonerSURVEYORS.COM
TEPLS FIRM NO. 1009600

CONTRACT C-2033270-01

DWG No. 19054-CB1-006.dgn