

**Field Notes Describing a 1,419 Square Foot (0.0326 Acre)  
Parcel CB1-508 to Be Acquired From  
City of Fort Worth, Texas**

**Being** a 1,419 Square Foot (0.0326 Acre) tract of land situated in the John C. Dunn Survey, Abstract Number 433, in the City of Grapevine, Tarrant County, Texas and being part of Old County Road 3127 (CR 3127), Deed of record not found, variable width Right-Of-Way 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 on the common west line of said CR 3127, same being the east line of Tract 10-A, a called 57.2 acre tract of land conveyed to the City of Dallas by Special Warranty Deed, as recorded in Volume 5037, Page 255 of the Deed Records, Tarrant County, Texas (D.R.T.C.T.)

**THENCE** South 35 degrees 40 minutes 33 seconds East, departing said common line and being and over and across said CR 3127, a distance of 22.87 feet to a 5/8 inch iron rod with a yellow plastic cap stamped, "ARS ENGINEERS" set for corner on the approximate east line of the aforementioned John C. Dunn Survey, same being the west line of a called 115.51 acre tract of land, conveyed to the City of Fort Worth, Texas, as recorded in Volume 5407, Page 124, D.R.T.C.T. and being the northeast corner of the herein described tract of land;

**THENCE** South 00 degrees 14 minutes 00 seconds East, along the common line of the said approximate John C. Dunn Survey, and the west line of said called 115.51 acre tract of land, a distance of 107.93 feet to a 5/8 inch iron rod with a yellow plastic cap stamped, "ARS ENGINEERS" set for corner 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 beginning of a non-tangent curve to the left, having a radius of 1,950.11 and whose chord bears: North 33 degrees 18 minutes 46 seconds West, a distance of 24.30 feet and also being the southeast corner of the herein described tract of land, 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** departing said common line and being along said curve the left and the existing easterly easement line of said TEXRAIL and being over and across said called CR 3127, through a central angle of 00 degrees 42 minutes 50 seconds, an arc distance of 24.30 feet to a 5/8 inch iron rod with a yellow plastic cap stamped, "ARS ENGINEERS" set for corner on the common line of the aforementioned west line of CR 3127 and the aforementioned east line of the called 57.2 acre tract of land and being the end of said curve and the southwest corner of the herein described tract of land;

**THENCE** North 00 degrees 14 minutes 00 seconds West, along said common line, a distance of 106.20 feet to the **POINT OF BEGINNING** and containing 1,419 Square Feet or 0.0326 Acres of land.

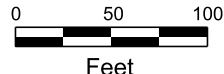


C1: D=00°42'50" LT  
 R=1,950.11'  
 L=24.30'  
 CB=N33°18'46"W  
 CL=24.30'

OLD CR 3127 (DEED OF RECORD NOT FOUND)

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 5

POINT OF BEGINNING  
 SET 5/8" IRON ROD W/  
 YELLOW CAP STAMPED  
 "ARS ENGINEERS"

PROPOSED RIGHT-OF-WAY LINE

RIGHT-OF-WAY WIDTH VARIES  
 SEE DETAIL "A"

CB1-508

JC OWEN SURVEY  
 A-1194

0.0326 AC.  
 1,419 SQ. FT.  
 TO BE ACQUIRED

CALLLED 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.

CALLLED 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.

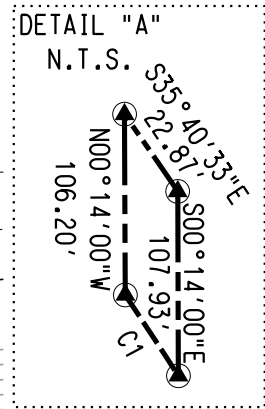
CALLLED 57.2 ACRE TRACT  
 (TRACT 10-A)  
 SPECIAL WARRANTY DEED  
 THE CITY OF FORT WORTH, TEXAS  
 CONVEYS TO  
 CITY OF DALLAS, TEXAS  
 FILED MAY 5, 1971  
 VOL. 5037, PG. 255  
 D.R.T.C.T.

JOHN C. DUNN SURVEY  
 A-433

CALLLED 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.

SEE DWG No. RP3-2001 FOR  
 MONUMENT REFERENCE TIE DETAIL



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

- LEGEND
- 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 1,419 SQUARE FOOT (0.0326 ACRES)  
 PARCEL CB1-508  
 TO BE ACQUIRED FROM  
 COUNTY ROAD 3127, TARRANT COUNTY, TEXAS

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

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

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 valves 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

COTTON BELT REGIONAL RAIL SYSTEM  
 A 1,419 SQUARE FOOT (0.0326 ACRES)  
 PARCEL CB1-508  
 TO BE ACQUIRED FROM  
 COUNTY ROAD 3127, TARRANT COUNTY, TEXAS

CONTRACT 14806367  
 DWG No. RP3-2001

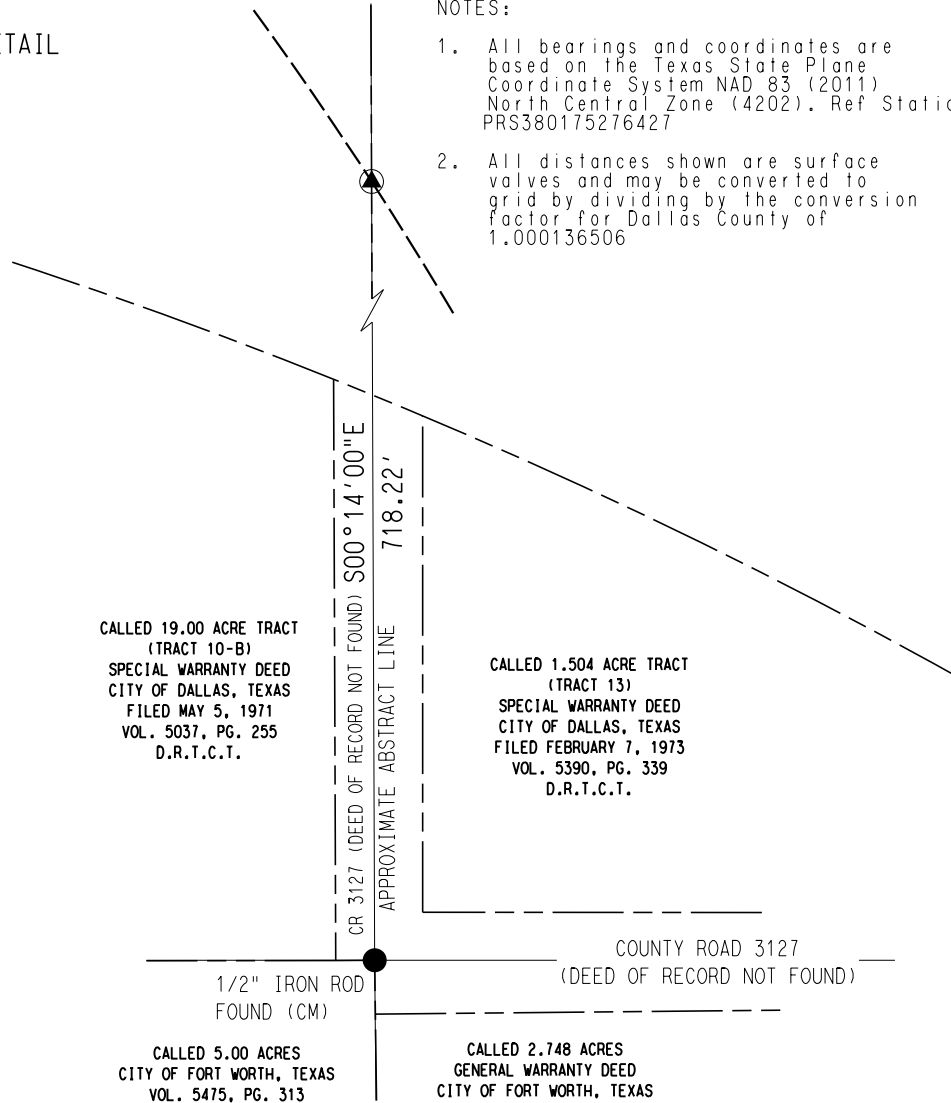
SCALE	1" = 100'
DRAWN	CWALLWORK
DESIGNED	DDAVISON
CHECKED	RPENA
IN CHARGE	DDAVISON
DATE	10/27/20

**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



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.

- 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

<\* 58 \$ Parcel Closure Report: CB1-508

<\* 59 \$ -----

<\* 60 \$ Start Coordinates, North: 7024428.8820 East: 2414380.7536 Name: 7024

<\* 61 \$ Line: S 35<sup>^</sup> 40' 32.83" E Dist.: 22.8687 PtNum: 7025

<\* 62 \$ Line: S 0<sup>^</sup> 14' 0.00" E Dist.: 107.9304

<\* 63 \$ Curve: 91 Rad.: 1950.1100 Delta: 0<sup>^</sup> 42' 49.92" lft. Arc: 24.2970

<\* 64 \$ Degree: 2<sup>^</sup> 56' 17.09" Tan.: 12.1487 Mid Ord.: 0.0378 Ext. 0.0378

<\* 65 \$ Chord Bearing: N 33<sup>^</sup> 18' 45.59" W Chord Dist.: 24.2969

<\* 66 \$ Line: N 0<sup>^</sup> 13' 60.00" W Dist.: 106.2028

<\* 67 \$ End Coordinates, North: 7024428.8820 East: 2414380.7536

<\* 68 \$ Error North: -0.0000 Error East: 0.0000

<\* 69 \$ Error Direction: N 32^ 09' 23.99" W Total Distance Error: 0.0000

<\* 70 \$ Error of Closure Greater than 1/10,000,000.00

<\* 71 \$ Perimeter: 261.2990

<\* 72 \$ Area: sq. Feet: 1419.2214 Acres: 0.0326