

RESOLUTION NO. _____

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF COPPELL, TEXAS IN SUPPORT OF THE DALLAS AREA RAPID TRANSIT RESOLUTION NOS. 200100 and 200086 RELATED TO THE ADOPTION OF THE SILVER LINE LIGHT RAIL ALIGNMENT; PROVIDING FOR AUTHORIZATION TO EXERCISE EMINENT DOMAIN TO ACQUIRE RIGHT-OF-WAY WITHIN THE CORPORATE LIMITS; PROVIDING FOR A SEVERABILITY CLAUSE; PROVIDING FOR A REPEALING CLAUSE AND PROVIDING WITH AN EFFECTIVE DATE.

WHEREAS, Dallas Area Rapid Transit (DART) was created to provide a regional public transportation system, and the acquisition of real property and the planning, design, engineering, and construction of improvements thereon are functions fundamental to the provision of a public transportation system; and,

WHEREAS, the City of Coppel, in coordination with DART and other stakeholders, identified a mutually advantageous alignment for the Silver Line to include the Cypress Waters station in the City of Dallas; and,

WHEREAS, on August 14, 2018 the City of Coppel City Council approved an Interlocal Agreement with DART; and,

WHEREAS, all property acquisition activities related to the Silver Line are conducted by DART; and

WHEREAS, after careful review of impacted parcels, the DART Board desires to declare the acquisition of parcels a public necessity, to approve the offer of just compensation for these parcels, and to authorize the President/Executive Director or his designee to proceed with the negotiation and purchase of these parcels, and if necessary, the acquisition of these parcels through eminent domain; and

WHEREAS, the property/properties are necessary and proper for construction of the Silver Line Regional Rail Corridor project and for any other use authorized by Chapter 452 of the Texas Transportation Code, and such use is hereby declared to be a public use for a public purpose; and

WHEREAS, on August 25, 2020 and September 22, 2020, the Board of Directors of DART approved Resolutions declaring a public necessity, established just compensation, and authorizing the acquisition of property within the City of Coppel for the Silver Line Regional Rail Project through eminent domain proceedings, if necessary; and

WHEREAS, in order for DART to exercise its power of eminent domain, the Coppel City Council must authorize such within the Coppel city limits.

NOW, THEREFORE, BE IT HEREBY RESOLVED BY THE CITY COUNCIL OF THE CITY OF COPPELL THAT:

SECTION 1. The City of Coppel supports DART Board of Directors, Resolution Nos. 200100 and 200086, attached hereto as Exhibit 1, related to the adoption of the Silver Line alignment for light rail service.

SECTION 2. The City of Coppell authorizes DART to exercise eminent domain within the corporate limits of the City of Coppell, Dallas County, Texas for the sole purpose of acquisition of right-of-way for the approved alignment of the Silver Line as set forth in Exhibit 1.

SECTION 3. That any other prior resolution of the City Council in conflict with the provisions contained in this Resolution are hereby repealed and revoked.

SECTION 4. Should any part of this resolution be held to be invalid for any reason, the remainder shall not be affected thereby, and such remaining portions are hereby declared to be severable.

SECTION 5. This resolution shall take effect immediately from and after its passage as provided by law.

DULY PASSED and approved by the City Council of the City of Coppell, Texas, on this the 8th day of December, 2020.

APPROVED:

Karen Selbo Hunt, Mayor

ATTEST:

Ashley Owens, City Secretary

APPROVED AS TO FORM:

Robert E. Hager, City Attorney

EXHIBIT 1



Dallas Area Rapid Transit
P.O. Box 660163
Dallas, TX 75266-0163
214-749-3278

October 7, 2020

Mr. Mike Land
City Manager
City of Coppell
255 E. Parkway Blvd.
Coppell, Texas 75019

Ms. Traci E. Leach
Deputy City Manager
City of Coppell
255 E. Parkway Blvd.
Coppell, Texas 75019

RE: City of Coppell Eminent Domain Authorization for Silver Line Parcels CB1-015, CB1-016, DE1-016, CB1-017, CB1-017A, CB1-018, CB1-019, CB1-021 and CB1-025 located in the City of Coppell in the vicinity of Southwestern Boulevard and South Belt Line Road

Dear Mr. Land and Ms. Leach:

On August 25, 2020, the Dallas Area Rapid Transit (DART) Board approved Resolution No. 200086 declaring a public necessity, establishing just compensation, and authorizing the acquisition of property for the Silver Line Regional Rail Project through eminent domain proceedings, if necessary.

As noted in Section 1 for Parcel CB1-015, Section 2 for Parcel CB1-016, Section 3 for DE1-016, Section 4 for CB1-017, Section 5 for CB1-017A, Section 6 for CB1-018, Section 7 for CB1-019, Section 8 for CB1-021, and Section 9 for CB1-025 of DART's Board Resolution, DART will not exercise its power of eminent domain for the acquisition of these parcels without the approval of the City Council of the City of Coppell.

The City of Coppell is hereby requested to grant DART the authority to acquire by eminent domain, if necessary, the above-referenced parcels which are required for the Silver Line Project. To stay on construction schedule and not delay the Silver Line project, DART requests the approval of its Board Resolution be placed on the next available City Council agenda for consideration.

The following enclosures are provided to facilitate your review and approval of DART's request:

1. DART's Board Resolution No. 200086 with Legal Descriptions
2. Aerial Maps showing the Parcel locations

Mr. Mike Land
Ms. Traci Leach
October 7, 2020
Page 2

DART appreciates the City's support to use eminent domain, if necessary, to acquire these properties.

Please confirm with Ora Pettiford of DART's Real Estate staff via email at opettiford@dart.org which agenda date DART's Board Resolution will be considered by the City Council. DART Staff will be present and ready to answer any questions the Council Members may have.

If you have any questions, please feel free to contact me at (214) 749-2544 or by email at gthomas@dart.org.

Sincerely,

/s/ Gary C. Thomas
Reviewed and approved, but not signed due to
COVID-19 Coronavirus Pandemic

Gary C. Thomas
President/Executive Director

Enclosures

c: DART Board
Timothy H. McKay, DART, Executive Vice President, Growth/Regional Development
Edie Diaz, DART, Vice President, Government Relations



RESOLUTION

of the

DALLAS AREA RAPID TRANSIT BOARD

(Executive Committee)

200086

RESOLUTION

**Declare Public Necessity, Establish Just Compensation, and Authorize the Acquisition of
Parcels CB1-015, CB1-016, DE1-016, CB1-017, CB1-017A, CB1-018, CB1-019, CB1-021, and
CB1-025 in the City of Coppell, Texas for the Cotton Belt Silver Line Project, and Authorize
Eminent Domain Proceedings, if Necessary**

WHEREAS, Dallas Area Rapid Transit (DART) was created to provide a regional public transportation system, and the acquisition of real property and the planning, design, engineering, and construction of improvements thereon are functions fundamental to the provision of a public transportation system; and

WHEREAS, the parcels described in Exhibits 1-9 are required for the construction of the Silver Line Regional Rail project; and

WHEREAS, after careful review of these parcels and the recommendation of the President/Executive Director, the Board desires to declare the acquisition of these parcels a public necessity, to approve the offer of just compensation for each parcel, and to authorize the President/Executive Director or his designee to proceed with the negotiation and purchase of these parcels, and if necessary, the acquisition of these parcels through eminent domain; and

WHEREAS, funding for these real estate acquisitions is within current Budget and FY 2020 Twenty-Year Financial Plan allocations.

NOW, THEREFORE, BE IT RESOLVED by the Dallas Area Rapid Transit (DART) Board of Directors that:

Section 1:

There is a public necessity for the acquisition of the Parcel CB1-015 described in Exhibit 1. This property is necessary and proper for construction of the Silver Line Regional Rail Project and for any other use authorized by Chapter 452 of the Texas Transportation Code, and such use is hereby declared to be a public use for a public purpose. The amount to be paid represents just compensation for this parcel required for the Silver Line Regional Rail Project as determined by a Texas State Certified Appraiser and reviewed by a Texas State Certified Appraiser. In the event the property owner accepts the payment of just compensation, the President/Executive Director or his designee is hereby authorized to execute all necessary legal instruments and to pay necessary relocation expenses, title policy expenses, closing costs, and other such costs as may be required by law to close the purchase of the property. Should the property owner decline the payment of just compensation, then the President/Executive Director or his designee is hereby authorized and directed to negotiate the purchase of such parcel in accordance with DART's Real Estate Policy. If the President/Executive Director or his designee is unable to negotiate the purchase of this parcel for just compensation, the General Counsel is hereby authorized and directed to initiate and prosecute the completion of eminent domain proceedings for the acquisition of this parcel for the Silver Line Regional Rail Project. DART shall not exercise its power of eminent domain for the acquisition of the parcel described in Exhibit 1 without approval of such acquisition by the City Council of the City of Coppell for CB1-015. DART's exercise of the power of eminent domain in acquiring the herein described parcel will not unduly impair the then existing neighborhood character of property surrounding or adjacent to the property to be condemned, nor unduly interfere with interstate commerce, nor authorize DART to run its vehicles on railroad tracks which are used to transport property.

Section 2:

There is a public necessity for the acquisition of the Parcel CB1-016 described in Exhibit 2. This property is necessary and proper for construction of the Silver Line Regional Rail Project and for any other use authorized by Chapter 452 of the Texas Transportation Code, and such use is hereby declared to be a public use for a public purpose. The amount to be paid represents just compensation for this parcel required for the Silver Line Regional Rail Project as determined by a Texas State Certified Appraiser and reviewed by a Texas State Certified Appraiser. In the event the property owner accepts the payment of just compensation, the President/Executive Director or his designee is hereby authorized to execute all necessary legal instruments and to pay necessary relocation expenses, title policy expenses, closing costs, and other such costs as may be required by law to close the purchase of the property. Should the property owner decline the payment of just compensation, then the President/Executive Director or his designee is hereby authorized and directed to negotiate the purchase of such parcel in accordance with DART's Real Estate Policy. If the President/Executive Director or his designee is unable to negotiate the purchase of this parcel for just compensation, the General Counsel is hereby authorized and directed to initiate and prosecute the completion of eminent domain proceedings for the acquisition of this parcel for the Silver Line Regional Rail Project. DART shall not exercise its power of eminent domain for the acquisition of the parcel described in Exhibit 2 without approval of such acquisition by the City Council of the City of Coppell for CB1-016. DART's exercise of the power of eminent domain in acquiring the herein described parcel will not unduly impair the then existing neighborhood character of property surrounding or adjacent to the property to be condemned, nor unduly interfere with interstate commerce, nor authorize DART to run its vehicles on railroad tracks which are used to transport property.

Section 3:

There is a public necessity for the acquisition of the Parcel DE1-016 described in Exhibit 3. This property is necessary and proper for construction of the Silver Line Regional Rail Project and for any other use authorized by Chapter 452 of the Texas Transportation Code, and such use is hereby declared to be a public use for a public purpose. The amount to be paid represents just compensation for this parcel required for the Silver Line Regional Rail Project as determined by a Texas State Certified Appraiser and reviewed by a Texas State Certified Appraiser. In the event the property owner accepts the payment of just compensation, the President/Executive Director or his designee is hereby authorized to execute all necessary legal instruments and to pay necessary relocation expenses, title policy expenses, closing costs, and other such costs as may be required by law to close the purchase of the property. Should the property owner decline the payment of just compensation, then the President/Executive Director or his designee is hereby authorized and directed to negotiate the purchase of such parcel in accordance with DART's Real Estate Policy. If the President/Executive Director or his designee is unable to negotiate the purchase of this parcel for just compensation, the General Counsel is hereby authorized and directed to initiate and prosecute the completion of eminent domain proceedings for the acquisition of this parcel for the Silver Line Regional Rail Project. DART shall not exercise its power of eminent domain for the acquisition of the parcel described in Exhibit 3 without approval of such acquisition by the City Council of the City of Coppel for DE1-016. DART's exercise of the power of eminent domain in acquiring the herein described parcel will not unduly impair the then existing neighborhood character of property surrounding or adjacent to the property to be condemned, nor unduly interfere with interstate commerce, nor authorize DART to run its vehicles on railroad tracks which are used to transport property.

Section 4:

There is a public necessity for the acquisition of the Parcel CB1-017 described in Exhibit 4. This property is necessary and proper for construction of the Silver Line Regional Rail Project and for any other use authorized by Chapter 452 of the Texas Transportation Code, and such use is hereby declared to be a public use for a public purpose. The amount to be paid represents just compensation for this parcel required for the Silver Line Regional Rail Project as determined by a Texas State Certified Appraiser and reviewed by a Texas State Certified Appraiser. In the event the property owner accepts the payment of just compensation, the President/Executive Director or his designee is hereby authorized to execute all necessary legal instruments and to pay necessary relocation expenses, title policy expenses, closing costs, and other such costs as may be required by law to close the purchase of the property. Should the property owner decline the payment of just compensation, then the President/Executive Director or his designee is hereby authorized and directed to negotiate the purchase of such parcel in accordance with DART's Real Estate Policy. If the President/Executive Director or his designee is unable to negotiate the purchase of this parcel for just compensation, the General Counsel is hereby authorized and directed to initiate and prosecute the completion of eminent domain proceedings for the acquisition of this parcel for the Silver Line Regional Rail Project. DART shall not exercise its power of eminent domain for the acquisition of the parcel described in Exhibit 4 without approval of such acquisition by the City Council of the City of Coppel for CB1-017. DART's exercise of the power of eminent domain in acquiring the herein described parcel will not unduly impair the then existing neighborhood character of property surrounding or adjacent to the property to be condemned, nor unduly interfere with interstate commerce, nor authorize DART to run its vehicles on railroad tracks which are used to transport property.

Section 5:

There is a public necessity for the acquisition of the Parcel CB1-017A described in Exhibit 5. This property is necessary and proper for construction of the Silver Line Regional Rail Project and for any other use authorized by Chapter 452 of the Texas Transportation Code, and such use is hereby declared to be a public use for a public purpose. The amount to be paid represents just compensation for this parcel required for the Silver Line Regional Rail Project as determined by a Texas State Certified Appraiser and reviewed by Texas State Certified Appraiser. In the event the property owner accepts the payment of just compensation, the President/Executive Director or his designee is hereby authorized to execute all necessary legal instruments and to pay necessary relocation expenses, title policy expenses, closing costs, and other such costs as may be required by law to close the purchase of the property. Should the property owner decline the payment of just compensation, then the President/Executive Director or his designee is hereby authorized and directed to negotiate the purchase of such parcel in accordance with DART's Real Estate Policy. If the President/Executive Director or his designee is unable to negotiate the purchase of this parcel for just compensation, the General Counsel is hereby authorized and directed to initiate and prosecute the completion of eminent domain proceedings for the acquisition of this parcel for the Silver Line Regional Rail Project. DART shall not exercise its power of eminent domain for the acquisition of the parcel described in Exhibit 5 without approval of such acquisition by the City Council of the City of Coppell for CB1-017A. DART's exercise of the power of eminent domain in acquiring the herein described parcel will not unduly impair the then existing neighborhood character of property surrounding or adjacent to the property to be condemned, nor unduly interfere with interstate commerce, nor authorize DART to run its vehicles on railroad tracks which are used to transport property.

Section 6:

There is a public necessity for the acquisition of the Parcel CB1-018 described in Exhibit 6. This property is necessary and proper for construction of the Silver Line Regional Rail Project and for any other use authorized by Chapter 452 of the Texas Transportation Code, and such use is hereby declared to be a public use for a public purpose. The amount to be paid represents just compensation for this parcel required for the Silver Line Regional Rail Project as determined by a Texas State Certified Appraiser and reviewed by a Texas State Certified Appraiser. In the event the property owner accepts the payment of just compensation, the President/Executive Director or his designee is hereby authorized to execute all necessary legal instruments and to pay necessary relocation expenses, title policy expenses, closing costs, and other such costs as may be required by law to close the purchase of the property. Should the property owner decline the payment of just compensation, then the President/Executive Director or his designee is hereby authorized and directed to negotiate the purchase of such parcel in accordance with DART's Real Estate Policy. If the President/Executive Director or his designee is unable to negotiate the purchase of this parcel for just compensation, the General Counsel is hereby authorized and directed to initiate and prosecute the completion of eminent domain proceedings for the acquisition of this parcel for the Silver Line Regional Rail Project. DART shall not exercise its power of eminent domain for the acquisition of the parcel described in Exhibit 6 without approval of such acquisition by the City Council of the City of Coppell for CB1-018. DART's exercise of the power of eminent domain in acquiring the herein described parcel will not unduly impair the then existing neighborhood character of property surrounding or adjacent to the property to be condemned, nor unduly interfere with interstate commerce, nor authorize DART to run its vehicles on railroad tracks which are used to transport property.

Section 7:

There is a public necessity for the acquisition of the Parcel CB1-019 described in Exhibit 7. This property is necessary and proper for construction of the Silver Line Regional Rail Project and for any other use authorized by Chapter 452 of the Texas Transportation Code, and such use is hereby declared to be a public use for a public purpose. The amount to be paid represents just compensation for this parcel required for the Silver Line Regional Rail Project as determined by a Texas State Certified Appraiser and reviewed by a Texas State Certified Appraiser. In the event the property owner accepts the payment of just compensation, the President/Executive Director or his designee is hereby authorized to execute all necessary legal instruments and to pay necessary relocation expenses, title policy expenses, closing costs, and other such costs as may be required by law to close the purchase of the property. Should the property owner decline the payment of just compensation, then the President/Executive Director or his designee is hereby authorized and directed to negotiate the purchase of such parcel in accordance with DART's Real Estate Policy. If the President/Executive Director or his designee is unable to negotiate the purchase of this parcel for just compensation, the General Counsel is hereby authorized and directed to initiate and prosecute the completion of eminent domain proceedings for the acquisition of this parcel for the Silver Line Regional Rail Project. DART shall not exercise its power of eminent domain for the acquisition of the parcel described in Exhibit 7 without approval of such acquisition by the City Council of the City of Coppell for CB1-019. DART's exercise of the power of eminent domain in acquiring the herein described parcel will not unduly impair the then existing neighborhood character of property surrounding or adjacent to the property to be condemned, nor unduly interfere with interstate commerce, nor authorize DART to run its vehicles on railroad tracks which are used to transport property.

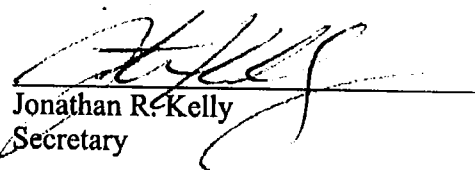
Section 8:

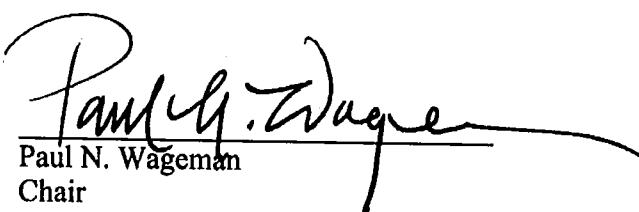
There is a public necessity for the acquisition of the Parcel CB1-021 described in Exhibit 8. This property is necessary and proper for construction of the Silver Line Regional Rail Project and for any other use authorized by Chapter 452 of the Texas Transportation Code, and such use is hereby declared to be a public use for a public purpose. The amount to be paid represents just compensation for this parcel required for the Silver Line Regional Rail Project as determined by a Texas State Certified Appraiser and reviewed by a Texas State Certified Appraiser. In the event the property owner accepts the payment of just compensation, the President/Executive Director or his designee is hereby authorized to execute all necessary legal instruments and to pay necessary relocation expenses, title policy expenses, closing costs, and other such costs as may be required by law to close the purchase of the property. Should the property owner decline the payment of just compensation, then the President/Executive Director or his designee is hereby authorized and directed to negotiate the purchase of such parcel in accordance with DART's Real Estate Policy. If the President/Executive Director or his designee is unable to negotiate the purchase of this parcel for just compensation, the General Counsel is hereby authorized and directed to initiate and prosecute the completion of eminent domain proceedings for the acquisition of this parcel for the Silver Line Regional Rail Project. DART shall not exercise its power of eminent domain for the acquisition of the parcel described in Exhibit 8 without approval of such acquisition by the City Council of the City of Coppell for CB1-021. DART's exercise of the power of eminent domain in acquiring the herein described parcel will not unduly impair the then existing neighborhood character of property surrounding or adjacent to the property to be condemned, nor unduly interfere with interstate commerce, nor authorize DART to run its vehicles on railroad tracks which are used to transport property.

Section 9:

There is a public necessity for the acquisition of the Parcel CB1-025 described in Exhibit 9. This property is necessary and proper for construction of the Silver Line Regional Rail Project and for any other use authorized by Chapter 452 of the Texas Transportation Code, and such use is hereby declared to be a public use for a public purpose. The amount to be paid represents just compensation for this parcel required for the Silver Line Regional Rail Project as determined by a Texas State Certified Appraiser and reviewed by a Texas State Certified Appraiser. In the event the property owner accepts the payment of just compensation, the President/Executive Director or his designee is hereby authorized to execute all necessary legal instruments and to pay necessary relocation expenses, title policy expenses, closing costs, and other such costs as may be required by law to close the purchase of the property. Should the property owner decline the payment of just compensation, then the President/Executive Director or his designee is hereby authorized and directed to negotiate the purchase of such parcel in accordance with DART's Real Estate Policy. If the President/Executive Director or his designee is unable to negotiate the purchase of this parcel for just compensation, the General Counsel is hereby authorized and directed to initiate and prosecute the completion of eminent domain proceedings for the acquisition of this parcel for the Silver Line Regional Rail Project. DART shall not exercise its power of eminent domain for the acquisition of the parcel described in Exhibit 9 without approval of such acquisition by the City Council of the City of Coppell for CB1-025. DART's exercise of the power of eminent domain in acquiring the herein described parcel will not unduly impair the then existing neighborhood character of property surrounding or adjacent to the property to be condemned, nor unduly interfere with interstate commerce, nor authorize DART to run its vehicles on railroad tracks which are used to transport property.

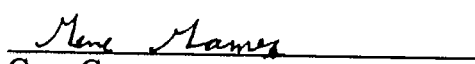
Declare Public Necessity, Establish Just Compensation, and Authorize the Acquisition of Parcels CB1-015, CB1-016, DE1-016, CB1-017, CB1-017A, CB1-018, CB1-019, CB1-021, and CB1-025 in the City of Coppel, Texas for the Cotton Belt Silver Line Project, and Authorize Eminent Domain Proceedings, if Necessary

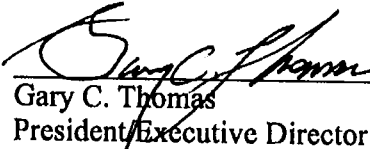

Jonathan R. Kelly
Secretary


Paul N. Wageman
Chair

APPROVED AS TO FORM:

ATTEST


Gene Gamez
General Counsel


Gary C. Thomas
President/Executive Director

August 25, 2020
Date

Field Notes Describing a 2,018 Square Foot (0.0463 Acres)
Parcel CBI-015 to be Acquired From
MLRP Park West Crossing H LLC

Exhibit I

200086

BEING a 2,018 square feet or 0.0463 acre tract of land situated in the James A. Simmons Survey, Abstract No. 1296, City of Coppell, Dallas County, Texas, said 2,018 square feet of land being a portion of **LOT 5, BLOCK A, PARK WEST CROSSING**, being an Addition to the said City and State, according to the plat thereof recorded in Dallas County Clerk's Instrument Number (D.C.C.I. NO.) 201600116983, Deed Records, Dallas County, Texas (D.R.D.C.T.), said 2,018 square feet of land being a portion of that certain tract of land that MLRP Park West Land LLC conveyed to **MLRP PARK WEST CROSSING H LLC**, by Deed without Warranty, as recorded in D.C.C.I. NO. 201800308619, filed November 21, 2018, D.R.D.C.T., said 2,018 square feet of land being more particularly described by metes and bounds as follows:

BEGINNING at a 5/8 inch iron rod with a yellow cap stamped "HALFF ASSOC INC" found at the northeast lot corner of said Lot 5, same being on the southerly right-of-way line of Southwestern Boulevard (being a variable width public right-of-way, dedicated in part by plat filed for record in Volume 90218, Page 3264, D.R.D.C.T.);

THENCE South 33°58'09" West, along the southeast lot line of said Lot 5 and along the said southerly right-of-way line of said Southwestern Boulevard, 14.29 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 northwest property corner of a called 23.947 acre tract conveyed to Park West Creek, LLC, by deed thereof filed for record in D.C.C.I. NO. 201400045576, D.R.D.C.T.;

THENCE South 33°58'09" West, continuing along the said southeast lot line and along the northwest property line of the said 23.947 acre tract, 37.25 feet to an iron rod set from which a 5/8 inch iron rod with a yellow cap stamped "HALFF ASSOC INC" found on the southerly lot line of said Lot 5 bears South 33°58'09" West, 197.54 feet;

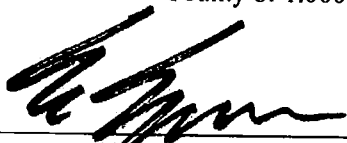
THENCE departing the said lot line and the said property line, over and across said Lot 5 the following courses and distances:

North 35°44'44" West, 56.12 feet to an iron rod set;

North 35°46'07" West, 27.36 feet to an iron rod set on the north lot line of said Lot 5, same being the said southerly right-of-way line of Southwestern Boulevard, said point being South 72°03'30" East, 271.25 feet from a 5/8 inch iron rod with a cap stamped "MICHAEL BITNER 5834" found on the northerly lot line of said Lot 5;

THENCE South 72°08'28" East, along the said lot line and along the said right-of-way line, 81.50 feet to the **POINT OF BEGINNING**, containing 2,018 square feet or 0.0463 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
Spooners and Associates, Inc.
Texas Board of Professional Land Surveying No. 10054900



200086

LEGEND



RIGHT OF WAY TO BE ACQUIRED

O.P.R.D.C.T. OFFICIAL PUBLIC RECORDS, DALLAS COUNTY, TEXAS

D.R.D.C.T. DEED RECORDS, DALLAS COUNTY, TEXAS

(CM) CONTROLLING MONUMENT

5/8 INCH DIAMETER IRON ROD WITH PINK PLASTIC CAP
STAMPED "SPOONER 5922" SET

FOUND IRON ROD



GUY ANCHOR



WATER VALVE



UTILITY POLE

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.

OVER HEAD
POWERJAMES A. SIMMONS
SURVEY
ABS. NO. 1296SOUTHWESTERN BLVD.
(VARIABLE WIDTH PUBLIC R.O.W.)
(VOL. 90218, PG. 3264, D.R.D.C.T.)5/8" (CM) N72°03'30"W ~ 271.25'
CIRF "MICHAEL BITNER 5834"
20' UTILITY EASEMENT
D.C.C.I. NO. 201500299534,
D.R.D.C.T.N35°46'07"W
27.36'

CB1-015

0.0463 AC.
2,018 SQ. FT.
TO BE ACQUIREDN35°44'44"W
56.12'LOT 5, BLOCK A,
PARK WEST CROSSING
D.C.C.I. NO. 201600116983,
D.R.D.C.T.
MLRP PARK WEST LAND LLC TO
MLRP PARK WEST CROSSING H, LLC
D.C.C.I. NO. 201800308619,
FILED NOVEMBER 21, 2018
D.R.D.C.T.20' HIKE & BIKE TRAIL
D.C.C.I. NO. 201000046397,
D.R.D.C.T.BURIED
WATERRETAINING
WALLPOINT OF
BEGINNING5/8" FOUND
IRON ROD
W/ YELLOW HALFF
ASSOC INC CAP
(CM)GUARD
RAILS33°58'09"W
14.29'S33°58'09"W
37.25'CALLED: 23.947 ACRES
PARK WEST CREEK, LLC
D.C.C.I. NO. 201400045576,
D.R.D.C.T.0 15 30
Feet

Sheet 2 of 2

DART PROJECT

SCALE 1"=30'

DRAWN ROsmert

DESIGNED Jacobs

CHECKED ESpooner

IN CHARGE Jacobs

DATE 10-28-2019

2 CAES

COTTON BELT REGIONAL RAIL SYSTEM

PARCEL CB1-015

A 2,018 SQUARE FOOT (0.0463 ACRE)

PARCEL TO BE ACQUIRED FROM
MLRP PARK WEST CROSSING H, LLCCONTRACT
C-2033270-01

DWG No.

8/25/2020 8:24:43 AM

**SPOONER ASSOCIATES**
REGISTERED PROFESSIONAL LAND SURVEYORS
DALLAS, TEXAS308 BYERS STREET, SUITE 100 EULESS, TEXAS 76039
(817) 685-8448 WWW.SPOONERSURVEYORS.COM
TBPLS FIRM NO. 10054900

Declare Public Necessity Silver Line Project. This reserved, 1987-2019

G:\Shared drives\SEA TEAM DRIVE\19\19054 DART Cotton Belt Railway\EASEMENTS-ROW TAKES\CB1-015\19054-CB1-015.dgn
4-NOV-2019 06:58

**Field Notes Describing an 28,514 Square Foot (0.6546 Acres)
Parcel CB1-016 to be Acquired From
Park West Creek, LLC**

200086

BEING an 28,514 square feet or 0.6546 acre tract of land situated in the James A. Simmons Survey, Abstract No. 1296, City of Coppell, Dallas County, Texas, said 28,514 square feet of land being a portion of a called 23.947 acre tract of land that Pacific Resources Associates LLC conveyed to **PARK WEST CREEK LLC**, by special warranty deed, as recorded in Dallas County Clerk's Instrument Number (D.C.C.I. NO.) 201400045576, Deed Records, Dallas County, Texas (D.R.D.C.T.), said 28,514 square feet of land being more particularly described by metes and bounds as follows:

BEGINNING at a 5/8 inch iron rod with a cap stamped "SPOONER 5922" set (hereinafter referred to as an iron rod set) at the most northerly northwest property corner of the said 23.947 acre tract said beginning point also being on southeast lot line of Lot 5, Block A, Park West Crossing, being an Addition to the said City and State, according to the plat thereof filed for record in D.C.C.I. NO. 201600116983, D.R.D.C.T., from which a 5/8 inch iron rod with a yellow cap stamped "HALFF ASSOC INC" found at the northeast lot corner of said Lot 5 bears North 33°58'09" West, 14.29 feet, said beginning point being on the southerly right-of-way line of Southwestern Boulevard (being a variable width public right-of-way, dedicated in part by plat filed for record in Volume 90218, Page 3264, D.R.D.C.T.), said beginning point further more being at the beginning of a curve to the left having a radius of 655.00 feet;

THENCE along the north property line of the said 23.947 acre tract, along the said southerly right-of-way line of Southwestern Boulevard and along the said curve to the left, through a central angle of 06°47'34", an arc length of 77.65 feet, and across a chord which bears South 78°12'19" East, a chord length of 77.61 feet to an iron rod set;

THENCE South 81°36'00" East, continuing along the said property line and along the said right-of-way line, 17.65 feet to an iron rod set;

THENCE departing the said north property line and the said right-of-way line, over and across the said 23.947 acre tract the following courses and distances:

South 35°44'44" East, 39.89 feet to an iron rod set;

South 36°36'30" East, 97.33 feet to an iron rod set at the beginning of a curve to the left having a radius of 1,033.73 feet;

Along the said curve to the left, through a central angle of 04°47'20", an arc length of 86.40 feet, and across a chord which bears South 40°45'51" East, a chord length of 86.37 feet to an iron rod set on the southeast property line of the said 23.947 acre tract, same being the northwest lot line of Lot 1, Block 1, Park West Commerce Center, being an Addition to the said City and State, according to the plat thereof filed for record in Volume 93226, Page 2864, D.R.D.C.T.;

THENCE South 33°58'13" West, along the said property line and along the said lot line, 102.34 feet to an iron rod set at the beginning of a non-tangent curve to the right having a radius of 1,133.73 feet;

THENCE departing the said southeast property line and the said northwest lot line, over and across the said 23.947 acre tract the following courses and distances:

Along the said curve to the right, through a central angle of 05°56'28", an arc length of 117.56 feet, and across a chord which bears North 41°20'25" West, a chord length of 117.50 feet to an iron rod set;

200086

**Field Notes Describing an 28,514 Square Foot (0.6546 Acres)
Parcel CB1-016 to be Acquired From
Park West Creek, LLC**

North 36°37'43" West, 101.91 feet to an iron rod set;

North 35°44'44" West, 96.53 feet to an iron rod set on the northwest property line of the said 23.947 acre tract, same being the southeast lot line of said Lot 5 from which a 5/8 inch iron rod with a yellow cap stamped "HALFF ASSOC INC" found at an angle point on the said property line and the said lot line bears South 33°58'09" West, 197.57 feet;

THENCE North 33°58'09" East, along the said northwest property line of the 23.947 acre tract and along the southeast lot line of said Lot 5, 37.25 feet to the **POINT OF BEGINNING**, containing 28,514 square feet or 0.6546 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
Spooners and Associates, Inc.
Texas Board of Professional Land Surveying No. 10054900





SPOONER ASSOCIATES
REGISTERED PROFESSIONAL LAND SURVEYORS
OVER SIXTY YEARS OF SERVICE

309 BYERS STREET, SUITE 100, EULESS, TEXAS 76039
(817) 685-8448 WWW.SPOONERSURVEYORS.COM
TBPLS FIRM NO. 10051900



SCALE	1"=50'
DRAWN	ROsment
DESIGNED	Jacobs
CHECKED	ESpooner
IN CHARGE	Jacobs
DATE	10-28-2019

COTTON BELT REGIONAL RAIL SYSTEM
PARCEL CB1-016
A 28,514 SQ. FOOT (0.6546 ACRE)
PARCEL TO BE ACQUIRED FROM
PARK WEST LAND, LLC

CONTRACT C-2033270-01	DWG No. 10054-CB1-016.dgn 8/23/2020 8:24:43 AM
--------------------------	---

Declare Public Necessity Silver Line Project

**Field Notes Describing an 18,701 Square Foot (0.4293 Acres)
Parcel DE1-016 to be Acquired From
Park West Creek, LLC**

Exhibit 3
200086

BEING an 18,701 square feet or 0.4293 acre tract of land situated in the James A. Simmons Survey, Abstract No. 1296, City of Coppell, Dallas County, Texas, said 18,701 square feet of land being a portion of a called 23.947 acre tract of land that Pacific Resources Associates LLC conveyed to **PARK WEST CREEK LLC**, by Special Warranty Deed, as recorded in Dallas County Clerk's Instrument Number (D.C.C.I. NO.) 201400045576, Deed Records, Dallas County, Texas (D.R.D.C.T.), said 18,701 square feet of land being more particularly described by metes and bounds as follows:

COMMENCING at a 5/8 inch iron rod with a cap stamped "SPOONER 5922" set (hereinafter referred to as an iron rod set) at the northwest property corner of the said 23.947 acre tract, said commencing point being on the southerly right-of-way line of Southwestern Boulevard (being a variable width public right-of-way conveyed in part by deed filed for record in Volume 90218, Page 3264, D.R.D.C.T.), said commencing point being on the southeast lot line of Lot 5, Block A, Park West Crossing, being an Addition to the said City and State, according to the plat thereof filed for record in D.C.C.I. NO. 201600116983, D.R.D.C.T., said commencing point also being South 33°58'09" West, 14.29 feet from a 5/8 inch iron rod with a cap stamped "HALFF ASSOC INC" found (controlling monument) at the northeast lot corner of said Lot 5, said commencing point further being North 33°58'09" East, 234.82 feet from a 5/8 inch iron rod with a cap stamped "HALFF ASSOC INC" found (controlling monument) at a northwest property corner of the said 23.947 acre tract, same being on the said southeast lot line of Lot 5, said commencing point also being at the beginning of a curve to the left having a radius of 655.00 feet;

THENCE along the north property line of the said 23.947 acre tract, along the said southerly right-of-way line of Southwestern Boulevard and along the said curve to the left, through a central angle of 6°47'34", an arc length of 77.65 feet, and across a chord which bears South 78°12'19" East, a chord length of 77.61 feet to an iron rod set at the **POINT OF BEGINNING**;

THENCE South 81°36'00" East, continuing along the said north property line of the 23.947 acre tract and along the said southerly right-of-way line of Southwestern Boulevard, 186.85 feet to an iron rod set at the beginning of a curve to the left having a radius of 681.20 feet;

THENCE continuing along the said property line, along the said right-of-way line and along said curve to the left, through a central angle of 04°10'54", an arc length of 49.72 feet, and across a chord which bears South 83°46'24" East, a chord length of 49.70 feet to an iron rod set at the northeast property corner of the said 23.947 acre tract, same being the northwest lot corner of Lot 1, Block 1, Park West Commerce Center, being an Addition to the said City and State, according to the plat thereof filed for record in Volume 93226, Page 2864, D.R.D.C.T.;

THENCE South 33°58'13" West, along the southeast property line of the said 23.947 acre tract and along the northwest lot line of said Lot 1, 172.72 feet to an iron rod set at the beginning of a non-tangent curve to the right having a radius of 1,033.73 feet;

THENCE departing the said property line and the said lot line, over and across the said 23.947 acre tract the following courses and distances:

Along the said curve to the right, through a central angle of 04°47'20", an arc length of 86.40 feet, and across a chord which bears North 40°45'51" West, a chord length of 86.37 feet to an iron rod set;

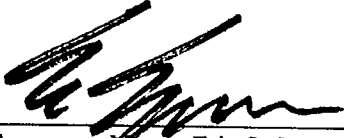
North 36°36'30" West, 97.34 feet to an iron rod set;

Field Notes Describing an 18,701 Square Foot (0.4293 Acres)
Parcel DE1-016 to be Acquired From
Park West Creek, LLC

Exhibit 3
200086

North 35°44'44" West, 39.89 feet to the **POINT OF BEGINNING**, containing 18,701 square feet or 0.4293 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
Spooners and Associates, Inc.
Texas Board of Professional Land Surveying No. 10054900

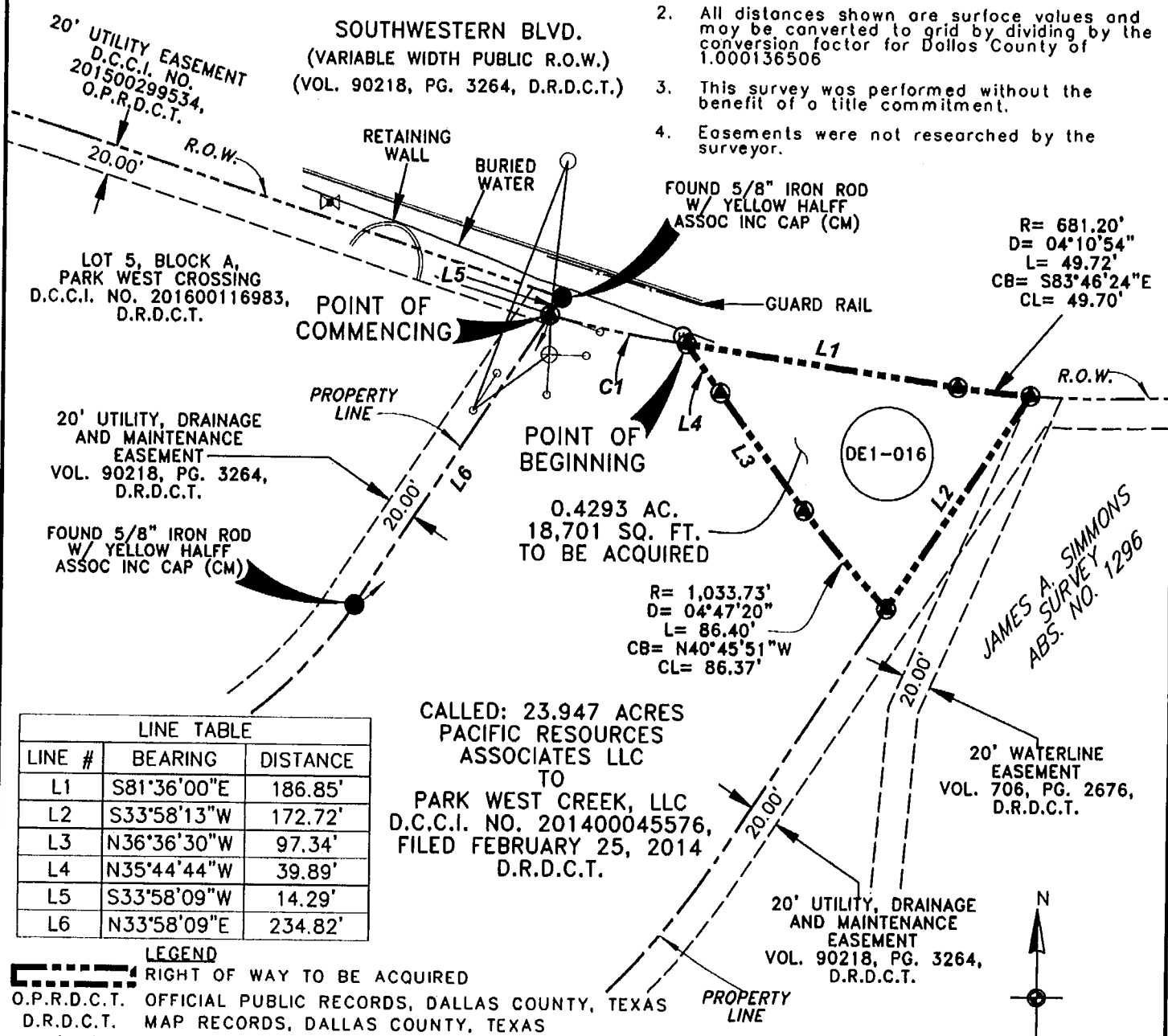


200086

NOTES

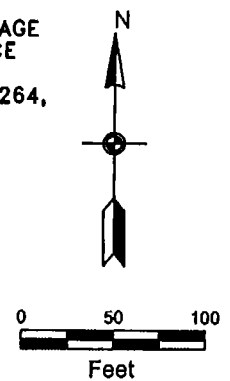
1. All bearing and coordinates as based on the Texas State Plane Coordinate System NAD 83 (2011) North Central Zone (4202). The horizontal datum derived from the 2019 NAD 83 Published (CORS) Stations ZFW1 and TXCO.
2. All distances shown are surface values and may be converted to grid by dividing by 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.

CURVE TABLE					
CURVE #	LENGTH	RADIUS	DELTA	CHORD LENGTH	CHORD BEARING
C1	77.65'	655.00'	6°47'34"	77.61'	S78°12'19"E



LINE TABLE		
LINE #	BEARING	DISTANCE
L1	S81°36'00"E	186.85'
L2	S33°58'13"W	172.72'
L3	N36°36'30"W	97.34'
L4	N35°44'44"W	39.89'
L5	S33°58'09"W	14.29'
L6	N33°58'09"E	234.82'

- LEGEND**
- RIGHT OF WAY TO BE ACQUIRED
 - O.P.R.D.C.T. OFFICIAL PUBLIC RECORDS, DALLAS COUNTY, TEXAS
 - D.R.D.C.T. MAP RECORDS, DALLAS COUNTY, TEXAS
 - (CM) CONTROLLING MONUMENT
 - ⊙ 5/8 INCH DIAMETER IRON ROD WITH PINK PLASTIC CAP STAMPED "SPOONER 5922" SET
 - FOUND IRON ROD
 - ⊙ GUY ANCHOR
 - ⊙ UTILITY POLE
 - ⊙ WATER VALVE
 - ⊙ UTILITY POLE
 - ⊙ OVERHEAD UTILITY
 - ⊙ WATER MANHOLE
- D.C.C.I. NO. DALLAS COUNTY CLERK'S INSTRUMENT NUMBER



C:\Shored drives\SKA TEAM DRIVE\19\19054 DART Cotton Belt Railway EASEMENTS-ROW TAKES\01-016-DEI-016\19054-DEI-016.dgn 17-MAY-2019 08:50

<p>SPOONER ASSOCIATES REGISTERED PROFESSIONAL LAND SURVEYORS 309 BYERS STREET, SUITE 100 FULESS, TEXAS 76039 (817) 665-6448 WWW.SPOONERSURVEYORS.COM TSPS FIRM NO. 10054900</p>	<p>DART PROJECT</p>	<p>SCALE 1"=50'</p>	<p>COTTON BELT REGIONAL RAIL SYSTEM PARCEL DE1-016 A 18,701 SQ. FOOT (0.4293 ACRE) PARCEL TO BE ACQUIRED FROM PARK WEST LAND, LLC</p>
		<p>8 CAES</p>	
<p>Declare Public Necessity Silver Line Project</p>		<p>DRAWN ROsment DESIGNED Jacobs CHECKED ESpooner IN CHARGE Jacobs DATE 10-28-2019</p>	<p>DWG No. 19054-DEI-016-01 8/23/2020 8:24:43 AM</p>

**Field Notes Describing an 87,522 Square Foot (2.0092 Acres)
Parcel CB1-017 to be Acquired From
MLRP Park West Land, LLC**

Exhibit 4

200086

BEING an 87,522 square feet or 2.0092 acre tract of land situated in the James A. Simmons Survey, Abstract No. 1296, City of Coppell, Dallas County, Texas, said 87,522 square feet of land being a portion of **LOT 1, BLOCK 1, PARK WEST COMMERCE CENTER**, being an Addition to the said City and State, according to the plat thereof recorded in Volume 93226, Page 2864, Deed Records, Dallas County, Texas (D.R.D.C.T.), said 87,522 square feet of land being a portion of that certain tract of land that Pacific Resources Associates LLC conveyed to **MLRP PARK WEST LAND LLC**, by special warranty deed, as recorded in Dallas County Clerk's Instrument Number 201400045575, D.R.D.C.T., said 87,522 square feet of land being more particularly described by metes and bounds as follows:

BEGINNING at a 1/2 inch iron rod found at the southeast lot corner of said Lot 1, same being the southwest lot corner of Lot 2 of said Block 1, said beginning point also being on the north lot line of Lot 2R-1, Block 2, Park West Commerce Center, being an Addition to the said City and State, according to the plat thereof filed for record in Volume 2000242, Page 1144, D.R.D.C.T., said beginning point being South 88°58'36" West, 1,355.85 feet from a 1/2 inch iron rod with a cap stamped "A H HALFF" found (controlling monument) at the southeast lot corner of Lot 3 of said Block 1;

THENCE South 88°58'36" West, along the common lot line of said Lot 1 and said Lot 2R-1, 207.81 feet to a 5/8 inch iron rod with a cap stamped "SPOONER 5922" set (hereinafter referred to as iron rod set) at the beginning of a curve to the right having a radius of 1,133.73 feet;

THENCE departing the said common lot line, over and across said Lot 1, along said curve to the right, through a central angle of 36°28'49", an arc length of 721.85 feet, and across a chord which bears North 62°33'03" West, a chord length of 709.72 feet to an iron rod set on the northwest lot line of said Lot 1, same being the southeast property line of a called 23.947 acre tract conveyed to Park West Creek, LLC, by deed thereof filed for record in Dallas County Clerk's Instrument Number 201400045576, D.R.D.C.T.;

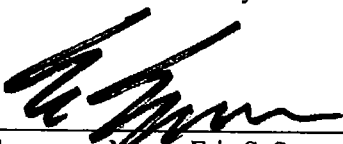
THENCE North 33°58'13" East, along the said lot line and along the said property line, 102.34 feet to an iron rod set at the beginning of a non-tangent curve to the left having a radius of 1,033.73 feet;

THENCE departing the said lot line and the said property line, over and across said Lot 1, along said curve to the left, through a central angle of 65°45'12", an arc length of 815.31 feet, and across a chord which bears South 65°45'12" East, a chord length of 794.34 feet to an iron rod set;

THENCE North 89°53'26" East, continuing over and across said Lot 1, 54.86 feet to the common lot line of said Lot 1 and said Lot 2;

THENCE South 00°53'03" East, along the said common lot lines, 82.22 feet to the **POINT OF BEGINNING**, containing 87,522 square feet or 2.0092 acres of land.

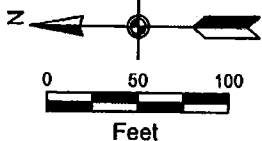
NOTE: All bearings and coordinates as based on the Texas State Plane Coordinate System, NAD-83 (2011), North Central Zone (4202). The horizontal datum derived from the 2019 NAD-83 Published (CORS) Stations ZFW1 and TXCO. All distances shown are surface values and may be converted to grid by dividing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



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

3-20-20





LOT 2, BLOCK 1,
PARK WEST COMMERCE CENTER
VOLUME 93226, PAGE 2864,
D.R.D.C.T.

MLRP PARK WEST LAND, LLC
D.C.C.I. NO. 201400045575,
O.P.R.D.C.T.

LEGEND

- RIGHT OF WAY TO BE ACQUIRED
- O.P.R.D.C.T. OFFICIAL PUBLIC RECORDS,
DALLAS COUNTY, TEXAS
- D.R.D.C.T. DEED RECORDS, DALLAS COUNTY, TEXAS
- (CM) CONTROLLING MONUMENT
- 5/8 INCH DIAMETER IRON ROD
WITH PINK PLASTIC CAP
STAMPED "SPOONER 5922" SET
- FOUND IRON ROD

20' UTILITY AND
DRAINAGE EASEMENT
VOL. 90218, PG. 3264,
D.R.D.C.T.

LOT 1, BLOCK 1,
PARK WEST COMMERCE CENTER
VOLUME 93226, PAGE 2864,
D.R.D.C.T.
PACIFIC RESOURCES ASSOCIATES LLC
TO MLRP PARK WEST LAND LLC
D.C.C.I. NO. 201400045575,
FILED FEBRUARY 25, 2014
D.R.D.C.T.

20' WATERLINE EASEMENT
VOL. 706, PG. 2676,
D.R.D.C.T.

20' UTILITY, DRAINAGE
AND MAINTENANCE EASEMENT
VOL. 90218, PG. 3264,
D.R.D.C.T.

CALLLED: 23.947 ACRES
PARK WEST CREEK, LLC
D.C.C.I. NO. 201400045576,
D.R.D.C.T.

S00°53'03"E
82.22'

N89°53'26"E
54.86'

200086
1 1/2" CIR.
"A H HALFF"
S88°58'36"W
1,355.85'
(CM)

POINT OF
BEGINNING
FOUND
1 1/2" IRON ROD
(CM)

LOT 2R-1, BLOCK 2,
PARK WEST COMMERCE CENTER
VOLUME 2000242, PAGE 1144,
D.R.D.C.T.
TEACHERS INSURANCE AND ANNUITY
ASSOC. OF AMERICA
VOL. 2000245, PG. 2719,
D.R.D.C.T.

10' DRAINAGE EASEMENT
VOL. 97217, PG. 5061,
D.R.D.C.T.

20' UTILITY EASEMENT
VOL. 93226, PG. 2864,
D.R.D.C.T.

D=45.11.23"
R=1,033.73, L=815.31,
CB=S65.45.12"E CL=794.34,
2.0092 AC.
87,522 SQ. FT.
TO BE ACQUIRED
R=1,133.73, L=721.85,
CB=N62.33.03"W CL=709.72,
D=36.28.49"

CB1-017

JAMES A.
SIMMONS SURVEY
ABS. NO. 1296

NOTES:

- 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.
- All distances shown are surface values and may be converted to grid by dividing by the conversion factor for Dallas County of 1.000136506
- This survey was performed without the benefit of a title commitment.
- Easements were not researched by the surveyor.

Sheet 2 of 2



SPOONER ASSOCIATES
REGISTERED PROFESSIONAL SURVEYORS
COMMERCIAL SERVICE

309 BYERS STREET, SUITE 100, EULESS, TEXAS 76039
(817) 685-8448 WWW.SPOONERSURVEYORS.COM
TBPLS FIRM NO. 10054200

DART PROJECT



SCALE 1"=100'
DRAWN ROsmert
DESIGNED Jacobs
CHECKED ESpooner
IN CHARGE Jacobs
DATE 10-28-2019

COTTON BELT REGIONAL RAIL SYSTEM
PARCEL CB1-017
A 87,522 SQ. FOOT (2.0092 ACRES)
PARCEL TO BE ACQUIRED FROM
MLRP PARK WEST LAND, LLC

CONTRACT
C-2033270-01

DWG No.

19954-CB1-017-190
8/25/2020 8:24:43 AM

Declare Public Necessity Silver Line Project

10 CAES

G:\Shored drives\SEA TEAM DRIVE\19\19054 DART Cotton Belt Railway\EASEMENTS-ROW TAKES\CB1-017\19054-CB1-017.dgn
S:\NIV-2019 08-26

**Field Notes Describing an 133,118 Square Foot (3.0560 Acres)
to be Acquired From
MLRP Park West Land, LLC**

200086

BEING a tract of land located in the James A. Simmons Survey, Abstract No. 1296, City of Coppell, Dallas County, Texas, said tract of land being all of **LOT 1, BLOCK 1, PARK WEST COMMERCE CENTER**, being an Addition to the said City and State, according to the plat thereof filed for record in Volume 93226, Page 2864, Deed Records, Dallas County, Texas (D.R.D.C.T.), save and except a 370,918 Sq. Ft. (8.5151 acres) tract of land being more particularly described below by metes and bounds as follows:

SAVE AND EXCEPT TRACT

BEGINNING at a 1/2 inch iron rod found at the southeast lot corner of said Lot 1, same being the southwest lot corner of Lot 2 of said Block 1, said beginning point also being on the north lot line of Lot 2R-1, Block 2, Park West Commerce Center, being an Addition to the said City and State, according to the plat thereof filed for record in Volume 2000242, Page 1144, D.R.D.C.T., said beginning point being South 88°58'36" West, 1,355.85 feet from a 1/2 inch iron rod with a cap stamped "A H HALFF" found (controlling monument) at the southeast lot corner of Lot 3 of said Block 1;

THENCE South 88°58'36" West, along the common lot line of said Lot 1 and said Lot 2R-1, 207.81 feet to a 5/8 inch iron rod with a cap stamped "SPOONER 5922" found (hereinafter referred to as iron rod found) at the beginning of a curve to the right having a radius of 1,133.73 feet;

THENCE departing the said common lot line, over and across said Lot 1, along said curve to the right, through a central angle of 36°28'49", an arc length of 721.85 feet, and across a chord which bears North 62°33'03" West, a chord length of 709.72 feet to an iron rod found on the northwest lot line of said Lot 1, same being the southeast property line of a called 23.947 acre tract conveyed to Park West Creek, LLC, by deed thereof filed for record in Dallas County Clerk's Instrument Number 201400045576, D.R.D.C.T.;

THENCE North 33°58'13" East, along the said lot line and along the said property line, 275.07 feet to the northwest lot corner of said Lot 1, same being on the south right-of-way line of Southwestern Boulevard (being a called 90 feet wide public right-of-way), said lot corner also being at the beginning of a non-tangent curve to the left having a radius 655.00 feet;

THENCE along the north lot line of said Lot 1, along the said south right-of-way line, and with said curve to the left, through a central angle of 04°49'50", an arc length of 55.22 feet, and across a chord which bears South 88°29'09" East, a chord length of 55.21 feet;

THENCE North 89°05'56" East, continuing along the said lot line and the said right-of-way line, a distance of 620.00 feet to the northeast lot corner of said Lot 1, same being the northwest lot corner of the aforementioned Lot 2;

THENCE South 00°54'04" East, along the common lot line of said Lots 1 and 2, a distance of 559.92 feet to the **POINT OF BEGINNING**.

The hereinabove described save and except tract of land contains a computed area of 8.5149 acres (370,908 square feet) leaving a net area of 3.0563 acres (133,133 square feet) of land, more or less.

Field Notes Describing an 133,118 Square Foot (3.0560 Acres)
to be Acquired From
MLRP Park West Land, LLC

200086

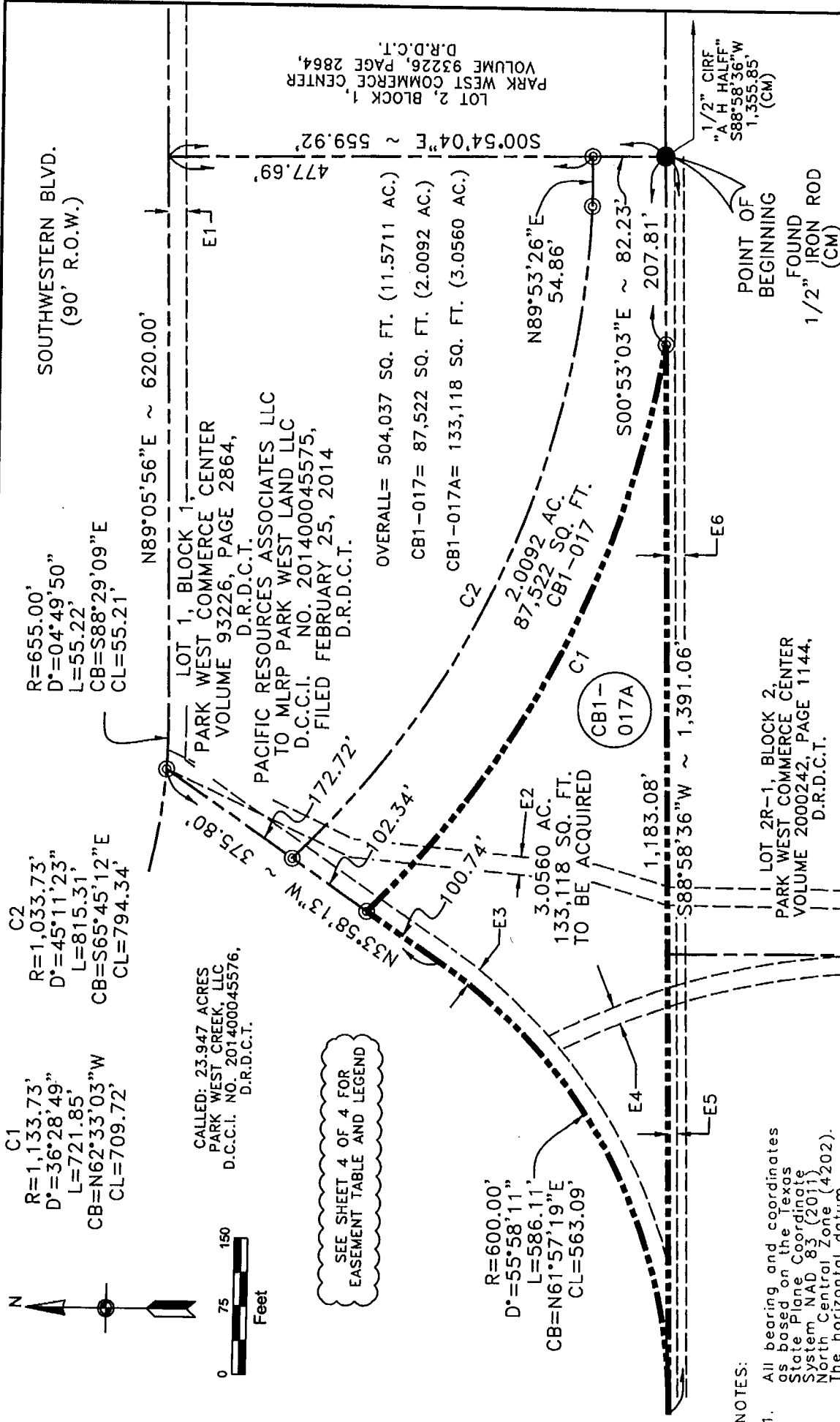
NOTE: All bearings and coordinates as based on the Texas State Plane Coordinate System, NAD-83 (2011), North Central Zone (4202). The horizontal datum derived from the 2019 NAD-83 Published (CORS) Stations ZFW1 and TXCO. All distances shown are surface values and may be converted to grid by dividing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



8-4-20

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






NOTES:

1. All bearing and coordinates are 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.
2. This survey was performed without the benefit of a title commitment. Easements were not researched by the surveyor.
- 3.
- 4.

Declare Public Necessity Silvercliff

SPOONER ASSOCIATES
 CONSULTING AND INVESTMENT MANAGEMENT, LAND ACQUISITION
 300 BYERS STREET, SUITE 100, EL PASO, TEXAS 79909
 (917) 685-4446 WWW.SPOONERASSOCIATES.COM
 TEBLS FIRM NO. 10054900

DART PROJECT

 **DART**

SCALE	1"=150'
DRAWN	ROSMENT
DESIGNED	JACOBS
CHECKED	ESPOONER
IN CHARGE	JACOBS
DATE	08-04-2020

©DART, all rights reserved. 1987-2019

CAES

19054-CB1-017A.dgn

5874077AA106 2.dgn
4-A11C-7070 14.40

E1
20' UTILITY AND
DRAINAGE EASEMENT
VOL. 90218, PG. 3264,
D.R.D.C.T.




E2
20' WATERLINE EASEMENT
VOL. 706, PG. 2676,
D.R.D.C.T.

E3
20' UTILITY, DRAINAGE
& MAINTENANCE ESMT.
VOL. 90218, PG. 3264,
D.R.D.C.T.

E4
20' DRAINAGE ESMT.
VOL. 90218, PG. 3264,
D.R.D.C.T.


E5
10' DRAINAGE EASEMENT
VOL. 97217, PG. 5061,
D.R.D.C.T.

E6
20' UTILITY EASEMENT
VOL. 93226, PG. 2864,
D.R.D.C.T.

LEGEND
 RIGHT OF WAY TO BE ACQUIRED
O.P.R.D.C.T. OFFICIAL PUBLIC RECORDS,
DALLAS COUNTY, TEXAS
D.R.D.C.T. DEED RECORDS, DALLAS COUNTY, TEXAS
(CM) CONTROLLING MONUMENT
 5/8 INCH DIAMETER IRON ROD
WITH PINK PLASTIC CAP
STAMPED "SPOONER 5922" FOUND
 FOUND IRON ROD


- 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. All distances shown are surface values and may be converted to grid by dividing by the conversion factor for Dallas County of 1.000136506
 2. This survey was performed without the benefit of a title commitment. Easements were not researched by the surveyor.
 - 3.
 - 4.

Sheet 4 of 4



SPOONER ASSOCIATES
SURVEYING & MAPPING
308 BYERS STREET, SUITE 100, DALLAS, TEXAS 75209
(817) 885-9448 WWW.SPOONERSURVEYORS.COM
TBPLS FRM NO. 1005600


DART PROJECT



©DART, all rights reserved, 1987-2019

SCALE 1"=150'

DRAWN	ROsment
DESIGNED	Jacobs
CHECKED	ESpooner
IN CHARGE	Jacobs
DATE	08-04-2020

 **DAES**

DART PROJECT

COTTON BELT REGIONAL RAIL SYSTEM
PARCEL CB1-017A
A 133,118 SQ. FOOT (3.0560 ACRES)
PARCEL TO BE ACQUIRED FROM
MLRP PARK WEST LAND, LLC

CONTRACT
C-2033270-01

DWG No.
19054-CB1-017A.dgn

19054 TEAM DRIVE\19\19054 DART Cotton Belt Railway\19054 DART ROW JACOBS\EASEMENTS-ROW TAKES\CB1-017A.dgn 3.dgn
4-ALIG-2020 12-42

**Field Notes Describing a 66,124 Square Foot (1.5180 Acres)
Parcel CB1-018 to be Acquired From
MLRP Park West Land, LLC**

Exhibit 6
200086

BEING a 66,124 square feet or 1.5180 acre tract of land situated in the James A. Simmons Survey, Abstract No. 1296, City of Coppell, Dallas County, Texas, said 66,124 square feet of land being a portion of **LOT 2, BLOCK 1, PARK WEST COMMERCE CENTER**, being an Addition to the said City and State, according to the plat thereof recorded in Volume 93226, Page 2864, Deed Records, Dallas County, Texas (D.R.D.C.T.), said 66,124 square feet of land being a portion of that certain tract of land that Pacific Resources Associates LLC conveyed to **MLRP PARK WEST LAND LLC**, by special warranty deed, as recorded in Dallas County Clerk's Instrument Number 201400045575, D.R.D.C.T., said 66,124 square feet of land being more particularly described by metes and bounds as follows:

BEGINNING at a 1/2 inch iron rod found at the southwest lot corner of said Lot 2, same being the southeast lot corner of Lot 1 of said Block 1, said beginning point also being on the north lot line of Lot 2R-1, Block 2, Park West Commerce Center, being an Addition to the said City and State, according to the plat thereof filed for record in Volume 2000242, Page 1144, D.R.D.C.T.;

THENCE North 00°53'03" West, along the common lot line of said Lot 2 and said Lot 1, 82.22 feet to a 5/8 inch iron rod with a cap stamped "SPOONER 5922" set (hereinafter referred to as an iron rod set);

THENCE North 89°53'26" East, departing the said lot line and over and across said Lot 2, 42.47 feet to an iron rod set;

THENCE North 89°01'40" East, continuing over and across said Lot 2, 541.49 feet to an iron rod set;

THENCE North 84°39'25" East, continuing over and across said Lot 2, 209.94 feet to an iron rod set on the east lot line of said Lot 2, same being the west lot line of Lot 3 of said Block 1;

THENCE South 00°54'04" East, along the said lot lines, 96.87 feet to an iron rod set at the southeast lot corner of said Lot 2, same being the southwest lot corner of said Lot 3, said point also being on the said north lot line of Lot 2R-1 from which a 1/2 inch iron rod with a yellow cap stamped "A.H. HALFF" found at the southeast lot corner of said Lot 3 bears North 88°58'36" East, 562.56 feet;

THENCE South 88°58'36" West, along the common lot line of said Lot 2 and said Lot 2R-1, 793.28 feet to the **POINT OF BEGINNING**, containing 66,124 square feet or 1.5180 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
Spooners and Associates, Inc.
Texas Board of Professional Land Surveying No. 10054900

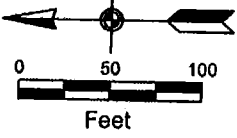


NOTES:

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.

1/2" CIRCF YELLOW
A H HALFF
N88°58'36"E
562.56' (CM)

200086



LOT 2R-1, BLOCK 2,
PARK WEST COMMERCE CENTER
VOLUME 2000242, PAGE 1144,
D.R.D.C.T.
TEACHERS INSURANCE AND ANNUITY
ASSOC. OF AMERICA
VOL. 2000245, PG. 2719,
D.R.D.C.T.

10' DRAINAGE EASEMENT
VOL. 97217, PG. 5061,
D.R.D.C.T.

20' UTILITY EASEMENT
VOL. 93226, PG. 2864,
D.R.D.C.T.

POINT OF BEGINNING
FOUND 1/2" IRON
ROD (CM)

Sheet 2 of 2

SOUTHWESTERN BLVD.
(90' R.O.W.)

LOT 3, BLOCK 1,
PARK WEST COMMERCE CENTER
VOLUME 93226, PAGE 2864,
D.R.D.C.T.

MLRP PARK WEST LAND, LLC
D.C.C.I. NO. 201400045575,
O.P.R.D.C.T.

20' UTILITY AND
DRAINAGE EASEMENT
VOL. 90218, PG. 3264,
D.R.D.C.T.

JAMES A.
SIMMONS SURVEY
ABS. NO. 1296

LOT 2, BLOCK 1,
PARK WEST COMMERCE CENTER
VOLUME 93226, PAGE 2864,
D.R.D.C.T.
PACIFIC RESOURCES ASSOCIATES LLC
TO MLRP PARK WEST LAND LLC
D.C.C.I. NO. 201400045575,
FILED FEBRUARY 25, 2014
O.P.R.D.C.T.

CB1-018

LEGEND

- RIGHT OF WAY TO BE ACQUIRED
- O.P.R.D.C.T. OFFICIAL PUBLIC RECORDS, DALLAS COUNTY, TEXAS
- D.R.D.C.T. DEED RECORDS, DALLAS COUNTY, TEXAS
- (CM) CONTROLLING MONUMENT
- 5/8 INCH DIAMETER IRON ROD WITH PINK PLASTIC CAP STAMPED "SPOONER 5922" SET
- FOUND IRON ROD

LOT 1, BLOCK 1,
PARK WEST COMMERCE CENTER
VOLUME 93226, PAGE 2864,
D.R.D.C.T.

MLRP PARK WEST LAND, L.L.C.
D.C.C.I. NO. 201400045575,
O.P.R.D.C.T.

N89°53'26"E
42.47'

N00°53'03"W
82.22'

N89°01'40"E ~ 541.49'

1.5180 AC.
66,124 SQ. FT.
TO BE ACQUIRED

S88°58'36"W ~ 793.28'

20.00'

10.00'



Declare Public Necessity Silver Line Project

DART PROJECT

SCALE	1"=100'
DRAWN	ROSment
DESIGNED	Jacobs
CHECKED	ESpooner
IN CHARGE	Jacobs
DATE	10-28-2019



COTTON BELT REGIONAL RAIL SYSTEM
PARCEL CB1-018
A 66,124 SQ. FOOT (1.5180 ACRES)
PARCEL TO BE ACQUIRED FROM
MLRP PARK WEST LAND, LLC

CONTRACT C-2033270-01 DWG No. 19054-CB1-018-001
8/23/2020 8:24:43 AM

G:\Shared drives\S&A TEAM DRIVE\19\19054-DART Cotton Belt Railway\EASEMENTS-ROW TAKES\CB1-018-018-001-018-001.dwg
4-NOV-2019 07:36

**Field Notes Describing a 54,374 Square Foot (1.2483 Acres)
Parcel CBI-019 to be Acquired From
MLRP Park West Land, LLC**

Exhibit 7
200086

BEING a 54,374 square feet or 1.2483 acre tract of land situated in the James A. Simmons Survey, Abstract No. 1296, City of Coppell, Dallas County, Texas, said 54,374 square feet of land being a portion of **LOT 3, BLOCK 1, PARK WEST COMMERCE CENTER**, being an Addition to the said City and State, according to the plat thereof recorded in Volume 93226, Page 2864, Deed Records, Dallas County, Texas (D.R.D.C.T.), said 54,374 square feet of land being a portion of that certain tract of land that Pacific Resources Associates LLC conveyed to **MLRP PARK WEST LAND LLC**, by special warranty deed, as recorded in Dallas County Clerk's Instrument Number 201400045575, D.R.D.C.T., said 54,374 square feet of land being more particularly described by metes and bounds as follows:

BEGINNING at a 1/2 inch iron rod with a yellow cap stamped "A.H. HALFF" found at the southeast lot corner of said Lot 3, same being the northeast lot corner of Lot 2R-2, Block 2, Park West Commerce Center, being an Addition to the said City and State, according to the plat thereof filed for record in Volume 2000242, Page 1144, D.R.D.C.T., said beginning point also being on the west right-of-way line of S. Belt Line Road (being a variable width public right-of-way, conveyed in part by deed thereof filed in Volume 4499, Page 159 D.R.D.C.T.);

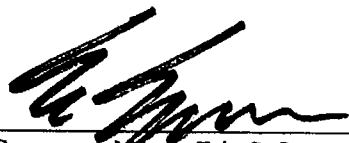
THENCE South 88°58'36" West, along the common lot line of said Lot 3 and said Lot 2R-2, 562.54 feet to a 5/8 inch iron rod with a cap stamped "SPOONER 5922" set (hereinafter referred to as an iron rod set) at the southwest lot corner of said Lot 3, same being the southeast lot corner of Lot 2, of said Block 1 from which a 1/2 inch iron rod found at the southwest lot corner of said Lot 2 bears South 88°58'36" East, 793.28 feet;

THENCE North 00°54'04" West, along the common lot line of said Lot 3 and said Lot 2, 96.87 feet to an iron rod set;

THENCE North 89°01'40" East, departing the said lot line and over and across said Lot 3, 562.94 feet to an iron rod set on the east lot line of said Lot 3, same being the said west right-of-way line from which a "V" cut found at a northeast lot corner of said Lot 3 bears North 00°39'53" West, 268.48 feet;

THENCE South 00°39'53" East, along said east lot line and along said west right-of-way line, 96.37 feet to the **POINT OF BEGINNING**, containing 54,374 square feet or 1.2483 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
Spooners and Associates, Inc.
Texas Board of Professional Land Surveying No. 10054900



200086

LEGEND



EASEMENT TO BE ACQUIRED

O.P.R.D.C.T. OFFICIAL PUBLIC RECORDS, DALLAS COUNTY, TEXAS

D.R.D.C.T. DEED RECORDS, DALLAS COUNTY, TEXAS

(CM) CONTROLLING MONUMENT



5/8 INCH IRON WITH CAP STAMPED "SPOONER 5922" SET



FOUND IRON ROD

JAMES A. SIMMONS
SURVEY
ABS. NO. 1296

SOUTHWESTERN BLVD.
(90' R.O.W.)

LOT 2, BLOCK 1,
PARK WEST COMMERCE CENTER
VOLUME 93226, PAGE 2864,
D.R.D.C.T.

MLRP PARK WEST LAND, LLC
D.C.C.I. NO. 201400045575,
O.P.R.D.C.T.

LOT 3, BLOCK 1,
PARK WEST COMMERCE CENTER
VOLUME 93226, PAGE 2864,
D.R.D.C.T.
PACIFIC RESOURCES ASSOCIATES LLC
TO MLRP PARK WEST LAND LLC
D.C.C.I. NO. 201400045575,
FILED FEBRUARY 25, 2014
D.R.D.C.T.

20' UTILITY AND
DRAINAGE EASEMENT
VOLUME 90218, PAGE 3264,
D.R.D.C.T.

"V" CUT
FOUND
(CM)

20' STORM SEWER EASEMENT
VOLUME 97175, PAGE 4345,
D.R.D.C.T.

N00°39'53"W ~ 268.48'

S. BELT LINE ROAD
(VARIABLE WIDTH PUBLIC R.O.W.)

0 50 100
Feet

S88°58'36"E
793.28'
1/2" IRF (CM)

N00°54'04"W
96.87'

N89°01'40"E ~ 562.94'

CB1-019

1.2483 AC.
54,374 SQ. FT.
TO BE ACQUIRED

S00°39'53"E
96.37'

20.00' S88°58'36"W ~ 562.54'

10.00'

10' DRAINAGE EASEMENT
VOLUME 97217, PAGE 5061,
D.R.D.C.T.

20' UTILITY EASEMENT
VOLUME 93226, PAGE 2864,
D.R.D.C.T.

POINT OF
BEGINNING
FOUND
1/2" IRON ROD
W/ YELLOW A.H.
HALF CAP
(CM)

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.

LOT 2R-2, BLOCK 2,
PARK WEST COMMERCE CENTER
VOLUME 2000242, PAGE 1144,
D.R.D.C.T.

NM MAJESTIC HOLDINGS, LLC
INST. NO. 200503634878,
D.R.D.C.T.

10' CFN TELE CO. EASEMENT
VOLUME 70176, PAGE 269,
D.R.D.C.T.

Sheet 2 of 2



SPOONERS ASSOCIATES
REGISTERED PROFESSIONAL SURVEYORS
OVER 40 YEARS OF SERVICE

309 BYERS STREET, SUITE 100, EULESS, TEXAS 76039
(817) 685-8448 WWW.SPOONERSURVEYORS.COM
TBLS FIRM NO. 10061900

DART PROJECT



SCALE 1"=100'

DRAWN ROsmert

DESIGNED Jacobs

CHECKED ESpooner

IN CHARGE Jacobs

DATE 10-28-2019

18 CAES

COTTON BELT REGIONAL RAIL SYSTEM
PARCEL CB1-019

A 54,374 SQ. FOOT (1.2483 ACRES)
PARCEL TO BE ACQUIRED FROM
MLRP PARK WEST LAND, LLC

CONTRACT
C-2033270-01

DWG No.

10054-CB1-019-190
8/23/2020 8:24:43 AM

Declare Public Necessity Silver Line Project

G:\Shared drives\S&A TEAM DRIVE\19\19054 DART Cotton Belt Railway\EASEMENTS-ROW TAKES\CB1-019\19054-CB1-019.dgn
4-NOV-2019 07:45

Exhibit "A"**CB1-021**

BEING a tract of land situated in the McKinney and Williams Survey, Abstract No. 1054, City of Coppell, Dallas County, Texas, said tract of land being all of LOT 8 of the COPPELL HEIGHTS ADDITION, being an Addition of the said City and State, according to the plat thereof recorded in Volume 32, Page 229, Map Records, Dallas County, Texas, being the same land described as Tract 3, conveyed to Coppell Lake Breeze, LLC, by General Warranty Deed with Vendor's Lien, as recorded in Dallas County Clerk's Instrument Number 201300304437, filed September 25, 2013, Official Public Records of Dallas County, Texas.

Exhibit "A"**CB1-025**

BEING a tract of land situated in the McKinney and Williams Survey, Abstract No. 1054, City of Coppell, Dallas County, Texas, said tract of land being all of LOT 10 of the COPPELL HEIGHTS ADDITION, being an Addition of the said City and State, according to the plat thereof recorded in Volume 32, Page 229, Map Records, Dallas County, Texas, being the part of the same land described as Tract 1, conveyed to Coppell Lake Breeze, LLC, by General Warranty Deed with Vendor's Lien, as recorded in Dallas County Clerk's Instrument Number 201300304437, filed September 25, 2013, Official Public Records of Dallas County, Texas.



Dallas Area Rapid Transit
P.O. Box 660163
Dallas, TX 75266-0163
214-749-3278

November 20, 2020

Mr. Mike Land
City Manager
City of Coppell
255 E. Parkway Blvd.
Coppell, Texas 75019

Ms. Traci Leach
Deputy City Manager
City of Coppell
255 Parkway Blvd.
Coppell, TX 75019

RE: City of Coppell Eminent Domain Authorization for Silver Line Parcels CB1-008 and CB1-012 located in the City of Coppell in the vicinity of Sanders Loop

Dear Mr. Land and Ms. Leach:

On September 22, 2020, the Dallas Area Rapid Transit (DART) Board approved Resolution No. 200100 declaring a public necessity, established just compensation, and authorizing the acquisition of property within the City of Coppell for the Silver Line Regional Rail Project through eminent domain proceedings, if necessary:

As noted in Section 1 for Parcel CB1-008 and Section 2 for Parcel CB1-012 of the DART's Board Resolution, DART will not exercise its power of eminent domain for the acquisition of these parcels without the approval of the Coppell City Council.

The City of Coppell is hereby requested to grant DART the authority to acquire by eminent domain, if necessary, the above-referenced parcels which are required for this public project. To stay on construction schedule and not delay the Silver Line project, DART requests the approval of its Board resolution be placed on the next available City Council agenda for consideration.

The following enclosures are provided to facilitate your review and approval of DART's request:

1. DART's Board Resolution No. 200100 with Legal Descriptions
2. Aerial Maps showing the Parcel location

Mr. Mike Land
Ms. Traci Leach
November 20, 2020
Page 2

DART appreciates the City's support to use eminent domain, if necessary, to acquire these properties.

Please confirm with Ora Pettiford of DART's Real Estate staff via email at opettiford@dart.org which agenda date DART's Board Resolution will be considered by the City Council. DART Staff will be present and ready to answer any questions the Council members may have.

If you have any questions, please feel free to contact me at (214) 749-2544 or by email at gthomas@dart.org.

Sincerely,

/s/ Gary C. Thomas
Reviewed and approved, but not signed due to
COVID-19 Coronavirus Pandemic

Gary C. Thomas
President/Executive Director

Enclosure

c: DART Board
Timothy H. McKay, DART, Executive Vice President, Growth/Regional Development
Edie Diaz, DART, Vice President, Government and Community Relations



RESOLUTION

of the

DALLAS AREA RAPID TRANSIT BOARD

(Executive Committee)

200100

RESOLUTION

**Declare Public Necessity, Establish Just Compensation, and Authorize the Acquisition of
Parcels CB1-008 and CB1-012 in the City of Coppell, Texas, and Parcels CB1-026 and
CB1-027 in the City of Dallas, Texas, for the Silver Line Regional Rail Project, and Authorize
Eminent Domain Proceedings if Necessary**

WHEREAS, Dallas Area Rapid Transit (DART) was created to provide a regional public transportation system, and the acquisition of real property and the planning, design, engineering, and construction of improvements thereon are functions fundamental to the provision of a public transportation system; and

WHEREAS, the parcels described in Exhibits 1-4 are required for the construction of the Silver Line Regional Rail project; and

WHEREAS, after careful review of these parcels and the recommendation of the President/Executive Director, the Board desires to declare the acquisition of these parcels a public necessity, to approve the offer of just compensation for this parcel, and to authorize the President/Executive Director or his designee to proceed with the negotiation and purchase of these parcels, and if necessary, the acquisition of these parcels through eminent domain; and

WHEREAS, funding for this real estate acquisition is within current Budget and FY 2020 Twenty-Year Financial Plan allocations.

NOW, THEREFORE, BE IT RESOLVED by the Dallas Area Rapid Transit (DART) Board of Directors that:

Section 1: There is a public necessity for the acquisition of Parcel CB1-008 described in Exhibit 1. This property is necessary and proper for construction of the Silver Line Regional Rail Project and for any other use authorized by Chapter 452 of the Texas Transportation Code, and such use is hereby declared to be a public use for a public purpose. The amount to be paid represents just compensation for this parcel required for the Silver Line Regional Rail Project as determined by a Texas State Certified Appraiser and reviewed by Texas State Certified Appraiser. In the event the property owner accepts the payment of just compensation, the President/Executive Director or his designee is hereby authorized to execute all necessary legal instruments and to pay necessary relocation expenses, title policy expenses, closing costs, and other such costs as may be required by law to close the purchase of the property. Should the property owner decline the payment of just compensation, then the President/Executive Director or his designee is hereby authorized and directed to negotiate the purchase of such parcel in accordance with DART's Real Estate Policy. If the President/Executive Director or his designee is unable to negotiate the purchase of this parcel for just compensation, the General Counsel is hereby authorized and directed to initiate and prosecute the completion of eminent domain proceedings for the acquisition of this parcel for the Silver Line Regional Rail Project. DART shall not exercise its power of eminent domain for

the acquisition of the parcel described in Exhibit 1 without approval of such acquisition by the City Council of the City of Coppell for CB1-008. DART's exercise of the power of eminent domain in acquiring the herein described parcel will not unduly impair the then existing neighborhood character of property surrounding or adjacent to the property to be condemned, nor unduly interfere with interstate commerce, nor authorize DART to run its vehicles on railroad tracks which are used to transport property.

Section 2:

There is a public necessity for the acquisition of Parcel CB1-012 described in Exhibit 2. This property is necessary and proper for construction of the Silver Line Regional Rail Project and for any other use authorized by Chapter 452 of the Texas Transportation Code, and such use is hereby declared to be a public use for a public purpose. The amount to be paid represents just compensation for this parcel required for the Silver Line Regional Rail Project as determined by a Texas State Certified Appraiser and reviewed by Texas State Certified Appraiser. In the event the property owner accepts the payment of just compensation, the President/Executive Director or his designee is hereby authorized to execute all necessary legal instruments and to pay necessary relocation expenses, title policy expenses, closing costs, and other such costs as may be required by law to close the purchase of the property. Should the property owner decline the payment of just compensation, then the President/Executive Director or his designee is hereby authorized and directed to negotiate the purchase of such parcel in accordance with DART's Real Estate Policy. If the President/Executive Director or his designee is unable to negotiate the purchase of this parcel for just compensation, the General Counsel is hereby authorized and directed to initiate and prosecute the completion of eminent domain proceedings for the acquisition of this parcel for the Silver Line Regional Rail Project. DART shall not exercise its power of eminent domain for the acquisition of the parcel described in Exhibit 2 without approval of such acquisition by the City Council of the City of Coppell for CB1-012. DART's exercise of the power of eminent domain in acquiring the herein described parcel will not unduly impair the then existing neighborhood character of property surrounding or adjacent to the property to be condemned, nor unduly interfere with interstate commerce, nor authorize DART to run its vehicles on railroad tracks which are used to transport property.

Section 3:


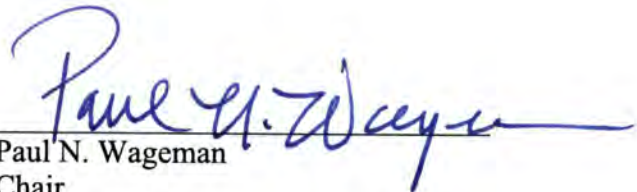
There is a public necessity for the acquisition of Parcel CB1-026 described in Exhibit 3. This property is necessary and proper for construction of the Silver Line Regional Rail Project and for any other use authorized by Chapter 452 of the Texas Transportation Code, and such use is hereby declared to be a public use for a public purpose. The amount to be paid represents just compensation for this parcel required for the Silver Line Regional Rail Project as determined by a Texas State Certified Appraiser and reviewed by Texas State Certified Appraiser. In the event the property owner accepts the payment of just compensation, the President/Executive Director or his designee is hereby authorized to execute all necessary legal instruments and to pay necessary relocation expenses, title policy expenses, closing costs, and other such costs as may be required by law to close the purchase of the property. Should the property owner decline the payment of just compensation, then the President/Executive Director or his designee is hereby authorized and directed to negotiate the purchase of such parcel in accordance with DART's Real Estate Policy. If the President/Executive Director or his designee is unable to negotiate the purchase of this parcel for just compensation, the General Counsel is hereby authorized and directed to initiate and prosecute the completion of eminent domain proceedings for the acquisition of this parcel for the Silver Line

Regional Rail Project. DART shall not exercise its power of eminent domain for the acquisition of the parcel described in Exhibit 3 without approval of such acquisition by the City Council of the City of Dallas for CB1-026. DART's exercise of the power of eminent domain in acquiring the herein described parcel will not unduly impair the then existing neighborhood character of property surrounding or adjacent to the property to be condemned, nor unduly interfere with interstate commerce, nor authorize DART to run its vehicles on railroad tracks which are used to transport property.

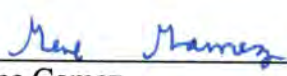
Section 4:

There is a public necessity for the acquisition of Parcel CB1-027 described in Exhibit 4. This property is necessary and proper for construction of the Silver Line Regional Rail Project and for any other use authorized by Chapter 452 of the Texas Transportation Code, and such use is hereby declared to be a public use for a public purpose. The amount to be paid represents just compensation for this parcel required for the Silver Line Regional Rail Project as determined by a Texas State Certified Appraiser and reviewed by Texas State Certified Appraiser. In the event the property owner accepts the payment of just compensation, the President/Executive Director or his designee is hereby authorized to execute all necessary legal instruments and to pay necessary relocation expenses, title policy expenses, closing costs, and other such costs as may be required by law to close the purchase of the property. Should the property owner decline the payment of just compensation, then the President/Executive Director or his designee is hereby authorized and directed to negotiate the purchase of such parcel in accordance with DART's Real Estate Policy. If the President/Executive Director or his designee is unable to negotiate the purchase of this parcel for just compensation, the General Counsel is hereby authorized and directed to initiate and prosecute the completion of eminent domain proceedings for the acquisition of this parcel for the Silver Line Regional Rail Project. DART shall not exercise its power of eminent domain for the acquisition of the parcel described in Exhibit 4 without approval of such acquisition by the City Council of the City of Dallas for CB1-027. DART's exercise of the power of eminent domain in acquiring the herein described parcel will not unduly impair the then existing neighborhood character of property surrounding or adjacent to the property to be condemned, nor unduly interfere with interstate commerce, nor authorize DART to run its vehicles on railroad tracks which are used to transport property.


**Declare Public Necessity, Establish Just Compensation, and Authorize the Acquisition of Parcels
CB1-008 and CB1-012 in the City of Coppel, Texas, and Parcels CB1-026 and CB1-027 in the City
of Dallas, Texas, for the Silver Line Regional Rail Project, and Authorize Eminent Domain
Proceedings if Necessary**


Jonathan R. Kelly
Secretary
Paul N. Wageman
Chair

APPROVED AS TO FORM:


Gene Gamez
General Counsel

ATTEST


Gary C. Thomas
President/Executive DirectorSeptember 22, 2020
Date

**Field Notes Describing a 1,594 Square Foot (0.0366 Acres)
Parcel CBI-008 to be Acquired From
PNF-Dallas, LLC**

200100

BEING a 1,594 square feet or 0.0366 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 1,594 square feet of land being a portion of **PARK 'N FLY ADDITION**, being an Addition to the said City and State, according to the plat thereof filed for record in Volume 95127, Page 4328, Deed Records, Dallas County, Texas, said 1,594 square feet of land being a portion of a called 16.0716 acre tract of land that Park 'N Fly Group One, Inc. conveyed to **PNF-DALLAS, LLC**, by Special Warranty Deed, as recorded in Instrument Number 201500267352, filed October 05, 2015, Official Public Records, Dallas County, Texas, said 1,594 square feet of land being more particularly described by metes and bounds as follows:

BEGINNING at a 1/2 inch iron rod with an illegible cap found (controlling monument) at the northwest property corner of the said 16.0716 acre tract, same being the northeast property corner of the remainder of a called 71.292 acre tract described as "Tract 1" conveyed to the City of Dallas, by deed thereof filed for record in Volume 69098, Page 1727, D.R.D.C.T., said beginning point also being at the intersection of the southerly 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 519, D.R.D.C.T.), with the east line of N. Royal Lane (being an apparent right-of-way of variable width and no deed of record found);

THENCE North 85°31'09" East, along the north property line of the said 16.0716 acre tract and along the said southerly right-of-way line, 318.53 feet to a 5/8 inch iron rod with a cap stamped "SPOONER 5922" set (hereinafter referred to as an iron rod set) from which a 1/2 inch iron rod with a cap stamped "TX REG NO 100189 00" found (controlling monument) at the northeast property corner of the said 16.0716 acre tract bears North 85°31'09" East, 522.78 feet;

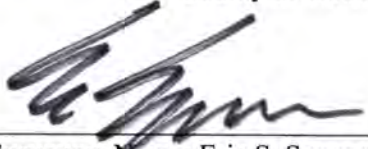
THENCE departing the said north property line, the said southerly right-of-way line and over and across the said 16.0716 acre tract the following courses and distances:

South 04°28'51" East, 5.00 feet to an iron rod set;

South 85°31'09" West, 318.90 feet to an iron rod set on the west property line of the said 16.0716 acre tract, same being the east property line of the said 71.292 acre tract and also being on the said east line of N. Royal Lane;

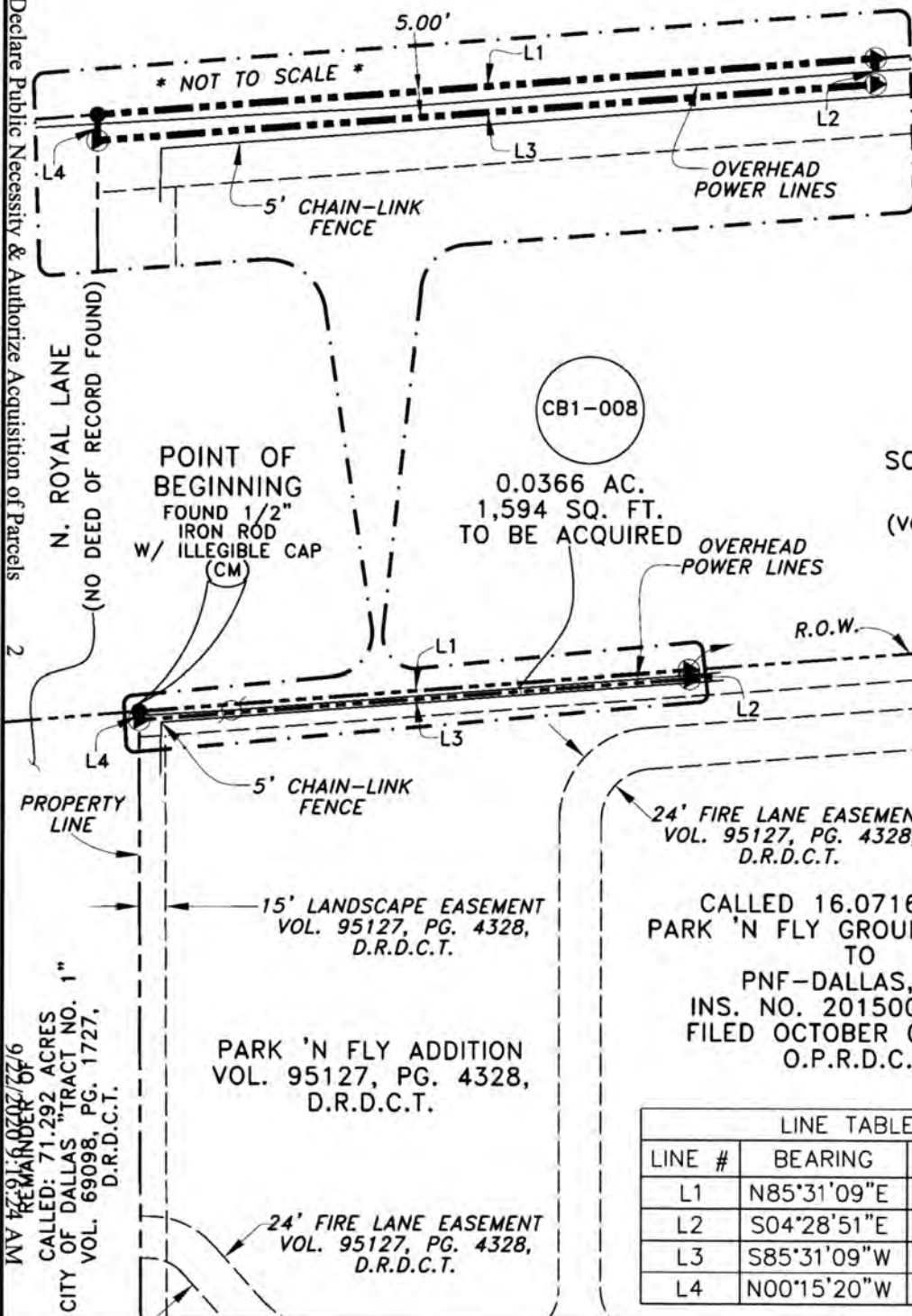
THENCE North 00°15'20" West, along the said property line and along the said east line of N. Royal Lane, 5.01 feet to the **POINT OF BEGINNING**, containing 1,594 square feet or 0.0366 acres of land.

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.


11-12-19
Surveyors Name: Eric S. Spooner
Registered Professional Land Surveyor, Texas No. 5922
Spooners and Associates, Inc.
Texas Board of Professional Land Surveying No. 10054900



REMAINDER
CALLED: 71.292 ACRES
CITY OF DALLAS "TRACT NO. 1"
VOL. 69098, PG. 1727,
D.R.D.C.T.



O.P.R.D.C.T.

D.R.D.C.T.

INS. NO.
(CM)



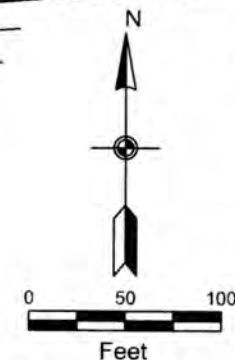
LEGEND

RIGHT OF WAY TO BE ACQUIRED
OFFICIAL PUBLIC RECORDS,
DALLAS COUNTY, TEXAS
DEED RECORDS,
DALLAS COUNTY, TEXAS
INSTRUMENT NUMBER
CONTROLLING MONUMENT
5/8 INCH DIAMETER IRON ROD
WITH PINK PLASTIC CAP
STAMPED "SPOONER 5922" SET
FOUND IRON ROD
UTILITY POLE

S.A. & M.G. R.R. CO.
SURVEY
ABS. NO. 1439

ST. LOUIS &
SOUTHWESTERN RAILROAD
(100 FEET WIDE R.O.W.)
(VOL. 95, PG. 519, D.R.D.C.T.)

1/2" CIRF TX
REG NO 100189 00
FOUND
(CM)



CALLED 16.0716 ACRES
PARK 'N FLY GROUP ONE, INC.
TO
PNF-DALLAS, LLC
INS. NO. 201500267352,
FILED OCTOBER 05, 2015
O.P.R.D.C.T.

LINE TABLE		
LINE #	BEARING	DISTANCE
L1	N85°31'09"E	318.53'
L2	S04°28'51"E	5.00'
L3	S85°31'09"W	318.90'
L4	N00°15'20"W	5.01'

NOTES

- 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.
- All distances shown are surface values and may be converted to grid by dividing by the conversion factor for Dallas County of 1.000136506
- This survey was performed without the benefit of a title commitment.
- Easements were not researched by the surveyor.

Sheet 2 of 2

COTTON BELT REGIONAL RAIL SYSTEM
PARCEL CB1-008
A 1,594 SQ. FOOT (0.0366 ACRE)
PARCEL TO BE ACQUIRED FROM
PNF-DALLAS, LLC

SCALE 1"=100'
DRAWN R0sment
DESIGNED Jacobs
CHECKED ESpoooner
IN CHARGE Jacobs
DATE 11-06-2019

DART PROJECT



SPOONER & ASSOCIATES
OVER 25 YEARS OF SERVICE
309 BYERS STREET SUITE 100, ELLESMERE, TEXAS 76039
(817) 665-6448 WWW.SPOONERSURVEYORS.COM
TSP/LS FIRM NO. 10054900

CONTRACT
C-2033270-01
DWG No. 19054-CB1-008.dgn

©DART, all rights reserved, 1987-2019

200100

**Field Notes Describing a 8,970 Square Foot (0.2059 Acres)
Parcel CB1-012 to be Acquired From
Hummingbird Flight, LLC**

Exhibit 2
200100

BEING a 8,970 square feet or 0.2059 acre tract of land situated in the James A. Simmons Survey, Abstract No. 1296, City of Coppell, Dallas County, Texas, said 8,970 square feet of land being a portion of a called 1.298 acre tract of land that Komerica Building Maintenance, Inc. conveyed to the **HUMMINGBIRD FLIGHT, LLC**, by Warranty Deed, as recorded in Instrument Number (Ins. No.) 201600007206, filed January 11, 2016, Official Public Records, Dallas County, Texas (O.P.R.D.C.T.), said 8,970 square feet of land being more particularly described by metes and bounds as follows:

BEGINNING at a 3/8 inch iron rod in concrete found (controlling monument) at the northeast property corner of the said 1.298 acre tract, same being the most westerly northwest property corner of a called 3.729 acre tract of land conveyed to Amado Soto and Flora Soto, by deed thereof filed for record in Volume 81147, Page 2027, Deed Records, Dallas County Texas (D.R.D.C.T.), said beginning point being on the southerly right-of-way line of a tract of land conveyed to Dallas Area Rapid Transit (D.A.R.T.), by deed thereof filed for record in Volume 91008, Page 1341, D.R.D.C.T.;

THENCE South 00°41'45" East, along the east property line of the said 1.298 acre tract and along the west property line of the said 3.729 acre tract, 111.32 feet to a 5/8 inch iron rod with a cap stamped "SPOONER 5922" set, from which a 5/8 inch iron rod with a cap stamped "JDJR 4184" found (controlling monument) at the southeast property corner of the said 1.298 acre tract, same being the most westerly southwest property corner of the said 3.729 acre tract, and being on the northerly right-of-way line of Southwestern Boulevard bears South 00°41'45" East, 121.62 feet, said iron rod set also being at the beginning of a non-tangent curve to the left having a radius of 913.37 feet;

THENCE departing the said property lines, over and across the said 1.298 acre tract and along the said curve to the left, through a central angle of 12°38'00", an arc length of 201.39 feet, and across a chord which bears North 60°57'33" West, a chord length of 200.99 feet to a 5/8 inch iron rod with a cap stamped "SPOONER 5922" set on a north property line of the said 1.298 acre tract, same being the said southerly right-of-way line of the said D.A.R.T. tract;

THENCE North 85°29'36" East, along the said north property line and along the said south right-of-way line, 174.90 feet to the **POINT OF BEGINNING**, containing 8,970 square feet or 0.2059 acres of land.

NOTE: All bearings and coordinates are 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.



2-7-20

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



LEGEND



RIGHT OF WAY TO BE ACQUIRED

O.P.R.D.C.T. OFFICIAL PUBLIC RECORDS, DALLAS COUNTY, TEXAS

D.R.D.C.T. DEED RECORDS, DALLAS COUNTY, TEXAS

(CM) CONTROLLING MONUMENT



5/8 INCH IRON ROD WITH A CAP

STAMPED "SPOONER 5922" SET



FOUND IRON ROD



SPRINKLER HEAD



CLEAN OUT

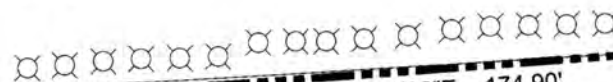


GAS METER

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.

DALLAS AREA RAPID TRANSIT
VOLUME 91008, PAGE 1341,
D.R.D.C.T.

POINT OF
BEGINNING



N85°29'36"E ~ 174.90'

IRON
FENCE

R=913.37' D=12°38'00"
L=201.39' CB=N60°57'33"W
CL=200.99'

CB1-012

3/8" IRF
IN CONCRETE
(CM)

4' WIRE
FENCE

8' WOOD
FENCE

4' CHAIN
LINK FENCE

OLD
BUILDING

BRICK
FIRE PIT

CONC.

GREEN
HOUSE

ONE-STORY
BUILDING

CONC.
SIDEWALK

4' WIRE FENCE

0.2059 AC.
8,970 SQ. FT.
TO BE ACQUIRED

CALLLED: 3.729 ACRES
AMADO SOTO & FLORA SOTO
VOLUME 81147, PAGE 2027,
D.R.D.C.T.

CALLLED: 0.954 ACRES
AMADO SOTO'S ENTERPRISES, INC.
VOLUME 94221, PAGE 2030,
D.R.D.C.T.

CALLLED: 0.4663 ACRES
DOUGLAS BAKER
VOLUME 95226, PAGE 2778,
D.R.D.C.T.

CALLLED: 1.298 ACRES
KOMERICA BUILDING MAINTENANCE, INC.
TO HUMMINGBIRD FLIGHT, LLC
INS. NO. 201600007206,
FILED JANUARY 11, 2016,
O.P.R.D.C.T.

5/8" IRF

SOUTHWESTERN BLVD.

JAMES A. SIMMONS
SURVEY
ABS. NO. 1296



0 25 50
Feet

Sheet 2 of 2



SPOONER & ASSOCIATES
REGISTERED PROFESSIONAL LAND SURVEYORS
OVER 25 YEARS OF SERVICE

309 BYERS STREET, SUITE 100, EULESS, TEXAS 76039
(817) 685-8448 WWW.SPOONERSURVEYORS.COM
TBPLS FIRM NO. 10054900

DART PROJECT



SCALE 1"=50'
DRAWN ROsment
DESIGNED Jacobs
CHECKED ESpooner
IN CHARGE Jacobs
DATE 01-23-2020

4 CAES

COTTON BELT REGIONAL RAIL SYSTEM
PARCEL CB1-012
A 8,970 SQUARE FOOT(0.2059 ACRE)
PARCEL TO BE ACQUIRED FROM
HUMMINGBIRD FLIGHT, LLC

CONTRACT
C-2033270-01

DWG No. 10054-CB1-012.dwg
9/22/2020 9:16:24 AM

Declare Public Necessity & Authorize Acquisition of Parcels

**Field Notes Describing a 141,718 Square Foot (3.2534 Acres)
Parcel CBI-026 to be Acquired From
Coppell Independent School District**

BEING a 141,718 square feet or 3.2534 acre tract of land situated in the McKinney and Williams Survey, Abstract No. 1054, City of Coppell, Dallas County, Texas, said 141,718 square feet of land being a portion of that called 20.00 acre tract of land that Cypress Waters Land B, LTD. and Cypress Waters Land C, LTD. conveyed to **COPPELL INDEPENDENT SCHOOL DISTRICT**, by Special Warranty Deed, as recorded in Dallas County Clerk's Instrument Number (D.C.C.I. NO.) 20080370206, Official Public Records of Dallas County, Texas (O.P.R.D.C.T.), said 141,718 square feet of land being more particularly described by metes and bounds as follows:

BEGINNING at a 1/2 inch iron rod with a red cap stamped "RPLS 6013" found at the most easterly northeast property corner of the said 20.00 acre tract, same being a northwest property corner of a called 73.4397 acre tract conveyed to Cypress Waters Land C, LTD., by deed thereof filed for record in D.C.C.I. NO. 20080370203, O.P.R.D.C.T., said beginning point also being on a south property line of a called 31.5182 acre tract conveyed to the City of Coppell, by deed thereof filed for record in D.C.C.I. NO. 200900305881, O.P.R.D.C.T.,

THENCE South 38°44'18" West, along the east property line of the said 20.00 acre tract and along the west property line of the said 73.4397 acre tract, 218.88 feet to a 5/8 inch iron rod with a cap stamped "SPOONER 5922" set (hereinafter referred to as an iron rod set) from which a 1/2 inch iron rod with an illegible cap found at a northeast property corner of the said 20.00 acre tract, same being a northwest property corner of the said 73.4397 acre tract bears South 38°44'18" West, 25.60 feet, said iron rod set also being at the beginning of a non-tangent curve to the right having a radius of 1,952.08 feet;

THENCE departing the said property lines, over and across the said 20.00 acre tract the following courses and distances:

Along the said curve to the right, through a central angle of 30°17'10", an arc length of 1,031.85 feet, and across a chord which bears South 73°35'12" West, a chord length of 1,019.88 feet to an iron rod set;

South 88°43'50" West, 75.15 feet to an iron rod set;

South 89°01'40" West, 209.15 feet to an iron rod set on the west property line of the said 20.00 acre tract, same being the east right-of-way line of Sanders Loop (being a 60 feet wide public right-of-way at this point);

THENCE North 00°40'26" West, along the said property line and along the said right-of-way line, 100.00 feet to an iron rod set from which a 5/8 inch iron rod found at the most northerly northwest property corner of the said 20.00 acre tract, same being the intersection of the said east right-of-way line with the south right-of-way line of E. Belt Line Road (being a 120 feet wide public right-of-way at this point) bears North 05°00'16" East, 303.80 feet;

THENCE departing the said property line, the said right-of-way line and over and across the said 20.00 acre tract the following courses and distances:

North 89°01'41" East, 208.11 feet to an iron rod set;

North 88°43'50" East, 75.12 feet to an iron set at the beginning of a curve to the left having a radius of 1,852.08 feet;

**Field Notes Describing a 141,718 Square Foot (3.2534 Acres)
Parcel CBI-026 to be Acquired From
Coppell Independent School District**

200100

Along the said curve to the left, through a central angle of $35^{\circ}01'36''$, an arc length of 1,132.23 feet, and across a chord which bears North $71^{\circ}13'02''$ East, a chord length of 1,114.68 feet to an iron rod set on the north property line of the said 20.00 acre tract, same being the said south property line of the 31.5182 acre tract from which a 1/2 inch iron rod with an illegible cap found at a north property corner of the said 20.00 acre tract, same being the said north right-of-way line of E. Belt Line Road bears South $89^{\circ}58'31''$ West, 216.70 feet;

THENCE North $89^{\circ}58'31''$ East, along the said property lines, 62.21 feet to the **POINT OF BEGINNING**, containing 3.2534 acres or 141,718 square feet 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
Spooners and Associates, Inc.
Texas Board of Professional Land Surveying No. 10054900



200100

NOTES:

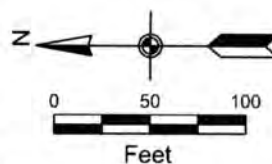
1. All bearing and coordinates as based on the Texas State Plane Coordinate System NAD 83 (2011) North Central Zone (4202). The horizontal datum derived from the 2019 NAD 83 Published (CORS) Stations ZFW1 and TXCO.
2. All distances shown are surface values and may be converted to grid by dividing by 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.

WEST TRACT
CALLED: 73.4397 ACRES
CYPRESS WATERS LAND C, LTD.,
D.C.C.I. NO. 20080370203,
O.P.R.D.C.T.

LEGEND

- RIGHT OF WAY TO BE ACQUIRED
O.P.R.D.C.T. OFFICIAL PUBLIC RECORDS, DALLAS COUNTY, TEXAS
D.R.D.C.T. MAP RECORDS, DALLAS COUNTY, TEXAS
D.C.C.I. NO. DALLAS COUNTY CLERK'S INSTRUMENT NUMBER

- (CM) CONTROLLING MONUMENT
● 5/8 INCH DIAMETER IRON ROD WITH PINK PLASTIC CAP STAMPED "SPOONER 5922" SET
● FOUND IRON ROD
○ GUY ANCHOR



MCKINNEY &
WILLIAMS SURVEY
ABS. NO. 1054

MATCH LINE TO
SHEET 4 OF 4

5' CHAIN-LINK
FENCE

FENCED AREA AND TOWER
GUY WIRES ARE COVERED IN A
BLANKET EASEMENT RECORD IN
VOLUME 69207, PAGE 09,
D.R.D.C.T.

POINT OF BEGINNING
FOUND 1/2" IRON ROD
WITH A RED CAP
STAMPED "RPLS 6013"
(CM)

HIGH VOLTAGE
TRANSMISSION TOWER

1/2" CIRF
"ILLEGIBLE" (CM)

6' CHAIN-LINK FENCE
WITH BARBED WIRE TOP

HIGH VOLTAGE
TRANSMISSION LINES

CB1-026

3.2534 AC. F.T.
141,718 SQ. FT.
TO BE ACQUIRED

TWO GUY ANCHORS

50' PIPELINE EASEMENT
TO TXU GAS COMPANY
INS. NO. 200201791512,
O.P.R.D.C.T.

CALLED: 20.000 ACRES
CYPRESS WATERS LAND B, LTD.
& CYPRESS WATERS LAND C, LTD.
TO COPPELL INDEPENDENT
SCHOOL DISTRICT
D.C.C.I. NO. 20080370206,
FILED NOVEMBER 24, 2008
O.P.R.D.C.T.

LINE TABLE

LINE #	BEARING	LENGTH
L1	S38°44'18"W	218.88'
L7	N89°58'31"E	62.21'

CURVE TABLE

CURVE #	RADIUS	LENGTH	CH. BEARING	CH. LENGTH	DELTA
C1	1,952.08'	1,031.85'	S73°35'12"W	1,019.88'	30°17'10"
C2	1,852.08'	1,132.23'	N71°13'02"E	1,114.68'	35°01'36"

Sheet 3 of 4

TWO GUY ANCHORS

TWO GUY ANCHORS



**SPOONER &
ASSOCIATES**
REGISTERED PROFESSIONAL LAND SURVEYORS
OVER 25 YEARS OF SERVICE

309 BYERS STREET, SUITE 100, EULESS, TEXAS 76039
(817) 685-8448 WWW.SPOONERSURVEYORS.COM
TBPLS FIRM NO. 10054900



SCALE 1"=100'

DRAWN ROsmert

DESIGNED Jacobs

CHECKED ESpooner

IN CHARGE Jacobs

DATE 10-28-2019

7 **CAES**

COTTON BELT REGIONAL RAIL SYSTEM
PARCEL CB1-026

A 141,718 SQ. FOOT (3.2534 ACRES)
PARCEL TO BE ACQUIRED FROM
COPPELL INDEPENDENT SCHOOL DISTRICT

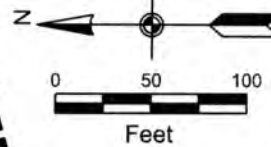
CONTRACT
C-2033270-01

DWG No.
10054-CB1-026.dgn
9/22/2020 9:16:24 AM

Declare Public Necessity & Authorize Acquisition of Parcels

G:\Shared drives\S&A TEAM DRIVE\19\19054 DART Cotton Belt Railway\EASEMENTS-ROW TAKES\CB1-026\19054-CB1-026 SHEET 3.dgn 12-Nov-2019 11:06

200100

MCKINNEY &
WILLIAMS SURVEY
ABS. NO. 1054

CURVE TABLE					
CURVE #	RADIUS	LENGTH	CH. BEARING	CH. LENGTH	DELTA
C1	1,952.08'	1,031.85'	S73°35'12"W	1,019.88'	30°17'10"
C2	1,852.08'	1,132.23'	N71°13'02"E	1,114.68'	35°01'36"

MATCH LINE TO
SHEET 3 OF 4

LINE TABLE		
LINE #	BEARING	LENGTH
L2	S88°43'50"W	75.15'
L3	S89°01'40"W	209.15'
L4	N00°40'26"W	100.00'
L5	N89°01'41"E	208.11'
L6	N88°43'50"E	75.12'

LEGEND

RIGHT OF WAY TO BE ACQUIRED

O.P.R.D.C.T. OFFICIAL PUBLIC RECORDS,
DALLAS COUNTY, TEXASD.R.D.C.T. MAP RECORDS,
DALLAS COUNTY, TEXASD.C.C.I. NO. DALLAS COUNTY CLERK'S
INSTRUMENT NUMBER

(CM) CONTROLLING MONUMENT

 5/8 INCH DIAMETER IRON ROD
WITH PINK PLASTIC CAP
STAMPED "SPOONER 5922" SET

FOUND IRON ROD

GUY ANCHOR

E. BELT LINE ROAD
(120' WIDTH PUBLIC R.O.W.)50' PIPELINE EASEMENT
TO TXU GAS COMPANY
INS. NO. 200201791512,
O.P.R.D.C.T.5/8" IRF
(CM)

N05°00'16"E ~ 303.80'

6' CHAIN-LINK FENCE
WITH BARBED WIRE TOP

ASPHALT

ATT
ATMOS GASSANDERS LOOP
(60' PUBLIC R.O.W.)

Sheet 4 of 4


**SPOONER &
ASSOCIATES**
REGISTERED PROFESSIONAL LAND SURVEYORS
OVER 25 YEARS OF SERVICE
309 BYERS STREET, SUITE 100, EULESS, TEXAS 76039
(817) 685-8448 WWW.SPOONERSURVEYORS.COM
TBPLS FIRM NO. 10054900
 SCALE 1"=100'
 DRAWN ROsment
 DESIGNED Jacobs
 CHECKED ESpooner
 IN CHARGE Jacobs
 DATE 10-28-2019

COTTON BELT REGIONAL RAIL SYSTEM
PARCEL CB1-026A 141,718 SQ. FOOT (3.2534 ACRES)
PARCEL TO BE ACQUIRED FROM
COPPELL INDEPENDENT SCHOOL DISTRICTCONTRACT
C-2033270-01DWG No. 10054-CB1-026.dgn
9/22/2020 9:18:24 AM

Declare Public Necessity & Authorize Acquisition of Parcels

G:\Shared drives\S&A TEAM DRIVE\19\19054 DART Cotton Belt Railway\EASEMENTS-ROW TAKES\CB1-026\19054-CB1-026 SHEET 4.dgn
12-NOV-2019 11:06

**Field Notes Describing a 9,548 Square Foot (0.2192 Acres)
Parcel CB1-027 to be Acquired From
Cypress Waters Land B, Ltd. And
Cypress Waters Land C, Ltd.**

Exhibit 4

200100

BEING a 9,548 square feet or 0.2192 acre tract of land situated in the McKinney & Williams Survey, Abstract No. 1054, City of Coppell, Dallas County, Texas, said 9,548 square feet of land being a portion of the called 73.4397 acre tract of land identified as "West Tract" that Luminant Generation Company LLC conveyed to **CYPRESS WATERS LAND B, LTD. and CYPRESS WATERS LAND C, LTD.**, by Special Warranty Deed, as recorded in Dallas County Clerk Instrument Number (D.C.C.I. NO.) 20080370203, filed November 24, 2008, Official Public Records, Dallas County, Texas (O.P.R.D.C.T.), said 9,548 square feet of land being more particularly described by metes and bounds as follows:


BEGINNING at a 1/2 inch iron rod with a cap stamped "RPLS 6013" found (controlling monument) at the most northerly northwest property corner of the said 73.4397 acre tract, same being the most easterly northeast property corner of a called 20.00 acre tract of land conveyed to Coppell Independent School District, by deed thereof filed for record in D.C.C.I. NO. 20080370206, O.P.R.D.C.T., said beginning point also being on the southerly property line of a called 31.5182 acre tract of land conveyed to the City of Coppell, by deed thereof filed for record in D.C.C.I. NO. 200900305881, O.P.R.D.C.T., said beginning point being North 89°58'31" East, 278.91 feet from a 1/2 inch iron rod with an illegible cap found at a northeast property corner of the said 20.00 acre tract, same being a west property corner of the said 31.5182 acre tract, same also being on the southerly right-of-way line of East Beltline Road (being a 120 feet wide public right-of-way at this point);

THENCE North 89°58'31" East, along the north property line of the said 73.4397 acre tract and along the said southerly property line of the 31.5182 acre tract, 99.46 feet to a 5/8 inch iron rod with a cap stamped "SPOONER 5922" set (hereinafter referred to as an iron rod set), same being the beginning of a non-tangent curve to the right having a radius of 1,952.08 feet;

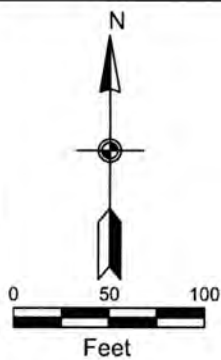
THENCE departing the said property lines, over and across the said 73.4397 acre tract and along the said curve to the right, through a central angle of 8°34'06", an arc length of 291.92 feet, and across a chord which bears South 54°09'34" West, a chord length of 291.65 feet to an iron rod set on the westerly property line of the said 73.4397 acre tract, same being the easterly property line of the said 20.00 acre tract, said iron rod set being North 38°44'18" East, 25.60 feet from a 1/2 inch iron rod with an illegible cap (controlling monument) found at a northwest property corner of the said 73.4397 acre tract, same being an angle point in the east property line of the said 20.00 acre tract;

THENCE North 38°44'18" East, along the said property lines, 218.88 feet to the **POINT OF BEGINNING**, containing 9,548 square feet or 0.2192 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.


11-12-19
Surveyors Name: Eric S. Spooner
Registered Professional Land Surveyor, Texas No. 5922
Spooners and Associates, Inc.
Texas Board of Professional Land Surveying No. 10054900





- LEGEND**
- RIGHT OF WAY TO BE ACQUIRED
 - O.P.R.D.C.T. OFFICIAL PUBLIC RECORDS, DALLAS COUNTY, TEXAS
 - D.R.D.C.T. DEED RECORDS, DALLAS COUNTY, TEXAS
 - D.C.C.I. NO. DALLAS COUNTY CLERK'S INSTRUMENT NUMBER
 - (CM) CONTROLLING MONUMENT
 - 5/8 INCH DIAMETER IRON ROD WITH PINK PLASTIC CAP STAMPED "SPOONER 5922" SET
 - FOUND IRON ROD

E. BELT LINE ROAD
(120' PUBLIC R.O.W.)

HIGH VOLTAGE
TRANSMISSION LINES

CALLED: 31.5182 ACRES
THE CITY OF COPPELL,
D.C.C.I. NO. 200900305881,
O.P.R.D.C.T.

POINT OF BEGINNING
FOUND 1/2" IRON ROD
WITH A RED CAP
STAMPED "RPLS 6013"
(CM)

1/2" CIRF
"ILLEGIBLE"
(CM)

N89°58'31"E ~ 278.91'

50' PIPELINE EASEMENT
TO TXU GAS COMPANY
INS. NO. 200201791512,
O.P.R.D.C.T.

ATMOS ENERGY
GAS LINE

CB1-027

0.2192 AC.
9,548 SQ. FT.
TO BE ACQUIRED

6' CHAIN-LINK FENCE
WITH BARBED WIRE TOP

CALLLED: 20.00
COPPELL INDEPENDENT
SCHOOL DISTRICT
D.C.C.I. NO. 20080370206,
O.P.R.D.C.T.

N38°44'18"E
25.60'

1/2" CIRF
"ILLEGIBLE"
(CM)

HIGH VOLTAGE
TRANSMISSION TOWER

CALLLED: 73.4397 ACRES
"WEST TRACT"
LUMINANT GENERATION COMPANY LLC
TO CYPRESS WATERS LAND B, LTD.
AND CYPRESS WATERS LAND C, LTD.,
D.C.C.I. NO. 20080370203,
FILED NOVEMBER 24, 2008,
O.P.R.D.C.T.

*MCKINNEY &
WILLIAMS SURVEY
ABS. NO. 1054*

LINE TABLE		
LINE #	BEARING	LENGTH
L1	N89°58'31"E	99.46'
L2	N38°44'18"E	218.88'

CURVE TABLE					
CURVE #	RADIUS	LENGTH	CH. BEARING	CH. LENGTH	DELTA
C1	1,952.08'	291.92'	S54°09'34"W	291.65'	8°34'06"

NOTES:

- 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.
- All distances shown are surface values and may be converted to grid by dividing by the conversion factor for Dallas County of 1.000136506
- This survey was performed without the benefit of a title commitment.
- Easements were not researched by the surveyor.

SPOONER & ASSOCIATES
REGISTERED PROFESSIONAL LAND SURVEYORS
OVER 25 YEARS OF SERVICE
309 BYERS STREET, SUITE 100, EULESS, TEXAS 76039
(817) 685-6448 WWW.SPOONERSURVEYORS.COM
TBPLS FIRM NO. 10054900



SCALE	1"=100'
DRAWN	ROsment
DESIGNED	Jacobs
CHECKED	ESpooner
IN CHARGE	Jacobs
DATE	11-06-2019

COTTON BELT REGIONAL RAIL SYSTEM
PARCEL CB1-027
A 9,548 SQ. FOOT (0.2192 ACRES)
PARCEL TO BE ACQUIRED FROM
CYPRESS WATERS LAND B, LTD. &
CYPRESS WATERS LAND C, LTD.

C:\Shared drives\S&A TEAM DRIVE\19\19054 DART Cotton Belt Railway\EASEMENTS-ROW TAKES\CB1-027\19054-CB1-027.dgn R-NOV-2019 11:04