

City of Coppell Silver Line Property

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COUNTY OF DALLAS)(

3. Indemnification. To the extent allowable under Texas Law, DART shall indemnify and hold Owner, from and against all loss or damage to persons or property caused by or directly connected with DART's exercise of the rights granted herein, EXCEPT, HOWEVER, for personal injuries, death or property damage caused solely by the negligence of the Owner, its employees, agents, successors and assigns.

EXECUTED AND AGREED TO BY **OWNER** this _____ day of _____, 2021.

BY: _____

Printed Name: _____

Title: _____

EXECUTED AND AGREED TO BY **DART** this _____ day of _____, 2021

BY: _____

Leticia Delgado, RPA, FMA

Interim – Assistant Vice President Real Estate

ACKNOWLEDGEMENT

THE STATE OF TEXAS }

}

COUNTY OF DALLAS }

The foregoing instrument was acknowledged before me on this the ____ day of _____, 2021, by _____, _____, acting in his/her official capacity.

Notary Public in and for the State of Texas

THE STATE OF TEXAS }

}

COUNTY OF DALLAS }

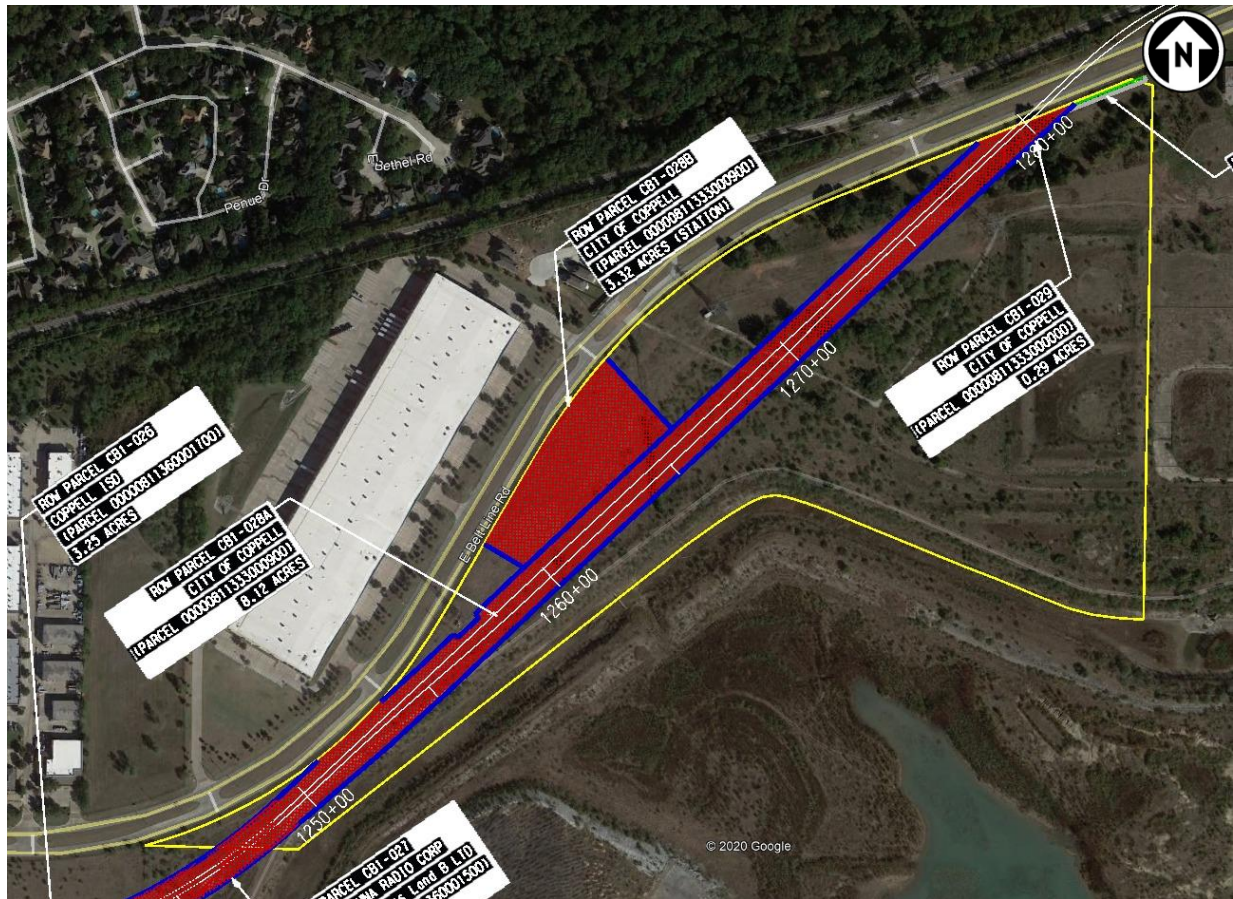
The foregoing instrument was acknowledged before me on the _____ day of _____, 2021, by Leticia Delgado, RPA, FMA, Interim – Assistant Vice President of Real Estate, DALLAS AREA RAPID TRANSIT, a regional transportation authority, on behalf of said authority.

Notary Public in and for the State of Texas

EXHIBIT “A”

Legal Descriptions for CB1-028A, CB1-028B and CB1-029

Parcels CB1-028A, CB1-028B, CB1-029, DART Cotton Belt Regional Rail Project



**Field Notes Describing a 359,969 Square Foot (8.2637 Acres)
Parcel CB1-028A to be Acquired From
City of Coppell**

BEING a 359,969 square feet or 8.2637 acre tract of land situated in the McKinney & Williams Survey, Abstract No. 1054 and the Jacob G. Carlock Survey Abstract No. 312, City of Coppell, Dallas County, Texas, said 359,969 square feet of land being a portion of the called 31.5182 acre tract of land that CBIC Coppell Land, LLC conveyed to the CITY OF COPPELL, by Special Warranty Deed, as recorded in Instrument Number (Ins. No.) 200900305881, filed October 29, 2009, Official Public Records, Dallas County, Texas (O.P.R.D.C.T.), said 359,969 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) on the south property line of the said 31.5182 acre tract, said beginning point being at the most northerly northwest property corner of a called 73.4397 acre tract of land identified as "West Tract" and conveyed to Cypress Waters Land B, LTD. and Cypress Waters Land C, LTD., by deed thereof filed for record in Ins. No. 20080370203, O.P.R.D.C.T., 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 Ins. No. 20080370206, O.P.R.D.C.T., said beginning point being North 38°44'18" East, 244.48 feet from a 1/2 inch iron rod with an illegible cap found (controlling monument) at a northwest property corner of the said 73.4397 acre tract, same being a northeast property corner of the said 20.00 acre tract,

THENCE South 89°58'31" West, along the said south property line of the 31.5182 acre tract and along the north property line of the said 20.00 acre tract, 62.21 feet to a 5/8 inch iron rod with a cap stamped "SPOONER 5922" set from which a 1/2 inch iron rod with an illegible cap found (controlling monument) at the southwest property corner of the said 31.5182 acre tract, same being a north property corner of the said 20.00 acre tract, said 1/2 inch iron rod being on the south right-of-way line of East Beltline Road (variable width public right-of-way) bears South 89°58'31" West, 216.70 feet, said iron rod set further being at the beginning of a non-tangent curve to the left having a radius of 3,263.50 feet;

THENCE departing the said property lines, over and across the said 31.5182 acre tract and along the said curve to the left, through a central angle of 7°07'24", an arc length of 405.73 feet, and across a chord which bears North 48°28'39" East, a chord length of 405.47 feet to a 5/8 inch iron rod with a cap stamped "SPOONER 5922" set on the north property line of the said 31.5182 acre tract, same being the said south right-of-way line of East Belt Line Road, said iron rod set also being at the beginning of a non-tangent curve to the left having a radius of 1,492.40 feet;

THENCE along the said property line, along the said right-of-way line and along the said curve to the left, through a central angle of 10°36'04", an arc length of 276.13 feet, and across a chord which bears North 46°03'12" East, a chord length of 275.74 feet to a 5/8 inch iron rod with a cap stamped "SPOONER 5922" set;

THENCE departing the said property line, the said right-of-way line and over and across the said 31.5182 acre tract the following courses and distances:

North 46°12'45" East, 294.57 feet to a 5/8 inch iron rod with a cap stamped "SPOONER 5922" set;

South 52°41'33" East, 15.81 feet to a 5/8 inch iron rod with a cap stamped "SPOONER 5922" set;

North 41°04'03" East, 59.68 feet to a 5/8 inch iron rod with a cap stamped "SPOONER 5922" set;

North 50°52'33" West, 10.34 feet to a 5/8 inch iron rod with a cap stamped "SPOONER 5922" set;

**Field Notes Describing a 359,969 Square Foot (8.2637 Acres)
Parcel CB1-028A to be Acquired From
City of Coppel**

North 46°12'45" East, 2,124.00 feet to a 5/8 inch iron rod with a cap stamped "SPOONER 5922" set on the said north property line of the 31.5182 acre tract, same being the said south right-of-way line of East Belt Line Road;

THENCE North 67°22'30" East, along the said property line and along the said right-of-way line, 88.72 feet to a 5/8 inch iron rod with a cap stamped "SPOONER 5922" set at the most northerly northeast property corner of the said 31.5182 acre tract, same being the most northerly northwest property corner of a called 18.043 acre tract conveyed to City of Coppel, by deed thereof filed for record in Ins. No. 201600107181, O.P.R.D.C.T., from which a 2 inch aluminum cap stamped "RPLS 1773" found (controlling monument) bears North 67°19'13" East, 424.98 feet;

THENCE South 00°00'35" West, along an east property line of the said 31.5182 acre tract and along a west property line of the said 18.043 acre tract, 114.95 feet to a 5/8 inch iron rod with a cap stamped "SPOONER 5922" set from which a 3 inch galvanized post found (controlling monument) at a southeast property corner of the said 31.5182 acre tract, same being a southwest property corner of the said 18.043 acre tract, bears South 00°00'35" West, 264.01 feet;

THENCE departing the said property lines and over and across the said 31.5182 acre tract the following courses and distances:

South 46°12'45" West, 2,476.98 feet to a 5/8 inch iron rod with a cap stamped "SPOONER 5922" set at the beginning of a non-tangent curve to the right having a radius of 1,607.40 feet;

Along the said curve to the right, through a central angle of 10°10'10", an arc length of 285.30 feet, and across a chord which bears South 46°02'11" West, a chord length of 284.92 feet to a 5/8 inch iron rod with a cap stamped "SPOONER 5922" set at the beginning of a non-tangent curve to the right having a radius of 3,378.50 feet;

Along the said curve to the right, through a central angle of 4°34'42", an arc length of 269.97 feet, and across a chord which bears South 47°18'50" West, a chord length of 269.90 feet to a 5/8 inch iron rod with a cap stamped "SPOONER 5922" set on the said south property line of the 31.5182 acre tract, same being the said north property line of the 73.4397 acre tract;

THENCE South 89°58'31" West, along the said property lines, 119.89 feet to the **POINT OF BEGINNING**, containing 359,969 square feet or 8.2637 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.

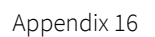


1/8/2020

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







**Field Notes Describing a 146,970 Square Foot (3.3740 Acres)
Parcel CB1-028B to be Acquired From
City of Coppel**

BEING a 146,970 square feet or 3.3740 acre tract of land situated in the Jacob G. Carlock Survey, Abstract No. 312, City of Coppel, Dallas County, Texas, said 146,970 square feet of land being a portion of a called 31.5182 acre tract of land that CBIC Coppel Land, LLC conveyed to the CITY OF COPPELL, by Special Warranty Deed, as recorded in Instrument Number (Ins. No.) 200900305881, filed October 29, 2009, Official Public Records, Dallas County, Texas (O.P.R.D.C.T.), said 146,970 square feet of land being more particularly described by metes and bounds as follows:

COMMENCING at a 1/2 inch iron rod with an illegible cap found (controlling monument) at the southwest property corner of the said 31.5182 acre tract, same being a northeast property corner of a called 20.00 acre tract conveyed to the Coppel Independent School District, by deed thereof filed for record in Ins. No. 20080370206, O.P.R.D.C.T., said commencing point also being on the southerly right-of-way line of East Belt Line Road (variable width public right-of-way) from which a 1/2 inch iron rod with a cap stamped "RPLS 6013" found (controlling monument) on the south property line of the said 31.5182 acre tract, same being the most easterly northeast property corner of the said 20.00 acre tract, further being a northwest property corner of a called 73.4397 acre tract of land identified as "West Tract" conveyed to Cypress Waters Land B, Ltd. and Cypress Waters Land C, Ltd., by deed thereof filed for record in Ins. No. 20080370203, O.P.R.D.C.T., bears North 89°58'31" East, 278.91 feet, said commencing point further being at the beginning of a curve to the left having a radius of 1,492.40 feet;

THENCE along the northwest property line of the said 31.5182 acre tract, along the said right-of-way line and along the said curve to the left, through a central angle of 44°20'09", an arc length of 1,154.83 feet, and across a chord which bears North 51°49'02" East, a chord length of 1,126.23 feet;

THENCE North 29°38'57" East, continuing along the said property line and along the said right-of-way line, 274.11 feet to a 5/8 inch iron rod with a cap stamped "SPOONER 5922" set at the POINT OF BEGINNING of the herein described 3.3740 acre tract;

THENCE North 29°38'57" East, continuing along the said property line and along the said right-of-way line, 305.32 feet to a 5/8 inch iron rod with a cap stamped "SPOONER 5922" set at the beginning of a tangent curve to the right having a radius of 1,849.86 feet;

THENCE continuing along the said northwest property line of the 31.5182 acre tract, along the said right-of-way line of East Belt Line Road and along the said curve to the right, through a central angle of 11°49'07", an arc length of 381.58 feet, and across a chord which bears North 35°33'31" East, a chord length of 380.91 feet to a 5/8 inch iron rod with a cap stamped "SPOONER 5922" set;

THENCE departing the said property line, the said right-of-way line and over and across the said 31.5182 acre tract the following courses and distances:

South 49°22'43" East, 116.50 feet to a 5/8 inch iron rod with a cap stamped "SPOONER 5922" set;

South 26°34'58" East, 70.25 feet to a 5/8 inch iron rod with a cap stamped "SPOONER 5922" set;

South 43°35'50" East, 107.71 feet to a 5/8 inch iron rod with a cap stamped "SPOONER 5922" set;

South 46°12'45" West, 617.86 feet to a 5/8 inch iron rod with a cap stamped "SPOONER 5922" set;

**Field Notes Describing a 146,970 Square Foot (3.3740 Acres)
Parcel CB1-028B to be Acquired From
City of Coppell**

North 60°13'59" West, 138.98 feet to a 5/8 inch iron rod with a cap stamped "SPOONER 5922"
set to the **POINT OF BEGINNING**, containing 146,970 square feet or 3.3740 acres of land.

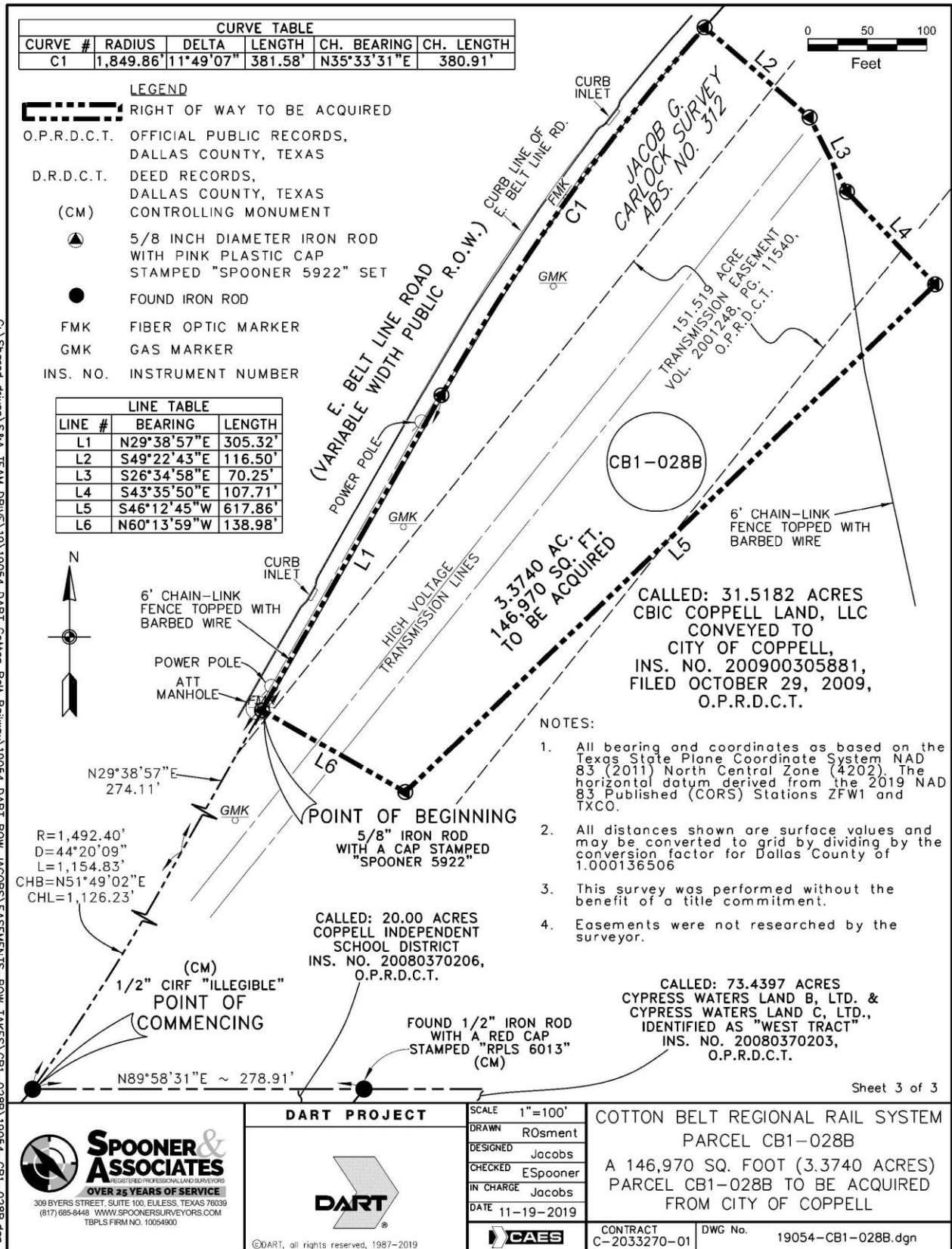
NOTE: All bearings and coordinates as based on the Texas State Plane Coordinate System, NAD-83 (2011), North Central Zone (4202). The horizontal datum derived from the 2019 NAD-83 Published (CORS) Stations ZFW1 and TXCO. All distances shown are surface values and may be converted to grid by dividing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



1-08-2020

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





**Field Notes Describing a 12,192 Square Foot (0.2799 Acres)
Parcel CB1-029 to be Acquired From
The City of Coppell, Texas**

BEING a 12,192 square feet or 0.2799 acre tract of land situated in the Jacob G. Carlock Survey, Abstract No. 312, City of Coppell, Dallas County, Texas, said 12,192 square feet of land being a portion of a called 18.043 acre tract of land that Luminant Generation Company LLC conveyed to **THE CITY OF COPPELL, TEXAS**, by Special Warranty Deed, as recorded in Instrument Number (Ins. No.) 201600196735, filed July 19, 2016, Official Public Records, Dallas County, Texas (O.P.R.D.C.T.), said 12,192 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 at the most northerly northwest property corner of the said 18.043 acre tract, same being the most northerly northeast property corner of a called 31.5182 acre tract conveyed to City of Coppell, by deed thereof filed for record in Ins. No. 200900305881, O.P.R.D.C.T., said beginning point also being on the south right-of-way line of East Belt Line Road (being a variable width public right-of-way at this point);

THENCE North 67°22'30" East, along the north property line of the said 18.043 acre tract and along the said south right-of-way line, 229.83 feet to a 5/8 inch iron rod with a cap stamped "SPOONER 5922" set from which a 2 inch aluminum cap stamped "RPLS 1773" found at the most northerly northeast property corner of the said 18.043 acre tract bears North 67°22'30" East, 195.32 feet;

THENCE South 46°12'45" West, departing the said property line, the said right-of-way line and over and across the said 18.043 acre tract, 293.89 feet to a 5/8 inch iron rod with a cap stamped "SPOONER 5922" set on a west property line of the said 18.043 acre tract, same being an east property line of the said 31.5182 acre tract, from which a 3 inch galvanized post found (controlling monument) at an ell corner of the said 18.043 acre tract, same being a southeast property corner of the said 31.5182 acre tract bears South 00°00'35" West, 264.01 feet;

THENCE North 00°00'35" East, along the said property lines, 114.95 feet to the **POINT OF BEGINNING**, containing 12,192 square feet or 0.2799 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.



1/8/2020

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



