

**Field Notes Describing a 56,639 Square Foot (1.300 Acre)
Parcel CB3-009 to be Acquired**

200132

Being a 56,639 square foot (1.300 acre) tract of land out of the S. Clepper Survey, Abstract No. 216, and the J. Vance Survey, Abstract No. 938, Collin County, Texas, in the City of Plano and being part of a called 11.67 acre tract that Onalp, LP conveyed to TRG Bush Turnpike, LP, by Special Warranty Deed, as recorded in Instrument No. 20140514000474260, filed on 05/14/2014, Official Public Records, Collin County, Texas (O.P.R.C.C.T.) and also being part of the Aura Plano Addition, a subdivision recorded in Volume 2016, Page 429, Plat Records, Collin County, Texas (P.R.C.C.T) and being more particularly described as follows:

COMMENCING, at a found "X" cut in concrete for the southeast corner, northern end of a corner clip at the intersection of Executive Drive, a 50-foot Right-of-way (R.O.W.) as recorded in Cabinet C, Page 601, P.R.C.C.T and south R.O.W. line of said Plano Parkway, a 100-foot R.O.W., no recording information found, and being the most northern northwest corner of said TRG Bush Turnpike tract;

THENCE, N 89° 35' 57" E, along the common north line of said TRG Bush Turnpike tract and said south R.O.W. line of Plano Parkway, a distance of 430.87 feet to a found 1" iron rod for the northeast corner of said TRG Bush Turnpike tract and being on the west R.O.W. line of Dallas Area Rapid Transit (D.A.R.T.) as recorded in Volume 2828, Page 1 and Volume 5443, Page 5532 of the Deed Records Collin County, Texas (D.R.C.C.T.) and being on a circular curve to the right, non-tangent to the preceding course, having a radius of 3,295.29 feet, whose chord bears S 05° 51' 57" W, a distance of 5.03 feet;

THENCE, Southwesterly, departing said common line, along the common east line of said TRG Bush Turnpike tract and said west R.O.W. line of D.A.R.T., and along said circular curve to the right, through a central angle of 00° 05' 15", an arc length of 5.03 feet to a PK nail with a "LAMB-STAR TBPLS#10048300" washer set for corner for the **POINT OF BEGINNING**, and being on a circular curve to the right, compound curve to the preceding course, having a radius of 3,295.29 feet, whose chord bears S 13° 04' 27" W, a distance of 821.96 feet;

THENCE, Southwesterly, along the common said east line of TRG Bush Turnpike tract and said west R.O.W. line of D.A.R.T. and along said circular curve to the right, through a central angle of 14° 19' 44", an arc length of 824.11 feet to a 5/8" iron rod with red cap stamped "Lamb-Star" set for corner, from which a found 1/2-inch iron rod with a orange "ARS-CONTROL" cap bears S 16° 17' 30" W, a distance of 0.36 feet;

THENCE, S 20° 14' 18" W, continuing along said common line, a distance of 230.08 feet to a point for corner for the southeast corner of said TRG Bush Turnpike tract and being on the north R.O.W. line of President George Bush Highway (SH-190), a variable width R.O.W.;

THENCE, N 87° 57' 09" W, departing said west R.O.W. line of D.A.R.T. and said east line of TRG Bush Turnpike tract, along the south line of said TRG Bush Turnpike tract and said north R.O.W. line of President George Bush Highway (SH-190), a distance of 60.88 feet to a 5/8" iron rod with red cap stamped "Lamb-Star" set for corner;

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THENCE, N 21° 09' 36" E, departing said south line of TRG Bush Turnpike tract and said north R.O.W. line of President George Bush Highway (SH-190), over & across said TRG Bush Turnpike tract and along the proposed new R.O.W. line, a distance of 160.00 feet to a 5/8" iron rod with red cap stamped "Lamb-Star" set for corner and being on a circular curve to the left, being tangent to the preceding course, having a radius of 3,784.00 feet, whose chord bears N 14° 23' 06" E, a distance of 892.80 feet;

THENCE, Northwesterly, continuing over & across said TRG Bush Turnpike tract and along said proposed new R.O.W. line and along said circular curve to the left, through a central angle of 13° 33' 00", an arc length of 894.89 feet to a 5/8" iron rod with red cap stamped "Lamb-Star" set for corner, from which a found "X" cut in concrete just north of the north R.O.W. line of said Plano Parkway and the south line of the Parkway Square Addition, a subdivision recorded in Cabinet, Slide 483 P.R.C.C.T., bears N 24° 30' 29" E, 236.48 feet;

THENCE, N 89° 35' 57" E, continuing over & across said TRG Bush Turnpike tract and along said proposed new R.O.W. line, a distance of 46.81 feet to the **POINT OF BEGINNING** and containing 56,639 square foot or 1.300 acre or of land, more or less.

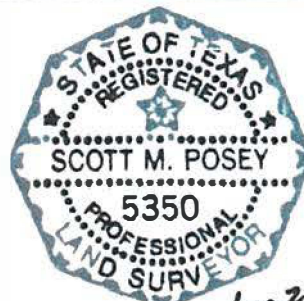
The basis of bearing is the Texas State Plane Coordinate System of 1983 North Central Zone (4202), North American Datum (NAD83), 2011 adjustment, EPOCH 2010, Reference Station - Leica-Smartnet (TXRD). All distances and coordinates shown are surface, unless otherwise noted, and may be converted to grid by dividing the Dallas District TXDOT combined scale factor of 1.000136506. Unit of measurement is U.S. Survey Feet.

A plat of even survey date herewith accompanies this description.

I, Scott M. Posey, a Registered Professional Land Surveyor in the State of Texas, hereby certify that the land description and plat represent an actual survey made on the ground under my direction or supervision in September 2019.


Scott M. Posey
Texas Registration No. 5350

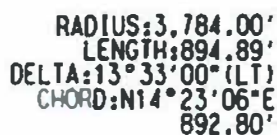
Lamb-Star Engineering, L.P.
5700 W. Plano Parkway, Suite 1000
Plano, Texas 75093
PH. (214) 440-3600
Firm Registration Certificate No. 10048300



*4/17/2020
REVISED*



DGM No. CB3-014-1



CALLED 11.67 ACRES
 SPECIAL WARRANTY DEED
 ONALP, LP
 CONVEYED TO
 TRG BUSH TURNPIKE, LP
 INST NO. 20140514000474260
 O.P.R.C.C.T.

BLK A, LOT 1
AURA PLANO ADDITION
VOL. 2016, PG. 429
P.R.C.C.T.

S. CLEPPER SURVEY
A-216
56.6

CB3-009

1.300 ACRE
56,639 SQUARE FOOT
TO BE ACQUIRED

APPROX.
ONCOR ELECTRIC DELIVERY ESMT
INST NO. 20160104000004370
O.P.R.C.C.T.

APPROX.
TEXAS MUNICIPAL
WATER DISTRICT ESMT
INST NO. 20060208000167460
O.P.R.C.C.T.

PROPOSED WEST R.O.W.

EXISTING R.O.W.













APPROX. 15- CITY OF PLANO ESNT
CL. 994, PG. 495 - D.R.C.C.T.

DALLAS AREA RAPID TRANSIT
(100' WIDE R.O.W.)
VOL. 2828, PG. 1
VOL. 5443, PG. 1
D.R.C.C.T.

~~EXISTING R.O.W.~~

823 "J" PLACE
ADDITION
CAB. F. SLIDE 412
P.R.C.C.T.

RADIUS: 3,295.29'
LENGTH: 824.11'
DELTA: 14° 19' 44" (RT)
CHORD: S13° 04' 27" W
821.96'

	LEGEND OVERHEAD UTILITY
	FENCE
	RAIL ROAD SWITCH
	FIRE HYDRANT
	MANHOLE
	SIGN
	UTILITY POLE
	LP LIGHT POLE
	(CM) CONTROLLING MONUMENT
	SET MONUMENT AS NOTED
	FOUND MONUMENT AS NOTED
	RIGHT OF WAY TO BE ACQUIRED

O.P.R.C.C.T.
COLLIN COUNTY, TEXAS
P.R.C.C.T.
PLAT RECORDS, COLLIN COUNTY,
TEXAS

NOTES:

1. THE BASIS OF BEARING IS THE TEXAS STATE PLANE COORDINATE SYSTEM OF 1983 NORTH CENTRAL ZONE (4202), NORTH AMERICAN DATUM (NAD83), 2011 ADJUSTMENT, EPOCH 2010, REFERENCE STATION - LEICA-SMARTNET (TXRD).

2. ALL DISTANCES AND COORDINATES SHOWN ARE SURFACE, UNLESS OTHERWISE NOTED, AND MAY BE CONVERTED TO GRID BY DIVIDING THE DALLAS DISTRICT TXDOT COMBINED SCALE FACTOR OF 1.000136506.

PAGE 4 OF 5



LAMB-STAR ENGINEERING, L.P.
5700 W. PLANO PARKWAY, SUITE 1000
PLANO, TX 75093
F 214-440-3600
F 214-440-3601
TBPLS # 10048300



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SCALE	1" = 50'
DRAWN	C. KURTZ
DESIGNED	S. POSEY
CHECKED	T. STANLEY
IN CHARGE	S. POSEY
DATE	11-22-2019

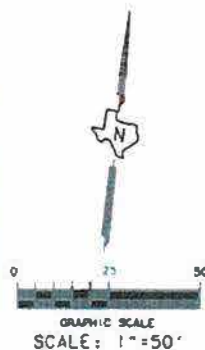


COTTON BELT REGIONAL RAIL SYSTEM
PARCEL CB3-009
A 56,639 SQUARE FOOT (1.300 ACRE)
PARCEL TO BE ACQUIRED

CONTRACT
C-2033270-01

DGN No. CB3-009-2

MATCH LINE SEE PAGE 4 OF 5



S. CLEPPER
SURVEY
A-216

RADIUS: 3,784.00'
LENGTH: 894.89'
DELTA: 13° 33' 00" (LT)
CHORD: N14° 23' 06" E
892.80'

APPROX.
ONCOR ELECTRIC DELIVERY ESMT
INST NO. 20160104000004370
O.P.R.C.C.T.

CB3-009

CALLLED 11.67 ACRES
SPECIAL WARRANTY DEED
ONALP, LP
CONVEYED TO
TRG BUSH TURNPIKE, LP
INST NO. 20140514000474260
O.P.R.C.C.T.

1.300 ACRE
56,639 SQUARE FOOT
TO BE ACQUIRED

BLK A, LOT 1
AURA PLANO ADDITION
VOL. 2016, PG. 429
P.R.C.C.T.

5/8" DIAMETER IRON
ROD W/ RED CAP STAMPED
"LAMB-STAR" SET

APPROX. 15' CITY OF PLANO ESMT
VOL. 994, PG. 495 - D.R.C.C.T.

N21° 09' 36" E 160.00'

S20° 14' 18" W 230.08'

DALLAS AREA RAPID TRANSIT
(100' WIDE R.O.W.)
VOL. 2828, PG. 1
VOL. 5443, PG. 5532
D.R.C.C.T.

EXISTING R.O.W.

823 "J"
PLACE ADDITION
CAB. F. SLIDE 412
P.R.C.C.T.

APPROX. SURVEY LINE

APPROX. TEXAS MUNICIPAL
WATER DISTRICT ESMT
INST NO. 20060208000167460
O.P.R.C.C.T.

APPROX.
D.A.R.T. ESMT
VOL. 5536, PG. 5209
D.R.C.C.T.

APPROX.
R.O.W. ESMT
VOL. 378, PG. 64
D.R.C.C.T.

POINT FOR
CORNER

EXISTING R.O.W.

PALISADES
BUSINESS PARK
ADDITION NO. 2
CAB. H. SLIDE 204
P.R.C.C.T.

J. VANCE SURVEY
A-938

NOTES:

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PAGE 5 OF 5



Scott M. Posey
Registered Professional
Land Surveyor
No. 5350

4/17/2020
REVISED

PRESIDENT GEORGE BUSH
STATE HIGHWAY 190
(A VARIABLE WIDTH R.O.W.)

CITY OF PLANO
LIMITED ACCESS
VOL. 3256, PG. 862
VOL. 3256, PG. 847
D.R.C.C.T.

5/8" DIAMETER
IRON ROD W/
RED CAP STAMPED
"LAMB-STAR" SET

N87° 57' 09" W - 60.88'

DART PROJECT



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SCALE 1" = 50'
DRAWN C. KURTZ
DESIGNED S. POSEY
CHECKED T. STANLEY
IN CHARGE S. POSEY
DATE 11-22-2019



CONTRACT
C-2033270-01

DBN No.

CB3-014-3

COTTON BELT REGIONAL RAIL SYSTEM
PARCEL CB3-009
A 56,639 SQUARE FOOT (1.300 ACRE)
PARCEL TO BE ACQUIRED

LAMB-STAR
LAMB-STAR ENGINEERING, L.P.
5700 W. PLANO PARKWAY, SUITE 1000
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