

**Field Notes Describing a 28,831 Square Foot (0.662 Acre)  
Parcel CB3-013 to be Acquired From  
TCRG Opportunity XXI, LLC**

Being a 28,831 square foot (0.662 acre) tract of land out of the S. Clepper Survey, Abstract No. 213 and the S. Clepper Survey, Abstract No. 216, Collin County, Texas, in the City of Plano and being part of a called 17.8676 acre tract that Saskaway Eight, LP conveyed to TCRG Opportunity XXI, LLC, as recorded in Instrument No. 20180531000665700, by Special Warranty Deed, Official Public Records, Collin County, Texas (O.P.R.C.C.T) and also being Block 1, Lot 1R of the Capital Wire And Cable Co., a subdivision recorded in Cabinet 2009, Slide 234, Plat Records, Collin County, Texas (P.R.C.C.T.) and being more particularly described as follows:

**BEGINNING**, at a 5/8 inch iron rod with a red "LAMB-STAR" cap set for corner on the proposed south Right-of-Way (R.O.W.) line, said point being on the common south line of said called 17.8676 acre tract of land and the north line of a called 5.623 acre tract of land described to the City of Richardson, as recorded in Volume 5004, Page 1618, Deed Records, Collin County, Texas (D.R.C.C.T.) for the **POINT OF BEGINNING**;

**THENCE**, N 00° 17' 18" W, departing the south line of said called 17.8676 acre tract of land and the north line of said called 5.623 acre tract of land, over & across said called 17.8676 acre tract of land and along said proposed west R.O.W. line, a distance of 911.68 feet to a point for corner;

**THENCE**, N 05° 35' 48" W, continuing over & across said called 17.8676 acre tract of land and along said proposed west R.O.W. line, a distance of 71.47 feet to a 5/8 inch iron rod with a red "LAMB-STAR" cap set for corner and being on the south R.O.W. line of 10<sup>th</sup> Street, a 50-foot wide R.O.W.;

**THENCE**, N 89° 16' 26" E, along the common north line of said called 17.8676 acre tract of land and the south existing R.O.W. line of 10<sup>th</sup> Street, a distance of 35.35 feet to a found "X" cut in concrete for the northeast corner of said called 17.8676 acre tract of land and being on the west existing 100-foot Right-of-Way (R.O.W.) of Dallas Area Rapid Transit (D.A.R.T.) as recorded in Volume 2828, Page 1 and Volume 5443, Page 5532 D.R.C.C.T.;

**THENCE**, S 00° 19' 42" E, departing the common said north line of called 17.8676 acre tract of land and said south existing R.O.W. line of 10<sup>th</sup> Street, along the common east line of said called 17.8676 acre tract of land and said west existing R.O.W. line of D.A.R.T., a distance of 983.89 feet to a found 1/2-inch iron rod with a red "R-DELTA ENGRS" cap for the southeast corner of said called 17.8676 acre tract of land and the northeast corner of said called 5.623 acre tract of land;

**THENCE**, N 88° 46' 22" W, departing the common said east line of called 17.8676 acre tract of land and said west existing R.O.W. line of D.A.R.T., along the common south line of said called 17.8676 acre tract of land and the north line of said called 5.623 acre tract of land, a distance of 29.43 feet to the **POINT OF BEGINNING** and containing 28,831 square foot or 0.662 acre or of land, more or less.

**Field Notes Describing a 28,831 Square Foot (0.662 Acre)  
Parcel CB3-013 to be Acquired From  
TCRG Opportunity XXI, LLC**

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 through May 2020.



---

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



MATCH LINE SEE PAGE 4 OF 5

S. CLEPPER SURVEY  
A-216

CALLLED 17.8676 ACRES  
SPECIAL WARRANTY DEED  
SASKAWAY EIGHT, LP  
CONVEYED TO  
TCRG OPPORTUNITY XXI, LLC  
INST NO. 20180531000665700  
O.P.R.C.C.T.

BLK 1, LOT 1R  
CAPITAL WIRE AND CABLE CO.  
CAB. 2009, SLIDE 234  
P.R.C.C.T.

CB3-013

0.662 ACRE  
28,831 SQUARE FOOT  
TO BE ACQUIRED

POINT OF BEGINNING  
5/8" IRON ROD W/ RED CAP  
STAMPED "LAMB-STAR" SET

N88°46'22"W  
29.43'

CALLLED 5.623 ACRES  
THE CITY OF RICHARDSON  
VOL. 5004, PG. 1618  
D.R.C.C.T.

PROPOSED WEST R.O.W.

S00°19'42"E 983.89'

N00°17'18"W 911.68'

EXISTING R.O.W.

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

EXISTING R.O.W.

BLK 3, LOT 317  
MALABY ADDITION  
VOL. 1, PG. 20  
P.R.C.C.T.

BLK 3, LOT 32  
MALABY ADDITION  
VOL. 1, PG. 20  
P.R.C.C.T.

MORRIS W. BRACEY  
INST NO. 20110323000309010  
O.P.R.C.C.T.

BLK 3,  
LOT 35  
MALABY  
ADDITION  
VOL. 1,  
PG. 20  
P.R.C.C.T.

## 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 3 OF 5



LAMB-STAR ENGINEERING, L.P.  
5700 W. PLANO PARKWAY, SUITE 1000  
PLANO, TX 75093  
P 214-640-3800  
F 214-640-3801  
TBPLS # 10048300

DART PROJECT



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SCALE 1" = 50'

DRAWN C. KURTZ

DESIGNED S. POSEY

CHECKED T. STANLEY

IN CHARGE S. POSEY

DATE 05-21-2020



CONTRACT  
C-2033270-01

DGN No.

CB3-013-1

COTTON BELT REGIONAL RAIL SYSTEM  
PARCEL CB3-013

A 28,831 SQUARE FOOT (0.662 ACRE)  
PARCEL TO BE ACQUIRED FROM  
TCRG OPPORTUNITY XXI, LLC

MATCH LINE SEE PAGE 5 OF 5

S. CLEPPER SURVEY  
A-213

CALLED 17.8676 ACRES  
SPECIAL WARRANTY DEED  
SASKAWAY EIGHT, LP  
CONVEYED TO  
TCRG OPPORTUNITY XXI, LLC  
INST NO. 20180531000665700  
O.P.R.C.C.T.

BLK 1, LOT 1R  
CAPITAL WIRE AND CABLE CO.  
CAB. 2009, SLIDE 234  
P.R.C.C.T.

CB3-013

0.662 ACRE  
28,831 SQUARE FOOT  
TO BE ACQUIRED

S. CLEPPER SURVEY  
A-216

PROPOSED WEST R.O.W.

S00°19'42"E 983.89'

EXISTING R.O.W.

N00°17'18"W 911.68'

DALLAS AREA RAPID TRANSIT  
(100' WIDE R.O.W.)  
VOL. 5491, PG. 9228  
D.R.C.C.T.

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.

APPROX. SURVEY LINE

BLK 1, LOT 1R  
CAP WIRE EAST ADDITION  
CAB. R, SLIDE 181  
O.P.R.C.C.T.

GRAPHIC SCALE  
SCALE: 1" = 50'

## 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  
P 214-440-3900  
F 214-440-3901  
TXBLS # 10046300

DART PROJECT



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SCALE 1" = 50'  
DRAWN C.KURTZ  
CHECKED S.POSEY  
DESIGNED T.STANLEY  
IN CHARGE S.POSEY  
DATE 05-21-2020



CONTRACT  
C-2033270-01

IDGN No.

CB3-013-2

COTTON BELT REGIONAL RAIL SYSTEM  
PARCEL CB3-013  
A 28,831 SQUARE FOOT (0.662 ACRE)  
PARCEL TO BE ACQUIRED FROM  
TCRG OPPORTUNITY XXI, LLC





**Field Notes Describing a 21,562 Square Foot (0.495 Acre)  
Parcel CB3-014 to be Acquired From  
Tenth Street Industries, LP**

Being a 21,562 square foot (0.495 acre) tract of land out of the S. Clepper Survey, Abstract No. 213, Abstract No. 938, Collin County, Texas, in the City of Plano and being part of a called 4.658-acre tract that United States Brass Corporation, a Delaware corporation conveyed to Tenth Street Industries, LP, by General Warranty Deed, as recorded in Volume 4887, Page 3731, filed on 03/27/2001, Deed Records, Collin County, Texas (D.R.C.C.T.) and also being part of the Birge Addition, a subdivision recorded in Volume 1, Page 127, Plat Records, Collin County, Texas (P.R.C.C.T) and being more particularly described as follows:

**COMMENCING**, at a found 5/8-inch iron rod with a red "CLARK AND GEOGRAM" cap for the northern corner of a called 0.057-acre tract as described to Tenth Street Industries, LP, by Quit Claim, as recorded in Volume 5731, Page 3850, filed on 08/02/2004, D.R.C.C.T., and also being on a southerly existing Right-of-Way (R.O.W.) line a variable width R.O.W. conveyed to Dallas Area Rapid Transit (D.A.R.T), as recorded in Volume 3424, Page 126, D.R.C.C.T.;

**THENCE**, S 00° 09' 32" E, along the east line of said called 0.057-acre tract and along a westerly R.O.W. line of said D.A.R.T, passing at a distance of 44.07 feet the southeast corner of said called 0.057-acre tract and the northeast corner of said called 4.658-acre tract, continuing along the east line of said called 4.658-acre tract and the west existing 100-foot R.O.W. of D.A.R.T. as recorded in Volume 2828, Page 1 and Volume 5443, Page 5532 D.R.C.C.T., in all, a total distance of 140.58 feet to a 5/8-inch iron rod with red cap stamped "Lamb-Star" set for the **POINT OF BEGINNING**;

**THENCE**, S 00° 09' 32" E, continuing along said east line of called 4.658-acre tract and said west R.O.W. line of D.A.R.T, a distance of 390.09 feet to a found "X" cut in concrete for the southeast corner of said called 4.658-acre tract and being on the north R.O.W. line of 10<sup>th</sup> Street, a 50-foot wide R.O.W., from which a found "X" cut in concrete bears S00° 49' 30" E, 49.67 feet on the south R.O.W. line of said 10<sup>th</sup> Street and being the northeast corner of a called 17.867-acre tract of land conveyed to Capital Wired and Cable Co., as recorded in Instrument No. 20090617010001520, Official Public Records, Collin County, Texas (O.P.R.C.C.T.) and being the northeast corner of Lot 1R, Block 1 of the Capital Wired and Cable Co., a subdivision recorded in Cabinet 2009, Slide 234, Plat Records, Collin County, Texas (P.R.C.C.T) and also being on said west ROW line of D.A.R.T.;

**THENCE**, S 89° 16' 26" W, departing said east line of called 4.658-acre tract and said west R.O.W. line of D.A.R.T., and along the south line of said called 4.658-acre tract and said north R.O.W. line of 10<sup>th</sup> Street, a distance of 54.66 feet a PK nail with a "LAMB-STAR TBPLS#10048300" washer set for corner;

**THENCE**, N 00° 20' 00" W, departing said south line of called 4.658-acre tract and said north R.O.W. line of 10<sup>th</sup> Street, over & across said called 4.658-acre tract and along the proposed west R.O.W. line, a distance of 390.46 feet to a point for corner;

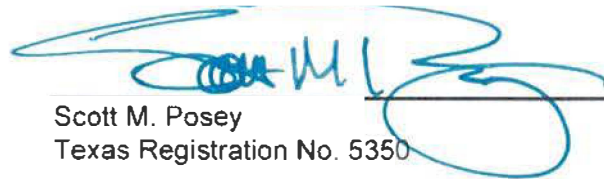
**THENCE**, N 89°40' 00" E, continuing over & across said called 4.658-acre tract and along said proposed west R.O.W. line, a distance of 55.84 feet to the **POINT OF BEGINNING** and containing 21,562 square foot or 0.495 acre or of land, more or less.

**Field Notes Describing a 21,562 Square Foot (0.495 Acre)  
Parcel CB3-014 to be Acquired From  
Tenth Street Industries, LP**

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 through May 2020.



Scott M. Posey  
Texas Registration No. 5350

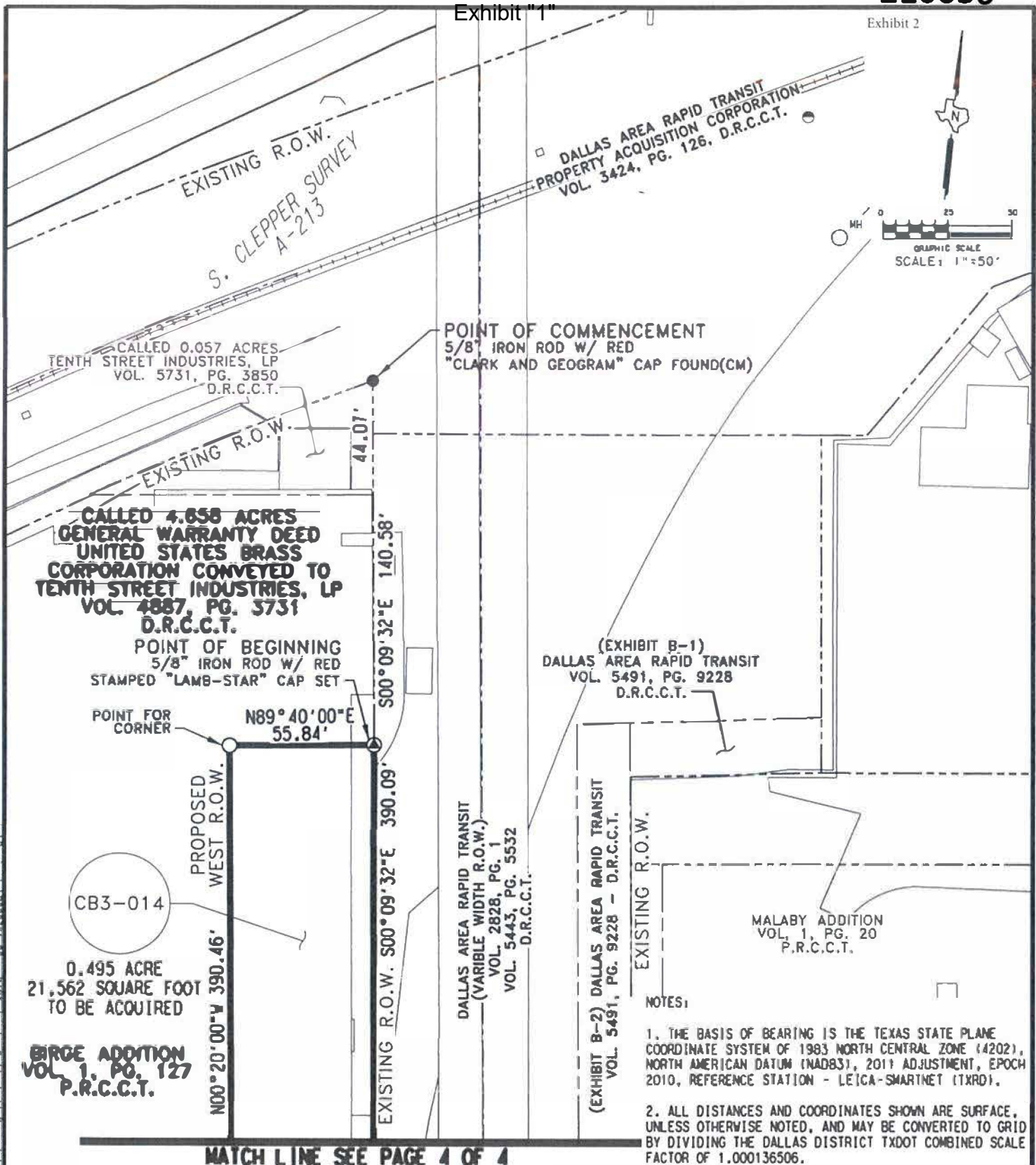
Lamb-Star Engineering, L.P.  
5700 W. Plano Parkway, Suite 1000  
Plano, Texas 75093  
PH. (214) 440-3600  
Firm Registration Certificate No. 10048300





Exhibit "1"

Exhibit 2



PAGE 3 OF 4



LAMB-STAR ENGINEERING, L.P.  
8706 W. PLANO PARKWAY, SUITE 1000  
PLANO, TX 75093  
P 972-440-3800  
F 972-440-3801  
TBP.LS # 100463500

DART PROJECT



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SCALE 1" = 50'

DRAWN C. KURTZ

DESIGNED S. POSEY

CHECKED T. STANLEY

IN CHARGE S. POSEY

DATE 05-21-2020 REV



CONTRACT  
C-2033270-01

DGN No.

CB3-014-1

COTTON BELT REGIONAL RAIL SYSTEM  
PARCEL CB3-014  
A 21,562 SQUARE FOOT (0.495 ACRE)  
PARCEL TO BE ACQUIRED FROM  
TENTH STREET INDUSTRIES, LP

5/23/2021 8:53:02 AM



MATCH LINE SEE PAGE 3 OF 4

CALLLED 4.658 ACRES  
GENERAL WARRANTY DEED  
UNITED STATES  
BRASS CORPORATION  
CONVEYED TO  
TENTH STREET INDUSTRIES, LP  
VOL. 4887, PG. 3731  
D.R.C.C.T.

CB3-014

0.495 ACRE  
21,562 SQUARE FOOT  
TO BE ACQUIRED

BIRGE ADDITION  
VOL. 1, PG. 127  
P.R.C.C.T.

PK NAIL W/ "LAMB-STAR  
TBPLS #10048300" WASHER SET

EXISTING R.O.W.

10TH STREET  
(50' WIDE R.O.W.)

NO RECORDING INFO FND

## LEGEND

OVERHEAD  
UTILITY

FENCE

RAIL ROAD  
SWITCH

FIRE HYDRANT

MANHOLE

SIGN

UTILITY POLE

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. OFFICIAL PUBLIC RECORDS,  
COLLIN COUNTY, TEXAS

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

PROPOSED WEST R.O.W.

N00°20'00"W 390.46'

EXISTING R.O.W. S00°09'32"E 390.09'

DALLAS AREA RAPID TRANSIT  
(VARIABLE WIDTH R.O.W.)  
VOL. 2828, PG. 1  
VOL. 5443, PG. 5532  
D.R.C.C.T.

(EXHIBIT B-2) DALLAS AREA RAPID TRANSIT  
VOL. 5491, PG. 9228 - D.R.C.C.T.

EXISTING R.O.W.

MALABY ADDITION  
VOL. 1, PG. 20  
P.R.C.C.T.

CLEPPER SURVEY  
A-213

EXISTING R.O.W.

EXISTING R.O.W.

CAPITAL WIRE AND CABLE CO.  
INST NO. 20090617010001520  
O.P.R.C.C.T.

BLK 1  
LOT 1R  
CAPITAL WIRE  
AND CABLE CO.  
CAB. 2009,  
SLIDE 234  
P.R.C.C.T.



Scott M. Posey  
Registered Professional  
Land Surveyor  
No. 5350

## 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 4



LAMB-STAR ENGINEERING, L.P.  
8700 W. PLANO FREEWAY, SUITE 1000  
PLANO, TX 75093  
P 214-440-3800  
F 214-440-3801  
TBPLS # 10048300

DART PROJECT



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SCALE 1" = 50'

DRAWN C. KURTZ

DESIGNED S. POSEY

CHECKED T. STANLEY

IN CHARGE S. POSEY

DATE 05-21-2020 REV

CONTRACT  
C-2033270-01

DGN No.

CB3-014-2

COTTON BELT REGIONAL RAIL SYSTEM  
PARCEL CB3-014  
A 21,562 SQUARE FOOT (0.495 ACRE)  
PARCEL TO BE ACQUIRED FROM  
TENTH STREET INDUSTRIES, LP

3/23/2021 8:53:02 AM

L:\Projects\2020\01-00 - DART Jacobs Cottonbelt Rail Survey\Drawings\CB3-014-2-001.dwg 5/20/2020

CB3-013 &amp; CB3-014 Parcel Acquisition