

**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.

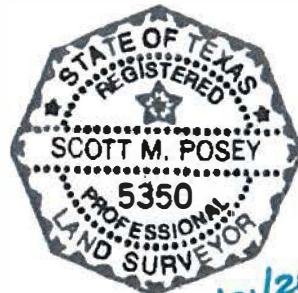
A plat of even survey date herewith accompanies this description.

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



5/21/2020

MATCH LINE SEE PAGE 4 OF 5

S. CLEPPER SURVEY  
A-216

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

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

N88° 46' 22"W  
29.43'

CALLED 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. 1  
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.

BLK A, LOT 1  
GRAEBER ADDITION  
CAB. G, SLIDE 530  
O.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.

GRAPHIC SCALE  
SCALE: 1" = 50'



1/2" IRON ROD W/ RED  
"R-DELTA ENGRS" CAP  
FOUND (CM)

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

L:\Projects\18200761-000 - DART Jacobs Cottonbelt Parcels\CAD\Survey\POINTS-CB3-013-1.dwg 5/20/2020



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.

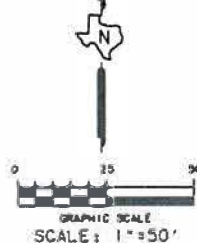
BLK 1, LOT 1R  
CAPITAL WIRE AND CABLE CO.  
CAB. 2009, SLIDE 234  
P.R.C.C.T.

PROPOSED WEST R.O.W.

500° 19' 42" E 983.89'

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

EXISTING R.O.W.



CB3-013

0.662 ACRE  
28,831 SQUARE FOOT  
TO BE ACQUIRED

N00° 17' 18" W 911.68'

EXISTING R.O.W.

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

APPROX. SURVEY LINE

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

S. CLEPPER SURVEY  
A-216

MATCH LINE SEE PAGE 3 OF 5

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 TX00T COMBINED SCALE FACTOR OF 1.000136506.

PAGE 4 OF 5

L:\Projects\2020\05161-00 - DART Jacobs Collaboration\Parcel\3CAD\Survey\DMNTS\_CB3-013-2.dwg 5/20/2020



LAMB-STAR ENGINEERING, L.P.  
5700 W. PLANO PARKWAY, SUITE 1000  
PLANO, TX 75093  
P 214-440-3800  
F 214-440-3801  
TXPLS # 10046300

DART PROJECT



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

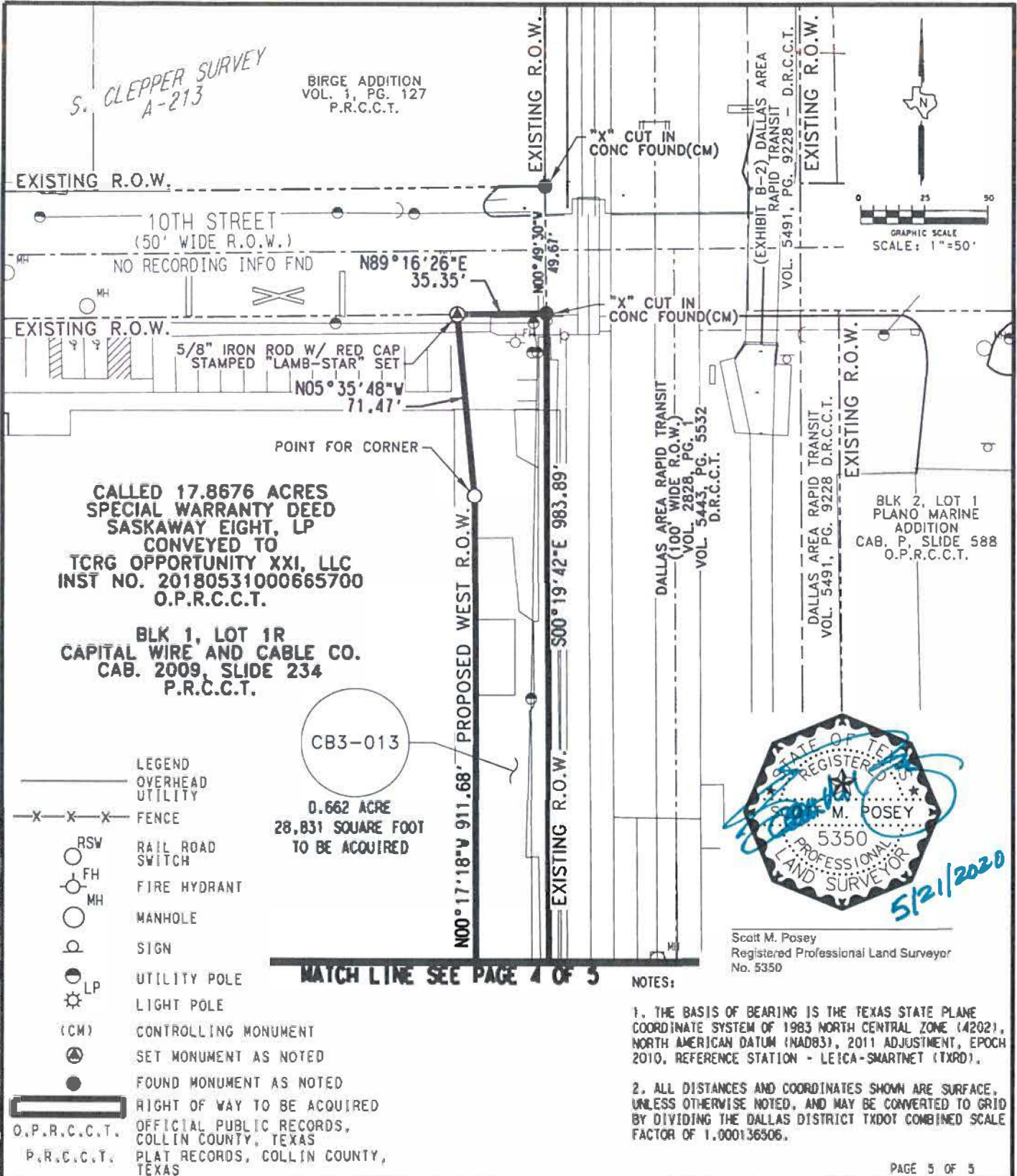


CONTRACT  
C-2033270-01

DGN No.

CB3-013-2

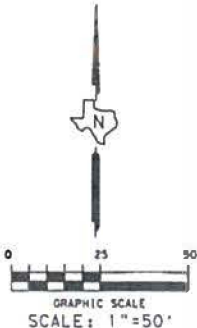
COTTON BELT REGIONAL RAIL SYSTEM  
PARCEL CB3-013  
A 28,831 SQUARE FOOT (0.662 ACRE)  
PARCEL TO BE ACQUIRED FROM  
TCRG OPPORTUNITY XXI, LLC



S. CLEPPER SURVEY  
A-213

BIRGE ADDITION  
VOL. 3, PG. 127  
P.R.C.C.T.

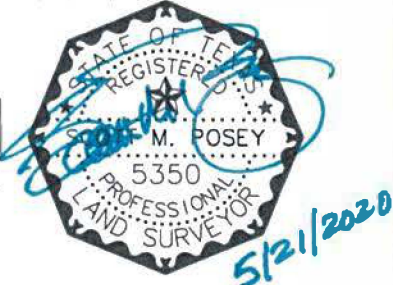
DALLAS AREA  
RAPID TRANSIT  
(EXHIBIT B-2)  
VOL. 5491, PG. 9228 - D.R.C.C.T.



POINT FOR CORNER  
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  
D.662 ACRE  
28,831 SQUARE FOOT  
TO BE ACQUIRED



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 1.000136306.

- LEGEND
- OVERHEAD UTILITY
  - X-X-X- FENCE
  - RSW RAIL ROAD SWITCH
  - FH FIRE HYDRANT
  - MH MANHOLE
  - SIGN
  - LP 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

MATCH LINE SEE PAGE 4 OF 5

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

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	
CONTRACT C-2033270-01	DGN No. CB3-013-3