

## Exhibit "2"

**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;

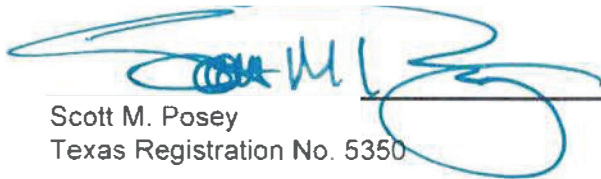
**THENCE**, N 89°40' 00" E, continuing over & across said called 4.658-acre tract and along said proposed west R.O.W. line, a distance of 55.84 feet to the **POINT OF BEGINNING** and containing 21,562 square foot or 0.495 acre or of land, more or less.

**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.

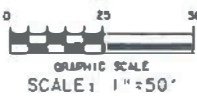
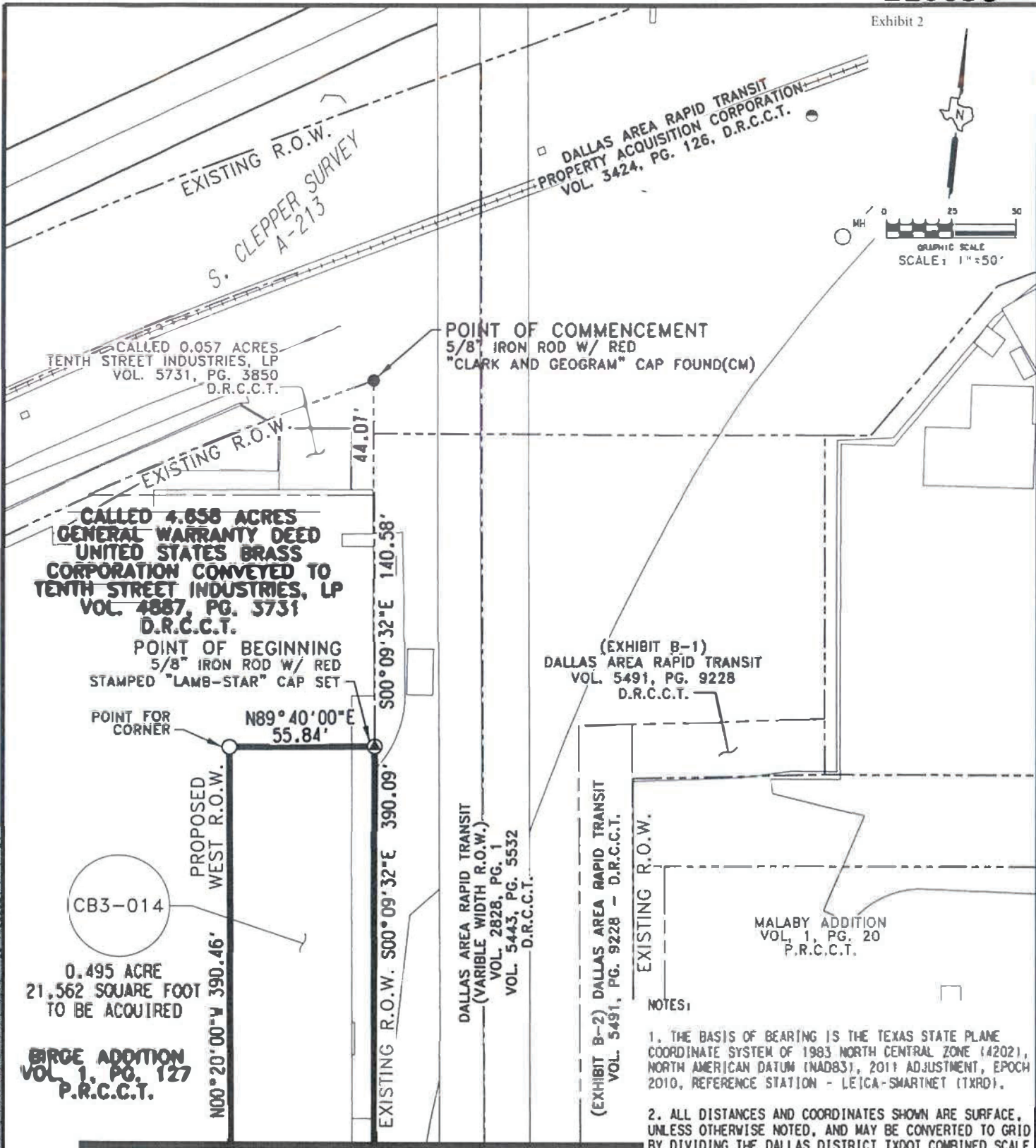


Scott M. Posey  
Texas Registration No. 5350

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



Exhibit 2



CALLED 0.057 ACRES  
TENTH STREET INDUSTRIES, LP  
VOL. 5731, PG. 3850  
D.R.C.C.T.

CALLED 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.

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

POINT FOR CORNER

N89° 40' 00" E  
55.84'



0.495 ACRE  
21,562 SQUARE FOOT  
TO BE ACQUIRED

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

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-1)  
DALLAS AREA RAPID TRANSIT  
VOL. 5491, PG. 9228  
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.

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.

MATCH LINE SEE PAGE 4 OF 4

PAGE 3 OF 4

L:\Projects\B200761.00 - DART Jacobs Collinbell Parcels\CAD\SURVEY\DWG\NS-CB3-014-1.dwg 5/20/2020

**LAMB-STAR**  
LAMB-STAR ENGINEERING, L.P.  
1706 W. PLANO PARKWAY, SUITE 1000  
PLANO, TX 75093  
P (972) 440-3800  
F (972) 440-3801  
T3PLS # 10046350

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

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

CONTRACT	DGN No.
C-2033270-01	CB3-014-1

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

PROPOSED WEST R.O.W.

N00°20'00"W 390.46'

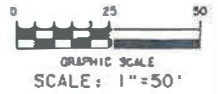
EXISTING R.O.W. S00°09'32"E 390.09'

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.

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

NO RECORDING INFO FND

589°16'26"W  
54.66'

S00°49'30"E  
49.67'

"X" CUT IN  
CONC. FOUND(CM)

EXISTING R.O.W.

"X" CUT IN  
CONC. FOUND(CM)

EXISTING R.O.W.

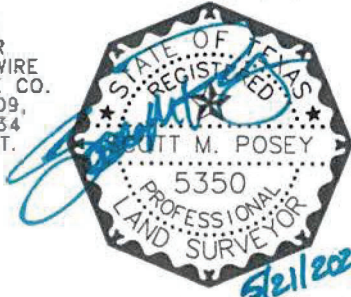
CAPITAL WIRE AND CABLE CO.  
INST NO. 20090617010001520  
O.P.R.C.C.T.

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

DALLAS AREA  
RAPID TRANSIT  
VOL. 5491,  
PG. 9228  
D.R.C.C.T.

PLANO MARINE  
ADDITION  
CAB. P, SLIDE 588  
P.R.C.C.T.

- LEGEND
- OH — OVERHEAD UTILITY
  - X-X-X- FENCE
  - RSV 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, TARRANT COUNTY, TEXAS



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).
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L:\Projects\B200061-00 - DART Jacobs Collaboration\Perceps\CAD\Survey\DWG\CB3-014-2.dwg 5/20/2020

LAMB-STAR  
LAMB-STAR ENGINEERING, L.P.  
8700 W. PLANO PARKWAY, SUITE 1000  
PLANO, TX 75093  
P 214-440-3800  
F 214-440-3107  
TXPLS # 10046300

DART PROJECT

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SCALE	1" = 50'
DRAWN	C. KURTZ
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