

Exhibit C

DART D2 SUBWAY PEGASUS PLAZA SUB-SURFACE EASEMENT EXHIBIT
FIELD NOTES DESCRIBING A 15,028 SQUARE FOOT (0.345 ACRE)
(PARCEL 026E-S)
OFFICAL CITY OF DALLAS BLOCK 77
JOHN GRIGSBY SURVEY, ABST. NO. 495
CITY OF DALLAS, DALLAS COUNTY, TEXAS
TO BE RESERVED FOR SUB-SURFACE EASEMENT

BEING a 15,028 sq. foot (0.345 acres) tract of land situated in the John Grigsby Survey, Abstract Number 495, in the City of Dallas, Dallas County, Texas, being part of City Block 77, being part of a tract of land described in Special Warranty Deed to City of Dallas, recorded in Volume 93005, Page 442, Deed Records, Dallas County, Texas, (D.R.D.C.T.), and being part of Lot 11-14, old Block 122, of Smith Murphy and Martin's Addition, an addition to the City of Dallas, Texas, according to the plat thereof recorded in Vol. 143, Pg. 403, Map Records of Dallas County, Texas, (M.R.D.C.T.), and being more particularly described as follows:

NOTE: Corners are not monumented due to the depth and nature of the hereon described Sub-Surface Tunnel Easement.

BEGINNING at a point in the east right-of-way line of North Akard Street (50' right-of-way) dedicated by Vol. 143, Pg. 403, and being the northwest corner Lot 15, old Block 122 and the southwest corner of Lot 14, old Block 122 of said Smith addition and being the northwest corner of a tract of land described in Special Warranty Deed to Holtze Magnolia, LLLP, recorded in Volume 97237, Page 1302, D.R.D.C.T., having coordinates of N:6,971,973.93, E:2,491,478.12 (not monumented), from which an "x" cut in concrete found bears, South 19 degrees 10 minutes 43 seconds West, 0.66 feet;

THENCE North 14 degrees 56 minutes 15 seconds West, with the east right-of-way line of said North Akard Street, a distance of 85.54 feet, having coordinates of N:6,972,056.58, E:2,491,456.07 (not monumented);

THENCE departing said right-of-way, over and across said Smith Addition, the following courses and distances:

North 75 degrees 02 minutes 52 seconds East, a distance of 140.97 feet having coordinates of N:6,972,092.95, E:2,491,592.27 (not monumented);

South 14 degrees 57 minutes 08 seconds East, a distance of 20.00 feet having coordinates of N:6,972,073.63, E:2,249,597.43 (not monumented);

North 75 degrees 02 minutes 56 seconds East, a distance of 45.37 feet having coordinates of N:6,972,085.33, E:2,491,641.26 (not monumented);


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South 14 degrees 56 minutes 56 seconds East, a distance of 65.48 feet to the north line of said Holtze tract and the south line of said Dallas tract, having coordinates of N:6,972,022.07, E:2,491,658.15 (not monumented);

THENCE South 75 degrees 01 minutes 45 seconds West, a distance of 186.36 feet to the POINT OF BEGINNING and containing 0.345 acres (or 15,028 square feet) of land, more or less.

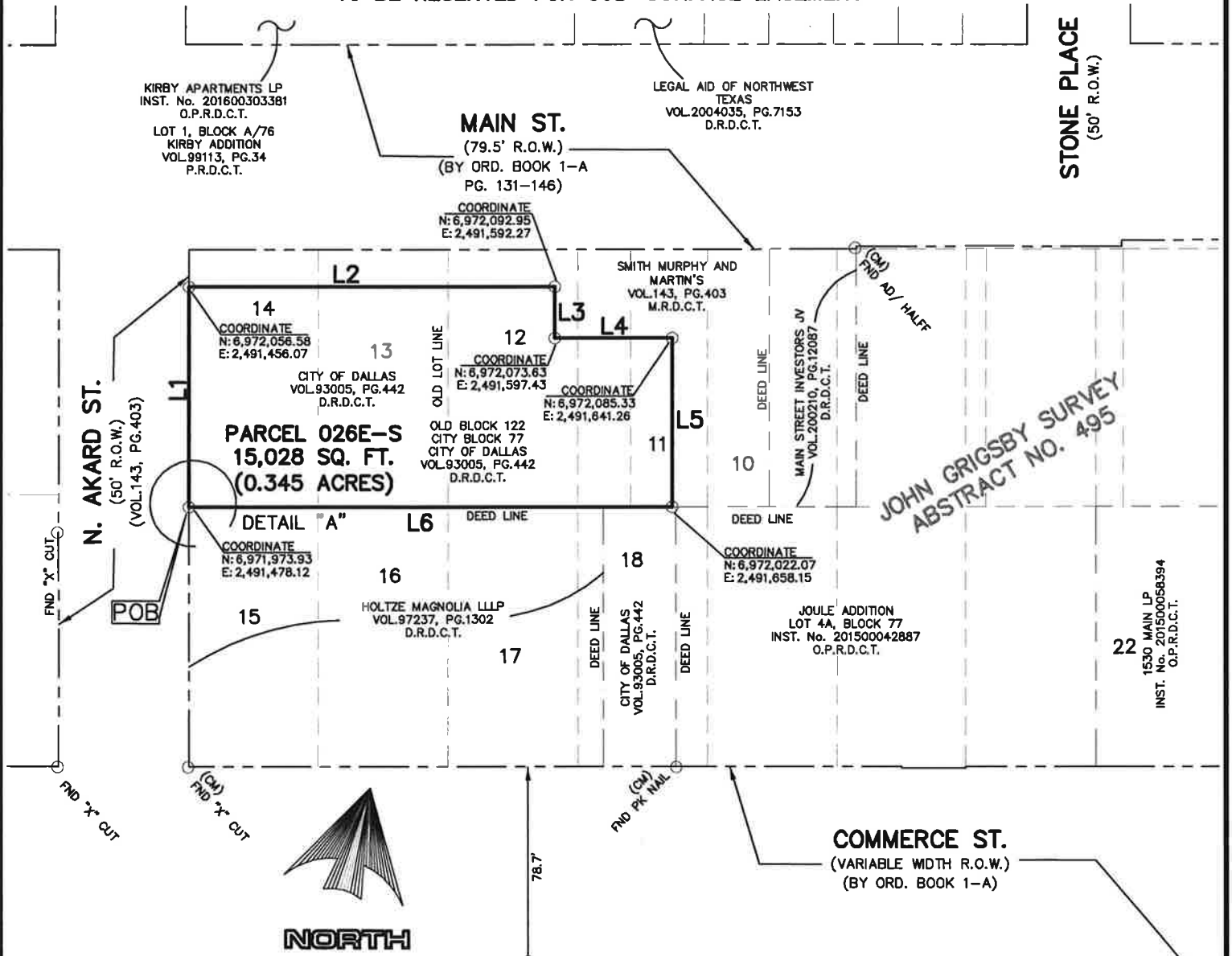
I, John L. Melton, a Registered Professional Land Surveyor, do hereby certify that the legal description hereon and the accompanying plat represent an actual survey made on the ground under my personal supervision.



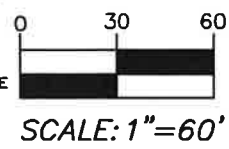
John L. Melton, Texas R.P.L.S. No. 4268
Registered Professional Land Surveyor
Nathan D. Maier Consulting Engineers, Inc.
12377 Merit Drive, Suite 700
Dallas, Texas 75251
214-739-4741
TBPE Firm Registration No.: F-356
TBPLS Firm Registration No.: 100189-00



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JOHN GRIGSBY SURVEY
ABSTRACT NO. 495



- LEGEND**
- CM = CONTROL MONUMENT
 - 1/2" IRF = 1/2" IRON ROD FOUND
 - FND. "X" CUT = FOUND "X" CUT
 - "X" SET = SET "X" CUT

BASIS OF BEARINGS ~ Bearings for this survey are based on the Texas State Plane Coordinate System, NAD83, North Central Zone 4202, obtained with observations utilizing the TxDOT RTK network. Coordinates reflected hereon are surface values converted from grid values utilizing a scale factor of 1.000136506

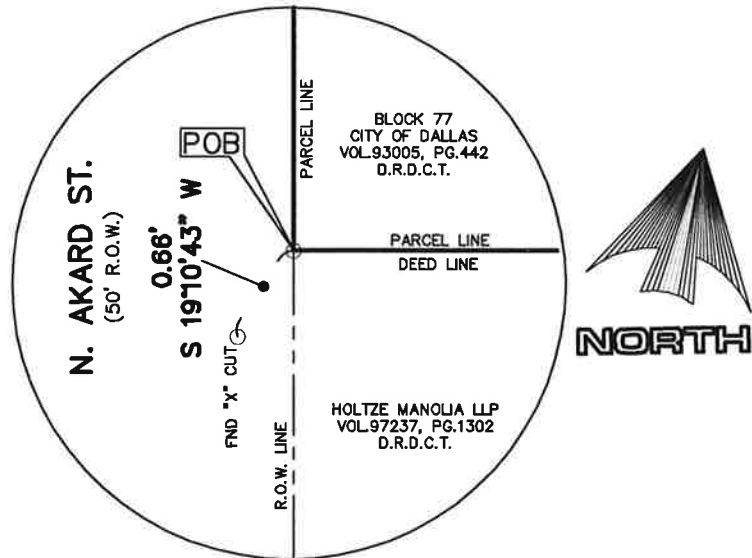
NATHAN D. MAIER CONSULTING ENGINEERS, INC.
 TBPE FIRM REG. NO. F-356
 TBPLS FIRM REG. NO. 100189-00
 12377 Merit Drive, Suite 700
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LINE TABLE		
LINE #	BEARING	DISTANCE
L1	N 14°56'15" W	85.54'
L2	N 75°02'52" E	140.97'
L3	S 14°57'08" E	20.00'
L4	N 75°02'56" E	45.37'
L5	S 14°56'56" E	65.48'
L6	S 75°01'45" W	186.36'



**DETAIL "A"
N.T.S.**

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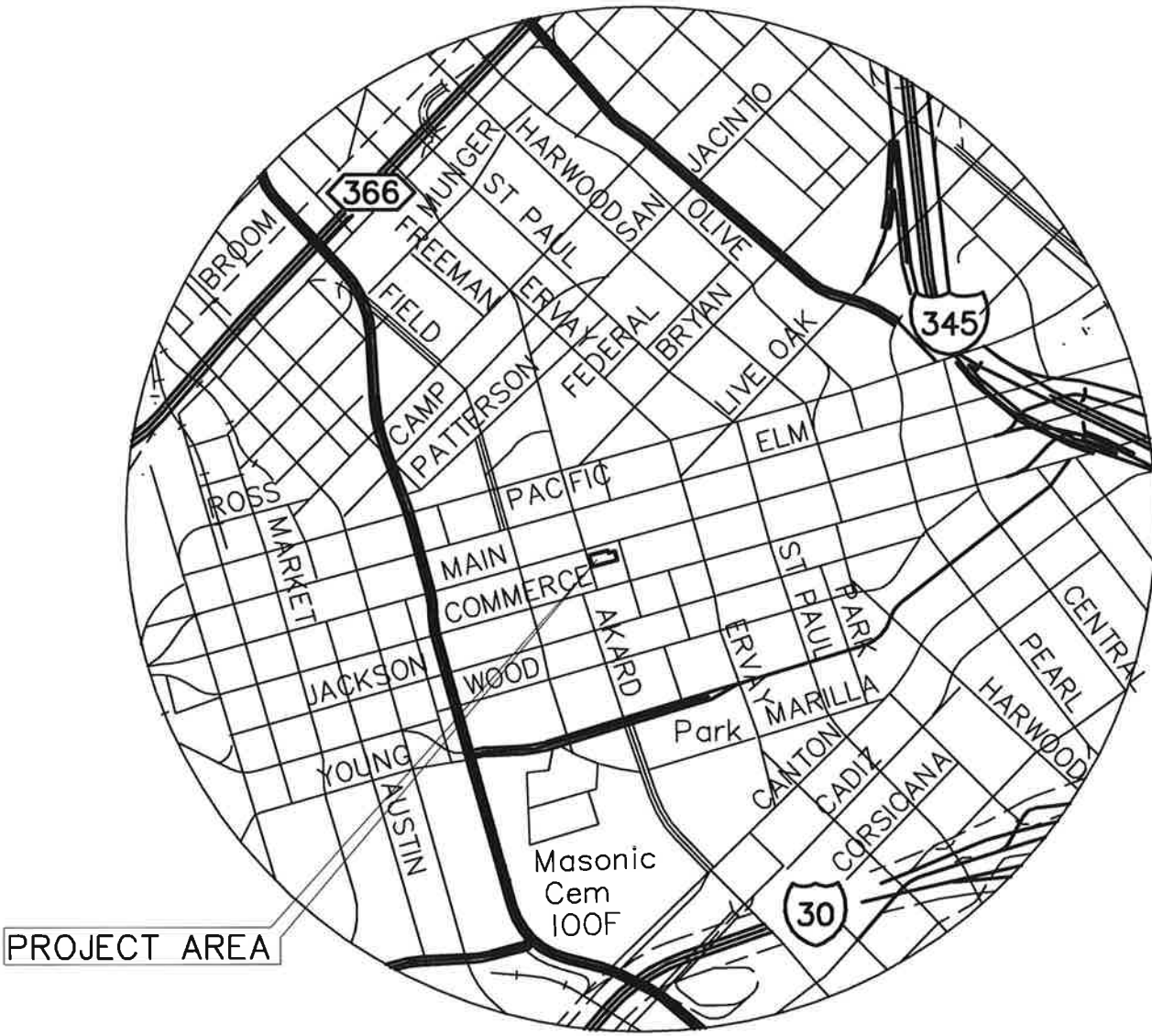
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VICINITY MAP
 NOT TO SCALE

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