

# Exhibit D

DART D2 SUBWAY PEGASUS PLAZA TEMPORARY CONSTRUCTION EASEMENT EXHIBIT  
FIELD NOTES DESCRIBING A 19,100 SQUARE FOOT (0.438 ACRE)  
(PARCEL 026-TCE)  
OFFICIAL CITY OF DALLAS BLOCK 77  
JOHN GRIGSBY SURVEY, ABST. NO. 495  
CITY OF DALLAS, DALLAS COUNTY, TEXAS  
TO BE RESERVED FOR TEMP CONTRSTUCTION EASEMENT

BEING a 19,100 square foot (0.438 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 conveyed to the City of Dallas according to Special Warranty Deed, recorded in Volume 93005, Page 442, Deed Records, Dallas County, Texas, (D.R.D.C.T.), and being part of Lots 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, D.R.D.C.T., and being more particularly described as follows:

BEGINNING at a "X" cut in concrete set in the east right-of-way line of North Akard Street (50' right-of-way) dedicated by said Smith, Murphy and Martin's Addition, and being the northwest corner Lot 15, old Block 122 and the southwest corner of Lot 14, old Block 122 of said Smith, Murphy and Martin's Addition and being the northwest corner of a tract of land conveyed to Holtze Magnolia, LLLP according to Special Warranty Deed, recorded in Volume 97237, Page 1302, D.R.D.C.T., 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 100.00 feet, to an "X" cut in concrete set, at the intersection of the easterly right-of-way line of said North Akard Street and the southerly right-of-way line of Main Street (79.5' right-of-way) referenced in City of Dallas Ordinance Book 1-A, and being the northwesterly corner of said City of Dallas tract;

THENCE North 75 degrees 01 minutes 45 seconds East, with the southerly right-of-way line of said Main Street, a distance of 187.80 feet, to an "X" cut in concrete set, being the northwesterly corner of an unrecorded Lease Agreement, reflected on Survey Markups by the City of Dallas on September 19, 2002, Document Located in the City of Dallas Block Folders;

THENCE departing said right-of-way, over and across said Smith, Murphy and Martin's Addition and along the westerly line of said Lease Agreement, the following courses and distances:

South 14 degrees 56 minutes 15 seconds East, a distance of 19.98 feet, to an "X" cut in concrete set;

South 34 degrees 35 minutes 29 seconds East, a distance of 29.73 feet, to an "X" cut in concrete set;

South 14 degrees 56 minutes 15 seconds East, a distance of 7.00 feet, to an "X" cut in concrete set;

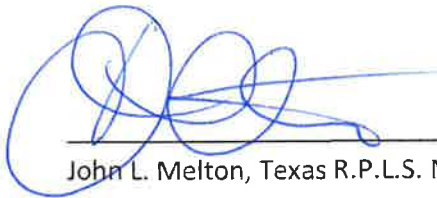
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South 09 degrees 30 minutes 23 seconds West, a distance of 24.17 feet, to an "X" cut in concrete set;

South 14 degrees 56 minutes 15 seconds East, a distance of 23.02 feet to the north line of said Holtze tract and the south line of said City of Dallas tract, having coordinates of N:6,972,022.44, E:2,491,659.54 (not monumented);

THENCE South 75 degrees 01 minutes 45 seconds West, a distance of 187.80 feet to the POINT OF BEGINNING and containing 0.438 acres or 19,100 square feet of land, more or less.

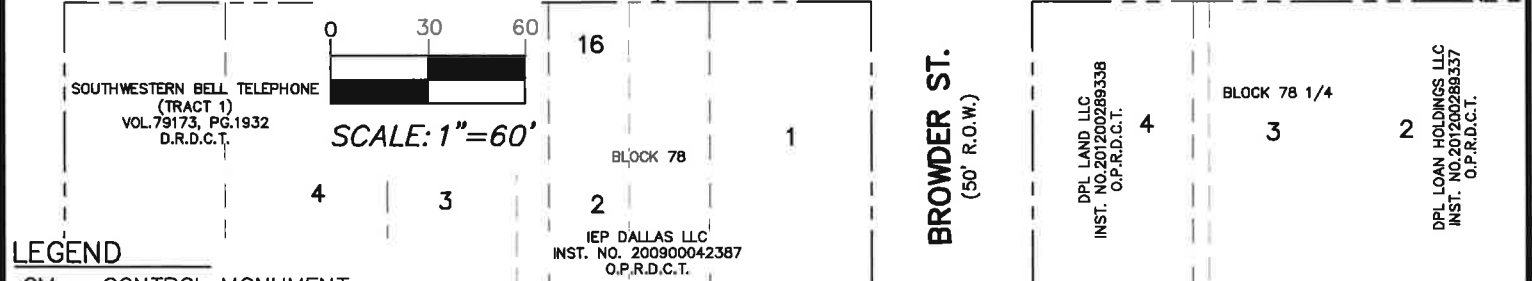
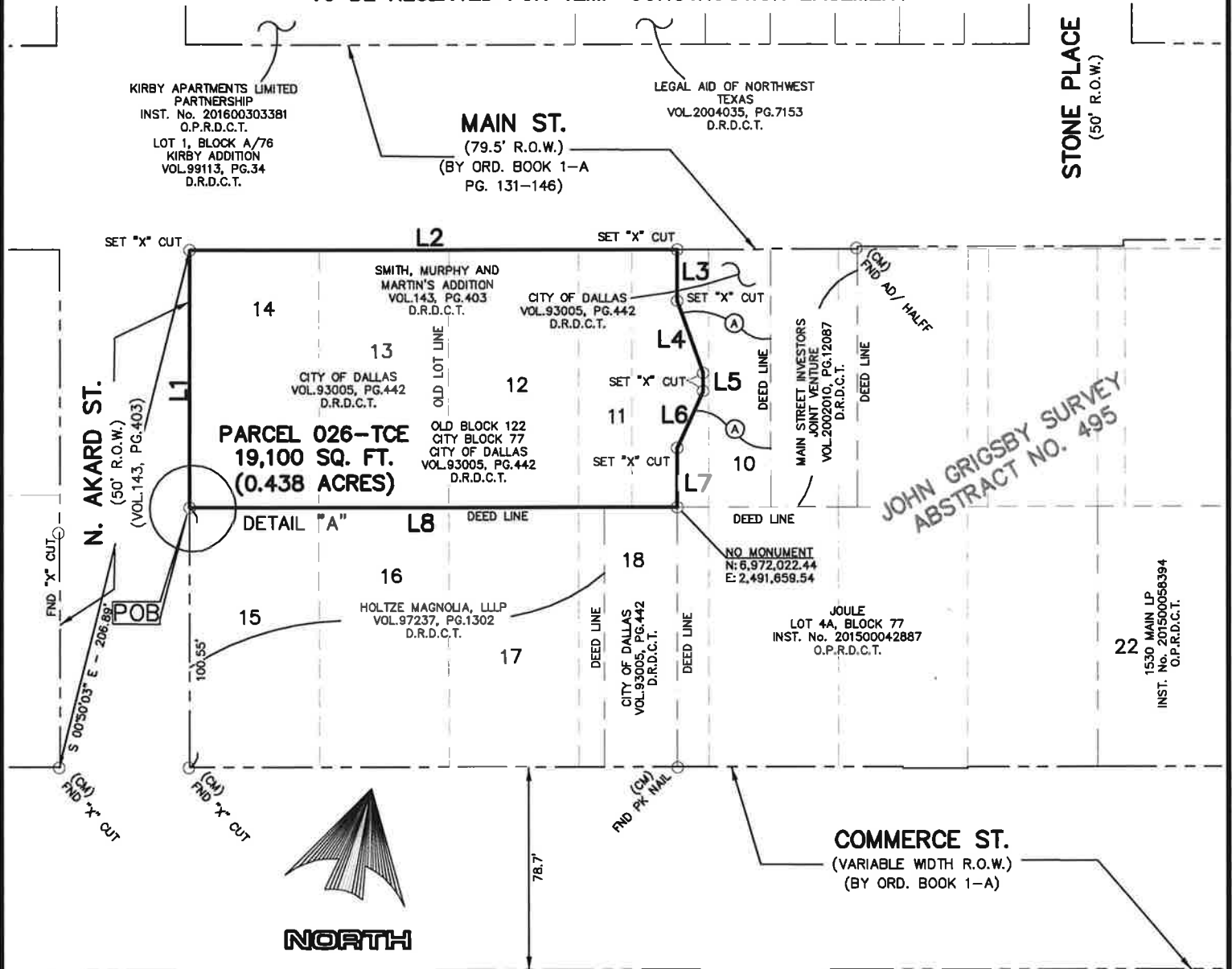
I, John L. Melton, a Registered Professional Land Surveyor, do hereby certify that the legal description hereon and the accompanying plat represent an actual survey made on the ground under my personal supervision.



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

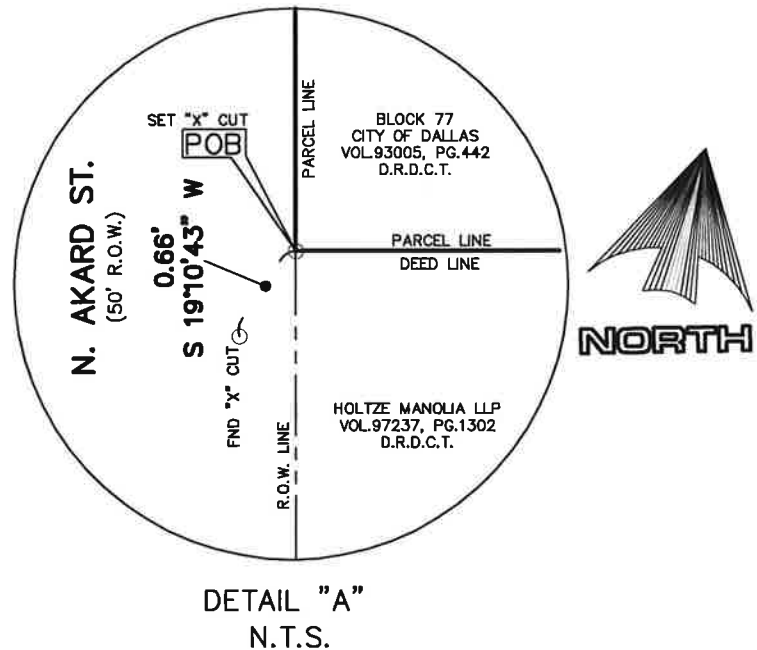
**BASIS OF BEARINGS** ~ Bearings for this survey are based on the Texas State Plane Coordinate System, NAD83, North Central Zone 4202, obtained with observations utilizing the TxDOT RTK network. Coordinates reflected hereon are surface values converted from grid values utilizing a scale factor of 1.000136506

**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	100.00'
L2	N 75°01'45" E	187.80'
L3	S 14°56'15" E	19.98'
L4	S 34°35'29" E	29.73'
L5	S 14°56'15" E	7.00'
L6	S 09°30'23" W	24.17'
L7	S 14°56'15" E	23.02'
L8	S 75°01'45" W	187.80'



PROPERTY OWNER TABLE	
(A)	UNRECORDED LEASE AGREEMENT REFLECTED ON SURVEY MARKUPS BY THE CITY OF DALLAS ON SEPTEMBER 19, 2002 (CITY OF DALLAS BLOCK FOLDERS)

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**VICINITY MAP**  
**NOT TO SCALE**

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