



Exhibit A

Dallas Area Rapid Transit  
PO Box 660163  
Dallas, Texas 75266-0163  
214-749-3278

November 1, 2023

Mr. Tom Hammons  
City of Carrollton  
1945 E. Jackson Road  
Carrollton, TX 75006

**RE: Revised Offer Letter**  
**Line Segment: Silver Line Regional Rail Project**  
**Parcel No: CB2-016**  
**Property Address: 2415 County Club Drive, Carrollton, TX**

Dear Mr. Hammons:

On May 9, 2022, Dallas Area Rapid Transit (DART) sent to City of Carrollton a purchase offer of \$228,193 for the above referenced parcel required for the Silver Line Regional Rail Project. The purchase offer was based on a real estate appraisal that is over six months old, and in compliance with DART procedures and FTA guidelines, the appraisal report was updated, and the fair market value of the property has changed. Please consider this letter the current purchase offer for Parcel CB2-016.

The fair market value of the property interests needed for this public project have been appraised by an independent State Certified General Real Estate Appraiser, reviewed by an independent State Certified General Real Estate Appraiser, and approved by the Federal Transit Administration (FTA) and DART's Board of Directors. A copy of the appraisal has been provided to you.

DART is authorized to offer the approved appraised fair market value of **\$366,543.00** as total compensation for the fee title interest to the land and all existing structures and buildings. The total compensation amount is to be apportioned among all interest holders of the property. Should you wish to donate the property interests to be acquired, DART would be glad to accept.

The following represents a summary of DART's offer to you, which is not less than the approved appraisal value for said property:

Land and Improvements	\$366,193.00
Cost to Cure	\$ 350.00
Damage to Remainder	\$ 0.00
<b>Total</b>	<b>\$366,543.00</b>

Also, attached is a copy of DART's brochure entitled "*Real Property Acquisition*" which will give you a better understanding of the procedures followed by DART in purchasing the land rights required for this public project.

Mr. Tom Hammons

November 1, 2023

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Finally, as provided by the Texas Attorney's general office, attached is a copy of Landowner's Bill of Rights (5 pages total) for your review.

If you have any questions regarding this acquisition, please do not hesitate to contact DART's authorized Acquisition Agent, Jose Gutierrez at 214-749-3590 or myself at 214-749-2633.

Sincerely,



Leticia Delgado, RPA, FMA  
Assistant Vice President, Real Estate  
Development Department

LD:jg

Enclosures:

Appraisal  
Title Commitment  
Agreement to Purchase Real Estate  
Legal Description

Texas Landowner Bill of Rights  
Acquisition Brochure  
Parcel Plat

c: Parcel CB2-016 File  
Jose Gutierrez, Project Manager-Acquisition/Relocation  
Caitlin Holland, Vice President, Real Estate & Economic Development

Delivered By: \_\_\_\_\_

Date \_\_\_\_\_

**Field Notes Describing a 42,216 Square Foot (0.9692 Acre)  
Parcel CB2-016 to Be Acquired From  
City of Carrollton**

Being a 42,216 Square Foot (0.9692 Acre) tract of land out of the H. Vail Survey, Abstract Number 1511, the B. Myers Survey, Abstract Number 965, the J. Kennedy Survey, Abstract Number 743, and the J. Myers Survey, Abstract Number 939, Dallas County, Texas, and being a part of Lot 1, Block 1 of Columbian Club Pump Station Addition, a subdivision, recorded in Volume 96206, Page 3562, of the Deed Records, Dallas County, Texas, and being a part of called 2.50 acre tract that Columbian Club of Dallas conveyed to the City of Carrollton, Texas, by Special Warranty Deed, as recorded in Volume 89019, Page 2922, filed January 30, 1989, Deed Records, Dallas County, Texas, a part of called 2.20 acre tract that Columbian Club of Dallas conveyed to the City of Carrollton, Texas, by General Warranty Deed, as recorded in Volume 76003, Page 2221, filed January 7, 1976, Deed Records, Dallas County, Texas, and being part of a called 3 acre tract that Columbian Club of Dallas conveyed to the City of Carrollton, Texas, by Warranty Deed with Vender's Lien, as recorded in Volume 5491, Page 491, filed February 10, 1961, Deed Records, Dallas County, Texas, and being more particularly described as follows:

**BEGINNING** at a 1/2 inch diameter iron rod with cap marked "BH&C" found for the northeast corner of said Lot 1, Block 1, of Columbian Club Pump Station Addition and being the northwest corner of Lot 1, Block 2, Columbian County Club, an addition to the City of Carrollton, as recorded in Instrument Number 20070193408, Official Public Records of Dallas County, Texas, and being the south right-of-way line of a 100 foot right-of-way conveyed to Dallas Area Rapid Transit Property Acquisition Corporation, as recorded in Volume 91008, Page 1341, Deed Records of Dallas County, Texas, for the northeast corner of described 0.9692 Acre tract heron;

THENCE, departing said south right-of-way line, South 00° 20' 34" West, along the common line of said Lot 1, Block 1 of Columbian Club Pump Station Addition and said Lot 1, Block 2, Columbian County Club, a distance of 95.09 feet to a 5/8 inch diameter iron rod with yellow plastic cap stamped "JACOBS" set for the southeast corner of described 0.9692 Acre tract, from which a 1/2 inch iron rod found bears South 00° 20' 34" West, a distance of 234.69 feet;

THENCE, departing said common line, North 71° 52' 08" West, over and across said Lot 1, Block 1 of Columbian Club Pump Station Addition, a distance of 570.48 feet to a 5/8 inch diameter iron rod with yellow plastic cap stamped "JACOBS" set for corner;

THENCE, North 78° 13' 49" West, continuing over and across said Lot 1, Block 1, of Columbian Club Pump Station Addition, a distance of 269.16 feet to a 5/8 inch diameter iron rod with yellow plastic cap stamped "JACOBS" set on the common line of said Lot 1, Block 1 of Columbian Club Pump Station Addition and the remainder of a called 3.21 acre tract conveyed to St Louis Southwestern Railway Company of Texas, as recorded in Volume 867, Page 1824, Deed Records, Dallas County, Texas, for the southwest corner of described 0.9692 Acre tract;

**Field Notes Describing a 42,216 Square Foot (0.9692 Acre)  
Parcel CB2-016 to Be Acquired From  
City of Carrollton**

THENCE, North 00° 15' 29" East, along said common line, a distance of 30.62 feet to a 5/8 inch diameter iron rod with aluminum cap marked "City of Carrollton" found at the northwest corner of said Lot 1, Block 1 of Columbian Club Pump Station Addition, and being the northeast corner of said 3.21 acre tract, and also being the south right-of-way line of aforesaid 100 foot right-of-way, for the northwest corner of described 0.9692 Acre tract;

THENCE, departing said common line, South 78° 13' 49" East, along the common line of said Lot 1, Block 1 of Columbian Club Pump Station Addition and said south right-of-way line, a distance of 823.40 feet to the **POINT OF BEGINNING** and containing 42,216 Square Feet or 0.9692 acres of land.

**BASIS OF BEARINGS:** All bearings and coordinates refer to the Texas State Plane Coordinate System, N.A.D. 83 (2011) North Central Zone (4202). All distances shown are surface values and may be converted to grid by dividing by a conversion factor for Dallas County of 1.000136506.

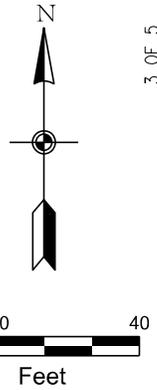
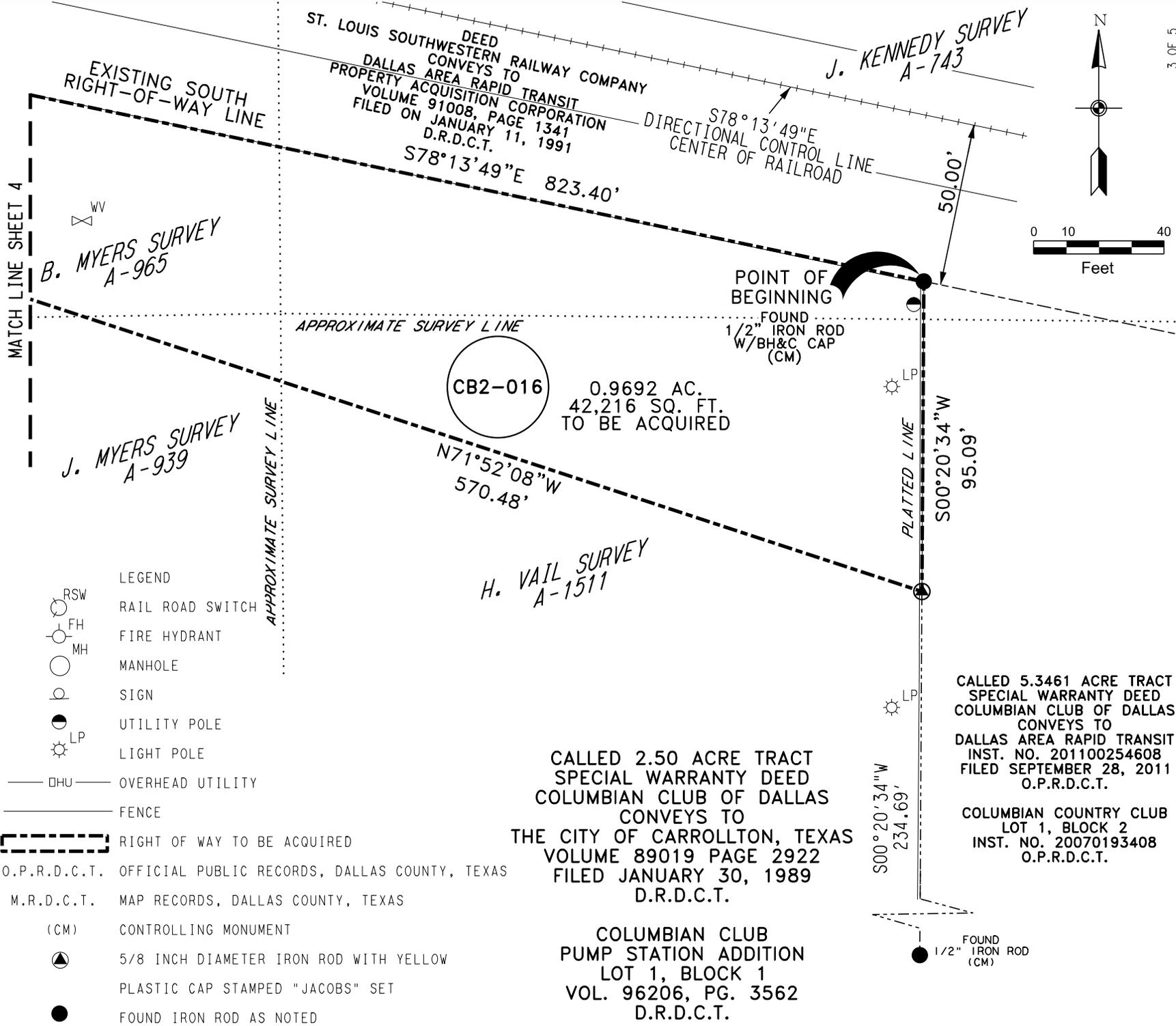
I hereby certify that this description and accompanying plat represent the results of a survey made on the ground May 2019.



9/06/2023

Mark E. Keeton, RPLS 6790  
Jacobs Engineering Group, Inc.  
1999 Bryan Street, Suite 3500  
Dallas, Texas 75201-3136  
Phone (214)-638-0145  
TBPLS Firm # 10152300





- LEGEND
- RAIL ROAD SWITCH
  - FIRE HYDRANT
  - MANHOLE
  - SIGN
  - UTILITY POLE
  - LIGHT POLE
  - OVERHEAD UTILITY
  - FENCE
  - RIGHT OF WAY TO BE ACQUIRED
- O.P.R.D.C.T. OFFICIAL PUBLIC RECORDS, DALLAS COUNTY, TEXAS
- M.R.D.C.T. MAP RECORDS, DALLAS COUNTY, TEXAS
- (CM) CONTROLLING MONUMENT
- 5/8 INCH DIAMETER IRON ROD WITH YELLOW PLASTIC CAP STAMPED "JACOBS" SET
  - FOUND IRON ROD AS NOTED

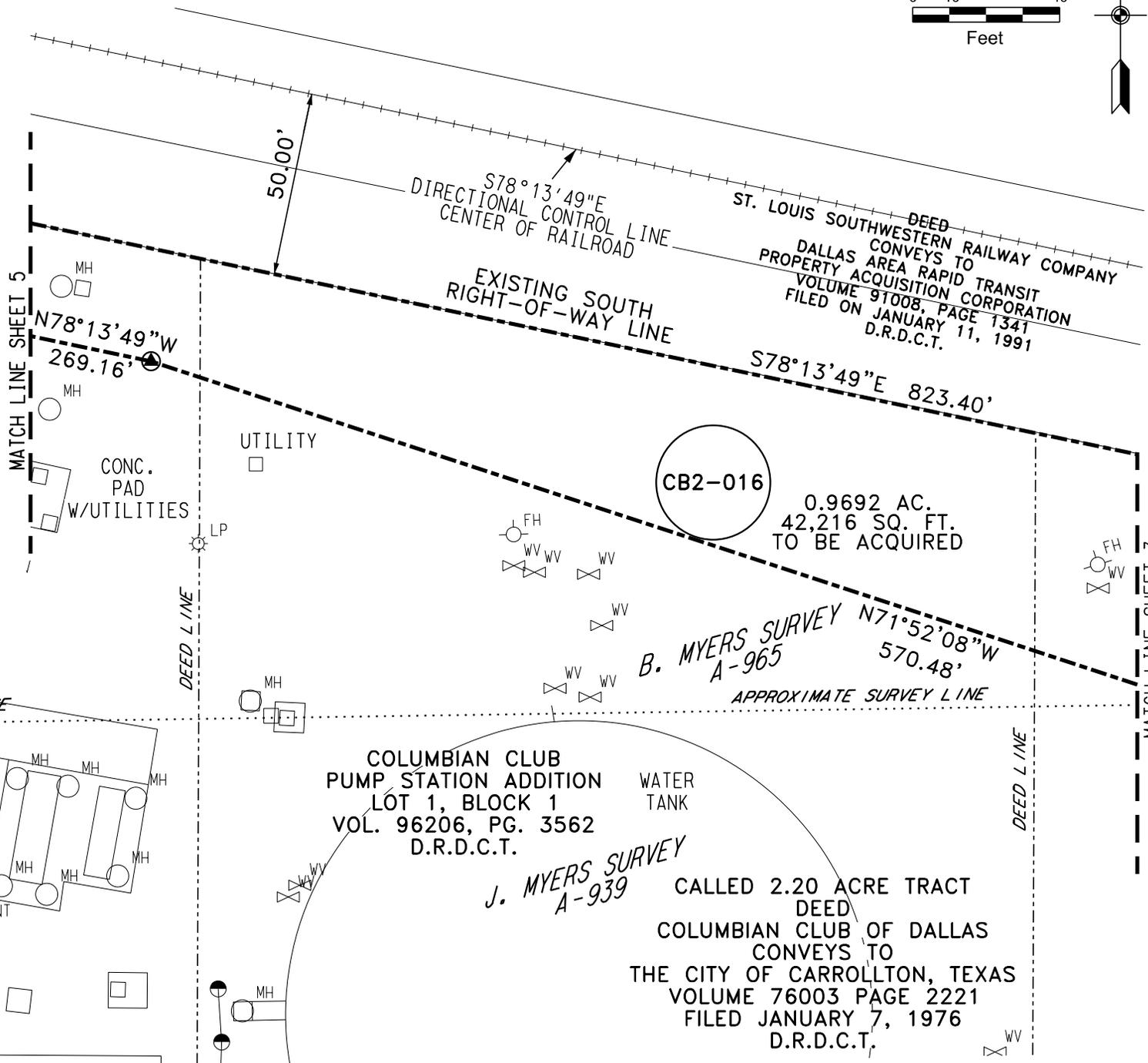
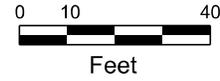
CALLLED 2.50 ACRE TRACT  
SPECIAL WARRANTY DEED  
COLUMBIAN CLUB OF DALLAS  
CONVEYS TO  
THE CITY OF CARROLLTON, TEXAS  
VOLUME 89019 PAGE 2922  
FILED JANUARY 30, 1989  
D.R.D.C.T.

CALLLED 5.3461 ACRE TRACT  
SPECIAL WARRANTY DEED  
COLUMBIAN CLUB OF DALLAS  
CONVEYS TO  
DALLAS AREA RAPID TRANSIT  
INST. NO. 201100254608  
FILED SEPTEMBER 28, 2011  
O.P.R.D.C.T.

COLUMBIAN COUNTRY CLUB  
LOT 1, BLOCK 2  
INST. NO. 20070193408  
O.P.R.D.C.T.

COLUMBIAN CLUB  
PUMP STATION ADDITION  
LOT 1, BLOCK 1  
VOL. 96206, PG. 3562  
D.R.D.C.T.

<p>COTTON BELT REGIONAL RAIL SYSTEM PARCEL CB2-016</p> <p>A 42,216 SQUARE FOOT (0.9692 ACRE) PARCEL TO BE ACQUIRED FROM THE CITY OF CARROLLTON, TEXAS</p>		<p>DWG No. WFX06101 CB2-016.dgn</p>
SCALE 1" = 40'	<p>DESIGNED MKeeton</p> <p>CHECKED RGerlison</p> <p>IN CHARGE MKeeton</p> <p>DATE 11-7-2019</p>	<p>CONTRACT C-2033270-01</p> <p></p>
<p>DART PROJECT</p> <p></p> <p>©DART, all rights reserved, 1987-2019</p>		
<p><b>JACOBS</b></p> <p>1999 BRYAN STREET, SUITE 1200 DALLAS, TX 75201-3136 Phone: +1 (214) 638-0145 TBPLS Firm No. 10152302</p>		



COTTON BELT REGIONAL RAIL SYSTEM PARCEL CB2-016	
A 42,216 SQUARE FOOT (0.9692 ACRE) PARCEL TO BE ACQUIRED FROM THE CITY OF CARROLLTON, TEXAS	
SCALE 1" = 40'	DWG No. WFX06101 CB2-016.dgn
DRAWN AYonez	CONTRACT C-2033270-01
DESIGNED MKeeton	
CHECKED RGerlson	
IN CHARGE MKeeton	
DATE 11-7-2019	

**DART PROJECT**

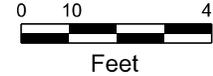
©DART, all rights reserved, 1987-2019

**JACOBS**

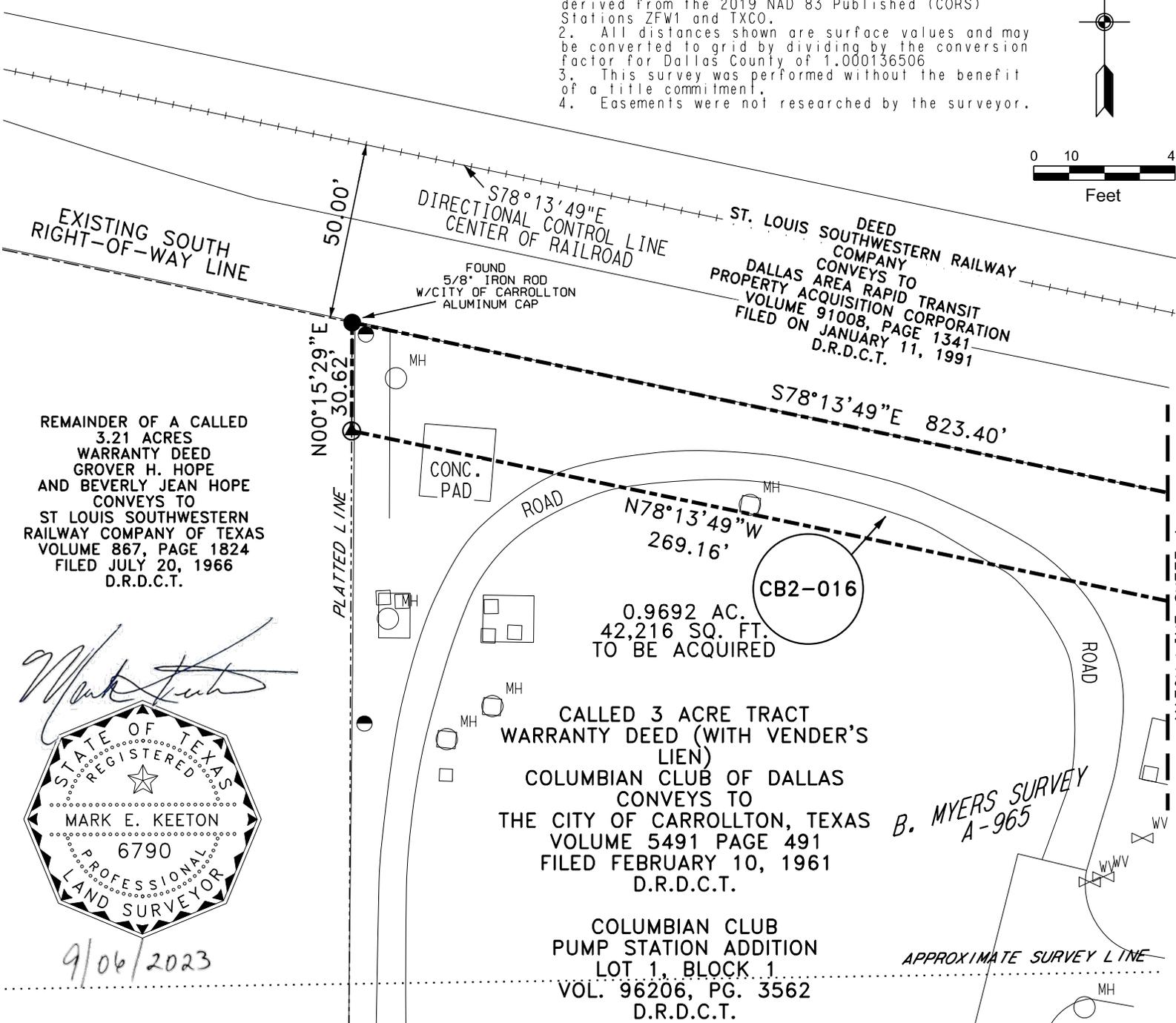
1999 BRYAN STREET, SUITE 1200  
DALLAS, TX 75201-3136  
Phone: +1 (214) 638-0145  
TBPLS Firm No. 10152302

NOTES:

1. All bearing and coordinates as based on the Texas State Plane Coordinate System NAD 83 (2011) North Central Zone (4202). The horizontal datum derived from the 2019 NAD 83 Published (CORS) Stations ZFW1 and TXCO.
2. All distances shown are surface values and may be converted to grid by dividing by the conversion factor for Dallas County of 1.000136506
3. This survey was performed without the benefit of a title commitment.
4. Easements were not researched by the surveyor.



5 OF 5



REMAINDER OF A CALLED  
3.21 ACRES  
WARRANTY DEED  
GROVER H. HOPE  
AND BEVERLY JEAN HOPE  
CONVEYS TO  
ST LOUIS SOUTHWESTERN  
RAILWAY COMPANY OF TEXAS  
VOLUME 867, PAGE 1824  
FILED JULY 20, 1966  
D.R.D.C.T.

*Mark Keeton*



9/06/2023

0.9692 AC.  
42,216 SQ. FT.  
TO BE ACQUIRED

CALLLED 3 ACRE TRACT  
WARRANTY DEED (WITH VENDER'S  
LIEN)  
COLUMBIAN CLUB OF DALLAS  
CONVEYS TO  
THE CITY OF CARROLLTON, TEXAS  
VOLUME 5491 PAGE 491  
FILED FEBRUARY 10, 1961  
D.R.D.C.T.

COLUMBIAN CLUB  
PUMP STATION ADDITION  
LOT 1, BLOCK 1  
VOL. 96206, PG. 3562  
D.R.D.C.T.

B. MYERS SURVEY  
A-965

APPROXIMATE SURVEY LINE

<p>COTTON BELT REGIONAL RAIL SYSTEM PARCEL CB2-016</p> <p>A 42,216 SQUARE FOOT (0.9692 ACRE) PARCEL TO BE ACQUIRED FROM THE CITY OF CARROLLTON, TEXAS</p>		<p>DWG No. WFX06101 CB2-016.dgn</p>
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