



# Memo

Date: Thursday, January 25, 2018

Project: Cotton Belt DEIS

To: Tom Shelton

From: Kristine Lloyd

Subject: Cotton Belt Property Acquisitions and Displacements

Introduction: DART is preparing an Environmental Impact Statement (EIS) to assess the impacts and benefits of rail passenger service on the Cotton Belt Corridor. Project oversight will be conducted by the Federal Transit Administration (FTA) in cooperation with the Federal Railroad Administration (FRA) and the Federal Aviation Administration (FAA).

Parcels were grouped and summarized based upon location and land use information obtained from the Tarrant County Appraisal District (CAD), Dallas CAD, and Collin CAD. Determining the level of acquisition for impacted properties is pending final review and negotiations. For partial acquisitions, only the portion of the parcel falling within the right-of-way (ROW) footprint would be acquired. In cases where a parcel would fall completely within the proposed ROW footprint, or where the parcel remainder would be substantially small (such that the remaining portion of the parcel would have little to no value or use), a whole acquisition would occur. For whole acquisitions, the total parcel acres would be acquired.

**Table 1** summarizes the property acquisitions and displacements for the Project.



**Table 1. Summary of Proposed Cotton Belt Alignment Acquisitions and Displacements**

<b>Alignment</b>							
Alignment	Parcel Number	Property Use	Property Owner	Total Parcel Sq. Feet	Approximate Sq. Feet Proposed (100 ft. – ROW)	Percentage of Parcel	Potential Displacement
<b>DFW Airport Alignment</b>	04173694 (TexRail Easement)	Personal Property Tangible Commercial	Latrelles Management Corp	14,051,968	162,157	1%	None
	03746089 (TexRail Easement)	Commercial	City of Dallas Airport	21,787,654	902,299	4%	None
	04086023 (TexRail Easement)	Vacant Commercial	City of Fort Worth Airport	5,025,960	59,688	1%	None
	07815719 (TexRail Easement)	Vacant Commercial	City of Dallas Airport	756,504	68,166	9%	None
	03860124 (Easement)	Vacant Commercial	City of Dallas Airport	2,903,137	96,394	3%	None
	07815751 (Easement)	Vacant Commercial	City of Dallas Airport	102,496	11,343	11%	None
	A 1193-2 (Easement)	Vacant Commercial	City of Fort Worth Airport	1,402,632	55,263	13%	None
	18DFW0VS000000000	Vacant Commercial	City of Dallas Airport	461,736	1,468	0.3%	None
	18034240000000000	Commercial	PNF Dallas LLC	736,164	2,186	0.3%	None
	03860132 (Easement)	Vacant Land	City of Dallas - Airport	6,400,329	214,793	3%	None
	07120885 (Easement)	Vacant Land	City of Fort Worth	805,250	13,155	2%	None



<b>Cypress Waters Alignment</b>	65129685010120000	Commercial	Hummingbird Flight LLC	56,569	10,416	18%	One Business
	65129685010210000	Commercial	Soto Amado	161,844	28,325	18%	One Business/One residence
	65129685510250000	Commercial	Soto Amado Enterprises	60,157	14,327	24%	One Business
	18006040000000A00	Commercial	Park West Creek LLC	1,057,724	25,710	2%	None
	18006070010010000	Commercial	MLRP Park West Land LLC	506,180	87,668	17%	None
	18006070010020000	Commercial	MLRP Park West Land LLC	442,441	64,227	15%	None
	18006070010030000	Commercial	MLRP Park West Land LLC	731,824	12,794	2%	None
	180015000A9C10000	Commercial	S&P Worldwide LLC	53,143	19,392	36%	Two Business
	18001500000080000	Commercial	Coppell Lake Breeze LLC	24,258	11,643	48%	Vacant Building
	189060800A0050000	Commercial	MLRP	70,200	2,279	3%	None
	180015000A9C20000	Commercial	S&P Worldwide LLC	56,866	6,213	11%	None
	18001500000100000	Commercial	Coppell Lake Breeze LLC	24,134	10,743	45%	None
	00000811360001700	Commercial	Coppell ISD	878,285	142,650	16%	None
	00000811360001500	Commercial	Cypress Waters Land B LTD	2,038,450	6,562	0.3%	None
	00000811333000900	Commercial	City of Coppell	1,349,624	315,378	23%	None
00000811333000000	Commercial	City of Coppell	785,940	11,708	1%	None	



<b>Downtown Carrollton Realignment</b>	65079812510000000	Commercial	Cedar Supply Co.	71,542	51,712	72%	One Business
	14BURLINGTONRT900	Commercial	Burlington No Santa FE RR	233,345	18,167	8%	None
	14105150010020000	Commercial	City of Carrollton	194,511	9,557	5%	None
	14120500010190000	Residential	Woodcrest Estates	127,717	27,192	21%	None
	Unidentified Parcel - No Record Found	NA	NA (City or DART?)	NA	NA	NA	None
	14120500010180000	Residential	Zetty Relzy L	10,073	109	1%	None
<b>White Rock Creek Bridge Alignment</b>	00000818549500000 (Easement Agreement)	Commercial	ClubCorp NV V LLC	562,359	7,035	1%	None
<b>Coit Road Alignment</b>	2607469	Commercial	Redwood-Erc Dallas LLC	3,736,904	3,129	<1%	None
<b>City Line Alignment</b>	354280 (Easement Agreement)	Commercial	Oncor Electric Company	713,003	15,826	2%	None
	Unidentified Parcel - No Record Found	Highway	City of Richardson	NA	NA	NA	None
	2039699	Residential Multi-family	Prairie Creek Apartments LLC	821,929	81,896	10%	None
	2039698	Residential Multi-family	Prairie Creek Apartments LLC	858,220	9,980	1%	None
	372821	Commercial	Oncor Electric Company	61,136	9,830	16%	None
	Unidentified Parcel - No Record Found (Easement)	Highway US 75	NA	NA	NA	NA	None
	Unidentified Parcel - No Record Found (Easement)	Highway PGBT	NA	NA	NA	NA	None



	2739046	Residential Multi-family	Trg Bush Turnpike LP	508,345	59,134	12%	None
	1503331	Commercial	Parkway Square JV	180,765	13,320	7%	One Business
	1503313	Industrial	Collin Creek / Joint Venture	179,580	4,574	3%	None
	1356605	Government	City of Richardson	211,314	18,787	9%	None
	2689497	Industrial	Saskaway Eight LP	778,287	39,403	5%	None
	16306	Industrial	Tenth Street Industries LP	202,902	7,879	4%	None
	2730145	Government	City of Richardson (ROW Reserved for CB alignment)	95,004	86,633	91%	None
	2719530	Government	City of Richardson	115,207	109,171	95%	None
<b>Alignment Summary</b>	<b>NA</b>	<b>Commercial, Government, Industrial, Residential, Multi-family, Highway, Vacant Land</b>		<b>72,393,612</b>	<b>2,927,268</b>	<b>4%</b>	<b>7 businesses, 1 residence; relocation of two Oncor towers</b>



<b>Stations</b>							
<b>Station</b>	<b>Parcel Number</b>	<b>Property Use</b>	<b>Property Owner</b>	<b>Total Parcel Sq. Feet</b>	<b>Approximate Sq. Feet Proposed (100 ft. ROW)</b>	<b>Percentage of Parcel</b>	<b>Potential Displacement</b>
<b>Downtown Carrollton Station</b>	65051911010010000	Commercial	Carrington, Amy	129,710	73,456	57%	None
	65051911010000000	Commercial	Cedar Supply Co.	20,660	20,682	100%	One Business
	65051911010000100	Commercial	City of Carrollton	355	355	100%	None
<b>Coit Road Station</b>	2563499	Commercial	Hilderbrand Partnership	175,569	175,569	100%	One Business
	1960621	Commercial	Hilderbrand Partnership	281,915	281,915	100%	One Business
	1994864	Commercial	Hilderbrand Partnership	129,726	129,726	100%	One Business
<b>UT Dallas Station</b>	2119504 (Easement)	Government	Board of Regents of the University of Texas System	427,933	155,050	36%	None
	2119505 (Easement)	Government	Board of Regents of the University of Texas System	468,967	239,271	51%	None
<b>City Line Station</b>	2715142	Government	City of Richardson	23,666	15,351	65%	None
<b>12<sup>th</sup> Street Station</b>	161381	Commercial	Murrey James E & M Majette	13,844	3,091	22%	One Business
	161443	Vacant Commercial	Murrey James E & M Majette	5,105	2,543	50%	None
	2510953	Government	City of Plano	63,132	63,132	100%	None
	269587	Government	City of Plano	6,199	6,199	100%	None
	269596	Government	City of Plano	7,074	7,074	100%	None
	2509940	Government	City of Plano	38,071	38,071	100%	None



<b>Shiloh Road Station</b>	1973901 (Easement)	Electric Companies	Oncor Electric Delivery Company	72,013	NA	10% Estimated	None
	2098946	Government	City of Plano	293,189	286,066	98%	None
<b>Station Summary</b>		<b>Commercial, Electric Companies Government, Vacant Commercial</b>		<b>2,157,128</b>	<b>1,507,610</b>	<b>70%</b>	<b>5 businesses</b>
<b>Facilities</b>							
<b>Facility</b>	<b>Parcel Number</b>	<b>Property Use</b>	<b>Property Owner</b>	<b>Total Parcel Sq. Feet</b>	<b>Approximate Sq. Feet Proposed (100 ft. ROW)</b>	<b>Percentage of Parcel</b>	<b>Potential Displacement</b>
<b>EMF at Luna Road</b>	65079762010430000	Commercial	Belt Line Proposed Luna	9,168	7,733	84%	None
	65079762010010100	Commercial	John Powell Walker	166,209	159,779	96%	None
	65079762010010000	Commercial	Beltline Prop Luna Rd LP	434,361	434,361	100%	None
	65051922510050000	Commercial	Beltline Prop Luna Rd LP	1,192,582	1,158,756	97%	None
	65079762010020000	Commercial	Walker Barth P Descendants Trust	582,539	549,227	94%	None
<b>Mercer Yard</b>	65093986510080100	Commercial	Hard Six Holdings	74,052	7,035	1%	None
	14104700010020000	Commercial	Hard Six Holdings	26,520	1,209	5%	None
	65093986517000000	Commercial	St. Louis S W Railway CO	51,155	1,049	2%	None
	14017300010010000	Commercial	City of Carrollton	334,605	64,471	19%	None
<b>Facility/Yard Summary</b>		<b>Commercial</b>		<b>2,871,191</b>	<b>2,383,620</b>	<b>83%</b>	<b>None</b>