Approval to Declare Public Necessity, Establish Just Compensation, and Authorize the Acquisition of Parcels CB2-010, DE2-008, DE2-012, DE2-013 and DE2-014 Located in the City of Carrollton, Texas, for the Silver Line Regional Rail Project, and Authorize Eminent Domain Proceedings for All Parcels, if Necessary

Committee-of-the-Whole

May 25, 2021

Leticia Delgado, RPA, FMA
AVP Real Estate
Growth/Regional Development
Today’s Consideration

- Declare public necessity, establish just compensation, and authorize the purchase, exchange, lease and/or value of real property of Parcels CB2-010, DE2-008, DE2-012, DE2-013 and DE2-014 located in the City of Carrollton, Texas, for the Silver Line Regional Rail Project
- Authorize eminent domain proceedings for all parcels, if necessary
Business Purpose

• The Silver Line Regional Rail Corridor begins at Terminal B of DFW Airport and ends at Shiloh Road in Plano, Texas
• The 26-mile corridor traverses through:
  – Three counties: Tarrant, Dallas, and Collin
  – Seven cities: Grapevine, Coppell, Dallas, Carrollton, Addison, Richardson, and Plano
• The following five parcels include CB2 parcels in the City of Carrollton
Location Map

DALLAS AREA RAPID TRANSIT

Approval to Declare Public Necessity, Establish Just Compensation, and Authorize the Acquisition of Parcels CB2-010, DE2-008, DE2-012, DE2-013 and DE2-014 Located in the City of Carrollton, Texas, for the Silver Line Regional Rail Project and Authorize Eminent Domain Proceedings for all parcels, if necessary.
Location Map

DALLAS AREA RAPID TRANSIT
Approval to Declare Public Necessity, Establish Just Compensation, and Authorize the Acquisition of Parcels CB2-010, DE2-008, DE2-012, DE2-013 and DE2-014 Located in the City of Carrollton, Texas, for the Silver Line Regional Rail Project and Authorize Eminent Domain Proceedings for all parcels, if necessary.
Location Map

DE2-014

DE2-012

Legend

Silver Line Corridor
Property Boundaries
Area To Be Acquired

DALLAS AREA RAPID TRANSIT

Approval to Declare Public Necessity, Establish Just Compensation, and Authorize the Acquisition of Parcels CB2-010, DE2-008, DE2-012, DE2-013 and DE2-014 Located in the City of Carrollton, Texas, for the Silver Line Regional Rail Project and Authorize Eminent Domain Proceedings for all parcels, if necessary.
Location Map

DALLAS AREA RAPID TRANSIT
Approval to Declare Public Necessity, Establish Just Compensation, and Authorize the Acquisition of Parcels CB3-010, CB3-011 and DE3-008
Located in the City of Plano, Texas, for the Silver Line Regional Rail Project and Authorize Eminent Domain Proceedings for all parcels, if Necessary.

Silver Line Corridor
Property Boundaries
Area To Be Acquired
<table>
<thead>
<tr>
<th>PARCEL NO.</th>
<th>ADDRESS</th>
<th>ZONING/ CURRENT USE</th>
<th>WHOLE PROPERTY SIZE (SF)</th>
<th>PROPERTY RIGHTS TO BE ACQUIRED</th>
<th>LAND AREA TO BE ACQUIRED (SF)</th>
<th>PROPOSED USE</th>
</tr>
</thead>
<tbody>
<tr>
<td>CB2-010</td>
<td>1500 Cecil Drive, Carrollton, Texas</td>
<td>PD-015 (SF-7/14)</td>
<td>127,717 SF (2.93 acres)</td>
<td>Fee Simple</td>
<td>32,748 SF (0.7518 acre)</td>
<td>Silver Line Corridor Right of Way Corridor</td>
</tr>
<tr>
<td>DE2-008</td>
<td>1910 N. Josey Lane, Carrollton, Texas</td>
<td>LI- Light Industrial</td>
<td>1,981,200 SF (45.482 acres)</td>
<td>Drainage Easement</td>
<td>2,693 SF (0.0618 acres)</td>
<td>Silver Line Corridor Right of Way Corridor</td>
</tr>
<tr>
<td>DE2-012</td>
<td>2707 Realty Road, Carrollton, Texas</td>
<td>LI- Light Industrial</td>
<td>288,332 SF (6.619 acres)</td>
<td>Drainage Easement</td>
<td>4,335 SF (0.09965 acre)</td>
<td>Silver Line Corridor Right of Way Corridor</td>
</tr>
<tr>
<td>DE2-013</td>
<td>1601 Surveyor Boulevard, Carrollton, Texas</td>
<td>LI- Light Industrial</td>
<td>126,158 SF (2.89 acres)</td>
<td>Drainage Easement</td>
<td>1,001 SF (0.0230 acre)</td>
<td>Silver Line Corridor Right of Way Corridor</td>
</tr>
<tr>
<td>DE2-014</td>
<td>Not Available</td>
<td>LI- Light Industrial</td>
<td>410 SF (0.0094 acre)</td>
<td>Drainage Easement</td>
<td>410 SF (0.0094 acre)</td>
<td>Silver Line Corridor Right of Way Corridor</td>
</tr>
</tbody>
</table>
Recommendation

Approval of a resolution:

- Declaring public necessity, establishing just compensation, and authorizing the acquisition of Parcels CB2-010, DE2-008, DE2-012, DE2-013 and DE2-014 located in the City of Carrollton, Texas, for the Silver Line Regional Rail Project; and
- Authorize eminent domain proceedings for all parcels, if necessary