

**UTILITY EASEMENT ABANDONMENT**

Weir Street  
Adjacent to City Blocks 7193 & 7194  
Horace Burnham Survey, Abstract No. 106,  
B.B.B. and C R.R. Company Survey, Abstract No. 207  
*City of Dallas, Dallas County, Texas*

**DESCRIPTION**, of a 3.608 acre (157,176 square foot) tract of land located in the B.B.B. & C. R.R. Company Survey, Abstract No. 207 and the Horace Burnham Survey, Abstract No. 106, Dallas County, Texas; said tract being all of that tract of land described in Utility Easement to the City of Dallas recorded in Volume 3986, Pg. 538 of the Deed Records of Dallas County, Texas; said tract also being all of Weir Street (an 80-foot wide undedicated apparent street) formerly known as Ross Street; said tract also being all of Tract No. 2 described in Special Warranty Deed to BCIF Oakdale Logistics Center LLC recorded in Instrument Number 202000277913 of the Official Public Records of Dallas County, Texas; said 3.608 acre tract being more fully described as follows:

**BEGINNING**, at a 5/8-inch iron rod with yellow "RPLS 1890" cap found for corner at the intersection of the south right-of-way line of Singleton Boulevard (a 100-foot wide right-of-way) (by use and occupation, no record found) and the east line of said Weir Street; said point being the northwest corner of that certain tract of land described Tract No. 1 in Special Warranty Deed to BCIF Oakdale Logistics Center LLC recorded in Instrument Number 202000277913 of the Official Public Records of Dallas County, Texas;

**THENCE**, South 14 degrees, 49 minutes, 40 seconds East, along the said east line of Weir Street and the west line of said BCIF Oakdale Logistics Center tract, a distance of 1,953.92 feet to a point for corner; said point being the southwest corner of Block 12, Original Town of Eagle Ford, an addition to the City of Dallas according to the plat recorded in Volume 3, Page 525 of the Map Records of Dallas County, Texas, and in the north right-of-way line of Fitchburg Street (an 80-foot wide right-of-way) (formerly known as and platted as Newton Street as shown in Vol. 3, Pg. 525 of the Map Records of Dallas County, Texas, from said point a 5/8-inch iron rod with yellow "RPLS 1890" cap found bears South 14 degrees, 49 minutes, 40 seconds East, a distance of 79.99 feet;

**THENCE**, South 75 degrees, 10 minutes, 20 seconds West, departing the said east line of Weir Street and said west line of BCIF Oakdale Logistics Center tract, into and across said Weir Street, a distance of 80.00 feet to a 3-1/4-inch aluminum disk stamped "TX HERITAGE SURVEYING" found for corner at the southeast corner of the intersection of the west line of said Weir Street and the north line of said Fitchburg Street; said point being the southeast corner of Block 11 of said Original Town of Eagle Ford;

**THENCE**, North 14 degrees, 49 minutes, 40 seconds West, along the west line of said Weir Street, a distance of 1,975.48 feet to a point for corner at the intersection of the said south line of Singleton Boulevard and the said west line of Weir Street;

(For SPRG use only)	
Reviewed By:	<u>        G.S.        </u>
Date:	<u>        11-29-22        </u>
SPRG NO:	<u>        6142        </u>

UTILITY EASEMENT ABANDONMENT

Weir Street  
Adjacent to City Blocks 7193 & 7194  
Horace Burnham Survey, Abstract No. 106,  
B.B.B. and C R.R. Company Survey, Abstract No. 207  
City of Dallas, Dallas County, Texas

**THENCE**, South 89 degrees, 44 minutes, 40 seconds East, along the said north line of Weir Street and the said south line of Singleton Boulevard, a distance of 82.85 feet to the **POINT OF BEGINNING**;

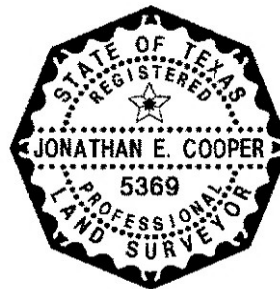
**CONTAINING**: 157,176 square feet or 3.608 acres of land, more or less.

**BEARING BASIS**: State Plane Coordinate System, Texas North Central Zone 4202, North American Datum of 1983. Adjustment Realization 2011. Distances reported have been scaled by applying the Dallas County TxDOT surface adjustment factor of 1.000136506

*(A survey plat of even survey date herewith accompanies this description.)*

The undersigned, Registered Professional Land Surveyor, hereby certifies that the foregoing description accurately sets out the metes and bounds of the easement abandonment tract described.

  
\_\_\_\_\_  
Jonathan E. Cooper Date 10-20-2022  
Registered Professional Land Surveyor No. 5369  
Pacheco Koch Consulting Engineers, Inc.  
7557 Rambler Road, Suite 1400, Dallas TX 75231  
(972) 235-3031  
TX Reg. Surveying Firm LS-10008000



2291-20.510EX1.doc  
2291-20-510EX1.dwg DHM

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Reviewed By:         G.S.          
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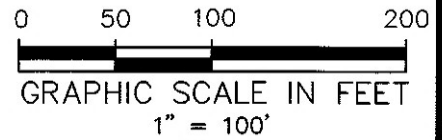
# SINGLETON BOULEVARD

(BY USE AND OCCUPATION,  
NO RECORD FOUND)

F.K.A. EAGLE FORD ROAD (100 FOOT WIDE RIGHT-OF-WAY)

EDWIN REID SURVEY - ABSTRACT NO. 1212

B.B.B. & C.R.R. COMPANY - ABSTRACT NO. 207      HORACE BURNHAM SURVEY - ABSTRACT NO. 106



S 89°44'40" E

82.85'

303.74'  
POINT FOR CORNER

IRF  
(C.M.)

572.70'

**POINT OF BEGINNING**

CITY BLOCK 7193

J&T PROPERTY HOLDINGS, LLC  
(INST. NO. 201700215575)  
(O.P.R.D.C.T.)

1,975.48'  
N 14°49'40" W

UTILITY EASEMENT  
(VOL. 3986, PG. 538)  
(D.R.D.C.T.)

TRACT NO. 2  
BCIF OAKDALE LOGISTICS CENTER LLC  
(INST. NO. 202000277913)  
(O.P.R.D.C.T.)

**UTILITY EASEMENT ABANDONMENT**  
3.608 ACRES  
(157,176 SF)

B.B.B. & C.R.R. COMPANY - ABSTRACT NO. 207  
HORACE BURNHAM SURVEY - ABSTRACT NO. 106

**WEIR STREET**  
(F.K.A. ROSS AVE.)  
(80' UNDEDICATED APPARENT STREET)

DALLAS POWER & LIGHT COMPANY EASEMENT  
(VOL. 418, PG. 1030)  
(D.R.D.C.T.)

LEGEND	
---	PROPERTY LINE
---	ABSTRACT LINE
---	PLAT LINE
---	EASEMENT ABANDONMENT LINE
---	EXISTING EASEMENT LINE
○	POINT FOR CORNER (UNLESS OTHERWISE NOTED)
(C.M.)	CONTROLLING MONUMENT
IRF	"RPLS 1890" CAP FOUND
DISK	3-1/4 INCH ALUMINUM DISK FOUND
M.R.D.C.T.	MAP RECORDS OF DALLAS COUNTY, TEXAS
D.R.D.C.T.	DEED RECORDS OF DALLAS COUNTY, TEXAS
O.P.R.D.C.T.	OFFICIAL PUBLIC RECORDS OF DALLAS COUNTY, TEXAS
AVE.	AVENUE
F.K.A.	FORMERLY KNOWN AS
NO. NUMBER	INST. INSTRUMENT
SF SQUARE FOOT	
VOL. VOLUME	PG. PAGE

(For SPRG use only)

Reviewed By: G.S.

Date: 11-29-22

SPRG NO: 6142

CITY BLOCK 7194

TEXAS POWER & LIGHT COMPANY EASEMENT  
(VOL. 2891, PG. 405)  
(D.R.D.C.T.)

TRACT NO. 1  
BCIF OAKDALE LOGISTICS CENTER LLC  
(INST. NO. 202000277913)  
(O.P.R.D.C.T.)

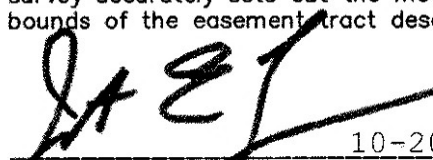
MSF-TX, LLC  
(INST. NO. 201600091519)  
(O.P.R.D.C.T.)

MATCH LINE (SEE PAGE 4)

**NOTES:**

1. A metes and bounds description of even survey date herewith accompanies this plat of survey.
2. Bearing system for this survey is based the State Plane Coordinate System, North American Datum of 1983 (2011), Texas North Central Zone 4202. Distances reported have been scaled by applying the (Source or Governmental Entity) surface adjustment factor of 1.000136506.

The undersigned, Registered Professional Land Surveyor, hereby certifies that this plat of survey accurately sets out the metes and bounds of the easement tract described.

  
Jonathan E. Cooper  
Registered Professional Land Surveyor No. 5369  
Date: 10-20-2022



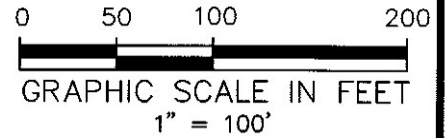
## UTILITY EASEMENT ABANDONMENT

WEIR STREET  
ADJACENT TO CITY BLOCKS 7193 & 7194  
HORACE BURNHAM SURVEY, ABSTRACT NO. 106,  
B.B.B. AND C R.R. COMPANY SURVEY,  
ABSTRACT NO. 207  
CITY OF DALLAS, DALLAS COUNTY, TEXAS  
PAGE 3 OF 5



7557 RAMBLER ROAD, SUITE 1400  
DALLAS, TX 75231 972.235.3031  
TX REG. ENGINEERING FIRM F-469  
TX REG. SURVEYING FIRM LS-10008000

DRAWN BY	CHECKED BY	SCALE	DATE	JOB NUMBER
DHM	MWW/JEC	1"=100'	OCT. 2022	2291-20.510

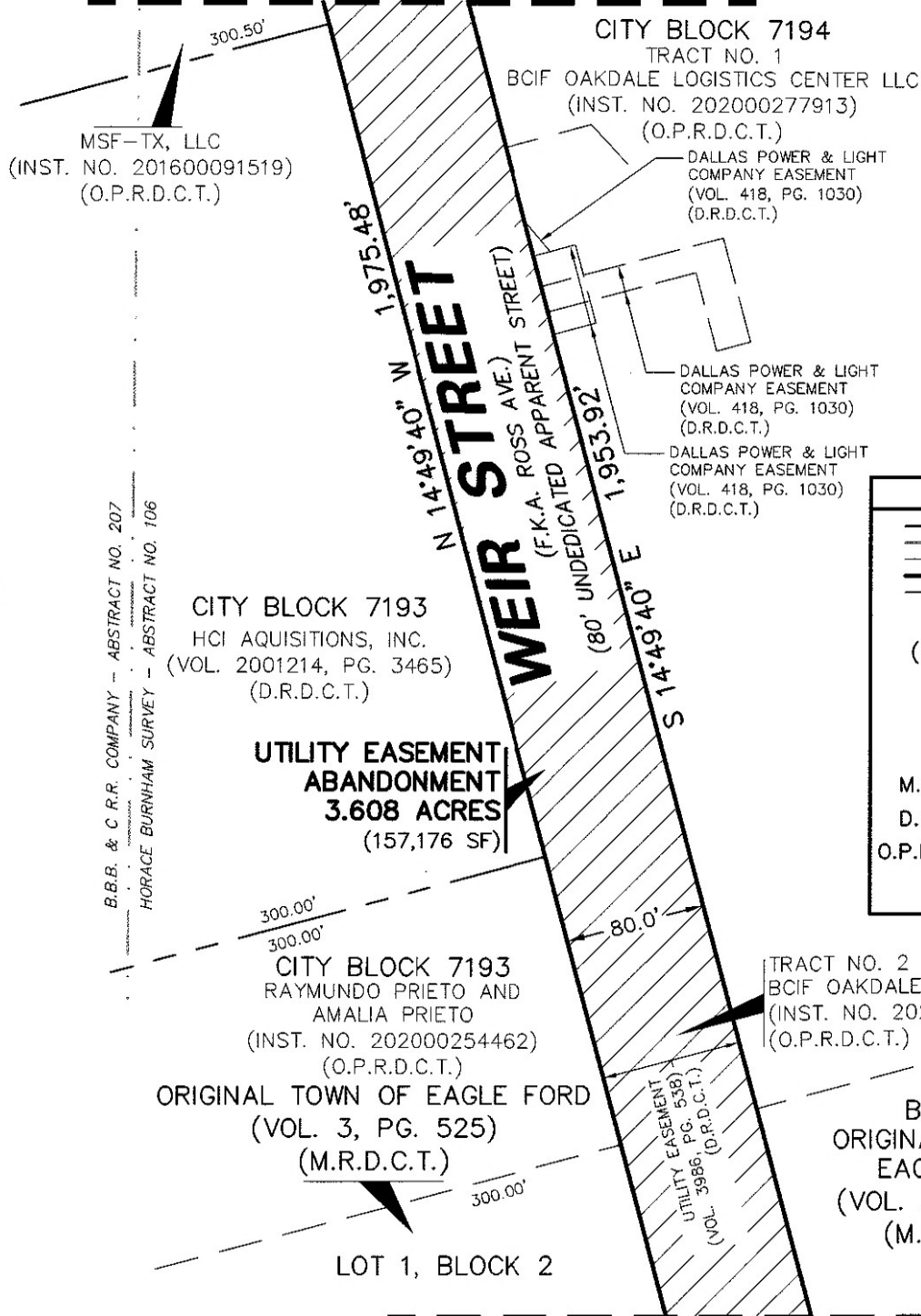


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LEGEND	
	PROPERTY LINE
	ABSTRACT LINE
	PLAT LINE
	EASEMENT ABANDONMENT LINE
	EXISTING EASEMENT LINE
	POINT FOR CORNER (UNLESS OTHERWISE NOTED)
(C.M.)	CONTROLLING MONUMENT
IRF	5/8" IRON ROD W/YELLOW
	"RPLS 1890" CAP FOUND
DISK	3-1/4 INCH ALUMINUM DISK
	STAMPED "TX HERITAGE SURVEYING" FOUND INST. INSTRUMENT
M.R.D.C.T.	MAP RECORDS OF NO. NUMBER
	DALLAS COUNTY, TEXAS
D.R.D.C.T.	DEED RECORDS OF SF SQUARE FOOT
	DALLAS COUNTY, TEXAS
O.P.R.D.C.T.	OFFICIAL PUBLIC RECORDS OF
	DALLAS COUNTY, TEXAS
AVE.	AVENUE
VOL.	VOLUME
F.K.A.	FORMERLY KNOWN AS PG. PAGE

MATCH LINE (SEE PAGE 3)

MATCH LINE (SEE PAGE 5)



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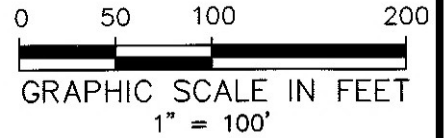


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 TX REG. SURVEYING FIRM LS-10008000

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DHM	MWW/JEC	1"=100'	OCT. 2022	2291-20.510

**UTILITY EASEMENT ABANDONMENT**  
 WEIR STREET  
 ADJACENT TO CITY BLOCKS 7193 & 7194  
 HORACE BURNHAM SURVEY, ABSTRACT NO. 106,  
 BBB AND C RR COMPANY SURVEY,  
 ABSTRACT NO. 207  
 CITY OF DALLAS, DALLAS COUNTY, TEXAS  
 PAGE 4 OF 5

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 MWWEIR



MATCH LINE (SEE PAGE 4)

BLOCK 2  
ORIGINAL TOWN OF  
EAGLE FORD  
(VOL. 3, PG. 525)  
(M.R.D.C.T.)

BLOCK 1  
ORIGINAL TOWN OF  
EAGLE FORD  
(VOL. 3, PG. 525)  
(M.R.D.C.T.)

LINE TABLE		
LINE	BEARING	LENGTH
L1	S 75°10'20" W	80.00'

(For SPRG use only)  
Reviewed By: G.S.  
Date: 11-29-22  
SPRG NO: 6142

RAYMUNDO PRIETO AND  
AMALIA PRIETO  
(INST. NO. 202000254462)  
(O.P.R.D.C.T.)

CITY BLOCK 7194  
TRACT NO. 1  
BCIF OAKDALE LOGISTICS  
CENTER LLC  
(INST. NO. 202000277913)  
(O.P.R.D.C.T.)

BLOCK 11  
ORIGINAL TOWN OF  
EAGLE FORD  
(VOL. 3, PG. 525)  
(M.R.D.C.T.)

BLOCK 12  
ORIGINAL TOWN OF  
EAGLE FORD  
(VOL. 3, PG. 525)  
(M.R.D.C.T.)

HORACE BURNHAM  
SURVEY  
ABSTRACT NO. 106

UTILITY EASEMENT  
ABANDONMENT  
3.608 ACRES  
(157,176 SF)

FITCHBURG STREET  
(VOL. 3, PG. 525) (M.R.D.C.T.)  
(QUIT CLAIM DEEDS VOL. 4781, PG. 338,  
VOL. 4781, PG. 336, VOL. 5166, PG. 638) (D.R.D.C.T.)

**FITCHBURG STREET**  
(F.K.A. NEWTON STREET)

BLOCK 13  
ORIGINAL TOWN  
OF EAGLE FORD  
(VOL. 3, PG. 525)  
(M.R.D.C.T.)

LEGEND	
	PROPERTY LINE
	ABSTRACT LINE
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(C.M.) -	CONTROLLING MONUMENT
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VOL.	VOLUME
PG.	PAGE

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PAGE 5 OF 5

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DHM	MWW/JEC	1"=100'	OCT. 2022	2291-20.510

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