

FIRE LANE EASEMENT ABANDONMENT DESCRIPTION:

BEING a tract of land situated in the William B. Coats Survey, Abstract No. 237, City of Dallas, Dallas County, Texas, being part of Lot 6, Block I/1531 of Cockrell Fairland Addition, an addition to the City of Dallas, Texas, according to the Revised Plat thereof recorded in Volume 142, Page 382, Deed Records, Dallas County, Texas and being part of that tract of land described in the Special Warranty Deed to Berryset II Uptown BJO, LLC (50% interest) & Berryset II Uptown LTN, LLC (50% interest), recorded in Instrument No. 202400058124, Official Public Records, Dallas County, Texas and being all of that 20-foot Fire Lane Easement described by deed to the City of Dallas, Texas, recorded in Volume 67233, Page 1904, Deed Records, Dallas County, Texas and being more particularly described as follows;

COMMENCING at a 5/8-inch iron rod with yellow plastic cap stamped "LEN DAVIS RPLS NO 1625" found for the north corner of said Lot 6, the west corner of Lot 7D, Block I/1531 of CCM Addition Phase I, an addition to the City of Dallas, Texas according to the plat recorded in Volume 95088, Page 2174, Deed Records, Dallas County, Texas and being in the southeast line of a 20-foot wide alley (Volume 142, Page 382, Deed Records, Dallas County, Texas), from said point an "X"-Cut found bears North 23°12'35" East, a distance of 43.34 feet;

THENCE with the northeast line of said Lot 6 and the southwest line of said Lot 7D, the following courses and distances:

South 66°47'25" East, a distance of 80.00 feet to the **POINT OF BEGINNING**;

South 66°47'25" East, a distance of 100.00 feet to a point for the east corner of said Lot 6, the south corner of said Lot 7D and being in the northwest right-of-way line of Cole Avenue (an 80-foot wide right-of-way, Volume 142, Page 382, Deed Records, Dallas County, Texas), from said point a 5/8-inch iron rod found bears South 65°29'01" East, a distance of 0.83 feet;

THENCE South 23°12'35" West, with said northwest right-of-way line of Cole Avenue, a distance of 20.00 feet to a point for corner, from said point a 3/8-inch iron rod found bears South 23°12'35" West, a distance of 55.00 feet;

THENCE over and across said Lot 6, the following courses and distances:

North 66°47'25" West, a distance of 100.00 feet to a point for corner;

North 23°12'35" East, a distance of 20.00 feet to the **POINT OF BEGINNING**, containing a computed area of 2,000 square feet or 0.0459 acres of land.

Notes:

Bearing system based on the Texas Coordinate System of 1983, North Central Zone (4202), North American Datum of 1983. Adjustment realization 2011.

A Sketch was prepared on even date to accompany this description.

(For SPRG use only)

Reviewed By: M.M.

Date: 09.09.2024

SPRG NO: 6738

FIRE LANE EASEMENT ABANDONMENT

COCKRELL FAIRLAND ADDITION

LOT 6, BLOCK I/1531

WILLIAM B. COATS SURVEY, ABSTRACT NO. 237
CITY OF DALLAS, DALLAS COUNTY, TEXAS

[Signature]

DAVID J. De WEIRDT
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Scale	Drawn by	Checked by	Date	Project No.	Sheet No.
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