

LEGAL DESCRIPTION

BEING a 10,254 square feet (0.2354 acre) tract of land situated in the William H. Newton Survey, Abstract Number 1074, City of Dallas, Dallas County, Texas, being part of City of Dallas Block 8313 and being part of a called 58.2261 acre tract of land described in Special Warranty Deed to SCM South Dallas, L.L.C. recorded in Instrument No. 201900324081, Official Public Records of Dallas County, Texas and being part of a variable width drainage easement recorded in Instrument No. 201600266852 of said Official Public Records and being more particularly described as follows:

COMMENCING at a 5/8" iron rod with 3-1/4" aluminum disk stamped "LOGISTICENTER KHA" found in the east right-of-way line of Bonnie View Road (a 100-foot wide right-of-way) described in Right-of-Way Deed to the City of Dallas recorded in Volume 3367, Page 540 of the Deed Records of Dallas County, Texas for the northwest corner of Lot 1, Block A/8313, Amending Plat Minor Logistcenter Addition, Phase One, an addition to the City of Dallas, Texas according to the plat recorded in Instrument No. 201800003128 of said Official Public Records;

THENCE departing said east right-of-way line of Bonnie View Road and with the north line of said Lot 1, Block A/8313, South 87°08'40" East, a distance of 147.04 feet to a "X" cut in concrete set at the southeast corner of a water easement described in Instrument No. 201600266849 of said Official Public Records for the **POINT OF BEGINNING**;

THENCE departing said north line of Lot 1, Block A/8313 and with the east line of said water easement, North 2°51'20" East, a distance of 30.00 feet to a 5/8" iron rod with plastic cap stamped "KHA" set for corner in a north line of said drainage easement and being the northeast corner of said water easement;

THENCE with said north line and east line of the drainage easement, the following courses and distances:

South 87°08'40" East, a distance of 341.79 feet to a 5/8" iron rod with plastic cap stamped "KHA" set for corner; South 2°51'20" West, a distance of 30.00 feet to a "X" cut in concrete set for corner in said north line of Lot 1, Block A/8313 from which a 5/8" iron rod with 3-1/4" aluminum disk stamped "LOGISTICENTER KHA" found for the northeast corner of said Lot 1, Block A/8313 bears South 87°08'40" East, a distance of 579.61 feet;

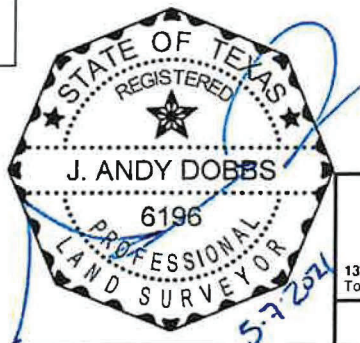
THENCE with said north line of Lot 1, Block A/8313, North 87°08'40" West, a distance of 341.79 feet to the **POINT OF BEGINNING** and containing 10,254 square feet or 0.2354 acres of land.

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

(For SPRG use only)

Reviewed By: G. S.
Date: 5-19-21
SPRG NO: 5138

J. ANDY DOBBS
REGISTERED PROFESSIONAL
LAND SURVEYOR NO. 6196
13455 NOEL ROAD
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**DRAINAGE EASEMENT
ABANDONMENT**
BEING PART OF CALLED 58.2261 ACRES
CITY OF DALLAS BLOCK NO. 8313
WILLIAM H. NEWTON SURVEY
ABSTRACT NO. 1074
CITY OF DALLAS, DALLAS COUNTY, TEXAS

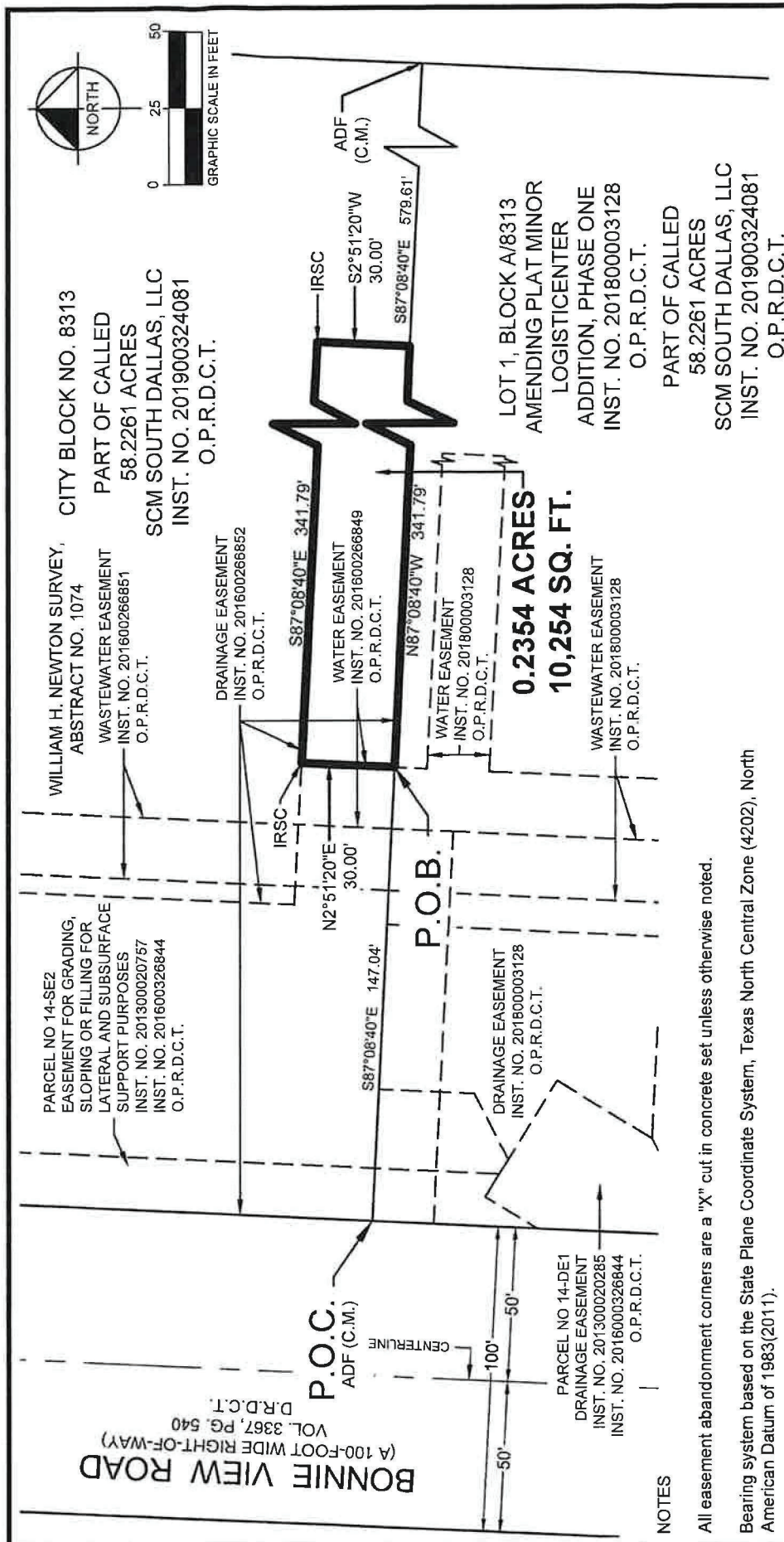
Kimley»Horn

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FIRM # 10115500

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Fax No. (972) 239-3820

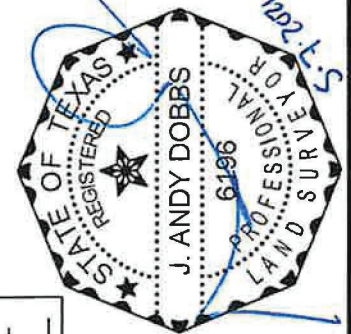
Scale	Drawn by	Checked by	Date	Project No.	Sheet No.
N/A	MTC	JAD	MAY 2021	064549800	1 OF 2



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LEGEND

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 SQ. FT. = SQUARE FEET
 C.M. = CONTROLLING MONUMENT
 INST. NO. = INSTRUMENT NUMBER
 IRSC = 5/8" IRON ROD W/ PLASTIC "KHA" CAP SET
 ADF = 5/8" IRON ROD WITH 3-1/4" ALUMINUM DISK
 STAMPED "LOGISTICENTER KHA" FOUND
 D.R.D.C.T. = DEED RECORDS OF DALLAS
 COUNTY, TEXAS
 O.P.R.D.C.T. = OFFICIAL PUBLIC RECORDS OF
 DALLAS COUNTY, TEXAS

DRAINAGE EASEMENT
ABANDONMENT

BEING PART OF 58.2261 ACRES
 CITY OF DALLAS BLOCK NO. 8313
 WILLIAM H. NEWTON SURVEY
 ABSTRACT NO. 1074

CITY OF DALLAS, DALLAS COUNTY, TEXAS

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Scale	Drawn by	Checked by	Date	Project No.	Sheet No.
1" = 50'	MTC	JAD	MAY 2021	064549800	2 OF 2

LEGAL DESCRIPTION

BEING a 2,980 square feet (0.0684 acre) tract of land situated in the William H. Newton Survey, Abstract Number 1074, City of Dallas, Dallas County, Texas, and being part of Lot 1, Block A/8313, Amending Plat Minor Logistcenter Addition, Phase One, an addition to the City of Dallas, Texas according to the plat recorded in Instrument No. 201800003128, Official Public Records of Dallas County, Texas and being part of a called 58.2261 acre tract of land described in Special Warranty Deed to SCM South Dallas, L.L.C. recorded in Instrument No. 201900324081 of said Official Public Records and being part of a water easement shown on said Amending Plat Minor Logistcenter Addition, Phase One and being more particularly described as follows:

COMMENCING at a 5/8" iron rod with 3-1/4" aluminum disk stamped "LOGISTICENTER KHA" found in the east right-of-way line of Bonnie View Road (a 100-foot wide right-of-way) described in Right-of-Way Deed to the City of Dallas recorded in Volume 3367, Page 540 of the Deed Records of Dallas County, Texas for the northwest corner of said Lot 1, Block A/8313;

THENCE departing said east right-of-way line of Bonnie View Road and with the north line of said Lot 1, Block A/8313, South 87°08'40" East, a distance of 147.04 feet to a northeast corner of said water easement from which a 5/8" iron rod with 3-1/4" aluminum disk stamped "LOGISTICENTER KHA" found for the northeast corner of said Lot 1, Block A/8313 bears South 87°08'40" East, a distance of 921.40 feet;

THENCE departing said north line of Lot 1, Block A/8313 and with an east line of said water easement, South 2°51'20" West, a distance of 10.50 feet to a "X" cut in concrete set for the **POINT OF BEGINNING**;

THENCE with the north, east and south lines of said water easement, the following courses and distances:

South 87°08'40" East, a distance of 149.00 feet to a "X" cut in concrete set for corner;

South 2°51'20" West, a distance of 20.00 feet to a 5/8" iron rod with plastic cap stamped "KHA" set for corner;

North 87°08'40" West, a distance of 149.00 feet to a "X" cut in concrete set for corner;

THENCE departing said south line of the water easement, North 2°51'20" East, a distance of 20.00 feet to the **POINT OF BEGINNING** and containing 2,980 square feet or 0.0684 acres of land.

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

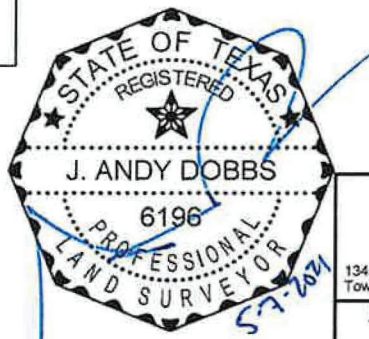
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Reviewed By: G.S.

Date: 5-19-21

SPRG NO: 5139

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WATER EASEMENT ABANDONMENT

BEING PART OF LOT 1, BLOCK A/8313
AMENDING PLAT MINOR LOGISTICENTER
ADDITION, PHASE ONE
WILLIAM H. NEWTON SURVEY
ABSTRACT NO. 1074
CITY OF DALLAS, DALLAS COUNTY, TEXAS

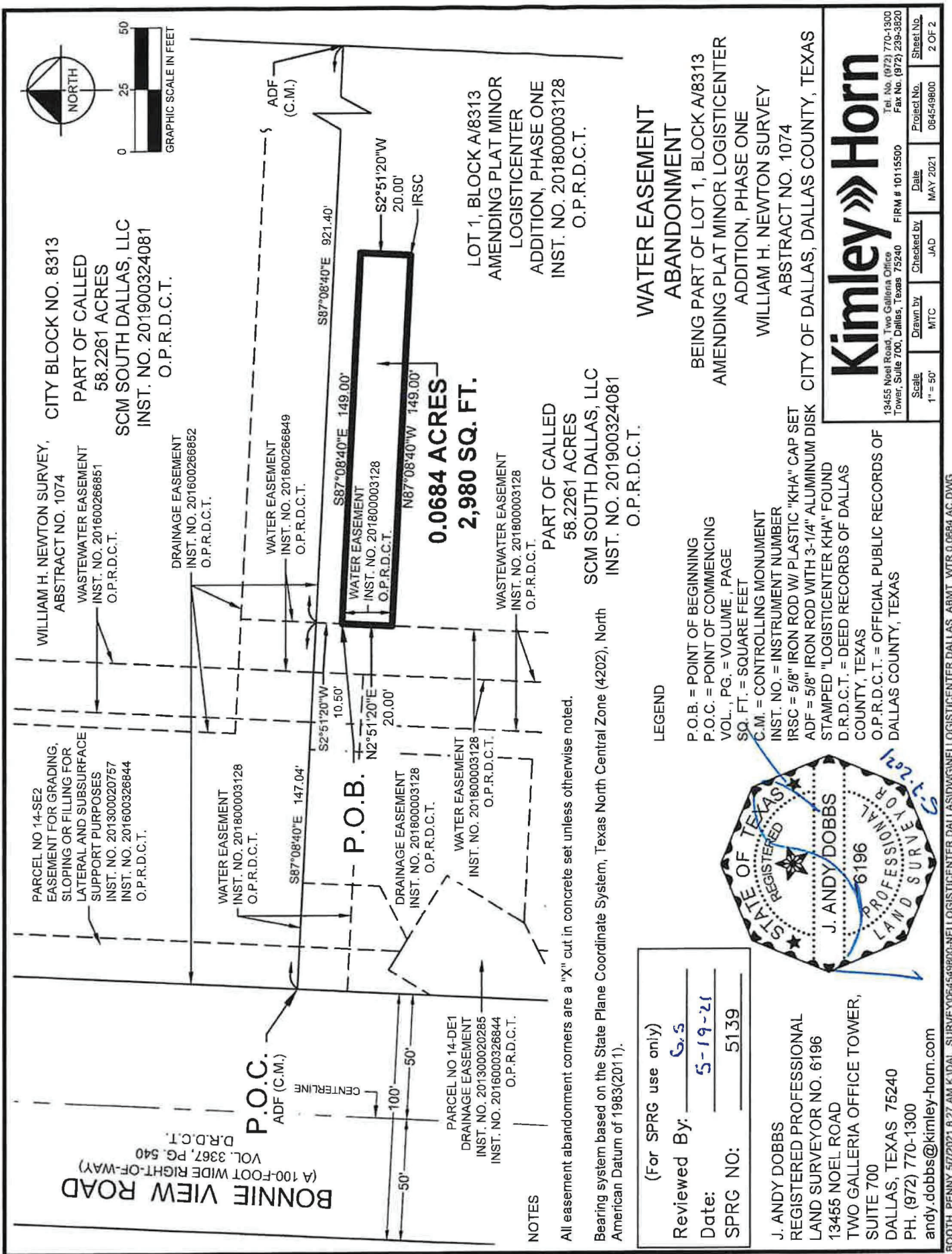
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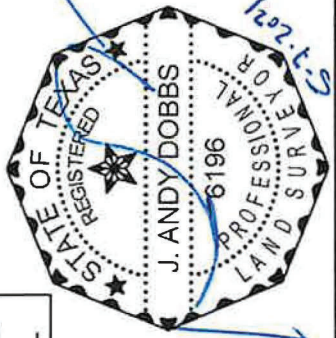
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Fax No. (972) 239-3820
FIRM # 10115500
JAD
MAY 2021
064549800
2 OF 2

LEGAL DESCRIPTION

BEING a 2,500 square feet (0.0574 acre) tract of land situated in the William H. Newton Survey, Abstract Number 1074, City of Dallas, Dallas County, Texas, and being part of Lot 1, Block A/8313, Amending Plat Minor Logistcenter Addition, Phase One, an addition to the City of Dallas, Texas according to the plat recorded in Instrument No. 201800003128, Official Public Records of Dallas County, Texas and being part of a called 58.2261 acre tract of land described in Special Warranty Deed to SCM South Dallas, L.L.C. recorded in Instrument No. 201900324081 of said Official Public Records and being part of a water easement shown on said Amending Plat Minor Logistcenter Addition, Phase One and being more particularly described as follows:

COMMENCING at a 5/8" iron rod with 3-1/4" aluminum disk stamped "LOGISTICENTER KHA" found for the northeast corner of said Lot 1, Block A/8313 and being in the west line of Lot 3, Block A/8313, Becknell Addition, an addition to the City of Dallas according to the plat recorded in Instrument No. 201900074914 of said Official Public Records;

THENCE departing said west line of Lot 3, Block A/8313 and with the north line of said Lot 1, Block A/8313, North 87°08'40" West, a distance of 141.40 feet to a point at a northwest corner of said water easement from which a 5/8" iron rod with 3-1/4" aluminum disk stamped "LOGISTICENTER KHA" found in the east right-of-way line of Bonnie View Road (a 100-foot wide right-of-way) described in Right-of-Way Deed to the City of Dallas recorded in Volume 3367, Page 540 of the Deed Records of Dallas County, Texas for the northwest corner of said Lot 1, Block A/8313 bears North 87°08'40" West, a distance of 927.04 feet;

THENCE departing said north line of Lot 1, Block A/8313 and with a west line of said water easement, South 2°51'20" West, a distance of 10.00 feet to a "X" cut in concrete set for the **POINT OF BEGINNING**;

THENCE departing said west line of the water easement, South 2°51'20" West, a distance of 20.00 feet to a "X" cut in concrete set for corner in said west line of the water easement;

THENCE with a south, west and north line of said water easement, the following courses and distances:

North 87°08'40" West, a distance of 125.00 feet to a 5/8" iron rod with plastic cap stamped "KHA" set for corner;
 North 2°51'20" East, a distance of 20.00 feet to a "X" cut in concrete set for corner;
 South 87°08'40" East, a distance of 125.00 feet to the **POINT OF BEGINNING** and containing 2,500 square feet or 0.0574 acres of land.

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

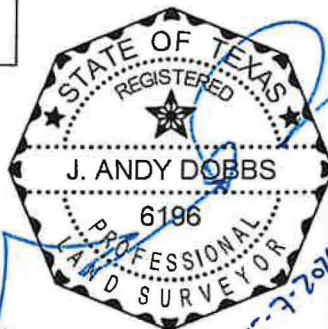
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SPRG NO: 5140

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WATER EASEMENT ABANDONMENT

BEING PART OF LOT 1, BLOCK A/8313
 AMENDING PLAT MINOR LOGISTICENTER
 ADDITION, PHASE ONE
 WILLIAM H. NEWTON SURVEY
 ABSTRACT NO. 1074
 CITY OF DALLAS, DALLAS COUNTY, TEXAS

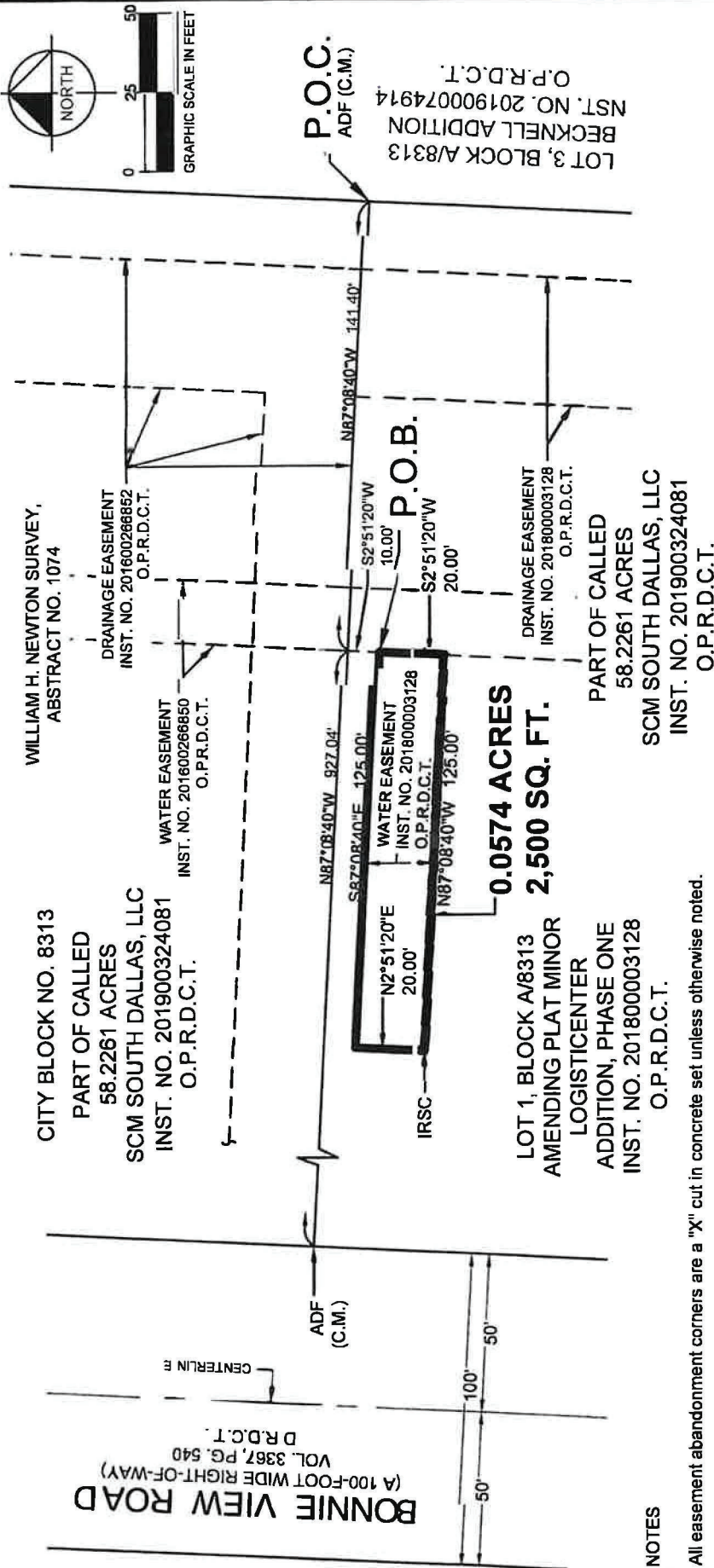
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All easement abandonment corners are a "X" cut in concrete set unless otherwise noted.

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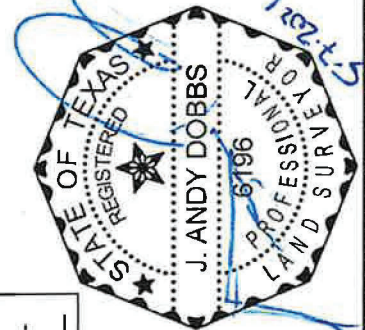
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IRSC = 5/8" IRON ROD W/ PLASTIC "A"
ADF = 5/8" IRON ROD WITH 3-1/4" ADF
STAMPED "LOGISTICENTER KHA" F
D.R.D.C.T. = DEED RECORDS OF DALLAS
COUNTY, TEXAS
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DALLAS COUNTY, TEXAS

**WATER EASEMENT
ABANDONMENT**
BEING PART OF LOT 1, BLOCK A/8313
AMENDING PLAT MINOR LOGISTICENTER
ADDITION, PHASE ONE

WILLIAM H. NEWTON SURVEY
ABSTRACT NO. 1074
OF DALLAS, DALLAS COUNTY, TEXAS

Kimley»»Horn

Scale	Drawn by	Date	Project No.	Sheet No.
1" = 50'	MTC	MAY 2021	0645-49800	2 OF 2



LEGAL DESCRIPTION

BEING a 11,140 square feet (0.2557 acre) tract of land situated in the William H. Newton Survey, Abstract Number 1074, City of Dallas, Dallas County, Texas, being part of City of Dallas Block 8313 and being part of a called 58.2261 acre tract of land described in Special Warranty Deed to SCM South Dallas, L.L.C. recorded in Instrument No. 201900324081, Official Public Records of Dallas County, Texas and being part of a variable width drainage easement recorded in Instrument No. 201600266852 of said Official Public Records and being more particularly described as follows:

COMMENCING at a 5/8" iron rod with 3-1/4" aluminum disk stamped "LOGISTICENTER KHA" found for the northeast corner of Lot 1, Block A/8313, Amending Plat Minor Logisticenter Addition, Phase One, an addition to the City of Dallas, Texas according to the plat recorded in Instrument No. 201800003128 of said Official Public Records and being in the west line of Lot 3, Block A/8313, Becknell Addition, an addition to the City of Dallas according to the plat recorded in Instrument No. 201900074914 of said Official Public Records;

THENCE departing said west line of Lot 3, Block A/8313 and with the north line of said Lot 1, Block A/8313, North 87°08'40" West, a distance of 141.40 feet to a "X" cut in concrete set at the southwest corner of a water easement described in Instrument No. 201600266850 of said Official Public Records for the **POINT OF BEGINNING**;

THENCE continuing with said north line of Lot 1, Block A/8313, North 87°08'40" West, a distance of 371.33 feet to a "X" cut in concrete set for corner at a southwest corner of said drainage easement from which a 5/8" iron rod with 3-1/4" aluminum disk stamped "LOGISTICENTER KHA" found in the east right-of-way line of Bonnie View Road (a 100-foot wide right-of-way) described in Right-of-Way Deed to the City of Dallas recorded in Volume 3367, Page 540 of the Deed Records of Dallas County, Texas for the northwest corner of said Lot 1, Block A/8313 bears North 87°08'40" West, a distance of 555.70 feet;

THENCE departing said north line of Lot 1, Block A/8313 and with the west and north lines of said drainage easement, the following courses and distances:

North 2°51'20" East, a distance of 30.00 feet to a 5/8" iron rod with plastic cap stamped "KHA" set for corner;
South 87°08'40" East, a distance of 371.33 feet to a 5/8" iron rod with plastic cap stamped "KHA" set for corner in the west line of said water easement;

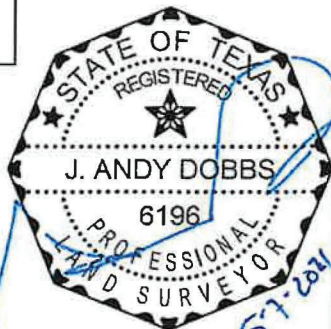
THENCE departing said north line of the drainage easement and with said west line of the water easement, South 2°51'20" West, a distance of 30.00 feet to the **POINT OF BEGINNING** and containing 11,140 square feet or 0.2557 acres of land.

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

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Reviewed By: G.S.
Date: 5-19-21
SPRG NO: 5141

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ABANDONMENT**
BEING PART OF 58.2261 ACRES
CITY OF DALLAS BLOCK NO. 8313
WILLIAM H. NEWTON SURVEY
ABSTRACT NO. 1074
CITY OF DALLAS, DALLAS COUNTY, TEXAS

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