

BEING a 10,275 square foot (0.2359 acre) tract of land situated in the Harvey Casey Survey, Abstract No. 307, City of Dallas, Dallas County, Texas, and being part of City of Dallas Block 37/7618, and being all of a variable width alley dedicated adjacent to Lots 1 through 8, Block 37/7618, Subdivision of Blocks 36 and 37 in Clover Blossoms Addition, an addition to the City of Dallas, Dallas County, Texas according to the plat thereof recorded in Volume 31, Page 47, Map Records of Dallas County, Texas and being more particularly described as follows:

BEGINNING at a 1-inch iron pipe found in the northeast right-of-way line of Honeysuckle Lane (a 55-foot wide right-of-way dedicated by Clover Blossom Farms Addition, an addition to the City of Dallas, Dallas County, Texas according to the plat thereof recorded in Volume 6, Page 53 of said Map Records, and said plat recorded in Volume 31, Page 47 of said Map Records) and at the southwest corner of Lot 2, Block 37/7618 of said Subdivision of Blocks 36 and 37 Clover Blossoms Addition;

THENCE departing said northeast right-of-way line of Honeysuckle Lane and with the south line of said Lots 2 and 3, Block 37/7618 and the north right-of-way line of said alley, North 72°08'39" East, a distance of 209.41 feet to a 3/4" iron rod found for the southeast corner of said Lot 3, Block 37/7618 and in the west line of Lot 4, of said Block 37/7618;

THENCE with said west line of said Lot 4, Block 37/7618 and an easterly right-of-way line of said alley, South 17°59'43" East, a distance of 36.66 feet to a 3/4" iron rod found for a southeast corner of said Lot 4, Block 37/7618;

THENCE with the southwest line of said Lot 4 and a northeast right-of-way line of said alley, Block 37/7618, South 69°09'37" East, a distance of 18.64 feet to a 3/4" iron rod found for the south corner of said Lot 4, Block 37/7618;

THENCE with the south line of said Lots 4, 5, 6, 7, and 8, of said Block 37/7618, and a northerly right-of-way line of said alley, North 58°41'09" East, a distance of 428.52 feet to a 3/4" iron rod found for the southernmost southeast corner of said Lot 8, Block 37/7618;

THENCE with the east line of said Lot 8, Block 37/7618 and a westerly right-of-way line of said alley, the following courses and distances:

North 14°30'50" East, a distance of 20.04 feet to a 5/8" iron rod with red plastic cap stamped "KHA" set for corner;

North 30°33'51" West, a distance of 126.28 feet to a 5/8" iron rod with red plastic cap stamped "KHA" set for corner in the south right-of-way line of Columbine Avenue (a 60-foot wide right-of-way) dedicated by said Subdivision of Blocks 36 and 37 Clover Blossoms Addition and the northeast corner of said Lot 8, Block 37/7618;

(For SPRG use only)

Reviewed By: G.S.
Date: 6-15-21
SPRG NO: 5627



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ALLEY RIGHT-OF-WAY ABANDONMENT
CITY OF DALLAS BLOCK 37/7618,
SUBDIVISION OF BLOCKS 36 AND 37
CLOVER BLOSSOMS ADDITION
HARVEY CASEY SURVEY, ABSTRACT NO. 307
CITY OF DALLAS, DALLAS COUNTY, TEXAS

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THENCE over and across said alley right-of-way, North 59°26'09" East, a distance of 10.00 feet to a 5/8" iron rod with red plastic cap stamped "KHA" set for corner in the east line of said Subdivision of Blocks 36 and 37 Clover Blossoms Addition, and the west line of a called 4.9561 acre tract of land described in the Special Warranty Deed to BCIF I20 Logistics Park LLC, recorded in Instrument No. 202100028318, Official Public Records of Dallas County, Texas;

THENCE with said east line of Block 37/7618, the east right-of-way line of said alley and the west line of said 4.9561 acre tract, South 30°33'51" East, a distance of 150.11 feet to a 5/8" iron rod with "KHA" cap found for the southeast corner of said Subdivision of Blocks 36 and 37 Clover Blossoms Addition, for an angle point in said alley right-of-way line, for the southwest corner of said 4.9561 acre tract, and for the north corner of a called 9.4727 acre tract of land described as "Tract 1" in the Special Warranty Deed to BCIF I20 Logistics Park LLC, recorded in Instrument No. 202100028322 of said Official Public Records;

THENCE with the south line of said Subdivision of Blocks 36 and 37 Clover Blossoms Addition, the south right-of-way line of said alley, and the north line of said 9.4727 acre tract, South 58°41'09" West, at a distance of 252.66 feet, passing the northwest corner of said 9.4727 acre tract and the northeast corner of a called 1.2305 acre tract of land described in Special Warranty Deed to BCIF I20 Logistics Park LLC, recorded in Instrument No. 202100028331 of said Official Public Records, and continuing with said south line, south right-of-way line, and the north line of said 1.2305 acre tract, in all a total distance of 485.28 feet to a 3/4" iron rod found for the easternmost corner of said Lot 1, Block 37/7618 and for an angle point in said south right-of-way line;

THENCE departing said south line and said north line of the 1.2305 acre tract with the east line of said Lot 1, Block 37/7618 and the west right-of-way line of said alley, North 17°59'43" West, a distance of 35.42 feet to a 5/8" iron rod with red plastic cap stamped "KHA" set for the easternmost northeast corner of said Lot 1, Block 37/7618 and an angle point in said west right-of-way line;

THENCE with the north line of said Lot 1, Block 37/7618 and the south right-of-way line of said alley, the following courses and distances:

North 59°24'13" West, a distance of 20.34 feet to a 5/8" iron rod with red plastic cap stamped "KHA" set for corner;

South 72°08'39" West, a distance of 181.01 feet to a 5/8" iron rod with red plastic cap stamped "KHA" set at the intersection of said south right-of-way line and said east right-of-way line of Honeysuckle Lane, at the northwest corner of said Lot 1, Block 37/7618;

THENCE with said northeast right-of-way line, North 17°45'40" West, a distance of 15.00 feet to the **POINT OF BEGINNING** and containing 10,275 square feet or 0.2359 acres of land.

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

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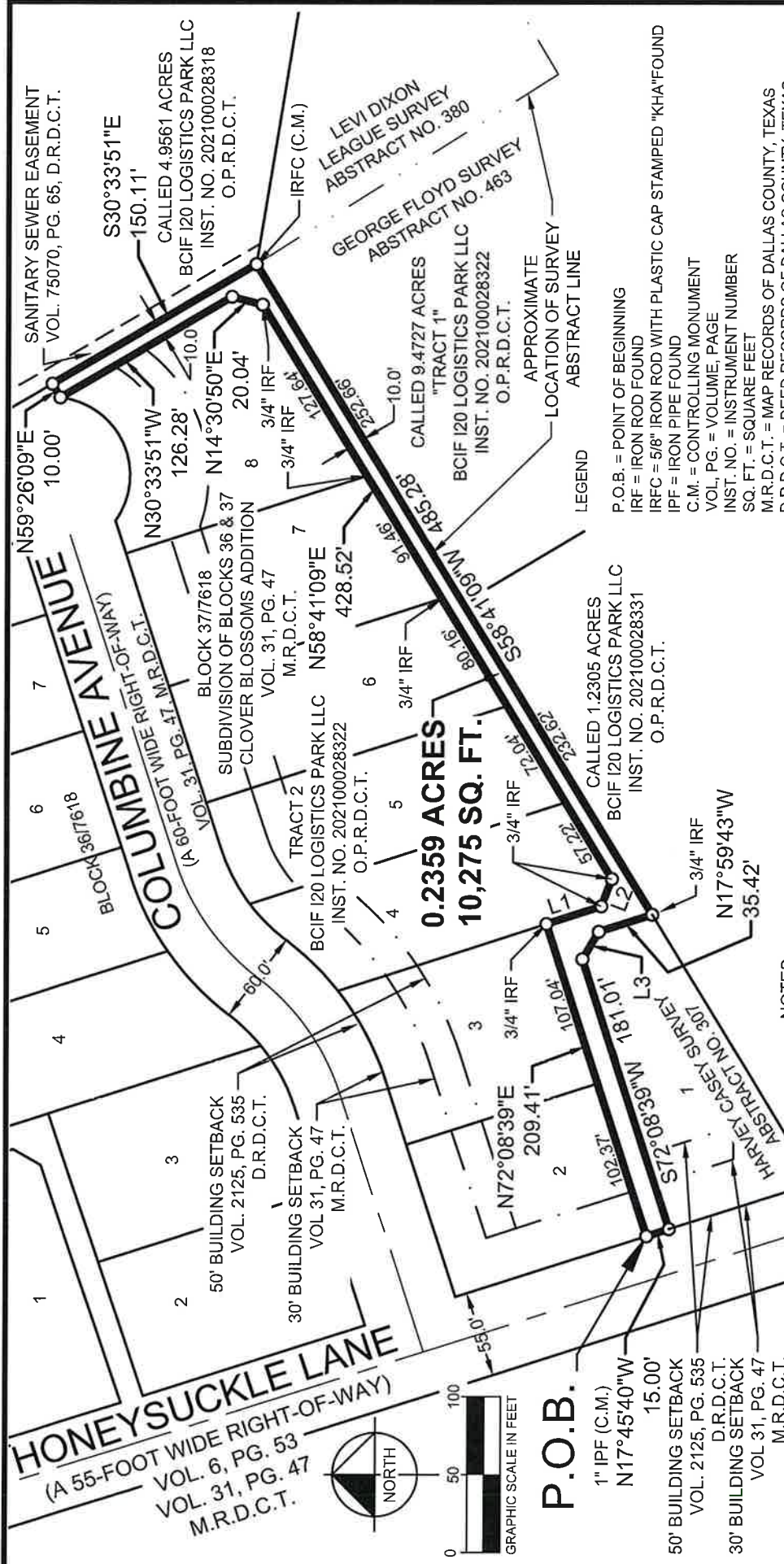


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CITY OF DALLAS BLOCK 37/7618,
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NOTES

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

All corners are a 5/8" iron rod with red plastic cap stamped "KHA" set unless otherwise noted.

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CITY OF DALLAS, DALLAS COUNTY, TEXAS

LINE TABLE		
NO.	BEARING	LENGTH
L1	S17°59'43"E	36.66'
L2	S69°09'37"E	18.64'
L3	N59°24'13"W	20.34'

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Scale	1" = 100'
Drawn by	BAB
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