

**BEING** A 5,652 square foot (0.1298 acre) tract of land situated in the Levi Dixon Survey, Abstract No. 380, City of Dallas Block No. A/8290, Dallas County, Texas and being part of an existing 35-foot wide Utility and Drainage Easement dedicated by the plat of Bruckner Addition, an addition to the City of Dallas, Dallas County, Texas recorded in Instrument No. 20120045734, Official Public Records of Dallas County, Texas and part of a called 0.6113 acre tract of land described in the Special Warranty Deed to BCIF I20 Logistics Park LLC, recorded in Instrument No. 202100028334, Official Public Records of Dallas County, Texas and being more particularly described as follows;

**BEGINNING** at a 3-1/4" aluminum disk stamped "RPLS 2628 Bruckner Addn." found at the easternmost corner of Lot 1, Block A/8290 of said Bruckner Addition, the easternmost corner of said 0.6113 acre tract and said 35-foot Utility and Drainage Easement, the southernmost corner of a called 17.8221 acre tract of land described in the Special Warranty Deed to BCIF I20 Logistics Park LLC, recorded in Instrument No. 202100028321, Official Public Records of Dallas County, Texas and in the northwest line of a called 3.9739 acre tract of land described in the Special Warranty Deed to BCIF I20 Logistics Park LLC, recorded in Instrument No. 202100028316, Official Public Records of Dallas County, Texas;

**THENCE** with the southeast line of said Lot 1, Block A/8290, the southeast line of said 0.6113 acre tract and said 35-foot Utility and Drainage Easement, and the northwest line of said 3.9739 acre tract, South 59°29'25" West, a distance of 171.11 feet to a 5/8" iron rod with red plastic cap stamped "KHA" found at the southernmost corner of said 0.6113 acre tract and the northernmost corner of a 2.4247 acre tract of land described in the Special Warranty Deed to Bruckner Truck Sales, Inc., recorded in Instrument No. 202100029050, Official Public Records of Dallas County, Texas;

**THENCE** with the west line of said 0.6113 acre tract, North 1°45'01" West, a distance of 39.92 feet to a point for corner in the northwest line of said 35-foot Utility and Drainage Easement;

**THENCE** with said northwest line of said 35-foot Utility and Drainage Easement, North 59°29'25" East, a distance of 151.86 feet to a point for corner in the common line of said 35-foot Utility and Drainage Easement, said Lot 1, Block A/8290, said 0.6113 acre tract and said 17.8221 acre tract;

**THENCE** with said common line, South 30°33'46" East, a distance of 35.00 feet to the **POINT OF BEGINNING** and containing 5,652 square feet or 0.1298 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.

## UTILITY & DRAINAGE EASEMENT ABANDONMENT BRUCKNER ADDITION LOT 1, BLOCK A/8290 LEVI DIXON SURVEY, ABSTRACT NO. 380 CITY OF DALLAS, DALLAS COUNTY, TEXAS

(For SPRG use only)

Reviewed By: G.S.  
Date: 9-3-21  
SPRG NO: 5697



DAVID J. De WEIRDT  
REGISTERED PROFESSIONAL  
LAND SURVEYOR NO. 5066  
david.deweirdt@kimley-horn.com

### Kimley»Horn

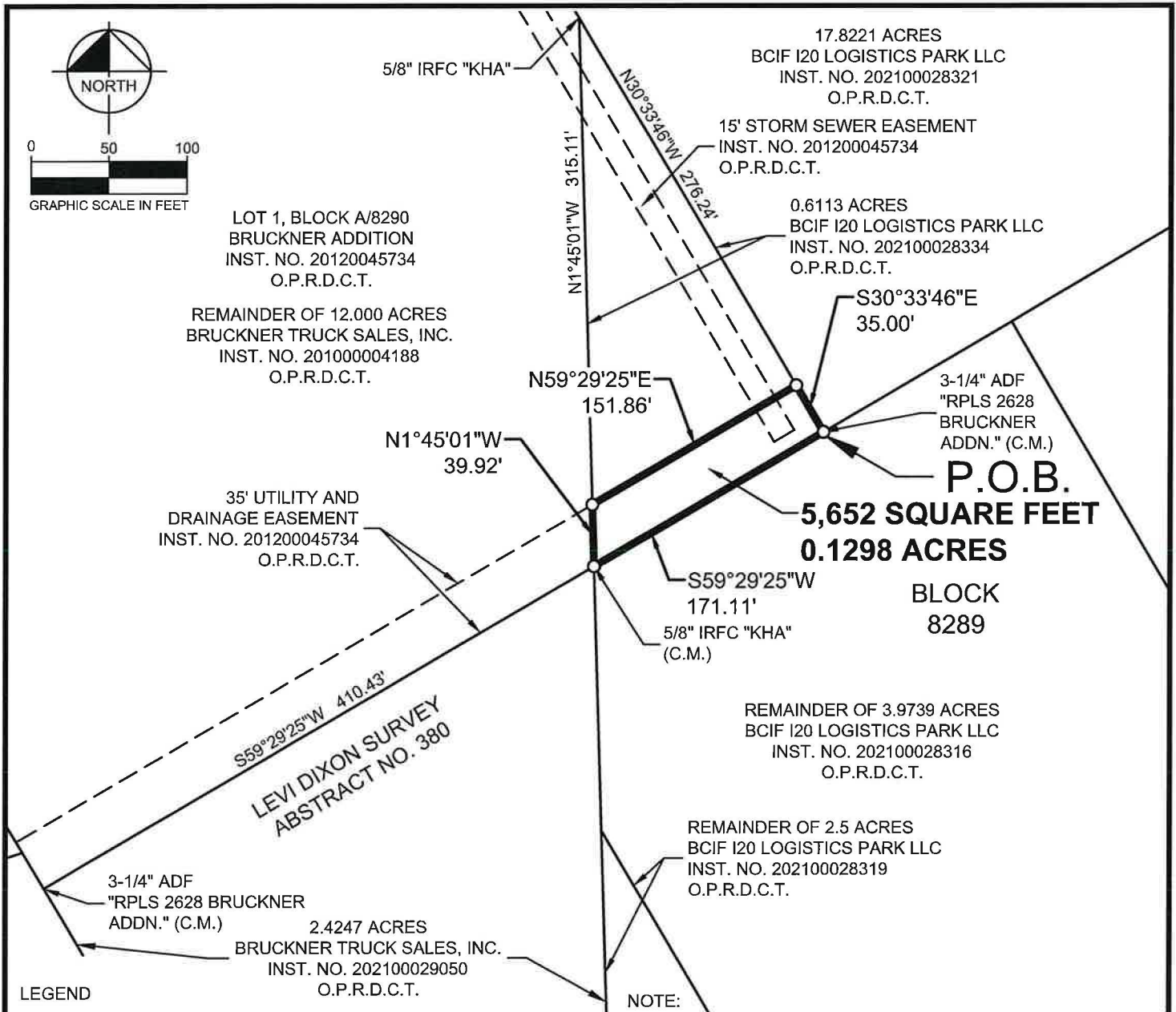
13455 Noel Road, Two Galleria Office  
Tower, Suite 700, Dallas, Texas 75240

FIRM # 10115500

Tel. No. (972) 770-1300  
Fax No. (972) 239-3820

Scale	Drawn by	Checked by	Date	Project No.	Sheet No.
N/A	SRD	DJD	AUGUST 2021	064575300	1 OF 2

# EXHIBIT A – TRACT I



## LEGEND

ADF = 3-1/4" ALUMINUM DISK FOUND  
 C.M. = CONTROLLING MONUMENT  
 D.R.D.C.T. = DEED RECORDS OF DALLAS COUNTY, TEXAS  
 IRFC = IRON ROD W/ RED PLASTIC CAP FOUND  
 O.P.R.D.C.T. = OFFICIAL PUBLIC RECORDS, DALLAS COUNTY, TEXAS  
 P.O.B. = POINT OF BEGINNING  
 INST. NO. = INSTRUMENT NUMBER

## NOTE:

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

## UTILITY & DRAINAGE EASEMENT ABANDONMENT

BRUCKNER ADDITION

LOT 1, BLOCK A/8290

LEVI DIXON SURVEY,

ABSTRACT NO. 380

CITY OF DALLAS,

DALLAS COUNTY, TEXAS

(For SPRG use only)

Reviewed By: G.S.

Date: 9-3-21

SPRG NO: 5697



DAVID J. De WEIRDT  
 REGISTERED PROFESSIONAL  
 LAND SURVEYOR NO. 5066  
 david.deweirdt@kimley-horn.com

# Kimley»Horn

13455 Noel Road, Two Galleria Office  
 Tower, Suite 700, Dallas, Texas 75240

FIRM # 10115500

Tel. No. (972) 770-1300  
 Fax No. (972) 239-3820

Scale	Drawn by	Checked by	Date	Project No.	Sheet No.
1" = 100'	SRD	DJD	AUGUST 2021	064575300	2 OF 2



**BEING** A 3,876 square foot (0.0890 acre) tract of land situated in the Levi Dixon Survey, Abstract No. 380, Dallas County, Texas and being part of a 15' storm sewer easement dedicated by the plat of Bruckner Addition, an addition to the City of Dallas, Dallas County, Texas recorded in Instrument No. 20120045734, Official Public Records of Dallas County, Texas and part of a called 0.6113 acre tract of land described in the Special Warranty Deed to BCIF I20 Logistics Park LLC, recorded in Instrument No. 202100028334, Official Public Records of Dallas County, Texas and being more particularly described as follows;

**COMMENCING** at a 3-1/4" aluminum disk stamped "RPLS 2628 Bruckner Addn." found at the easternmost corner of Lot 1, Block A/8290 of said Bruckner Addition, the easternmost corner of said 0.6113 acre tract, the southernmost corner of a called 17.8221 acre tract of land described in the Special Warranty Deed to BCIF I20 Logistics Park LLC, recorded in Instrument No. 202100028321, Official Public Records of Dallas County, Texas and in the northwest line of a called 3.9739 acre tract of land described in the Special Warranty Deed to BCIF I20 Logistics Park LLC, recorded in Instrument No. 202100028316, Official Public Records of Dallas County, Texas;

**THENCE** with the northeast line of said Lot 1, Block A/8290, the northeast line of said 0.6113 acre tract and the southwest line of said 17.8221 acre tract, North 30°33'46" West, a distance of 311.24 feet to a 5/8" iron rod with red plastic cap stamped "KHA" found at the northernmost corner of said 0.6113 acre tract;

**THENCE** with the west line of said 0.6113 acre tract, South 1°45'01" East, a distance of 32.47 feet to a point in the east line of said 15' storm sewer easement for the **POINT OF BEGINNING**;

**THENCE** with said east line of the 15' storm sewer easement, South 30°33'46" East, a distance of 272.03 feet to a point for corner at the southeast corner of said 15' storm sewer easement;

**THENCE** with the southeast line of said 15' storm sewer easement, South 59°26'14" West, a distance of 15.00 feet to a point for corner at the southwest corner of said 15' storm sewer easement;

**THENCE** with the southwest line of said 15' storm sewer easement, North 30°33'46" West, a distance of 244.76 feet to a point for corner in said west line of the 0.6113 acre tract;

**THENCE** with said west line of the 0.6113 acre tract, North 1°45'01" West, a distance of 31.12 feet to the **POINT OF BEGINNING** and containing 3,876 square feet or 0.0890 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.

**STORM SEWER EASEMENT  
ABANDONMENT  
BRUCKNER ADDITION  
LOT 1, BLOCK A/8290  
LEVI DIXON SURVEY,  
ABSTRACT NO. 380  
CITY OF DALLAS,  
DALLAS COUNTY, TEXAS**

(For SPRG use only)

Reviewed By: G.S.

Date: 9-3-21

SPRG NO: 5698



DAVID J. De WEIRDT  
REGISTERED PROFESSIONAL  
LAND SURVEYOR NO. 5066  
david.deweirdt@kimley-horn.com

**Kimley»Horn**

13455 Noel Road, Two Galleria Office  
Tower, Suite 700, Dallas, Texas 75240

FIRM # 10115500

Tel. No. (972) 770-1300  
Fax No. (972) 239-3820

Scale	Drawn by	Checked by	Date	Project No.	Sheet No.
N/A	SRD	DJD	AUGUST 2021	064575300	1 OF 2

