

RIGHT-OF-WAY ABANDONMENT - WITT ROAD

WITT ROAD, FORMERLY KNOWN AS DOWDYS-FERRY ROAD NO. 90
C.C. OVERTON SURVEY, ABSTRACT NO. 1102
WILLIAM GATLIN SURVEY, ABSTRACT NO. 499
ADJACENT TO CITY OF DALLAS BLOCK 8275
CITY OF DALLAS, DALLAS COUNTY, TEXAS

BEING a 8,574 square foot (0.1968 acre) tract of land situated in the CC Overton Survey, Abstract No. 1102, and the William Gatlin Survey, Abstract No. 499, City of Dallas, adjacent to Block 8275, Dallas County, Texas, and being a portion of Witt Road formerly known as Dowdys-Ferry Road No. 90, (a variable width right-of-way, no deed found, by use and occupation), and being more particularly described as follows:

BEGINNING at 5/8-inch iron rod with red plastic cap stamped "KHA" found for the point of intersection of the west line of Lancaster-Hutchins Road (formerly H & T C Tap Line - (a called 100-foot right-of-way, 75-foot dedicated in Volume 129, Page 551, Deed Records, Dallas County, Texas, with the occupied centerline of said Witt Road, same being the North corner of a called 13.52 acre tract of land designated as "Parcel 32" in the Special Warranty Deed to DLH Logistics LLC, recorded in Instrument No. 201700256958, Official Public Records, Dallas County, Texas;

THENCE South 59°06'51" West, with the occupied centerline line of said Witt Road and with the north line of said 13.52 acre tract, a distance of 365.64 feet to a 5/8-inch iron rod with red plastic cap stamped "KHA" found at the beginning of a non-tangent curve to the left with a radius of 571.00 feet, a central angle of 07°09'17", and a chord bearing and distance of South 75°59'27" West, 71.26 feet, from which a PK Nail found for west corner of said 13.52 acre tract, and the north corner of a 25-foot Right-of-Way Dedication, recorded in Instrument No. 200900276100, Official Public Records, Dallas County, Texas, (O.P.R.D.C.T.) bears South 59°06'51" West, a distance of 784.83 feet, and being a point in the north line of a called 1.315 acre tract of land described in the Special Warranty Deed to Prologis, L.P., recorded in Instrument No. 202300230979, O.P.R.D.C.T.;

THENCE in a southwesterly direction over and across said Witt Road with said non-tangent curve to the left, an arc distance of 71.30 feet to 5/8-inch iron rod with red plastic cap stamped "KHA" set in the north right-of-way line of said Witt Road and the south line of a called 20.28 acre tract of land described in the Special Warranty Deed to Prologis, L.P., recorded in Instrument No. 202200082673, O.P.R.D.C.T., from which a 1/2-inch iron rod with yellow plastic cap stamped "GOODWIN & MARSHALL" found for the southwest corner of said 20.28 acre tract, same being the east corner of a called 86.348 acre tract of land described in the Special Warranty Deed to Witt Road Investors LP, recorded in Instrument No. 202000139082, O.P.R.D.C.T., bears South 59°02'07" West, a distance of 499.11 feet;

NOTES:

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

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



DAVID J. De WEIRDT
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Reviewed By: _____

Date: _____

SPRG NO: _____

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	AEL	DJD	Dec. 2023	064541002	1 OF 3

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THENCE North 59°02'07" East, with the north right-of-way line of said Witt Road and the south line of said 20.28 acre tract, passing at a distance of 37.60 feet, a 5/8-inch iron rod with red plastic cap stamped "KHA" found for the southwest corner of a called 1.3151 acre tract of land described in the Special Warranty Deed to DLH Logistics LLC, recorded in Instrument No. 202300230985, O.P.R.D.C.T., continuing with said north right-of-way line and the south line of said 1.3151 acre tract for a total distance of 455.31 feet to a 1/2-inch iron rod found for the southeast corner of said 1.3151 acre tract, in said west right-of-way line of Lancaster-Hutchins Road;

THENCE South 14°20'16" West, with said west right-of-way line, a distance of 30.26 feet to the **POINT OF BEGINNING** and containing a computed area of 8,574 square feet or 0.1968 acres of land.

NOTES:

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

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Scale	Drawn by	Checked by	Date	Project No.	Sheet No.
N/A	AEL	DJD	Dec. 2023	064541002	2 OF 3

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

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

LEGEND

- Δ = CENTRAL ANGLE
- P.O.B. = POINT OF BEGINNING
- C.M. = CONTROLLING MONUMENT
- IR = IRON ROD FOUND
- IRFC / IRSC = 5/8" IRON ROD WITH RED PLASTIC CAP STAMPED "KHA" FOUND / SET UNLESS OTHERWISE NOTED
- YCIRFC = 1/2-INCH IRON ROD WITH YELLOW PLASTIC CAP STAMPED "GOODWIN & MARSHALL" FOUND
- D.R.D.C.T. = DEED RECORDS OF DALLAS COUNTY, TEXAS
- O.P.R.D.C.T. = OFFICIAL PUBLIC RECORDS, DALLAS COUNTY, TEXAS

REMAINDER OF A
 CALLED 20.28 ACRES
 PROLOGIS, L.P.
 INST. NO. 202200082673
 O.P.R.D.C.T.

CALLLED 86.348 ACRES
 WITT ROAD INVESTORS LP
 INST. NO. 202000139082
 O.P.R.D.C.T.

25' R.O.W. DEDICATION
 INST. NO. 200800276100
 O.P.R.D.C.T.

REMAINDER OF A
 CALLED 13.52 ACRES
 DLH LOGISTICS LLC
 (PARCEL 32)
 INST. NO. 201700256958
 O.P.R.D.C.T.

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 WILLIAM GATLIN SURVEY, ABSTRACT NO. 499
 ADJACENT TO CITY OF DALLAS BLOCK 8275
 CITY OF DALLAS, DALLAS COUNTY, TEXAS

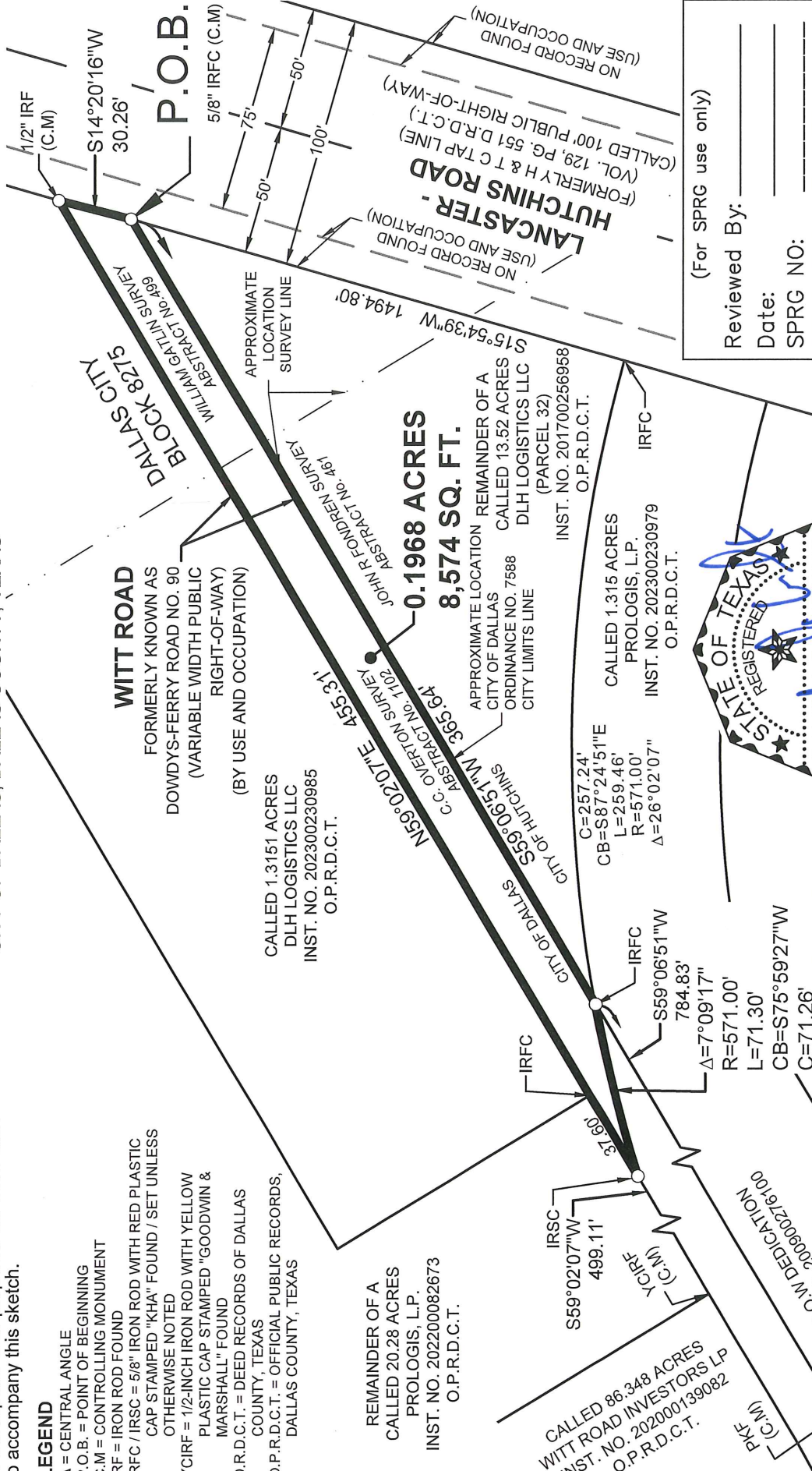
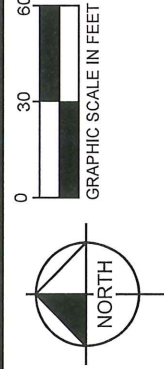
WITT ROAD
 FORMERLY KNOWN AS
 DOWDYS-FERRY ROAD NO. 90
 (VARIABLE WIDTH PUBLIC
 RIGHT-OF-WAY)
 (BY USE AND OCCUPATION)

CALLLED 1.3151 ACRES
 DLH LOGISTICS LLC
 INST. NO. 202300230985
 O.P.R.D.C.T.

0.1968 ACRES
 8,574 SQ. FT.

APPROXIMATE LOCATION
 REMAINDER OF A
 CALLED 13.52 ACRES
 DLH LOGISTICS LLC
 (PARCEL 32)
 INST. NO. 201700256958
 O.P.R.D.C.T.

CALLLED 1.315 ACRES
 PROLOGIS, L.P.
 INST. NO. 202300230979
 O.P.R.D.C.T.



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Scale	Drawn by	Checked by	Date	Project No.	Sheet No.
1" = 60'	AEL	DJD	Dec. 2023	064541002	3 OF 3

