

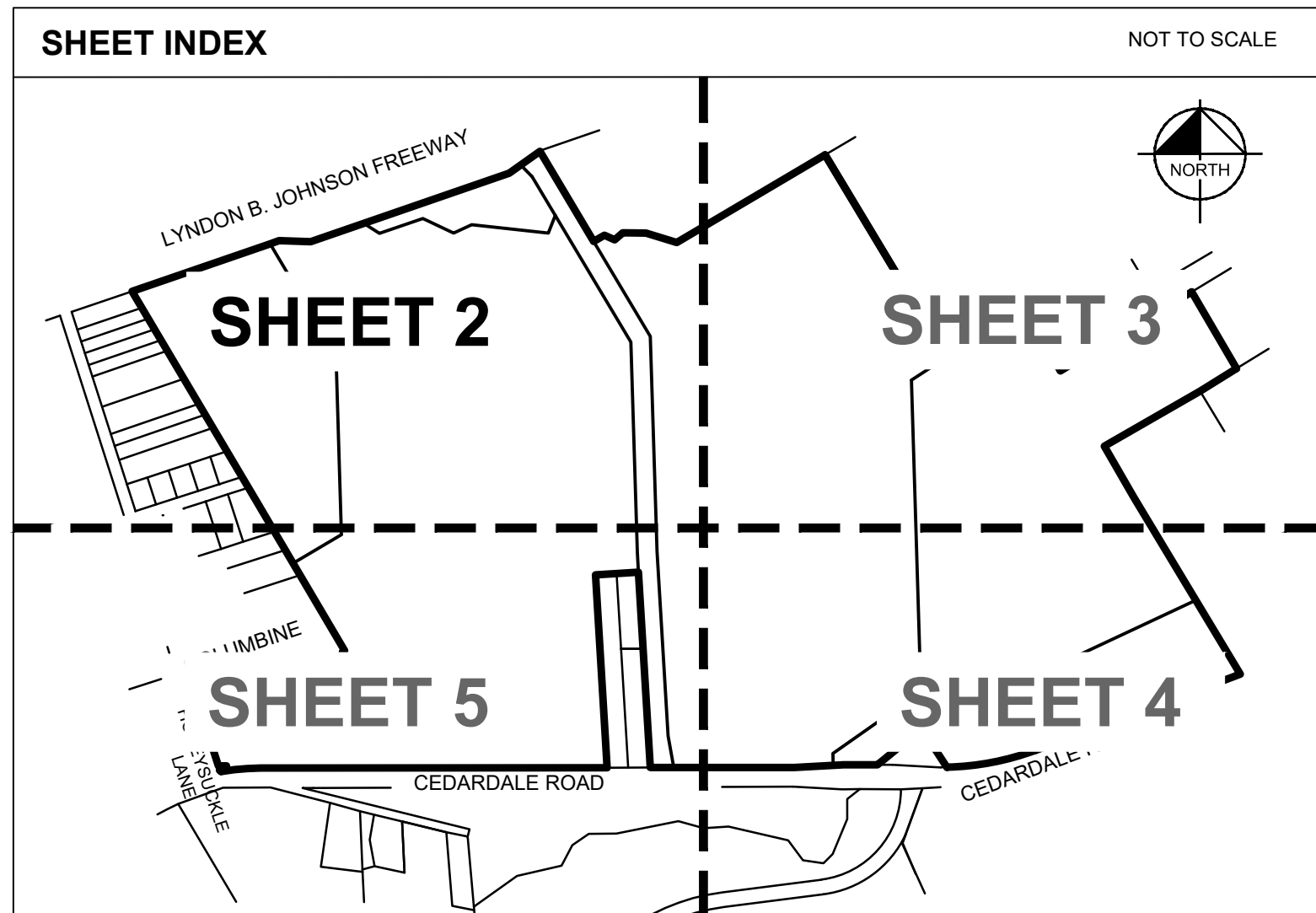
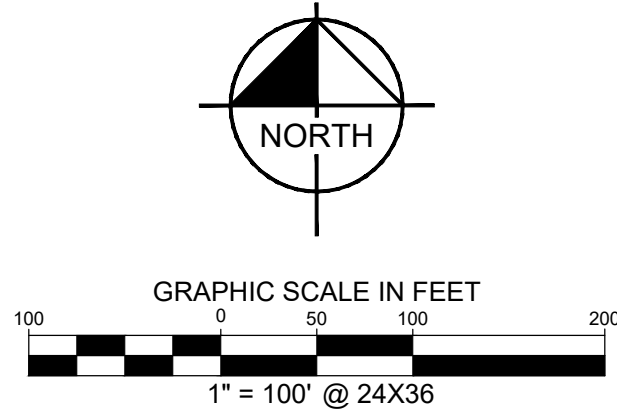
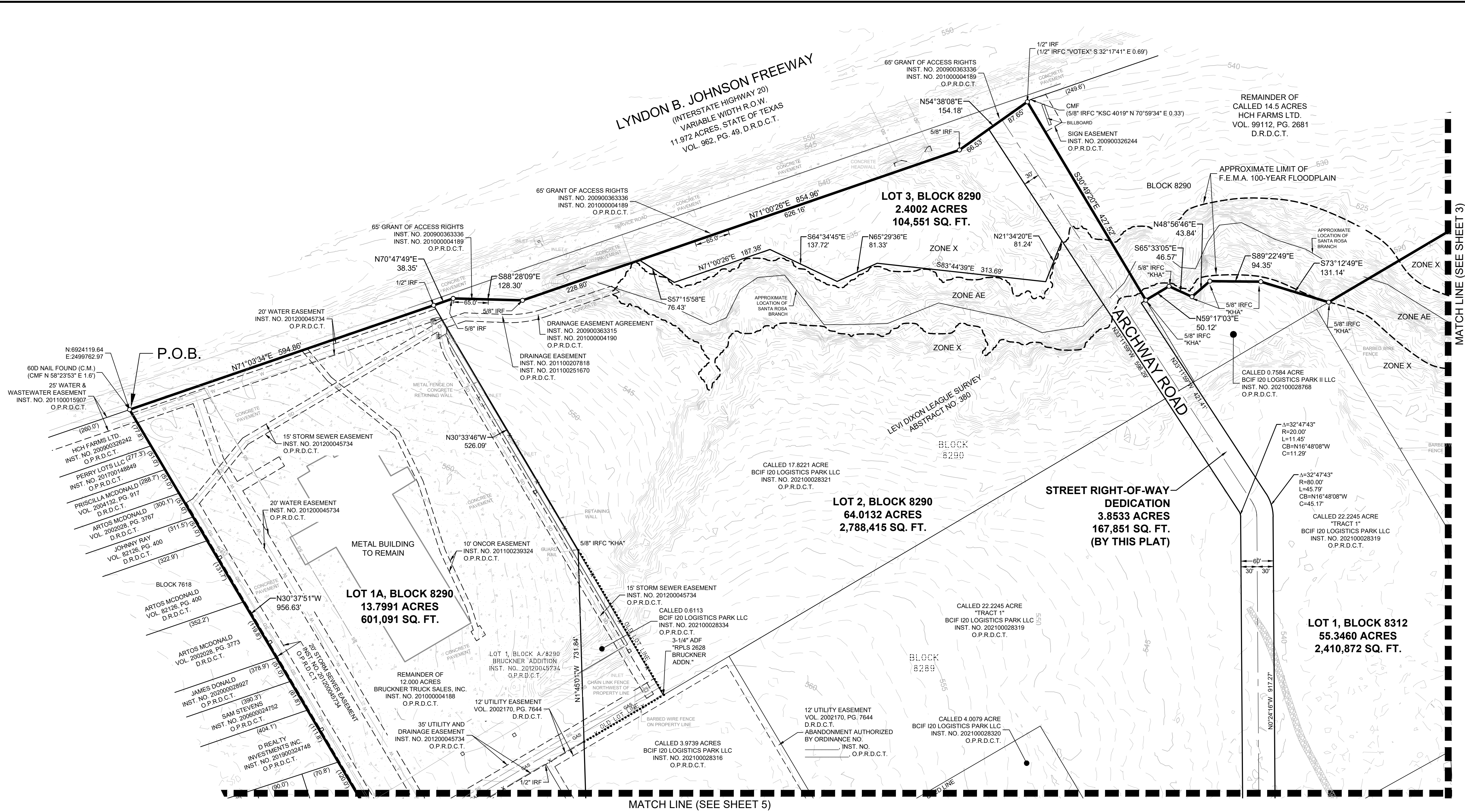
INDEX SHEET  
PRELIMINARY PLAT  
IH-20 LOGISTICS PARK  
LOT 1A, LOT 2, AND LOT 3, BLOCK 8290,  
LOT 1, LOT 2, LOT 3, BLOCK 8312  
ARCHWAY ROAD RIGHT-OF WAY DEDICATION  
BEING A REPLAT OF LOTS 1-8, BLOCK 37/7618  
CLOVER BLOSSOM FARMS ADDITION AND ALL OF LOT 1,  
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LEVI DIXON LEAGUE SURVEY, ABSTRACT NO. 380  
GEORGE FLOYD SURVEY, ABSTRACT NO. 463  
HARVEY CASEY SURVEY, ABSTRACT NO. 307  
CITY OF DALLAS, DALLAS COUNTY, TEXAS  
CITY PLAN FILE NO. S201-615

<b>OWNER:</b> BRUCKNER TRUCK SALES INC., 9471 E. INTERSTATE 40 AMARILLO, TX 79118 PH: 806-349-5156 CONTACT: CHRIS BRUCKNER cbruckner@brucknertruck.com	<b>OWNER:</b> BCIF I20 LOGISTICS PARK II LLC 518 17TH STREET, 17TH FLOOR, DENVER, CO 80202 PH: 303-869-4600 CONTACT: MALLORY CORLEY mallory.corley@blackcreekgroup.com	<b>OWNER:</b> BCIF I20 LOGISTICS PARK LLC 518 17TH STREET, 17TH FLOOR, DENVER, CO 80202 PH: 303-869-4600 CONTACT: MALLORY CORLEY mallory.corley@blackcreekgroup.com	<b>ENGINEER AND SURVEYOR:</b> KIMLEY-HORN AND ASSOC., INC. 13455 NOEL ROAD TWO GALLERIA OFFICE TOWER, SUITE 700 DALLAS, TEXAS 75240 PH: (972) 770-13000 CONTACT: DAN GALLAGHER, P.E. dan.gallagher@kimley-horn.com
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# Kimley»Horn

13455 Noel Road, Two Galleria Office Tower, Suite 700, Dallas, Texas 75240  
FIRM # 10115500  
Tel. No. (972) 770-1300  
Fax No. (972) 239-3620

Scale	Drawn by	Checked by	Date	Project No.	Sheet No.
1" = 200'	SRD	DJD	Mar. 2021	067813103	1 OF 6



**GENERAL NOTES:**

1. BEARING SYSTEM BASED ON THE TEXAS COORDINATE SYSTEM OF 1983, NORTH CENTRAL ZONE (4202), NORTH AMERICAN DATUM OF 1983(2011).
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BRUCKNER TRUCK SALES INC.,  
9471 E. INTERSTATE 40  
AMARILLO, TX 79118  
PH: 806-349-5156  
CONTACT: CHRIS BRUCKNER  
cbruckner@brucknertruck.com

OWNER:  
BCIF I20 LOGISTICS PARK II LLC  
518 17TH STREET, 17TH FLOOR,  
DENVER, CO 80202  
PH: 303-869-4600  
CONTACT: MALLORY CORLEY  
mallory.corley@blackcreekgroup.com

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13455 NOEL ROAD  
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CONTACT: DAN GALLAGHER, P.E.  
dan.gallagher@kimley-horn.com

Scale					
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PRELIMINARY PLAT  
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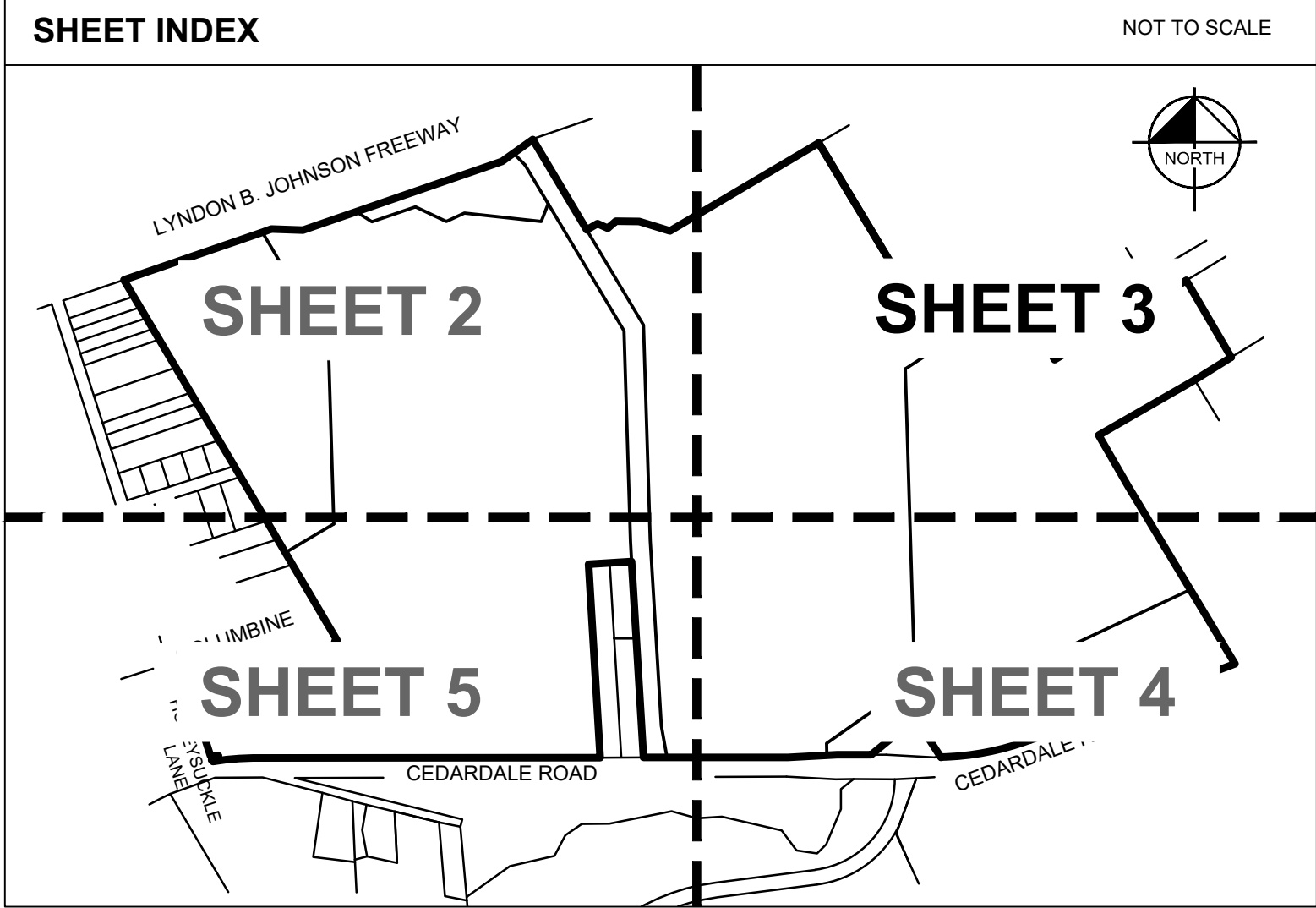
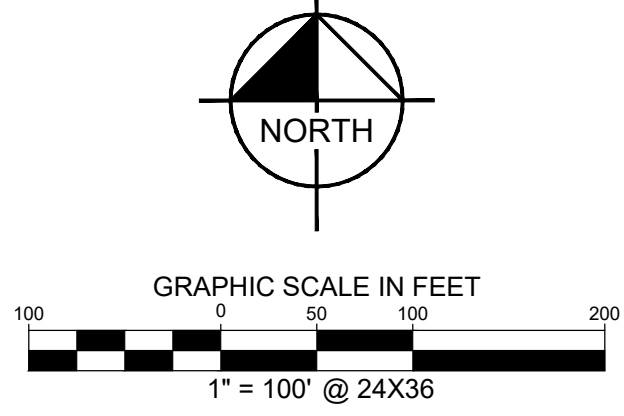
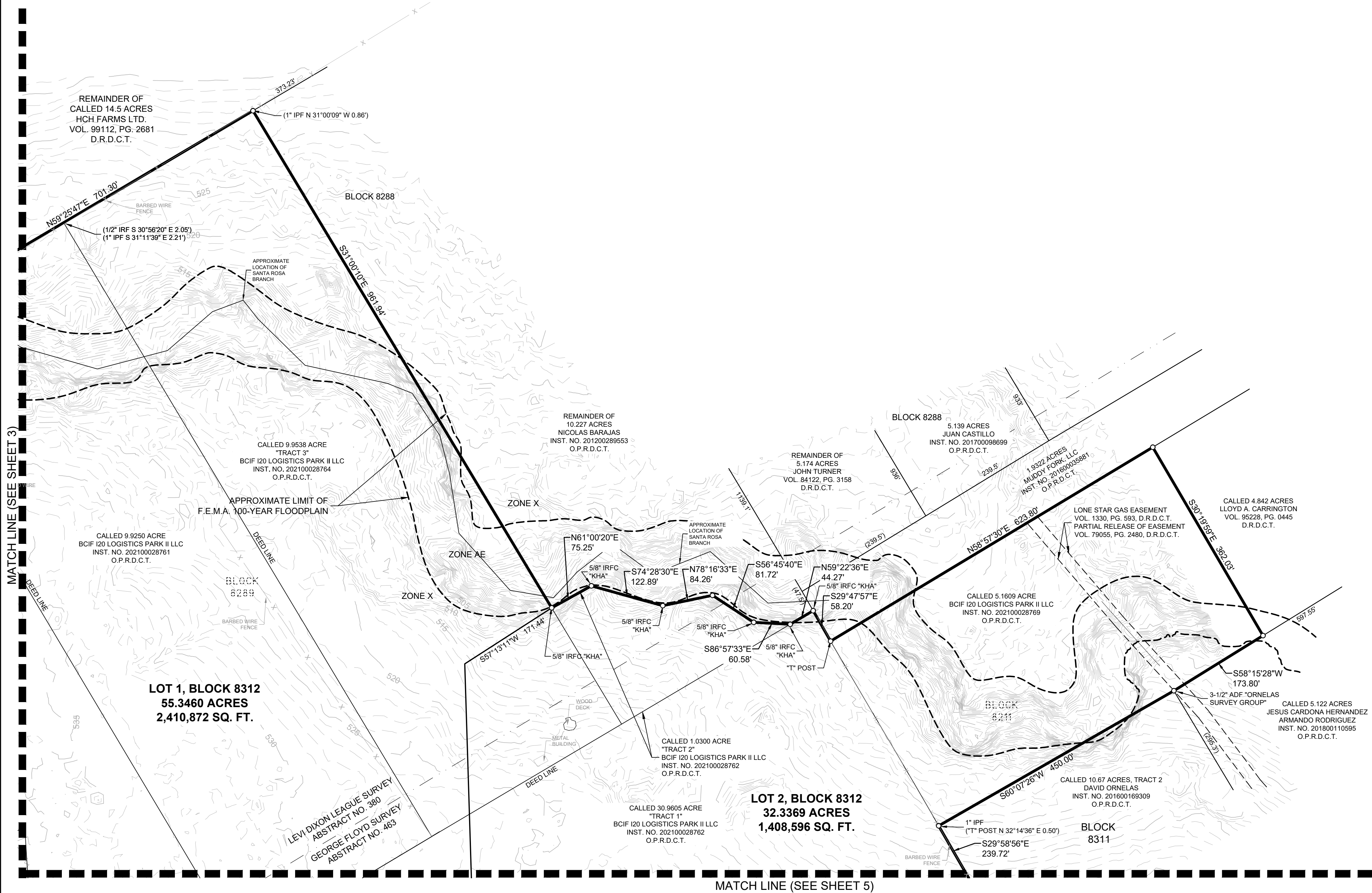
13455 Noel Road, Two Galleria Office Tower, Suite 700, Dallas, Texas 75240 Tel. No. (972) 770-1300 Fax No. (972) 239-3620

FIRM # 10115500

Project No. 067813103

Sheet No. 2 OF 6





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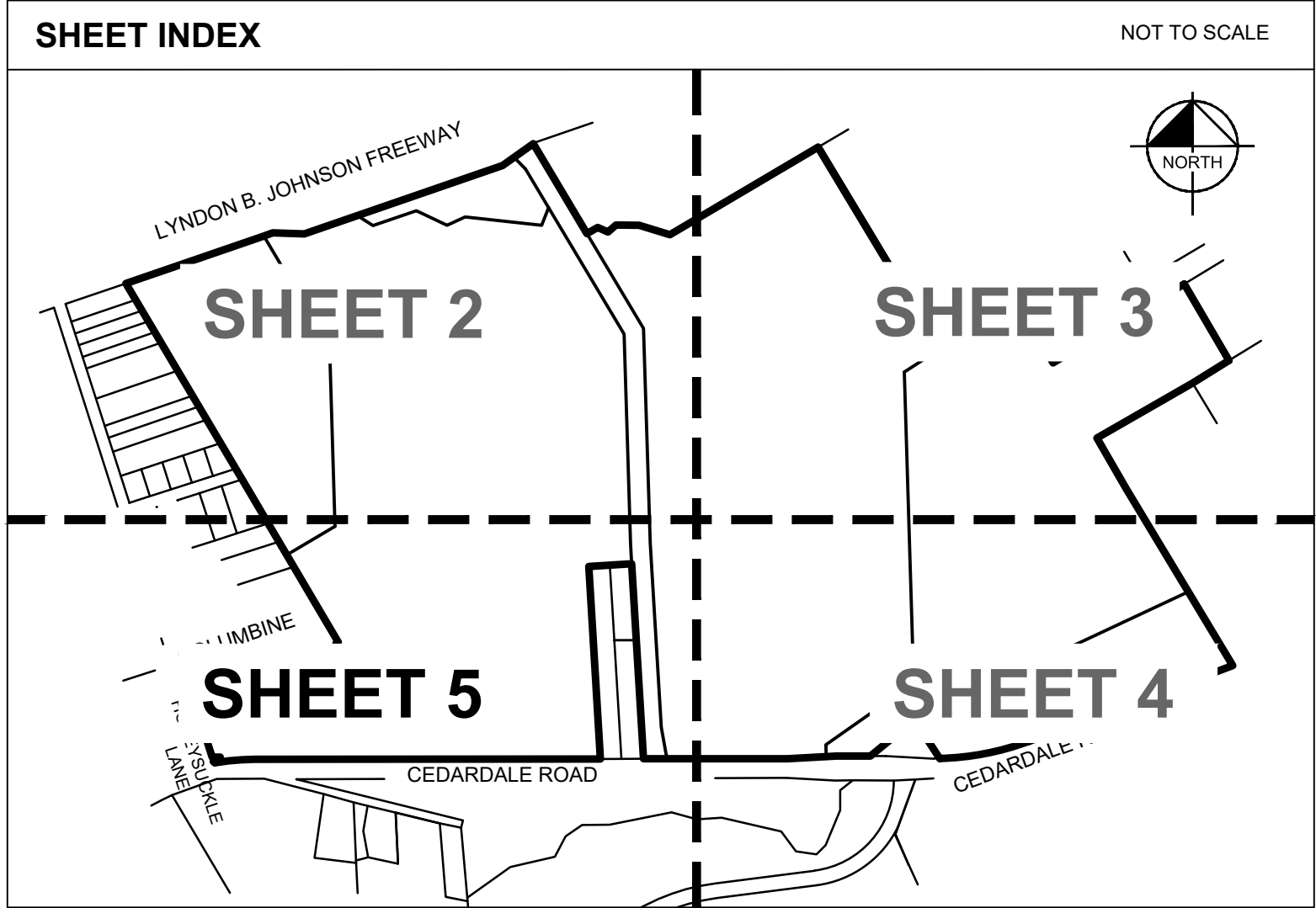
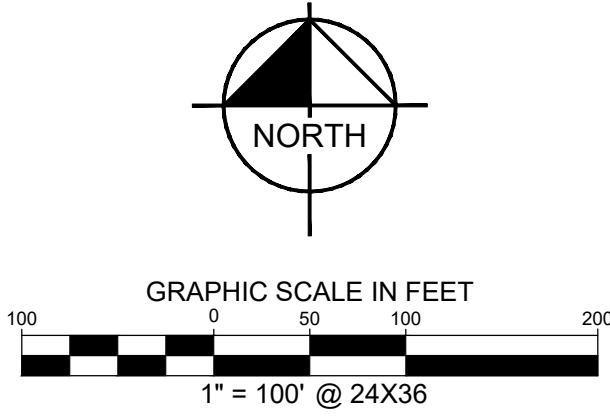
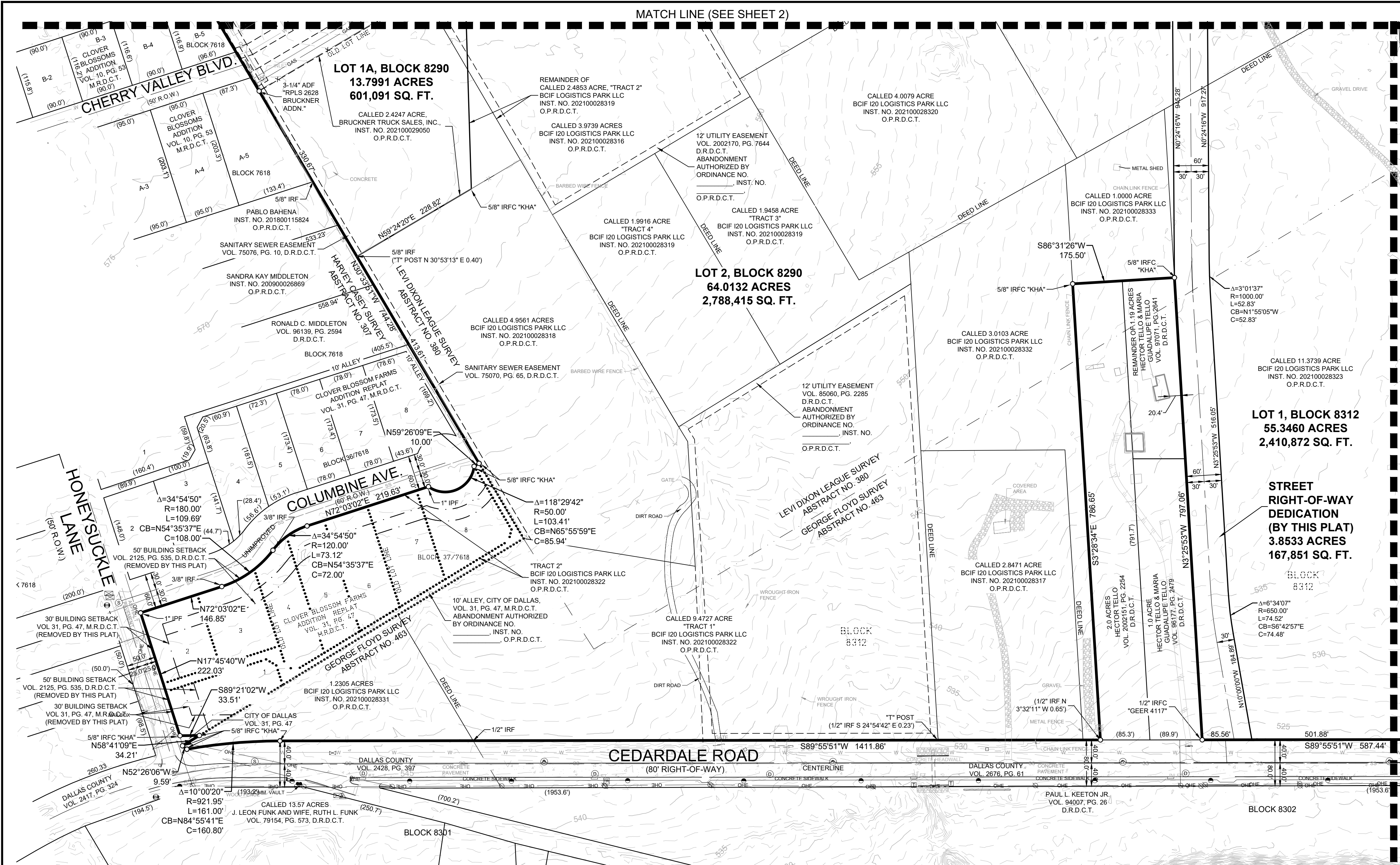
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Scale 1" = 100'	Drawn by SRD	Checked by DJD	Date Mar. 2021	Project No. 067813103	Sheet No. 3 OF 6









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CITY OF DALLAS, DALLAS COUNTY, TEXAS  
CITY PLAN FILE NO. S201-615



OWNER'S CERTIFICATE

STATE OF TEXAS §  
COUNTY OF DALLAS §

**BEING** a tract of land situated in the Levi Dixon League Survey, Abstract No. 380, the Harvey Casey Survey, Abstract No. 307 and the George Floyd Survey, Abstract No. 463, City of Dallas Blocks A/8290, 8312, A/8312, 8289, 8290 and 37/7618, Dallas County, Texas and being all of Lot 1, Block A/8312, of Barajas Cedardale Addition, an addition to the City of Dallas, Texas according to the plat thereof recorded in Instrument No. 201500266006, Official Public Records of Dallas County, Texas; and Lots 1 through 8, Block 37/7618, Subdivision of Blocks 36 and 37, Clover Blossom Addition, an addition to the City of Dallas, Texas, according to the plat thereof recorded in Volume 31, Page 47, Map Records, Dallas County, Texas, and all of those tracts described in the Special Warranty Deeds to BCIF I20 Logistics Park LLC, a called 3.9739 acre tract, recorded in Instrument No. 202100028316, a called 2.8471 acre tract, recorded in Instrument No. 202100028317, a called 4.9561 acre tract, recorded in Instrument No. 202100028318, a called 22.2245 acre tract described as "Tract 1" and the remaining portion of a called 2.4853 acre tract, described as "Tract 2", recorded in Instrument No. 202100028319, a called 4.0079 acre tract, recorded in Instrument No. 202100028320, a called 17.8221 acre tract, recorded in Instrument No. 202100028321, a called 9.4727 acre tract, described as "Tract 1" and all of that tract of land described as "Tract 2", recorded in Instrument No. 202100028322, a called 11.3739 acre tract, recorded in Instrument No. 202100028323, a called 1.2305 acre tract, recorded in Instrument No. 202100028331, a called 3.0103 acre tract, recorded in Instrument No. 202100028332, a called 1.0000 acre tract, recorded in Instrument No. 202100028333, a called 0.6113 acre tract, recorded in Instrument No. 202100028334, all of the Official Public Records of Dallas County, Texas, all of those tracts described in the Special Warranty Deeds to BCIF I20 Logistics Park II LLC; a called 9.9250 acre tract, recorded in recorded in Instrument No. 202100028761, a called 30.9605 acre tract described as "Tract 1", and a called 1.0300 acre tract described as "Tract 2", recorded in Instrument No. 202100028762, a called 4.9626 acre tract, recorded in Instrument No. 202100028763, a called 9.9563 acre tract described as "Tract 3", and a called 3.9010 acre tract described as "Tract 4", recorded in Instrument No. 202100028764, a called 5.1209 acre tract, recorded in Instrument No. 202100028765, a called 4.9918 acre tract, recorded in Instrument No. 202100028766, a called 0.7584 acre tract, recorded in Instrument No. 202100028768, a called 5.1609 acre tract, recorded in Instrument No. 202100028769, all of the Official Public Records of Dallas County, Texas; all of a 2.4247 acre tract described in the Special Warranty Deed to Bruckner Truck Sales, Inc., recorded in recorded in Instrument No. 202100029050, Official Public Records of Dallas County, Texas, all of Lot 1, Block A/8290, of Bruckner Addition, an addition to the City of Dallas, Texas according to the plat thereof recorded in Instrument No. 20120045734, Official Public Records of Dallas County, Texas; and as described in the Special Warranty Deed to Bruckner Truck Sales, Inc., recorded in Instrument No. 20100004188, Official Public Records of Dallas County, Texas and being more particularly described as follows:

**BEGINNING** at a 60D nail found in the southeast right-of-way line of Lyndon B. Johnson Freeway (Interstate Highway No. 20, (a variable width right-of-way) at the westernmost corner of said Lot 1, Block A/8290;

**THENCE** with said southeast right-of-way line, the following courses and distances:

North 71°03'34" East, a distance of 594.86 feet to a 1/2" iron rod found at the northernmost corner of said Lot 1, Block A/8290;  
North 70°47'49" East, a distance of 38.35 feet to a 5/8" iron rod found for corner;  
South 88°28'09" East, a distance of 128.30 feet to a 5/8" iron rod found for corner;  
North 71°00'26" East, a distance of 854.96 feet to a 5/8" iron rod for corner;  
North 54°38'08" East, a distance of 154.18 feet to a 1/2" iron rod found for corner at the northernmost corner of said 17.8221 acre tract and the westernmost corner of said 17.8221 acre tract; from which a 1/2" iron rod with plastic cap stamped "Votex" found bears South 32°17'41" East, a distance of 0.69 feet;

**THENCE** departing said southeast right-of-way line, and with the southwest line of said 17.8221 acre tract, South 30°49'20" East, a distance of 427.52 feet to a 5/8" iron rod with plastic cap stamped "KHA" found for the most northerly northwest corner of said 0.7584 acre tract;

**THENCE** departing said southwest line and and with the north line of said 0.7584 acre tract, the following courses and distances:

North 59°17'03" East, a distance of 50.12 feet to a 5/8" iron rod with red plastic cap stamped "KHA" found for corner;  
South 65°33'05" East, a distance of 46.57 feet to a 5/8" iron rod with red plastic cap stamped "KHA" found for corner;  
North 48°56'46" East, a distance of 43.84 feet to a 5/8" iron rod with red plastic cap stamped "KHA" found for corner;  
South 89°22'49" East, a distance of 94.35 feet to a 5/8" iron rod with red plastic cap stamped "KHA" found for corner;  
South 73°12'49" East, a distance of 131.14 feet to a 5/8" iron rod with red plastic cap stamped "KHA" found for the most easterly corner of said 0.7584 acre tract and being in the southeast line of said 17.8221 acre tract;

**THENCE** with said southeast line, North 59°25'47" East, a distance of 701.30 feet to the northwest corner of a called 10.227 acre tract of land described in the Warranty Deed to Nicolas Barajas, recorded in Instrument No. 201200289553, Official Public Records of Dallas County, Texas; and being the north corner of said 9.9538 acre tract, from which a 1" iron pipe found bears North 31°00'09" West, a distance of 0.86 feet;

**THENCE** departing said southeast line of the 14.5 acre tract and with northeast line of said 9.9538 acre tract and the southwest line of said 10.227 acre tract, South 31°00'10" East, a distance of 961.94 feet to a 5/8" iron rod with red plastic cap stamped "KHA" found for the most westerly north west corner of said 1.0300 acre tract;

**THENCE** departing said southwest line, and with the north line of said 1.0300 acre tract, the following courses and distances:

North 61°00'20" East, a distance of 75.25 feet to a 5/8" iron rod with red plastic cap stamped "KHA" found for corner;  
South 74°28'30" East, a distance of 122.89 feet to a 5/8" iron rod with red plastic cap stamped "KHA" found for corner;  
North 78°16'33" East, a distance of 84.26 feet to a 5/8" iron rod with red plastic cap stamped "KHA" found for corner;  
South 58°45'40" East, a distance of 81.72 feet to a 5/8" iron rod with red plastic cap stamped "KHA" found for corner;  
South 86°57'33" East, a distance of 60.58 feet to a 5/8" iron rod with red plastic cap stamped "KHA" found for the most easterly corner of said 1.0300 acre tract and being in the southeast line of said 10.227 acre tract and northwest line of said 30.9605 acre tract;

**THENCE** with the southeast line of said 10.227 acre tract, North 59°22'36" East, a distance of 44.27 feet to a 5/8" iron rod with red plastic cap stamped "KHA" found for the easternmost corner of said 10.227 acre tract in the southwest line of a called 1.9322 acre tract of land described in the Special Warranty Deed to Muddy Fork, LLC, recorded in Instrument No. 201600035881, Official Public Records of Dallas County, Texas and being the northerly most corner of said 30.9605 acre tract;

**THENCE** with the southwest line of said 1.9322 acre tract, South 29°47'57" East, a distance of 58.20 feet to a "T" post found at the southernmost corner of said 1.9322 acre tract and at the westernmost corner of said 5.1609 acre tract;

**THENCE** with the southeast line of said 1.9322 acre tract and with the northwest line of said 5.1609 acre tract, North 58°57'30" East, a distance of 623.80 feet to a 5/8" iron rod with red plastic cap stamped "KHA" found at the westernmost corner of a called 4.842 acre tract of land described in the Special Warranty Deed to Lloyd A. Carrington, recorded in Volume 95228, Page 445, Deed Records of Dallas County, Texas;

**THENCE** with the northeast line of said 5.1609 acre tract and the southwest line of said 4.842 acre tract, South 30°19'59" East, a distance of 362.03 feet to a 5/8" iron rod with red plastic cap stamped "KHA" found at the southernmost corner of said 4.842 acre tract and in the northwest line of a called 5.122 acre tract described in the Special Warranty Deed to Jesus Cardona Hernandez and Armando Rodriguez, recorded in Instrument No. 201800110595, Official Public Records of Dallas County, Texas;

**THENCE** with the southeast line of said 5.1609 acre tract, South 58°15'28" West, a distance of 173.80 feet to a 3-1/2" aluminum disk stamped "Omelas Survey Group" found at the northernmost corner of a 10.67 acre tract of land described in the General Warranty Deed to David Omelas, recorded in Instrument No. 201600169309, Official Public Records of Dallas County, Texas;

**THENCE** with the northwest line of said 10.67 acre tract, South 60°07'26" West, a distance of 450.00 feet to a 1" iron pipe found at the westernmost corner of said 10.67 acre tract in the northeast line of said 30.9605 acre tract; from which a "T" post found bears North 32°14'36" East, a distance of 0.50 feet;

**THENCE** with northeast line of said 30.9605 acre tract, South 29°58'56" East, a distance of 239.72 feet to a "T" post found at the easternmost corner of said 30.9605 acre tract and the north corner of said 3.9010 acre tract;

**THENCE** with the northeast line of said 3.9010 acre tract, South 30°58'17" East, a distance of 841.67 feet to a 5/8" iron rod with red plastic cap stamped "KHA" found for corner in the northwest right-of-way line of Cedardale Road (an 80-foot wide right-of-way) at the easternmost corner of said 3.9010 acre tract and at the southwest corner of said 10.67 acre tract; from which a 3-1/2" aluminum disk stamped "Omelas Survey Group" found bears South 30°58'17" East, a distance of 1.93 feet;

**THENCE** with said northwest right-of-way line, the following courses and distances:

South 69°33'37" West, a distance of 133.03 feet to a 5/8" iron rod with red plastic cap stamped "KHA" found for corner;  
South 69°36'37" West, a distance of 756.69 feet to a 1/2" iron rod found at the beginning of a tangent curve to the right having a central angle of 19°03'33", a radius of 1106.28 feet, a chord bearing and distance of South 79°08'23" West, 366.31 feet;  
In a southwesterly direction, with said curve to the right, an arc distance of 368.00 feet to a point for the southeast corner of a called 0.47 acre tract of land described in the Special Warranty Deed to Jose Carmen Esparza, and Maria Esparza, recorded in Instrument No. 200900297903, Official Public Records of Dallas County, Texas; from which a 1/2" iron rod found bears North 28°39'23" West, a distance of 1.21 feet;

**THENCE** departing said northwest right-of-way line and with the northeast line of said 0.47 acre tract, North 33°16'11" West, a distance of 188.33 feet to a point for the northernmost corner of said 0.47 acre tract in Floyd Branch Creek;

**THENCE** with the northwest line of said 0.47 acre tract and generally along said creek, South 50°44'35" West, a distance of 232.68 feet to a point for the westernmost corner of said 0.47 acre tract and in the north right-of-way line of said Cedardale Road;

**THENCE** with said north right-of-way line, the following courses and distances:

South 89°55'51" West, a distance of 138.00 feet to a 5/8" iron rod with red plastic cap stamped "KHA" found for corner;  
South 87°04'07" West, a distance of 200.25 feet to a 5/8" iron rod with red plastic cap stamped "KHA" found for corner;  
South 89°55'51" West, a distance of 587.44 feet to a 1/2" iron rod with plastic cap stamped "Geer 4117" found at the southeast corner of a called 1.0 acre tract of land described in the Special Warranty Deed to Hector Tello & Maria Guadalupe Tello, recorded in Volume 96177, Page 2479, Deed Records of Dallas County, Texas;

**THENCE** departing said north right-of-way line and with the east line of said 1.0 acre tract and the east line of said 1.19 acre tract part of the way, North 3°25'53" West, a distance of 797.06 feet to a 5/8" iron rod with red plastic cap stamped "KHA" found for corner;

**THENCE** departing said east line of said 1.19 acre tract and said 2.0 acre Tello tract, South 86°31'26" West, a distance of 175.50 feet to a 5/8" iron rod with red plastic cap stamped "KHA" found for corner in the west line of said 2.0 acre Tello tract;

**THENCE** with said west line of the 2.0 acre Tello tract, South 3°28'34" East, a distance of 786.65 feet to the southwest corner of said 2.0 acre Tello tract in the north right-of-way line of Cedardale Road, from which a 1/2" iron rod found bears North 3°32'11" West, a distance of 0.65 feet;

**THENCE** with said north right-of-way line, the following courses and distances:

South 89°55'51" West, a distance of 1411.86 feet to a 5/8" iron rod with red plastic cap stamped "KHA" found at the beginning of a tangent curve to the left having a central angle of 10°00'20", a radius of 921.95 feet, a chord bearing and distance of South 84°55'41" West, 160.80 feet;  
In a southwesterly direction, with said curve to the left, an arc distance of 161.00 feet to a 5/8" iron rod with red plastic cap stamped "KHA" found for corner at the intersection of said north right-of-way line and the east right-of-way line of Honeysuckle Lane (a 50-foot wide right-of-way);

**THENCE** with said east right-of-way line, the following courses and distances:

North 52°26'06" West, a distance of 9.59 feet to a 5/8" iron rod with red plastic cap stamped "KHA" found for corner at the northwest corner of said 1.2305 acre tract;  
58°41'09" East, a distance of 34.21 feet to a 5/8" iron rod with red plastic cap stamped "KHA" found in the southeast corner of Lot 1, Block 37/7618 of said Clover Blossom Farms Addition Replat;  
South 89°21'02" West, a distance of 33.51 feet to a 5/8" iron rod with red plastic cap stamped "KHA" found at the southwest corner of said Lot 1, Block 37/7618;  
North 17°45'40" West, a distance of 222.03 feet to a 1" iron pipe found at the intersection of said east right-of-way line and the south right-of-way line of Columbine Avenue (a 60-foot wide right-of-way, City of Dallas, Volume 31, Page 47, Map Records of Dallas County, Texas) and at the northwest corner of said Lot 2, Block 37/7618;

**THENCE** with said south right-of-way line of Columbine Avenue, the following courses and distances:

North 72°03'02" East, a distance of 146.85 feet to a 3/8" iron rod found at the beginning of a tangent curve to the left having a central angle of 34°54'50", a radius of 180.00 feet, a chord bearing and distance of North 54°35'37" East, 108.00 feet;  
In a northeasterly direction, with said curve to the left, an arc distance of 109.69 feet to a 3/8" iron rod found at the beginning of a reverse curve to the right having a central angle of 34°54'50", a radius of 120.00 feet, a chord bearing and distance of North 54°35'37" East, 72.00 feet;  
In a northeasterly direction, with said curve to the right, an arc distance of 73.12 feet to a point for corner;  
North 72°03'02" East, a distance of 219.63 feet to a 1" iron pipe found at the beginning of a non-tangent curve to the left having a central angle of 118°29'42", a radius of 50.00 feet, a chord bearing and distance of North 65°55'59" East, 85.94 feet;  
In a northeasterly direction, with said curve to the left, an arc distance of 103.41 feet to a 5/8" iron rod with red plastic cap stamped "KHA" found for corner at the northernmost northwest corner of a called 10.275 square foot tract of land described in Quitclaim Deed recorded in Instrument No. \_\_\_\_\_, Official Public Records of Dallas County, Texas;

**THENCE** with the northwest line of said 10.275 square foot tract, North 59°26'09" East, a distance of 10.00 feet to a 5/8" iron rod with red plastic cap stamped "KHA" found in the northeast line of Block 37/7618, and in the southwest line of said 4.9561 acre tract and at the northeast corner of said 10.275 square foot tract;

**THENCE** with the northeast right-of-way line of a 10-foot wide alley, the northeast line of a tract of land described in the deed to Ronald C. Middleton, recorded in Volume 96139, Page 2594, Deed Records of Dallas County, Texas and the northeast line of a tract of land described in the deed to Sandra Kay Middleton, recorded in Instrument No. 200900026869, Official Public Records of Dallas County, Texas, the northeast line of a tract of land described in the deed to Pablo Bahena, recorded in Instrument No. 201800115824, Official Public Records of Dallas County, Texas and the northeast line of Lot A-5, Block 7618 of Clover Blossoms Addition, an addition to the City of Dallas, Texas according to the plat thereof recorded in Volume 10, Page 53, Map Records of Dallas County, Texas, North 30°33'51" West, a distance of 744.28 feet to a 3-1/2" aluminum disk found at the southernmost corner of said Lot 1, Block A/8290, Bruckner Addition;

**THENCE** with the southwest line of said Lot 1, Block A/8290 and the northeast line of said Block 7618, North 30°37'51" West, a distance of 956.63 feet to the **POINT OF BEGINNING** and containing a computed 180.0041 acres or 7,840,980 square feet of land.

OWNER'S DEDICATION

NOW THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

That, **BCIF I20 LOGISTICS PARK LLC**, acting by and through their duly authorized agent, does hereby adopt this plat, designating the herein described property as **I20 LOGISTICS PARK** an addition to the City of Dallas, Dallas County, Texas, and does hereby dedicate, in fee simple, to the public use forever any streets, alleys, and floodway management areas shown thereon. The easements shown thereon are hereby reserved for the purposes indicated. The utility and fire lane easements shall be open to the public, fire and police units, garbage and rubbish collection agencies, and all public and private utilities for each particular use. The maintenance of paving on the utility and fire lane easements is the responsibility of the property owner. No buildings, fences, trees, shrubs, or other improvements or growths shall be constructed, reconstructed or placed upon, over or across the easements as shown. Said easements being hereby reserved for the mutual use and accommodation of all public utilities using or desiring to use same. All, and any public utility shall have the right to remove and keep removed all or parts of any building, fences, trees, shrubs, or other improvements or growths which in any way may endanger or interfere with the construction, maintenance or efficiency of its respective system on the easements, and all public utilities shall at all times have the full right of ingress and egress to or from the said easements for the purpose of constructing, reconstructing, inspecting, patrolling, maintaining and adding to or removing all or parts of its respective systems without the necessity at any time of procuring the permission of anyone. (Any public utility shall have the right of ingress and egress to private property for the purpose of reading meters and any maintenance or service required or ordinarily performed by that utility).

Water main and wastewater easements shall also include additional area of working space for construction and maintenance of the systems. Additional easement area is also conveyed for installation and maintenance of manholes, cleanouts, fire hydrants, water services and wastewater services from the main to the curb or pavement line, and description of such additional easements herein granted shall be determined by their location as installed.

Notwithstanding the general easement language recited above, the detention area easement shown on this plat is hereby dedicated to the public use forever, and may not be used in a manner inconsistent with the DETENTION AREA EASEMENT STATEMENT recited on this plat, which statement is hereby adopted and accepted.

Notwithstanding the general easement language recited above, the floodway easement shown on this plat is hereby dedicated to the public use forever, and may not be used in a manner inconsistent with the FLOODWAY EASEMENT STATEMENT recited on this plat, which statement is hereby adopted and accepted.

This plat approved subject to all platting ordinances, rules, regulations, and resolutions of the City of Dallas.

WITNESS, my hand at Dallas, Texas, this the \_\_\_\_ day of \_\_\_\_\_, 2021.

BCIF I20 LOGISTICS PARK LLC,  
a Delaware limited liability company

By: Black Creek Industrial Fund OP LP,  
a Delaware limited partnership  
its Sole Member

By: Black Creek Industril Fund GP LLC,  
a Delaware limited liability company  
its General Partner

By: \_\_\_\_\_  
Notary Public in and for the State of Texas

STATE OF TEXAS §  
COUNTY OF DALLAS §

BEFORE ME, the undersigned, a Notary Public in and for the said County and State, on this day personally appeared \_\_\_\_\_, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same for the purpose therein expressed and under oath stated that the statements in the foregoing certificate are true.

GIVEN UNDER MY HAND AND SEAL OF OFFICE this \_\_\_\_ day of \_\_\_\_\_, 2021.

By: \_\_\_\_\_  
Notary Public in and for the State of Texas

WITNESS, my hand at Dallas, Texas, this the \_\_\_\_ day of \_\_\_\_\_, 2021.

By: BRUCKNER TRUCK SALES INC;

By: \_\_\_\_\_  
Notary Public in and for the State of Texas

STATE OF TEXAS §  
COUNTY OF DALLAS §

BEFORE ME, the undersigned, a Notary Public in and for the said County and State, on this day personally appeared \_\_\_\_\_, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same for the purpose therein expressed and under oath stated that the statements in the foregoing certificate are true.

GIVEN UNDER MY HAND AND SEAL OF OFFICE this \_\_\_\_ day of \_\_\_\_\_, 2021.

By: \_\_\_\_\_  
Notary Public in and for the State of Texas

DETENTION AREA EASEMENT STATEMENT

The proposed detention area(s) along Block B/7154 within the Limits of this addition, will remain as detention areas to the line and grade shown on the plans at all times and will be maintained by the individual owners of the lot or lots that are traversed by or adjacent to the Detention Areas in Block 8290. The City of Dallas will not be responsible for the maintenance and operation of said Detention Areas or for any damage or injury to private property or person that results from the flow of water along, into or out of said Detention Areas, or for the control of Erosion. No obstruction to the natural flow of storm water run-off shall be permitted by filling or by construction of any type of dam, building, bridge, fence, walkway or any other structure within the designated Detention Areas, as hereinafter defined in Block Block 8290, unless approved by the Chief Engineer of Development Services. Provided, however, it is understood that in the event it becomes necessary for the City of Dallas to erect any type of Drainage structure in order to improve the storm drainage that may be occasioned by the streets and alleys in or adjacent to the subdivisions, then in such an event, the City of Dallas shall have the right to enter upon the Detention Areas at any point, or points to erect, construct and maintain any drainage facility deemed necessary for drainage purposes. Each property owner shall keep clean and free of debris, silt, and any substance which would result in unsanitary conditions and the City of Dallas shall have the right of ingress and egress for the purpose of inspection and supervision of maintenance work by the property owner to alleviate any undesirable conditions, which may occur. The Detention Area in Block Block 8290, as in the case of all Detention Areas, is subject to Storm Water overflow to an extent, which cannot be clearly defined. The City of Dallas shall not be held liable for any damage of any nature resulting from the occurrence of these natural phenomena, nor resulting from the failure of any structure or structures within the Detention Areas or the subdivision storm drainage system. The Detention Areas serving the plat are shown by the Detention Area Easement Line as shown on the plat.

FLOODWAY EASEMENT STATEMENT

The existing water courses, creek or creeks described as Floodway Easement traversing along Block 8290 and Block 8312 within the limits of this addition, will remain as an open channel at all times and will be maintained by the individual owners of the lot or lots that are traversed by or adjacent to the drainage courses in Block 8290 and Block 8312. The City of Dallas will not be responsible for the maintenance and operation of said watercourses, creek or creeks or for any damage to private property or person that results from the flow of water along said creek, or for the control of erosion in the Floodway Easement. No obstruction to the natural flow of storm water run-off shall be permitted by filling or by construction of any type of dam, bridge, fence, walkway or any other structure within the Floodway Easements, as hereinafter defined in Block 8290 and Block 8312, unless approved by the Chief Engineer of Development Services; provided, however, it is understood that in the event it becomes necessary for the City of Dallas to erect any type of drainage structure in order to improve the storm drainage that may be occasioned by the streets and alleys in or adjacent to the subdivision, then in such event, the City of Dallas shall have the right to enter upon the Floodway Easement at any point or points, to erect, construct and maintain any drainage facility deemed necessary for drainage purposes. Each property owner shall keep clean and free of debris, silt, and any substance which would result in unsanitary conditions and the City of Dallas shall have the right of ingress and egress for the purpose of inspection and supervision of maintenance work by the property owner to alleviate any undesirable conditions, which may occur.

The natural drainage channels and watercourses through Block 8290 and Block 8312, as in the case of all natural channels are subject to storm water overflow and natural bank erosion to an extent which cannot be definitely defined. The City of Dallas shall not be held liable for any damages of any nature resulting from the occurrence of these natural phenomena, or resulting from the failure of any structure or structures within the Floodway Easement. The natural drainage channel crossing each lot is shown by the Floodway Easement line as shown on the plat.

Floodway Marker monuments shall be installed, delineating the proposed Floodway Easement line, prior to filing of plat, along all rear or side lot lines that are adjacent to the creek as per City of Dallas drawing 424-109. The surveyor shall provide signed and sealed documentation that the Floodway Marker monuments have been installed prior to filing the Final Plat.

SURVEYOR'S STATEMENT

I, David J. De Weirdt, a Registered Professional Land Surveyor, licensed by the State of Texas, affirm that this plat was prepared under my direct supervision, from recorded documentation, evidence collected on the ground during field operations and other reliable documentation; and that this plat substantially complies with the Rules and Regulations of the Texas Board of Professional Engineers and Land Surveyors, the City of Dallas Development Code (Ordinance no. 19455, as amended), and Texas Local Government Code, Chapter 212. I further affirm that monumentation shown hereon was either found or placed in compliance with the City of Dallas Development Code, Sec. 51A-8.617 (a)(b)(c)(d) & (e); and that the digital drawing file accompanying this plat is a precise representation of this Signed Final Plat.

Dated this the \_\_\_\_ day of \_\_\_\_\_, 2021.

By: \_\_\_\_\_  
Notary Public in and for the State of Texas

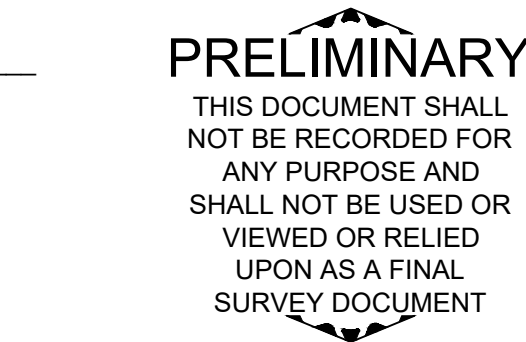
DAVID J. DE WEIRDT  
REGISTERED PROFESSIONAL  
LAND SURVEYOR NO. 5066  
KIMLEY-HORN AND ASSOC., INC.  
13455 NOEL ROAD  
TWO GALLERIA OFFICE TOWER  
SUITE 700  
DALLAS, TEXAS 75240  
PH: (972) 770-1300  
david.dewirdt@kimley-horn.com

STATE OF TEXAS §  
COUNTY OF DALLAS §

BEFORE ME, the undersigned, a Notary Public in and for the said County and State, on this day personally appeared David J. De Weirdt known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same for the purpose therein expressed and under oath stated that the statements in the foregoing certificate are true.

GIVEN UNDER MY HAND AND SEAL OF OFFICE this \_\_\_\_ day of \_\_\_\_\_, 2021.

By: \_\_\_\_\_  
Notary Public in and for the State of Texas



PRELIMINARY PLAT  
IH-20 LOGISTICS PARK  
LOT 1A, LOT 2, AND LOT 3, BLOCK 8290,  
LOT 1, LOT 2, LOT 3, BLOCK 8312  
ARCHWAY ROAD RIGHT-OF WAY DEDICATION  
BEING A REPLAT OF LOTS 1-8, BLOCK 37/7618  
CLOVER BLOSSOM FARMS ADDITION AND ALL OF LOT 1,  
BLOCK A/8290, BRUKNER ADDITION  
LOT 1, BLOCK A/8312, BARAJAS CEDARDALE ADDITION  
180.0041 ACRES SITUATED IN THE  
LEVI DIXON LEAGUE SURVEY, ABSTRACT NO. 380  
GEORGE FLOYD SURVEY, ABSTRACT NO. 463  
HARVEY CASEY SURVEY, ABSTRACT NO. 307  
CITY OF DALLAS, DALLAS COUNTY, TEXAS  
CITY PLAN FILE NO. S201-615

Scale	Drawn by	Checked by	Date	Project No.	Sheet No.
N/A	SRD	DJD	Mar. 2021	067813103	6 OF 6