

LEGEND	
ROOF DRAIN	MAIL BOX
CABLE TV BOX	NEWS STAND
CABLE TV HANDHOLE	PHONE BOOTH
CABLE TV MANHOLE	SECURITY CAMERA
CABLE TV MARKER FLAG	TRASH BIN
CABLE TV MARKER SIGN	SANITARY SEWER BOX
CABLE TV VAULT	SANITARY SEWER CLEAN OUT
COMMUNICATIONS BOX	SANITARY SEWER HANDHOLE
COMMUNICATIONS HANDHOLE	SANITARY SEWER LIFT STATION
COMMUNICATIONS MANHOLE	SANITARY SEWER METER
COMMUNICATIONS MARKER FLAG	SANITARY SEWER MARKER
COMMUNICATIONS MARKER SIGN	SANITARY SEWER MARKER FLAG
COMMUNICATIONS VAULT	SANITARY SEWER MARKER SIGN
ELEVATOR BENCH MARK	SANITARY SEWER SEPTIC TANK
FLOW DIRECTION	SANITARY SEWER VAULT
FIBER OPTIC BOX	STORM SEWER BOX
FIBER OPTIC HANDHOLE	STORM SEWER CLEAN OUT
FIBER OPTIC MANHOLE	STORM SEWER HANDHOLE
FIBER OPTIC MARKER FLAG	STORM SEWER METER
FIBER OPTIC MARKER SIGN	STORM SEWER MARKER
FIBER OPTIC VAULT	STORM SEWER MARKER FLAG
MONITORING WELL	STORM SEWER MARKER SIGN
FUEL TANK	STORM SEWER VAULT
GAS BOX	TRAFFIC BARRIER
GAS HANDHOLE	TRAFFIC BOLLARD
GAS METER	TRAFFIC BOX
GAS MANHOLE	CROSS WALK SIGNAL
GAS MARKER FLAG	TRAFFIC HANDHOLE
GAS SIGN	TRAFFIC MANHOLE
GAS TANK	TRAFFIC MARKER SIGN
GAS VAULT	TRAFFIC CAMERA
GAS VALVE	TRAFFIC SENSOR
GAS WELL	TRAFFIC SIGNAL
TELEPHONE BOX	TRAFFIC VAULT
TELEPHONE HANDHOLE	UNIDENTIFIED BOX
TELEPHONE MANHOLE	UNIDENTIFIED HANDHOLE
TELEPHONE MARKER FLAG	UNIDENTIFIED METER
TELEPHONE MARKER SIGN	UNIDENTIFIED MANHOLE
TELEPHONE VAULT	UNIDENTIFIED MARKER FLAG
PIPELINE BOX	UNIDENTIFIED MARKER SIGN
PIPELINE HANDHOLE	UNIDENTIFIED POLE
PIPELINE METER	UNIDENTIFIED TANK
PIPELINE MANHOLE	UNIDENTIFIED VAULT
PIPELINE MARKER FLAG	UNIDENTIFIED VALVE
PIPELINE MARKER SIGN	TREE
PIPELINE VAULT	WATER BOX
PIPELINE VALVE	FIRE DEPT. CONNECTION
ELECTRIC BOX	WATER HAND HOLE
FLOOD LIGHT	FIRE HYDRANT
GUY ANCHOR	WATER METER
GUY ANCHOR POLE	WATER MANHOLE
ELECTRIC MANHOLE	WATER MARKER FLAG
LIGHT STANDARD	WATER MARKER SIGN
ELECTRIC METER	WATER TANK
ELECTRIC MANHOLE	WATER VAULT
ELECTRIC MARKER FLAG	WATER VALVE
ELECTRIC MARKER SIGN	AIR RELEASE VALVE
UTILITY POLE	WATER WELL
ELECTRIC SWITCH	IRISC 5/8" IRON ROD W/ "KHA" CAP SET
ELECTRIC TRANSFORMER	IRISC IRON ROD WITH CAP FOUND
ELECTRIC VAULT	WATER WELL
HANDICAPPED PARKING	PKF PK NAIL FOUND
PARKING METER	IRF IRON ROD FOUND
RAILROAD BOX	XS "X" CUT IN CONCRETE SET
RAILROAD HANDHOLE	XF "X" CUT IN CONCRETE FOUND
RAILROAD SIGNAL	P.O.B. POINT OF BEGINNING
RAILROAD SIGN	P.O.C. POINT OF COMMENCING
RAILROAD VAULT	
SIGN	
MARKET/BILLBOARD	
A/C UNIT	
BASKET BALL GOAL	
BORE LOCATION	
FLAG POLE	
GOAL POST	
GREASE TRAP	
IRRIGATION VALVE	

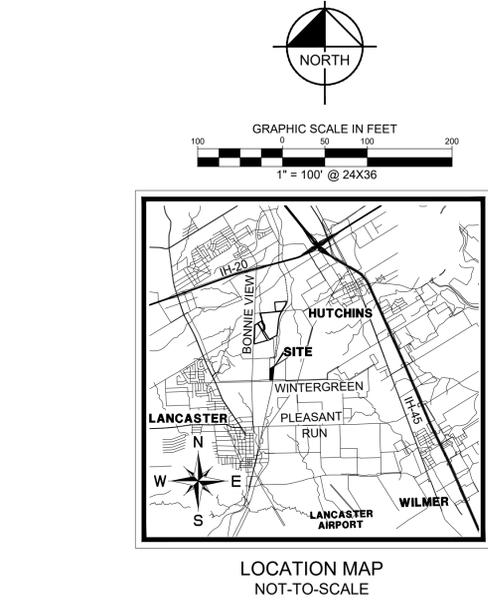
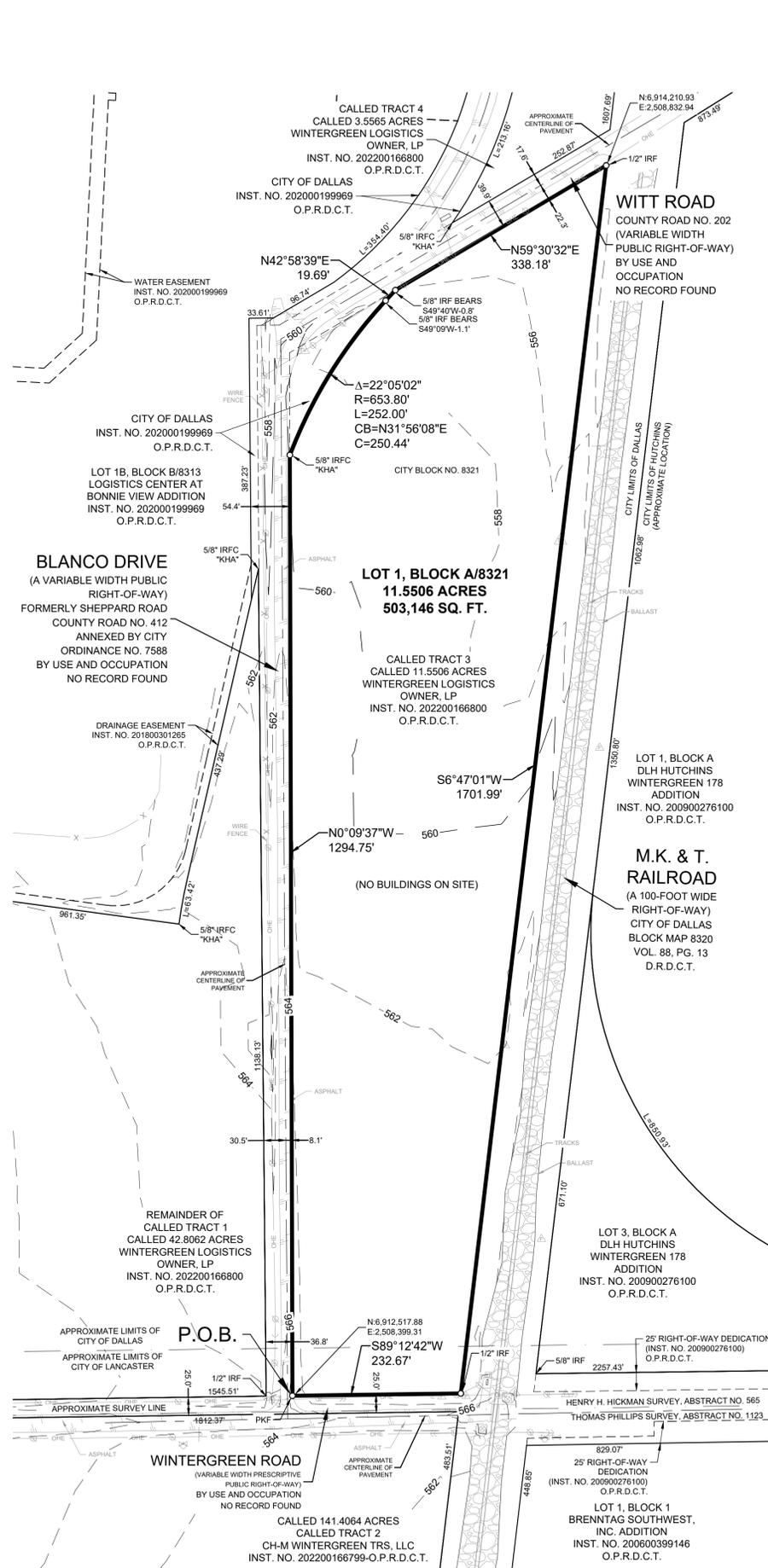
LINE TYPE LEGEND	
BOUNDARY LINE	BOUNDARY LINE
EASEMENT LINE	EASEMENT LINE
BUILDING LINE	BUILDING LINE
W	WATER LINE
SS	SANITARY SEWER LINE
SS	STORM SEWER LINE
GAS	UNDERGROUND GAS LINE
OH	OVERHEAD UTILITY LINE
UG	UNDERGROUND UTILITY LINE
UGT	UNDERGROUND TELEPHONE LINE
FENCE	FENCE
CONCRETE PAVEMENT	CONCRETE PAVEMENT
ASPHALT PAVEMENT	ASPHALT PAVEMENT
TOP OF BANK	TOP OF BANK

**GENERAL NOTES:**

- The purpose of this plat is to create one lot from unplatted property.
- The basis of bearings is based on state plane coordinate system, Texas North Central Zone 4204, North American datum of 1982 (2011).
- The grid coordinates shown are based upon the Texas State Plane Coordinate System, North Central Zone, North American Datum of 1983, U.S. Survey Feet (sFT), on grid coordinate values, no scale and no projection.
- Lot to lot drainage will not be allowed without City of Dallas Paving & Drainage Engineering section approval.

**LEGEND:**

INST. NO. = INSTRUMENT NUMBER  
M.R.D.C.T. = MAP RECORDS, DALLAS COUNTY, TEXAS  
D.R.D.C.T. = DEED RECORDS, DALLAS COUNTY, TEXAS  
O.P.R.D.C.T. = OFFICIAL PUBLIC RECORDS, DALLAS COUNTY, TEXAS  
P.O.B. = POINT OF BEGINNING  
R.O.W. = RIGHT-OF-WAY  
VOL. / PG. = VOLUME / PAGE  
C.M. = CONTROLLING MONUMENT  
IRF = IRON ROD FOUND  
PKF = PK NAIL FOUND  
XF = "X" CUT IN CONCRETE FOUND  
ADS = 3/4" ALUMINUM DISK STAMPED "KCC-KHA" AFFIXED TO A 5/8" IRON ROD



PS -  
**PRELIMINARY PLAT**  
**WINTERGREEN LOGISTICS**  
**EAST ANTLER**  
**LOT 1, BLOCK A/8321**  
**BEING 11.5506 ACRES SITUATED IN THE**  
**HENRY H. HICKMAN SURVEY,**  
**ABSTRACT NO. 565**  
**CITY OF DALLAS & CITY OF LANCASTER,**  
**DALLAS COUNTY, TEXAS**  
**CITY PLAN FILE NO. S223-084**

**OWNER:**  
WINTERGREEN LOGISTICS OWNER, LP  
ADDRESS 5820 W. NORTHWEST HWY. STE  
200, DALLAS, TEXAS 75225  
CONTACT: MATT ASHBAUGH  
PHONE: 214-378-8200  
EMAIL: mashbaugh@banderaventures.com

**ENGINEER:**  
KIMLEY-HORN AND ASSOC., INC.  
13455 NOEL ROAD, TWO GALLERIA  
OFFICE TOWER, SUITE 700, DALLAS, TEXAS 75240  
CONTACT: DAN GALLAGHER, P. E.  
PHONE: 972-770-1300  
EMAIL: dan.gallagher@kimley-horn.com

**SURVEYOR:**  
KIMLEY-HORN AND ASSOC., INC.  
13455 NOEL ROAD, TWO GALLERIA  
OFFICE TOWER, SUITE 700, DALLAS, TEXAS 75240  
CONTACT: ANDY DOBBS, R.P.L.S.  
PHONE: 972-770-1300  
EMAIL: andy.dobbs@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) 239-3620

Scale	Drawn by	Checked by	Date	Project No.	Sheet No.
1" = 100'	CM	JAD	Feb. 2023	064408615	1 OF 2

DWG NAME: KCDL\_SURVEY\064408615\_SNSF\_DWG\_CHT\WINTERGREEN\_EAST ANTLER\_PP\_REV000000.DWG PLOTTED BY: MENDOZA, LONDE 2/23/2023 4:33 PM LAST SAVED: 2/23/2023 1:30 PM

**OWNERS CERTIFICATE**

**STATE OF TEXAS** §  
**COUNTY OF DALLAS** §

**WHEREAS**, Wintergreen Logistics Owner, LP, are the owners of a 11.5506 acre tract of land situated in the Henry H. Hickman Survey, Abstract No. 565, Dallas City Block No. 8321, City of Dallas and City of Lancaster, Texas and being all of a called 11.5506 acre tract described as Tract 3 in Special Warranty Deed to Wintergreen Logistics Owner, LP recorded in Instrument No. 202200166800 of the Official Public Records of Dallas County, Texas and being more particularly described as follows:

**BEGINNING** at a PK-Nail found at the intersection of the north right-of-way line of Wintergreen Road (a variable width prescriptive public right-of-way) and the east right-of-way line of Blanco Drive (a variable width public right-of-way);

**THENCE** with the said east right-of-way line of Blanco Drive, North 0°09'37" West, a distance of 1,294.75 feet to a 5/8" iron rod with red "KHA" cap found for corner at the intersection of the said east right-of-way line of Blanco Drive and the south right-of-way line of Witt Road (a variable width public right-of-way) and the beginning of a non-tangent curve to the right having a central angle of 22°05'02", a radius of 653.80 feet, a chord bearing and distance of North 31°50'08" East, 250.44 feet,

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

Along said non-tangent curve to the right, an arc distance of 252.00 feet to a point for corner from which a 5/8" iron rod found bears South 49°09' West, 1.1 feet;

North 42°58'39" East, a distance of 19.69 feet to a point for corner from which a 5/8" iron rod found bears South 49°40' West, 0.8 feet;

North 59°30'32" East, a distance of 338.18 feet to a 1/2" iron rod found for the intersection of the said south right-of-way line of Witt Road and the west line of the M.K. & T. Railroad (a 100-foot wide right-of-way);

**THENCE** with the said west line of the M.K. & T. Railroad, South 6°47'01" West, a distance of 1,701.99 feet to a 1/2" iron rod found for the intersection of the said west line of the M.K. & T. Railroad and the said north right-of-way line of Wintergreen Road;

**THENCE** with the said north right-of-way line of Wintergreen Road, South 89°12'42" West, a distance of 232.67 feet to the **POINT OF BEGINNING** and containing 11.5506 acres or 503,146 square feet of land.

The Director of Development Services of the City of Lancaster, Texas, hereby certifies that to the best of their knowledge or belief, this subdivision plat conforms to all requirements of the Subdivision Regulations, or as may have been amended or modified, as allowed by the Planning and Zoning Commission as to which her approval is required.

\_\_\_\_\_  
Director of Development Services Date

**CITY CERTIFICATION FOR THE CITY OF LANCASTER**

Approval:

\_\_\_\_\_  
Chairman, Planning and Zoning Commission Date  
Attest:

ATTEST:

\_\_\_\_\_  
Signature Date

\_\_\_\_\_  
Name & Title

**OWNER'S DEDICATION FOR THE CITY OF DALLAS:**

NOW THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

That **WINTERGREEN LOGISTICS OWNER, LP**, acting by and through the undersigned, their duly authorized agents, do hereby adopt this plat, designating the herein described property as **WINTERGREEN LOGISTICS EAST ANTLER**, an addition to the City of Dallas, Dallas County, Texas, and do 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.

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

WITNESS, my hand at \_\_\_\_\_, \_\_\_\_\_, this \_\_\_\_\_ day of \_\_\_\_\_, 2023.

**WINTERGREEN LOGISTICS OWNER, LP**  
a Texas Foreign Limited Partnership

By: \_\_\_\_\_  
Name: Matt Ashbaugh  
Title: Partner

**STATE OF TEXAS** §  
**COUNTY OF DALLAS** §

BEFORE ME, the undersigned authority, on this day personally appeared, Matt Ashbaugh, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same on behalf of said limited liability companies and limited partnership, for the purposes and consideration therein expressed.

GIVEN UNDER MY HAND AND SEAL OF OFFICE this \_\_\_\_\_ day of \_\_\_\_\_, 2023.

\_\_\_\_\_  
Notary Public in and for the State of \_\_\_\_\_

**OWNER'S DEDICATION FOR THE CITY OF LANCASTER**

NOW THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

That **WINTERGREEN LOGISTICS OWNER, LP**, do hereby bind themselves and their heirs, assignees and successors of title this plat designating the hereinabove described property as **WINTERGREEN LOGISTICS EAST ANTLER**, an addition to the City of Lancaster, and do hereby dedicate to the public use forever the streets, alleys, and right-of-way easements shown thereon, and do hereby reserve the easement strips shown on this plat for the mutual use and accommodation of garbage collection agencies and all public utilities desiring to use or using same. Any public utility shall have the right to remove and keep removed all or part of any buildings, fences, trees, shrubs, or other improvements or growths that in any way endanger or interfere with the construction, maintenance or efficiency of its respective systems on any of these easements strips, and any public utility shall at all times have the right of ingress and egress to and from and upon the said easement strips for the purpose of constructing, reconstructing, inspecting, patrolling, without the necessity at any time of procuring the permission of anyone.

There are no easements to the City of Lancaster proposed on this Plat. Lancaster will not be responsible for maintenance of any easements.

Witness our hands at Dallas, Texas, this \_\_\_\_\_ day of \_\_\_\_\_, 2023.

By: **WINTERGREEN LOGISTICS OWNER, LP** a Texas Foreign Limited Partnership

\_\_\_\_\_  
Matt Ashbaugh, Parther

**STATE OF** \_\_\_\_\_ §  
**COUNTY OF** \_\_\_\_\_ §

BEFORE ME, the undersigned, a Notary Public in and for the said County and State, on this day personally appeared Matt Ashbaugh, 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 \_\_\_\_\_, 2023.

\_\_\_\_\_  
Notary Public in and for the State of \_\_\_\_\_

**SURVEYOR'S STATEMENT FOR THE CITY OF DALLAS**

I, J. Andy Dobbs, 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 \_\_\_\_\_, 2023.

\_\_\_\_\_  
J. Andy Dobbs  
Registered Professional Land Surveyor No. 6196  
Kimley-Horn and Associates, Inc.  
13455 Noel Road, Two Galleria Office Tower, Suite 700  
Dallas, Texas 75240  
972-770-1300

**PRELIMINARY**

THIS DOCUMENT  
SHALL NOT BE  
RECORDED FOR ANY  
PURPOSE AND SHALL  
NOT BE USED OR  
VIEWED OR RELIED  
UPON AS A FINAL  
SURVEY DOCUMENT

**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 J. Andy Dobbs 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 the \_\_\_\_\_ day of \_\_\_\_\_, 2023.

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

**SURVEYOR'S STATEMENT FOR THE CITY OF LANCASTER**

I, J. Andy Dobbs, 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, and that the corner monuments shown thereon were properly placed under my personal supervision in accordance with the Subdivision Regulations of the City of Lancaster.

Dated this the \_\_\_\_\_ day of \_\_\_\_\_, 2023.

\_\_\_\_\_  
J. Andy Dobbs  
Registered Professional Land Surveyor No. 6196  
Kimley-Horn and Associates, Inc.  
13455 Noel Road, Two Galleria Office Tower, Suite 700  
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Notary Public in and for the State of Texas

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BEING 11.5506 ACRES SITUATED IN THE  
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ABSTRACT NO. 565  
CITY OF DALLAS & CITY OF LANCASTER,  
DALLAS COUNTY, TEXAS  
CITY PLAN FILE NO. S223-084

**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 N/A Drawn by CM Checked by JAD Date Feb. 2023 Project No. 064408615 Sheet No. 2 OF 2

**OWNER:**  
WINTERGREEN LOGISTICS OWNER, LP  
ADDRESS 5820 W. NORTHWEST HWY, STE 200, DALLAS, TEXAS 75225  
CONTACT: MATT ASHBAUGH  
PHONE: 214-378-8200  
EMAIL: mashbaugh@banderaventures.com

**ENGINEER:**  
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