

**FIELD NOTES DESCRIBING A 244,487 SQUARE FOOT (5.613 ACRE)
TRACT OF LAND IN CITY BLOCK 8278
CITY OF DALLAS, DALLAS COUNTY, TEXAS**

BEING a 244,487 square foot (5.613 acre) tract of land situated in the Caswell C. Overton Survey, Abstract Number 1102, City of Dallas, Dallas County, Texas and being in City Block 8278 and all of a called 5.61 acre tract of land situated in said Caswell C. Overton Survey, conveyed to Ferris 45 Realty LLC by the General Warranty Deed recorded in Instrument Number 202400152139, Official Public Records, Dallas County, Texas, executed July 29th, 2024 and being more particularly described as follows:

BEGINNING at a Mag Nail with washer stamped 'SOUTHLINK KHA' found within the margins of Blanco Drive (County Road 412 by use and occupation, no dedication found), for the Northwest corner of said Ferris 45 Realty Tract, the Northeast corner of a called 3.500 acre tract of land situated in said Caswell C. Overton Survey, conveyed to Dallas Power & Light Company, described as Part 1 in the Deed recorded in Volume 69168, Page 490, Deed Records, Dallas County, Texas and the Southwest corner of Lot 1, Block A/8279, Southlink Addition, an addition to the City of Dallas according to the plat recorded in Instrument Number 201800259017, said Official Public Records. Said **POINT OF BEGINNING** having coordinates of N: 6,917,279.327, E: 2,508,301.419, Grid;

THENCE: North 62 degrees, 50 minutes, 02 seconds East, within the margins of said Blanco Drive, with the Northwesterly line of said Ferris 45 Realty Tract and the Southeasterly line of said Southlink Addition, a distance of 319.63 feet (call distance of 319.50 feet) to a 1/2-inch iron rod with a yellow cap stamped 'BURNS SURVEYING' found in the Southwesterly line of said Southlink Addition, for the Northernmost Northeast corner of said Ferris 45 Realty Tract and the Northwest corner of a called 2.17 acre tract of land situated in said Caswell C. Overton Survey conveyed to Juan Garibay by the General Warranty Deed with Vendor's Lien recorded in Instrument Number 201100298084, said Official Public Records;

THENCE: South 04 degrees, 53 minutes, 52 seconds East, with the Westernmost East line of said Ferris 45 Realty Tract and the West line of said Garibay Tract, a distance of 357.99 feet (call distance of 357.58 feet) to a 1/2-inch iron rod with a yellow plastic cap stamped 'BURNS SURVEYING' found for an ell corner of said Ferris 45 Realty Tract and the Southwest corner of said Garibay Tract;

THENCE: North 85 degrees, 05 minutes, 21 seconds East, with the common line of said Ferris 45 Realty Tract and said Garibay Tract, a distance of 238.09 feet (call distance of 238.16 feet) to a 1/2-inch iron rod with a yellow cap stamped 'BURNS SURVEYING' found within the margins of said Blanco Drive, for the Easternmost Northeast corner of said Ferris 45 Realty Tract and the Southeast corner of said Garibay Tract;

THENCE: South 05 degrees, 56 minutes, 10 seconds East, within the margins of said Blanco Drive and with the East line of said Ferris 45 Realty Tract, a distance of 177.77 feet (call distance of 177.82 feet) to a Mag Nail found;

THENCE: South 03 degrees, 24 minutes, 58 seconds East, continuing within the margins of said Blanco Drive and with the East line of said Ferris 45 Realty Tract, a distance of 630.64 feet (call distance of 630.70 feet) to a 1/2-inch iron rod with a yellow cap stamped 'BURNS SURVEYING' found in the Northeasterly line of said Dallas Power & Light Company Tract for the South corner of said Ferris 45 Realty Tract;

THENCE: North 31 degrees, 23 minutes, 19 seconds West, with the Southwesterly line of said Ferris 45 Realty Tract and the Northeasterly line of said Dallas Power & Light Company Tract, a distance of 1,167.57 feet to the **POINT OF BEGINNING** and containing 244,487 square feet (5.613 acres) of land, more or less.

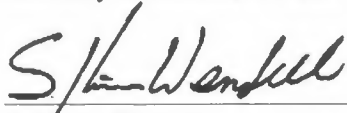
**FIELD NOTES DESCRIBING A 244,487 SQUARE FOOT (5.613 ACRE)
TRACT OF LAND IN CITY BLOCK 8278
CITY OF DALLAS, DALLAS COUNTY, TEXAS**

This description is accompanied by a Map of Survey of even date.

Surveyed on the ground April 2025

Bearings are based on Global Positioning Satellite (GPS) system observations using an RTK Network. Horizontal Data is on the North American Datum 1983 (NAD 83) (2011 Adjustment), Texas State Plane Coordinate System, North Central Zone (4202). All distances adjusted to surface by a project combined scale factor of 1.000136506.

Note: The deed of conveyance recorded in Instrument Number 20240012139 contains a scrivener's error in the closing call. The closing call for this Real Property Description was from field ties to the recovered boundary monuments for the Ferris 45 Realty Tract.



S. Kevin Wendell
Registered Professional Land Surveyor
Texas Registration No. 5500

07/03/25

Date

Dunaway Associates
TBPLS Firm Registration No. 10098100
3030 Lyndon B. Johnson Fwy, Suite 600
Dallas, Texas 75234
(972) 392-9092
kwendell@dunaway.com



**FIELD NOTES DESCRIBING A 244,487 SQUARE FOOT (5.613 ACRE)
TRACT OF LAND IN CITY BLOCK 8278
CITY OF DALLAS, DALLAS COUNTY, TEXAS**



0 50' 100'
SCALE: 1" = 100'



JOB NO. R15335.01	DRAWN BY: SKW	CAD FILE: R15335.01 TANK SITE
DATE: JULY 2, 2025	PAGE 3 OF 4	SCALE: 1" = 100'
Dunaway Associates • TBPES NO. 10098100 • 3030 LBJ FWY, SUITE 600, DALLAS, TX 75234 • PH. 972-392-9092 • FAX 972-392-9192		

MATCH LINE SHEET 3



0 50' 100'
SCALE: 1" = 100'

244,487 SQ. FT.
(5.613 ACRES)

FERRIS 45 REALTY LLC
INST. NO. 202400152139
O.R.D.C.T.

9701 BLANCO DR.

CITY BLOCK 8278

2.6610 AC. TR.

LORENZA SILVA AND
ISRAEL NOE SILVA
INST. NO. 202200286113
O.R.D.C.T.

9700 BLANCO DR.

BLANCO DR.
(FORMERLY SHEPPARD ROAD NO. 412
BY USE AND OCCUPATION, NO DEDICATION
FOUND)

CITY BLOCK 8277

0.414 AC. TR.

DLH LOGISTICS LLC
PARCEL 48
INST. NO. 201700256958
O.P.R.D.C.T.

9800 BLANCO DR.

NOTES:

1. ALL BEARINGS ARE BASED ON THE TEXAS COORDINATE SYSTEM, NORTH CENTRAL ZONE (4202), NORTH AMERICAN DATUM 1983 - NAD 83 (2011), EPOCH 2010.00. ALL DISTANCES AND COORDINATES SHOWN ARE SURFACE VALUES AND MAY BE CONVERTED TO GRID BY DIVIDING BY A COMBINED SCALE FACTOR OF 1.000136506.

2. THIS SURVEY WAS PERFORMED WITHOUT THE BENEFIT OF A TITLE REPORT. THE SURVEYOR DID NOT RESEARCH SUBJECT PROPERTY TITLE INFORMATION AND/OR ENCROACHMENTS. THERE MAY BE EASEMENTS AND/OR RESTRICTIVE COVENANTS OF RECORD AFFECTING THIS PROPERTY WHICH ARE NOT SHOWN HEREON.

3. THIS SURVEY MAP IS ACCOMPANIED BY A SEPARATE PROPERTY DESCRIPTION OF EVEN DATE.

4. SURVEYED ON THE GROUND APRIL, 2025.

5. NOTE: THE DEED OF CONVEYANCE IN INSTRUMENT NUMBER 20240012139 CONTAINS A SCRIVENER'S ERROR IN THE CLOSING CALL. THE CLOSING CALL FOR THIS MAP OF SURVEY WAS DETERMINED FROM FIELD TIES TO THE RECOVERED BOUNDARY MONUMENTS FOR THE FERRIS 45, LLC TRACT.

LEGEND OF SYMBOLS & ABBREVIATIONS

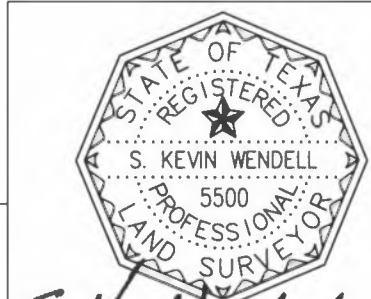
	MONUMENT FOUND AS NOTED.
IRF	IRON ROD FOUND
POB	POINT OF BEGINNING
VOL./PG.	VOLUME/PAGE
INST. NO.	INSTRUMENT NUMBER
D.R.D.C.T.	DEED RECORDS DALLAS COUNTY TEXAS
O.R.D.C.T.	OFFICIAL RECORDS DALLAS COUNTY TEXAS
O.P.R.D.C.T.	OFFICIAL PUBLIC RECORDS DALLAS COUNTY TEXAS

LINE TABLE

LN	BEARING	DIST.
L01	S05°06'19"E	90.00'
L02	S05°06'19"E	87.00'
L03	S05°06'19"E	189.56'
L04	S05°06'19"E	527.94'
L05	S06°24'58"E	70.71'
L06	S34°46'22"E	247.48'
L07	N30°54'56"E	27.08'
L08	N62°54'14"E	499.41'
L09	S27°49'50"E	26.68'
L10	N82°39'06"E	310.00'
L11	N82°39'06"E	310.00'
L12	N82°39'06"E	296.05'
L13	N81°10'59"E	162.59'
L14	N82°32'19"E	368.44'

**FIELD NOTES DESCRIBING A 244,487 SQUARE FOOT (5.613 ACRE)
TRACT OF LAND IN CITY BLOCK 8278
CITY OF DALLAS, DALLAS COUNTY, TEXAS**

JOB NO. R15335.01	DRAWN BY: SKW	CAD FILE: R15335.01 TANK SITE
DATE: JULY 2, 2025	PAGE 4 OF 4	SCALE: 1" = 100'



S. Kevin Wendell
S. KEVIN WENDELL, RPLS NO. 5500
DATE: 07/03/25