

OWNERS CERTIFICATION:

STATE OF TEXAS
COUNTY OF DALLAS

WHEREAS, COFFMAN INVESTMENTS, L.P. IS THE SOLE OWNER OF TRACT OF LAND AS DESCRIBED IN THE SURVEY LEGAL DESCRIPTION, AN ADDITION TO THE CITY OF DALLAS, DALLAS COUNTY, TEXAS, 7.819 ACRES [340.580.99 Sq. Ft] OUT OF HENRY H. HICKMAN SURVEY, ABSTRACT NO. 565, BLOCK 8319, OF THE CITY OF DALLAS CITY, DALLAS COUNTY, TEXAS

A TRACT OF LAND CONTAINING 7.819 ACRES SITUATED IN THE CITY OF DALLAS, COUNTY OF DALLAS, TEXAS, BEING A PART OR PORTION OUT OF HENRY H. HICKMAN SURVEY, ABSTRACT NO. 565, BLOCK 8319, OF THE CITY OF DALLAS, SAID 7.819 ACRES WERE CONVEYED TO COFFMAN INVESTMENTS, L.P., BY VIRTUE OF A SPECIAL WARRANTY DEED RECORDED IN VOLUME 98008, PAGE 4994, DALLAS COUNTY OFFICIAL RECORDS, SAID 7.819 ACRES ALSO BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENTING AT THE SOUTHWEST CORNER OF WITT SUBSTATION ADDITION, ACCORDING TO THE PLAT THEREOF RECORDED UNDER DOCUMENT NUMBER 200600388359, DALLAS COUNTY MAP RECORDS;

THENCE, N 30° 59' 51" W ALONG THE EAST LINE OF SAID WITT SUBSTATION ADDITION, A DISTANCE OF 20.00 FEET TO A NO. 5 REBAR FOUND FOR THE SOUTHEAST CORNER AND POINT OF BEGINNING OF THIS HEREIN DESCRIBED TRACT;

1. THENCE, S 57° 39' 04" W ALONG THE NORTH RIGHT-OF-WAY LINE OF WITT ROAD ALSO BEING THE NORTH LINE OF DLH HUTCHINS WINTERGREEN 478 ADDITION ACCORDING TO THE PLAT THEREOF RECORDED UNDER DOCUMENT NUMBER 200900276100, DALLAS COUNTY MAP RECORDS, A DISTANCE OF 841.73 FEET TO A NO. 4 REBAR SET FOR THE SOUTHWEST CORNER OF THIS TRACT;
2. THENCE, N 06° 52' 04" E ALONG THE EAST LINE OF A 100.0-FOOT RIGHT-OF-WAY OF UNION PACIFIC RAILROAD, A DISTANCE OF 820.63 FEET TO A NO. 4 REBAR SET FOR THE NORTHWEST CORNER OF THIS TRACT;
3. THENCE, N 89° 06' 02" E ALONG THE SOUTH LINE OF A CERTAIN TRACT CONVEYED TO DHL LOGISTICS LLC, BY VIRTUE OF A SPECIAL WARRANTY DEED RECORDED UNDER DOCUMENT NUMBER 201700256958, DALLAS COUNTY OFFICIAL RECORDS, A DISTANCE OF 390.44 FEET, FROM WHICH A NO. 4 REBAR BEARS S 15° 45' 41" W A DISTANCE OF 0.41 FEET, TO THE NORTHEAST CORNER OF THIS TRACT;
4. THENCE, S 30° 59' 51" E ALONG THE WEST LINE OF SAID WITT SUBSTATION ADDITION, A DISTANCE OF 432.20 FEET TO THE POINT OF BEGINNING AND CONTAINING 7.819 ACRES, OF WHICH 0.021 OF ONE ACRE LIES WITHIN A RIGHT-OF-WAY TO THE CITY OF DALLAS, LEAVING A NET OF 7.798 ACRES OF LAND, MORE OR LESS.

OWNERS DEDICATION:

NOW THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

THAT COFFMAN INVESTMENTS, LP OWNER, DOES HEREBY ADOPT THIS PLAT, DESIGNATING THE HEREIN DESCRIBED PROPERTY AS SMT DALLAS VI. 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 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).

THIS PLAT APPROVED SUBJECT TO ALL PLATTING ORDINANCES, RULES REGULATIONS, AND RESOLUTIONS OF THE CITY OF DALLAS.

WITNESS, MY HAND, THIS THE ____ DAY OF _____, 20__.

COFFMAN INVESTMENTS, LP,

THE STATE OF TEXAS
COUNTY OF DALLAS

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED COFFMAN INVESTMENTS, LP 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 PURPOSED AND CONSIDERATIONS THEREIN GIVEN UNDER MY HAND AND

SEAL OF OFFICE, THIS THE ____ DAY OF _____, 20__.

NOTARY PUBLIC, FOR THE STATE OF TEXAS
MY COMMISSION EXPIRES:

GENERAL NOTES :

1. SELLING OFF A PORTION OF THIS ADDITION BY METES AND BOUNDS DESCRIPTION WITHOUT A REPLAT BEING APPROVED BY THE CITY OF DALLAS IS A VIOLATION OF CITY CODE.
2. ALL BEARINGS AND DISTANCES AS PER TEXAS COORDINATE SYSTEM NORTH CENTRAL TEXAS 4202 (FEET).
3. THE PURPOSE OF THIS REPLAT IS TO CREATE A NEW ONE LOT FOR DEVELOPMENT PURPOSES.
4. LOT TO LOT DRAINAGE WILL NOT BE ALLOWED WITHOUT PROPER CITY OF DALLAS ENGINEERING DIVISION APPROVAL.
5. FLOOD ZONE DESIGNATION:
THIS SUBDIVISION LIES MOSTLY IN FLOOD ZONE "AE" AND PARTIALLY IN ZONE "X". FLOOD ZONE "AE" ARE AREAS WHERE NO BASE FLOOD ELEVATIONS DETERMINED. ZONE "X" ARE AREAS DETERMINED TO BE OUTSIDE 500-YEAR FLOODPLAIN.

COMMUNITY-PANEL NUMBER: 480171 0513 L, MAP REVISED: JULY 7, 2014.
COMMUNITY-PANEL NUMBER: 480171 0655 K, MAP REVISED: JULY 7, 2014.

SURVEYOR'S STATEMENT:

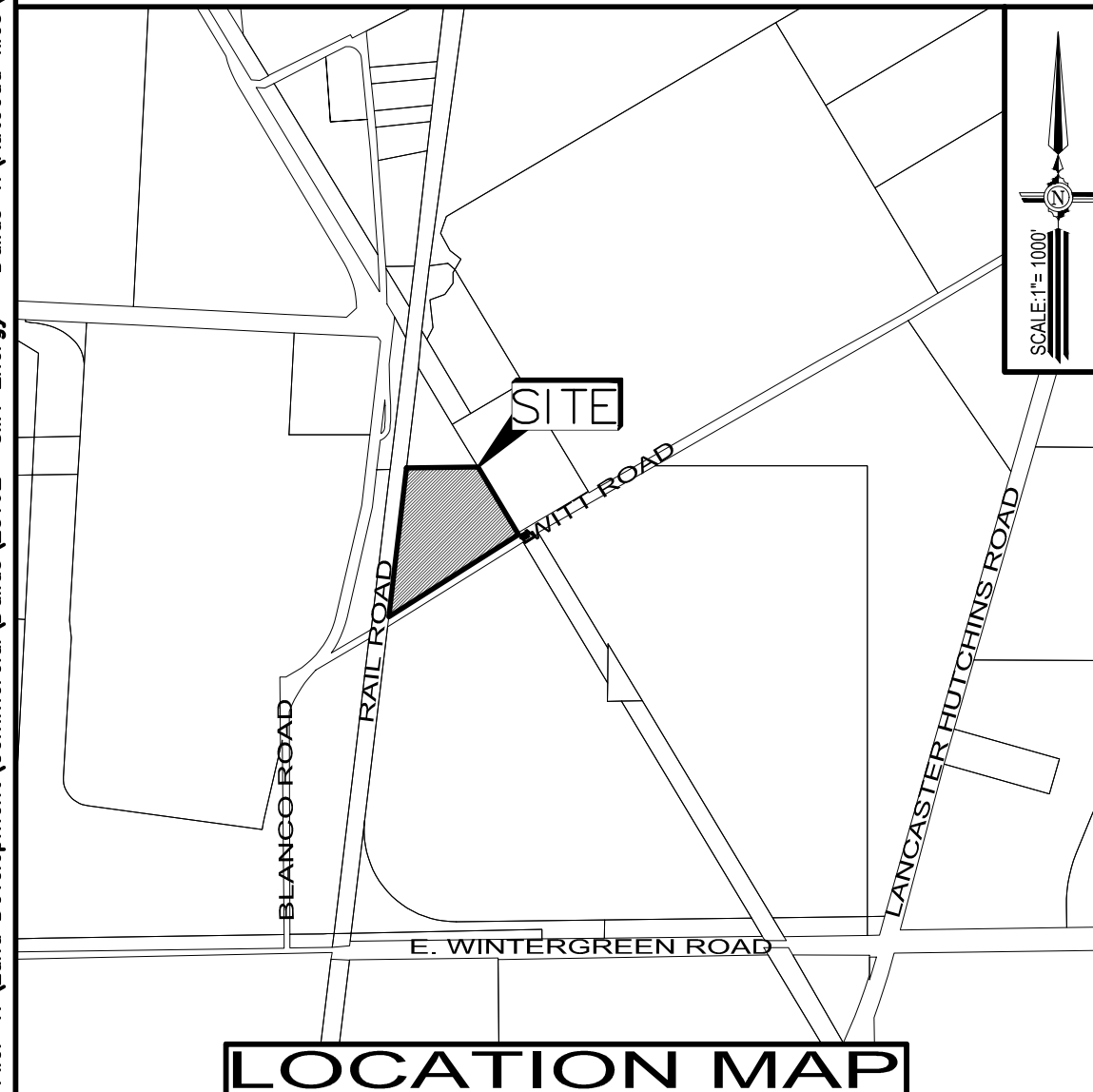
I, ROBERTO N. TAMEZ, A REGISTERED PROFESSIONAL LAND SURVEYOR, LICENSED BY THE STATE OF TEXAS, AFFIRM THAT THIS PLAT WAS PREPARED UNDER MY DIRECT SUPERVISION, FROM RECORDED DOCUMENTATION; EVIDENCE COLLECTED ON THE GROUND DURING FIELD OPERATIONS AND OTHER RELIABLE DOCUMENTATION; AND THAT THIS PLAT SUBSTANTIALLY 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 THE MONUMENTS SHOWN HEREON WERE 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.

WITNESS, MY HAND, THIS THE ____ DAY OF _____, 20__.

ROBERTO N. TAMEZ, R.P.L.S. NO. 6238
STATE OF TEXAS

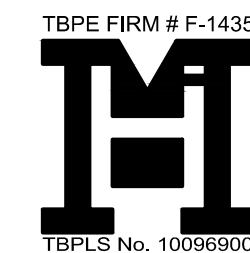
DATE PREPARED: 11/01/2023
SURVEY JOB # 23162

Drawn: Nov 08, 2023, 4:56pm User: JD, Job:
File: Y:\Land Development\Commercial\Dotian\23162 -SMT Energy - Dallas V\Autocad files\23162_0002_PLAT.dwg



PRELIMINARY PLAT OF
SMT DALLAS VI LLC SUBDIVISION

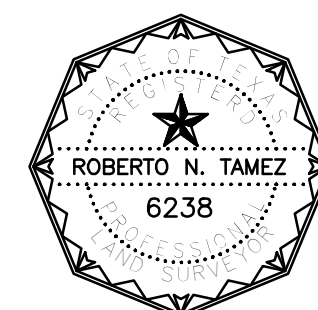
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MELDEN & HUNT INC.
CONSULTANTS • ENGINEERS • SURVEYORS

115 W. McINTYRE - EDINBURG, TX 78541
PH: (956) 381-0981 - FAX: (956) 381-1839
ESTABLISHED 1947 - www.meldenandhunt.com

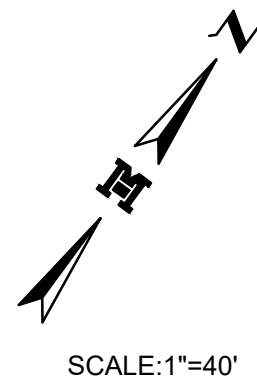
SHEET 1 OF 2



PLAT NUMBER: S234-024

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

	NAME	ADDRESS	CITY & ZIP	PHONE	FAX
OWNER:	COFFMAN INVESTMENTS, LP	1881 N. NASH ST.	ARLINGTON, VA 20301	N/A	N/A
ENGINEER:	ROBERTO N. TAMEZ R.P.L.S.	115 W. McINTYRE	EDINBURG, TX 78541	(956) 381-0981	(956) 381-1839
SURVEYOR:	ROBERTO N. TAMEZ R.P.L.S.	115 W. McINTYRE	EDINBURG, TX 78541	(956) 381-0981	(956) 381-1839



LEGEND

- SET NO. 4 REBAR WITH PLASTIC CAP STAMPED MELDEN & HUNT
- ⊗ SET "X" MARK ON CONCRETE
- D.C.M.R. - DALLAS COUNTY MAP RECORDS
- D.C.D.R. - DALLAS COUNTY DEED RECORDS
- D.C.O.R. - DALLAS COUNTY OFFICIAL RECORDS
- S.E. COR. - SOUTHEAST CORNER
- P.O.B. - POINT OF BEGINNING
- P.O.C. - POINT OF COMMENCING
- R.O.W. - RIGHT-OF-WAY
- └┘ - LOT LINE

WINTERGREEN LOGISTICS OWNER LP
S.W.D DOCUMENT No. 20220188890, D.C.O.R.

UNION PACIFIC RAILROAD
100' R.O.W.

WINTERGREEN LOGISTICS OWNER LP
S.W.D DOCUMENT No. 20220188890, D.C.O.R.

UNION PACIFIC RAILROAD
100' R.O.W.

WINTERGREEN LOGISTICS OWNER LP
S.W.D DOCUMENT No. 20220188890, D.C.O.R.

UNION PACIFIC RAILROAD
100' R.O.W.

DHL LOGISTICS LLC
S.W.D DOCUMENT No. 20170426898, D.C.O.R.

LOT 1
Area: 340,530.994 SF
7.819 AC

60' EASEMENT TO
DALLAS POWER & LIGHT COMPANY
VOLUME 8922, PAGE 1100, D.C.O.R.

WITT SUBSTATION ADDITION
DOCUMENT No. 200600388359, D.C.M.R.

TEXAS UTILITIES ELECTRIC COMPANY
W.D VOLUME 8821, PAGE 1015, D.C.O.R.

WITT ROAD

WITT ROAD

DLH HUTCHINS WINTERGREEN 178 ADDITION
DOCUMENT No. 200900276100, D.C.M.R.

P.O.C.
S.W. COR.
WITT SUBSTATION
ADDITION SUBDIVISION

DALLAS POWER & LIGHT COMPANY
DEED VOLUME 89213, PAGE 335, D.C.O.R.

DALLAS POWER & LIGHT COMPANY
DEED VOLUME 89213, PAGE 335, D.C.O.R.
GRANITE (0501) LANCASTER
LLC, A DELAWARE LIMITED
LIABILITY COMPANY
S.W.D DOCUMENT No. 201900051678, D.C.O.R.



PLAT NUMBER: S234-024
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

SHEET 2 OF 2