

NO.	BEARING	LENGTH
L1	N29°58'02"E	65.99'
L2	N52°21'28"W	75.15'
L3	S03°37'47"W	53.68'
L4	S82°04'07"W	102.17'
L5	N62°51'41"E	156.69'
L6	N50°04'44"E	31.77'
L7	N68°10'08"E	64.81'
L8	N59°49'18"E	68.08'
L9	N51°59'09"E	46.63'
L10	N41°37'52"E	12.65'
L11	N07°48'26"E	15.19'
L12	N23°57'10"W	121.72'
L13	N09°47'56"W	62.57'
L14	N00°51'25"W	92.45'
L15	N17°57'13"E	47.96'
L16	N02°58'30"W	47.33'
L17	N09°01'31"E	39.52'
L18	N03°24'39"W	125.41'
L19	N16°42'08"W	154.99'
L20	N27°47'31"W	29.45'
L21	N21°52'44"W	48.46'
L22	N12°10'45"W	48.74'
L23	N23°31'23"W	48.25'
L24	N08°58'11"W	55.49'
L25	N00°09'55"E	23.98'
L26	N32°09'15"E	15.76'
L27	N51°41'22"E	128.68'
L28	N36°39'36"E	58.27'
L29	N11°33'31"E	24.73'
L30	N15°44'20"W	22.35'
L31	S14°12'49"W	35.22'
L32	S75°47'11"E	35.49'

**LOT 1, BLOCK A/8279
SOUTHLINK ADDITION
INST. NO. 20180025901017
O.P.R.D.C.T.**

**UNION PACIFIC
RAILROAD CO.**
(ALSO OR FORMERLY KNOWN AS
M.K. & T. RAILROAD COMPANY,
A 100-FOOT WIDE RIGHT-OF-WAY
CITY OF DALLAS BLOCK MAP 8279
VOL. 88, PG. 13, D.R.D.C.T.
(AKA BNSF RAILWAY PER DCAD)

CHARLENE PEOPLES, TRUSTEE
FOR PAUL L. WHITE'S I
RREVOCABLE TRUST OF
APRIL 25, 1975
VOL. 94007, PG. 3209
D.R.D.C.T.

REBECCA RODRIGUEZ
INST. NO. 201300103763
O.P.R.D.C.T.

TERRY MYERS
INST. NO. 201200035113
O.P.R.D.C.T.

50' INGRESS & EGRESS
EASEMENT (UNIMPROVED)
VOL. 86009, PG. 734
D.R.D.C.T.

NANCY RILEY
(NO DEED FOUND)

VARIABLE WIDTH
EASEMENT & RIGHT-OF-WAY
TO ENSERCH CORPORATION
KNOW KNOWN AS
ATMOS ENERGY CORPORATION
VOL. 1219, PG. 555, D.R.D.C.T.
VOL. 1335, PG. 597, D.R.D.C.T.
VOL. 1341, PG. 234, D.R.D.C.T.
PARTIAL RELEASE
VOL. 83030, PG. 346, D.R.D.C.T.
INST. NO. 202000308242, O.P.R.D.C.T.
(APPROXIMATE LOCATION)

AERIAL EASEMENT & RIGHT-OF-WAY
TO DALLAS POWER & LIGHT CO.
VOL. 90007, PG. 308
D.R.D.C.T.

YCIRF

WOOD POST FOUND

APPROXIMATE CENTERLINE CREEK
(WHITES BRANCH)

APPROXIMATE LOCATION
FEMA ZONE AE
WHITES BRANCH
(SEE FLOOD STATEMENT)

APPROXIMATE LOCATION
UNDERGROUND GAS PIPELINE
PER GAS PIPELINE MARKERS
(NOT LOCATED BY 811)

APPROXIMATE LOCATION
75' EASEMENT & RIGHT-OF-WAY
TO LONE STAR GAS COMPANY
VOL. 1592, PG. 92, D.R.D.C.T.
VOL. 72037, PG. 2318, D.R.D.C.T.
(APPROXIMATE LOCATION)

APPROXIMATE LOCATION
FEMA ZONE AE
MOOREHEAD BRANCH
(SEE FLOOD STATEMENT)

APPROXIMATE LOCATION
FEMA ZONE AE
MOOREHEAD BRANCH
(SEE FLOOD STATEMENT)

APPROXIMATE LOCATION
FEMA ZONE AE
MOOREHEAD BRANCH
(SEE FLOOD STATEMENT)

APPROXIMATE LOCATION
FEMA ZONE AE
MOOREHEAD BRANCH
(SEE FLOOD STATEMENT)

APPROXIMATE LOCATION
FEMA ZONE AE
MOOREHEAD BRANCH
(SEE FLOOD STATEMENT)

APPROXIMATE LOCATION
FEMA ZONE AE
MOOREHEAD BRANCH
(SEE FLOOD STATEMENT)

APPROXIMATE LOCATION
FEMA ZONE AE
MOOREHEAD BRANCH
(SEE FLOOD STATEMENT)

APPROXIMATE LOCATION
FEMA ZONE AE
MOOREHEAD BRANCH
(SEE FLOOD STATEMENT)

APPROXIMATE LOCATION
FEMA ZONE AE
MOOREHEAD BRANCH
(SEE FLOOD STATEMENT)

CALLLED 2.7714 ACRE TRACT
CHARLES DENNIE OZYMY
AND WIFE, TERESE OZYMY
VOL. 88121, PG. 3678
D.R.D.C.T.

**MOOREHEAD ROAD
5.8538 ACRES
254,991 SQ. FT.**

CALLLED 104.0979 ACRES
PROLOGIS-EXCHANGE TX
2006 LLC
INST. NO. 202100214503
O.P.R.D.C.T.

**LOT 1, BLOCK B/8273
24.6269 ACRES
1,072,746 SQ. FT.**

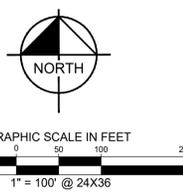
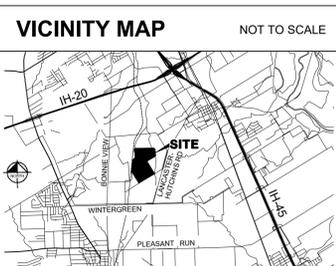
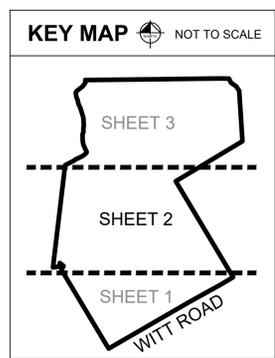
**LOT 1, BLOCK A/8273
159.1473 ACRES
6,932,454 SQ. FT.**

CALLLED 86.3479 ACRES
PROLOGIS-EXCHANGE TX
2006 LLC
INST. NO. 202100214502
O.P.R.D.C.T.

CALLLED 21.986 ACRES
AMER HAMDAN
INST. NO. 20170093701
O.P.R.D.C.T.

LEGEND:
D.R.D.C.T. = DEED RECORDS, DALLAS COUNTY, TEXAS
INST. NO. = INSTRUMENT NUMBER
IRFC = IRON ROD FOUND
IRFC = 5/8" IRON ROD WITH RED PLASTIC CAP
STAMPED "KHA" FOUND
PKF = PK NAIL FOUND
YCIRF = 1/2" IRON ROD WITH YELLOW PLASTIC CAP STAMPED "GOODWIN & MARSHALL" FOUND
XF = "X" CUT IN CONCRETE FOUND
AMON = 3/4" ALUMINUM DISK STAMPED "WITT-KHA" AFFIXED TO A 5/8" IRON ROD
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

LINE TYPE LEGEND
--- BOUNDARY LINE
- - - EASEMENT LINE
--- ABSTRACT LINE
--- CENTERLINE



GENERAL NOTES:

- BEARINGS BASED ON THE STATE PLANE COORDINATE SYSTEM, TEXAS NORTH CENTRAL ZONE 4202, NORTH AMERICAN DATUM OF 1983, ADJUSTMENT REALIZATION 2011.
- LOT TO LOT DRAINAGE WILL NOT BE ALLOWED WITHOUT CITY OF DALLAS PAVING & DRAINAGE ENGINEERING SECTION APPROVAL.
- ALL ABSTRACT LINES SHOWN HEREON ARE APPROXIMATE SURVEY LINE LOCATIONS.
- THE COORDINATES SHOWN HEREON ARE TEXAS STATE PLANE COORDINATE SYSTEM, NORTH CENTRAL ZONE, NORTH AMERICAN DATUM OF 1983(2011) ON GRID COORDINATE VALUES, NO SCALE AND NO PROJECTION.
- THE PURPOSE OF THIS PLAT IS TO CREATE TWO LOTS AND DEDICATE RIGHT-OF-WAY FROM TWO UNPLATTED TRACTS OF LAND FOR DEVELOPMENT.
- THERE ARE NO BUILDINGS ON THE PROPERTY.

FLOOD STATEMENT:

ACCORDING TO FEDERAL EMERGENCY MANAGEMENT AGENCY'S FLOOD INSURANCE RATE MAP NO. 48113C0513L, FOR DALLAS COUNTY, TEXAS AND INCORPORATED AREAS, DATED JULY 7, 2014, A PORTION OF THIS PROPERTY IS LOCATED WITHIN ZONE X (UNSHADED) DEFINED AS "AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN" AND A PORTION LIES WITHIN ZONE AE DEFINED AS "SPECIAL FLOOD HAZARD AREAS (SFHA'S) SUBJECT TO INUNDATION BY THE 1% ANNUAL CHANCE FLOOD (BASE FLOOD ELEVATIONS DETERMINED)." THE LIMITS OF THE 100-YEAR FLOOD SHOWN HEREON WERE DETERMINED BY THE GRAPHIC LOCATION SHOWN ON THE CURRENT FEMA FLOOD INSURANCE RATE MAP. IF THIS SITE IS NOT WITHIN AN IDENTIFIED SPECIAL FLOOD HAZARD AREA, THIS FLOOD STATEMENT DOES NOT IMPLY THAT THE PROPERTY AND/OR THE STRUCTURES THEREON WILL BE FREE FROM FLOODING OR FLOOD DAMAGE. ON RARE OCCASIONS, GREATER FLOODS CAN AND WILL OCCUR AND FLOOD HEIGHTS MAY BE INCREASED BY MAN-MADE OR NATURAL CAUSES. THIS FLOOD STATEMENT SHALL NOT CREATE LIABILITY ON THE PART OF THE SURVEYOR.

OWNER:
PROLOGIS-EXCHANGE TX 2006 LLC
2021 MCKINNEY AVENUE, SUITE 1050
DALLAS, TEXAS 75201
PH: 972-884-9270
CONTACT: LUKE PETERS

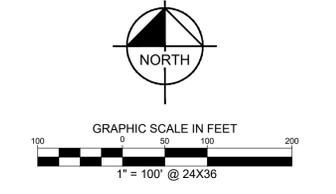
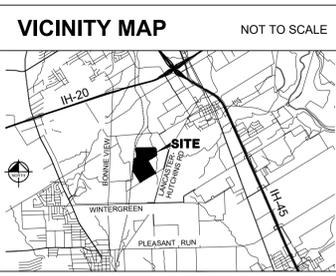
ENGINEER/SURVEYOR:
KIMLEY-HORN AND ASSOC., INC.
13455 NOEL ROAD
TWO GALLERIA OFFICE TOWER, SUITE 700
DALLAS, TEXAS 75240
PH: (972) 770-1300
CONTACT: DAN GALLAGHER, PE
dan.gallagher@kimley-horn.com

**PRELIMINARY PLAT
WITT LOGISTICS**
LOT 1, BLOCK A/8273, LOT 1, BLOCK B/8273
BEING 190.4458 ACRES SITUATED IN THE
C.C. OVERTON SURVEY, ABSTRACT NO. 1102
CITY OF DALLAS, DALLAS COUNTY, TEXAS
CITY PLAN FILE NO. S223 - 021
ENGINEERING NO. 311T

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'	AEL	DJD	OCT 2022	064541002	2 OF 4

DWG NAME: KIMLEY-HORN-COUNTY-DALLAS SURVEY 0605041002-WITT ROAD INDUSTRIAL DWG 064541002-WITT-PPREV.DWG PLOTTED BY: LUCIO, ALEJOS 10/27/2022 11:23 AM LAST SAVED: 10/27/2022 11:22 AM



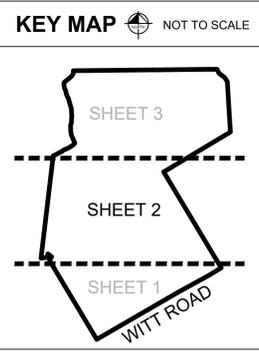
LINE TABLE

NO.	BEARING	LENGTH
L1	N29°58'02"E	65.99'
L2	N52°21'28"W	75.15'
L3	S03°37'47"W	53.66'
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L31	S14°12'49"W	35.22'
L32	S75°47'11"E	35.49'

UNION PACIFIC RAILROAD CO.
(ALSO OR FORMERLY KNOWN AS M.K. & T. RAILROAD COMPANY, A 100-FOOT WIDE RIGHT-OF-WAY) PER CITY OF DALLAS BLOCK MAP 8279 VOL. 88, PG. 13, D.R.D.C.T. (AKA BNSF RAILWAY PER DCAD)

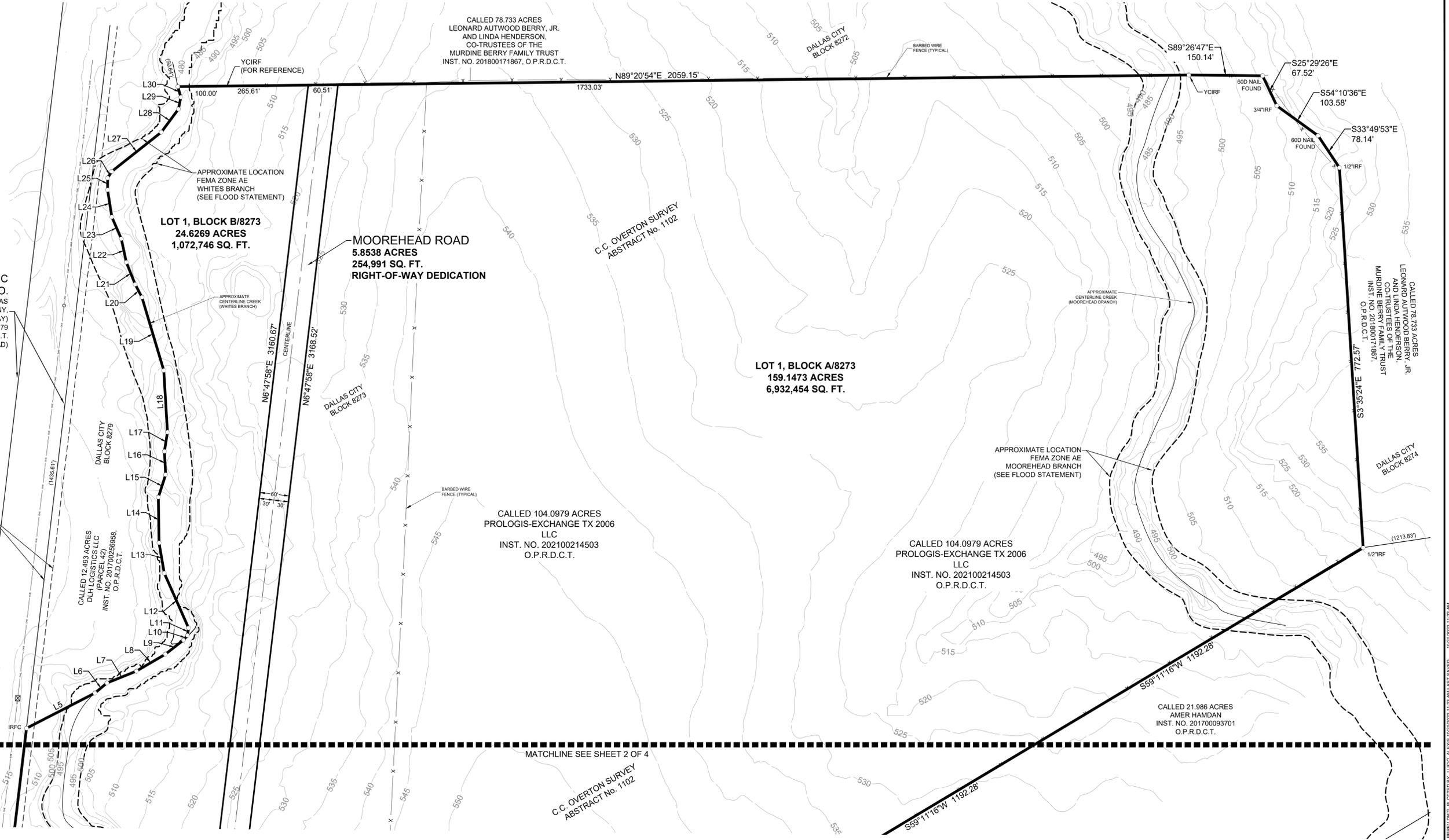
15' AERIAL EASEMENT & RIGHT-OF-WAY TO DALLAS POWER & LIGHT CO. VOL. 89123, PG. 199 D.R.D.C.T.

LOT 1, BLOCK A/8279 SOUTHLINK ADDITION
INST. NO. 20180025901017
O.P.R.D.C.T.



LINE TYPE LEGEND

---	BOUNDARY LINE
- - -	EASEMENT LINE
---	ABSTRACT LINE
---	CENTERLINE



- GENERAL NOTES:**
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OWNER:
PROLOGIS-EXCHANGE TX 2006 LLC
2021 MCKINNEY AVENUE, SUITE 1050
DALLAS, TEXAS 75240
PH: 972-884-9270
CONTACT: LUKE PETERS

ENGINEER/SURVEYOR:
KIMLEY-HORN AND ASSOC., INC.
13455 NOEL ROAD
TWO GALLERIA OFFICE TOWER, SUITE 700
DALLAS, TEXAS 75240
PH: (972) 770-1300
CONTACT: DAN GALLAGHER, PE
dan.gallagher@kimley-horn.com

PRELIMINARY PLAT WITT LOGISTICS
LOT 1, BLOCK A/8279
LOT 1, BLOCK B/8279
BEING 190.4458 ACRES SITUATED IN THE C.C. OVERTON SURVEY, ABSTRACT NO. 1102 CITY OF DALLAS, DALLAS COUNTY, TEXAS CITY PLAN FILE NO. S223 - 021
ENGINEERING NO. 311T

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'	AEL	DJD	OCT 2022	064541002	3 OF 4

DWG NAME: KIMLEY-HORN-COUNTY-DALLAS SURVEY 0605041002-WITT LOGISTICS SURVEY PLOTTED BY: LUDOVIC ALEXIS 10/27/2022 11:23 AM LAST SAVED: 10/27/2022 11:22 AM

OWNER'S CERTIFICATE

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

WHEREAS PROLOGIS-EXCHANGE TX 2006 LLC is the owner of a tract of land situated in the C.C. Overton Survey, Abstract No. 1102, Block 8273 and 8276 of the City of Dallas, Dallas County, Texas, and being all of a called 86.3479 acre tract of land described in the Special Warranty Deed to Prologis-Exchange TX 2006 LLC recorded in Instrument No. 202100324502, Official Public Records, Dallas County, Texas, (OPRDCT), and being all of a called 104.0979 acre tract of land described in the Special Warranty Deed to Prologis-Exchange TX 2006 LLC recorded in Instrument No. 202100324503, OPRDCT, and being more particularly described as follows:

BEGINNING at a PK nail found in asphalt for the south corner of said 86.3479 acre tract, the east corner of Witt Substation Addition, an addition to the City of Dallas, Dallas County, Texas according to the plat thereof recorded in Instrument No. 200600388359, OPRDCT and being in the approximate centerline of Witt Road, (a variable width public right-of-way, Instrument Nos. 200600276100 and 200900388359, OPRDCT);

THENCE North 31°00'29" West, with the southwest line of said 86.3479 acre tract and the northeast line of said Witt Substation Addition, passing at a distance of 30.00 feet a 3-1/4 inch aluminum disk stamped "Witt Sub. Addn., Cornerstone Surveying, Inc." found for the north corner of a 30-foot Right-of-Way dedication by said plat recorded in Instrument No. 200600388359 same being the East corner of Lot 1, Block A of said Witt Road Substation Addition, passing at a distance of 725.30 feet a 5/8 inch iron rod found (disturbed) for the north corner of said Lot 1, Block A, and being in the northeast line of a called 10.595 acre tract of land described in the Warranty Deed to Texas Utilities Electric Company (now known as Oncor Electric Delivery Company, LLC) recorded in Volume 88221, Page 1015, Deed Records, Dallas County, Texas, (DRDCT), and continuing along the common line of said 86.3479 acre tract and said 10.595 acre tract, a total distance of 1,447.36 feet to a point for corner in the approximate centerline of Whites Branch Creek; and being in the southeasterly line of a called 0.736 acre tract of land described in the Special Warranty Deed to Dallas Power & Light recorded in Volume 90003, Page 1774, DRDCT;

THENCE with the approximate centerline of said Whites Branch Creek, the following courses and distances:

North 29°58'02" East, along the common line of said 86.3479 acre tract and said 0.736 acre tract, a distance of 65.99 feet to a point for corner;

North 52°21'28" West, a distance of 75.15 feet to a point for corner;

South 03°37'47" West, a distance of 53.66 feet to the westerly corner of said 86.3479 acre tract and a southeasterly corner of said 104.0979 acre tract;

THENCE South 82°04'07" West, along the common line of said 104.0979 acre tract and said 0.736 acre tract, a distance of 102.17 feet to a 1/2 inch iron rod with yellow plastic cap stamped "Goodwin & Marshall" found for the southwest corner of said 104.0979 acre tract, in the easterly line of a railroad right-of-way to Union Pacific Railroad Company (also or formerly known as M.K. & T. Railroad Company, a 100-foot right-of-way per City of Dallas Block Map 8279, Volume 88, Page 13, DRDCT);

THENCE North 6°47'58" East, along the easterly right-of-way line of said railroad, a distance of 1,574.10 feet to a 5/8" iron rod with 3-1/4" aluminum disk stamped "WITT-KHA" set for the most westerly northwest corner of said 104.0979 acre tract and the southwest corner of a called 12.493 acre tract of land designated as "Parcel 42" in the Special Warranty Deed to DLH Logistics, LLC, recorded in Instrument No. 201700256958, OPRDCT;

THENCE North 62°51'41" East, along the common line of said Tract 1 and said 12.493 acre tract, a distance of 156.69 feet to a point in the approximate centerline of said Whites Branch Creek;

THENCE along the common line of said 104.0979 acre tract and said 12.493 acre tract, with said Whites Branch Creek, the following courses and distances:

North 50°04'44" East, a distance of 31.77 feet to a point for corner;

North 68°10'08" East, a distance of 64.81 feet to a point for corner;

North 59°49'18" East, a distance of 68.08 feet to a point for corner;

North 51°59'09" East, a distance of 46.63 feet to a point for corner;

North 41°37'52" East, a distance of 12.65 feet to a point for corner;

North 7°48'26" East, a distance of 15.19 feet to a point for corner;

North 23°57'10" West, a distance of 121.72 feet to a point for corner;

North 9°47'56" West, a distance of 62.57 feet to a point for corner;

North 0°51'25" West, a distance of 92.45 feet to a point for corner;

North 17°57'13" East, a distance of 47.96 feet to a point for corner;

North 2°58'30" West, a distance of 47.33 feet to a point for corner;

North 9°01'31" East, a distance of 39.52 feet to a point for corner;

North 3°24'39" West, a distance of 125.41 feet to a point for corner;

North 16°42'08" West, a distance of 154.99 feet to a point for corner;

North 27°47'31" West, a distance of 29.45 feet to a point for corner;

North 21°52'44" West, a distance of 48.46 feet to a point for corner;

North 12°10'45" West, a distance of 48.74 feet to a point for corner;

North 23°31'23" West, a distance of 48.25 feet to a point for corner;

North 8°58'11" West, a distance of 55.49 feet to a point for corner;

North 0°09'55" East, a distance of 23.98 feet to a point for corner;

North 32°09'15" East, a distance of 15.76 feet to a point for corner;

North 51°41'22" East, a distance of 128.68 feet to a point for corner;

North 36°39'36" East, a distance of 58.27 feet to a point for corner;

North 11°33'31" East, a distance of 24.73 feet to a point for corner;

North 15°44'20" West, a distance of 22.35 feet to the most northerly northwest corner of said 104.0979 acre tract and the southwest corner of a called 78.733 acre tract of land described in the Deed to Leonard Autwood Berry, Jr. and Linda Henderson, Co-Trustees of the Murdine Berry Family Trust recorded in Instrument No. 201800171867, OPRDCT;

THENCE along the common line of said 104.0979 acre tract and said 78.733 acre tract, the following courses and distances:

North 89°20'54" East, passing at a distance of 100.00 feet a 1/2 inch iron rod with yellow plastic cap stamped "Goodwin & Marshall" found for reference, and continuing a total distance of 2,059.15 feet to a 1/2 inch iron rod with yellow plastic cap stamped "Goodwin & Marshall" found for corner;

South 89°26'47" East, a distance of 150.14 feet to a 60d nail found for corner;

South 25°29'26" East, a distance of 67.52 feet to a 3/4 inch iron rod found for corner;

South 54°10'36" East, a distance of 103.58 feet to a 60d nail found for corner;

South 33°49'53" East, a distance of 78.14 feet to a 1/2 inch iron rod found for corner;

South 3°35'24" East, a distance of 772.57 feet to a 1/2 inch iron rod found for the southeast corner of said 104.0979 acre tract and the most southerly southwest corner of said 78.733 acre tract, at an angle point in the north line of a called 21.986 acre tract of land described in the Special Warranty Deed to Amer Hamdan recorded in Instrument No. 201700093701, OPRDCT;

THENCE South 59°11'16" West, along the common line of said 104.0979 acre tract and said 21.986 acre tract, a distance of 1,192.28 feet to a 1/2 inch iron rod with yellow plastic cap stamped "Goodwin & Marshall" found for the north corner of the aforementioned 86.3479 acre tract and the west corner of said 21.986 acre tract;

THENCE South 30°59'54" East, along the common line of said 86.3479 acre tract, said 21.986 acre tract, a called 19.57 acre tract of land described in the General Warranty Deed to Sreesh Gunda and Sharadha Gunda recorded in Instrument No. 202200022880, OPRDCT, and a called 20.28 acre tract of land described in the Warranty Deed With Vendor's Lien to Stephen Michael Guerrero and wife, Melissa Miller Guerrero, recorded in Volume 97246, Page 4844, DRDCT, in all for a total distance of 1,730.89 feet to a 1/2 inch iron rod with yellow plastic cap stamped "Goodwin & Marshall" found for the east corner of said 86.3479 acre tract and the south corner of said 20.28 acre tract, in the northwesterly right-of-way line of said Witt Road;

THENCE along the common line of said 86.3479 acre tract and the northwesterly right-of-way line of said Witt Road, the following courses and distances:

South 59°06'51" West, a distance of 217.75 feet to a 1/2 inch iron rod with yellow plastic cap stamped "Goodwin & Marshall" found for corner;

South 61°09'11" West, a distance of 533.26 feet to a 1/2 inch iron rod with yellow plastic cap stamped "Goodwin & Marshall" found for corner;

South 60°04'51" West, a distance of 1,313.44 feet to a 1/2 inch iron rod with yellow plastic cap stamped "Goodwin & Marshall" found for corner;

THENCE South 0°51'29" West, along the south line of said 86.3479 acre tract, over and across the right-of-way of said Witt Road, a distance of 23.40 feet to a 5/8 inch iron rod found for corner in said Witt Road;

THENCE South 59°24'47" West, continuing along the south line of said 86.3479 acre tract, with said Witt Road, a distance of 123.87 feet to the **POINT OF BEGINNING** and containing a computed area of 6,295,820 square feet or 190.4458 acres of land.

OWNER'S DEDICATION

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

NOW THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

That, Prologis-Exchange TX 2006 LLC, acting by and through its duly authorized agent, does hereby adopt this plat, designating the herein described property as **WITT LOGISTICS** 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.

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 _____, 2022.

Prologis-Exchange TX 2006 LLC

By: Prologis, L.P.

By: Luke Peters, VP Project Management

**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 Luke Peters, VP Project Management, 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 _____, 2022.

Notary Public in and for the State of Texas

DETENTION AREA EASEMENT STATEMENT

The proposed detention area(s) along Block 8273 and Block 8276 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 8273 and Block 8276. 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 8273 and Block 8376, 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 8273 and Block 8276, 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 8273 and Block 8276 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 8273 and Block 8276. 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 8273 and Block 8276, 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 8273 and Block 8276, 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.

WITNESS, my hand at _____, this the ____ day of _____, 2022.

Prologis-Exchange TX 2006 LLC

By: Prologis, L.P.

By: Luke Peters, VP Project Management

**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 Luke Peters, VP Project Management, 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 _____, 2022.

Notary Public in and for the State of Texas

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 Land Surveying, 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 _____, 2022.

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 10/20/2022

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.deweyrdt@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 _____, 2022.

Notary Public in and for the State of Texas

**PRELIMINARY PLAT
WITT LOGISTICS
LOT 1, BLOCK A/8273
LOT 1, BLOCK B/8273
BEING 190.4458 ACRES SITUATED IN THE
C.C. OVERTON SURVEY, ABSTRACT NO. 1102
CITY OF DALLAS, DALLAS COUNTY, TEXAS
CITY PLAN FILE NO. S223 - 021
ENGINEERING NO. 311T _____**

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.
N/A AEL DJD OCT 2022 064541002 4 OF 4

OWNER:
PROLOGIS-EXCHANGE TX 2006 LLC
2021 MCKINNEY AVENUE, SUITE 1050
DALLAS, TEXAS 75201
PH: 972-884-9270
CONTACT: LUKE PETERS

ENGINEER/SURVEYOR:
KIMLEY-HORN AND ASSOC., INC.
13455 NOEL ROAD
TWO GALLERIA OFFICE TOWER, SUITE 700
DALLAS, TEXAS 75240
PH. (972) 770-1300
CONTACT: DAN GALLAGHER, PE
dan.gallagher@kimley-horn.com