

LEGEND	
ROOF DRAIN	MAIL BOX
CABLE TV HANDHOLE	NEWS STAND
CABLE TV MANHOLE	PHONE BOOTH
CABLE TV MARKER FLAG	SECURITY CAMERA
CABLE TV MARKER SIGN	TRASH BIN
CABLE TV VAULT	SANITARY SEWER BOX
COMMUNICATIONS HANDHOLE	SANITARY SEWER CLEAN OUT
COMMUNICATIONS MANHOLE	SANITARY SEWER METER
COMMUNICATIONS MARKER FLAG	SANITARY SEWER MARKER
COMMUNICATIONS MARKER SIGN	SANITARY SEWER MARKER SIGN
COMMUNICATIONS VAULT	SANITARY SEWER MARKER SIGN
ELEVATION BENCHMARK	SANITARY SEWER MARKER SIGN
FLOW DIRECTION	SANITARY SEWER VAULT
FIBER OPTIC BOX	STORM SEWER BOX
FIBER OPTIC HANDHOLE	STORM SEWER CLEAN OUT
FIBER OPTIC MANHOLE	STORM SEWER METER
FIBER OPTIC MARKER FLAG	STORM SEWER MARKER
FIBER OPTIC MARKER SIGN	STORM SEWER MARKER SIGN
FIBER OPTIC VAULT	STORM SEWER MARKER SIGN
FUEL TANK	STORM SEWER VAULT
GAS BOX	TRAFFIC BOLLARD
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 HANDHOLE
ELECTRIC BOX	FIRE HYDRANT
FLOOD LIGHT	WATER METER
GUY ANCHOR	WATER MANHOLE
GUY ANCHOR POLE	WATER MARKER FLAG
ELECTRIC MANHOLE	WATER MARKER SIGN
LIGHT STAND	WATER TANK
ELECTRIC METER	WATER VAULT
ELECTRIC MARKER FLAG	WATER VALVE
ELECTRIC MARKER SIGN	AIR RELIEF 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	PKS PK NAIL SET
HANDICAPPED PARKING	PKF PK NAIL FOUND
PARKING METER	IRF IRON ROD FOUND
RAILROAD BOX	XS "X" CUT IN CONCRETE SET
RAILROAD HANDHOLE	XI "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
WATER LINE	WATER LINE
SANITARY SEWER LINE	SANITARY SEWER LINE
STORM SEWER LINE	STORM SEWER LINE
UNDERGROUND GAS LINE	UNDERGROUND GAS LINE
OVERHEAD UTILITY LINE	OVERHEAD UTILITY LINE
UNDERGROUND ELECTRIC LINE	UNDERGROUND ELECTRIC LINE
UNDERGROUND TELEPHONE LINE	UNDERGROUND TELEPHONE LINE
FENCE	FENCE
CONCRETE PAVEMENT	CONCRETE PAVEMENT
ASPHALT PAVEMENT	ASPHALT PAVEMENT
TOP OF BANK	TOP OF BANK

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
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C.M. = CONTROLLING MONUMENT
IRF = IRON ROD FOUND
PKF = PK NAIL FOUND
XF = "X" CUT IN CONCRETE FOUND

OWNER:

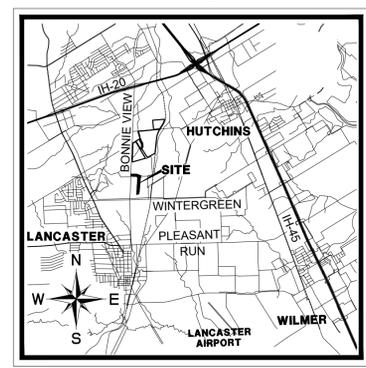
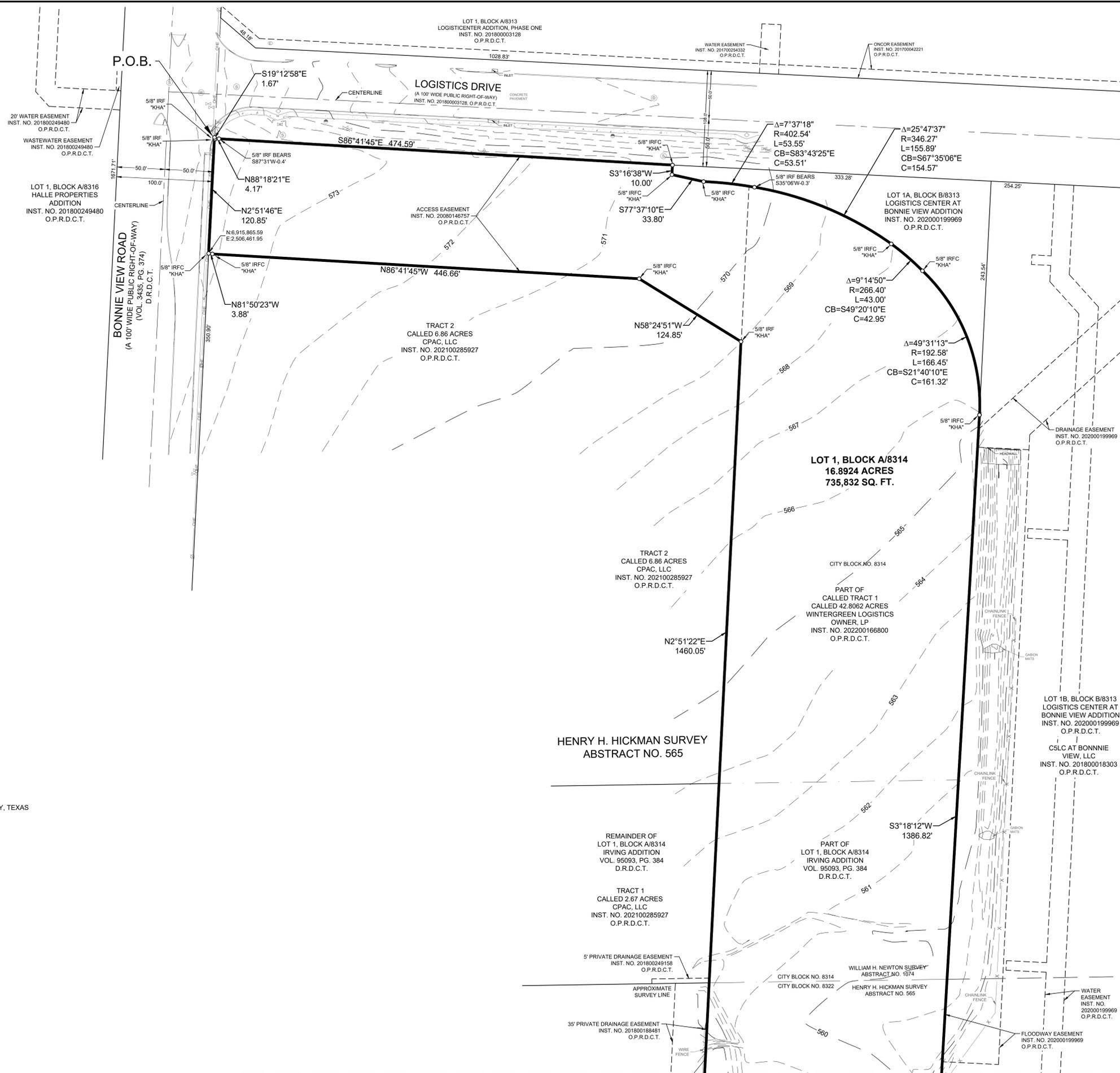
WINTERGREEN LOGISTICS OWNER, LP
ADDRESS 5820 W. NORTHWEST HWY, STE
200, DALLAS, TEXAS 75225
CONTACT: MATT ASHBAUGH
PHONE: 214-378-8200
EMAIL: mashbaugh@banderaventures.com

ENGINEER:

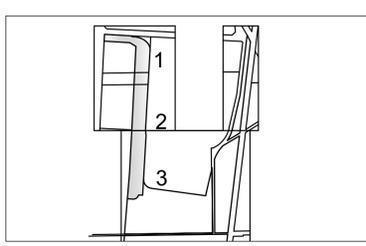
KIMLEY-HORN AND ASSOC., INC.
13455 NOEL ROAD, TWO GALLERIA
OFFICE TOWER, SUITE 700, DALLAS, TEXAS 75240
CONTACT: DAN GALLAGHER, P. E.
PHONE: 972-770-1300
EMAIL: dan.gallagher@kimley-horn.com

SURVEYOR:

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PHONE: 972-770-1300
EMAIL: andy.dobbs@kimley-horn.com



LOCATION MAP NOT-TO-SCALE



KEY MAP NOT-TO-SCALE

MATCHLINE (SEE SHEET 2)

**PRELIMINARY PLAT
WINTERGREEN LOGISTICS
WEST ANTLER**
LOT 1, BLOCK A/8314
BEING 16.8924 ACRES SITUATED IN
PART OF LOT 1, BLOCK A/8314
OF IRVING ADDITION
PART OF CITY BLOCK NO. 8314 AND
CITY BLOCK NO. 8322
HENRY H. HICKMAN SURVEY,
ABSTRACT NO. 565 &
WILLIAM H. NEWTON SURVEY,
ABSTRACT NO. 1074
CITY OF DALLAS, DALLAS COUNTY, TEXAS
CITY PLAN FILE NO. S223-085

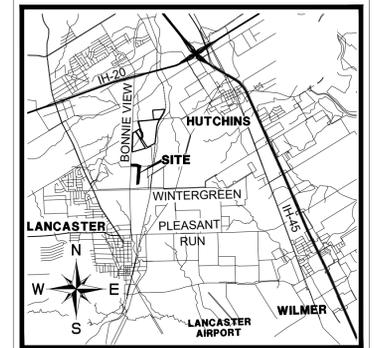
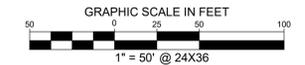
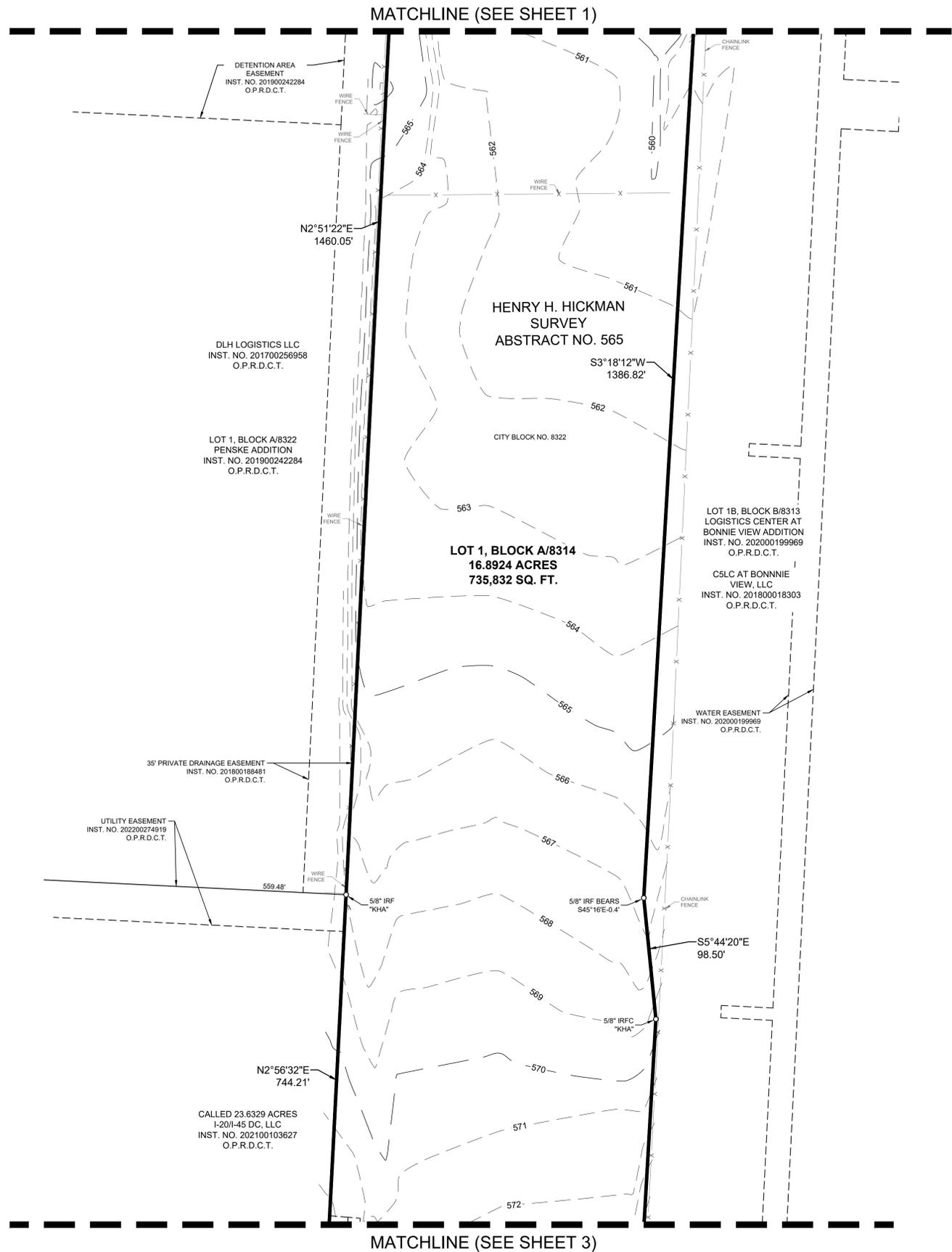
Kimley»Horn
13455 Noel Road, Two Galleria Office Tower, Suite 700, Dallas, Texas 75240 FIRM # 10115500 Tel. No. (972) 770-1300 Fax No. (972) 239-3620
Scale 1" = 50' Drawn by CM Checked by JAD Date Feb. 2023 Project No. 064408615 Sheet No. 1 OF 4

DWG NAME: F:\CDL SURVEY\064408615\815F DUTY\WINTERGREEN WEST ANTLER PP.DWG PLOTTED BY: MENDOZA, CAROL 2/23/2023 4:38 PM LAST SAVED: 2/23/2023 12:01 PM

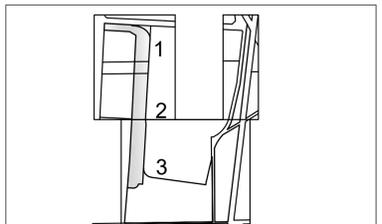
LEGEND	
RD	ROOF DRAIN
CB	CABLE TV BOX
CH	CABLE TV HANDHOLE
CM	CABLE TV MANHOLE
CF	CABLE TV MARKER FLAG
CS	CABLE TV MARKER SIGN
CV	CABLE TV VAULT
CO	COMMUNICATIONS BOX
CH	COMMUNICATIONS HANDHOLE
CM	COMMUNICATIONS MANHOLE
CF	COMMUNICATIONS MARKER FLAG
CS	COMMUNICATIONS MARKER SIGN
CV	COMMUNICATIONS VAULT
EB	ELEVATOR BENCHMARK
FD	FLOW DIRECTION
FB	FIBER OPTIC BOX
CH	FIBER OPTIC HANDHOLE
CM	FIBER OPTIC MANHOLE
CF	FIBER OPTIC MARKER FLAG
CS	FIBER OPTIC MARKER SIGN
CV	FIBER OPTIC VAULT
FW	MONITORING WELL
FT	FUEL TANK
GB	GAS BOX
GH	GAS HANDHOLE
GM	GAS METER
GN	GAS MANHOLE
GF	GAS MARKER FLAG
GS	GAS SIGN
GT	GAS TANK
GV	GAS VAULT
GV	GAS VALVE
GW	GAS WELL
TB	TELEPHONE BOX
CH	TELEPHONE HANDHOLE
CM	TELEPHONE MANHOLE
CF	TELEPHONE MARKER FLAG
CS	TELEPHONE MARKER SIGN
CV	TELEPHONE VAULT
PB	PIPELINE BOX
PH	PIPELINE HANDHOLE
PM	PIPELINE METER
PN	PIPELINE MANHOLE
PF	PIPELINE MARKER FLAG
PS	PIPELINE MARKER SIGN
PV	PIPELINE VAULT
PV	PIPELINE VALVE
EB	ELECTRIC BOX
EL	ELECTRIC LIGHT
EA	ELECTRIC FLOOD LIGHT
GA	GUY ANCHOR
GM	GUY ANCHOR METER
EM	ELECTRIC MANHOLE
EL	ELECTRIC LIGHT STANDARD
EM	ELECTRIC METER
EM	ELECTRIC MANHOLE
EM	ELECTRIC MARKER FLAG
ES	ELECTRIC MARKER SIGN
UP	UTILITY POLE
ES	ELECTRIC SWITCH
ET	ELECTRIC TRANSFORMER
EV	ELECTRIC VAULT
HP	HANDICAPPED PARKING
PM	PARKING METER
RB	RAILROAD BOX
RH	RAILROAD HANDHOLE
RS	RAILROAD SIGNAL
RS	RAILROAD SIGN
RV	RAILROAD VAULT
S	SIGN
MB	MARKET/BILLBOARD
AL	A/C UNIT
BG	BASKET BALL GOAL
BL	BORE LOCATION
FP	FLAG POLE
GP	GOAL POST
OT	OTCRASE TRAP
IV	IRRIGATION VALVE
MB	MAL BOX
NS	NEWS STAND
PB	PHONE BOOTH
SC	SECURITY CAMERA
TR	TRASH BIN
SB	SANITARY SEWER BOX
SC	SANITARY SEWER CLEAN OUT
SH	SANITARY SEWER HANDHOLE
SL	SANITARY SEWER LIFT STATION
SM	SANITARY SEWER METER
SN	SANITARY SEWER MANHOLE
SM	SANITARY SEWER MARKER FLAG
SM	SANITARY SEWER MARKER SIGN
ST	SANITARY SEWER SEPTIC TANK
SV	SANITARY SEWER VAULT
SB	STORM SEWER BOX
SD	STORM SEWER DRAIN
SH	STORM SEWER HANDHOLE
SM	STORM SEWER METER
SN	STORM SEWER MANHOLE
SM	STORM SEWER MARKER FLAG
SM	STORM SEWER MARKER SIGN
SV	STORM SEWER VAULT
TB	TRAFFIC BOLLARD
TR	TRAFFIC BOX
CS	CROSS WALK SIGNAL
TH	TRAFFIC HANDHOLE
TM	TRAFFIC MANHOLE
TC	TRAFFIC CAMERA
TS	TRAFFIC SENSOR
TR	TRAFFIC SIGNAL
TR	TRAFFIC VAULT
UB	UNIDENTIFIED BOX
UH	UNIDENTIFIED HANDHOLE
UM	UNIDENTIFIED METER
UN	UNIDENTIFIED MANHOLE
UF	UNIDENTIFIED MARKER FLAG
US	UNIDENTIFIED MARKER SIGN
UP	UNIDENTIFIED POLE
UT	UNIDENTIFIED TANK
UV	UNIDENTIFIED VAULT
UV	UNIDENTIFIED VALVE
WB	WATER BOX
WC	WATER CONNECTION
WH	WATER HANDHOLE
WF	WATER FIRE HYDRANT
WM	WATER METER
WM	WATER MANHOLE
WM	WATER MARKER FLAG
WM	WATER MARKER SIGN
WT	WATER TANK
WT	WATER VAULT
WV	WATER VALVE
WR	WATER WELL
IR	IRON ROD WITH "KHA" CAP SET
IR	IRON ROD WITH CAP FOUND
PK	PK NAIL SET
PK	PK NAIL FOUND
IR	IRON ROD FOUND
XC	"X" CUT IN CONCRETE SET
XC	"X" CUT IN CONCRETE FOUND
P	POINT OF BEGINNING
P	POINT OF COMMENCING

LINE TYPE LEGEND	
---	BOUNDARY LINE
---	EASEMENT LINE
---	BUILDING LINE
---	WATER LINE
---	SANITARY SEWER LINE
---	STORM SEWER LINE
---	UNDERGROUND GAS LINE
---	OVERHEAD UTILITY LINE
---	UNDERGROUND ELECTRIC LINE
---	UNDERGROUND TELEPHONE LINE
---	FENCE
---	CONCRETE PAVEMENT
---	ASPHALT PAVEMENT
---	TOP OF BANK

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 PKF = PK NAIL FOUND
 XF = "X" CUT IN CONCRETE FOUND



LOCATION MAP
NOT-TO-SCALE



KEY MAP
NOT-TO-SCALE

PRELIMINARY PLAT
WINTERGREEN LOGISTICS
WEST ANTLER
LOT 1, BLOCK A/8314
 BEING 16.8924 ACRES SITUATED IN
 PART OF LOT 1, BLOCK A/8314
 OF IRVING ADDITION
 PART OF CITY BLOCK NO. 8314 AND
 CITY BLOCK NO. 8322
 HENRY H. HICKMAN SURVEY,
 ABSTRACT NO. 565 &
 WILLIAM H. NEWTON SURVEY,
 ABSTRACT NO. 1074
 CITY OF DALLAS, DALLAS COUNTY, TEXAS
 CITY PLAN FILE NO. S223-085

Kimley»Horn

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
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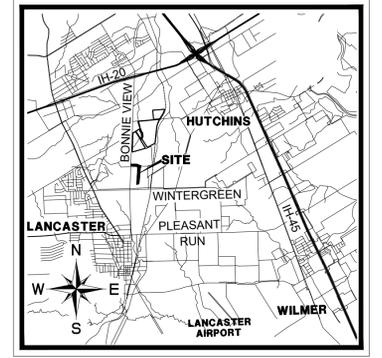
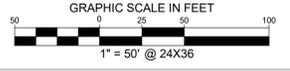
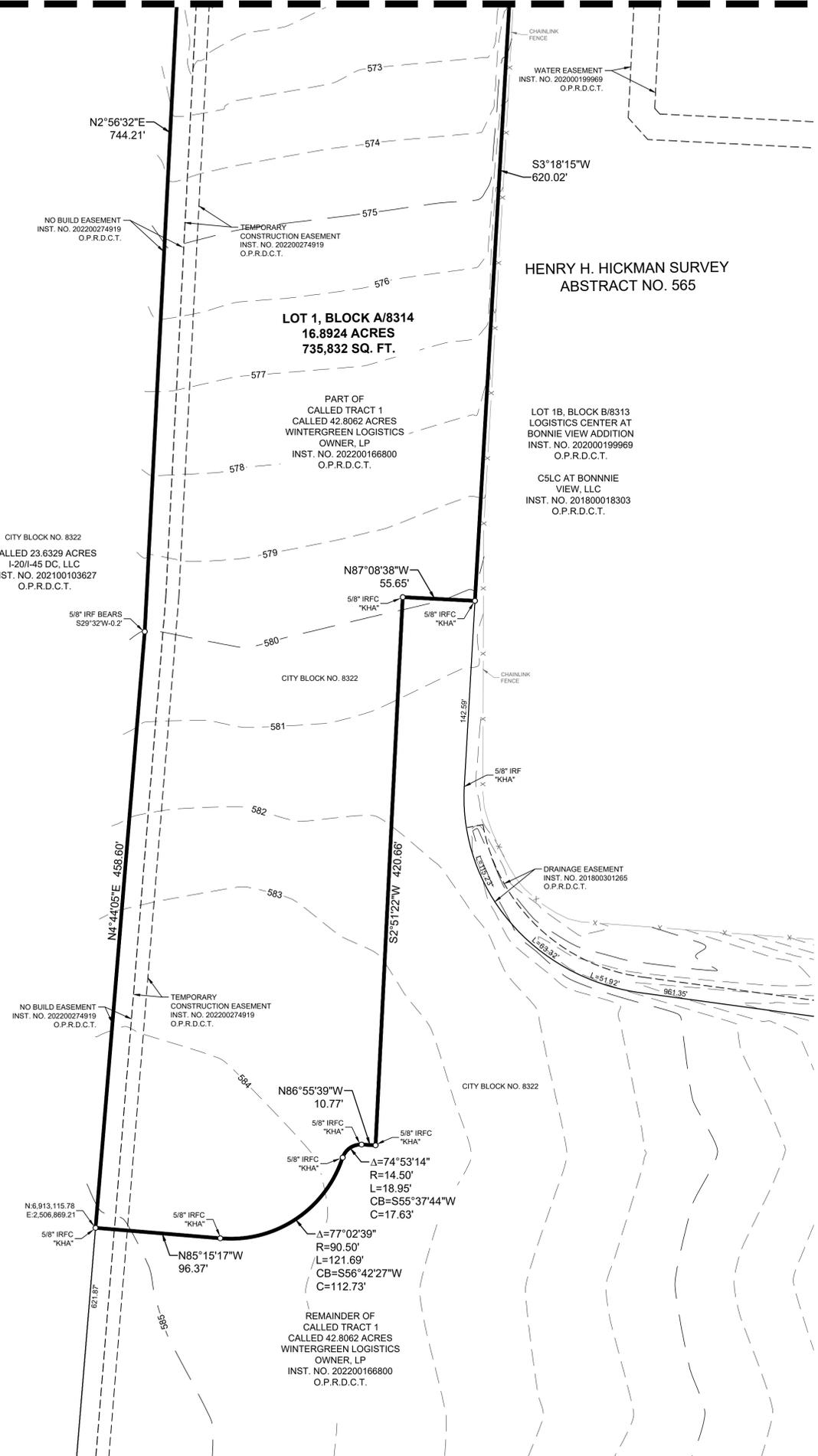
13455 Noel Road, Two Galleria Office Tower, Suite 700, Dallas, Texas 75240	FIRM # 10115500	Tel. No. (972) 770-1300	Fax No. (972) 239-3820
Scale 1" = 50'	Drawn by CM	Checked by JAD	Date Feb. 2023
Project No. 064408615	Sheet No. 2 OF 4		

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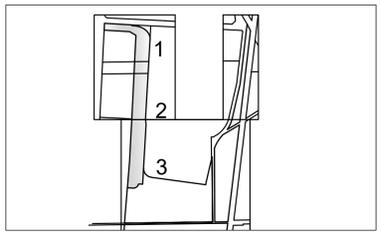
MATCHLINE (SEE SHEET 2)

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 DRAIN
FIBER OPTIC MANHOLE	STORM SEWER HANDHOLE
FIBER OPTIC MARKER FLAG	STORM SEWER METER
FIBER OPTIC MARKER SIGN	STORM SEWER MANHOLE
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
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PIPELINE MARKER FLAG	UNIDENTIFIED VAULT
PIPELINE MARKER SIGN	UNIDENTIFIED VALVE
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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	PKS PK NAIL SET
HANDICAPPED PARKING	PKF PK NAIL FOUND
PARKING METER	IRF IRON ROD FOUND
RAILROAD BOX	XF "X" CUT IN CONCRETE FOUND
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BUILDING LINE	BUILDING LINE
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UNDERGROUND ELECTRIC LINE	UNDERGROUND ELECTRIC LINE
UNDERGROUND TELEPHONE LINE	UNDERGROUND TELEPHONE LINE
FENCE	FENCE
CONCRETE PAVEMENT	CONCRETE PAVEMENT
ASPHALT PAVEMENT	ASPHALT PAVEMENT
TOP OF BANK	TOP OF BANK



LOCATION MAP NOT-TO-SCALE



KEY MAP NOT-TO-SCALE

**PRELIMINARY PLAT
WINTERGREEN LOGISTICS
WEST ANTLER**
LOT 1, BLOCK A/8314
 BEING 16.8924 ACRES SITUATED IN
 PART OF LOT 1, BLOCK A/8314
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Kimley»Horn

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Scale	Drawn by	Checked by	Date	Project No.	Sheet No.
1" = 50'	CM	JAD	Feb. 2023	064408615	3 OF 4

OWNERS CERTIFICATE

STATE OF TEXAS §
COUNTY OF DALLAS §

WHEREAS, Wintergreen Logistics Owner, LP, is the owner of a 16.8924 acre tract of land situated in the William H. Newton Survey, Abstract No. 1074 and the Henry H. Hickman Survey, Abstract No. 565, City of Dallas and City of Lancaster, Texas, part of Dallas City Block No. 8314 and No. 8322, being a portion of a called 42.8062 acre tract of land described as Tract 1 in Special Warranty Deed to Wintergreen Logistics Owner, LP recorded in Instrument No. 202200166800 of the Official Public Records of Dallas County, Texas and a portion of Lot 1, Block A/8314 of Irving Addition, an addition to the City of Dallas, Texas according to the plat recorded in Volume 95093, Page 384 of the Deed Records of Dallas County, Texas and being more particularly described as follows:

BEGINNING at a 5/8" iron rod with red "KHA" cap found at the intersection of the south right-of-way line of Logistics Drive (a 100-foot wide public right-of-way) and the east right-of-way line of Bonnie View Road (a 100-foot wide public right-of-way);

THENCE with the said south right-of-way line of Logistics Drive, the following courses and distances:

South 19°12'58" East, a distance of 1.67 feet to a 5/8" iron rod with red "KHA" cap found for corner;

North 88°18'21" East, a distance of 4.17 feet to a point for corner from which a 5/8" iron rod found bears South 87°31' West, 0.4 feet;

South 86°41'45" East, a distance of 474.59 feet to a 5/8" iron rod with red "KHA" cap found for the northwest corner of Logistics Center at Bonnie View Addition, an addition to the City of Dallas, Texas according to the plat recorded in Instrument No. 202000199969 of said Official Public Records;

THENCE departing the said south right-of-way line of Logistics Drive and with the line of said Logistics Center at Bonnie View Addition, the following courses and distances:

South 3°16'38" West, a distance of 10.00 feet to a 5/8" iron rod with red "KHA" cap found for corner;

South 77°37'10" East, a distance of 33.80 feet to a 5/8" iron rod with red "KHA" cap found for the beginning of a non-tangent curve to the right having a central angle of 7°37'18", a radius of 402.54 feet, a chord bearing and distance of South 83°43'25" East, 53.51 feet;

Along said non-tangent curve to the right, an arc distance of 53.55 feet to a point for corner and the beginning of curve to the right having a central angle of 25°47'37", a radius of 346.27 feet, a chord bearing and distance of South 67°35'06" East, 154.57 feet, from said point a 5/8" iron rod found bears South 35°06" West, 0.3 feet;

Along said curve to the right, an arc distance of 155.89 feet to a 5/8" iron rod with red "KHA" cap found for corner and the beginning of a curve to the right having a central angle of 9°14'50", a radius of 266.40 feet, a chord bearing and distance of South 49°20'10" East, 42.95 feet;

Along said curve to the right, an arc distance of 43.00 feet to a 5/8" iron rod with red "KHA" cap found for corner and the beginning of a curve to the right having a central angle of 49°31'13", a radius of 192.58 feet, a chord bearing and distance of South 21°40'10" East, 161.32 feet;

Along said curve to the right, an arc distance of 166.45 feet to a 5/8" iron rod with red "KHA" cap found for corner;

South 3°18'12" West, a distance of 1,386.82 feet to a point for corner from which a 5/8" iron rod found bears South 45°16' East, 0.4 feet;

South 5°44'20" East, a distance of 98.50 feet to a 5/8" iron rod with red "KHA" cap found for corner;

South 3°18'15" West, a distance of 620.02 feet to a 5/8" iron rod with red "KHA" cap found for corner;

THENCE departing the said line of Logistics Center at Bonnie View Addition and over and across said called 42.8062 acre tract, the following courses and distances:

North 87°08'38" West, a distance of 55.65 feet to a 5/8" iron rod with red "KHA" cap found for corner;

South 2°51'22" West, a distance of 420.66 feet to a 5/8" iron rod with red "KHA" cap found for corner;

North 86°55'39" West, a distance of 10.77 feet to a 5/8" iron rod with red "KHA" cap found for the beginning of a curve to the left having a central angle of 74°53'14", a radius of 14.50 feet, a chord bearing and distance of South 55°37'44" West, 17.63 feet;

Along said curve to the left, an arc distance of 18.95 feet to a 5/8" iron rod with red "KHA" cap found for the beginning of a reverse curve to the right having a central angle of 77°02'39", a radius of 90.50 feet, a chord bearing and distance of South 56°42'27" West, 112.73 feet;

Along said reverse curve to the right, an arc distance of 121.69 feet to a 5/8" iron rod with red "KHA" cap found for corner;

North 85°15'17" West, a distance of 96.37 feet to a 5/8" iron rod with red "KHA" cap found for corner in the east line of a called 23.6329 acre tract of land described in Special Warranty Deed to I-20/I-45 DC, LLC recorded in Instrument No. 202100103627 of said Official Public Records;

THENCE with the said east line of the called 23.6329 acre tract, the following courses and distances:

North 4°44'04" East, a distance of 458.60 feet to a point for corner from which a 5/8" iron rod found bears South 29°32' West, 0.2 feet;

North 2°56'32" East, a distance of 744.21 feet to a 5/8" iron rod with red "KHA" cap found for corner;

North 2°51'22" East, a distance of 1,460.05 feet to a 5/8" iron rod with red "KHA" cap found for corner;

North 58°24'51" West, a distance of 124.85 feet to a 5/8" iron rod with red "KHA" cap found for corner;

North 86°41'45" West, a distance of 446.66 feet to a 5/8" iron rod with red "KHA" cap found for corner;

North 81°50'23" West, a distance of 3.88 feet to a 5/8" iron rod with red "KHA" cap found for corner in the east right-of-way line of said Bonnie View Road;

THENCE with said east right-of-way line of Bonnie View Road, North 2°51'46" East, a distance of 120.85 feet to the **POINT OF BEGINNING** containing 16.8924 acres or 735,832 square feet of land.

OWNER'S DEDICATION:

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 WEST 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 _____

SURVEYOR'S STATEMENT:

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 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 _____, 2023.

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

J. Andy Dobbs
Registered Professional Land Surveyor No. 6196
KIMLEY-HORN AND ASSOC., INC.
13455 Noel Road, Two Galleria Office Tower, Suite 700
Dallas, Texas 75240
972-770-1300
andy.dobbs@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 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 _____ day of _____, 2023.

Notary Public in and for the State of Texas

GENERAL NOTES:

- The purpose of this plat is to create one lot from unplatted property and a portion of a previously platted lot.
- 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.

FLOOD STATEMENT:

According to Federal Emergency Management Agency's Flood Insurance Rate Map No. 48113C0320J, for Dallas County, Texas and incorporated areas, dated August 23, 2011, this property is located within Zone X and Zone AE.

Zone X (unshaded) defined as "Areas determined to be outside the 0.2% annual chance floodplain"

Zone AE defined as "Special flood hazard areas (SFHAs) subject to inundation by the 1% annual chance flood (Base Flood Elevations determined)"

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.

PRELIMINARY PLAT
WINTERGREEN LOGISTICS
WEST ANTLER
LOT 1, BLOCK A/8314
BEING 16.8924 ACRES SITUATED IN
PART OF LOT 1, BLOCK A/8314
OF IRVING ADDITION
PART OF CITY BLOCK NO. 8314 AND
CITY BLOCK NO. 8322
HENRY H. HICKMAN SURVEY,
ABSTRACT NO. 565 &
WILLIAM H. NEWTON SURVEY,
ABSTRACT NO. 1074
CITY OF DALLAS, DALLAS COUNTY, TEXAS
CITY PLAN FILE NO. S223-085

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	CM	JAD	Feb. 2023	064408615	4 OF 4

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:
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13455 NOEL ROAD, TWO GALLERIA OFFICE TOWER, SUITE 700, DALLAS, TEXAS 75240
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