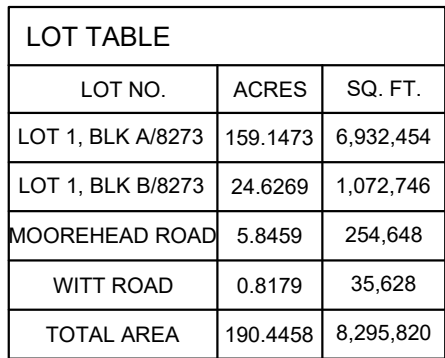





1. BEARINGS BASED ON THE STATE PLANE COORDINATE SYSTEM, TEXAS NORTH CENTRAL ZONE 4202, NORTH AMERICAN DATUM OF 1983. ADJUSTMENT REALIZATION 2011.
2. LOT TO LOT DRAINAGE WILL NOT BE ALLOWED WITHOUT CITY OF DALLAS PAVING & DRAINAGE ENGINEERING SECTION APPROVAL.
3. ALL ABSTRACT LINES SHOWN HEREON ARE APPROXIMATE SURVEY LINE LOCATIONS.
4. 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.
5. THE PURPOSE OF THIS PLAT IS TO CREATE TWO LOTS AND DEDICATE RIGHT-OF-WAY FROM TWO UNPLATTED TRACTS OF LAND FOR DEVELOPMENT.
6. THERE ARE NO BUILDINGS ON THE PROPERTY.

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 (SFHAS) 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.



D.R.D.C.T. = DEED RECORDS, DALLAS COUNTY, TEXAS.
O.P.R.D.C.T. = OFFICIAL PUBLIC RECORDS, DALLAS COUNTY, TEXAS
INST. NO. = INSTRUMENT NUMBER
VOL. / PG. = VOLUME / PAGE
P.O.B. = POINT OF BEGINNING
R.O.W. = RIGHT-OF-WAY
IRF = IRON ROD FOUND
IRFC = 5/8" IRON ROD WITH RED PLASTIC CAP STAMPED "KHA" FOUND
PKF = PK NAIL FOUND
GICF = 1/2" IRON ROD WITH YELLOW PLASTIC CAP STAMPED "GOODWIN & MARSHALL" FOUND
XF = "X" CUT IN CONCRETE FOUND
AMN = 3 1/4" ALUMINUM DISK STAMPED "WITT-KHA" AFFIXED TO A 5/8" IRON ROD

LINE TYPE LEGEND	
	BOUNDARY LINE
	EASEMENT LINE
	ABSTRACT LINE
	CENTERLINE

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

Kimley»»Horn

13455 Noel Road, Two Galleria Office Tel. No. (972) 770-1300
 Tower, Suite 700, Dallas, Texas 75240 FIRM # 10115500 Fax No. (972) 239-3820

Scale	Drawn by	Checked by	Date	Project No.	Sheet No.
1" = 100'	AEL	DJD	OCT 2022	064541002	1 OF 4

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'
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.

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

VARIABLE WIDTH
EASEMENT & RIGHT-OF-WAY
TO ENSERCH CORPORATION
KNOW KNOWN AS
ATMOS ENERY 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.

CALLLED 0.736 ACRES
DALLAS POWER & LIGHT
VOL. 90003, PG. 1774
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.

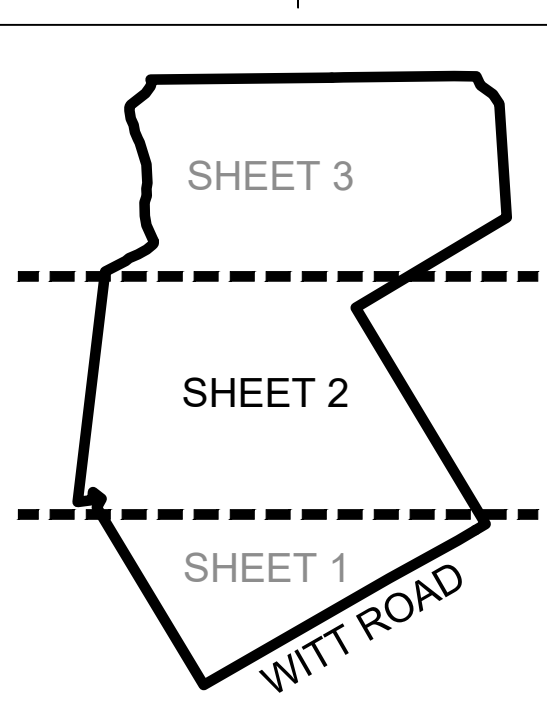
LEGEND:

D.R.D.C.T. = DEED RECORDS, DALLAS COUNTY, TEXAS
INST. NO. = INSTRUMENT NUMBER
IRF = 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
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O.P.R.D.C.T. = OFFICIAL PUBLIC RECORDS, DALLAS COUNTY, TEXAS
P.O.B. = POINT OF BEGINNING
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VOL. / PG. = VOLUME / PAGE

LINE TYPE LEGEND

	BOUNDARY LINE
	EASEMENT LINE
	ABSTRACT LINE
	CENTERLINE

KEY MAP

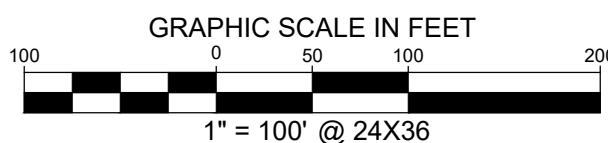
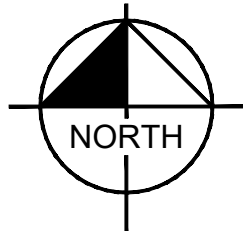
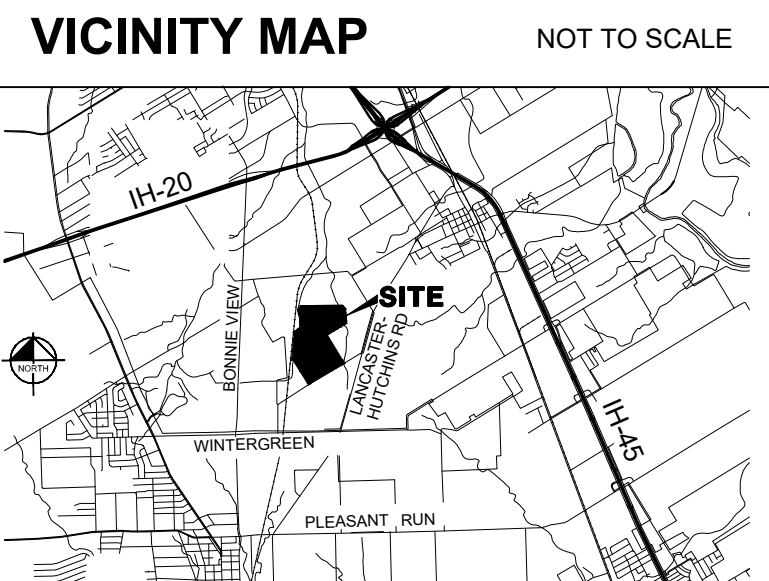


GENERAL NOTES:

- 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 (SFHAS) 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

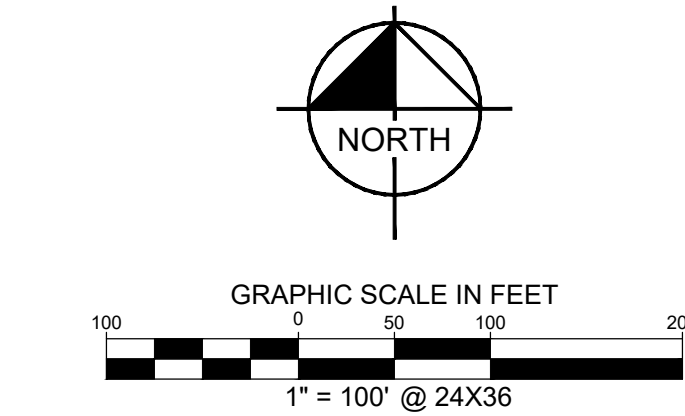
ENGINEER/SURVEYOR:
KIMLEY-HORN AND ASSOC., INC.
13455 NOEL ROAD
TWO GALLERIA OFFICE TOWER, SUITE 700
DALLAS, TEXAS 75240
PH: (972) 770-1300
CONTACT: DAN GALLAGHER, PE
dan.gallagher@kimley-horn.com

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

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" = 100'	Drawn by AEL	Checked by DJD
Date OCT 2022	Project No. 064541002	Sheet No. 2 OF 4

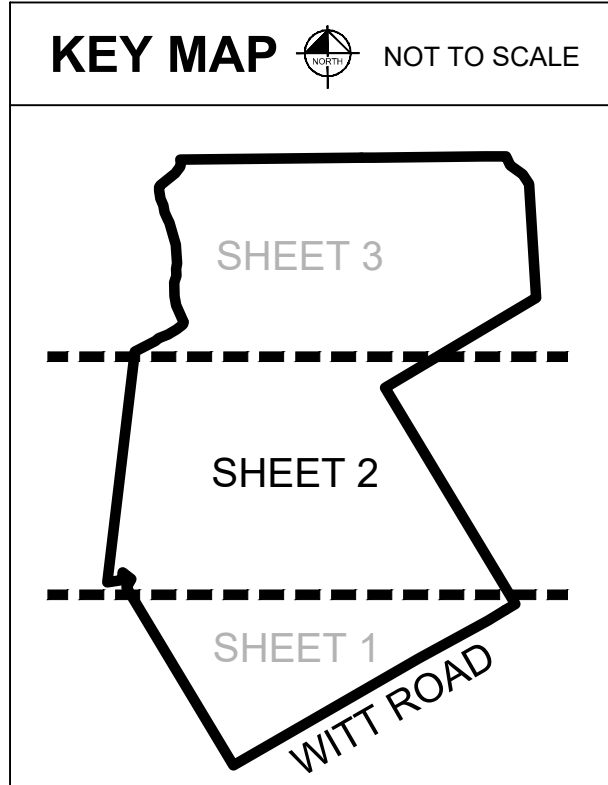


LINE TABLE		
NO.	BEARING	LENGTH
L1	N28°50'02"E	65.99
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L5	N62°51'14"E	156.69
L6	N0°04'44"E	31.77
L7	N68°10'08"E	68.83
L8	N59°49'11"E	88.08
L9	N51°59'09"E	46.85
L10	N41°37'52"E	126.63
L11	N07°48'26"E	15.19
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L22	N12°10'45"W	48.24
L23	N23°31'23"W	48.75
L24	N08°58'11"W	55.49
L25	N00°09'55"E	23.86
L26	N36°39'36"E	58.23
L27	N11°33'15"E	24.77
L28	N15°44'22"E	128.88
L29	N36°39'36"E	58.23
L30	N11°33'15"E	24.77
L31	S14°24'20"W	22.32
L32	S75°47'11"E	35.49



UNION PACIFIC
RAILROAD CO.
FORMERLY KNOWN AS
RAILROAD COMPANY,
(NOT WIDE RIGHT-OF-WAY)
DALLAS BLOCK MAP 8279
DL. 88, PG. 13, D.R.D.C.T.
(SF 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

CALLED 78.733 ACRES
 LEONARD AUTWOOD BERRY, JR.
 AND LINDA HENDERSON,
 CO-TRUSTEES OF THE
 MURDINE BERRY FAMILY TRUST
 INST. NO. 201800171867, O.P.R.D.C.T.

**-MOOREHEAD ROAD
5.8538 ACRES
254,991 SQ. FT.
RIGHT-OF-WAY DEDICATION**

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

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

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

CALLED 21.986 ACRES
 AMER HAMDAN
 INST. NO. 201700093701
 O.P.R.D.C.T.

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

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

GENERAL NOTES:

1. BEARINGS BASED ON THE STATE PLANE COORDINATE SYSTEM, TEXAS NORTH CENTRAL ZONE 4202, NORTH AMERICAN DATUM OF 1983. ADJUSTMENT REALIZATION 2011.
2. LOT TO LOT DRAINAGE WILL NOT BE ALLOWED WITHOUT CITY OF DALLAS PAVING & DRAINAGE ENGINEERING SECTION APPROVAL.
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6. THERE ARE NO BUILDINGS ON THE PROPERTY.

FLOOD STATEMENT:

ACCORDING TO FEDERAL EMERGENCY MANAGEMENT AGENCY'S FLOOD INSURANCE RATE MAP NO. 48113C00513L 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 (SFHAS) 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, THERE WILL BE NO FLOOD DAMAGE TO THE PROPERTY; IF THE PROPERTY IS WITHIN A SPECIAL FLOOD HAZARD AREA, THERE 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.

<p> DWG NAME: \\WIN1-EV\WORK\COMITY_DWG\DWG\1002\WATT ROAD INDUSTRIAL\DWG\1002\WATT RD 10/21/2022 11:29 AM </p>	<p> 10/21/2022 11:29 AM </p>
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