

LEGEND	
[Symbol]	ROOF DRAIN
[Symbol]	CABLE TV BOX
[Symbol]	CABLE TV HANDHOLE
[Symbol]	CABLE TV MANHOLE
[Symbol]	CABLE TV MARKER FLAG
[Symbol]	CABLE TV MARKER SIGN
[Symbol]	COMMUNICATIONS BOX
[Symbol]	COMMUNICATIONS HANDHOLE
[Symbol]	COMMUNICATIONS MANHOLE
[Symbol]	COMMUNICATIONS MARKER FLAG
[Symbol]	COMMUNICATIONS MARKER SIGN
[Symbol]	COMMUNICATIONS VAULT
[Symbol]	ELEVATION BENCHMARK
[Symbol]	FLOW DIRECTION
[Symbol]	FIBER OPTIC BOX
[Symbol]	FIBER OPTIC HANDHOLE
[Symbol]	FIBER OPTIC MANHOLE
[Symbol]	FIBER OPTIC MARKER FLAG
[Symbol]	FIBER OPTIC MARKER SIGN
[Symbol]	FIBER OPTIC VAULT
[Symbol]	MONITORING WELL
[Symbol]	FUEL TANK
[Symbol]	GAS BOX
[Symbol]	GAS HANDHOLE
[Symbol]	GAS METER
[Symbol]	GAS MANHOLE
[Symbol]	GAS MARKER FLAG
[Symbol]	GAS SIGN
[Symbol]	GAS TANK
[Symbol]	GAS VAULT
[Symbol]	GAS WELL
[Symbol]	TELEPHONE BOX
[Symbol]	TELEPHONE HANDHOLE
[Symbol]	TELEPHONE MANHOLE
[Symbol]	TELEPHONE MARKER FLAG
[Symbol]	TELEPHONE MARKER SIGN
[Symbol]	TELEPHONE VAULT
[Symbol]	PIPELINE BOX
[Symbol]	PIPELINE HANDHOLE
[Symbol]	PIPELINE METER
[Symbol]	PIPELINE MANHOLE
[Symbol]	PIPELINE MARKER FLAG
[Symbol]	PIPELINE MARKER SIGN
[Symbol]	PIPELINE VAULT
[Symbol]	PIPELINE VALVE
[Symbol]	ELECTRIC BOX
[Symbol]	FLOOD LIGHT
[Symbol]	GUY ANCHOR
[Symbol]	ELECTRIC MANHOLE
[Symbol]	LIGHT STANDARD
[Symbol]	ELECTRIC METER
[Symbol]	ELECTRIC MANHOLE
[Symbol]	ELECTRIC MARKER FLAG
[Symbol]	ELECTRIC MARKER SIGN
[Symbol]	UTILITY POLE
[Symbol]	ELECTRIC SWITCH
[Symbol]	ELECTRIC TRANSFORMER
[Symbol]	ELECTRIC VAULT
[Symbol]	HANDICAPPED PARKING
[Symbol]	PARKING METER
[Symbol]	RAILROAD BOX
[Symbol]	RAILROAD HANDHOLE
[Symbol]	RAILROAD SIGNAL
[Symbol]	RAILROAD SIGN
[Symbol]	RAILROAD VAULT
[Symbol]	SIGN
[Symbol]	MAILBOX/BILLBOARD
[Symbol]	A/C UNIT
[Symbol]	BASKET BALL GOAL
[Symbol]	BORE LOCATION
[Symbol]	FLAG POLE
[Symbol]	GOAL POST
[Symbol]	GREASE TRAP
[Symbol]	IRRIGATION VALVE
[Symbol]	MAIL BOX
[Symbol]	NEWS STAND
[Symbol]	PHONE BOOTH
[Symbol]	SECURITY CAMERA
[Symbol]	TRASH BIN
[Symbol]	SANITARY SEWER BOX
[Symbol]	SANITARY SEWER CLEAN OUT
[Symbol]	SANITARY SEWER HANDHOLE
[Symbol]	SANITARY SEWER LIFT STATION
[Symbol]	SANITARY SEWER METER
[Symbol]	SANITARY SEWER MANHOLE
[Symbol]	SANITARY SEWER MARKER FLAG
[Symbol]	SANITARY SEWER MARKER SIGN
[Symbol]	SANITARY SEWER SEPTIC TANK
[Symbol]	SANITARY SEWER VAULT
[Symbol]	STORM SEWER BOX
[Symbol]	STORM SEWER DRAIN
[Symbol]	STORM SEWER HANDHOLE
[Symbol]	STORM SEWER METER
[Symbol]	STORM SEWER MANHOLE
[Symbol]	STORM SEWER MARKER FLAG
[Symbol]	STORM SEWER MARKER SIGN
[Symbol]	STORM SEWER VAULT
[Symbol]	TRAFFIC BARRIER
[Symbol]	TRAFFIC BOLLARD
[Symbol]	TRAFFIC BOX
[Symbol]	CROSS WALK SIGNAL
[Symbol]	TRAFFIC HANDHOLE
[Symbol]	TRAFFIC MANHOLE
[Symbol]	TRAFFIC MARKER SIGN
[Symbol]	TRAFFIC CAMERA
[Symbol]	TRAFFIC SENSOR
[Symbol]	TRAFFIC SIGNAL
[Symbol]	TRAFFIC VAULT
[Symbol]	UNIDENTIFIED BOX
[Symbol]	UNIDENTIFIED HANDHOLE
[Symbol]	UNIDENTIFIED METER
[Symbol]	UNIDENTIFIED MANHOLE
[Symbol]	UNIDENTIFIED MARKER FLAG
[Symbol]	UNIDENTIFIED MARKER SIGN
[Symbol]	UNIDENTIFIED POLE
[Symbol]	UNIDENTIFIED TANK
[Symbol]	UNIDENTIFIED VAULT
[Symbol]	UNIDENTIFIED VALVE
[Symbol]	WATER BOX
[Symbol]	FIRE DEPT. CONNECTION
[Symbol]	WATER HAND HOLE
[Symbol]	FIRE HYDRANT
[Symbol]	WATER METER
[Symbol]	WATER MANHOLE
[Symbol]	WATER MARKER FLAG
[Symbol]	WATER MARKER SIGN
[Symbol]	WATER TANK
[Symbol]	WATER VAULT
[Symbol]	WATER VALVE
[Symbol]	AIR RELEASE VALVE
[Symbol]	WATER WELL
[Symbol]	IRON ROD WITH "KHA" CAP SET
[Symbol]	IRON ROD WITH CAP FOUND
[Symbol]	PK SET
[Symbol]	PK NAIL SET
[Symbol]	PK NAIL FOUND
[Symbol]	IRON ROD FOUND
[Symbol]	"X" CUT IN CONCRETE SET
[Symbol]	"X" CUT IN CONCRETE FOUND
[Symbol]	P.O.B. POINT OF BEGINNING
[Symbol]	P.O.C. POINT OF COMMENCING

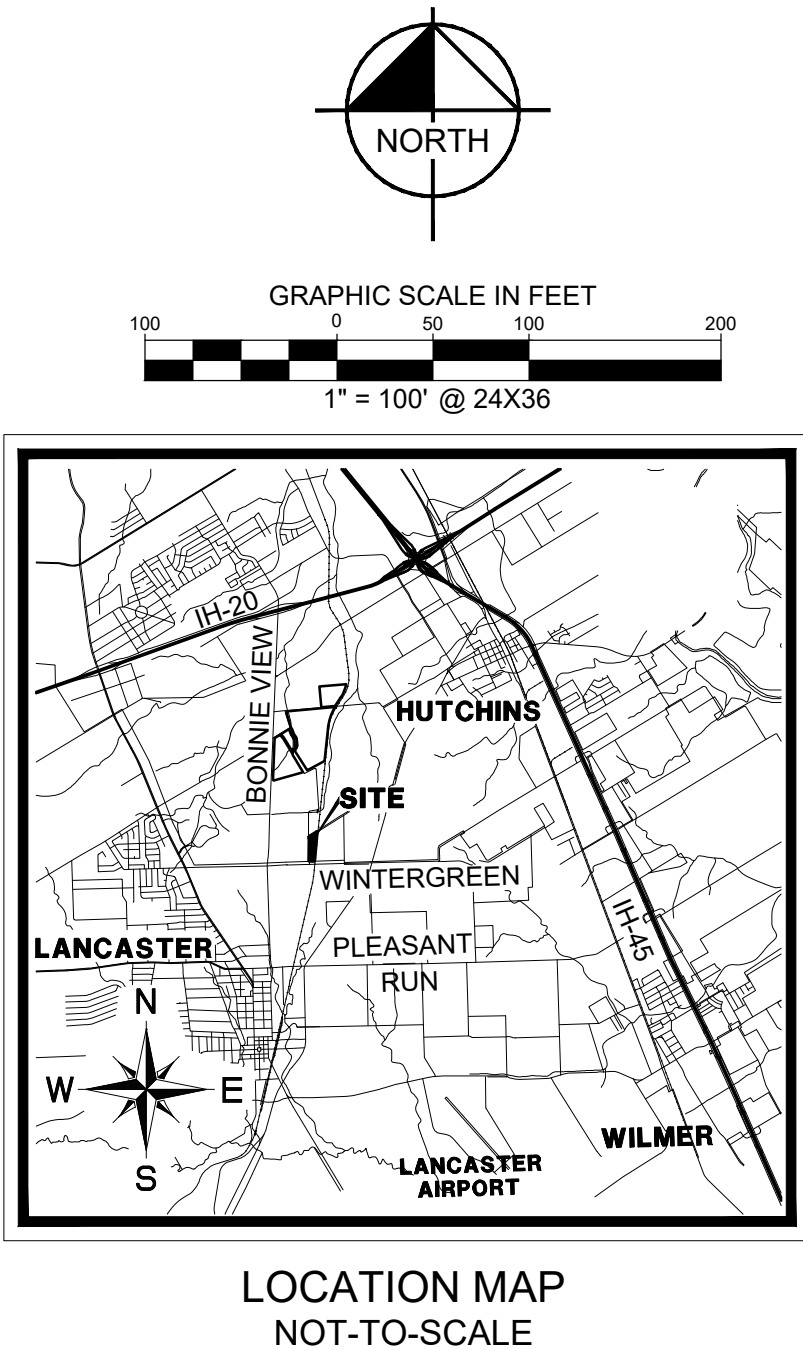
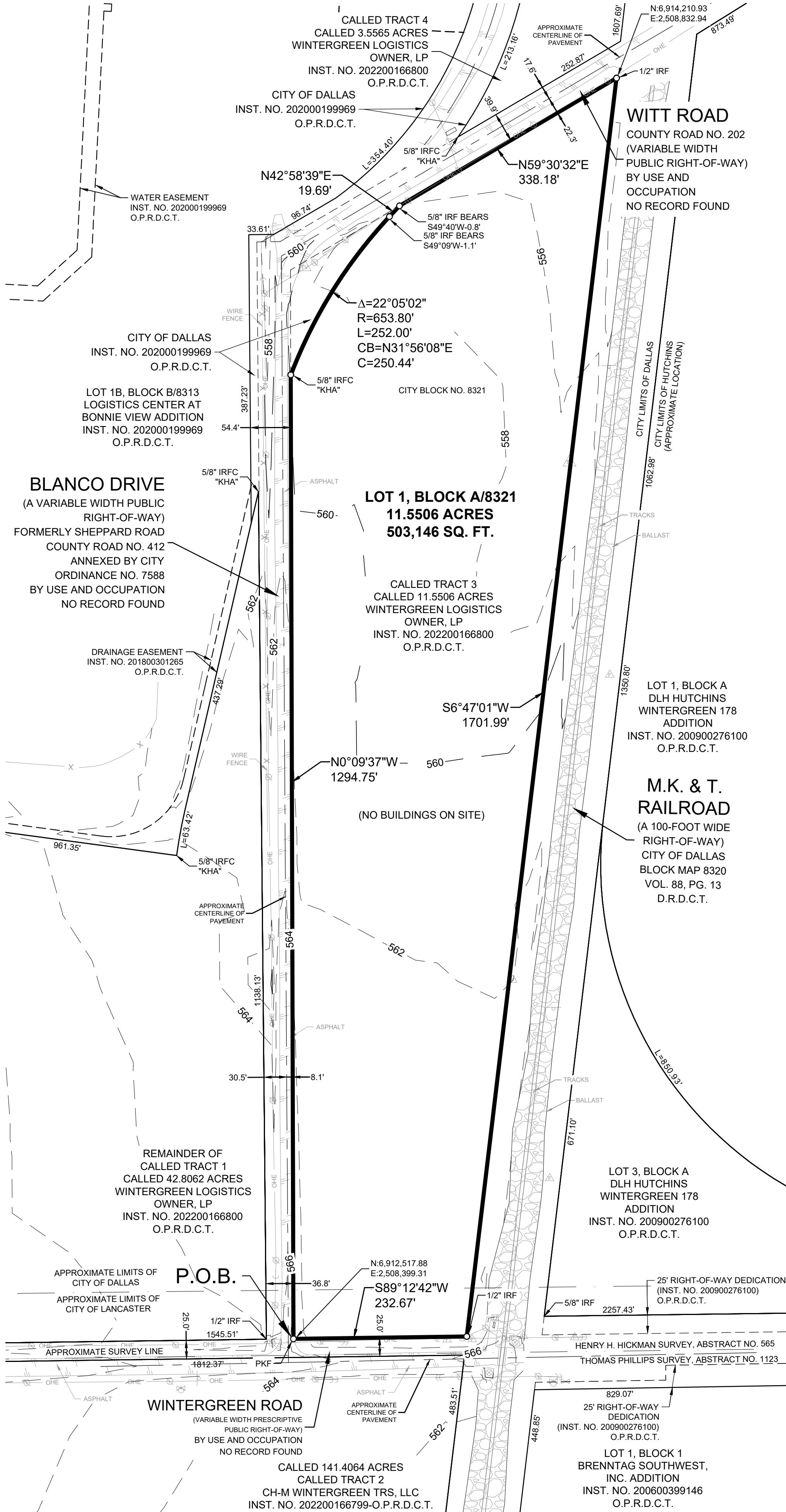
LINE TYPE LEGEND	
[Line Style]	BOUNDARY LINE
[Line Style]	EASEMENT LINE
[Line Style]	BUILDING LINE
[Line Style]	WATER LINE
[Line Style]	SANITARY SEWER LINE
[Line Style]	STORM SEWER LINE
[Line Style]	UNDERGROUND GAS LINE
[Line Style]	OVERHEAD UTILITY LINE
[Line Style]	UNDERGROUND ELECTRIC LINE
[Line Style]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

GENERAL NOTES:

- The purpose of this plat is to create one lot from unplatted property.
- 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.

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
P.O.B. = POINT OF BEGINNING
R.O.W. = RIGHT-OF-WAY
VOL. / PG. = VOLUME / PAGE
C.M. = CONTROLLING MONUMENT
IRF = IRON ROD FOUND
PKF = PK NAIL FOUND
XF = "X" CUT IN CONCRETE FOUND
ADS = 3/4" ALUMINUM DISK STAMPED "KCC-KHA" AFFIXED TO A 5/8" IRON ROD



PS -
PRELIMINARY PLAT
WINTERGREEN LOGISTICS
EAST ANTLER
LOT 1, BLOCK A/8321
BEING 11.5506 ACRES SITUATED IN THE
HENRY H. HICKMAN SURVEY,
ABSTRACT NO. 565
CITY OF DALLAS & CITY OF LANCASTER,
DALLAS COUNTY, TEXAS
CITY PLAN FILE NO. S223-084

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

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'	CM	JAD	Feb. 2023	064408615	1 OF 2

OWNERS CERTIFICATE

STATE OF TEXAS §
COUNTY OF DALLAS §

WHEREAS, Wintergreen Logistics Owner, LP, are the owners of a 11.5506 acre tract of land situated in the Henry H. Hickman Survey, Abstract No. 565, Dallas City Block No. 8321, City of Dallas and City of Lancaster, Texas and being all of a called 11.5506 acre tract described as Tract 3 in Special Warranty Deed to Wintergreen Logistics Owner, LP recorded in Instrument No. 202200166800 of the Official Public Records of Dallas County, Texas and being more particularly described as follows:

BEGINNING at a PK-Nail found at the intersection of the north right-of-way line of Wintergreen Road (a variable width prescriptive public right-of-way) and the east right-of-way line of Blanco Drive (a variable width public right-of-way);

THENCE with the said east right-of-way line of Blanco Drive, North 0°09'37" West, a distance of 1,294.75 feet to a 5/8" iron rod with red "KHA" cap found for corner at the intersection of the said east right-of-way line of Blanco Drive and the south right-of-way line of Witt Road (a variable width public right-of-way) and the beginning of a non-tangent curve to the right having a central angle of 22°05'02", a radius of 653.80 feet, a chord bearing and distance of North 31°56'08" East, 250.44 feet,

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

Along said non-tangent curve to the right, an arc distance of 252.00 feet to a point for corner from which a 5/8" iron rod found bears South 49°09' West, 1.1 feet;

North 42°58'39" East, a distance of 19.69 feet to a point for corner from which a 5/8" iron rod found bears South 49°40' West, 0.8 feet;

North 59°30'32" East, a distance of 338.18 feet to a 1/2" iron rod found for the intersection of the said south right-of-way line of Witt Road and the west line of the M.K. & T. Railroad (a 100-foot wide right-of-way);

THENCE with the said west line of the M.K. & T. Railroad, South 6°47'01" West, a distance of 1,701.99 feet to a 1/2" iron rod found for the intersection of the said west line of the M.K. & T. Railroad and the said north right-of-way line of Wintergreen Road;

THENCE with the said north right-of-way line of Wintergreen Road, South 89°12'42" West, a distance of 232.67 feet to the POINT OF BEGINNING and containing 11.5506 acres or 503,146 square feet of land.

The Director of Development Services of the City of Lancaster, Texas, hereby certifies that to the best of their knowledge or belief, this subdivision plat conforms to all requirements of the Subdivision Regulations, or as may have been amended or modified, as allowed by the Planning and Zoning Commission as to which her approval is required.

Director of Development Services _____ Date

CITY CERTIFICATION FOR THE CITY OF LANCASTER

Approval:

Chairman, Planning and Zoning Commission
Attest:

Date

ATTEST:

Signature _____
Date _____

Name & Title

OWNER'S DEDICATION FOR THE CITY OF DALLAS:

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 EAST 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 _____

OWNER'S DEDICATION FOR THE CITY OF LANCASTER

NOW THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

That **WINTERGREEN LOGISTICS OWNER, LP**, do hereby bind themselves and their heirs, assignees and successors of title this plat designating the hereinabove described property as **WINTERGREEN LOGISTICS EAST ANTLER**, an addition to the City of Lancaster, and do hereby dedicate to the public use forever the streets, alleys, and right-of-way easements shown thereon, and do hereby reserve the easement strips shown on this plat for the mutual use and accommodation of garbage collection agencies and all public utilities desiring to use or using same. Any public utility shall have the right to remove and keep removed all or part of any buildings, fences, trees, shrubs, or other improvements or growths that in any way endanger or interfere with the construction, maintenance or efficiency of its respective systems on any of these easements strips, and any public utility shall at all times have the right of ingress and egress to and from and upon the said easement strips for the purpose of constructing, reconstructing, inspecting, patrolling, without the necessity at any time of procuring the permission of anyone.

There are no easements to the City of Lancaster proposed on this Plat. Lancaster will not be responsible for maintenance of any easements.

Witness our hands at Dallas, Texas, this _____ day of _____, 2023.

By: **WINTERGREEN LOGISTICS OWNER, LP** a Texas Foreign Limited Partnership

Matt Ashbaugh, Parther

STATE OF _____ §
COUNTY OF _____ §

BEFORE ME, the undersigned, a Notary Public in and for the said County and State, 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 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 _____

SURVEYOR'S STATEMENT FOR THE CITY OF DALLAS

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 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 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.

J. Andy Dobbs
Registered Professional Land Surveyor No. 6196
Kimley-Horn and Associates, Inc.
13455 Noel Road, Two Galleria Office Tower, Suite 700
Dallas, Texas 75240
972-770-1300

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 the _____ day of _____, 2023.

Notary Public in and for the State of Texas

SURVEYOR'S STATEMENT FOR THE CITY OF LANCASTER

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 Engineers and Land Surveyors, and that the corner monuments shown thereon were properly placed under my personal supervision in accordance with the Subdivision Regulations of the City of Lancaster.

Dated this the _____ day of _____, 2023.

J. Andy Dobbs
Registered Professional Land Surveyor No. 6196
Kimley-Horn and Associates, Inc.
13455 Noel Road, Two Galleria Office Tower, Suite 700
Dallas, Texas 75240
972-770-1300

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 the _____ day of _____, 2023.

Notary Public in and for the State of Texas

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

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PS -
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WINTERGREEN LOGISTICS
EAST ANTLER
LOT 1, BLOCK A/8321
BEING 11.5506 ACRES SITUATED IN THE
HENRY H. HICKMAN SURVEY,
ABSTRACT NO. 565
CITY OF DALLAS & CITY OF LANCASTER,
DALLAS COUNTY, TEXAS
CITY PLAN FILE NO. S223-084

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	2 OF 2

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:
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