

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]	CABLE TV VAULT
[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 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 VALVE
[Symbol]	GAS WELL
[Symbol]	TELEPHONE BOX
[Symbol]	TELEPHONE HANDHOLE
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[Symbol]	PIPELINE BOX
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[Symbol]	PIPELINE VAULT
[Symbol]	PIPELINE VALVE
[Symbol]	ELECTRIC BOX
[Symbol]	ELECTRIC HANDHOLE
[Symbol]	FLOOD LIGHT
[Symbol]	GUY ANCHOR
[Symbol]	GUY ANCHOR POLE
[Symbol]	ELECTRIC MANHOLE
[Symbol]	LIGHT STANDARD
[Symbol]	ELECTRIC METER
[Symbol]	ELECTRIC MANHOLE
[Symbol]	ELECTRIC MARKER FLAG
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[Symbol]	UTILITY POLE
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[Symbol]	ELECTRIC VAULT
[Symbol]	HANDICAPPED PARKING
[Symbol]	PARKING METER
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[Symbol]	RAILROAD SIGN
[Symbol]	RAILROAD VAULT
[Symbol]	SIGN
[Symbol]	MARKET/BILLBOARD
[Symbol]	A/C UNIT
[Symbol]	BASKET BALL GOAL
[Symbol]	BORE LOCATION
[Symbol]	FLAG POLE
[Symbol]	GOAL POST
[Symbol]	GREASE TRAP
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[Symbol]	PHONE BOOTH
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[Symbol]	SANITARY SEWER BOX
[Symbol]	SANITARY SEWER CLEAN OUT
[Symbol]	SANITARY SEWER HANDHOLE
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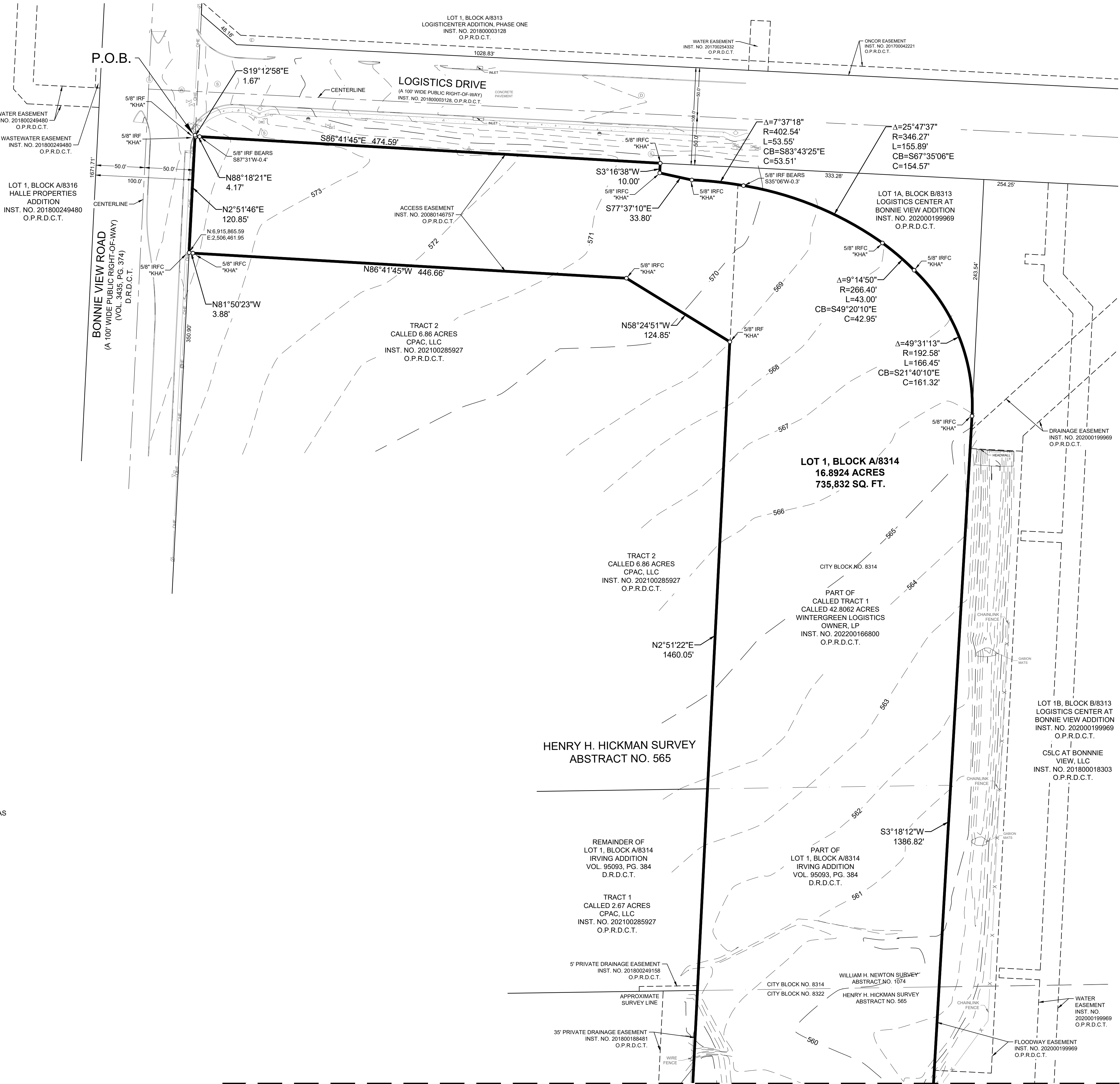
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[Line Style]	UNDERGROUND GAS LINE
[Line Style]	OVERHEAD UTILITY LINE
[Line Style]	UNDERGROUND ELECTRIC LINE
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[Line Style]	FENCE
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OWNER:
WINTERGREEN LOGISTICS OWNER, LP
ADDRESS 5820 W. NORTHWEST HWY, STE
200, DALLAS, TEXAS 75225
CONTACT: MATT ASHBAUGH
PHONE: 214-378-8200
EMAIL: mashbaugh@banderaventures.com

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CONTACT: DAN GALLAGHER, P. E.
PHONE: 972-770-1300
EMAIL: dan.gallagher@kimley-horn.com

SURVEYOR:
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CONTACT: ANDY DOBBS, R.P.L.S.
PHONE: 972-770-1300
EMAIL: andy.dobbs@kimley-horn.com



**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

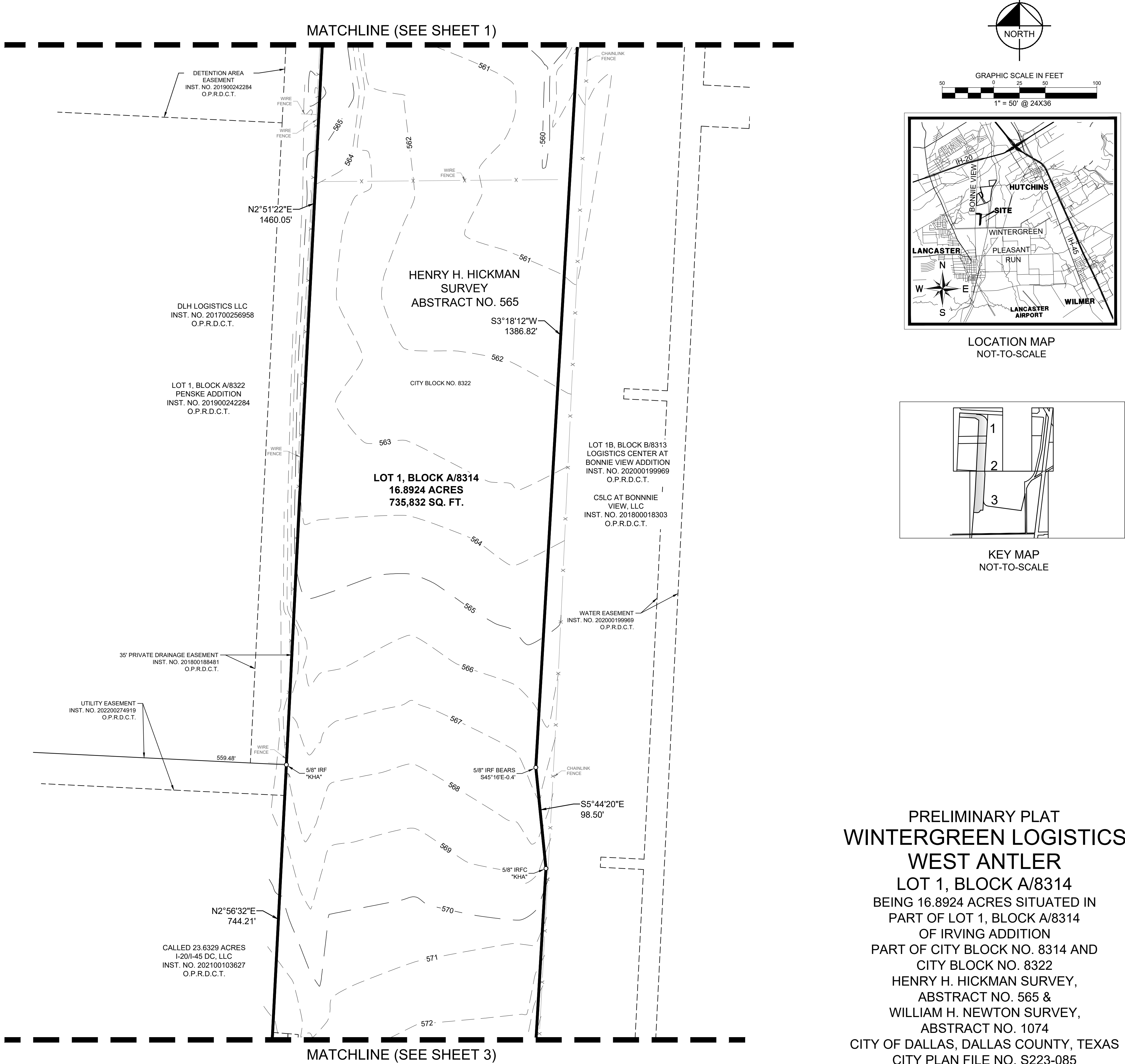
Kimley»Horn					
13455 Noel Road, Two Galleria Office Tower, Suite 700, Dallas, Texas 75240 FIRM # 10115500 Tel. No. (972) 770-1300 Fax No. (972) 239-3620					
Scale	Drawn by	Checked by	Date	Project No.	Sheet No.
1" = 50'	CM	JAD	Feb. 2023	064408615	1 OF 4

DWG NAME: K:\DWG_SURVEY\064408615.DWG PLOTTED BY: MENDOZA, CAUCHE 2/23/2023 4:36 PM LAST SAVED: 2/22/2023 1:28 PM

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[Symbol]	IRON ROD FOUND
[Symbol]	IRON ROD WITH CAP FOUND
[Symbol]	PK NAIL SET
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[Symbol]	GREASE TRAP
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MATCHLINE (SEE SHEET 3)

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Kimley»Horn

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FIRM # 10115500
Tel. No. (972) 770-1300
Fax No. (972) 239-3620

Scale	Drawn by	Checked by	Date	Project No.	Sheet No.
1" = 50'	CM	JAD	Feb. 2023	064408615	2 OF 4

MATCHLINE (SEE SHEET 2)

LEGEND

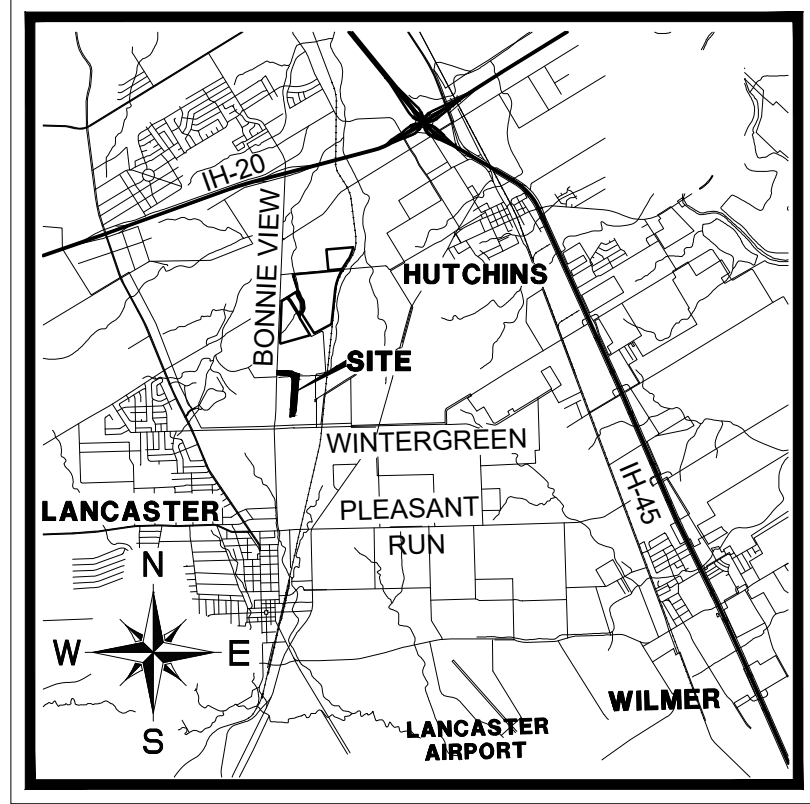
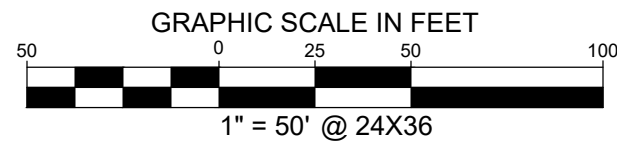
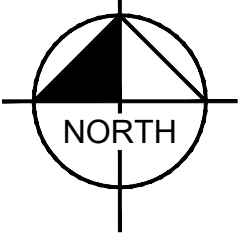
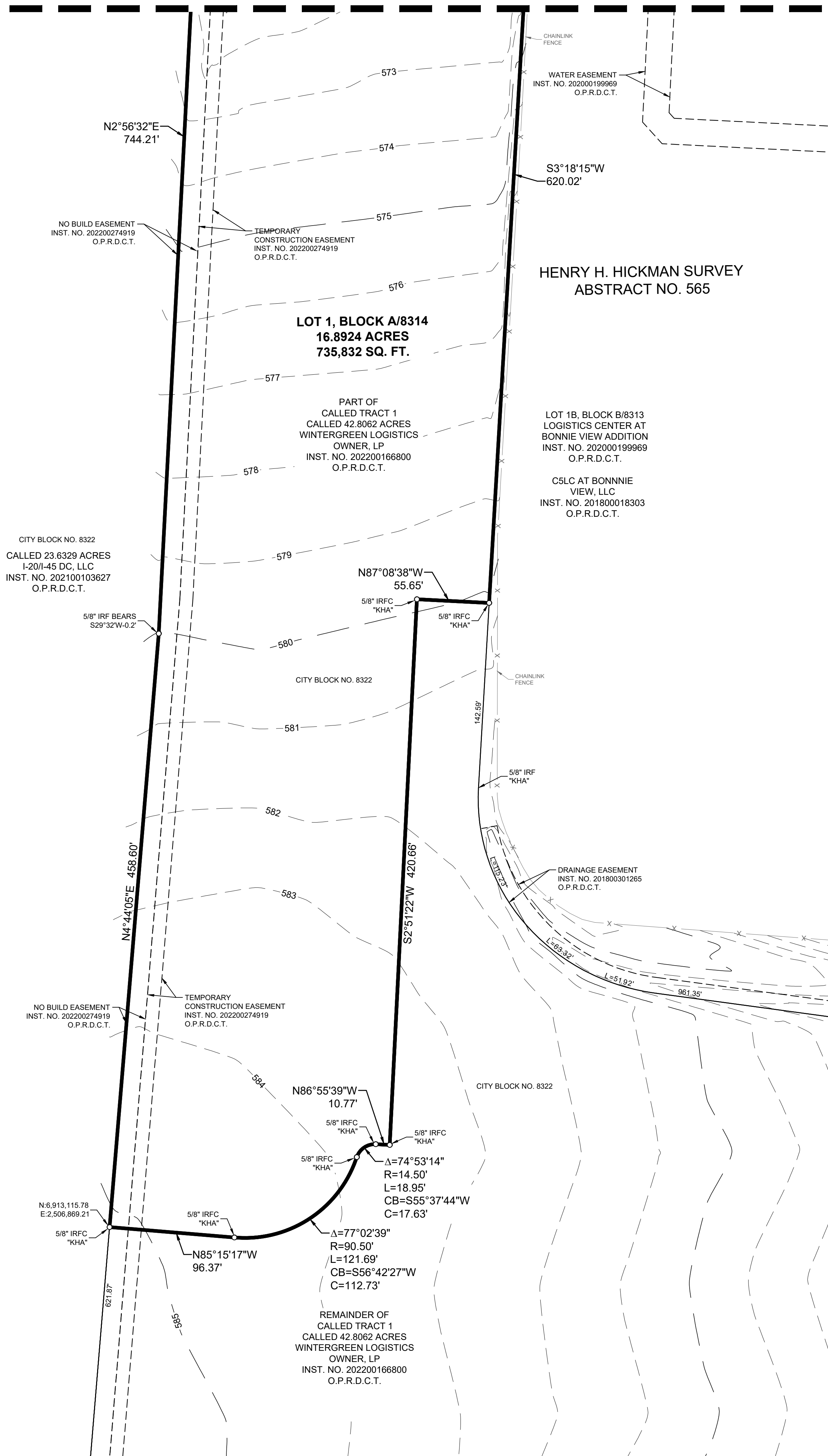
ROOF DRAIN	MAIL BOX
CABLE TV BOX	NEWS STAND
CABLE TV HANDHOLE	PHONE BOOTH
CABLE TV MANHOLE	SECURITY CAMERA
CABLE TV MARKER FLAG	TRASH BIN
CABLE TV MARKER SIGN	SANITARY SEWER BOX
CABLE TV VAULT	SANITARY SEWER CLEAN OUT
COMMUNICATIONS BOX	SANITARY SEWER HANDHOLE
COMMUNICATIONS HANDHOLE	SANITARY SEWER LIFT STATION
COMMUNICATIONS MANHOLE	SANITARY SEWER METER
COMMUNICATIONS MARKER FLAG	SANITARY SEWER MARKHOLE
COMMUNICATIONS MARKER SIGN	SANITARY SEWER MARKER FLAG
COMMUNICATIONS VAULT	SANITARY SEWER MARKER SIGN
ELEVATION BENCHMARK	SANITARY SEWER SEPTIC TANK
FLOW DIRECTION	SANITARY SEWER VAULT
FIBER OPTIC BOX	STORM SEWER BOX
FIBER OPTIC HANDHOLE	STORM SEWER CLEAN OUT
FIBER OPTIC MANHOLE	STORM SEWER HANDHOLE
FIBER OPTIC MARKER FLAG	STORM SEWER METER
FIBER OPTIC MARKER SIGN	STORM SEWER MARKHOLE
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
PIPELINE METER	UNIDENTIFIED TANK
PIPELINE MANHOLE	UNIDENTIFIED VAULT
PIPELINE MARKER FLAG	UNIDENTIFIED VALVE
PIPELINE MARKER SIGN	WATER BOX
PIPELINE VAULT	WATER DEPT. CONNECTION
PIPELINE VALVE	WATER HAND HOLE
ELECTRIC BOX	FIRE HYDRANT
FLOOD LIGHT	WATER METER
GUY ANCHOR	WATER MANHOLE
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LIGHT STANDARD	WATER TANK
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ELECTRIC SWITCH	IRFC IRON ROD WITH CAP FOUND
ELECTRIC TRANSFORMER	PKS PK NAIL SET
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HANDICAPPED PARKING	IRF IRON ROD FOUND
PARKING METER	XS "X" CUT IN CONCRETE FOUND
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RAILROAD HANDHOLE	P O.B. POINT OF BEGINNING
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LINE TYPE LEGEND

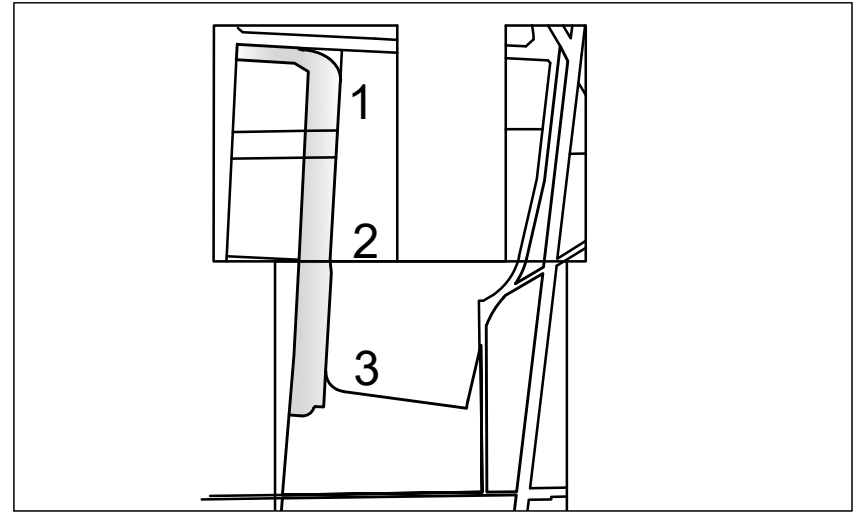
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UNDERGROUND ELECTRIC LINE	UNDERGROUND ELECTRIC LINE
UNDERGROUND TELEPHONE LINE	UNDERGROUND TELEPHONE LINE
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LOCATION MAP
NOT-TO-SCALE



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,
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WILLIAM H. NEWTON SURVEY,
ABSTRACT NO. 1074
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CITY PLAN FILE NO. S223-085

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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. 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. 202200168800 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°08" 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) 239-3820

<u>Scale</u>	<u>Drawn by</u>	<u>Checked by</u>	<u>Date</u>	<u>Project No.</u>	<u>Sheet No.</u>
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:
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

DWG NAME: K:\DOWNS\SURVEY\064408615-BNSF-DUTY-HI\WINTERGREEN\WEST ANTLER-PP.DWG PLOTTED BY: MENDOZA, CAUSE 2/23/2023 4:37 PM LAST SAVED: 2/22/2023 1:28 PM