

**OWNERS CERTIFICATE**

STATE OF TEXAS  
COUNTY OF DALLAS

WHEREAS, DLH LOGISTICS LLC is the owner of a tract of land situated in the William H. Newton Survey, Abstract No. 1074 and Caswell C. Overton Survey, Abstract No. 1102, City of Dallas, Dallas County, Texas and being part of City Blocks 8313 and being all of that tract called 10.83 acre tract of land described as Parcel 45 in Special Warranty Deed to DLH LOGISTICS LLC, recorded in Instrument No. 201700256958 of the Official Public Records of Dallas County, Texas and being more particularly described as follows:

**BEGINNING** at a 5/8" iron rod with plastic cap stamped "KHA" set at the south end of a right-of-way corner clip located at the intersection of the east right-of-way line of Bonnie View Road (a 100-foot wide right-of-way) with the south right-of-way line of Telephone Road (a variable width right-of-way);

**THENCE** with said right-of-way corner clip, North 32°42'22" East, a distance of 53.00 feet to a "X" cut in concrete set at the north end of said right-of-way corner clip;

**THENCE** with said south right-of-way line of Telephone Road, North 59°02'27" East, a distance of 318.08 feet to a 1/2" iron rod found for the north corner of said 10.83 acre tract and being the northwest corner of a tract of land described in Warranty Deed to Dallas Power & Light Company recorded in Volume 69095, Page 793 of the Deed Records of Dallas County, Texas;

**THENCE** departing said south right-of-way line and with the west line of said Dallas Power & Light Company tract, the following courses and distances:

South 38°26'44" East, a distance of 265.02 feet to an aluminum disk stamped "DPL" found for corner;  
South 31°07'05" East, a distance of 475.86 feet to a 5/8" iron rod with plastic cap stamped "KHA" found for corner the north corner of Lot 1, Block A/8313, Logistcenter Addition, an addition to the City of Dallas, Texas according to the plat recorded in Instrument No. 201800003128 of said Official Public Records;

**THENCE** departing said west line and with the north line of said Lot 1, the following courses and distances:

South 58°52'55" West, a distance of 10.00 feet to a 5/8" iron rod with plastic cap stamped "KHA" found for corner;  
South 31°07'05" East, a distance of 195.46 feet to a 5/8" iron rod with plastic cap stamped "KHA" found for corner;  
South 70°34'41" West, a distance of 209.65 feet to a 5/8" iron rod with plastic cap stamped "KHA" set for the east corner of a called 0.663 acre tract of land described in deed to SCM SOUTH DALLAS LLC recorded in Instrument No. 20190032408 of said Official Public Records;

**THENCE** with the north line of said 0.663 acre tract, North 87°08'40" West, a distance of 638.87 feet to a 5/8" iron rod with plastic cap stamped "KHA" set in said east right-of-way line of Bonnie View Road for the northwest corner of said 0.663 acre tract;

**THENCE** with said east right-of-way line, North 2°53'50" East, a distance of 617.89 feet to the **POINT OF BEGINNING** and containing 10.8250 acres or 471,537 square feet of land.

Bearing system based on the Texas Coordinate System of 1983, North Central Zone (4202), North American Datum of 1983.

**OWNER'S DEDICATION**

**NOW THEREFORE, KNOW ALL MEN BY THESE PRESENTS:**

That, DLH LOGISTICS LLC, acting by and through their duly authorized agents, do hereby adopt this plat, designating the herein described property as **LOGISTICENTER NORTH ADDITION**, 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 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 \_\_\_\_\_ County \_\_\_\_\_ State \_\_\_\_\_ this \_\_\_\_\_ day of \_\_\_\_\_, 2021.

**DLH LOGISTICS LLC**

By: \_\_\_\_\_  
Name: Cliff Braunstein  
Title: Vice President of Construction

STATE OF \_\_\_\_\_ §  
COUNTY OF \_\_\_\_\_ §

BEFORE ME, the undersigned, a Notary Public in and for the said County and State, on this day personally appeared Cliff Braunstein, 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 \_\_\_\_\_, 2021.

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 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 \_\_\_\_\_ day of \_\_\_\_\_, 2021.

**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 Associates, Inc.  
13455 Noel Road, Two Galleria Office Tower, Suite 700  
Dallas, Texas 75240  
Ph. 972-770-1300  
andy.dobbs@kimley-horn.com

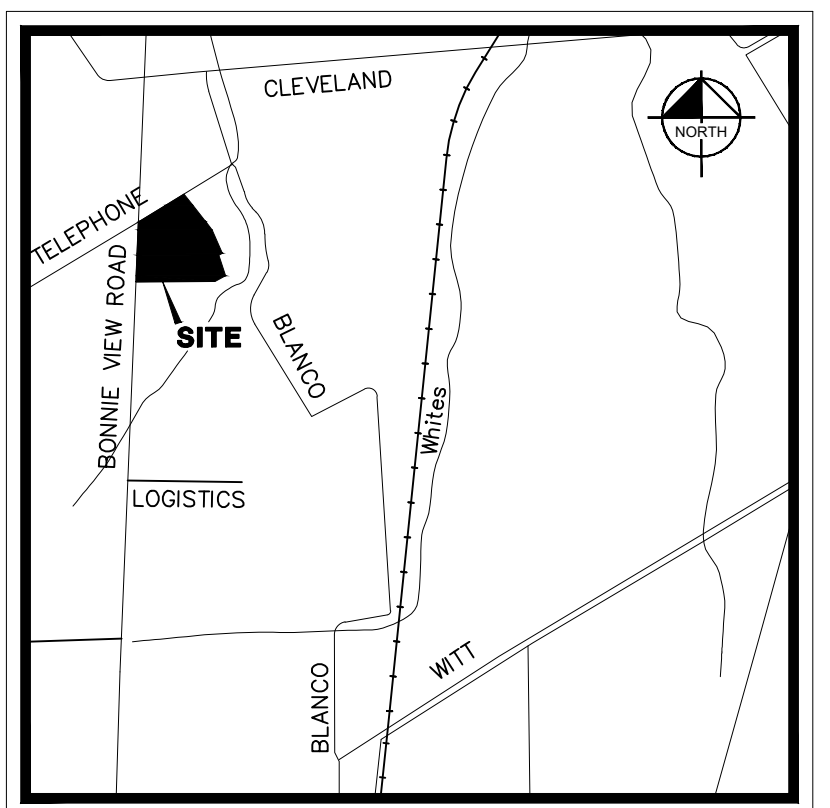
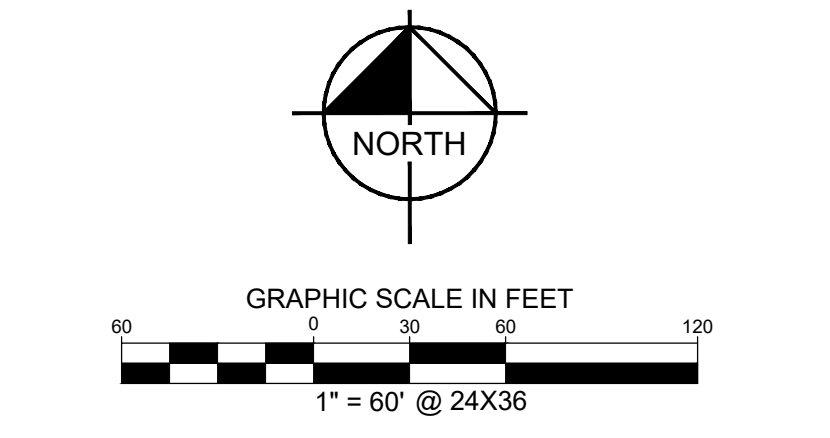
STATE OF TEXAS §  
COUNTY OF DALLAS §

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 \_\_\_\_\_, 2021.

Notary Public in and for the State of Texas

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LOCATION MAP  
NOT-TO-SCALE

**LEGEND**

□ ROOF DRAIN	○ SANITARY SEWER CLEAN OUT
□ CABLE TV BOX	○ SANITARY SEWER MANHOLE
○ CABLE TV HANDHOLE	○ SANITARY SEWER MARKER FLAG
○ CABLE TV MANHOLE	○ SANITARY SEWER MARKER SIGN
○ CABLE TV MARKER FLAG	○ SANITARY SEWER SEPTIC TANK
○ CABLE TV MARKER SIGN	○ SANITARY SEWER VAULT
○ CABLE TV VAULT	○ STORM SEWER BOX
□ COMMUNICATIONS BOX	○ STORM SEWER DRAIN
○ COMMUNICATIONS HANDHOLE	○ STORM SEWER MANHOLE
○ COMMUNICATIONS MANHOLE	○ STORM SEWER MARKER FLAG
○ COMMUNICATIONS MARKER FLAG	○ STORM SEWER VAULT
○ COMMUNICATIONS MARKER SIGN	○ TRAFFIC BARRIER
○ COMMUNICATIONS VAULT	○ TRAFFIC ISOLARD
○ ELEVATION BENCHMARK	○ TRAFFIC SIGN
○ FIBER OPTIC BOX	○ CROSS WALK SIGNAL
○ FIBER OPTIC HANDHOLE	○ TRAFFIC HANDHOLE
○ FIBER OPTIC MANHOLE	○ TRAFFIC MANHOLE
○ FIBER OPTIC MARKER FLAG	○ TRAFFIC MARKER SIGN
○ FIBER OPTIC MARKER SIGN	○ TRAFFIC SIGNAL
○ FIBER OPTIC VAULT	○ TRAFFIC VAULT
○ MONITORING WELL	○ UNIDENTIFIED BOX
○ GAS HANDHOLE	○ UNIDENTIFIED HANDHOLE
○ GAS METER	○ UNIDENTIFIED MANHOLE
○ GAS MANHOLE	○ UNIDENTIFIED MARKER SIGN
○ GAS MARKER FLAG	○ UNIDENTIFIED MARKER FLAG
○ GAS SIGN	○ UNIDENTIFIED POLE
○ GAS TANK	○ UNIDENTIFIED VALVE
○ GAS VAULT	○ UNIDENTIFIED TANK
○ GAS VALVE	○ UNIDENTIFIED VALVE
○ TELEPHONE BOX	○ TREE
○ TELEPHONE HANDHOLE	○ WATER BOX
○ TELEPHONE MARKER FLAG	○ FIRE DEPT. CONNECTION
○ TELEPHONE MARKER SIGN	○ WATER HAND HOLE
○ TELEPHONE VAULT	○ FIRE HYDRANT
○ PIPELINE MARKER SIGN	○ WATER METER
○ ELECTRIC BOX	○ WATER MANHOLE
○ FLOOD LIGHT	○ WATER MARKER FLAG
○ GUY ANCHOR	○ WATER MARKER SIGN
○ GUY ANCHOR POLE	○ WATER VAULT
○ ELECTRIC HANDHOLE	○ WATER VALVE
○ LIGHT STANDARD	○ AIR RELEASE VALVE
○ ELECTRIC MARKER FLAG	○ WATER WELL
○ ELECTRIC MARKER SIGN	○ IRON SIF. IRON ROD "KHA" CAP SET
○ ELECTRIC MANHOLE	○ IRON SIF. IRON ROD "KHA" CAP FOUND
○ ELECTRIC TRANSFORMER	○ IRON ROD FOUND
○ ELECTRIC VAULT	○ IRON PIPE FOUND
○ HANDCAPPED PARKING	○ ADF 3" ALUMINUM DISK STAMPED
○ SIGN	○ LOGISTICENTER "M" FOUND
○ MARQUEE/BILLBOARD	○ "X" CUT IN CONCRETE SET
○ BORE LOCATION	○ "X" CUT IN CONCRETE FOUND
○ FLAG POLE	○ P.O.B. POINT OF BEGINNING
○ GREASE TRAP	○ P.O.C. POINT OF COMMENCING

**LINE TYPE LEGEND**

—	BOUNDARY LINE
- - -	EASEMENT LINE
—	BUILDING LINE
— W —	WATER LINE
— SS —	SANITARY SEWER LINE
—	STORM SEWER LINE
— GAS —	UNDERGROUND GAS LINE
— ONE —	OVERHEAD UTILITY LINE
— USE —	UNDERGROUND ELECTRIC LINE
— LGT —	UNDERGROUND TELEPHONE LINE
—	FENCE
—	CONCRETE PAVEMENT
—	ASPHALT PAVEMENT

**PRELIMINARY PLAT  
LOGISTICENTER NORTH ADDITION**

**LOT 1, BLOCK C/8313**  
BEING 10.8250 ACRES OUT OF THE  
WILLIAM H. NEWTON SURVEY, ABSTRACT NO. 1074 AND  
CASWELL C. OVERTON SURVEY, ABSTRACT NO. 1102  
CITY OF DALLAS, DALLAS COUNTY, TEXAS  
CITY PLAN FILE NO. S201-569  
WASTEWATER NO. WW - - -  
PAVING AND DRAINAGE NO. DP - - -

**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

Scale	Drawn by	Checked by	Date	Project No.	Sheet No.
1" = 60'	MTG	JAD	JAN. 2021	064549800	1 OF 1

- GENERAL NOTES:**
1. THE PURPOSE OF THIS PLAT IS TO CREATE ONE LOT AND DEDICATE EASEMENTS FOR DEVELOPMENT FROM A 10.8350 ACRE TRACT.
  2. LOT TO LOT DRAINAGE WILL NOT BE ALLOWED WITHOUT CITY OF DALLAS PAVING & DRAINAGE ENGINEERING SECTION APPROVAL.
  3. THE BASIS OF BEARINGS IS BASED ON GRID NORTH OF THE TEXAS STATE PLANE COORDINATE SYSTEM, NORTH CENTRAL ZONE, NORTH AMERICAN DATUM OF 1983 (2011).
  4. THE GRID COORDINATES SHOWN ARE BASED UPON THE TEXAS STATE PLANE COORDINATE SYSTEM, NORTH CENTRAL ZONE, NORTH AMERICAN DATUM OF 1983 ON GRID COORDINATE VALUES, NO SCALE AND NO PROJECTION.
  5. NO STRUCTURES EXISTING ON THIS SITE.

**FLOOD STATEMENT:**  
According to Community Panel No. 48113C0495K and 58113C0513L, dated July 7, 2014 of the National Flood Insurance Program Map, Flood Insurance Rate Map of Dallas County, Texas, Federal Emergency Management Agency, Federal Insurance Administration, this property is within the "Zone X" special flood hazard area. 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.

**LEGEND**  
P.O.B. = POINT OF BEGINNING  
XF = "X" CUT IN CONCRETE FOUND  
IRF = IRON ROD FOUND  
IRFC = 5/8" IRON ROD W/ "KHA" CAP FOUND  
ADF = ALUMINUM DISK FOUND  
R.O.W. = RIGHT-OF-WAY  
C.M. = CONTROLLING MONUMENT  
VOL., PG. = VOLUME, PAGE  
INST. NO. = INSTRUMENT NUMBER  
M.R.D.C.T. = MAP RECORDS OF DALLAS COUNTY TEXAS  
D.R.D.C.T. = DEED RECORDS OF DALLAS COUNTY, TEXAS  
O.P.R.D.C.T. = OFFICIAL PUBLIC RECORDS OF DALLAS COUNTY, TEXAS

**OWNER:**  
DLH LOGISTICS LLC  
1700 PACIFIC AVENUE, SUITE 2690  
DALLAS, TEXAS 75201  
CONTACT: DAN McAULIFFE  
PHONE: 214-345-5609  
DMCAULIFFE@ALLEGROUP.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