

LOCATION MAP  
NOT-TO-SCALE

| LEGEND |                             |
|--------|-----------------------------|
| ⊠      | ROOF DRAIN                  |
| ⊠      | CABLE TV BOX                |
| ⊠      | CABLE TV HANDHOLE           |
| ⊠      | CABLE TV MANHOLE            |
| ⊠      | CABLE TV MARKER FLAG        |
| ⊠      | CABLE TV MARKER SIGN        |
| ⊠      | CABLE TV VAULT              |
| ⊠      | COMMUNICATIONS BOX          |
| ⊠      | COMMUNICATIONS HANDHOLE     |
| ⊠      | COMMUNICATIONS MANHOLE      |
| ⊠      | COMMUNICATIONS MARKER FLAG  |
| ⊠      | COMMUNICATIONS MARKER SIGN  |
| ⊠      | COMMUNICATIONS VAULT        |
| ⊠      | ELEVATION BENCHMARK         |
| ⊠      | FIBER OPTIC BOX             |
| ⊠      | FIBER OPTIC HANDHOLE        |
| ⊠      | FIBER OPTIC MANHOLE         |
| ⊠      | FIBER OPTIC MARKER FLAG     |
| ⊠      | FIBER OPTIC MARKER SIGN     |
| ⊠      | FIBER OPTIC VAULT           |
| ⊠      | MONITORING WELL             |
| ⊠      | GAS HANDHOLE                |
| ⊠      | GAS METER                   |
| ⊠      | GAS MANHOLE                 |
| ⊠      | GAS MARKER FLAG             |
| ⊠      | GAS SIGN                    |
| ⊠      | GAS TANK                    |
| ⊠      | GAS VAULT                   |
| ⊠      | GAS VALVE                   |
| ⊠      | TELEPHONE BOX               |
| ⊠      | TELEPHONE HANDHOLE          |
| ⊠      | TELEPHONE MANHOLE           |
| ⊠      | TELEPHONE MARKER FLAG       |
| ⊠      | TELEPHONE MARKER SIGN       |
| ⊠      | TELEPHONE VAULT             |
| ⊠      | PIPELINE MARKER SIGN        |
| ⊠      | ELECTRIC BOX                |
| ⊠      | FLOOD LIGHT                 |
| ⊠      | GUY ANCHOR                  |
| ⊠      | GUY ANCHOR POLE             |
| ⊠      | ELECTRIC HANDHOLE           |
| ⊠      | LIGHT STANDARD              |
| ⊠      | ELECTRIC METER              |
| ⊠      | ELECTRIC MANHOLE            |
| ⊠      | ELECTRIC MARKER FLAG        |
| ⊠      | ELECTRIC MARKER SIGN        |
| ⊠      | UTILITY POLE                |
| ⊠      | ELECTRIC TRANSFORMER        |
| ⊠      | ELECTRIC VAULT              |
| ⊠      | HANDICAPPED PARKING         |
| ⊠      | SIGN                        |
| ⊠      | MARQUEE/BILLBOARD           |
| ⊠      | BORE LOCATION               |
| ⊠      | FLAG POLE                   |
| ⊠      | GREASE TRAP                 |
| ⊠      | MAIL BOX                    |
| ⊠      | SANITARY SEWER CLEAN OUT    |
| ⊠      | SANITARY SEWER MANHOLE      |
| ⊠      | SANITARY SEWER MARKER FLAG  |
| ⊠      | SANITARY SEWER MARKER SIGN  |
| ⊠      | SANITARY SEWER SEPTIC TANK  |
| ⊠      | SANITARY SEWER VAULT        |
| ⊠      | STORM SEWER BOX             |
| ⊠      | STORM SEWER DRAIN           |
| ⊠      | STORM SEWER MANHOLE         |
| ⊠      | STORM SEWER VAULT           |
| ⊠      | TRAFFIC BARRIER             |
| ⊠      | TRAFFIC BOLLARD             |
| ⊠      | TRAFFIC BOX                 |
| ⊠      | CROSS WALK SIGNAL           |
| ⊠      | TRAFFIC HANDHOLE            |
| ⊠      | TRAFFIC MANHOLE             |
| ⊠      | TRAFFIC MARKER SIGN         |
| ⊠      | TRAFFIC SIGNAL              |
| ⊠      | UNIDENTIFIED BOX            |
| ⊠      | UNIDENTIFIED HANDHOLE       |
| ⊠      | UNIDENTIFIED MANHOLE        |
| ⊠      | UNIDENTIFIED MARKER FLAG    |
| ⊠      | UNIDENTIFIED MARKER SIGN    |
| ⊠      | UNIDENTIFIED POLE           |
| ⊠      | UNIDENTIFIED TANK           |
| ⊠      | UNIDENTIFIED VAULT          |
| ⊠      | TREE                        |
| ⊠      | WATER BOX                   |
| ⊠      | FIRE SEPT. CONNECTION       |
| ⊠      | WATER HAND HOLE             |
| ⊠      | FIRE HYDRANT                |
| ⊠      | WATER METER                 |
| ⊠      | WATER MANHOLE               |
| ⊠      | WATER MARKER FLAG           |
| ⊠      | WATER MARKER SIGN           |
| ⊠      | WATER VAULT                 |
| ⊠      | AIR RELEASE VALVE           |
| ⊠      | WATER WELL                  |
| ⊠      | CONTROLING MONUMENT         |
| ⊠      | IRON ROD WITH "KHA" CAP SET |
| ⊠      | IRON ROD WITH CAP FOUND     |
| ⊠      | PKS PK NAL SET              |
| ⊠      | PKS PK NAL FOUND            |
| ⊠      | IRON PIPE FOUND             |
| ⊠      | IRON ROD FOUND              |
| ⊠      | ALUMINUM DISK FOUND         |
| ⊠      | "X" CUT IN CONCRETE SET     |
| ⊠      | "X" CUT IN CONCRETE FOUND   |
| ⊠      | P.O.B. POINT OF BEGINNING   |
| ⊠      | P.O.C. POINT OF COMMENCING  |

| LINE TYPE LEGEND |                                |
|------------------|--------------------------------|
| ---              | BOUNDARY LINE                  |
| ---              | EASEMENT LINE                  |
| ---              | BUILDING LINE                  |
| ---              | WATER LINE                     |
| ---              | SS SANITARY SEWER LINE         |
| ---              | STORM SEWER LINE               |
| ---              | GAS UNDERGROUND GAS LINE       |
| ---              | DHE OVERHEAD UTILITY LINE      |
| ---              | UGS UNDERGROUND ELECTRIC LINE  |
| ---              | UGT UNDERGROUND TELEPHONE LINE |
| ---              | FENCE                          |
| ---              | CONCRETE PAVEMENT              |
| ---              | ASPHALT PAVEMENT               |

PRELIMINARY PLAT  
**HUNTINGTON DISTRIBUTION CENTER**  
**LOTS 1 & 2, BLOCK A/8323**  
 BEING PART OF CITY BLOCKS 8322 & 8323  
 BEING 23.6329 ACRE TRACT OUT OF THE  
 HENRY H. HICKMAN SURVEY, ABSTRACT NO. 565  
 CITY OF DALLAS, DALLAS COUNTY, TEXAS CITY PLAN FILE NO. S201-607  
 CITY OF LANCASTER, DALLAS COUNTY, TEXAS, CASE NO. \_\_\_\_\_  
 WASTEWATER NO. \_\_\_\_\_  
 PAVING AND DRAINAGE NO. \_\_\_\_\_

**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" = 60' Drawn by MGB Checked by JAD Date MARCH 2021 Project No. 064545202 Sheet No. 1 OF 3

**NOTES:**

1. THE PURPOSE OF THIS PLAT IS TO CREATE 2 LOTS FOR DEVELOPMENT FROM 1 UNPLATTED TRACT OF LAND.
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.

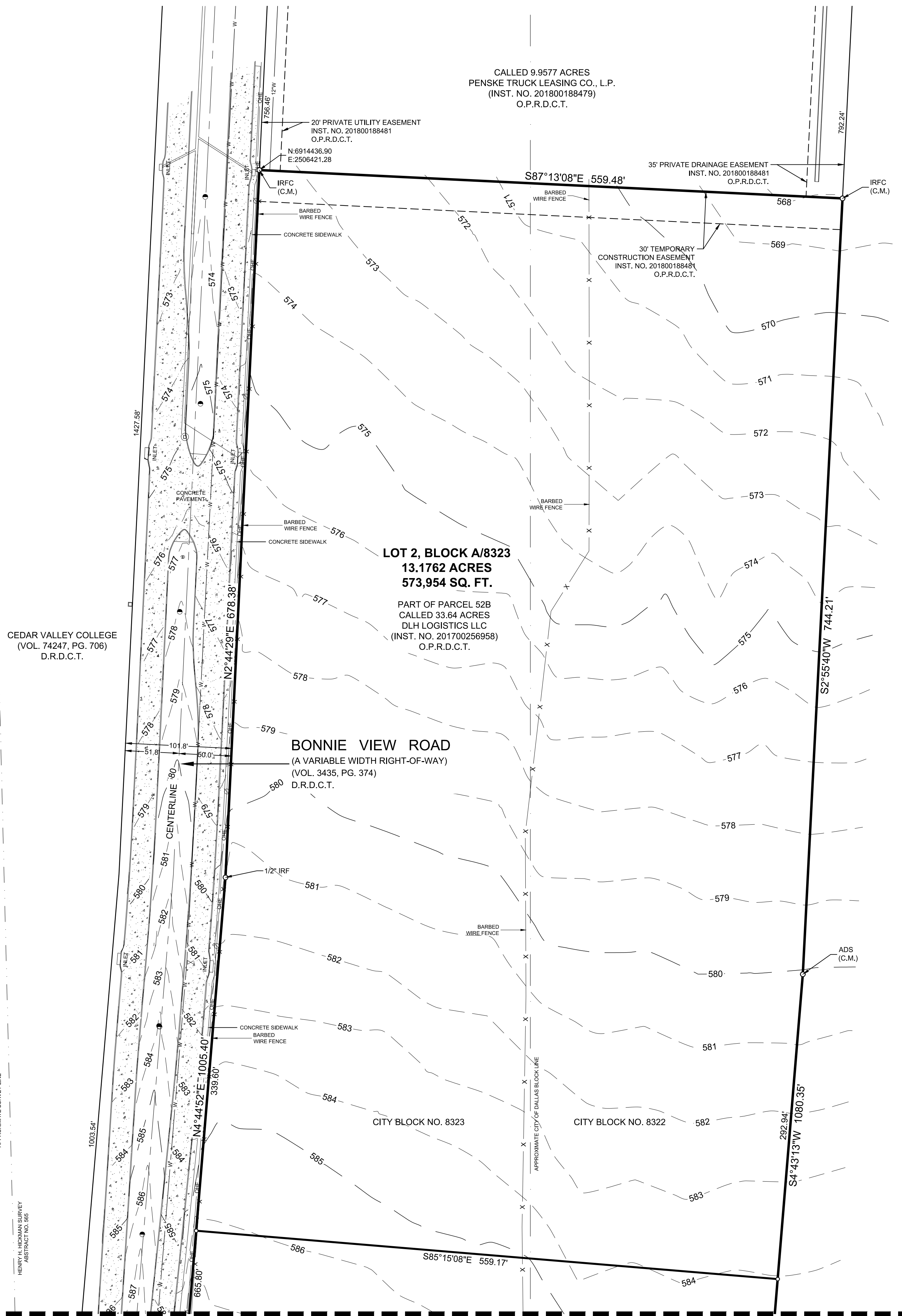
**FLOOD STATEMENT:**

According to Map Nos. 48113C0495K & 48113C0635K, Community-Panel Nos. 480171 0495 K & 480171 0635 K, Effective Dates: 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 not within a 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  
 IRFC = 5/8" IRON ROD W/ "KHA" CAP FOUND  
 IRF = IRON ROD FOUND  
 D.R.D.C.T. = DEED RECORDS OF DALLAS COUNTY, TEXAS  
 O.P.R.D.C.T. = OFFICIAL PUBLIC RECORDS, DALLAS COUNTY, TEXAS  
 VOL. , PG. = VOLUME , PAGE  
 SQ. FT. = SQUARE FEET  
 ADS = 5/8" IRON ROD WITH 3-1/4" ALUMINUM DISK STAMPED "HUNTINGTON DISTRIBUTION CENTER KHA" SET  
 INST. NO. = INSTRUMENT NUMBER  
 C.M. = CONTROLLING MONUMENT  
 BLOCK NO. = BLOCK NUMBER

PARCEL 52  
 TRACT IV-B  
 CALLED 36.780 ACRES  
 BNSF RAILWAY COMPANY  
 (INST. NO. 20080144570)  
 O.P.R.D.C.T.



OWNER:  
 DLH LOGISTICS LLC  
 1700 PACIFIC AVENUE, SUITE 2610  
 DALLAS, TEXAS 75201  
 CONTACT: DANIEL J. MCAULIFFE  
 PHONE: 214-661-1801  
 EMAIL: dmcauliffe@allengroup.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: 972-776-1780  
 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

MATCHLINE (SEE SHEET 2)



**OWNERS CERTIFICATE**

STATE OF TEXAS §  
COUNTY OF DALLAS §

WHEREAS, DLH LOGISTICS LLC, is the owner of a tract of land situated in the Henry H. Hickman Survey, Abstract Number 565, City of Dallas & City of Lancaster, Dallas County, Texas and being part of City Blocks 8322 & 8323 and being part of that tract of land described as Parcel 52B (33.64 acres) 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 1/2" iron rod found at the intersection of the east right-of-way line of Bonnie View Road (a 100-foot wide right-of-way) and the north right-of-way line of West Wintergreen Road (a variable width right-of-way);

THENCE with said east right-of-way line of Bonnie View Road, the following courses and distances:

North 4°19'59" East, a distance of 22.36 feet to a 1/2" iron rod found at the beginning of a non-tangent curve to the right having a central angle of 1°32'55", a radius of 5679.56 feet, a chord bearing and distance of North 3°48'34" East, 153.50 feet; In a northeasterly direction, with said curve to the right, an arc distance of 153.51 feet to a 1/2" iron rod found for corner; North 4°44'52" East, a distance of 1005.40 feet to a 1/2" iron rod found for corner; North 2°44'29" East, a distance of 678.38 feet to a 5/8" iron rod with plastic cap stamped "KHA" found for the southwest corner of a called 9.9577 acre tract of land described in deed to Penske Truck Leasing Co., L.P., recorded in Instrument No. 201800188479 of said Official Public Records;

THENCE departing said east right-of-way line of Bonnie View Road and with the south line of said 9.9577 acre tract, South 87°13'08" East, a distance of 559.48 feet to a 5/8" iron rod with plastic cap stamped "KHA" set for the southeast corner of said 9.9577 acre tract and being in the west line of a called 36.780 acre tract of land described as Parcel 52, Tract IV-B in Special Warranty Deed to BNSF Railway Company, recorded in Instrument No. 20080144570 of said Official Public Records;

THENCE with said west line of the 36.780 acre tract, the following courses and distances:

South 2°55'40" West, a distance of 744.21 feet to a 5/8" iron rod with plastic cap stamped "KHA" set for corner; South 4°43'13" West, a distance of 1080.35 feet to a 5/8" iron rod with plastic cap stamped "KHA" set for corner in said north right-of-way line of West Wintergreen Road;

THENCE with said north right-of-way line of West Wintergreen Road, South 89°11'08" West, a distance of 559.51 feet to the POINT OF BEGINNING and containing 23.6329 acres or 1,029,449 square feet of land.

Bearing system based on the Coordinate System of 1983 Texas State Plane, North Central Zone (4202), North American Datum of 1983.(2011)

**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 HUNTINGTON DISTRIBUTION CENTER, an addition to the City of Dallas, Dallas County, Texas, and City of Lancaster, 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 and City of Lancaster.

WITNESS, my hand at \_\_\_\_\_ this the \_\_\_ day of \_\_\_\_\_, 20\_\_.

By: DLH LOGISTICS LLC

By: \_\_\_\_\_  
Name:  
Title: Owner

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

BEFORE ME, the undersigned, a Notary Public in and for the said County and State, on this day personally appeared \_\_\_\_\_, 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 \_\_\_\_\_, 20\_\_.

Notary Public in and for the State of Texas

**CITY CERTIFICATION**

Approval:

Chairman, Planning and Zoning Commission  
Attest:

ATTEST:

Signature \_\_\_\_\_  
Date \_\_\_\_\_

Name & Title \_\_\_\_\_

Preliminary Plat - For Inspection Purposes Only  
Approved for Preparation of Final Plat

Chairman, City of Lancaster,  
Planning and Zoning Commission  
Date \_\_\_\_\_

Attest:

Signature \_\_\_\_\_  
Date \_\_\_\_\_

Name & Title \_\_\_\_\_

The Senior Planner 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.

Senior Planner \_\_\_\_\_  
Date \_\_\_\_\_

**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 & (e); and that the digital drawing file accompanying this plat is a precise representation of this Signed Final Plat.

I, J. Andy Dobbs, a Registered Professional Land Surveyor, do hereby certify, that I prepared this plat from an actual on the ground survey of the land as described 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 \_\_\_\_\_, 20\_\_.

**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

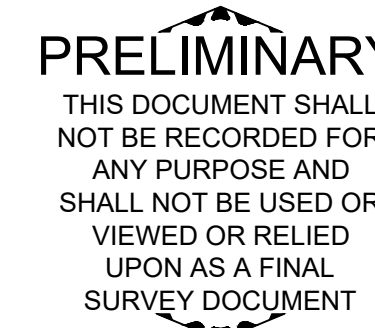
J. Andy Dobbs  
Registered Professional Land Surveyor No. 6196  
Kimley-Horn and Associates, Inc.  
13455 Noel Road, Two Galleria Office Tower, Suite 700  
Dallas, Texas 75240  
972-770-1300

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 \_\_\_\_\_, 20\_\_.

Notary Public in and for the State of Texas



**PRELIMINARY PLAT  
HUNTINGTON DISTRIBUTION CENTER  
LOTS 1 & 2, BLOCK A/8323**

BEING PART OF CITY BLOCKS 8322 & 8323  
BEING 23.6329 ACRE TRACT OUT OF THE  
HENRY H. HICKMAN SURVEY, ABSTRACT NO. 565  
CITY OF DALLAS, DALLAS COUNTY, TEXAS CITY PLAN FILE NO. S201-607  
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WASTEWATER NO. \_\_\_\_\_  
PAVING AND DRAINAGE NO. \_\_\_\_\_



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. |
|-------|----------|------------|------------|-------------|-----------|
| NA    | MGB      | JAD        | MARCH 2021 | 064545202   | 3 OF 3    |

OWNER:  
DLH LOGISTICS LLC  
1700 PACIFIC AVENUE, SUITE 2610  
DALLAS, TEXAS 75201  
CONTACT: DANIEL J. MCAULIFFE  
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