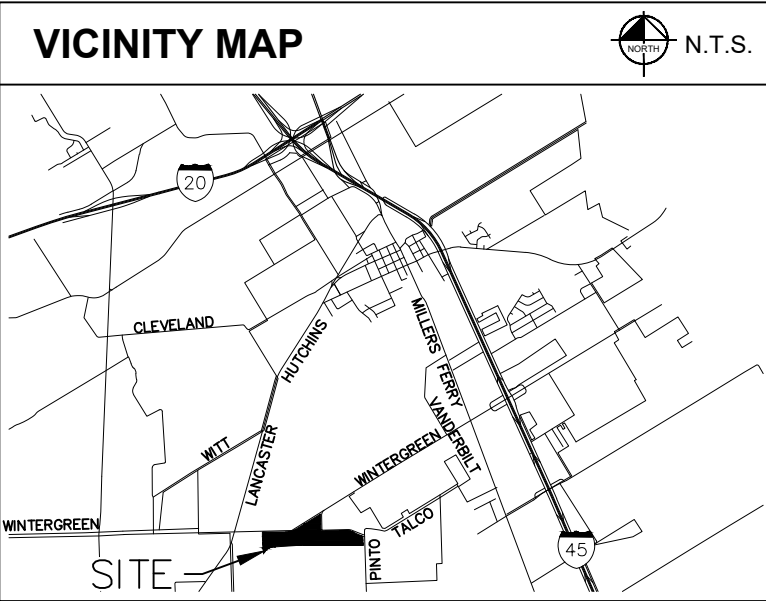


1. See Sheet 2 of 2 for owner's dedication, property description, and certifications.
2. All bearings shown are based on grid north of the State Plane Coordinate System of Texas, North Central Zone (4202), North American Datum of 1983. All dimensions shown are ground distances.
3. Notice: Selling a portion of this addition by metes and bounds is a violation of the City Subdivision Ordinance and State platting statutes and is subject to fines and withholding of utilities and building permits.



IRSC/IRFC	5/8" IRON ROD W/ "KHA" CAP SET/FOUND
IRF	IRON ROD FOUND
XF	"X" CUT IN CONCRETE FOUND
P.O.C. / P.O.B.	POINT OF COMMENCING / BEGINNING
VOL. / PG.	VOLUME / PAGE
INST. NO.	INSTRUMENT NUMBER
D.R.D.C.T.	DEED RECORDS, DALLAS COUNTY, TEXAS
O.P.R.D.C.T.	OFFICIAL PUBLIC RECORDS, DALLAS COUNTY, TEXAS

	BOUNDARY LINE
	EASEMENT LINE
	ADJOINING PROPERTY LINE
	BUILDING SETBACK LINE



WILLIAM L. WILSON SURVEY, ABSTRACT NO. 1553
JOSEPH MANLEY SURVEY, ABSTRACT NO. 867
CITY OF HUTCHINS, DALLAS COUNTY, TEXAS

801 Cherry Street, Unit 11, # 1300
Fort Worth, Texas 76102 FIRM # 10194040

Tel. No. (817) 335-6511
www.kimley-horn.com

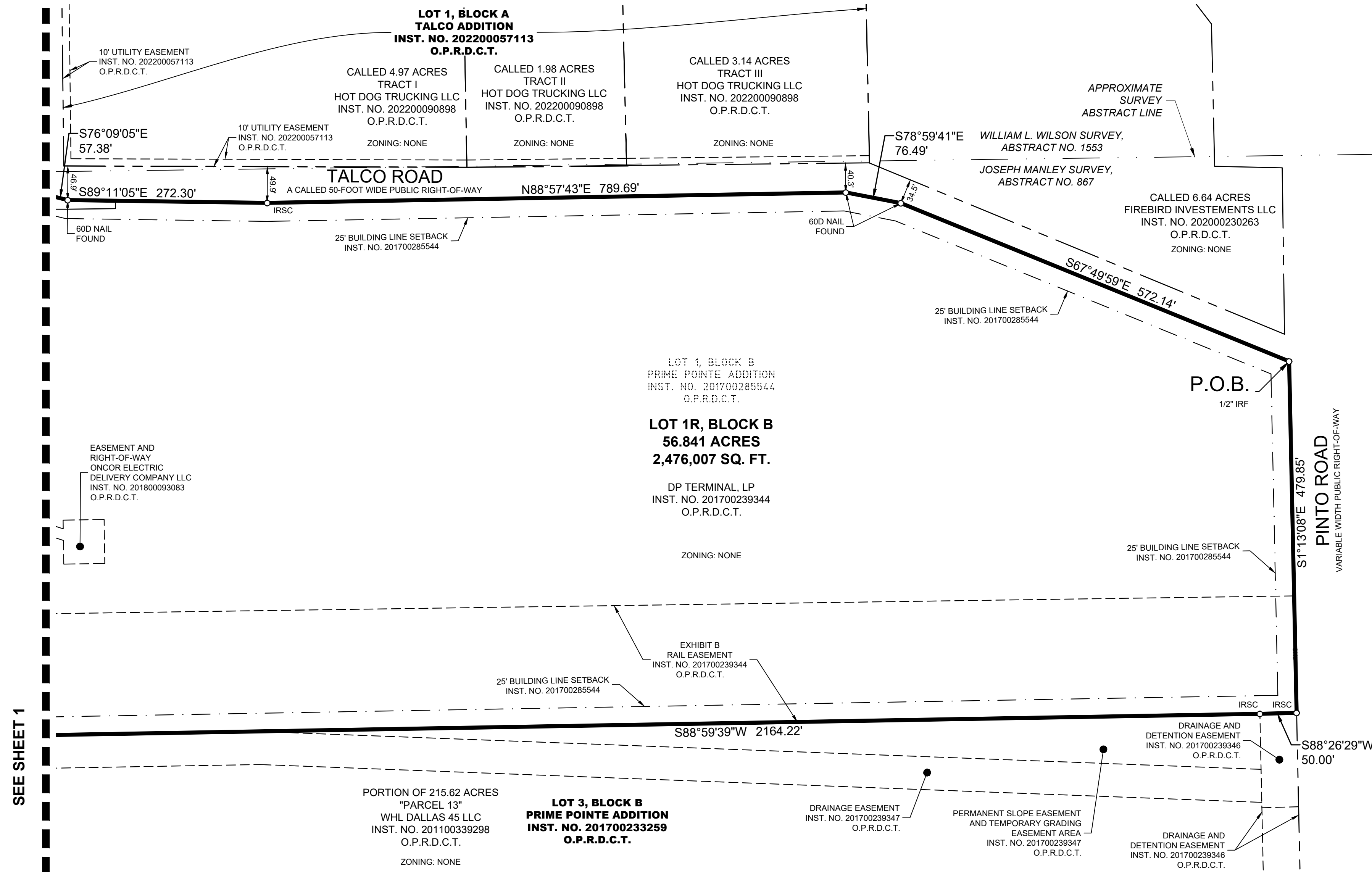
<u>Scale</u>	<u>Drawn by</u>	<u>Checked by</u>	<u>Date</u>	<u>Project No.</u>	<u>Sheet No.</u>
1" = 100'	AEL	DJD	Mar. 2025	060053900	1 OF 2

According to Federal Emergency Management Agency's Flood Insurance Rate Map No. 48113C06055K, for Dallas County, Texas and incorporated areas, dated July 7, 2014, this property is located within Zone X (unshaded) defined as "Areas determined to be outside the 0.2% annual chance floodplain." 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.

ENGINEER/SURVEYOR :
KIMLEY-HORN AND ASSOCIATES, INC.
2600 N CENTRAL EXPY
SUITE 400
RICHARDSON, TX 75080
PH. 214-617-0535
CONTACT: DYLAN ADAME P.E.
DYLAN.ADAME@KIMLEY-HORN.COM

PLACE COUNTY
RECORDING LABEL HERE

SEE SHEET 1



OWNER'S CERTIFICATE OF DEDICATION

STATE OF TEXAS §
COUNTY OF DALLAS §

WHEREAS DP TERMINAL, LP, is the owner of a tract of land situated in the William L. Wilson Survey, Abstract No. 1553, and the Joseph Manley Survey, Abstract No. 867, City of Hutchins, Dallas County, Texas, and being all of Lot 1, Block B, Prime Pointe Addition, an addition to the City of Hutchins, Dallas County, Texas, according to the plat thereof recorded in Instrument No. 201700285544, Official Public Records, Dallas County, Texas, all of Lot 2, Block B, Prime Pointe Addition, according to the plat thereof recorded in Instrument No. 201700233259, Official Public Records, Dallas County, Texas, and being all of that tract of land described in the Special Warranty Deed to DP Terminal, LP, recorded in Instrument No. 201700239344 and Instrument No. 202300241028, Official Public Records, Dallas County, Texas, and being more particularly described as follows:

BEGINNING at a 1/2-inch iron rod found at the intersection of the west right-of-way line of Pinto Road (a variable width right-of-way) and the south right-of-way line of Talco Road (a variable width right-of-way), and being the most easterly northeast corner of said Lot 1, Block B;

THENCE with the west right-of-way line of said Pinto Road, South 01°13'08" East, a distance of 479.85 feet to a 5/8-inch iron rod with red plastic cap stamped "KHA" set for the south corner of said Lot 1, Block B, and the northeast corner of Lot 3, Block B, Prime Pointe Addition, recorded in Instrument No. 201700233259, Official Public Records, Dallas County, Texas;

THENCE with the common line of said Lot 1, Block B, and Lot 3, Block B of said Prime Pointe Addition, the following courses and distances:

South 88°26'29" West, a distance of 50.00 feet to a 5/8-inch iron rod with red plastic cap stamped "KHA" set for corner;
South 88°59'39" West, a distance of 2,164.22 feet to a 5/8-inch iron rod with red plastic cap stamped "KHA" set for corner;
South 86°56'45" West, a distance of 1,237.36 feet to a 5/8-inch iron rod with red plastic cap stamped "KHA" set at the beginning of a non-tangent curve to the left with a radius of 688.00 feet, a central angle of 59°18'29", and a chord bearing and distance of South 53°20'02" West, 680.79 feet;
In a southwesterly direction, with said non-tangent curve to the left, an arc distance of 712.16 feet to a 60D Nail found for the southwest corner of said Lot 1, Block B, and the most westerly northwest corner of said Lot 3, Block B, and being in the east line of a tract of land designated as "Parcel 56" in the Special Warranty Deed to WHL Dallas 45 LLC, recorded in Instrument No. 201100339298, Official Public Records, Dallas County, Texas;

THENCE with the west line of said Lot 1 and Lot 2, Block B, the following courses and distances:

North 01°01'48" West, a distance of 156.30 feet to a 5/8-inch iron rod with red plastic cap stamped "KHA" set at the beginning of a non-tangent curve to the left with a radius of 7,254.87 feet, a central angle of 00°24'23", and a chord bearing and distance of North 01°09'25" West, 51.46 feet;
In a northerly direction, with said non-tangent curve to the left, an arc distance of 51.46 feet to a 60D Nail found at the beginning of a non-tangent curve to the left with a radius of 4,044.83 feet, a central angle of 01°48'03", and a chord bearing and distance of North 02°18'20" West, 127.13 feet;
In a northerly direction, with said non-tangent curve to the left, an arc distance of 127.14 feet to a 5/8-inch iron rod with red plastic cap stamped "KHA" set at the beginning of a non-tangent curve to the left with a radius of 8,548.32 feet, a central angle of 00°20'39", and a chord bearing and distance of North 03°27'11" West, 51.35 feet;
In a northerly direction, with said non-tangent curve to the left, an arc distance of 51.35 feet to a 60D Nail found for corner;
North 03°34'45" West, a distance of 581.65 feet to a 5/8-inch iron rod found at the beginning of a non-tangent curve to the right with a radius of 6,840.87 feet, a central angle of 00°24'26", and a chord bearing and distance of North 03°27'20" West, 48.62 feet;
In a northerly direction, with said non-tangent curve to the right, an arc distance of 48.62 feet to a 1/2-inch iron rod found at the beginning of a non-tangent curve to the right with a radius of 3,594.83 feet, a central angle of 01°53'14", and a chord bearing and distance of North 02°15'33" West, 118.41 feet;
In a northerly direction, with said non-tangent curve to the right, an arc distance of 118.42 feet to a 5/8-inch iron rod found for corner;
North 01°16'09" West, a distance of 33.03 feet to a 5/8-inch iron rod with red plastic cap stamped "KHA" set for the northwest corner of said Lot 2, Block B, and being in the south right-of-way line of Wintergreen Road (a called 115-foot wide right-of-way);

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

North 89°11'19" East, a distance of 472.86 feet to a 1/2-iron rod found for corner;
North 89°11'58" East, a distance of 8.03 feet to a 5/8-inch iron rod with red plastic cap stamped "RPLS 4829" found at the beginning of a non-tangent curve to the left with a radius of 2,341.83 feet, a central angle of 09°01'15", and a chord bearing and distance of North 84°41'17" East, 368.32 feet;
In an easterly direction, with said non-tangent curve to the left, an arc distance of 368.70 feet to a 5/8-inch iron rod found at the beginning of a non-tangent curve to the left with a radius of 2,341.83 feet, a central angle of 20°50'00", and a chord bearing and distance of North 69°42'06" East, 846.83 feet;
In an easterly direction, with said non-tangent curve to the left, an arc distance of 851.51 feet to a 5/8-inch iron rod with red plastic cap stamped "KHA" set for corner;
North 59°18'56" East, a distance of 774.38 feet to a 5/8-inch iron rod with red plastic cap stamped "KHA" set for the northeast corner of Lot 1, Block B, and being at the intersection of said southeast right-of-way line of said Wintergreen Road and the west right-of-way line of said Talco Road;

THENCE with the west right-of-way line of said Talco Road, South 01°00'23" East, a distance of 671.02 feet to a 5/8-inch iron rod found (disturbed) for an interior ell corner of said Lot 1, Block B, and being in the south right-of-way line of said Talco Road;

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

South 76°09'05" East, a distance of 57.38 feet to a 60D Nail found for corner;
South 89°11'05" East, a distance of 272.30 feet to a 5/8-inch iron rod with red plastic cap stamped "KHA" set for corner;
North 88°57'43" East, a distance of 789.69 feet to a 60D Nail found for corner;
South 78°59'41" East, a distance of 76.49 feet to a 60D Nail found for corner;
South 67°49'59" East, a distance of 572.14 feet to the **POINT OF BEGINNING** and containing a computed area of 3,417,731 square feet or 78.460 acres of land.

NOTES:

- All bearings shown are based on the State Plane Coordinate System of Texas, North Central Zone (4202), North American Datum of 1983. All dimensions shown are ground distances.
- Notice: Selling a portion of this addition by metes and bounds is a violation of the City Subdivision Ordinance and State platting statutes and is subject to fines and withholding of utilities and building permits.

FLOOD STATEMENT:

According to Federal Emergency Management Agency's Flood Insurance Rate Map No. 48113C0655K, for Dallas County, Texas and incorporated areas, dated July 7, 2014, this property is located within Zone X (unshaded) defined as "Areas determined to be outside the 0.2% annual chance floodplain." 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.

NOW THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

That **DP TERMINAL, LP**, a Delaware limited liability company, the undersigned authority, does hereby adopt this plat designating the herein above described property as **KTN DALLAS LOGISTICS TERMINAL**, an addition to the City of Hutchins, Dallas County, Texas, and does hereby dedicate to the public use forever the streets and alleys, if any, shown hereon; and does hereby dedicate the easement strips, if any, shown on the plat for mutual use and accommodation of the City of Hutchins and all public utilities desiring to use or using same. No buildings, trees, shrubs, signs, or other improvements shall be constructed or placed upon, over, or across the easement strips, if any, on said plat. The City of Hutchins and any public utility shall have the right to remove and keep removed all or part of any buildings, fences, trees, shrubs, signs, or other improvements or growths which in any way endanger or interfere with the construction, maintenance, or efficiency of its respective system on any of these easement strips, if any, and the City of Hutchins and any public utility shall at all times have the right of ingress and egress to and from and upon any of said easement strips, if any, for the purpose of constructing, reconstructing, inspecting, patrolling, maintaining, and adding to or removing all or part of its respective system without the necessity at any time of procuring the permission of anyone. A blanket easement of a five (5) foot radius from the center point of all fire hydrants and a five (5) foot radius from the center point of all other appurtenances (fire hydrant valves, water meters, meter boxes, street lights) is hereby granted to the City of Hutchins for the purpose of constructing, reconstructing, inspecting and maintaining the above named appurtenances.

We do further dedicate, subject to the exceptions and reservations set forth hereinafter, to the public use forever, all public use spaces shown on the face of the plat.

DP TERMINAL, LP
A Texas Limited Partnership
By: PD Terminal Associates Inc, its sole general partner

By: _____
Kathleen Bracquene, President

COUNTRY OF BELGIUM §

BEFORE ME, the undersigned authority, on this day personally appeared on this _____ day _____, 2025, personally appeared Kathleen Bracquene, President of DP TERMINAL, LP, known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed same on behalf of said professional corporation and limited liability companies.

GIVEN UNDER MY HAND AND SEAL OF OFFICE this the _____ day of _____, 2025.

Notary Public, _____ Expiration Date

OWNER :
DP TERMINAL LP
PO BOX 1356
LA PORTE, TX 77572
PH. (346)-548-6041
CONTACT: WILLEM JAN VANHAUTE
WILLEM.JAN.VANHAUTE@KTNUSA.COM

ENGINEER/SURVEYOR :
KIMLEY-HORN AND ASSOCIATES, INC.
2600 N CENTRAL EXPY
SUIT 400
RICHARDSON, TX 75080
PH. 214-617-0535
CONTACT: DYLAN ADAME P.E.
DYLAN.ADAME@KIMLEY-HORN.COM

PLACE COUNTY
RECORDING LABEL HERE

SURVEYOR'S CERTIFICATION

KNOW ALL MEN BY THESE PRESENTS:

That I, David J. De Weirtdt, do hereby certify that I prepared this plat and the field notes made a part thereof from an on the ground survey of the land and that the corner monuments shown thereon were properly placed under my personal supervision, in accordance with the Subdivision regulations of the City of Hutchins, 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
3/24/2025

David J. De Weirtdt
Registered Professional Land Surveyor No. 5066
Kimley-Horn and Associates, Inc.
801 Cherry Street, Unit 11, #1300
Fort Worth, Texas 76102
Ph. (817) 335-6511
dave.deweirtdt@kimley-horn.com

STATE OF TEXAS §
COUNTY OF TARRANT §

BEFORE ME, the undersigned, a Notary Public in and for The State of Texas, on this day personally appeared David J. De Weirtdt, known to me to be the person and officer whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed the same for the purposes and considerations therein expressed and in the capacity therein stated.

GIVEN UNDER MY HAND AND SEAL OF OFFICE this the _____ day of _____, 2025.

Notary Public, State of Texas

Printed Name

CERTIFICATE OF APPROVAL BY THE CITY OF HUTCHINS

This is to certify that the City Manager or designee of the City of Hutchins, Texas, have approved the **KTN DALLAS LOGISTICS TERMINAL, LOT 1R, 2R, 4, BLOCK B** as shown hereon.

In TESTIMONY WHEREOF, witness the official signatures of the City Manager or designee of the City of Hutchins, Texas this _____ day of _____, 2025

	SIGNATURE
PLANNING & ZONING	
ENGINEERING	
BUILDING INSPECTION	
FIRE PREVENTION	

CITY OF HUTCHINS

No variances from the General Development Ordinance Requested:
Approved for preparation of Final Plat

_____, Chairman, Planning & Zoning Commission, Date _____
City of Hutchins, Texas

CITY SECRETARY

The undersigned, the City Secretary of the City of Hutchins, Texas, hereby certifies that the foregoing final plat of the **KTN DALLAS LOGISTICS TERMINAL** Addition to the City of Hutchins was submitted to the appropriate Planning & Zoning Commission or City Council as required by the ordinances of the City of Hutchins on the _____ day of _____, 2025, and such body by formal action, then and there accepted the dedication of streets, alleys, parks, easements, public places and water and sewer lines, as shown and set forth in and upon said plat, and said body further authorized the acceptance thereof by signing as hereinabove subscribed in the capacity stated.

Witness my hand this _____ day of _____, 2025

Cynthia Olguin, City of Secretary
City of Hutchins, Texas

FINAL PLAT
KTN DALLAS LOGISTICS TERMINAL
LOT 1R, 2R, 4, BLOCK B
78.460 ACRES

ZONING = PORT INDUSTRIAL (LOT 2R, BLOCK B)
1600 WINTERGREEN ROAD

BEING A REPLAT OF LOT 1 & 2, BLOCK A OF
PRIME POINTE ADDITION

WILLIAM L. WILSON SURVEY, ABSTRACT NO. 1553
JOSEPH MANLEY SURVEY, ABSTRACT NO. 867
CITY OF HUTCHINS, DALLAS COUNTY, TEXAS

Kimley»Horn 801 Cherry Street, Unit 11, # 1300 Fort Worth, Texas 76102 FIRM # 10194040 Tel. No. (817) 335-6511 www.kimley-horn.com					
Scale 1" = 100'	Drawn by AEL	Checked by DJD	Date Mar. 2025	Project No. 060053900	Sheet No. 2 OF 2

DWG NAME: K:\DALLAS SURVEY\060053900-KTN DALLAS LOGISTICS TERMINAL\DWG\060053900-DALLAS LOGISTICS TERMINAL.RWG PLOTTED BY: LUCIO, ALEJOS 3/24/2025 12:48 PM LAST SAVED: 03/24/2025 12:47 PM