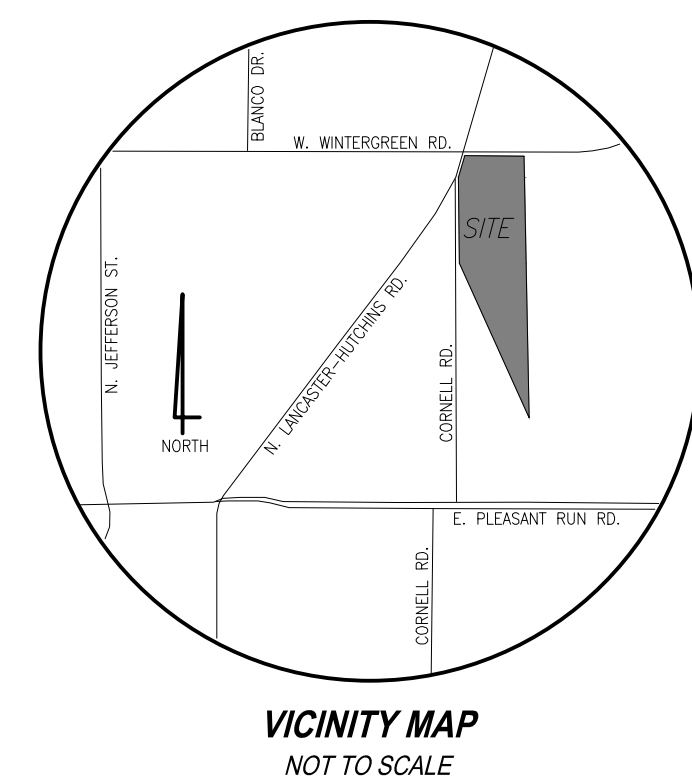
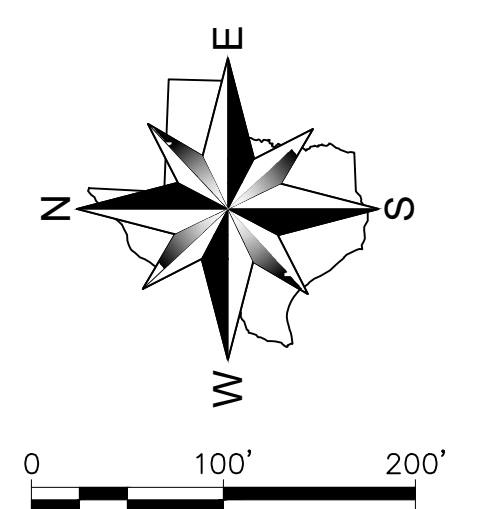


REMAINDER OF
WHL DALLAS 45 LLC
INST. NO. 2011339298



DEVELOPER: INLIGHT REAL ESTATE, LLC 820 A1A N., STE. E21 PONTE VEDRA BEACH, FL 32082 CONTACT: BART HUNTER PH:904.701.4294	OWNER: SZ DALLAS WAREHOUSE, LLC 4717 HAMMERSLEY BLVD. MADISON, WI 53711	ENGINEER/SURVEYOR: WINKELMANN & ASSOCIATES, INC 6750 HILLCREST PLAZA DR. SUITE 215 DALLAS, TEXAS 75230 PH: 972.490.7090
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FLOOD NOTE

According to the Federal Emergency Management Agency, Flood Insurance Rate Map Community Panel No. 48113C0655X, dated July 07, 2014, this property is within Flood Zone X.


Zone X - Areas determined to be outside the 0.2% annual chance floodplain.

This flood statement does not imply that the property and/or the structure 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.

"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."

"Drainage Easement Restriction: No construction or filling, without the written approval of the City of Hutchins shall be allowed within a drainage easement, and then only after detailed engineering plans and studies show that no flooding will result and that no obstruction to the natural flow of water will result. Where construction is permitted, all finished floor elevations shall be a minimum of two (2) feet above the 100-year flood elevation."

"Any public utility, including the City of Hutchins, shall have the right to move and keep moved all or part of any building, fences, shrubs, other growths or improvements which in any way endanger or interfere with the construction, maintenance, or efficiency of its respective systems on any of the easements shown on the plat; and any public utility, including the City of Hutchins, shall have the right at all times of ingress and egress to and from and upon said easements for the purpose of construction, reconstruction, inspection, patrolling, maintaining and adding to or removing all or part of its respective systems without the necessity at any time of procuring the permission of anyone."

<div style="text-align: center;"> SHEET 1 OF 2 </div>	Date: 07-08-2024 Scale: 1" = 100' File: 62505.0A FP Project No.: 62505.0A	<p align="center">FINAL PLAT</p> <p align="center">PRIME POINTE WEST LOT 1, BLOCK A</p> <p align="center">33.088 ACRES</p>	JOSEPH MANLEY SURVEY, ABSTRACT NO. 687 CITY OF HUTCHINS, DALLAS COUNTY, TEXAS <div style="display: flex; justify-content: space-between;"> <div>OWNER:</div> <div>SZ DALLAS WAREHOUSE, LLC</div> </div> 4717 HAMMERLEY BLVD. / MADISON, WI 53711	 Winkelmann & Associates, Inc. <small>CONSULTING CIVIL ENGINEERS ■ SURVEYORS</small> 810 N. HICKORY ST., SUITE 215 IRVING, TEXAS 75039 TEL: 972.352.1230 FAX: 972.352.1231 <small>Texas Survey Engineers Registration No. 0274/2024</small> <small>Copyright © 2024, Winkelmann & Associates, Inc.</small>
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PROPERTY DESCRIPTION

STATE OF TEXAS §
COUNTY OF DALLAS §

BEING a tract of land situated in the JOSEPH MANLEY SURVEY, ABSTRACT NO. 687, City of HUTCHINS, DALLAS County, Texas and being a portion of a tract of land as described in deed to SZ DALLAS WAREHOUSE, LLC, recorded in Instrument No. 202200297737, Official Public Records, Dallas County, Texas, and being more particularly described as follows:

BEGINNING at a 5/8-inch iron rod with red plastic cap stamped "KHA" found for corner, at the intersection of the South right-of-way line of W. Wintergreen Road (variable width right-of-way) and the Easterly right-of-way line of N. Lancaster-Hutchins Road (variable width right-of-way), said iron rod being the most northerly Northwest corner of said SZ DALLAS WAREHOUSE, LLC tract;

THENCE North 89 deg 10 min 32 sec East, departing said Easterly right-of-way line and along said South right-of-way line and the North line of said SZ DALLAS WAREHOUSE, LLC tract, for a distance of 816.12 feet to a 5/8-inch iron rod with red plastic cap stamped "KHA" found for corner;

THENCE South 00 deg 56 min 29 sec East, departing said South right-of-way line and said North line of said SZ DALLAS WAREHOUSE, LLC tract, along the eastern line of said SZ DALLAS WAREHOUSE, LLC tract, for a distance of 2,363.16 feet to a 5/8-inch iron rod with red plastic cap stamped "KHA" found for corner, said iron rod being situated in the Northeasterly line of a tract of land as described in deed to Texas Utilities Electric Company;

THENCE North 31 deg 01 min 47 sec West, along said Northeasterly line, a distance of 1,908.33 feet to a point for corner from which a MAG nail found bears South 16 deg 52 min 18 sec East, a distance of 0.69 feet, said point being situated in the approximate centerline of Cornell Road (variable width right-of-way);

THENCE North 01 deg 01 min 17 sec West, departing the Northeasterly line of said Texas Utilities Electric Company tract and along the approximate centerline of said Cornell Road, for a distance of 302.96 feet to a point for corner from which a MAG nail found bears South 24 deg 47 min 51 sec East, a distance of 0.71 feet, said point being the intersection of the approximate centerline of said Cornell Road and the Southeasterly right-of-way line of said N. Lancaster-Hutchins Road and being the beginning of a non-tangent curve to the left having a radius of 2,914.93 feet, a central angle of 06 deg 06 min 41 sec, a chord bearing of North 18 deg 52 min 44 sec East and a chord length of 310.77 feet;

THENCE departing the approximate centerline of said Cornell Road and along the Southeasterly right-of-way line of said N. Lancaster-Hutchins Road, and along said non-tangent curve to the left, for an arc distance of 310.92 feet to a 5/8-inch iron rod with red plastic cap stamped "KHA" found for corner;

THENCE North 15 deg 49 min 23 sec East, continuing along said Southeasterly right-of-way line, for a distance of 123.56 feet to the POINT OF BEGINNING.

CONTAINING within these metes and bounds 33.088 acres or 1,441,320 square feet of land, more or less.

Bearings shown hereon are based upon an on-the-ground Survey performed in the field on the 25th day of June, 2022, utilizing a G.P.S. bearing related to the Texas Coordinate System, North Texas Central Zone (4202), NAD 83, grid values from the GeoShack VRS network.

OWNER'S CERTIFICATE

Now therefore, know all men by these presents:

That SZ DALLAS WAREHOUSE, LLC the undersigned authority, do/does hereby adopt this plat designating the herein above described property as **PRIME POINT WEST**, Lot 1, Block A, an addition to the City of Hutchins, Dallas County, Texas, and does hereby dedicate to the public use forever the streets and alleys shown hereon; and does hereby dedicate the easement strips 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, fences, trees, shrubs, signs, or other improvements shall be constructed or placed upon, over, or across the easement strips 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, 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 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.

SZ DALLAS WAREHOUSE, LLC

STATE OF TEXAS §
COUNTY OF DALLAS §

Before me, the undersigned authority, 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 and consideration therein expressed and in the capacity therein stated.

Given under my hand and seal of office this ____ day of _____, 2024.

Notary Public in and for the State of Texas

My Commission expires: _____

"NO VARIANCES FROM THE GENERAL DEVELOPMENT ORDINANCE REQUESTED.
Approved for preparation of Final Plat.

Joseph Matthews, Chairman
Planning & Zoning Commission
City of Hutchins, Texas

SURVEYOR'S CERTIFICATE

KNOW ALL MEN BY THESE PRESENTS:

THAT I, Leonard J. Lueker, do hereby certify that I prepared this plat from an actual and accurate survey of the land and that the corner monuments shown hereon 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.

Leonard J. Lueker, R.P.L.S. Date: _____, 2024.

Registered Professional Land Surveyor
Texas Registration #5714
Winkelmann & Associates, Inc.
6750 Hillcrest Plaza Drive, Suite 215
Dallas, Texas 75230
972-490-7090

STATE OF TEXAS §
COUNTY OF DALLAS §

Before me, the undersigned, a notary public in and for the State of Texas, on this day personally appeared Leonard J. Lueker, 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 herein expressed and in the capacity therein stated.

Given under my hand and seal of office this the ____ day of _____, 2024.

Notary Public, State of Texas

FINAL PLAT
PRIME POINTE WEST
LOT 1, BLOCK A
33.088 Acres
Zoned LPB - Logistics Port B
Joseph Manley Survey Abst. No. 687
City of Hutchins, Dallas County, Texas

DEVELOPER:
INLIGHT REAL ESTATE, LLC
820 A1A N., STE. E21
PONTE VEDRA BEACH, FL 32082
CONTACT: BART HUNTER
PH: 904.701.4294

OWNER:
SZ DALLAS WAREHOUSE, LLC
4717 HAMMERSLEY BLVD.
MADISON, WI 53711

ENGINEER/SURVEYOR:
WINKELMANN & ASSOCIATES, INC.
6750 HILLCREST PLAZA DR.
SUITE 215
DALLAS, TEXAS 75230
PH: 972.490.7090

SHEET
2
OF
2

Date : 07-08-2024
Scale : 1" = 100'
File : 62505.04 FP
Project No. : 62505.04

JOSEPH MANLEY SURVEY, ABSTRACT NO. 687
CITY OF HUTCHINS, DALLAS COUNTY, TEXAS
OWNER:
SZ DALLAS WAREHOUSE, LLC
4717 HAMMERSLEY BLVD. / MADISON, WI 53711

Winkelmann & Associates, Inc.
A PROFESSIONAL ENGINEERING FIRM
6750 HILLCREST PLAZA, SUITE 215
DALLAS, TEXAS 75230
Texas Surveyor No. 0288600 License 12/31/2024
CORPORATE # 2526, INCENSURE & ASSOCIATES, INC.