

OWNER'S CERTIFICATE

STATE OF TEXAS
COUNTY OF DALLAS

BEING ALL THAT CERTAIN LOT, TRACT OR PARCEL OF LAND SITUATED IN THE S.C. ATTERBERRY SURVEY, ABSTRACT NUMBER 18, CITY OF HUTCHINS, DALLAS COUNTY, TEXAS AND BEING A PORTION OF TRACT 1, BLOCK B OF CARPENTER INDUSTRIAL PARK SECTION ONE, AN ADDITION TO THE CITY OF HUTCHINS, DALLAS COUNTY, TEXAS, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 84072, PAGE 6199, OF THE MAP RECORDS OF DALLAS, COUNTY, TEXAS, AND BEING THE SAME PROPERTY CALLED TRACTS 1 & 2, CONVEYED TO BC WINTERGREEN LP BY DEED RECORDED IN INSTRUMENT NUMBER 202600050486 OF THE OFFICIAL RECORDS OF DALLAS COUNTY, TEXAS AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A 1/2" IRON ROD FOUND IN THE SOUTHWEST RIGHT-OF-WAY LINE OF VANDERBILT ROAD, SAID POINT BEING THE SOUTHEASTERLY CORNER OF SAID TRACT 1 AND THE NORTHEASTERLY CORNER OF TRACT 4, BLOCK B OF CARPENTER INDUSTRIAL PARK SECTION ONE ADDITION;

THENCE SOUTH 60° 00' 00" WEST DEPARTING THE SOUTHWEST RIGHT-OF-WAY LINE OF VANDERBILT ROAD AND ALONG THE COMMON LINE OF SAID TRACTS 1 AND 4 FOR A DISTANCE OF 549.79 FEET TO A 5/8" IRON ROD SET FOR THE SOUTHWEST CORNER OF SAID TRACT 2, AND BEING THE SOUTHEAST CORNER OF LOT 2, BLOCK B OF CARPENTER INDUSTRIAL PARK REPLAT, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 86222, PAGE 4080 OF THE MAP RECORDS OF DALLAS COUNTY, TEXAS;

THENCE NORTH 30° 08' 49" WEST AND ALONG THE WEST LINE OF AFORESAID TRACT 2 FOR A DISTANCE OF 586.10 FEET TO A 5/8" IRON ROD SET FOR THE NORTHWEST CORNER OF SAID TRACT 2, AND BEING THE NORTHEAST CORNER OF TRACT 3, BLOCK B OF SAID CARPENTER INDUSTRIAL PARK SECTION ONE, AND ALSO BEING A POINT ON THE SOUTH RIGHT-OF-WAY LINE OF W. WINTERGREEN ROAD;

THENCE NORTH 59° 56' 13" EAST FOLLOWING ALONG THE SOUTH LINE OF SAID W. WINTERGREEN ROAD AND ALONG THE NORTH LINE OF SAID TRACT 2 FOR A DISTANCE OF 30.62 FEET TO A 5/8" IRON ROD SET FOR THE BEGINNING OF A CURVE, SAID CURVE TURNING TO THE RIGHT THROUGH 18° 02' 29", HAVING A RADIUS OF 1043.50 FEET, AND WHOSE LONG CHORD BEARS NORTH 68° 57' 27" EAST FOR A DISTANCE OF 327.22 FEET TO THE BEGINNING OF A NON-TANGENTIAL CURVE.

SAID CURVE TURNING TO THE LEFT THROUGH AN ANGLE OF 08° 30' 00", HAVING A RADIUS OF 1156.61 FEET, AND WHOSE LONG CHORD BEARS NORTH 73° 43' 38" EAST FOR A DISTANCE OF 171.43 FEET TO A 5/8" IRON ROD SET AT A POINT OF INTERSECTION WITH A NON-TANGENTIAL LINE, SAID POINT BEING THE NORTH END OF A CORNER CLIP AT THE NORTHEAST INTERSECTION OF SAID W. WINTERGREEN ROAD AND VANDERBILT ROAD;

THENCE SOUTH 70° 23' 30" EAST AND ALONG SAID CORNER CLIP, A DISTANCE OF 44.85 FEET TO A 5/8" IRON ROD SET FOR CORNER ON THE WEST LINE OF SAID VANDERBILT ROAD;

THENCE SOUTH 30° 13' 45" EAST ALONG THE WEST LINE OF SAID VANDERBILT ROAD FOR A DISTANCE OF 460.34 FEET TO THE POINT OF BEGINNING, AND CONTAINING 6.9151 ACRES (301,223 SQUARE FEET) OF LAND, MORE OR LESS.

OWNER'S DEDICATION

STATE OF TEXAS
COUNTY OF DALLAS

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

THAT WE, BC WINTERGREEN LP, A TEXAS LIMITED PARTNERSHIP, DO HEREBY ADOPT THIS PLAT OF CARPENTER INDUSTRIAL PARK SECTION ONE ADDITION, TRACT 1A, BLOCK B, IN THE CITY OF HUTCHINS, DALLAS COUNTY, TEXAS.

EXECUTED THIS _____ DAY OF _____, 20____

BC WINTERGREEN LP
MACK PRIOLEAU

By: _____

PRINT OWNER'S NAME: _____

POSITION: _____

STATE OF _____ }
COUNTY OF _____ }

BEFORE ME, THE UNDERSIGNED A NOTARY PUBLIC IN AND FOR THE STATE OF _____ ON THIS DAY PERSONALLY APPEARED _____ KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED ON THE FOREGOING INSTRUMENT AND ACKNOWLEDGED TO ME THAT HE OR SHE EXECUTED THE SAME FOR THE PURPOSE AND CONSIDERATIONS THEREIN EXPRESSED AND IN THE CAPACITY THEREIN STATED.

GIVEN UNDER MY SEAL AND OFFICE THIS _____ DAY OF _____, 20____.

NOTARY PUBLIC _____

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 _____ KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED ON THE FOREGOING INSTRUMENT AND ACKNOWLEDGED TO ME THAT HE OR SHE EXECUTED THE SAME FOR THE PURPOSE AND CONSIDERATIONS THEREIN EXPRESSED AND IN THE CAPACITY THEREIN STATED.

GIVEN UNDER MY SEAL AND OFFICE THIS _____ DAY OF _____, 20____.

NOTARY PUBLIC _____

~ CURVE TABLE ~

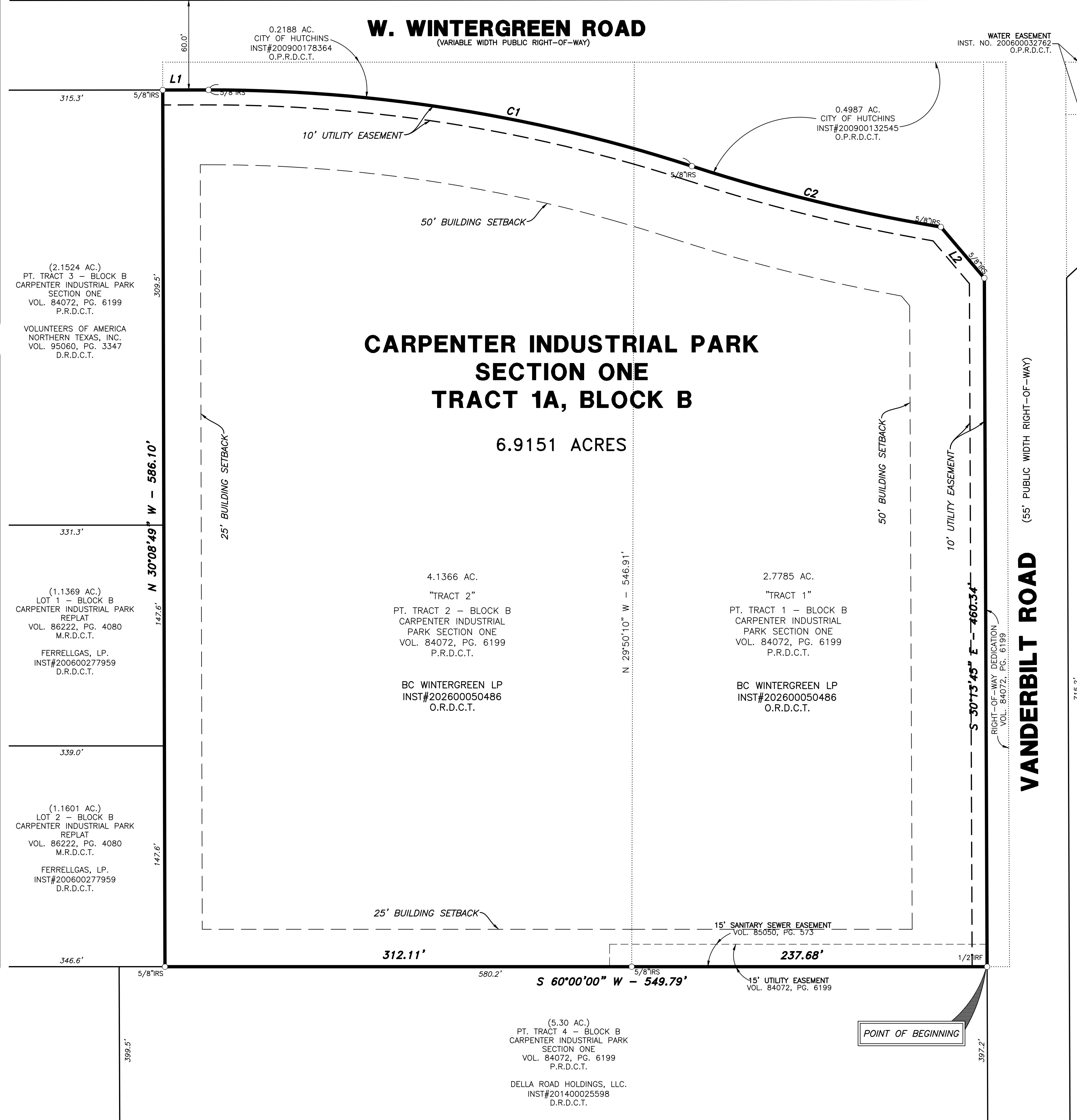
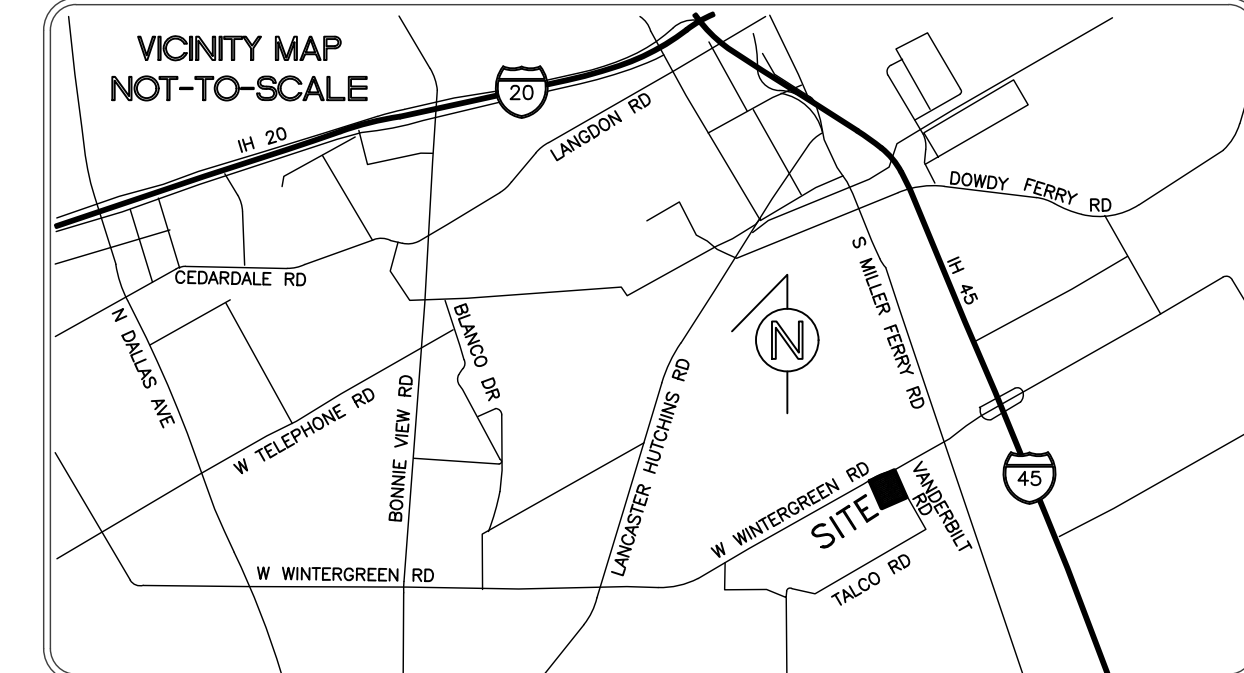
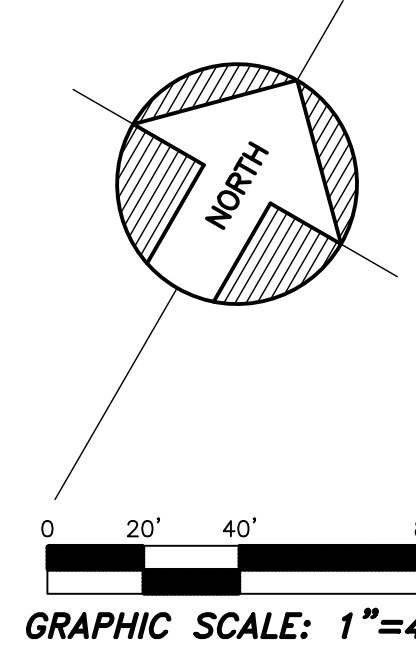
NO.	RADIUS	DELTA	ARC	CH. BEARING	CHORD
C1	1,043.50'	18°02'29"	328.58'	N 68°57'27" E	327.22'
C2	1,156.50'	08°30'03"	171.59'	N 73°43'39" E	171.43'

~ LINE TABLE ~

NO.	BEARING	DISTANCE
L1	N 59°56'13" E	30.62'
L2	S 70°23'30" E	44.85'

NOTES:

- STATE PLANE COORDINATE ARE 4204 TEXAS SOUTH CENTRAL ZONE, REFERENCE FRAME NORTH AMERICAN DATUM (NAD) 83(2011)
- THE PURPOSE OF THIS PLAT IS TO COMBINE 2 EXISTING TRACTS INTO ONE.
- THE BASIS OF BEARING IS THE WEST RIGHT OF WAY LINE OF VANDERBILT ROAD (SOUTH 30°13'45" EAST).



SURVEYOR'S CERTIFICATE

KNOW ALL MEN BY THESE PRESENTS: I, DAVID PETREE, A REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF TEXAS, DO HEREBY CERTIFY THAT I HAVE PREPARED THIS PLAT FROM AN ACTUAL ON THE GROUND SURVEY OF THE LAND, AND THAT THE CORNER MONUMENTS SHOWN THEREON WERE PROPERLY PLACED UNDER MY PERSONAL SUPERVISION IN ACCORDANCE WITH PLATTING RULES AND REGULATIONS OF THE CITY OF HUTCHINS, TEXAS.

DAVID PETREE
REGISTERED PROFESSIONAL
LAND SURVEYOR NO. 1890

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 DAVID PETREE, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED ON THE FOREGOING INSTRUMENT AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSE AND CONSIDERATIONS THEREIN EXPRESSED AND IN THE CAPACITY THEREIN STATED.

GIVEN UNDER MY SEAL AND OFFICE THIS _____ DAY OF _____, 20____.

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS _____

CERTIFICATE OF APPROVAL BY THE CITY OF HUTCHINS

THIS IS TO CERTIFY THAT THE CITY OF HUTCHINS, TEXAS HAS APPROVED THE REPLAT OF CARPENTER INDUSTRIAL PARK SECTION ONE, BLOCK B, TRACTS 1 & 2 WITH REPLAT/FINAL PLAT BEING NAMED CARPENTER INDUSTRIAL PARK SECTION ONE, BLOCK B, TRACT 1A AS SHOWN HEREON.

WITNESS MY HAND THIS _____ DAY OF _____, 2026.

MAYOR
CITY OF HUTCHINS, TEXAS

THE UNDERSIGNED, THE CITY SECRETARY OF THE CITY OF HUTCHINS, TEXAS, HEREBY CERTIFIES THAT THE FOREGOING FINAL PLAT OF THE CARPENTER INDUSTRIAL PARK SECTION ONE, TRACT 1A, BLOCK B TO THE CITY OF HUTCHINS WAS SUBMITTED TO THE APPROPRIATE PLANNING & ZONING OR CITY COUNCIL AS REQUIRED BY THE ORDINANCES OF THE CITY OF HUTCHINS ON THE _____ DAY OF _____, 2026, 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 HEREIN ABOVE SUBSCRIBED IN THE CAPACITY STATED.

WITNESS MY HAND THIS _____ DAY OF _____, 2026.

CITY SECRETARY
CITY OF HUTCHINS, TEXAS

SURVEYOR

BLUE SKY SURVEYING AND MAPPING
11015 MIDWAY ROAD
DALLAS, TEXAS 75229
PHONE: (214) 358-4500
CONTACT: DAVID PETREE
DRPETREE@BLUESKYSURVEYING.COM
TBPLS REGISTRATION NO. 10105700

OWNER

BC WINTERGREEN LP
MACK PRIOLEAU
ADDRESS: 3500 LENOX DRIVE
FORT WORTH, TX 76107
PHONE: 817-917-5463
MP@BRICKTOPCAPITAL.COM

REPLAT
**CARPENTER INDUSTRIAL PARK
SECTION ONE
TRACT 1A, BLOCK B**
BEING A
6.9151 ACRE PARCEL
IN ZONING DISTRICT LI (LIGHT INDUSTRIAL)
AND A REPLAT OF
TRACTS 1 & 2, BLOCK B
CARPENTER INDUSTRIAL PARK SECTION ONE
S.C. ATTERBERRY SURVEY, ABSTRACT NUMBER 18
CITY OF HUTCHINS, DALLAS COUNTY, TEXAS
MAY 28, 2026