

OWNER'S CERTIFICATE OF DEDICATION

STATE OF TEXAS § COUNTY OF DALLAS §

BEING a tract of land situated in the John R. Fondren Survey, Abstract No. 461 and the William Gatlin Survey, Abstract No. 499, City of Hutchins, Dallas County, Texas, and being a portion of a called 95.66 acre tract of land designated as "Parcel #20-3", a called 42.73 acres tract of land designated as "Parcel 8", and a called 43.06 acre tract of land designated as "Parcel 31", all in the Special Warranty Deed to WHL Dallas 45 LLC, recorded in Instrument No. 201100339298, Official Public Records, Dallas County, Texas, and being more particularly described as follows:

COMMENCING at a 5/8-inch iron rod with red plastic cap stamped "KHA" found for the north corner of a Lot 1, Block A, Biagi Wintergreen Addition, an addition to the City of Hutchins, Dallas County, Texas, according to the plat thereof recorded in Instrument No. 201700221766, Official Public Records, Dallas County, Texas, being in the northeast line of said Parcel 8, and being the east corner of a 125-foot Rail Easement described in the Easement Deed to Union Pacific Railroad Company, recorded in Instrument No. 201600357675, as amended in Instrument No. 202500078195, Official Public Records, Dallas County, Texas;

THENCE with the common line of said Parcel 8 and said 125-foot Rail Easement, North 30°24'18" West, passing at a distance of a distance of 75.00 feet the north corner of said 75-foot Rail Easement, and continuing with said northeast line of Parcel 8, a total distance of 75.80 feet to an angle point in said northeast line of Parcel 8 and being the south corner of Southeast Water Treatment Plant, an addition to the City of Hutchins, according to the plat thereof recorded in Volume 93023, Page 3743, Deed Records, Dallas County, Texas;

THENCE with the common line of said Parcel 8 and said Southeast Water Treatment Plant, North 30°19'45" West, a distance of 49.20 feet to a 5/8-inch iron rod with red plastic cap stamped "KHA" found for the **POINT OF BEGINNING**;

THENCE over and across said Parcel 8, 31, and 20-3, the following courses and distances:

South 59°20'03" West, with the northwest line of said 125-foot Rail Easement, a distance of 1956.34 feet to a 5/8-inch iron rod with red plastic cap stamped "KHA" found at the beginning of a tangent curve to the left with a radius of 859.49 feet, a central angle of 17°11'52", and a chord bearing and distance of South 50°44'07" West, 257.01 feet;

In a southwesterly direction, continuing with the said northwest line of said 125-foot Rail Easement, with said curve to the left, an arc distance of 257.98 feet to a 5/8-inch iron rod with red plastic cap stamped "KHA" found for corner;

North 30°39'57" West, a distance of 998.41 feet to a 5/8-inch iron rod with red plastic cap stamped "KHA" found for

North 72°24'57" West, a distance of 72.37 feet to a 5/8-inch iron rod with red plastic cap stamped "KHA" found for

THENCE with said east right-of-way line, North 15°54'39" East, a distance of 858.23 feet to a 1/2-inch iron rod found for the north corner of said Parcel 31 and the southwest corner of a called 43.05 acre tract of land designated as "Parcel 30" in the Special Warranty Deed to DLH Logistics LLC, recorded in Instrument No. 201700256958, Official Public Records, Dallas County, Texas;

corner in the east right-of-way line of Lancaster-Hutchins Road (a called 100-foot right-of-way);

THENCE with the common line of said Parcels 31 and 30, South 89°57'00" East, a distance of 1,099.41 feet to a 1/2-inch iron rod found for the northeast corner of said Parcel 31, the most southerly southeast corner of said Parcel 30, and being in the southwest line of said Parcel 8;

THENCE with the common line of said Parcels 8 and 30, the following courses and distances:

- North 30°59'31" West, a distance of 286.95 feet to a 3/4-inch iron rod found for the west corner of said Parcel 8, and an interior el corner of said Parcel 30;
- North 59°43'20" East, a distance of 699.59 feet to a 5/8-inch iron rod with red plastic cap (stamping illegible) found for the north corner of said Parcel 8 acre tract, and being in the southwest line of said Southeast Water Treatment Plant addition;

THENCE with the said common line of said Parcel 8 the and Southeast Water Treatment Plant addition, South 30°19'45" East, a distance of 1324.57 feet to the **POINT OF BEGINNING** and containing a computed area of 2,943,328 square feet or 67.570 acres of land.

NOW THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

That WHL DALLAS 45 LLC, a Delaware limited liability company, the undersigned authority, does hereby adopt this plat designating the herein above described property as SITE D ADDITION, 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, 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

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.

WHL DALLAS 45 LLC, a Delaware limited liability company By: WHL, Dallas 45 manager LLC, a Delaware limited liability company

Signature

Printed Name

STATE OF TEXAS COUNTY OF DALLAS §

BEFORE ME, the undersigned authority, on this day personally appeared on this _____ day _____, 2025, personally appeared REPRESENTATIVE, TITLE of WHL DALLAS 45 LLC, 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, State of Texas

Printed Name

SURVEYOR'S CERTIFICATION

KNOW ALL MEN BY THESE PRESENTS:

That I, David J. De Weirdt, 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

David J. De Weirdt 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

STATE OF TEXAS § COUNTY OF TARRANT §

dave.deweirdt@kimley-horn.com

BEFORE ME, the undersigned, a Notary Public in and for The State of Texas, on this day personally appeared David J. De Weirdt, 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

CITY OF HUTCHINS

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

, Chairman, Planning & Zoning Commission, Date _____

RECORDING LABEL HERE

67.570 ACRES ZONING = PORT INDUSTRIAL & LOGISTIC PORT B 3840 LANCASTER HUTCHINS ROAD JOHN R. FONDREN SURVEY, ABSTRACT NO. 461 WILLIAM GATLIN SURVEY, ABSTRACT NO. 499

DJD

Fort Worth, Texas 76102 FIRM # 10194040 www.kimley-horn.com <u>Scale</u> <u>Drawn by</u> <u>Date</u>

June 2025

064450885

CITY OF HUTCHINS, DALLAS COUNTY, TEXAS

PRELIMINARY PLAT

SITE D ADDITION

LOT 1, BLOCK A

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