

EXHIBIT A
ZONING DESCRIPTION

JOHN R. FONDREN SURVEY, ABSTRACT NO. 461
WILLIAM GATLIN SURVEY, ABSTRACT NO. 499
CITY OF HUTCHINS, DALLAS COUNTY, TEXAS

PROPERTY DESCRIPTION

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 42.73 acre tract of land designated as "Parcel 8" and a called 43.06 acre tract of land designated as "Parcel 31", 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:

BEGINNING at a 5/8-inch iron rod with red plastic cap stamped "KHA" found for the north corner of 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, and 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, being in the northeast line of said Parcel 8;

THENCE with the common line of said 48.145 acre tract and said 125-foot Rail Easement, South 59°20'03" West, a distance of 933.64 feet to a point for corner in the Zoning Boundary Line between Logistics Port B and Port Industrial Zones;

THENCE along said Zoning Boundary Line, North 30°23'23" West, a distance of 1,308.65 feet to a point for corner in the common line of said Parcel 31 and 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;

THENCE with the common line of said Parcels 31 and 30, South 89°57'00" East, a distance of 276.62 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 ell corner of said Parcel 30;

NOTES:

Bearings are based on grid north of the Texas Coordinate System of 1983, North Central Zone (4202), North American Datum of 1983.

This description was prepared based on an ALTA/NSPS Land Title Survey of the same dated 06/27/2025.

<h1>Kimley»Horn</h1>					
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<small>Scale</small>	<small>Drawn by</small>	<small>Checked by</small>	<small>Date</small>	<small>Project No.</small>	<small>Sheet No.</small>
N/A	JJW	DJD	July 2025	061311004	1 OF 3

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PROPERTY DESCRIPTION

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, and being in the southwest line 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 the Southeast Water Treatment Plant Addition, South 30°19'45" East, a distance of 1,373.77 feet to the south corner of said Southeast Water Treatment Plant Addition;

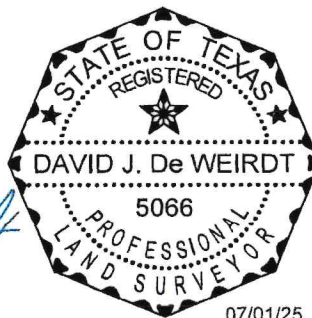
THENCE with the common line of said Parcel 8 and said 125-foot Rail Easement, South 30°24'18" East, a distance of 75.80 feet to the **POINT OF BEGINNING** and containing a computed area of 29.980 acres of land.

NOTES:

Bearings are based on grid north of the Texas Coordinate System of 1983, North Central Zone (4202), North American Datum of 1983.

This description was prepared based on an ALTA/NSPS Land Title Survey of the same dated 06/27/2025.

David J. De Weirdt
DAVID J. De WEIRDT
REGISTERED PROFESSIONAL
LAND SURVEYOR NO. 5066



07/01/25

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