

RIGHT OF WAY DEDICATION WITT ROAD

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

BEING a 57,285 square foot (1.315 acres) tract of land situated in the John R. Fondren Survey, Abstract No. 461, City of Hutchins, Dallas County, Texas and being all of a called 1.315 acre tract of land described in the Special Warranty Deed to Prologis L.P., recorded in Instrument No. 202300230979, Official Public Records, Dallas County, Texas, (O.P.R.D.C.T.) and being more particularly described as follows:

BEGINNING at a PK nail found at the most westerly northwest corner of said 1.315 acre tract, and being in the occupied centerline of Witt Road, formerly known as Dowdys-Ferry Road No. 90, (a variable width right-of-way, no deed found, by use and occupation), and being the north corner of a 25-foot right-of-way dedication as shown on DLH Hutchins Wintergreen 178 Addition, an addition to the City of Hutchins according to the plat thereof recorded in Instrument No. 200900276100, O.P.R.D.C.T.;

THENCE North 59°06'51" East, with the north line of said 1.315 acre tract and the occupied centerline of Witt Road, a distance of 785.40 feet to a 5/8-inch iron rod with red plastic cap stamped "KHA" found for the beginning of a non-tangent curve to the right having a central angle of 26°02'07", a radius of 571.00 feet, a chord bearing and distance of South 87°24'51" East, 257.24 feet, and from which a 5/8-inch iron rod with red plastic cap stamped "KHA" found for the north corner of a called 13.52 acre tract of land designated as "Parcel 32" in the Special Warranty Deed to DLH Logistics LLC recorded in Instrument No. 201700256958, O.P.R.D.C.T., being at the intersection of said occupied centerline with the west right-of-way line of Lancaster-Hutchins Road (formerly H & T C Tap Line - (a called 100-foot right-of-way, 75-feet dedicated in Volume 129, Page 551, Deed Records, Dallas County, Texas, bears North 59°06'51" East, a distance of 365.64 feet;

THENCE with the north line of said 1.315 acre tract, in a southeasterly direction, with said non-tangent curve to the right, an arc distance of 259.46 feet to a 5/8-inch iron rod with red plastic cap stamped "KHA" found for corner in said west right-of-way line of said Lancaster - Hutchins Road and the east line of said 1.315 acre tract;

THENCE South 15°54'39" West, with said west right-of-way line and said east line, a distance of 60.00 feet to a 5/8-inch iron rod with red plastic cap stamped "KHA" found for the southeast corner of said 1.315 acre tract, and being the beginning of a non-tangent curve to the left having a central angle of 26°23'36", a radius of 511.00 feet, a chord bearing and distance of North 87°37'46" West, 233.32 feet, and from which a 5/8-inch iron rod with red plastic cap stamped "KHA" found for the south corner of said 13.52 acre tract bears South 15°54'39" West, a distance of 1,227.56 feet;

NOTES:

Bearing system based on the Texas Coordinate System of 1983 (2011 adjustment), North Central Zone (4202).

A sketch was prepared on even date to accompany this description.



DAVID J. De WEIRD T
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david.deweirdt@kimley-horn.com

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Date: _____
SPRG NO: _____

Kimley»Horn

13455 Noel Road, Two Galleria Office Tower, Suite 700, Dallas, Texas 75240 FIRM # 10115500 Tel. No. (972) 770-1300 Fax No. (972) 239-3820

Scale	Drawn by	Checked by	Date	Project No.	Sheet No.
N/A	AEL	DJD	Dec. 2023	064541002	1 OF 5

RIGHT OF WAY DEDICATION WITT ROAD

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

THENCE with the south line of said 1.315 acre tract, the following courses and distances:

In a northwesterly direction, with said non-tangent curve to the left, an arc distance of 235.39 feet to a 5/8-inch iron rod with red plastic cap stamped "KHA" found for corner;

South 59°06'51" West, a distance of 757.83 feet to a 5/8-inch iron rod with red plastic cap stamped "KHA" found for corner in the west line of said 1.315 acre tract and the east line of Lot 1 Block B of said DLH Hutchins Wintergreen 178 Addition;

THENCE North 34°19'19" West, with the west line of said 1.315 acre tract and said east line of DLH Hutchins Wintergreen 178 Addition, passing a 5/8-inch iron rod with red plastic cap stamped "KHA" found for the northeast corner of said Lot 1, Block B at a distance of 29.98 feet, continuing with the west line of said 13.52 acre tract and said east line of said DLH Hutchins Wintergreen 178 Addition for a total distance of 55.10 feet to the **POINT OF BEGINNING** and containing a computed area of 57,285 square feet or 1.315 acres of land.

NOTES:

Bearing system based on the Texas Coordinate System of 1983 (2011 adjustment), North Central Zone (4202).

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Scale	Drawn by	Checked by	Date	Project No.	Sheet No.
N/A	AEL	DJD	Dec. 2023	064541002	2 OF 5

RIGHT OF WAY DEDICATION- WITT ROAD

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



0 30 60
GRAPHIC SCALE IN FEET
CALLED 86.348 ACRES
WITT ROAD INVESTORS LP
INST. NO. 202000139082
O.P.R.D.C.T.

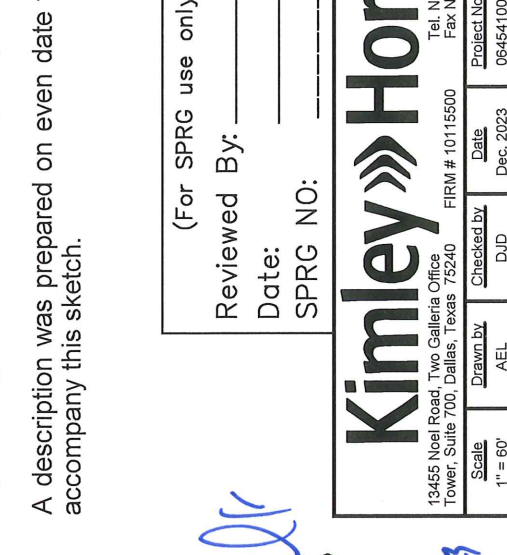
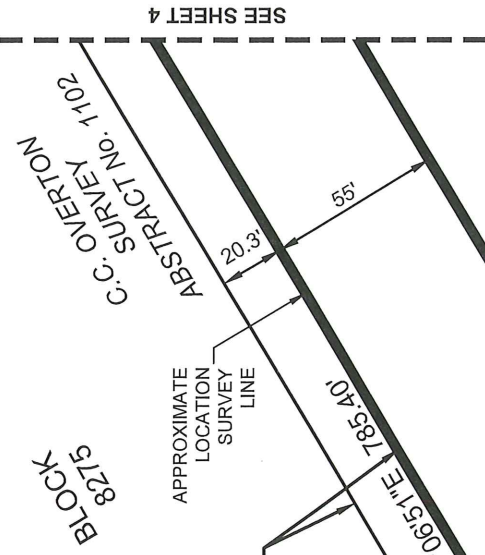
LEGEND
 Δ = CENTRAL ANGLE
 P.O.B. = POINT OF BEGINNING
 C.M. = CONTROLLING MONUMENT
 IRSC / IRFC = 5/8-INCH IRON ROD WITH RED PLASTIC CAP STAMPED "KHA" FOUND / SET
 D.R.D.C.T. = DEED RECORDS OF DALLAS COUNTY, TEXAS
 O.P.R.D.C.T. = OFFICIAL PUBLIC RECORDS, DALLAS COUNTY, TEXAS

WITT ROAD

FORMERLY KNOWN AS DOWDYS-FERRY ROAD NO. 90
(VARIABLE WIDTH PUBLIC RIGHT-OF-WAY)
(BY USE AND OCCUPATION)

REMAINDER OF A
CALLED 20.28 ACRES
PROLOGIS, L.P.
INST. NO. 202200082673
O.P.R.D.C.T.

APPROXIMATE LOCATION
CITY OF DALLAS
CITY LIMITS LINE
ORDINANCE NO. 7588



**1.315 ACRES
57,285 SQ. FT.**

NOTES:

Bearing system based on the Texas
Coordinate System of 1983 (2011
adjustment), North Central Zone (4202).

A description was prepared on even date to
accompany this sketch.

REMAINDER OF
CALLED 13.52 ACRES
DLH LOGISTICS LLC
(PARCEL 32)
INST. NO. 201700256958
O.P.R.D.C.T.

CITY OF HUTCHINS
CALLED 1.315 ACRES
PROLOGIS, L.P.
INST. NO. 202300230979
O.P.R.D.C.T.

P.O.B.
INST. NO. 200900276100
O.P.R.D.C.T.
25' ROW DEDICATION
PK-MAIL FOUND
(C.M.)

(For SPRG use only)
 Reviewed By: _____
 Date: _____
 SPRG NO: _____



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Tower, Suite 700, Dallas, Texas 75240
Tel. No. (972) 770-1300
Fax No. (972) 239-3820
FIRM # 10115500
Date Dec. 2023
Checked by DJD
Drawn by AEL
Project No. 064541002
Sheet No. 3 OF 5

**LOT 1, BLOCK B
DLH HUTCHINS
WINTERGREEN
178 ADDITION
INST. NO. 200900276100,
O.P.R.D.C.T.**

RIGHT OF WAY DEDICATION WITT ROAD

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



SEE SHEET 4

REMAINDER OF
CALLED 13.52 ACRES
DLH LOGISTICS LLC
(PARCEL 32)

INST. NO. 201700256958
O.P.R.D.C.T.

S34°19'18"E 970.06'
S15°54'39"W 1227.56'

5/8" IRFC
"KHA"
(C.M.)

LANCASTER -
HUTCHINS ROAD
(FORMERLY H & T C TAP LINE)
(VOL. 129, PG. 551) (D.R.D.C.T.)
CALLED 100' PUBLIC RIGHT-OF-WAY

**LOT 1, BLOCK B
DLH HUTCHINS
WINTERGREEN
178 ADDITION
INST. NO. 200900276100,
O.P.R.D.C.T.**

LEGEND
 Δ = CENTRAL ANGLE
 P.O.B. = POINT OF BEGINNING
 C.M. = CONTROLLING MONUMENT
 IRFC / IRFC = IRON ROD WITH RED PLASTIC
 CAP STAMPED "KHA" FOUND / SET
 D.R.D.C.T. = DEED RECORDS OF DALLAS
 COUNTY, TEXAS
 O.P.R.D.C.T. = OFFICIAL PUBLIC RECORDS,
 DALLAS COUNTY, TEXAS

NOTES:

Bearing system based on the Texas
Coordinate System of 1983 (2011
adjustment), North Central Zone (4202).

A description was prepared on even date to
accompany this sketch.

See sheet 5 for Line and Curve tables.



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Reviewed By: _____
 Date: _____
 SPRG NO: _____

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Tower, Suite 700, Dallas, Texas 75240 FIRM # 10115500 Tel. No. (972) 770-1300
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Scale 1" = 60'	Drawn by AEL	Checked by DJD	Date Dec. 2023	Project No. 064541002	Sheet No. 5 OF 5
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