

PROPERTY DESCRIPTION

BEING a tract of land situated in the Thomas A. Phillips Survey, Abstract No. 1123, City of Lancaster, Dallas County, Texas and being part of a called 28.324 acre tract of land described in Special Warranty Deed to DLH LOGISTICS LLC, recorded in Instrument No. 201700256958, Official Public Records, Dallas County, Texas, and being all of a called 33.534 acre tract of land described in said DLH LOGISTICS LLC deed, and being more particularly described as follows:

BEGINNING at a point in the east corner of said 33.534 acre tract, and the south corner of a called 0.580 acre tract of land described in said DLH LOGISTICS LLC deed, in the northwest right-of-way line of North Lancaster Hutchins Road (a variable width right-of-way);

THENCE with said northwest right-of-way line of North Lancaster Hutchins Road, South 36°00'35" West, a distance of 1,001.93 feet to a point for corner;

THENCE departing said northwest right-of-way line of North Lancaster Hutchins Road, over and across said 28.324 acre tract, the following courses and distances:

- North 76°13'20" West, a distance of 289.42 feet to a point for corner;
- North 13°46'40" East, a distance of 420.92 feet to a point for corner;
- North 31°12'56" West, a distance of 36.88 feet to a point for corner;
- North 76°13'20" West, a distance of 328.43 feet to a point for corner in the northwest line of said 28.324 acre tract, and the southeast line of a tract of land described in Quitclaim Deed to BURLINGTON NORTHERN RAILROAD COMPANY, recorded in Volume 96187, Page 7613, Deed Records, Dallas County, Texas;

THENCE with said northwest line of the 28.324 acre tract and said southeast line of the BURLINGTON NORTHERN RAILROAD COMPANY tract, North 13°46'40" East, passing at a distance of 1,853.87 feet, the northwest corner of said 28.324 acre tract, continuing with the northwest line of said 33.534 acre tract, for a total distance of 2,584.83 feet to a point for the northwest corner of said 33.534 acre tract;

THENCE with the north line of said 33.534 acre tract, North 88°59'49" East, a distance of 498.25 feet to a point for the northeast corner of said 33.534 acre tract;

THENCE with the east line of said 33.534 acre tract, the following courses and distances:

- South 00°17'33" East, a distance of 732.14 feet to a point for corner;
- South 00°22'27" West, a distance of 1,303.65 feet to a point for corner;
- South 00°13'11" West, a distance of 260.43 feet to the **POINT OF BEGINNING** and containing 2,269,149 square feet or 52.0925 acres of land.

Bearing system based on the State Plane Coordinate System of 1983, Texas North Central Zone (4202), North American Datum of 1983 (2011).

This document was prepared under 22 TAC §138.95, does not reflect the results of an on the ground survey, and is not to be used to convey or establish interests in real property except those rights and interests implied or established by the creation or reconfiguration of the boundary of the political subdivision for which it was prepared.

EXHIBIT

THOMAS A. PHILLIPS SURVEY, ABSTRACT NO. 1123
CITY OF LANCASTER, DALLAS COUNTY, TEXAS



2500 Pacific Avenue, Suite 1100
Dallas, Texas 75226 FIRM # 10115500 Tel. No. (469) 718-8849

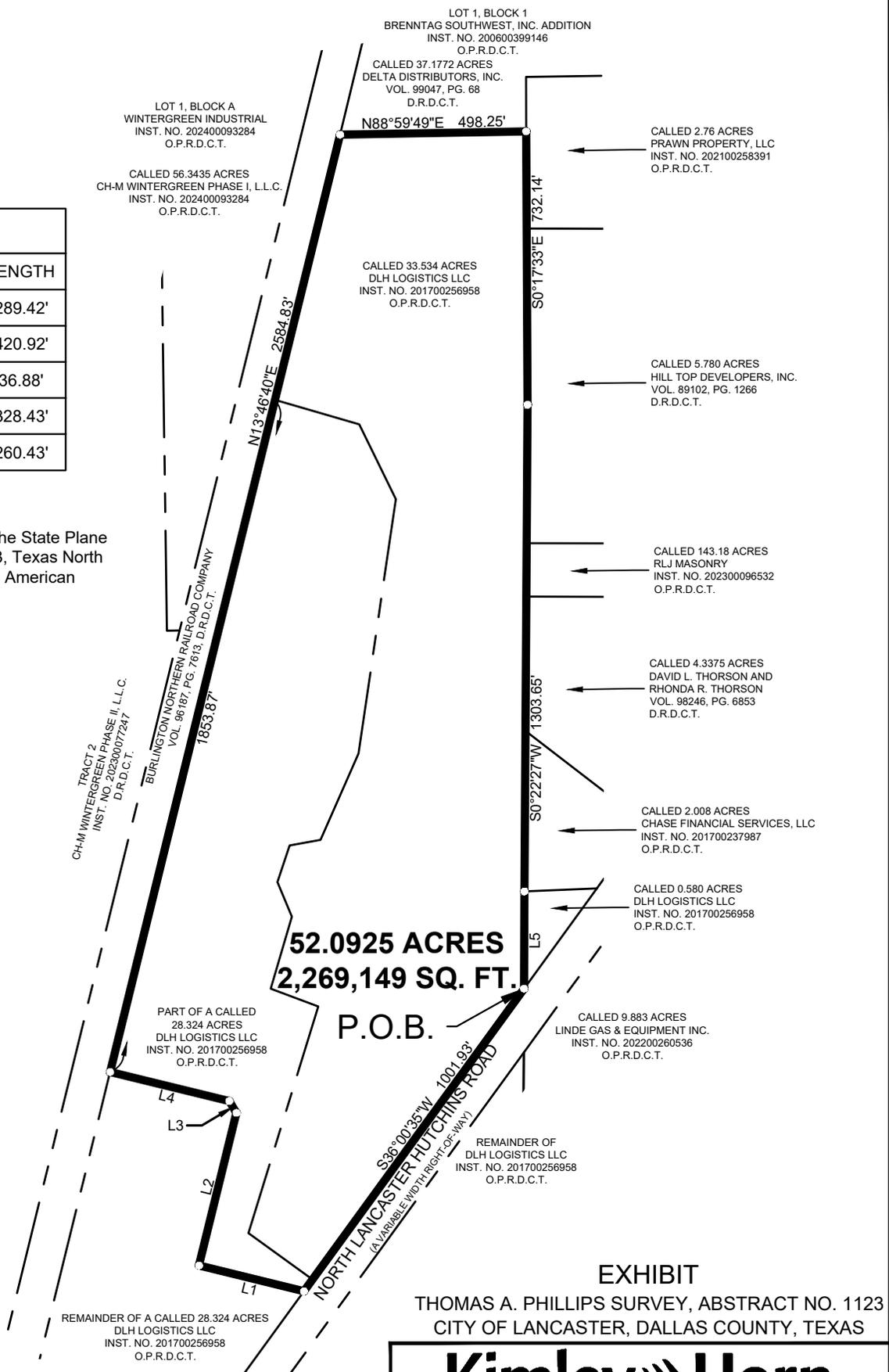
Scale	Drawn by	Checked by	Date	Project No.	Sheet No.
N/A	ECB	JAD	Mar. 2025	060008900	1 OF 2



LINE TABLE		
NO.	BEARING	LENGTH
L1	N76°13'20"W	289.42'
L2	N13°46'40"E	420.92'
L3	N31°12'56"W	36.88'
L4	N76°13'20"W	328.43'
L5	S00°13'11"W	260.43'

NOTES

Bearing system based on the State Plane Coordinate System of 1983, Texas North Central Zone (4202), North American Datum of 1983 (2011).



LEGEND

P.O.B. = POINT OF BEGINNING
 SQ. FT. = SQUARE FOOT
 INST. NO. = INSTRUMENT NUMBER
 VOL. PG. = VOLUME, PAGE
 D.R.D.C.T. = DEED RECORDS, DALLAS COUNTY, TEXAS
 O.P.R.D.C.T. = OFFICIAL PUBLIC RECORDS, DALLAS COUNTY, TEXAS

EXHIBIT
 THOMAS A. PHILLIPS SURVEY, ABSTRACT NO. 1123
 CITY OF LANCASTER, DALLAS COUNTY, TEXAS

Kimley»Horn

2500 Pacific Avenue, Suite 1100
 Dallas, Texas 75226 FIRM # 10115500 Tel. No. (469) 718-8849

Scale	Drawn by	Checked by	Date	Project No.	Sheet No.
1" = 400'	ECB	JAD	Mar. 2025	060008900	2 OF 2