

OWNER'S CERTIFICATE

OWNER'S DEDICATION

STATE OF TEXAS
COUNTY OF DALLAS

WHEREAS, FIRST INDUSTRIAL, LP is the owner of a 78.068 acre tract of land situated in the J.A. Huiser Survey, Abstract No. 642, the J.J. Blair Survey, Abstract No. 211 and the E.H. Paxton Survey, Abstract No. 1125, Dallas County, Texas and part of City Blocks 8722 and 8723, Official Number of the City of Dallas, Texas; said tract being described as Tract One (1) and Two (2) in Special Warranty Deed to First Industrial, L.P. recorded in Instrument No. 201500210514 of the Official Public Records of Dallas County, Texas; said 78.068 acre tract being more particularly described as follows:

BEGINNING, at a 1/2-inch iron rod with a 3-1/4 inch aluminum disk stamped "PKCE - FIA" set at the north end of a circular corner clip at the intersection of a east right-of-way line of Mountain Creek Parkway (a 100-foot wide right-of-way) and a north right-of-way line of Camp Wisdom Road (a variable width right-of-way); said point being the northernmost southwest corner of said Tract 2;

THENCE, along the said east line of Mountain Creek Parkway and the west line of said Tract 1 and Tract 2, the following three (3) calls:

North 30 degrees, 46 minutes, 51 seconds West, a distance of 135.22 feet to a 1/2-inch iron rod found for corner; said point being the beginning of a curve to the right;
In a northerly direction along said curve to the right, having a central angle of 59 degrees, 09 minutes, 42 seconds, a radius of 2,260.76 feet, a chord bearing and distance of North 01 degrees, 12 minutes, 00 seconds West, 2,232.05 feet, an arc distance of 2,334.38 feet to a 1/2-inch iron rod with 3-1/4-inch aluminum disk stamped "PKCE - FIA" set for corner;

North 28 degrees, 22 minutes, 51 seconds East, a distance of 778.32 feet to 1/2-inch iron rod with 3-1/4-inch aluminum disk stamped "PKCE - FIA" set for corner; said point being the northwest corner of said Tract 1 and the southwest corner of that certain tract of land described in Deed to Dallas Power & Light Company recorded in Volume 81192, Page 1461 of the Deed Records of Dallas County, Texas;

THENCE, North 89 degrees, 07 minutes, 40 seconds East, along the north line of said Tract 1 and the south line of the said Dallas Power & Light Company tract, a distance of 1,210.43 feet to 1/2-inch iron rod with 3-1/4-inch aluminum disk stamped "PKCE - FIA" set for corner; said point being the northeast corner of said Tract 1, the southeast corner of the Dallas Power & Light Company tract and the southwest corner of that certain tract of land described in Deed to Dallas Power & Light Company recorded in Volume 81042, Page 3444 of said Deed Records;

THENCE, South 00 degrees, 16 minutes, 37 seconds East, along the east line of said Tract 1 and Tract 2, a distance of 1,066.76 feet to a 1/2-inch iron rod with 3-1/4-inch aluminum disk set for corner;

THENCE, over and across said Tract 1 and Tract 2 the following seven (7) calls;

South 30 degrees, 26 minutes, 47 seconds West, a distance of 141.31 feet to a 1/2-inch iron rod with 3-1/4-inch aluminum disk stamped "PKCE - FIA" set for corner;
North 69 degrees, 44 minutes, 12 seconds West, a distance of 291.29 feet to 1/2-inch iron rod with 3-1/4-inch aluminum disk stamped "PKCE - FIA" set for corner; said point being the beginning of a curve to the left;
In a westerly direction along said curve to the left, having a central angle of 34 degrees, 12 minutes, 49 seconds, a radius of 480.00 feet, a chord bearing and distance of North 86 degrees, 50 minutes, 37 seconds West, 282.39 feet, an arc distance of 286.63 feet to a 1/2-inch iron rod with 3-1/4-inch aluminum disk stamped "PKCE - FIA" set for corner;
South 76 degrees, 02 minutes, 59 seconds West, a distance of 365.30 feet to a 1/2-inch iron rod with 3-1/4-inch aluminum disk stamped "PKCE - FIA" set for corner;
South 09 degrees, 44 minutes, 04 seconds East, a distance of 470.64 feet to a 1/2-inch iron rod with 3-1/4-inch aluminum disk stamped "PKCE - FIA" set for corner; said point being the beginning of a non-tangent curve to the left;
In a southerly direction, along said curve to the left, having a central angle of 12 degrees, 45 minutes, 04 seconds, a radius of 3,022.21 feet, a chord bearing and distance of South 15 degrees, 45 minutes, 50 seconds East, 671.20 feet, an arc distance of 672.59 feet to a 1/2-inch iron rod with 3-1/4-inch aluminum disk stamped "PKCE - FIA" set for corner;
South 22 degrees, 08 minutes, 22 seconds East, a distance of 356.18 feet to a 1/2-inch iron rod with 3-1/4-inch aluminum disk stamped "PKCE - FIA" set for corner; said point being in the said north line of Camp Wisdom Road and the south line of said Tract 2;

THENCE, along the said south line of said Tract 2 and the said north line of Camp Wisdom Road, the following four (4) calls:

THENCE, South 59 degrees, 11 minutes, 01 seconds West, a distance of 503.56 feet to a 1/2-inch iron rod found for corner;
THENCE, South 63 degrees, 31 minutes, 04 seconds West, a distance of 202.44 feet to a 1/2-inch iron rod found for corner;
THENCE, South 59 degrees, 16 minutes, 07 seconds West, a distance of 235.10 feet to a 1/2-inch iron rod with 3-1/4-inch aluminum disk stamped "PKCE - FIA" set for corner; said point being the beginning of a curve to the right;
In a westerly direction, along said curve to the right, having a central angle of 89 degrees, 57 minutes, 02 seconds, a radius of 50.00 feet, a chord bearing and distance of North 75 degrees, 45 minutes, 22 seconds West, 70.68 feet, an arc distance of 78.50 feet to the POINT OF BEGINNING;
CONTAINING, 3400637.93 square feet or 78.068 acres of land, more or less.

NOW THEREFORE, KNOWN ALL MEN BY THESE PRESENTS:

That FIRST INDUSTRIAL, LP, acting through its duly authorized agent, David Harker, does hereby adopt this plat, designating the herein above described property as FIRST INDUSTRIAL ADDITION, an addition to the City of Dallas, Dallas County, Texas, and does hereby dedicate, in fee simple, to the public use forever any streets and alleys shown thereon. The easements shown thereon are hereby dedicated for the purposes indicated. The utility and fire lane easements shall be open to the public, fire and police units, garbage and rubbish collection agencies, and all public and private utilities for each particular use. The maintenance of paving on the utility and fire lane easements is the responsibility of the property owner. No buildings, fences, trees, shrubs, or other improvements or growths shall be constructed, reconstructed or placed upon, over or across the easements as shown. Said easements being hereby reserved for the mutual use and accommodation of all public utilities using or desiring to use same. All, and any public utility shall have the right to remove and keep removed all or parts of any building, fences, trees, shrubs, or other improvements or growths which in any way may endanger or interfere with the construction, maintenance or efficiency of its respective system on the easements, and all public utilities shall at all times have the full right of ingress and egress to or from the said easements for the purpose of constructing, reconstructing, inspecting, patrolling, maintaining and adding to or removing all or parts of its respective systems without the necessity at any time of procuring the permission of anyone. (Any public utility shall have the right of ingress and egress to private property for the purpose of reading meters and any maintenance or service required or ordinarily performed by that utility).

Water main and wastewater easements shall also include additional area of working space for construction and maintenance of the systems. Additional easement area is also conveyed for installation and maintenance of manholes, cleanouts, fire hydrants, water services and wastewater services from the main to the curb or pavement line, and description of such additional easements herein granted shall be determined by their location as installed.

This plat approved subject to all platting ordinances, rules, regulations, and resolutions of the City of Dallas.

WITNESS, my hand at Dallas, Texas, this the _____ day of _____, 2016.

By: _____
David Harker
Title:

STATE OF TEXAS
COUNTY OF DALLAS

BEFORE ME, the understand authority, a Notary Public in and for the State of Texas, on this day personally appeared David Harker, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same for the purposes and consideration therein expressed.

GIVEN UNDER MY HAND AND SEAL OF OFFICE this _____ day of _____, 2016.

Notary Public in and for the State of Texas

SURVEYOR STATEMENT

STATE OF TEXAS
COUNTY OF DALLAS

NOW, THEREFORE, KNOWN ALL MEN BY THESE PRESENTS:

That I, Michael C. Clover, a Registered Professional Land Surveyor, licensed by the State of Texas, affirm that this plat was prepared under my direct supervision, from recorded documentation, evidence collected on the ground during field operations and other reliable documentation, and that this plat substantially complies with the Rules and Regulations of the Texas Board of Professional Land Surveying, the City of Dallas Development Code (Ordinance No. 19455, as amended), and Texas Local Government Code, Chapter 212. I further affirm that monumentation shown hereon was either found or placed in compliance with eh City of Dallas Development Code, Sec. 51A-8.617 (a)(b)(c)(d) & (e); and that the digital drawing file accompanying this plat is a precise representation of this Signed Final Plat.

Dated this the _____ day of _____, 2016.

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. RELEASED 3/10/16.

Michael C. Clover
Registered Professional Land Surveyor
No. 5225

BEFORE ME, the understand authority, a Notary Public in and for the State of Texas, on this day personally appeared Michael C. Clover, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same for the purposes and consideration therein expressed.

GIVEN UNDER MY HAND AND SEAL OF OFFICE this _____ day of _____, 2016.

Notary Public in and for the State of Texas

PRELIMINARY PLAT

FIRST INDUSTRIAL
ADDITION
LOTS 1 AND 2, BLOCK 8722

BEING SITUATED IN CITY BLOCKS 8722 AND 8723 AND BEING OUT OF THE J.A. HUISER SURVEY, ABSTRACT NO. 642, THE J.J. BLAIR SURVEY, ABSTRACT NO. 211 AND THE E.H. PAXTON SURVEY ABSTRACT NO. 1125 CITY OF DALLAS, DALLAS COUNTY, TEXAS

CITY PLAN FILE NUMBER: S156-131
ENGINEERING PLAN NUMBER: 311T-_____

SHEET 2 OF 2

Pacheco Koch
7557 RAMBLER ROAD, SUITE 1400
DALLAS, TX 75231 972.235.3031
TX REG. ENGINEERING FIRM F-14439
TX REG. SURVEYING FIRM LS-10193805

DRAWN BY ACD/LMG	CHECKED BY MCC	SCALE 1"=100'	DATE MARCH 2016	JOB NUMBER 2518-15.273
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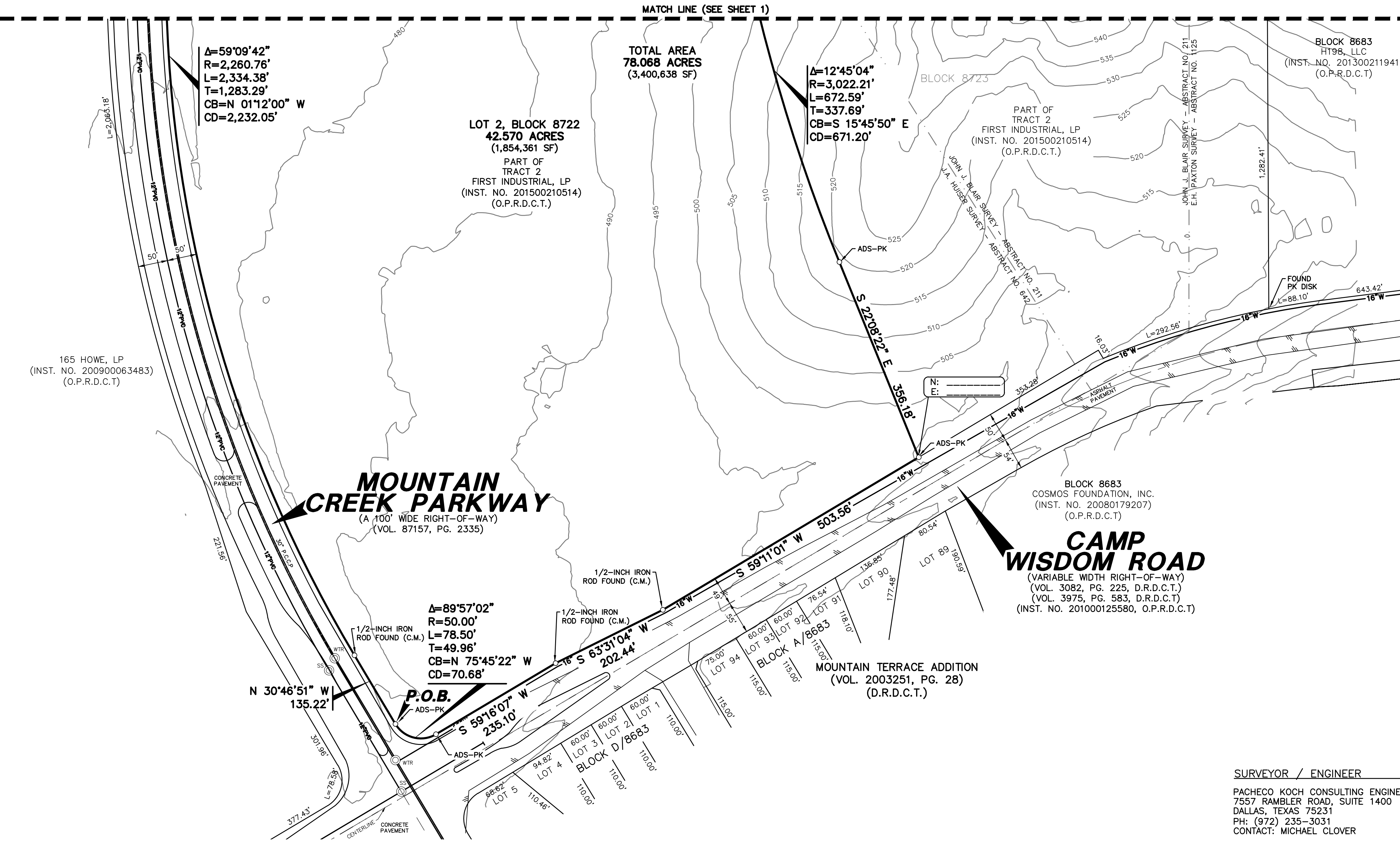
SURVEYOR / ENGINEER

PACHECO KOCH CONSULTING ENGINEERS
2475 MERRITT DRIVE
DALLAS, TEXAS 75231
PH: (972) 235-3031
CONTACT: MICHAEL CLOVER

OWNER

FIRST INDUSTRIAL, L.P.
2475 MERRITT DRIVE
GARLAND, TEXAS 75044
PH: (972) 419-5721
CONTACT: DAVID HARKER

VICINITY MAP
(NOT TO SCALE)



LEGEND

- D.R.D.C.T. DEED RECORDS OF DALLAS COUNTY, TEXAS
- O.P.R.D.C.T. OFFICIAL PUBLIC RECORDS OF DALLAS COUNTY, TEXAS
- INST. NO. INSTRUMENT NUMBER
- VOL./PG. VOLUME/PAGE
- ADS-PK 1/2-INCH IRON ROD W/ 3.25" ALUMINUM (C.M.) CONTROLLING MONUMENT
- PROPERTY LINE
- CENTERLINE, RIGHT-OF-WAY
- - - EXISTING EASEMENT LINE

FIRST INDUSTRIAL ADDITION, LOTS 1 AND 2, BLOCK 8722 - PRELIMINARY PLAT

ADELIZ, DATE: 1:10 PM
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