

OWNER'S CERTIFICATE

OWNER'S DEDICATION

STATE OF TEXAS
COUNTY OF DALLAS

WHEREAS, FIRST INDUSTRIAL, L.P. is the owner of an 82.695 acre tract of land situated in the J.A. Huiser Survey, Abstract No. 642, the John J. Blair Survey, Abstract No. 211 and the E.H. Paxton Survey, Abstract No. 1125, Dallas County, Texas, and in Blocks 8722 and 8723, Official Block Numbers of the City of Dallas, Texas; said tract being part of those certain tracts of land described as Tract 1 and Tract 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 82.695 acre tract being more particularly described as follows:

COMMENCING, at a 5/8-inch iron rod with "PACHECO KOCH" cap set at the north end of a circular right-of-way corner clip at the intersection of the east right-of-way line of Mountain Creek Parkway (a 100-foot wide right-of-way) and northwest 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, the following four (4) calls:

North 30 degrees, 46 minutes, 51 seconds West, along the west line of said Tract 2, a distance of 135.22 feet to a 1/2-inch iron rod found at the beginning of a tangent curve to the right;

In a northerly direction, continuing along the said west line of Tract 2 and along said curve to the right, having a central angle of 12 degrees, 37 minutes, 09 seconds, a radius of 2,260.76 feet, a chord bearing and distance of North 24 degrees, 28 minutes, 17 seconds West, 496.91 feet, an arc distance of 497.92 feet to a 3.25-inch aluminum disk stamped "PKCE - FIA" set for corner at the POINT OF BEGINNING;

Continuing along the said west line of Tract 2, in a northerly direction, and along said curve to the right, having a central angle of 46 degrees, 32 minutes, 33 seconds, a radius of 2,260.76 feet, a chord bearing and distance of North 05 degrees, 06 minutes, 34 seconds East, 1,786.39 feet, an arc distance of 974.84 feet passing the northwest corner of said Tract 2 and the southwest corner of said Tract 1, then continuing along the west and northwest lines of said Tract 1, in all a total arc distance of 1,836.46 feet to a 3.25-inch aluminum disk stamped "PKCE - FIA" set for corner at the end of said curve;

North 28 degrees, 22 minutes, 51 seconds East, continuing along the said northwest line of Tract 1, a distance of 778.32 feet to a 3.25-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 Warranty 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 106.22 feet to a 3.25-inch aluminum disk stamped "PKCE - FIA" set for corner;

THENCE, departing the said north line of Tract 1 and the said south line of the Dallas Power & Light Company tract and over and across said Tract 1 and Tract 2, the following eleven (11) calls:

South 45 degrees, 52 minutes, 20 seconds East, a distance of 42.43 feet to a 3.25-inch aluminum disk stamped "PKCE - FIA" set for corner;

North 89 degrees, 07 minutes, 40 seconds East, a distance of 277.66 feet to a 3.25-inch aluminum disk stamped "PKCE - FIA" set for corner;

South 79 degrees, 08 minutes, 50 seconds East, a distance of 801.26 feet to a 3.25-inch aluminum disk stamped "PKCE - FIA" set for corner;

South 00 degrees, 16 minutes, 38 seconds East, a distance of 368.13 feet to a 3.25-inch aluminum disk stamped "PKCE - FIA" set for corner;

South 25 degrees, 14 minutes, 37 seconds West, a distance of 509.86 feet to a 3.25-inch aluminum disk stamped "PKCE - FIA" set for corner;

South 03 degrees, 30 minutes, 01 seconds West, a distance of 433.30 feet to a 3.25-inch aluminum disk stamped "PKCE - FIA" set for corner;

South 26 degrees, 06 minutes, 47 seconds East, a distance of 145.67 feet to a 3.25-inch aluminum disk stamped "PKCE - FIA" set for corner;

South 13 degrees, 22 minutes, 40 seconds West, a distance of 231.83 feet to a 3.25-inch aluminum disk stamped "PKCE - FIA" set for corner;

South 41 degrees, 19 minutes, 26 seconds West, a distance of 281.79 feet to a 3.25-inch aluminum disk stamped "PKCE - FIA" set for corner;

South 13 degrees, 25 minutes, 16 seconds West, a distance of 228.85 feet to a 3.25-inch aluminum disk stamped "PKCE - FIA" set for corner;

South 30 degrees, 48 minutes, 59 seconds East, a distance of 253.24 feet to a 3.25-inch aluminum disk stamped "PKCE - FIA" set for corner in the said northwest line of Camp Wisdom Road and the southeast line of said Tract 2;

THENCE, South 59 degrees, 11 minutes, 01 seconds West, along the said northwest line of Camp Wisdom Road and the said southeast line of Tract 2, a distance of 402.83 feet to a 3.25-inch aluminum disk stamped "PKCE - FIA" set for corner;

THENCE, departing the said northwest line of Camp Wisdom Road and the said southeast line of Tract 2, and into and across said Tract 2, the following four (4) calls:

North 77 degrees, 44 minutes, 47 seconds West, a distance of 341.00 feet to a 3.25-inch aluminum disk stamped "PKCE - FIA" set for corner;

North 57 degrees, 17 minutes, 11 seconds West, a distance of 285.27 feet to a 3.25-inch aluminum disk stamped "PKCE - FIA" set for corner;

North 79 degrees, 57 minutes, 37 seconds West, a distance of 229.87 feet to a 3.25-inch aluminum disk stamped "PKCE - FIA" set for corner;

South 71 degrees, 50 minutes, 18 seconds West, a distance of 256.40 feet to the POINT OF BEGINNING;

CONTAINING, 3,602,197 square feet or 82.695 acres of land, more or less.

MATCH LINE (SEE SHEET 1)

NOW THEREFORE, KNOWN ALL MEN BY THESE PRESENTS:

That FIRST INDUSTRIAL, LP, acting through its duly authorized agent, Chad Parrish, 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 _____, 2017.

By: Chad Parrish
Director of Development

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 Chad Parrish, 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 _____, 2017.

Notary Public in and for the State of Texas

SURVEYOR'S 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 the 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 _____, 2017.

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 4/20/17.

Michael C. Clover
Texas Registered Professional Land Surveyor
No. 5225

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 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 _____, 2017.

Notary Public in and for the State of Texas

PRELIMINARY PLAT

FIRST INDUSTRIAL
ADDITION
LOT 1, BLOCK A/8722

BEING SITUATED IN CITY BLOCKS 8722 AND 8723 AND BEING OUT OF THE J.A. HUISER SURVEY, ABSTRACT NO. 642, THE JOHN 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: S167-169
ENGINEERING PLAN NUMBER: 3111-

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

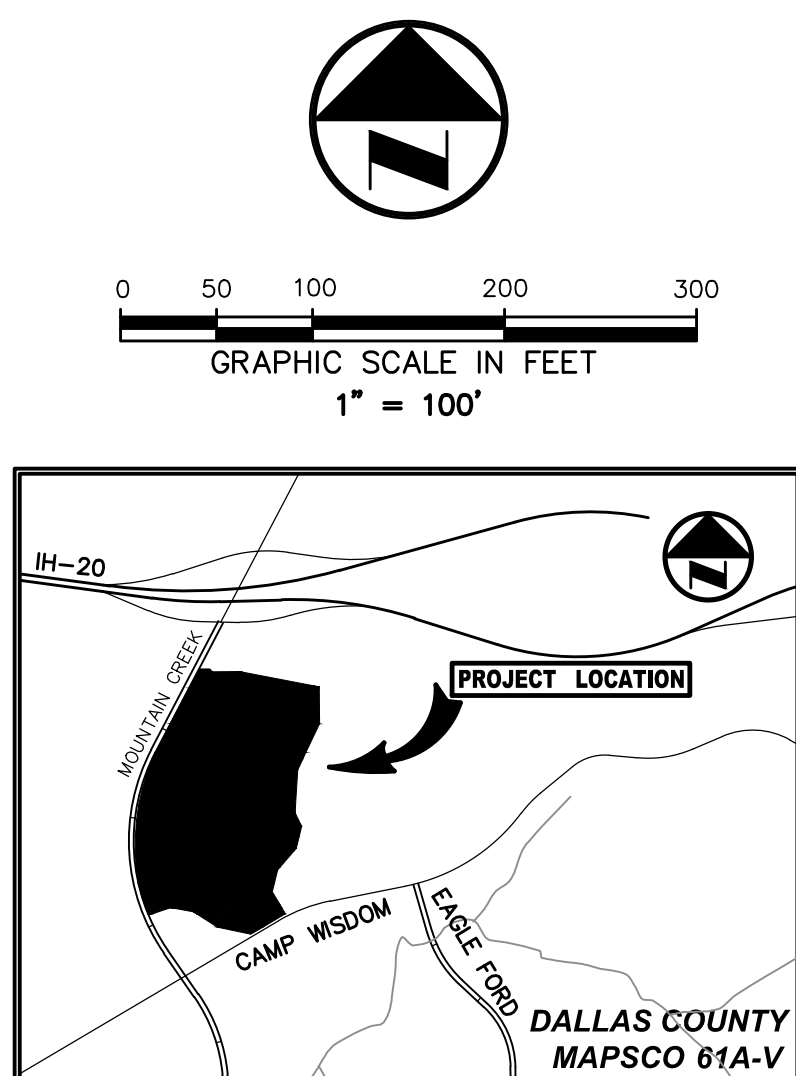
DRAWN BY ACD	CHECKED BY MCC	SCALE 1"=100'	DATE APRIL 2017	JOB NUMBER 3518-17.100
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SURVEYOR / ENGINEER

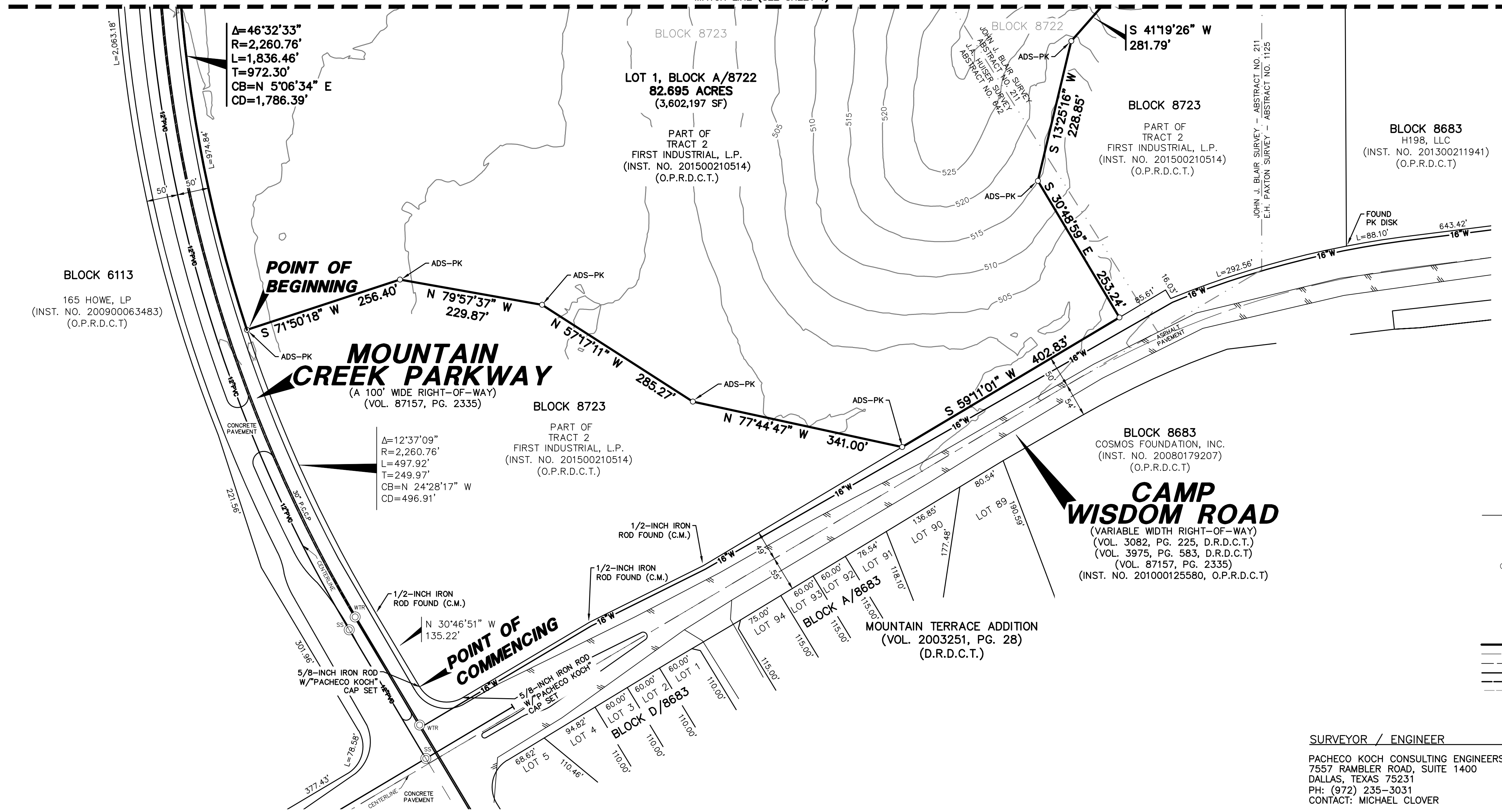
PACHECO KOCH CONSULTING ENGINEERS
7557 RAMBLER ROAD, SUITE 1400
DALLAS, TEXAS 75231
PH: (972) 235-3031
CONTACT: MICHAEL CLOVER

OWNER

FIRST INDUSTRIAL, L.P.
8800 SAMUEL ROAD, SUITE 150
HOUSTON, TX 77040
PH: (713) 343-5815
CONTACT: CHAD PARRISH



VICINITY MAP
(NOT TO SCALE)



LEGEND

- SS SAN. SEWER MANHOLE
- WTR WATER MANHOLE
- 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. VOLUME
- PG. PAGE
- ADS-PK 3.25" ALUMINUM DISK STAMPED "PACHECO KOCH - FIA" SET
- (C.M.) CONTROLLING MONUMENT
- PROPERTY LINE
- CENTERLINE RIGHT-OF-WAY
- EXISTING EASEMENT LINE
- 8" W WATER LINE
- 6" SS SANITARY SEWER LINE
- TRACT LINE

FIRST INDUSTRIAL ADDITION, LOT 1, BLOCK A/8722 - PRELIMINARY PLAT

ADULT: 017 9:45 AM
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