

OWNER'S CERTIFICATE

STATE OF TEXAS §
COUNTY OF DALLAS §

WHEREAS THE FEDERAL RESERVE BANK OF DALLAS is the owner of those tracts of land situated in the John Grigsby Survey, Abstract No. 495, City of Dallas, Dallas County, Texas, and being all of Lots 1-7, Block I/546 of Thomas Addition, an addition to the City of Dallas, Dallas County, Texas according to the plat thereof recorded in Volume 6, Page 560, Map Records, Dallas County, Texas; all of Lots 1A and 4A, Federal Reserve Bank Addition, an addition to the City of Dallas, Dallas County, Texas according to the plat thereof recorded in Volume 91068, Page 2972, Deed Records, Dallas County, Texas; all of that certain tract of land described in Special Warranty Deed to The Federal Reserve Bank of Dallas recorded in Volume 2005126, Page 10324, Official Public Records, Dallas County, Texas; all that certain tract of land described in Special Warranty Deed to The Federal Reserve Bank of Dallas recorded in Instrument No. 200600015459 of said Official Public Records; a portion of Leonard Street vacated by City of Dallas Ordinance No. 25914 and described in Quitclaim Deed to Federal Reserve Bank of Dallas in Volume 2005085, Page 289 of said Official Public Records; a portion of Leonard Street vacated by City of Dallas Ordinance No. 26307 and described in Quitclaim Deed to Federal Reserve Bank of Dallas in Instrument No. 200600234387 of said Official Public Records; and a portion of Colby Street vacated by City of Dallas Ordinance No. 26307 and described in Quitclaim Deed to Federal Reserve Bank of Dallas in Instrument No. 200600234387 of said Official Public Records and being more particularly described as follows:

BEGINNING at an "X" cut in concrete found at the south end of a right-of-way corner clip at the intersection of the northeast line of N. Pearl Street (a 100-foot wide right-of-way) and the southeast line of Thomas Street (a 50-foot wide right-of-way); same being the southernmost northwest corner of said Lot 1A;

THENCE with said right-of-way corner clip, N 1°23'30" E, a distance of 15.05 feet to a 1/2 inch iron rod with "VOTEX SURVEYING" cap set for corner in said southeast right-of-way line of said Thomas Street;

THENCE N 44°42'00" E, along said southeast right-of-way line of Thomas Street, a distance of 432.52 feet to a 1/2 inch iron rod with "VOTEX SURVEYING" cap set for corner at the west corner of a right-of-way corner clip at the intersection of said southeast right-of-way line of Thomas Street and the south right-of-way line of Maple Routh Connection (a variable width right-of-way);

THENCE N 79°12'56" E, along said right-of-way corner clip, a distance of 16.13 feet to a mag nail set at the east end of said right-of-way corner clip in said south right-of-way line of Maple Routh Connection;

THENCE in a southeasterly direction, with said south right-of-way line of Maple Routh Connection and a non-tangent curve to the left having a central angle of 35°43'58", a radius of 659.65 feet, and a chord that bears of S 81°06'28" E, a distance of 404.76 feet and an arc length of 411.39 feet to a 1/2 inch iron rod with "VOTEX SURVEYING" cap set at the intersection of said south right-of-way line of Maple Routh Connection and the southwest right-of-way line of Fairmount Street (a 50-foot wide right-of-way);

THENCE S 45°04'44" E, with said southwest right-of-way line of Fairmount Street, a distance of 364.64 feet to a 1/2 inch iron rod with "VOTEX SURVEYING" cap set for corner at the intersection of said southwest right-of-way line of Fairmount Street and the northwest right-of-way line of Woodall Rodgers Freeway (State Highway Spur 366; a variable width right-of-way);

THENCE with said northwest right-of-way line of Woodall Rodgers Freeway, the following courses and distances:

S 44°51'17" W, at a distance of 159.00 feet passing a brass TXDOT monument found at the south corner of said Lot 7 and continuing for a total distance of 612.99 feet to a 1/2 inch iron rod with "VOTEX SURVEYING" cap set for corner;

N 42°25'29" W, a distance of 5.00 feet to a 1/2 inch iron rod with "VOTEX SURVEYING" cap set for corner;

S 44°51'31" W, a distance of 17.92 feet to a 1/2 inch iron rod with "VOTEX SURVEYING" cap set at the east end of a curving right-of-way corner clip at the intersection of said northwest right-of-way line of Woodall Rodgers Freeway and said northeast right-of-way line of N. Pearl Street;

THENCE in a northwesterly direction, with said curving right-of-way corner clip having a central angle of 90°51'33", a radius of 90.00 feet, and a chord that bears N 89°42'38" W, a distance of 128.23 feet and an arc length of 142.72 feet to a 1/2 inch iron rod with "VOTEX SURVEYING" cap set at the west end of said right-of-way corner clip;

THENCE with said northeast right-of-way line of N. Pearl Street, the following courses and distances:

N 44°16'56" W, a distance of 3.63 feet to a 1/2 inch iron rod with "VOTEX SURVEYING" cap set for corner;

S 44°40'31" W, a distance of 6.67 feet to a 1/2 inch iron rod with "VOTEX SURVEYING" cap set for corner;

N 41°55'12" W, a distance of 590.81 feet to the **POINT OF BEGINNING** and containing 447,064 square feet of 10.2632 acres of land, more or less.

OWNER'S DEDICATION

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENT:

That, **FEDERAL RESERVE BANK OF DALLAS**, acting by and through its duly authorized agent, does hereby adopt this plat, designating the herein described property as **THE FEDERAL RESERVE BANK OF DALLAS ADDITION**, an addition to the City of Dallas, Dallas County, Texas, and do hereby dedicate, in fee simple, to the public use forever any streets, alleys, and floodway management areas shown thereon. The easements shown thereon are hereby reserved 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, Texas.

WITNESS my hand this the ____ day of _____, 2018.

By: FEDERAL RESERVE BANK OF DALLAS

NAME
TITLE

STATE OF TEXAS §
COUNTY OF DALLAS §

Before me, the undersigned authority, a Notary Public in and for the County and State on this day personally appeared _____, known to me to be the person and officer whose name is subscribed to the foregoing instrument, and acknowledged to me that she executed the same for the purpose and consideration therein and in the capacity therein stated.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this ____ day of _____, 2018.

Notary Public, State of Texas

SURVEYOR'S STATEMENT

I, Candy Hone, 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 the 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 _____, 2018.

PRELIMINARY

RELEASED 5/24/2018 FOR REVIEW PURPOSES ONLY
THIS DOCUMENT SHALL NOT BE RECORDED FOR ANY
PURPOSE AND SHALL NOT BE USED OR VIEWED OR RELIED
UPON AS A FINAL SURVEY DOCUMENT.

Candy Hone, Registered Professional Land Surveyor, No. 5867
Votex Surveying Company - Firm No. 10013600 - (469) 333-8831

STATE OF TEXAS §
COUNTY OF DALLAS §

Before me, the undersigned authority, a Notary Public in and for the County and State on this day personally appeared Candy Hone, known to me to be the person and officer whose name is subscribed to the foregoing instrument, and acknowledged to me that she executed the same for the purpose and consideration therein and in the capacity therein stated.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this ____ day of _____, 2018.

Notary Public, State of Texas

SHEET 2 OF 2
PRELIMINARY PLAT
**THE FEDERAL RESERVE
BANK OF DALLAS**
LOTS 1 & 2, BLOCK G/542

OUT OF THE
JOHN GRIGSBY SURVEY, ABSTRACT NO. 495
CITY OF DALLAS, DALLAS COUNTY, TEXAS
CITY PLAN FILE NO. S178-217

OWNER
THE FEDERAL RESERVE BANK OF DALLAS
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2200 N. PEARL STREET
DALLAS, TEXAS 75201
PHONE: (214) 922-5105
EMAIL: SHARON.SWEENEY@DAL.FR.B.ORG

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PROJECT NO. 2017-062