



OWNER'S CERTIFICATION
 STATE OF TEXAS §
 COUNTY OF DALLAS §
 WHEREAS, 1445 ROSS AVE, L.L.C. and OUTPARCEL 1447 ROSS, L.L.C., are the sole owner of a 5,599 acre tract of land located in the John Grigsby Survey, Section 23, Abstract No. 4952, City of Dallas, Dallas County, Texas, said 5,599 acre tract of land being all of LOTS 1A, 2A & 3A, BLOCK A/515, FIRST INTERSTATE BANK ADDITION, being an Addition to the City of Dallas, Dallas County, Texas, according to the plat thereof filed for record in Volume 90048, Page 1612, Map Records, Dallas County, Texas (M.R.D.C.T.), said 5,599 acre tract of land also being a portion of that same tract conveyed to 1445 ROSS AVE, L.L.C., by deed as recorded in Dallas County Clerk's Instrument No. 201400159325, Official Public Records, Dallas County, Texas, and all of that same tract of land conveyed to OUTPARCEL 1447 ROSS, L.L.C., by deed as recorded in Dallas County Clerk's Instrument No. 201500222039, O.P.R.D.C.T., said 5,599 acre tract of land being more particularly described by metes and bounds as follows:
BEGINNING at a cross cut in a brass monument stamped "N.W.L. ENGINEERS" found for corner at the present intersection of the Northwest right-of-way line of Ross Avenue (an 80' R.O.W.) with the Northeast right-of-way line of North Field Street (a variable width R.O.W.), and also being the South-most corner of said Lot 1A, Block A/515, First Interstate Bank Addition;
THENCE North 48° 29' 45" West, along the said Northeast line of North Field Street, a distance of 162.26 feet to a cross cut in a brass monument stamped "N.W.L. ENGINEERS" found for an angle point;
THENCE North 48° 30' 51" West, continuing along the said Northeast line of North Field Street, a distance of 39.74 feet to a 1/2" iron rod with yellow cap stamped "SPOONER & ASSOC" set for an angle point;
THENCE North 43° 13' 15" West, continuing along the said Northeast line of North Field Street, passing at 86.34 feet the common southwesterly corner of said Lots 1A and 2A, and continuing for a total distance of 215.28 feet to a cross cut in a brass monument stamped "N.W.L. ENGINEERS" found for an angle point;
THENCE North 34° 12' 49" West, continuing along the said Northeast line of North Field Street, a distance of 40.76 feet to a cross cut in a brass monument stamped "N.W.L. ENGINEERS" found for an angle point;
THENCE North 34° 16' 06" West, continuing along the said Northeast line of North Field Street, a distance of 125.71 feet to a cross cut in a brass monument stamped "N.W.L. ENGINEERS" found at the West-most corner of said Lot 2A, said cross cut being in the Southeast right-of-way line of Munger Avenue (a 64' R.O.W.);
THENCE North 48° 05' 05" East, along the said Southeast line of Munger Avenue, a distance of 80.99 feet to a cross cut in a brass monument stamped "N.W.L. ENGINEERS" found for an angle point;
THENCE North 44° 47' 10" East, continuing along the said Southeast line of Munger Avenue, passing at 131.53 feet the common northwesterly corner of said Lots 2A and 3A, and continuing for a total of 307.56 feet to a cross cut in a brass monument stamped "N.W.L. ENGINEERS" found at the North-most corner of said Lot 3A, said cross cut being in the Southwest right-of-way line of Freeman Street (a 25' R.O.W.);
THENCE South 45° 51' 23" East, along the said Southwest line of Freeman Street, a distance of 134.89 feet to a 1/2" iron rod with yellow cap stamped "SPOONER & ASSOC" set for an angle point;
THENCE South 46° 44' 22" East, continuing along the said Southwest line of Freeman Street, a distance of 25.29 feet to a cross cut in a brass monument stamped "SPOONER & ASSOC" set for an angle point;
THENCE South 45° 27' 49" East, continuing along the said Southwest line of Freeman Street, a distance of 421.79 feet to a cross cut in a brass monument stamped "N.W.L. ENGINEERS" found at the East-most corner of said Lot 3A, said cross cut being in the Northwest line of Ross Avenue;
THENCE South 45° 16' 22" West, along the said Northwest line of Ross Avenue, passing at 150.00 feet the common southeasterly corner of said Lots 3A and 1A, and continuing for a total of 420.12 feet to the point of beginning.
 The hereinabove described tract of land contains a computed area of 5,599 acres (243,910 square feet) of land, more or less.

OWNER'S DEDICATION
 NOW THEREFORE, KNOW ALL MEN BY THESE PRESENTS,
 THAT 1445 ROSS AVE, L.L.C. and OUTPARCEL 1447 ROSS, L.L.C., acting herein by and through their duly authorized agent, do hereby adopt this plat designating the herein described property as **FIRST INTERSTATE BANK ADDITION, LOTS 1A-R & 2A-R, BLOCK A/515**, an Addition to the City of Dallas, Dallas County, Texas, and do hereby dedicate, in fee simple, to the public use forever, the streets, alleys, and roadway management areas shown hereon. The easements shown hereon 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 and 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 anyway 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 and upon 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. Sidewalks shall be constructed by the builder as required by City Council Resolution No. 68-1038 and in accordance with the requirements of the Director of Public Works and Transportation.

WITNESS, my hand at Dallas, Texas, this the _____ day of _____, 2015.
 By: 1445 ROSS AVE, L.L.C. and OUTPARCEL 1447 ROSS, L.L.C.

LEGEND

○	PROPERTY CORNER MARKER FOUND - AS NOTED	W	WATER MANHOLE
⊗	MONUMENT FOUND	W	WATER METER
●	1/2" IRON ROD WITH CAP SET STAMPED "SPOONER & ASSOC"	W	WATER VALVE
○	POWER POLE	⊗	PARKING METER
○	GUY WIRE	⊗	FIRE HYDRANT
○	LIGHT POLE	⊗	SAN SEWER MANHOLE
○	ELECTRIC METER	⊗	SAN SEWER CLEANOUT
○	ELECTRIC PULL BOX	⊗	STORM DRAIN MANHOLE
○	ELECTRIC MANHOLE	⊗	INLET RIM
○	ELECTRIC BOX (PANEL)	⊗	TRAFFIC SIGNAL LIGHT
○	YARD LIGHT	⊗	TRAFFIC SIGNAL BOX
○	TELEPHONE RISER	⊗	IRRIGATION CONTROL VALVE
○	TELEPHONE MANHOLE	⊗	IRRIGATION SPRINKLER HEAD
○	GAS MANHOLE	○	OVERHEAD ELEC.
○	GAS TEST STATION	○	U.G. ELECTRIC
○	BOLLARD POST	○	U.G. TELE. LINE
○	SIGN	○	U.G. GAS
○	UTILITY MANHOLE	○	U.G. WATER
○	MONITORING WELL	○	U.G. SAN SEWER
		○	U.G. STORM SEWER
		○	CHAIN LINK FENCE

GENERAL NOTES

- THE PURPOSE OF THIS PLAT IS TO CREATE TWO LOTS FROM THREE LOTS.
- BEARINGS SHOWN ARE BASED ON THE STATE PLANE COORDINATE SYSTEM, NORTH CENTRAL ZONE, NORTH AMERICAN DATUM OF 1983 (2011).
- LOT-TO-LOT DRAINAGE IS NOT PERMITTED WITHOUT ENGINEERING DIVISION APPROVAL.
- ELEVATIONS AND CONTOURS INCLUDED HEREON ARE BASED ON NAVD83 ELEVATIONS OBTAINED THROUGH GPS RTK OBSERVATIONS USING THE NORTH TEXAS AREA VRS NETWORK (MAINTAINED BY WESTERN DATA SYSTEMS).
- TEMPORARY BENCHMARKS WERE ESTABLISHED ON SITE AS LISTED AND SHOWN HEREON:
 TBM #1 - X-CUT IN CONC EL = 431.69
 TBM #2 - X-CUT IN CONC EL = 434.81
 ALL STRUCTURES ARE TO REMAIN

Signature _____
 Print Name and Title _____

STATE OF TEXAS §
 COUNTY OF DALLAS §
 BEFORE ME, the undersigned, a Notary Public in and for said State on this date personally appeared _____, known to me personally to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same for the purpose and consideration therein expressed.

GIVEN UNDER MY HAND AND SEAL OF OFFICE the _____ day of _____, 2015.
 Notary Public in and for the State of Texas

SURVEYOR'S CERTIFICATION
 STATE OF TEXAS §
 COUNTY OF DALLAS §
 THAT, I, Eric S. Spooner, 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-6.17 (a)(b)(c)(d) & (e); and that the digital drawing file accompanying this plat is a precise representation of this Signed Final Plat.
 PRELIMINARY - THIS DOCUMENT SHALL NOT BE RECORDED FOR ANY PURPOSES AND SHALL NOT BE USED OR RELIED UPON AS A FINAL SURVEY DOCUMENT
 11/4/2015 7:22 AM

Eric S. Spooner
 Texas Registration No. 5922
 _____ Date

STATE OF TEXAS §
 COUNTY OF DALLAS §
 BEFORE ME, the undersigned, a Notary Public in and for the said State, on this date personally appeared ERIC S. SPOONER, known to me personally to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same for the purpose and consideration therein expressed.
 GIVEN UNDER MY HAND AND SEAL OF OFFICE the _____ day of _____, 2015.
 Notary Public in and for the State of Texas

PRELIMINARY PLAT
FIRST INTERSTATE BANK ADDITION
 LOTS 1A-R & 2A-R
 BLOCK A/515
 BEING ALL OF
 LOTS 1A, 2A, & 3A, BLOCK A/515
 FIRST INTERSTATE BANK ADDITION
 ~
 SITUATED IN THE JOHN GRIGSBY SURVEY,
 SECTION NO. 23, ABSTRACT NO. 4952
 ~
 CITY OF DALLAS, DALLAS COUNTY, TEXAS
 CITY PLAN FILE NO. S156-026
 CITY ENGINEERING PLAN FILE NO. ___ T-___

PREPARED BY:

 REGISTERED PROFESSIONAL LAND SURVEYORS
 CELEBRATING 25 YEARS OF SERVICE
 584 JOB NO. 15-024 309 BYERS STREET, #100
 DATE: 10-7-15 EULESS, TX 76039
 TRPLS FIRM (817) 485-8448
 #10054900 WWW.SPOONERSURVEYORS.COM

LOT 3, BLOCK A/228
 ROSS / FIELD ADDITION
 INST. NO. 200503640789,
 P.R.D.C.T.

704 N. GRIFFIN STREET
 HEADINGTON REALTY &
 CAPITAL, L.L.C.
 "LOTS 1 & 2"
 INST. NO. 201200366651,
 O.P.R.D.C.T.

LOT 1, BLOCK A/228
 NORTH FIELD SUBDIVISION
 VOL. 75125, PG. 1493,
 M.R.D.C.T.

LOT 2, BLOCK A/228
 NORTH FIELD SUBDIVISION
 VOL. 75125, PG. 1493,
 M.R.D.C.T.

LOT 1A, BLOCK 229
 PACIFIC TOWER ADDITION
 VOL. 86065, PG. 1765, M.R.T.C.T.

1407 SAN JACINTO STREET
 HEADINGTON REALTY &
 CAPITAL, L.L.C.
 INST. NO. 201100173220,
 O.P.R.D.C.T.