OWNER'S DEDICATION

NOW THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

That Property at Blue Ridge LLC, acting by and through it's duly authorized officer, Adeola Oke, do hereby adopt this plat, designating the herein described property as HULDA 2 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

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, _____, 2025.

Property at Blue Ridge LLC Adeola Oke Manager

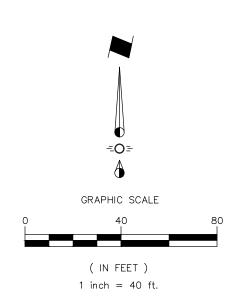
STATE OF TEXAS

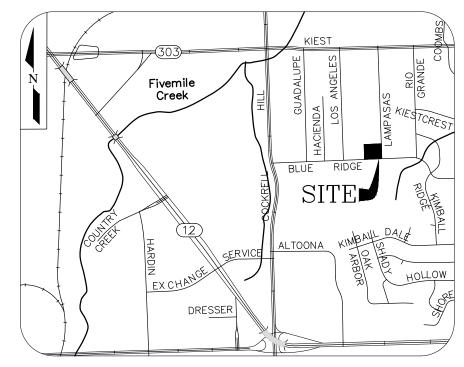
COUNTY OF DALLAS

BEFORE ME, the undersigned, a Notary Public in and for the said County and State, on this day personally appeared _____ known to me to be the person(s) whose name(s) is/are subscribed to the foregoing instrument and acknowledged to me that he/she/they executed the same for the purpose therein expressed and under oath stated that the statements in the foregoing certificate are true.

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

Notary Public in and for the State of Texas





VICINITY MAP (NOT TO SCALE)

OWNER'S CERTIFICATE

STATE OF TEXAS §

COUNTY OF DALLAS §

BEING a 87,127 square foot or 20.000 acre tract of land, situated in the W.M Crow Survey, Abstract Number 298, City and County of Dallas, Texas, being "Lone Star Ranch" Tract 38, Block 6961 of Oakcliff Ranches Addition, an Addition to the City of Dallas, Texas, recorded in Volume 5, Page 434, Map Records, Dallas County, Texas (M.R.D.C.T.), being all of a tract of land described in a General Warranty Deed to Property at Blue Ridge LLC, recorded in Instrument #202500107026 of the Official Public Records of Dallas County, Texas (O.P.R.D.C.T.), and being more particularly described as follows:

BEGINNING at a Magnail with washer stamped "Hulda 2 and ARA 6671" set at the Southwest corner of said platted Tract 38, and being in the North right of way line of Blue Ridge Boulevard, a variable width right-of-way, created in said Volume 5, Page 484 (M.R.D.C.T.), same being the Southeast corner of Tract 37, Block 6961 "Rosita Ranch";

THENCE North 01 degrees 12 minutes 35 seconds West, with the common line between said Tract 38 and said Tract 37, at 15.55 feet passing a 1/2 inchiron rod found (Controlling Monument), continuing for a total distance of 286.60 feet to a 1 inch iron pipe found (Controlling Monument), at the Northwest corner of said Tract 38, same being the Northeast corner of Tract 37, and being in the South line of "Rectangle Ranch" Tract 28, said Block 6961;

THENCE North 88 degrees 31 minutes 25 seconds East, with the common line between said Tract 38 and said Tract 28, a distance of 304.00 feet to a 3 inch Aluminum Disk stamped "Hulda 2 and ARA 6671" set on a 1/2 inch iron rod, at the Northeast of said Tract 38, same being in the West right of way line of Lampasas Avenue, a 50 feet right of way, created in said Volume 5, Page 484 (M.R.D.C.T.);

THENCE South 01 degrees 12 minutes 35 seconds East, with the common line between said Tract 38 and the West right of way line of said Lampasas Avenue, at 272.17 feet passing an X cut found, continuing for a total distance of 286.60 feet to a Magnail with washer stamped "Hulda 2 and ARA 6671" set at the Southeast corner of said Tract 38, same being the intersection of the West right of way line of said Lampasas Avenue and the North right of way line of said Blue Ridge Boulevard:

THENCE South 88 degrees 31 minutes 25 seconds West, with the North right of way line of Blue said Ridge Boulevard, a distance of 304.00 feet to the POINT OF BEGINNING and containing 87,127 square feet or 2.000 acres of land more or less.

OWNER: **ISPACE PROJECTS** 1910 PACIFIC AVE. DALLAS, TX 75201

> Attest: Secretary

<u>SURVEYOR</u>

3615 KARNAGHAN LANE MELISSA, TEXAS 75454 TEL:(972) 946-4172 TBPELS NO. 10194713 ANEL RODRIGUEZ, RPLS arodriguez@arasurveying.com

CERTIFICATE OF APPROVAL , <u>Tony Shidid</u>, Chairperson or Br<u>ent Rubin</u>, <u>Vi</u>ce Chairperson of the City Plan Commission of the City of Dallas, State of Texas, hereby certify that the attached plat was duly filed for approval with the City Plan Commission of the City of Dallas on the ____day of __ _ A.D. 20_____ and same was duly approved on the _____day of __A.D. 20_____ by said Commission. Chairperson or Vice Chairperson City Plan Commission Dallas, Texas

> PRELIMINARY PLAT HULDA 2 ADDITION LOTS 1-7, BLOCK 6961

A REPLAT OF TRACT 38, BLOCK 6961 OAK CLIFF RANCHES ADDITION 2.000 ACRES SITUATED IN THE W.M JAMES SURVEY, ABSTRACT NO. 691 CITY OF DALLAS, DALLAS COUNTY, TEXAS CITY PLAN FILE: S245-184 PLAT-25-000018

I, Anel Rodriguez, 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 Engineers and Land Surveyors, 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, Section 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.

Anel Rodriguez

STATE OF TEXAS

COUNTY OF COLLIN

BEFORE ME, the undersigned, a Notary Public in and for the said County and State, on this day personally appeared Anel Rodriguez 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 purpose therein expressed and under oath stated that the statements in the foregoing certificate are true.

GIVEN UNDER MY HAND AND SEAL OF OFFICE this ___ day of _____, 2025.

Notary Public in and for the State of Texas

GENERAL NOTES:

1. All bearings shown are based on the Texas State Plane Coordinate System of 1983, North Central Zone (4202), North American Datum of 1983, (2011). All distances are surface projection, using a scale factor of 1.000136506 (TXDOT scale factor).

2. Lot to lot drainage will not be allowed without City of Dallas Paving and Drainage Engineering Division approval.

3. The purpose of this plat is to create 7 lots from a platted tract.

4. The coordinates shown hereon are Texas State Plane Coordinate System, North Central Zone (4202), North American Datum of 1983 grid coordinate values.

<u>LEGEND</u> CONTROLLING MONUMENT O.P.R.D.C.T. OFFICIAL PUBLIC RECORDS OF DALLAS COUNTY, TEXAS M.R.D.C.T. MAP RECORDS OF DALLAS D.R.D.C.T. DEED RECORDS OF DALLAS COUNTY, TEXAS POINT OF BEGINNING

POB

 \odot IRF

 \odot IPF

 \square MON

 \odot MGF

 \odot MGS

—SS —

b

-

 \bigcirc

VOL. /PG. VOLUME /PAGE

— w — WATER LINE

"X" CUT FOUND

MAGNAIL FOUND

SANITARY SEWER LINE

UTILITY POLE

WATER VALVE

FIRE HYDRANT

CLEANOUT

SIGN

OVERHEAD POWER LINE

SANITARY SEWER MANHOLE

SCHOOL ZONE SPEED POLE

DRAINAGE/STORM MANHOLE

IRON ROD FOUND (SIZE AS NOTED)

IRON PIPE FOUND (SIZE AS NOTED)

MONUMENT STAMPED "WINKLEMAN" FOUND

□ MON 3" MONUMENT STAMPED "HULDA 2 AND ARA 6671" SET

MAGNAIL WITH WASHER STAMPED "HULDA 2 AND ARA 6671" SET

SURVEYOR'S STATEMENT

Dated this the ___ day of ____, 2025.

PRELIMINARY, THIS DRAWING SHALL NOT BE RECORDED FOR ANY PURPOSE

Texas Registered Professional Land Surveyor No. 6671