



That Property at Blue Ridge LLC, acting by and through it's duly authorized officer, Adeola Oke, do hereby adopt this plot, 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 utility).

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

Property at Blue Ridge LLC  
Adeola Oke  
Manager

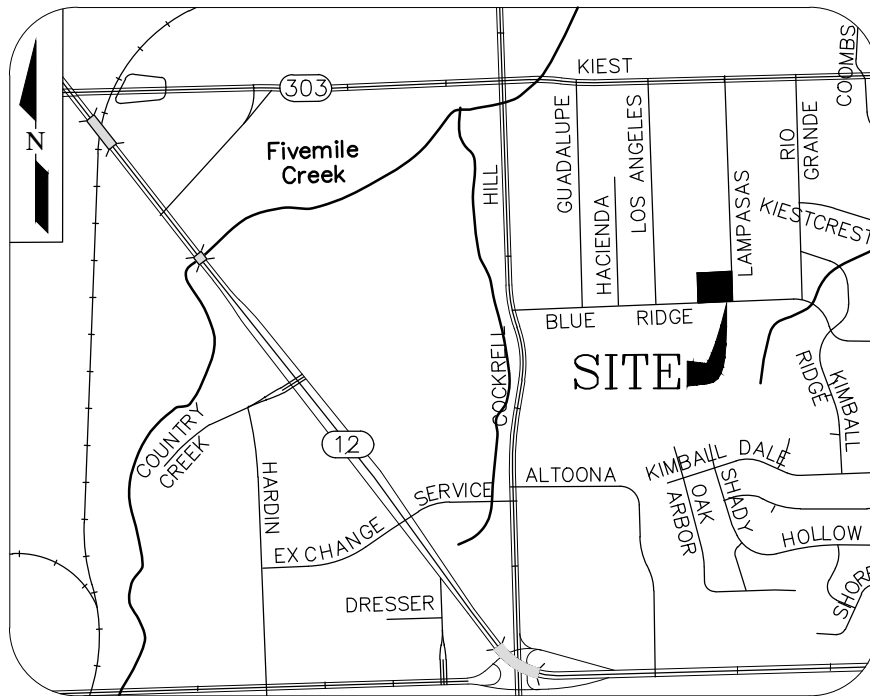
COUNTY OF DALLAS

GIVEN UNDER MY HAND AND SEAL OF OFFICE this \_\_\_\_ day of \_\_\_\_\_  
2025.

GENERAL NOTES.

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

Notary Public in and for the State of Texas



### OWNER'S CERTIFICATE

STATE OF TEXAS §

COUNTY OF DALLAS §

BEING a 87,127 squarefoot 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 #20250107026 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 Magnall 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 inch iron 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 of 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 the Lompasas 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.

***SURVEYOR'S STATEMENT***

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 herein 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.

Dated this the \_\_\_\_ day of \_\_\_\_\_, 2025

PRELIMINARY, THIS DRAWING SHALL NOT  
BE RECORDED FOR ANY PURPOSE

Anel Rodriguez  
Texas Registered Professional Land Surveyor No. 6671

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

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

SURVEYOR

**ARA**  
**SURVEYING**

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