

CITY OF DALLAS, DALLAS COUNTY, TEXAS

DALLAS CITY PLAN FILE NUMBER: S234-199

DALLAS CITY WASTEWATER PLAN NUMBER: WWXX-___

DALLAS CITY ENGINEERING PLAN NUMBER: DPXX-__ 1.701 ACRES SEPT. 12, 2023 JOB NO. 0053528.00 UTEX FOREST ADDITION

Phone (214) 473-4640 2901 Dallas Parkway, Suite 400

(888) 937-5150 Plano, TX 75093

TBPLS Firm Reg. No. 10074301

ESMT.

MGS

P.O.B.

EASEMENT

CAPPED IRON ROD FOUND

POINT OF BEGINNING

"PARK FOREST WESTWOOD PS"

MAG NAIL WITH METAL WASHER STAMPED

STATE OF TEXAS COUNTY OF DALLAS }

OWNER'S CERTIFICATE

WHEREAS BOP Park Forest, LLC and UtexIII Dallas Park Forest LLC, are the sole owners of a 1.701 acre tract of land situated in the John Richards Survey, Abstract No. 1220, City of Dallas Block 6445, City of Dallas, Dallas County, Texas, and being a part of a tract of land conveyed to BOP Park Forest, LLC by a Deed Without Warranty of record in Instrument No. 201700275512 of the Official Public Records of Dallas County, Texas, and being part of a tract of land conveyed to UtexIII Dallas Park Forest LLC by Special Warranty Deed of record in Instrument No. 202300182743 of said Official Public Records, and being all of Lots 3A and 3B, Block 6445, Park Forest Office Addition, an addition to the City of Dallas, Dallas County, Texas, according to the plat thereof recorded in Instrument No. 202300129693, of said Official Public Records; said 1.701 acre tract being more particularly described as follows:

BEGINNING at a found 1/2" iron rod for corner in the south right-of-way line of Forest Lane, a variable width right-of-way, at the northwest corner of said Lot 3A, Block 6445 and being at a northeast corner of Lot 3C, Block 6445, of said Park Forest Office Addition;

St. Matthias Episcopal Church Subdivision, an addition to Dallas County, Texas, according to the plat thereof recorded in Volume 49, Page 5, of the Map Records of Dallas County, Texas; said point being the northwest corner of said Lot 3, Block 6445, Park Forest Self Storage;

THENCE North 89 degrees 31 minutes 34 seconds East, along the said south line of Forest Lane, at a distance of 105.55 feet passing a northeast corner of said Lot 3A and the northwest corner of said Lot 3B, Block 6445, continuing along the said south line of Forest Lane, in all a total distance of 300.81 feet to a found "X" cut in concrete at the northeast corner of said Lot 3B, Block 6445, Park Forest Office Addition; said point being the northwest corner of RP Forest Lane Properties, LP, by deed of record in Instrument No. 201100317796, of said Official Public

THENCE South 00 degrees 20 minutes 14 seconds West, departing the said south line of Forest Lane, along a common line between said Lot 3B, Block 6445, Park Forest Office Addition and said RP Forest lane Properties, LP tract, at a distance of 140.00 feet passing a found "X" cut in concrete at the southwest corner of said RP Forest Lane Properties, LP tract and a northwest corner of MDF Investments, LLC, by deed of record in Volume 2001161, Page 7257, of said Deed Records, continuing along the common line between said Lot 3B, Block 6445, Park Forest Office Addition and said MDF Investments, LLC tract, in all a total distance of 248.19 feet to a V-cut found at the southeast corner of said Lot 3B and a northeast corner of said Lot 3C, Block

THENCE North 89 degrees 37 minutes 24 seconds West, departing the said common line between Lot 3B, Block 6445, Park Forest Office Addition and the MDF Investments, LLC tract, along a common line between said Lots 3B and 3C, Block 6445, at a distance of 190.92 feet passing the southwest corner of said Lot 3B and being a southeast corner of said Lot 3A, Block 6445, continuing along the common line between said Lots 3A and 3C, in all a total distance of 301.63 feet to a mag nail found at the southwest corner of said Lot 3A and a re-entrant corner of said Lot 3C, Block 6445;

THENCE North 00 degrees 32 minutes 12 seconds East, continuing along the said common line between Lots 3A and 3C, Block 6445, a distance of 243.72 feet to the **POINT-OF-BEGINNING**, containing 74,082 square feet or 1.701 acres of land.

SURVEYOR'S STATEMENT

STATE OF TEXAS }

STATE OF TEXAS

COUNTY OF COLLIN

I, Jason B. Armstrong, 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, 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 ______, 2024.

PRELIMINARY PLAT, THIS DOCUMENT SHALL NOT BE RECORDED FOR ANY PURPOSE. Jason B. Armstrong

> Registered Professional Land Surveyor No. 5557

BEFORE ME, the undersigned, a Notary Public in and for the State of Texas, on this day personally appeared Jason B. Armstrong, 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 considerations therein expressed.

GIVEN UNDER MY HAND AND SEAL OF OFFICE this the ____ day of ______, 2024.

Notary Public, State of Texas

OWNER'S DEDICATION

NOW THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

That BOP Park Forest, LLC and UtexIII Dallas Park Forest LLC, acting by and through its duly authorized agent, does hereby adopt this plat, designating the herein described property as LOTS 3D, BLOCK 6445, UTEX FOREST 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 conveved 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 _____, 2024. BY: BOP PARK FOREST, LLC UtexIII Dallas Park Forest LLC Blake Lugash Name: Managing Member Title: BOP PARK FOREST, LLC STATE OF TEXAS COUNTY OF DALLAS BEFORE ME, the undersigned, a Notary Public in and for the State of Texas, on this day personally appeared Blake Lugash, 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 considerations therein expressed and in the capacity therein stated. GIVEN UNDER MY HAND AND SEAL OF OFFICE this the _____ day of _____ Notary Public, State of Texas UtexIII Dallas Park Forest LLC

STATE OF TEXAS COUNTY OF DALLAS BEFORE ME, the undersigned, a Notary Public in and for the State of Texas, on this day ____, known to me to be the person whose name is subscribed personally appeared _____

purposes and considerations therein expressed and in the capacity therein stated.

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

to the foregoing instrument and acknowledged to me that he executed the same for the

Notary Public, State of Texas

COUNTY RECORDING LABEL FINAL PLAT

CERTIFICATE OF APPROVAL

I, Tony Shidid, Chairperson or Brent Rubin, Vice Chairpersor 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 ___

_____ and same was duly approved on the ___ day of ____ Commission.

> Chairperson or Vice Chairperson City Plan Commission Dallas, Texas

___, A.D. 20_____ by said

Attest:

Secretary

PRELIMINARY PLAT

UTEX FOREST ADDITION

LOT 3D, BLOCK 6445 1.701 ACRES

1 COMMERCIAL LOT

BEING A REPLAT OF LOTS 3A AND 3B, BLOCK 6445 PARK FOREST OFFICE ADDITION INSTRUMENT NUMBER 202300129693, O.P.R.D.C.T.

SITUATED IN THE JOHN RICHARDS SURVEY, ABSTRACT NO. 1220 CITY OF DALLAS, DALLAS COUNTY, TEXAS DALLAS CITY PLAN FILE NUMBER: S234-199 DALLAS CITY WASTEWATER PLAN NUMBER: WWXX-___

DALLAS CITY ENGINEERING PLAN NUMBER: DPXX-___ 1.701 Acres Sept. 12, 2023 Job No. 0053528.00 UTEX FOREST ADDITION $^{\times}$

OWNER UTEXIII DALLAS PARK FOREST LLC BOP PARK FOREST, LLC 65 E WADSWORTH PARK DR DRAPER, UTAH, 84020

250 MIRON DRIVE SOUTHLAKE, TEXAS, 76092 ENGINEER / SURVEYOR

OWNER

Westwood

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Westwood Professional Services, Inc. TBPLS Firm Reg. No. 10074301