

OWNER'S CERTIFICATE

STATE OF TEXAS
COUNTY OF DALLAS

WHEREAS, Bluescape Alterra Harry Hines, LLC is the owner of a tract of land situated in the Crawford Grigsby Survey, Abstract Number 533, City of Dallas, Dallas County Texas, and being all of a certain 6.872 acre tract of land described in a Special Warranty Deed with Vendor's Lien to Bluescape Alterra Harry Hines, LLC recorded in Instrument Number 201800217255 of the Official Public Records of Dallas County, Texas (O.P.R.D.C.T.) and being part of Lot 1, Block 54745 of Kendall Drive Addition, an addition to the City of Dallas as recorded in Volume 87093, Page 653 of the Deed Records of Dallas County, Texas (O.P.R.D.C.T.) and being all of Lot 1C, Block 5745 of Lots 1A, 1B, 1C and 1D, Block 5745 of Bluescape Addition, an addition to the City of Dallas, as recorded in Instrument Number , O.P.R.D.C.T., and being more particularly described by metes and bounds as follows:

COMMENCING at a 3-inch aluminum disc stamped Bluescape Addition found at the westerly end of a corner clip at the intersection of the northeasterly right-of-way line of Harry Hines Boulevard (a variable width public right-of-way) with the northwesterly right-of-way line of Kendall Drive (a variable width public right-of-way), said clip being at the southerly corner of said Lot 1B;

THENCE North 45 degrees 44 minutes 53 seconds East, along the common said northeasterly right-of-way line of Harry Hines Boulevard and southwesterly line of said Lot 1B, a distance of 339.07 feet to a 5/8-inch iron rod with cap stamped "STANTEC" found for the common most northerly northwest corner of said Lot 1B and the most southerly southwest corner of said Lot 1C, said corner being on the northeasterly right-of-way line of Harry Hines Boulevard (a variable width public right-of-way), said iron being the POINT OF BEGINNING of the herein described tract;

THENCE North 45 degrees 44 minutes 53 seconds West, continuing along the common said northeasterly right-of-way line and the southwesterly line of said Lot 1C, a distance of 241.22 feet to a 1/2-inch iron rod with a yellow cap stamped "HALFF" found for the common most westerly corner of said Lot 1C and the most southerly corner of Lot 2, Block 5745 of Parkland Hospital Addition, an addition to the City of Dallas, as recorded in Instrument Number 201600163566, O.P.R.D.C.T.;

THENCE North 43 degrees 53 minutes 07 seconds East, along the common southeasterly line of said Lot 2 and the northwesterly line of said Lot 1C, a distance of 606.10 feet to a 3-inch aluminum disc found stamped "Bluescape Addition" for the common most easterly southeast corner of said Lot 2 and the most northerly corner of said Lot 1C, said disc being on the westerly right-of-way line of a variable width Dallas Area Rapid Transit (D.A.R.T.) railroad right-of-way, as recorded in Volume 88083, Page 4905, D.R.D.C.T.;

THENCE South 25 degrees 56 minutes 53 seconds East, along the common easterly line of said Lot 1C and said westerly line of D.A.R.T., a distance of 249.69 feet to a 3-inch aluminum disc stamped "Bluescape Addition" found for the common most southerly southeast corner of said Lot 1C and most northerly corner of said Lot 1D;

THENCE South 44 degrees 00 minutes 31 seconds West, departing said common line and along the common southerly line of said Lot 1C and the northerly line of said Lot 1D, a distance of 251.79 feet to a 3-inch aluminum disc stamped "Bluescape Addition" found for the most northerly northwest corner of said Lot 1D;

THENCE South 45 degrees 45 minutes 49 seconds East, along the common southerly line of Lot 1C and the northwesterly line of said Lot 1D, a distance of 9.71 feet to 3-inch aluminum disc stamped "Bluescape Addition" found for the most northerly corner of said Lot 1B;

THENCE South 44 degrees 15 minutes 07 seconds West, along the common said southerly line of Lot 1C and the northwesterly line of said Lot 1B, a distance of 269.72 feet to the POINT OF BEGINNING AND CONTAINING 134,316 square feet or 3.083 acres of land,

OWNER'S DEDICATION

NOW THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

That The Board of Trustees of Oak Lawn United Methodist Church, acting by and through its duly authorized agent, does hereby adopt this plat, designating the herein described property as **BLUESCAPE 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 a 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, _____, 2019 .

By:
DAVID LILAND
BLUESCAPE ALTERRA HARRY HINE, LLC

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 DAVID LILAND 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 _____, 2019.

(Signature)
Notary Public in and for the State of Texas

My commission expires:

LEGEND:

D.R.D.C.T.
O.P.R.D.C.T.
SQ.F.T.
SET 5/8" IRON ROD WITH 3.5" ALUMINUM DISC STAMPED WITH ADDITION NAME
FMON
FR(C)
INST.
VOL.
PG.
ROW
C.M.

DEED RECORDS OF DALLAS COUNTY, TEXAS
OFFICIAL PUBLIC RECORDS OF DALLAS COUNTY, TEXAS
SQUARE FEET
SET 5/8" IRON ROD WITH 3.5" ALUMINUM DISC STAMPED WITH ADDITION NAME
FOUND IRON ROD (WITH CAP)
INSTRUMENT
NUMBER
VOLUME
PAGE
RIGHT OF WAY
CONTROLLING MONUMENT

SURVEYOR'S STATEMENT:

I, Joel C. Howard, 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-8.817 (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 _____, 2019

Joel C. Howard
Texas Registered Professional Land Surveyor No. 6267

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 Joel C. Howard 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 _____, 2019.

(Signature)
Notary Public in and for the State of Texas
My commission expires: