



OWNER'S CERTIFICATE

STATE OF TEXAS:
COUNTY OF DALLAS:

BEING all of that certain lot, tract or parcel of land situated in the JOHN RICHARDS SURVEY, ABSTRACT NO. 1220, and being a part of City Block 6445, City of Dallas, Dallas County, Texas, and being all of that same tract of land described in Special Warranty Deed to BRI 1815 3530, LLC, recorded in Instrument Number 20080213903 of the Official Public Records of Dallas County, Texas, and being more particularly described as follows:

OWNER'S DEDICATION

NOW THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

That BOP Park Forest LLC, acting by and through its duly authorized agent, does hereby adopt this plat, designating the herein described property as **3530 FOREST LANE 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 roadway 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).

BEGINNING at a point for corner in the south R.O.W. of Forest Lane (a variable width R.O.W.), and being the northwest corner of a 30' Street Easement, recorded in Volume 898, Page 1155 of the Deed Records of Dallas County, Texas; said point and being North, 30.00' from the northeast corner of Lot 2, Block 6445 of St. Matthias Episcopal Church Subdivision, an addition to the City of Dallas, Texas, recorded in Volume 49, Page 5 of the Map Records of Dallas County, Texas;

THENCE N 89°21'00" E, 321.76' along Forest Lane to the northeast corner of said 30' Street Easement;

THENCE SOUTH, at a distance of 30' passing a cross found at the northwest corner of that same tract of land described in deed to RP Forest Lane Properties, L.P., recorded in Instrument Number 201100317796 of the Official Public Records of Dallas County, Texas, and containing along the west line of said RP Forest Lane Properties, L.P. property, at a distance of 170.00' passing the northwest corner of that same tract of land described in deed to MDF Investments, LLC, recorded in Volume 2001161, Page 7257 of the Deed Records of Dallas County, Texas, and continuing along the west line of said MDF Investments, LLC property, a total distance of 541.18' to a 1/2" iron rod found in the south line of City Block 6445 and the north line Lot 2, Block 8/6442 of Park Forest Addition, Installment No. 3, an addition to the City of Dallas, Texas, recorded in Volume 38, Page 139 of the Map Records of Dallas County, Texas;

THENCE S 89°12'40" W, along the north line of said Lot 2, Block 8/6442, at 68.90' passing the northeast corner of a 10' wide alley and continuing along the north line of said alley, a total distance of 321.77' to a mag nail set at the southeast corner of Lot 2, Block 6445 of the aforementioned St. Matthias Episcopal Church Subdivision;

THENCE NORTH, along the east line of Lot 2, Block 6445 of said St. Matthias Episcopal Church Subdivision, at 511.96' passing a 1/2" iron rod found at the northeast corner of said lot and continuing a total distance of 541.96' to the POINT OF BEGINNING and containing 174,244 square feet or 4.000 acres of land.

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 _____, 2017.

BOP PARK FOREST, LLC

WILLIAM MCGUIRE, Managing Member

STATE OF TEXAS:
COUNTY OF DALLAS:

BEFORE ME, the undersigned, a Notary Public in and for said State, on this day personally appeared Ariel Bentata, 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 _____, 2017.

Notary Public in and for the State of Texas.

STATE OF TEXAS:
COUNTY OF DALLAS:

BEFORE ME, the undersigned, a Notary Public in and for said State, on this day personally appeared Scott Davis, 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 _____, 2017.

Notary Public in and for the State of Texas.

- GENERAL NOTES:**
- REFERENCE BEARING, N 89°21'00" E, FOR THE SOUTH LINE OF FOREST LANE, PER PLAT RECORDED IN VOLUME 2003197, PAGE 274 M.R.D.C.T.
 - LOT TO LOT DRAINAGE WILL NOT BE ALLOWED WITHOUT ENGINEERING SECTION APPROVAL.
 - THE PURPOSE OF THIS PLAT IS XXXXX.
 - COORDINATES SHOWN ARE TEXAS STATE PLANE COORDINATE SYSTEM, NORTH CENTRAL ZONE, NORTH AMERICAN DATUM OF 1983 ON GRID COORDINATE VALUES, NO SCALE AND NO PROJECTION.

SURVEYOR'S STATEMENT:

I, SCOTT DAVIS, 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-8.617 (a)(b)(c)(d) & (e); and that the digital drawing file accompanying this plat is a precise representation of this Signed Final Plat.

RELEASED FOR PRELIMINARY REVIEW ONLY. THIS DOCUMENT SHALL NOT BE RECORDED FOR ANY PURPOSE.

SCOTT DAVIS
REGISTERED PROFESSIONAL LAND SURVEYOR NO. 5111

- LEGEND**
- R.O.W. RIGHT-OF-WAY
 - D.R.D.C.T. DEED RECORDS, DALLAS COUNTY, TEXAS
 - M.R.D.C.T. MAP RECORDS, DALLAS COUNTY, TEXAS
 - O.P.R.D.C.T. OFFICIAL PUBLIC RECORDS, DALLAS COUNTY, TEXAS
 - INST. INSTRUMENT NO. NUMBER
 - (CM) CONTROLLING MONUMENT
 - FD. FOUND
 - IR. IRON ROD
 - CB. CABLE BOX
 - C/L. CHAIN LINK BLDG. BUILDING
 - WM. WATER METER
 - WV. WATER VALVE
 - GW. GUY WIRE
 - O/H. OVERHEAD
 - LP. LIGHT POLE
 - GM. GAS METER
 - SM MH. SANITARY SEWER MANHOLE
 - STM MH. STORM SEWER MANHOLE
 - UGCM. UNDERGROUND CABLE MARKER
 - PP. POWER POLE
 - FH. FIRE HYDRANT
 - CO. CLEANOUT
 - T. TRANSFORMER
 - CONC. CONCRETE
 - ASPHALT. ASPHALT

174,244.23 SQ. FT. OR 4.000 ACRES (GROSS)
- 9,652.80 SQ. FT. OR 0.222 ACRES (STREET EASEMENT)
164,591.43 SQ. FT. OR 3.778 ACRES (NET)

BENCHMARK: CUT SQUARE ON CURB, CENTER OF STORM SEWER INLET, SOUTH SIDE OF FOREST LANE IN FRONT OF 3530 FOREST LANE. ELEV. 523.71

BENCHMARK: STANDARD CITY OF DALLAS WATER DEPARTMENT BENCHMARK ON STORM SEWER DROP INLET, NORTH SIDE OF FOREST LANE, 100' EAST OF CENTERLINE OF MARSH LANE. ELEV. 555.63

PRELIMINARY PLAT
3530 FOREST LANE ADDITION
LOT 1, BLOCK 1

A TRACT OF LAND IN CITY BLOCK 6445, SITUATED IN THE JOHN RICHARDS SURVEY, ABSTRACT NO. 1220, CITY OF DALLAS, DALLAS COUNTY, TEXAS.

CITY PLAN FILE NO. S 178-008

OWNER	ENGINEER
BOP PARK FOREST 1999 BRYAN STREET, SUITE 900 DALLAS, TEXAS 75201	CUMULUS DESIGN 2080 NORTH HWY 360, STE. 240 GRAND PRAIRIE, TX 75050, PH. (214) 235-0367

DAVIS LAND SURVEYING CO., INC. 9777 FERGUSON ROAD, SUITE 105 DALLAS, TEXAS 75228	DATE: 6/19/17 JOB NO. 17051 214-321-0569
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