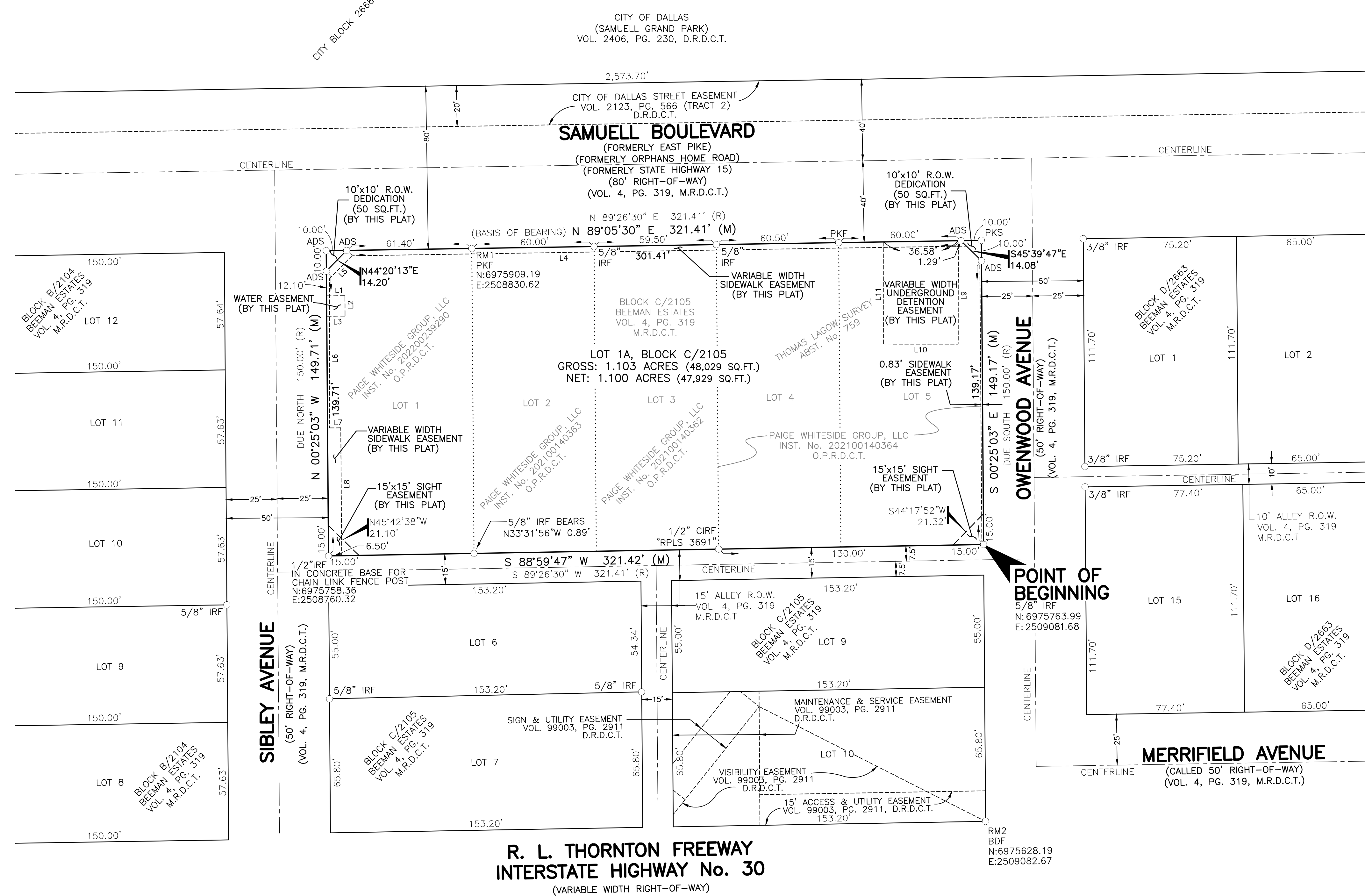


- ABBREVIATIONS**
- IRF = IRON ROD FOUND
 - CIRF = CAPPED IRON ROD FOUND
 - BDF = BRONZE DISK STAMPED "TXDOT" FOUND IN CONCRETE
 - ADS = 3-1/4" ALUMINUM DISK SET STAMPED "3100 SAMUELL ADAMS / TXASC.COM"
 - PKS = PK NAIL WITH SHINER STAMPED "3100 SAMUELL ADAMS / TXASC.COM" SET IN CONCRETE
 - PKF = PK NAIL FOUND IN ASPHALT
 - M.R.D.C.T. = MAP RECORDS OF DALLAS COUNTY, TEXAS
 - O.P.R.D.C.T. = OFFICIAL PUBLIC RECORDS OF DALLAS COUNTY, TEXAS
 - VOL. / PG. = VOLUME / PAGE
 - R.O.W. = RIGHT-OF-WAY
 - INST. No. = INSTRUMENT NUMBER
 - SQ.FT. = SQUARE FEET
 - RM = RECORD MONUMENT
 - (M) = MEASURED
 - (R) = RECORD (PLAT)

- GENERAL NOTES**
- All bearings are based on the Texas State Plane Coordinate System, North Central Zone 4202, NAD 83 (2011).
 - Lot-to-lot drainage will not be allowed without City of Dallas Paving & Drainage Engineering section approval.
 - Coordinates shown from Texas State Plane Coordinate System, North Central Zone (4202), North American Datum of 1983, on grid coordinate values, no scale and no projection.
 - The purpose of this plat is to create one lot from five existing lots.

- RECORD MONUMENTS**
- RM 1: PK Nail in concrete found for the common corner of Lot 1 and 2, Block C/2105 of Beeman Estates, an addition to the City of Dallas, Dallas County, Texas, according to the plat thereof recorded in Volume 4, Page 319 of the Map Records of Dallas County, Texas, same point being on the south right-of-way line of Samuell Boulevard (a variable width right-of-way).
- RM 2: Bronze Disk found for the southeast corner of Lot 10, Block C/2105 of Beeman Estates, an addition to the City of Dallas, Dallas County, Texas, according to the plat thereof recorded in Volume 4, Page 319 of the Map Records of Dallas County, Texas, same point being on the west right-of-way line of Owenwood Avenue (a 50' right-of-way), same being a point on the north line of R.L. Thornton Freeway - Highway 30 (a variable width right-of-way).



Line #	Direction	Length
L1	N 89°34'57" E	9.00'
L2	S 00°25'03" E	10.00'
L3	S 89°34'57" W	9.00'
L4	S 89°05'30" W	301.56'
L5	S 44°20'13" W	15.64'
L6	S 00°05'55" E	73.22'
L7	N 89°34'57" E	5.50'
L8	S 00°25'03" E	62.74'
L9	S 00°05'46" W	50.72'
L10	N 89°55'38" W	36.57'
L11	N 00°05'46" E	50.09'

**PLACE COUNTY
RECORDING LABEL HERE**

CERTIFICATE OF APPROVAL

I, Tony Shiddid, Chairperson or Brent Rubin, Vice 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

Attest: _____
Secretary

FINAL PLAT

**THIRTY ONE HUNDRED SAMUELL
BOULEVARD VENTURES ADDITION**
LOT 1A, BLOCK C/2105
BEING A REPLAT OF LOTS 1-5, BLOCK C/2105 OF
BEEMAN ESTATES
THOMAS LAGOW SURVEY, ABSTRACT No. 759
CITY OF DALLAS, DALLAS COUNTY, TEXAS
CITY PLAN FILE NUMBER S223-149
CITY ENGINEER FILE NO. _____
DECEMBER 5, 2023



OWNER
Paige Whiteside Group, LLC
309 Admiral Circle
Tiki Island, Texas 77554
Contact: Jeff Boles
Phone: (469) 223-3062
Email: jpdallas@gmail.com

ENGINEER
LK Planning, LLC
1475 Richardson Drive, Suite 255
Richardson, Texas 75080.
Contact: Lynn Kadleck, PE
Phone: (972) 979-0426
Email: lynn@lkplanningllc.com
TBPE Firm No. F-23830

SURVEYOR
Adams Surveying Company, LLC
1475 Richardson Drive, Suite 255
Richardson, Texas 75080.
Contact: John Truong
Phone: (469) 317-0250
Email: jtruong@txasc.com

OWNER'S CERTIFICATE

STATE OF TEXAS §
COUNTY OF DALLAS §

WHEREAS Paige Whiteside Group, LLC, is the owner of a 1.103 acre tract of land in the Thomas Lagow Survey, Abstract Number 759, City of Dallas, Dallas County, Texas, and being that same tract of land described in a General Warranty Deed with Vendor's Lien to Paige Whiteside Group, LLC, as recorded in Instrument Number 202200239290 of the Official Public Records of Dallas County, Texas (O.P.R.D.C.T.), and being the same tract of land described in a Special Warranty Deed with Vendor's Lien to Paige Whiteside Group, LLC, as recorded in Instrument Number 202100140363, O.P.R.D.C.T., and being the same tract of land described in a Special Warranty Deed with Vendor's Lien to Paige Whiteside Group, LLC, as recorded in Instrument Number 202100140362, O.P.R.D.C.T., and being the same tract of land described in a Special Warranty Deed with Vendor's Lien to Paige Whiteside Group, LLC, as recorded in Instrument Number 202100140364, O.P.R.D.C.T., and being all of Lots 1 through 5, Block C/2105 of Beeman Estates, an addition to the City of Dallas, Dallas County, Texas according to the plat thereof, as recorded in Volume 4, Page 319 of the Map Records of Dallas County, Texas (M.R.D.C.T), and being more particularly described by metes and bounds as follows:

BEGINNING at a 5/8-inch iron rod found at the southeast corner of said Lot 5, same point being on the west right-of-way line of Owenwood Avenue (a 50' right-of-way) and on the north right-of-way line of a 15-foot alley of said Beeman Estates;

THENCE South 88 degrees 59 minutes 47 seconds West, departing the west right-of-way line of said Owenwood Avenue and along the north right-of-way line of said 15-foot alley, passing a 1/2-inch iron rod with a yellow cap stamped "RPLS 3691" found for the common south corner of Lot 3 and Lot 4 of said Block C/2105 at a distance of 130.00 feet, and continuing for a total distance of 321.42 feet to a 1/2-inch iron rod found in concrete base of a chainlink fence post at the southwest corner of said Lot 1, and being on the east right-of-way line of Sibley Avenue (a 50' right-of-way);

THENCE North 00 degrees 25 minutes 03 seconds West, departing the north right-of-way line of said 15' alley and with the east line of said Sibley Avenue, passing a 3-1/4-inch aluminum disk stamped "3100 SAMUELL ADAMS / TXASC.COM" set at a distance of 139.71 feet, and continuing for a total distance of 149.71 feet to a 3-1/4-inch aluminum disk stamped "3100 SAMUELL ADAMS / TXASC.COM" set at the northwest corner of said Lot 1, and being in the south right-of-way line of Samuell Boulevard (formerly East Pike, formerly Orphan Home Road, formerly State Highway 15) (an 80' right-of-way);

THENCE North 89 degrees 05 minutes 30 seconds East, departing the east right-of-way line of said Sibley Avenue, and with the south right-of-way line of said Samuell Boulevard, passing a 3-1/4-inch aluminum disk stamped "3100 SAMUELL ADAMS / TXASC.COM" set at a distance of 10.00 feet, passing a PK Nail found for the common north corner of said Lot 1 and Lot 2 of said Block C/2105 for a distance of 71.40 feet, passing a 5/8-inch iron rod found for the common north corner of said Lot 2 and said Lot 3 at a distance of 131.40 feet, passing a 5/8-inch iron rod found for the common north corner of said Lot 3 and said Lot 4 for a distance of 190.90 feet, passing a PK Nail found for the common north corner of said Lot 4 and said Lot 5 at a distance of 251.40 feet, and passing 3-1/4-inch aluminum disk stamped "3100 SAMUELL ADAMS / TXASC.COM" set at a distance of 311.41 feet, and continuing for a total distance of 321.41 feet to a PK nail with a shiner stamped "3100 SAMUELL ADAMS / TXASC.COM" set at the northeast corner of said Lot 5, and being on the west right-of-way line of said Owenwood Avenue;

THENCE South 00 degrees 25 minutes 03 seconds East, with the east line of said Lot 5 and the west right-of-way line of said Owenwood Avenue, passing a 3-1/4-inch aluminum disk stamped "3100 SAMUELL ADAMS / TXASC.COM" set at a distance of 10.00 feet, and continuing for a total a distance of 149.17 feet to the POINT OF BEGINNING and CONTAINING 1.103 (or 48,029 square feet) of land, more or less.

DETENTION AREA EASEMENT STATEMENT

The proposed detention area along Block C/2105 within the Limits of this addition, will remain as detention areas to the line and grade shown on the plans at all times and will be maintained by the individual owners of the lot or lots that are traversed by or adjacent to the Detention Areas in Block C/2105. The City of Dallas will not be responsible for the maintenance and operation of said Detention Areas or for any damage or injury to private property or person that results from the flow of water along, into or out of said Detention Areas, or for the control of Erosion.

No obstruction to the natural flow of storm water run-off shall be permitted by filling or by construction of any type of dam, building, bridge, fence, walkway or any other structure within the designated Detention Areas, as hereinafter defined in Block C/2105, unless approved by the Directors of Development Services and Dallas Water Utilities. Provided, however, it is understood that in the event it becomes necessary for the City of Dallas to erect any type of Drainage structure in order to improve the storm drainage that may be occasioned by the streets and alleys in or adjacent to the subdivisions, then in such an event, the City of Dallas shall have the right to enter upon the Detention Areas at any point, or points to erect, construct and maintain any drainage facility deemed necessary for drainage purposes. Each property owner shall keep clean and free of debris, silt, and any substance which would result in unsanitary conditions and the City of Dallas shall have the right of ingress and egress for the purpose of inspection and supervision of maintenance work by the property owner to alleviate any undesirable conditions, which may occur.

The Detention Area in Block C/2105, as in the case of all Detention Areas, is subject to Storm Water overflow to an extent, which cannot be clearly defined. The City of Dallas shall not be held liable for any damage of any nature resulting from the occurrence of these natural phenomena, nor resulting from the failure of any structure or structures within the Detention Areas or the subdivision storm drainage system.

The Detention Areas serving the plat are shown by the Detention Area Easement Line as shown on the plat.

OWNER'S DEDICATION

NOW THEREFORE, KNOW ALL PERSONS BY THESE PRESENTS:

That Paige Whiteside Group, LLC, does hereby adopt this plat, designating the herein described property as **THIRTY ONE HUNDRED SAMUELL BOULEVARD VENTURES ADDITION**, an addition to the City of Dallas, Dallas County, Texas. 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 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.

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.

Paige Whiteside Group, LLC

By: _____
Name: _____
Title: _____

STATE OF TEXAS §
COUNTY OF DALLAS §

BEFORE ME, the undersigned, a Notary Public in and for said County and State, on this day personally appeared Jeff Bales, known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that the executed the same for the purposes and consideration therein expressed.

GIVEN UNDER MY HAND SEAL OF OFFICE this the _____ of _____ 2024.

My commission expires: _____ Notary Public, State of Texas

LIENHOLDER'S SUBORDINATION AGREEMENT

The lienholder or mortgagee concurs with the Owner's Certificate and agrees to subordinate its interests to the provisions of the Owner's Dedication.

By: _____
Name: _____
Title: _____

STATE OF TEXAS §
COUNTY OF §

This instrument was acknowledged before me on _____, 2024

by _____ as _____, a _____ on behalf of Paige Whiteside Group, LLC.

Given under my hand and seal of office, this the ____ day of _____, 2024.

Notary Public in and for the State of Texas

SURVEYOR'S STATEMENT

I, John Truong, 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
This document shall not be recorded for any purpose and shall not be used or viewed or relied upon as a final survey document.

John Truong, Registered Professional Land Surveyor, 6514

STATE OF TEXAS §
COUNTY OF DALLAS §

BEFORE ME, the undersigned, a Notary Public in and for said County and State, on this day personally appeared John Truong, known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that the executed the same for the purposes and consideration therein expressed.

GIVEN UNDER MY HAND SEAL OF OFFICE this the ____ of _____ 2024.

My commission expires: _____ Notary Public, State of Texas

PLACE COUNTY RECORDING LABEL HERE

CERTIFICATE OF APPROVAL

I, Tony Shiddid, Chairperson or Brent Rubin, Vice 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

Attest: _____
Secretary

FINAL PLAT

THIRTY ONE HUNDRED SAMUELL BOULEVARD VENTURES ADDITION
LOT 1A, BLOCK C/2105
BEING A REPLAT OF LOTS 1-5, BLOCK C/2105 OF BEEMAN ESTATES
THOMAS LAGOW SURVEY, ABSTRACT No. 759
CITY OF DALLAS, DALLAS COUNTY, TEXAS
CITY PLAN FILE NUMBER S223-149
CITY ENGINEER FILE NO. _____
DECEMBER 5, 2023



OWNER
Paige Whiteside Group, LLC
309 Admiral Circle
Tiki Island, Texas 77554
Contact: Jeff Bales
Phone: (469) 223-3062
Email: jpdallas@gmail.com

ENGINEER
LK Planning, LLC
Contact: Lynn Kadleck, PE
Phone: (972) 979-0426
Email: lynn@lkplanningllc.com
TBPE Firm No. F-23830

SURVEYOR
Adams Surveying Company, LLC
1475 Richardson Drive, Suite 255
Richardson, Texas 75080.
Contact: John Truong
Phone: (469) 317-0250
Email: jtruong@txasc.com