

OWNER'S CERTIFICATE

STATE OF TEXAS
COUNTY OF DALLAS

WHEREAS Paige Whiteside Group, LLC., is the owner of a 1.1026 acre tract or parcel of land in the Thomas Lagow Survey, Abstract Number 759, City of Dallas, Dallas County, Texas, and being the 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 found 5/8-inch capped iron rod found for the southeast corner of said 1.1026 acre tract, same point being on the westerly right-of-way line of Owenwood Avenue (a 50' right-of-way) as described in said Beeman Estates, same point being on the north right-of-way line of a 15-foot alley of said Beeman Estates;

THENCE S 88°59'47" W, departing the west right-of-way line of said Owenwood Avenue and along the north right-of-way line of said 15-foot alley, a distance of 321.42 feet to a 3-1/4-inch aluminum disk set stamped "3100 SAMUEL" "ADAMS / TXASC.COM" for the southwest corner of said 1.1026 acre tract, same point being on the east right-of-way line of Sibley Avenue (a 50' right-of-way);

THENCE N 00°25'03" W, departing the north right-of-way line of said 15' alley and along the east line of said 1.1026 acre tract, passing at a distance of 139.71 feet a 3-1/4-inch aluminum disk set stamped "3100 SAMUEL" "ADAMS / TXASC.COM", and continuing, in all, for a total distance of 149.71 feet to a 3-1/4-inch aluminum disk set stamped "3100 SAMUEL" "ADAMS / TXASC.COM" for the northwest corner of said 1.1026 acre tract, same point being on the south right-of-way line of Samuell Boulevard (a variable width right-of-way);

THENCE N 89°05'30" E, departing the east right-of-way line of said Sibley Avenue, and along the south line of said Samuell Boulevard, passing at a distance of 10.00 feet a 3-1/4-inch aluminum disk set stamped "3100 SAMUEL" "ADAMS / TXASC.COM", and passing at a distance of 311.41 feet a 3-1/4-inch aluminum disk set stamped "3100 SAMUEL" "ADAMS / TXASC.COM", and continuing, in all, for a total distance of 321.41 feet to a 3-1/4-inch aluminum disk set stamped "3100 SAMUEL" "ADAMS / TXASC.COM" for the northeast corner of said 1.1026 acre tract, same point being on the west line of said Owenwood Avenue;

THENCE S 00°25'03" E, along the common line of said 1.1026 acre tract and said Owenwood Avenue, passing at a distance of 10.00 feet a 3-1/4-inch aluminum disk set stamped "3100 SAMUEL" "ADAMS / TXASC.COM", and continuing, in all, for a total distance of 149.17 feet to the POINT OF BEGINNING and CONTAINING 1.1026 (or 48,029 square feet) of land, more or less.

OWNER'S DEDICATION

NOW THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

That Jeff Boles, does hereby adopt this plat, designating the herein described property as **THIRTY ONE HUNDRED SAMUEL BOULEVARD VENTURES ADDITION**, an addition to the City of Dallas, Dallas County, Texas. The easements shown hereon are hereby reserved for the purposes indicated. The utility and fire line 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 line 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 _____ 2023.

Jeff Boles

Jeff Boles
Paige Whiteside Group, LLC

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 Boles, 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 _____ 2023.

My commission expires: _____ Notary Public, 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 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.

Dated this the _____ day of _____ 2023.

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 _____ 2023.

My commission expires: _____ Notary Public, State of Texas

GENERAL NOTES

- All bearings are based on the Texas State Plane Coordinate System, North Central Zone 4202, NAD 83 (2011), Epoch 2010.00, giving the most easterly property line of this parcel a bearing of N 89°05'30" E.
- Elevations are based on the American Vertical Datum of 1988 (NAD 88), Geoid Model 12B, via GPS observation.
- Subject tract is vacant, containing no visible permanent features except as shown.
- The purpose of this plat is to create one lot for development.

FLOOD STATEMENT

According to Map No. 48113C0365K, dated July 07, 2014 of the National Flood Insurance Program Map, Flood Insurance Rate Map of Dallas County, Texas, Federal Emergency Management Agency, Federal Insurance Administration, this property is within Zone "X". Zone "X" is defined as areas determined to be outside the 0.2% annual chance floodplain. This flood statement does not imply that the property and/or the structures thereon will be free from flooding or flood damage. On rare occasions, greater floods can and will occur and flood heights may be increased by man-made or natural causes. This flood statement shall not create liability on the part of the surveyor.

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).

ABBREVIATIONS

- IRF = IRON ROD FOUND
CIRF = CAPPED IRON ROD FOUND
MNF = MONUMENT FOUND (BRONZE DISK FOUND STAMPED "TXDOT" SET IN CONCRETE)
ADS = 3-1/4" ALUMINUM DISK SET IN CONCRETE STAMPED "3100 SAMUEL" "ADAMS / TXASC.COM"
PKF = PK NAIL FOUND IN CONCRETE
M.R.D.C.T. = MAP RECORDS, DALLAS COUNTY, TEXAS
VOL. = VOLUME
PG. = PAGE
R.O.W. = RIGHT-OF-WAY
FND = FOUND
INST. = INSTRUMENT
NO. = NUMBER
SQ.FT. = SQUARE FEET
RM = RECORD MONUMENT
(M) = MEASURED
(R) = RECORD

LEGEND

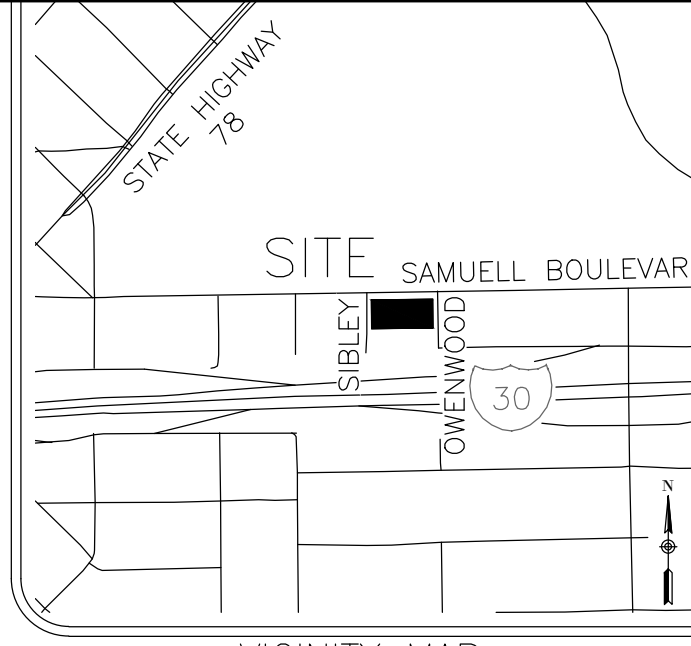
- ⊙ CLEAN OUT
- ⊗ WATER METER
- ⊕ WATER VALVE
- ⊗ SANITARY SEWER MANHOLE
- ⊗ STORM SEWER MANHOLE
- ⊕ FIRE HYDRANT
- ⊕ GUY WIRE
- ⊕ SIGN
- ⊕ POWER POLE
- ⊕ MONUMENT (IRON ROD, NAIL, X FOUND/SET)
- FENCE
- OVERHEAD WIRE
- ASPHALT
- CENTERLINE

Adams
Surveying
Company, LLC

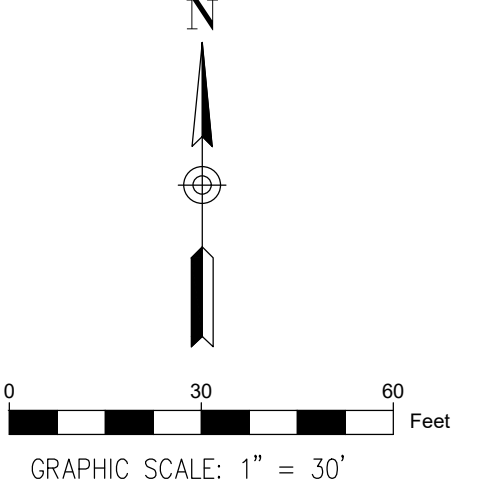
TBPELS Firm Registration No. 10177500

SURVEYOR
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Richardson, Texas 75080.
Contact: John Truong
Phone: (469) 317-0250
Email: jtruong@txasc.com

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



VICINITY MAP
SCALE 1"=1,000'



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.

SHEET 1 OF 1
The purpose of this plat is to create one lot for development purposes.

PRELIMINARY TO BE RECORDED
LOT 1R, BLOCK C/2105
THIRTY ONE HUNDRED SAMUEL BOULEVARD VENTURES ADDITION

GROSS: 1.1026 ACRES (48,029 SQ.FT.)
NET: 1.1003 ACRES (47,929 SQ.FT.)

BEING A REPLAT OF LOTS 1-5, BLOCK C/2105 OF BEEMAN ESTATES ADDITION, VOLUME 4, PAGE 319 MAP RECORDS, DALLAS COUNTY, TEXAS
BEING IN TO THE CITY OF DALLAS, DALLAS COUNTY, TEXAS THOMAS LAGOW SURVEY, ABSTRACT NO. 759 CITY PLAN FILE NUMBER S223-149 CITY ENGINEER FILE NO. MAY 3, 2023