

OWNER'S CERTIFICATE

STATE OF TEXAS:
 COUNTY OF DALLAS:

WHEREAS, EVJCO, Ltd. and Earl Van Johnson II are the owners of Lots 1, 2, 3, 4, 5, 6, and 7 of Block F/2663 of Beeman Estates, an addition to the City of Dallas, Dallas County, Texas, recorded in Volume 4, Page 319 of the Map Records of Dallas County, Texas, and being situated in the Thomas Lagow Survey, Abstract No. 759, and being those same tracts of land described Warranty Deed to EVJCO, Ltd., recorded in Volume 95213, Page 1830 and in Quick Claim Deed to Earl Van Johnson II, recorded in Volume 95012, Page 1770 of the Deed Records of Dallas County, Texas, and said composite tract being more particularly described as follow:

BEGINNING at a 3/4" iron rod found for corner at the present intersection of the west R.O.W. line of Boone Avenue (a 55' R.O.W.) with the south R.O.W. line of Samuel Boulevard (formerly East Pike Street - an 80' R.O.W.) and being the northeast corner of Lot 7, Block F/2663 of said Beeman Estates;

THENCE S 01°25'00" E, 117.73' along the west line of Boone Avenue to a 3/4" iron rod found in the north line of a 10' wide alley;

THENCE WEST, 507.93' along the north line of 10' alley to a 3/4" iron rod found for corner in the east R.O.W. line of Winfield Avenue (a 50' R.O.W.);

THENCE N 00°04'00" W, 111.70' along the east line of Winfield Avenue to a cross found for corner in the south line of Samuel Boulevard;

THENCE EAST, 505.30' along the south line of Samuel Boulevard to the Point of Beginning and containing 56,589 square feet or 1.299 acres of land.

OWNERS DEDICATION

STATE OF TEXAS:
 COUNTY OF DALLAS:

NOW THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

THAT, EVJCO, LTD and Earl Van Johnson II, acting by and through its duly authorized agent, does hereby adopt this plat, designating the herein above described property as **EVJCO 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 and alleys 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 and upon 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, Texas. Sidewalks shall be constructed by the builder as required by City Council Resolution No. 68-1038 and in accordance with the requirements of the Director of Public Works.

Witness, my hand at Dallas, Texas, this the ___ day of _____, 2016.

EVJCO, LTD

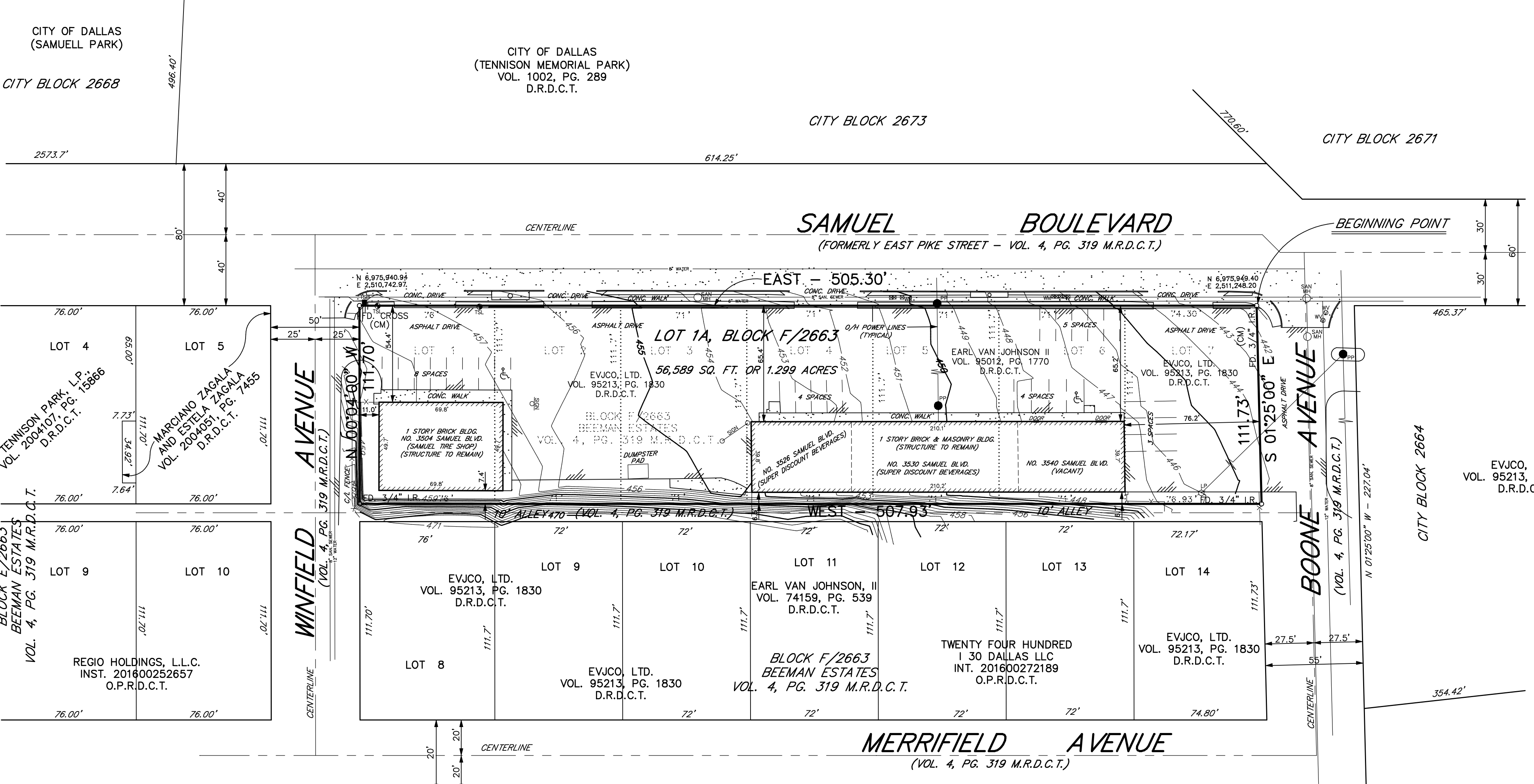
 Earl Van Johnson II, Owner

STATE OF TEXAS:
 COUNTY OF DALLAS:

BEFORE ME, the undersigned, a Notary Public in and for said State, on this day personally appeared Earl Van Johnson II, 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 _____, 2016.

 Notary Public in and for the State of Texas.



INTERSTATE HIGHWAY 30
 (R. L. THORNTON FREEWAY - A VARIABLE WIDTH R.O.W.)

- 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
 - INST. INSTRUMENT
 - NO. NUMBER
 - (CM) CONTROLLING MONUMENT
 - FD. FOUND
 - I.R. IRON ROD
 - I.P. IRON PIPE
 - TYP. TYPICAL
 - TEL. TELEPHONE PEDESTAL
 - C/L CHAIN LINK
 - B/W BARBED WIRE
 - BLDG. BUILDING
 - WM WATER METER
 - WV WATER VALVE
 - GW GUY WIRE
 - O/H OVERHEAD
 - LP LIGHT POLE
 - GM GAS METER
 - SAN 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 #11

- GENERAL NOTES:**
1. BEARING ARE ASSUMED.
 2. LOT TO LOT DRAINAGE WILL NOT BE PERMITTED WITHOUT ENGINEERING SECTION APPROVAL.
 3. THE PURPOSE OF THIS PLAT IS TO CREATE 1 LOT FROM 7 EXISTING LOTS FOR CONVEYANCE PURPOSES.
 4. 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.
 5. ALL STRUCTURES TO REMAIN.

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 _____, 2016.

 Notary Public in and for the State of Texas.

FINAL PLAT
EVJCO ADDITION
 LOT 1A, BLOCK F/2663

A REPLAT OF LOTS 1 THRU 7, BLOCK F/2663 OF BEEMAN ESTATES, SITUATED IN THE THOMAS LAGOW SURVEY, ABSTRACT NO. 759, CITY OF DALLAS, DALLAS COUNTY, TEXAS.

CITY PLAN FILE NO. S 167-072

OWNER:
 EVJCO, LTD & EARL VAN JOHNSON II
 1524 N BUCKNER BLVD
 DALLAS, TEXAS 75218
 n5bfg2@gmail.com

DAVIS LAND SURVEYING CO., INC.
 9777 FERGUSON ROAD, SUITE 105 dsc@dbglbl.net
 DALLAS, TEXAS 75228 214-321-0569

DATE: 12/22/16
 JOB NO. 13091C