

STATE OF TEXAS)(
COUNTY OF DALLAS)(

WHEREAS, BOSCO INVESTMENTS, LTD. is the owner of a 24.650 acre tract of land situated in the J.W. RILEY SURVEY, ABSTRACT NO. 1269 in City of Dallas Block No. 8495, City of Dallas, Dallas County, Texas, said tract of land being part of that 45.23 acre tract conveyed to Bosco Investments, LTD., by Special Warranty Deed as recorded in Volume 2004149, Page 1209, of the Deed Records, Dallas County, Texas (D.R.D.C.T.), and being more particularly described as follows:
BEGINNING at a 1/2 inch iron rod found with 3 inch aluminum disk cap marked "Sandyland Estates Ph. 4/RPLS 6122" (hereinafter referred to as disk found) for the northeast corner of the remainder of said Bosco tract, same being the northwest corner of Block 1/8495, Sandyland Estates, Phase 4, an addition to the City of Dallas, Dallas County, Texas, according to the plat thereof recorded in Instrument Number 201900112325, Official Public Records, Dallas County, Texas (O.P.R.D.C.T.), same being in a south line of that certain tract of land conveyed to Jose Juarez and Maribel Jasso, by deed recorded in Instrument Number 20080325177 (O.P.R.D.C.T.);
THENCE South 00 deg. 20 min. 55 sec. East, along the common line of the remainder of said Bosco tract and said Block 1/8495, a distance of 837.94 feet to a disk found for the southwest corner of said Block 1/8495, same being in the northerly right-of-way line of Cabo San Lucas Drive (53 foot right-of-way), same being the beginning of a non-tangent curve to the left, having a radius of 176.50 feet and a delta angle of 01 deg. 07 min. 56 sec.;
THENCE along the common line of the remainder of said Bosco tract and said Cabo San Lucas Drive as follows:
Along said non-tangent curve to the left, an arc distance of 3.49 feet and a chord bearing and distance of North 89 deg. 22 min. 18 sec. West, 3.49 feet to a point for the beginning of a non-tangent curve to the left, having a radius of 60.00 feet and a delta angle of 300 deg. 14 min. 18 sec.;
Along said non-tangent curve to the left, an arc distance of 314.41 feet and a chord bearing and distance of South 03 deg. 17 min. 00 sec. West, 59.78 feet to a disk found for corner, same being the most westerly northwest corner of Block 3/8495, aforesaid Sandyland Estates, Phase 4;
THENCE along the common line of the remainder of said Bosco tract and said Block 3/8495, Sandyland Estates, Phase 4 as follows:
South 00 deg. 23 min. 35 sec. East, a distance of 118.96 feet to a disk found for the southwest corner of said Block 3/8495, Sandyland Estates, Phase 4;
South 89 deg. 05 min. 45 sec. East, 12.52 feet to a 1/2 inch iron rod with "Peiser & Mankin SURV" red plastic cap found for angle point;
South 84 deg. 42 min. 01 sec. East, a distance of 138.76 feet to a 1/2 inch iron rod with "Peiser & Mankin SURV" red plastic cap found for corner, same being the most westerly northwest corner of Lot 5, Block 3/8495, Sandyland Estates, Phase 1, an addition to the City of Dallas, Dallas County, Texas, according to the plat thereof recorded in Instrument Number 20070087530 (O.P.R.D.C.T.);
THENCE South 00 deg. 29 min. 36 sec. West, along the common line of the remainder of said Bosco tract and said Lot 5, a distance of 120.04 feet to a 1/2 inch iron rod with "Peiser & Mankin SURV" red plastic cap found for the southeast corner of the remainder of said Bosco tract, same being the southwest corner of said Lot 5, same being in the north right-of-way line of Sandyland Boulevard (53 foot right-of-way);
THENCE along the common line of the remainder of said Bosco tract and said Sandyland Boulevard as follows:
North 80 deg. 32 min. 09 sec. West, a distance of 21.66 feet to a point for the beginning of a curve to the left, having a radius of 226.50 feet and a delta angle of 08 deg. 33 min. 36 sec.;
Along said curve to the left, an arc distance of 33.84 feet and a chord bearing and distance of North 84 deg. 48 min. 57 sec. West, 33.81 feet to a 1/2 inch iron rod with "Peiser & Mankin SURV" red plastic cap found for angle point;
THENCE North 89 deg. 05 min. 45 sec. West, along the common line of the remainder of said Bosco tract and said Sandyland Boulevard, a distance of 92.93 feet to a 1/2 inch iron rod set for the northwest corner of said Sandyland Boulevard;
THENCE South 00 deg. 54 min. 15 sec. West, along the common line of said Bosco tract and said Sandyland Boulevard, a distance of 53.00 feet to a 1/2 inch iron rod set for the most southerly southeast corner of the herein described tract, same being the most southerly southeast corner of the remainder of said Bosco tract, same being in the north line of that certain tract of land conveyed to 635 Dowdy Venture, by deed recorded in Volume 84229, Page 1910, Deed Records, Dallas County, Texas;
THENCE North 89 deg. 05 min. 45 sec. West, along the common line of said Bosco tract and said Dowdy tract, a distance of 973.33 feet to a point for the southwest corner of said Bosco tract, same being the approximate centerline of a creek, same being the southeast corner of that certain tract of land conveyed to City of Dallas, by deed recorded in Volume 2000172, Page 4170, Deed Records, Dallas County, Texas;
THENCE along the common line of said Bosco tract, said Dallas tract, and said creek as follows:
North 06 deg. 16 min. 11 sec. West, a distance of 31.27 feet to a point; North 29 deg. 10 min. 52 sec. East, a distance of 33.00 feet to a point;
North 27 deg. 49 min. 23 sec. East, a distance of 49.42 feet to a point; North 07 deg. 07 min. 48 sec. East, a distance of 15.37 feet to a point;
North 36 deg. 16 min. 48 sec. East, a distance of 123.28 feet to a point; North 54 deg. 36 min. 23 sec. East, a distance of 34.80 feet to a point;
North 12 deg. 12 min. 02 sec. West, a distance of 16.90 feet to a point; North 09 deg. 14 min. 59 sec. East, a distance of 47.39 feet to a point;
North 06 deg. 51 min. 02 sec. West, a distance of 74.23 feet to a point; North 13 deg. 35 min. 23 sec. West, a distance of 61.75 feet to a point;
North 04 deg. 04 min. 25 sec. West, a distance of 81.17 feet to a point; North 15 deg. 03 min. 08 sec. West, a distance of 31.32 feet to a point for the most northerly corner of said Dallas tract, same being in the east line of Forest Plains Addition, an addition to the City of Dallas, Dallas County, Texas, according to the plat thereof recorded in Volume 31, Page 187, Deed Records, Dallas County, Texas;
THENCE along the common line of said Bosco tract and said Forest Plains Addition as follows:
North 00 deg. 07 min. 14 sec. East, a distance of 96.07 feet to a point, same being the northeast corner of said Forest Plains Addition;
South 89 deg. 17 min. 14 sec. West, a distance of 31.85 feet to a point, same being the southeast corner of that certain tract of land conveyed to Mayra Huerta, by deed recorded in Instrument Number 20200001840, Official Public Records, Dallas County, Texas;
THENCE along the common line of said Bosco tract and said Huerta tract as follows:
North 23 deg. 16 min. 18 sec. West, a distance of 62.58 feet to a point; North 32 deg. 50 min. 27 sec. West, a distance of 72.85 feet to a point;
North 13 deg. 22 min. 26 sec. East, a distance of 104.77 feet to a point; North 01 deg. 49 min. 28 sec. East, a distance of 47.42 feet to a point;
North 33 deg. 11 min. 00 sec. East, passing the northeast corner of said Huerta tract, same being the southeast corner of that certain tract of land conveyed to JLK Global Investment, LLC, by deed recorded in Instrument Number 201700260498, Official Public Records, Dallas County, Texas, and continuing along the common line of said Bosco tract and said JLK tract, a total distance of 106.70 feet to a point;
THENCE continuing along the common line of said Bosco tract and said JLK tract as follows:
North 05 deg. 08 min. 26 sec. West, a distance of 78.04 feet to a point; North 20 deg. 29 min. 16 sec. West, a distance of 13.18 feet to a point;
North 73 deg. 55 min. 53 sec. West, a distance of 19.44 feet to a point; North 40 deg. 35 min. 11 sec. West, a distance of 35.12 feet to a point;
North 33 deg. 28 min. 29 sec. West, a distance of 39.65 feet to a point; North 24 deg. 38 min. 12 sec. West, a distance of 19.59 feet to a point for the northwest corner of said Bosco tract, same being the northeast corner of said JLK tract, same being in the south line of aforesaid Jasso tract;
THENCE North 89 deg. 36 min. 25 sec. East, along the common line of said Bosco tract and said Jasso tract, a distance of 962.53 feet to the POINT OF BEGINNING and containing 1,073,764 square feet or 24.650 acre of computed land, more or less.

OWNER'S DEDICATION

NOW THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

THAT BOSCO INVESTMENTS, LTD, acting by and through their duly authorized agent, Jeff Bosse, does hereby adopt this plat, designating the herein described property as **SANDYLAND FARMS**, 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 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 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 an 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 of 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.

WITNESS, my hand at _____ Texas, this the _____day of _____,2021.

Bosco Investments, Ltd.

By: _____
 Jeff Bosse, Manager

STATE OF TEXAS)(
COUNTY OF DALLAS)(

BEFORE me, the undersigned authority, a Notary Public in and for said County and State, on this day personally appeared Jeff Bosse, known to me to be the person or persons whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed the same in the capacity herein stated and the act and deed of said company.
GIVEN UNDER MY HAND AND SEAL OF OFFICE, this _____ day of _____ 2021.

Notary Public in and for Dallas County, Texas
My Commission Expires: _____

SURVEYOR'S CERTIFICATE

I, Timothy R. Mankin, a Registered Professional Land Surveyor in 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-6.617 (a)(b)(c)(d) & (e); and that the digital drawing file accompanying this plat is a precise representation of this signed plat.

PRELIMINARY, THIS DOCUMENT SHALL NOT BE RECORDED FOR ANY PURPOSE _____ Date _____

Timothy R. Mankin
Registered Professional Land
Surveyor, No. 6122

STATE OF TEXAS)(
COUNTY OF TARRANT)(

BEFORE me, the undersigned authority, a Notary Public in and for said County and State, on this day personally appeared TIMOTHY R. MANKIN, known to me to be the person or persons whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed the same in the capacity herein stated and the act and deed of said company.
GIVEN UNDER MY HAND AND SEAL OF OFFICE, this _____ day of _____ 2021.

Notary Public in and for Tarrant County, Texas

My Commission Expires: _____

| LINE TABLE | | |
|------------|---------------|----------|
| LINE | BEARING | DISTANCE |
| L1 | S 00°23'35" E | 118.96' |
| L2 | S 89°05'45" E | 12.52' |
| L3 | S 84°40'11" E | 138.76' |
| L4 | S 00°29'36" W | 120.04' |
| L5 | N 80°32'09" W | 21.66' |
| L6 | N 89°05'45" W | 92.93' |
| L7 | S 00°54'15" W | 53.00' |

| CURVE TABLE | | | | | | |
|-------------|------------|---------|--------------|---------------|--------------|--|
| CURVE | ARC LENGTH | RADIUS | DELTA ANGLE | CHORD BEARING | CHORD LENGTH | |
| C1 | 3.49' | 176.50' | 001°07'56" N | 89°22'18" W | 3.49' | |
| C2 | 314.41' | 60.00' | 300°14'18" S | 03°17'00" W | 59.78' | |
| C3 | 33.84' | 226.50' | 008°33'36" N | 84°48'57" W | 33.81' | |

TOTAL SF = 1,073,764 sf
TOTAL AC = 24.650 ac.

REVISED PLAT

OF
SANDYLAND FARMS
LOT 1 BLOCK 8/8495
COMMON AREA E

BEING A 24.650 ACRE TRACT OUT OF
AND THE J.W. RILEY SURVEY, ABSTRACT NO. 1269
IN THE CITY OF DALLAS BLOCK 8495
DALLAS COUNTY, TEXAS

CITY PLAN FILE S056-363ER
ENGINEERING FILE NO. _____

Owner:

BOSCO INVESTMENTS, LTD.

P.O. BOX 4738
Dallas, Texas 75208

Surveyor:

PEISER & MANKIN SURVEYING, LLC

1604 HART STREET
SOUTHLAKE, TEXAS 76092
(817)–481–1806
Job # P–3314

Engineer:

CRANNELL, CRANNELL & MARTIN ENGINEERING

2570 Justin Road, Suite 209
Highland Village, Texas 75077
(972)–691–6633

JULY, 2021

Scale: 1" = 60'

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