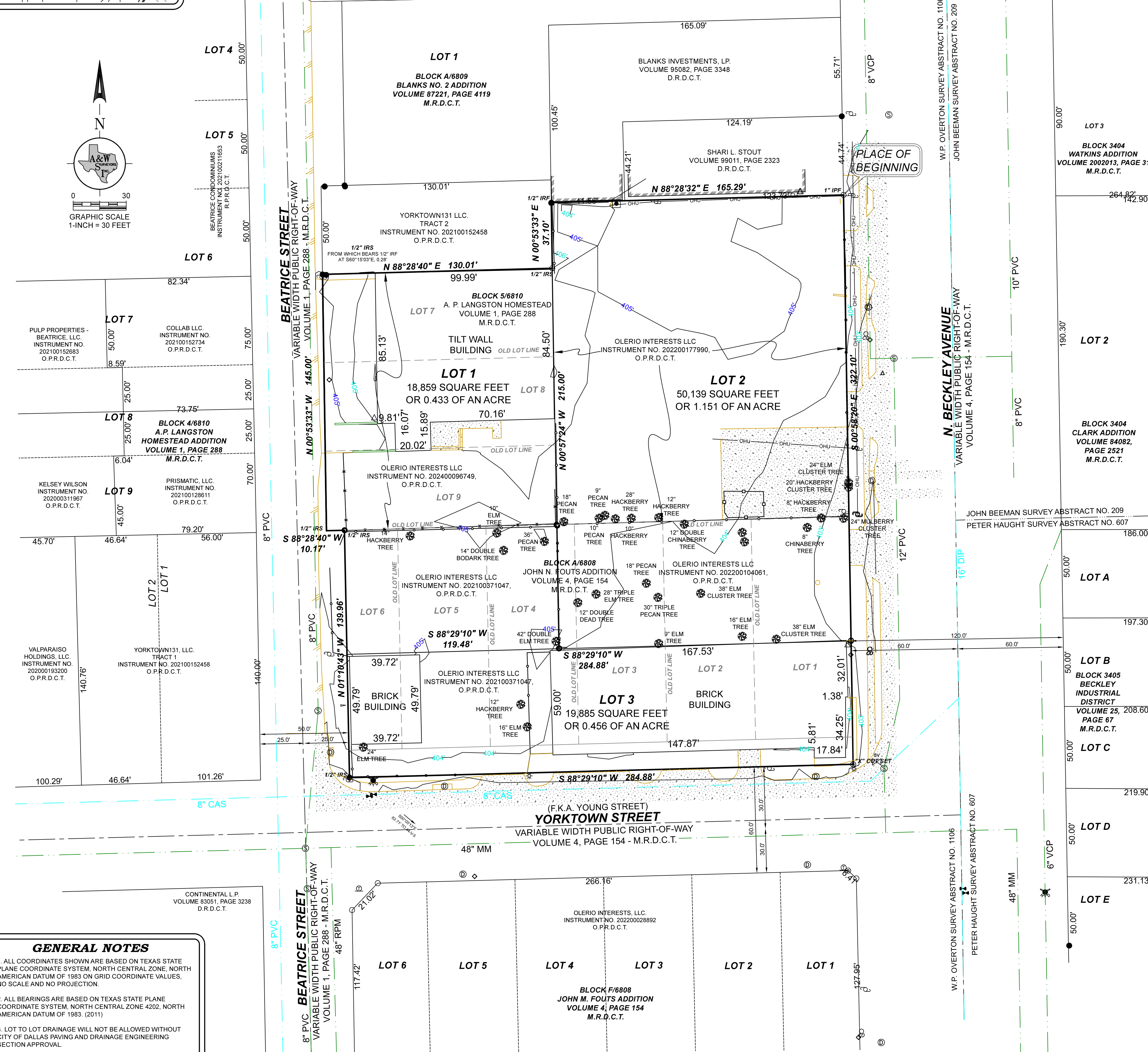
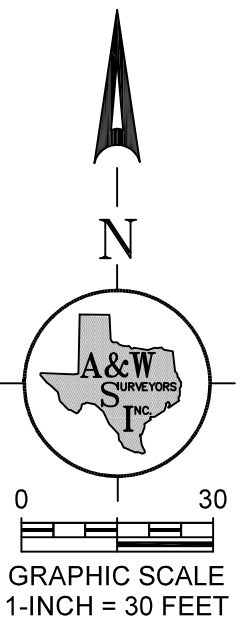
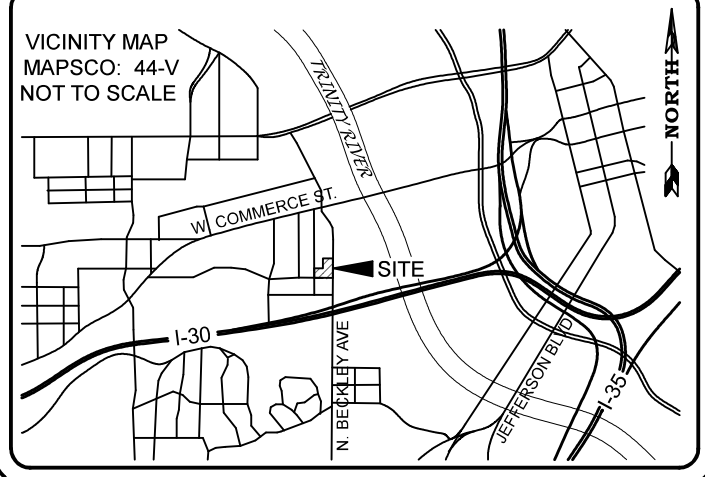




GENERAL NOTES

1. ALL COORDINATES SHOWN ARE BASED ON TEXAS STATE PLANE COORDINATE SYSTEM, NORTH CENTRAL ZONE, NORTH AMERICAN DATUM OF 1983 ON GRID COORDINATE VALUES, NO SCALE AND NO PROJECTION.
2. ALL BEARINGS ARE BASED ON TEXAS STATE PLANE COORDINATE SYSTEM, NORTH CENTRAL ZONE 4202, NORTH AMERICAN DATUM OF 1983. (2011)
3. LOT TO LOT DRAINAGE WILL NOT BE ALLOWED WITHOUT CITY OF DALLAS PAVING AND DRAINAGE ENGINEERING SECTION APPROVAL.
4. THE PURPOSE OF THIS PLAT IS TO CREATE THREE PLATTED LOTS FROM 9 PREVIOUSLY PLATTED LOTS ACROSS TWO SUBDIVISIONS.
5. BUILDINGS AND STRUCTURES ON PROPERTY TO REMAIN.

OWNER'S CERTIFICATE

STATE OF TEXAS
COUNTY OF DALLAS

WHEREAS, Olerio Interests, LLC., is the sole owners of a tract of land located in the W.P. Overton Survey, Abstract No. 1106, City of Dallas, Dallas County, Texas, being all of Lot 5 and a portion of Lots 1, 2, 3, 4, and 6, Block A/6808 of John M. Fouts Addition, an addition to the City of Dallas, as recorded in Volume 4, Page 154, Map Records of Dallas County, Texas, being that same tract of land described in deed to Olerio Interests, LLC., as recorded in Instrument No. 202100371047, Official Public Records of Dallas County, Texas, and being a portion of Lots 1, 2, 3, and 4, Block A/6808, of said John M. Fouts Addition, being described in deed to Olerio Interests, LLC., as recorded in Instrument No. 202200104061, Official Public Records of Dallas County, Texas, and being all of Lots 7, 8, and 9, Block 5/6810, Second Subdivision of A.P. Langston Homestead, an addition to the City of Dallas, Dallas County, Texas, according to the Map or Plat recorded in Volume 1, Page 288, Map Records, Dallas County, Texas, and being all of a tract of land described in deed to Olerio Interests, LLC., as recorded in Instrument No. 202200177990, Official Public Records of Dallas County, Texas, and being more particularly described as follows:

BEGINNING at a 1 inch iron pipe found for corner on the West right-of-way line of N. Beckley Avenue, being the Southeast corner of a tract of land described in deed to Shari L. Stout, as recorded in Volume 99011, Page 2323, Deed Records of Dallas County, Texas, and being the Northeast corner of the tract of land described herein;

THENCE South 00 degrees 58 minutes 20 seconds East, a distance of 322.10 feet to an "X" cut set for corner at the intersection of the West right-of-way line of N. Beckley Avenue and the North right-of-way line of Yorktown Street;

THENCE South 88 degrees 29 minutes 10 seconds West, a distance of 284.88 feet to a 1/2 inch iron rod found for corner at the intersection of the North right-of-way line of said Yorktown Street and the East right-of-way line of Beatrice Street;

THENCE North 01 degrees 10 minutes 43 seconds West, along said East right-of-way line, a distance of 139.96 feet to a 1/2 inch iron rod set for corner;

THENCE South 88 degrees 28 minutes 40 seconds West, a distance of 10.17 feet to a 1/2 inch iron rod set for corner;

THENCE North 00 degrees 53 minutes 33 seconds West, a distance of 145.00 feet to a 1/2 inch iron rod set for corner being the Southwest corner of a tract of land described in deed to Yorktown131 LLC. (Tract 2), as recorded in Instrument No. 202100152458, Official Public Records of Dallas County, Texas, from which a 1/2 inch iron rod found for reference bears South 60 degrees 15 minutes 03 seconds East, a distance of 0.28 feet;

THENCE North 88 degrees 28 minutes 40 seconds East, a distance of 130.01 feet to a 1/2 inch iron rod set for corner being the Southeast corner of said Yorktown131 tract;

THENCE North 00 degrees 53 minutes 33 seconds East, a distance of 37.10 feet to a 1/2 inch iron rod found for corner being the Southernmost Southwest corner of a tract of land described in deed to Blank Investments, LP., as recorded in Volume 95082, Page 3348, Deed Records of Dallas County, Texas;

THENCE North 88 degrees 28 minutes 32 seconds East, a distance of 165.29 feet to the PLACE OF BEGINNING and containing 89,140 square feet or 2.046 acres of land.

SURVEYOR'S CERTIFICATE

I, John S. Turner, 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), and (e); and that the digital drawing file accompanying this plat is a precise representation of this Signed Final Plat.

Witness my hand at Mesquite, Texas,
This _____ day of _____, 2025.

PRELIMINARY, RELEASED FOR REVIEW XX-XX-26
THIS DOCUMENT SHALL NOT BE RECORDED FOR ANY PURPOSE
John S. Turner
Registered Professional Land Surveyor #5310

STATE OF TEXAS
COUNTY OF DALLAS

BEFORE ME, the undersigned, a Notary Public in and for the said County and State on this day personally appeared John S. Turner, R.P.L.S. NO. 5310, State of Texas, 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 and in the capacity therein stated.

Given under my hand and seal of office,
This _____ day of _____, 2025.

Notary Public in and for the State of Texas

OWNER'S DEDICATION

NOW THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

That, Olerio Interests, LLC., do hereby adopt this plat, designating the herein described property as **FOUTS & LANGSTON ADDITION**, an addition to the City of Dallas, Dallas County, Texas, and does hereby dedicate, in fee simple, to the public use forever any streets, alleys and floodway 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).

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 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).

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 _____, 2025.

By: _____
Lou Olerio Owner

STATE OF TEXAS
COUNTY OF DALLAS

BEFORE ME, the undersigned, a Notary Public in and for the said County and State, on this day personally appeared, Lou Olerio 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 and in the capacity therein stated.

GIVEN UNDER MY HAND AND SEAL OF OFFICE,
this the _____ day of _____, 2025.

Notary Public in and for The State of Texas

PLACE COUNTY
RECORDING LABEL HERE

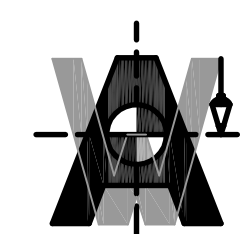
CERTIFICATE OF APPROVAL

I, _____, Chairperson or
I, _____, 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



A&W SURVEYORS, INC.
Professional Land Surveyors

TEXAS REGISTRATION NO. 100174-00
P.O. BOX 870029, MESQUITE, TX. 75187
PHONE: (972) 681-4975 FAX: (972) 681-4954
WWW.AWSURVEY.COM

PROPERTY ADDRESS: 2300, 2314 & 2318 Beatrice Street and 2303, 2307 & 2319 N. Beckley Avenue
Owner: Olerio Interests, LLC.
- 6310 Lemmon Avenue, Ste 202 -
- Dallas, TX 75209 -

Job No. 25-1477 | Drawn by: KW | Date: 12/2/2025 | Revised:
"A professional company operating in your best interest"

PRELIMINARY PLAT
FOUTS & LANGSTON
LOTS 1, 2, & 3, BLOCK A/6808

BEING A 89,140 SQUARE FEET OR 2.046 ACRES
IN CITY BLOCK A/6808 & 5/6810
LOCATED IN THE
W.P. OVERTON SURVEY, ABSTRACT NO. 1106
CITY OF DALLAS, DALLAS COUNTY, TEXAS
CITY PLAN FILE NO. PLAT-26-000114