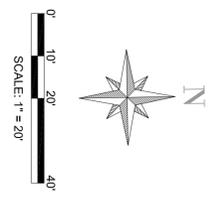
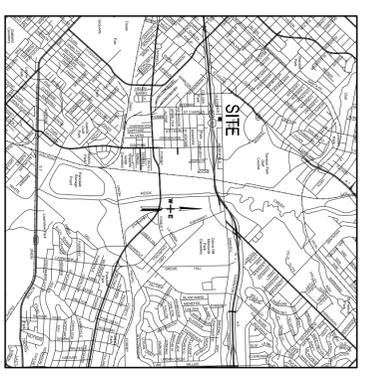
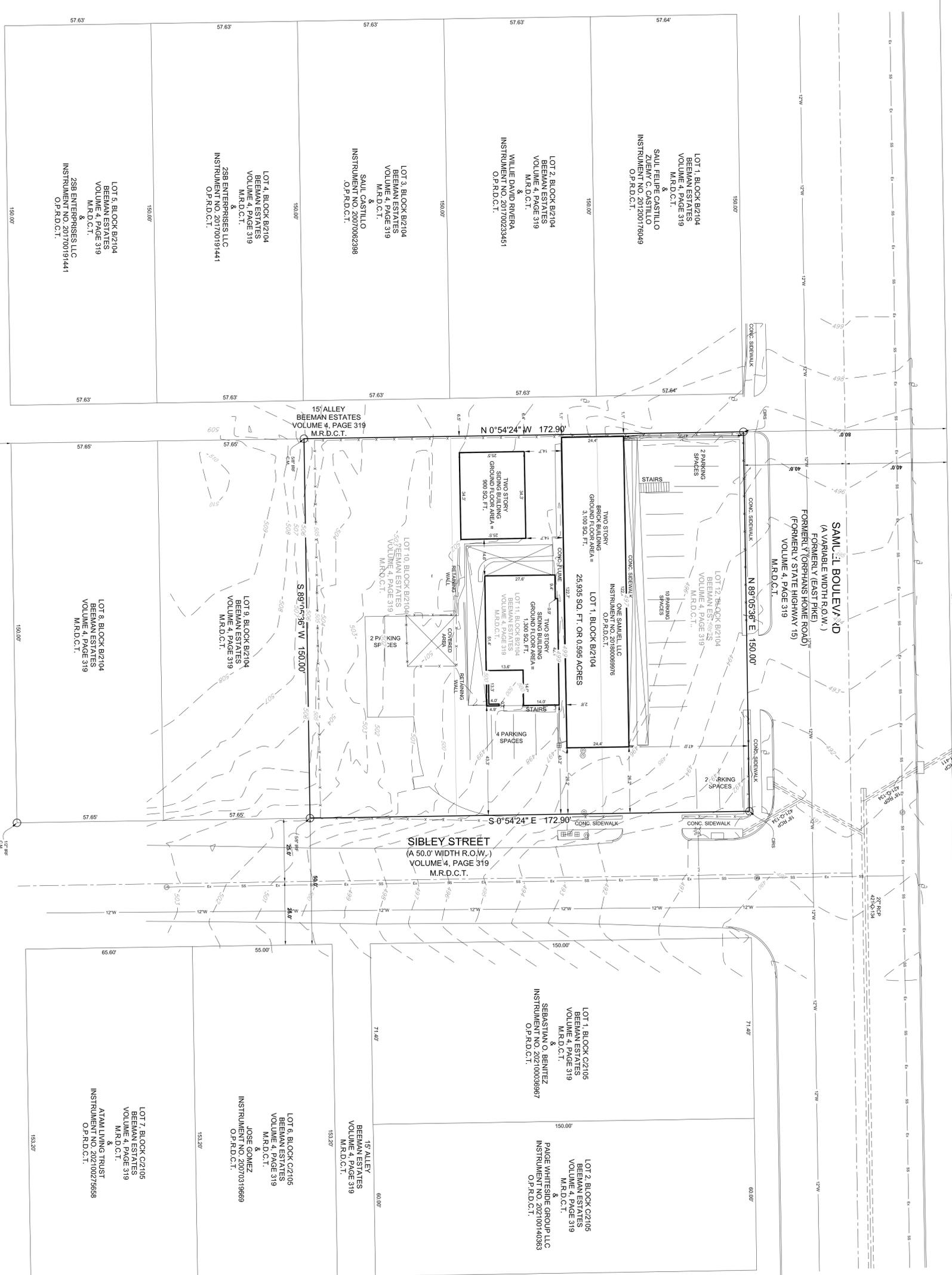


BLOCK 2668  
 TENNYSON MEMORIAL  
 PARK DEVELOPMENT  
 CITY OF DALLAS  
 SIBBLEY PARK  
 VOLUME 4, PAGE 230  
 D.R.D.C.T.

257.710'



**NOTES:**

1. IRF - IRON ROD FOUND
2. CRS - CAPPED IRON ROD SET WITH 3 1/4" METAL CAP STAMPED "RPLS NO. 1740"
3. MAG NAIL SET - MAG NAIL W/ 2 INCH BRASS WASHER STAMPED "RPLS NO. 1740"
4. IRFC - IRON ROD FOUND CAPPED
5. R.O.W. - RIGHT-OF-WAY CAPPED
6. CON - CONCRETE FOUNDATION
7. CON - CONCRETE FOUNDATION
8. D.P.R.D.C.T. - DEED RECORDS, DALLAS COUNTY, TEXAS
9. O.P.R.D.C.T. - OFFICIAL PUBLIC RECORDS, DALLAS COUNTY, TEXAS
10. INST. NO. - INSTRUMENT NUMBER
11. P.O.B. - POINT OF BEGINNING
12. FND. - FOUND
13. ESMT. - EASEMENT
14. VOL. - VOLUME
15. PG. - PAGE

**GENERAL NOTES:**

1. BASIS OF BEARING - THE BASIS OF BEARING OF THIS SURVEY IS TEXAS STATE PLANE COORDINATE SYSTEM, NORTH CENTRAL ZONE, NORTH AMERICAN DATUM OF 1983
2. LOT TO LOT DRAINAGE IS NOT PERMITTED WITHOUT ENGINEERING SECTION APPROVAL
3. THE PURPOSE OF THIS PLAT IS TO CONVERT THREE RECORDED LOTS INTO ONE LOT
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 ON PROPERTY WILL REMAIN, ANY FLATWORK CROSSING PROPERTY LINE WILL BE REMOVED.

**PRELIMINARY PLAT  
 ONE SAMUEL ADDITION  
 LOT 1, BLOCK B2104**

BEING A REPLAT OF  
 SITUATED IN  
 THOMAS LAGOW SURVEY, ABSTRACT NO. 759  
 CITY OF DALLAS, DALLAS COUNTY, TEXAS  
 CITY PLAN FILE NO. S223-080  
 ENGINEER PLAN NO. 3111-

**CENTRO RESOURCES**

TBPS No. 10193888

JOB NO.:	22-030
DATE:	February 21, 2023
SCALE:	1" = 20'
DRAWN BY:	RP

NO.	DATE	REVISION
1.		
2.		
3.		

**EAST R.L. THORTON FREEWAY  
 (A VARIABLE WIDTH R.O.W.)  
 (INTERSTATE STATE HIGHWAY 15)**

OWNER/DEVELOPER:  
 ONE SAMUEL LLC  
 DALLAS, TEXAS 75223  
 214-662-5973

**LEGEND**

- GAS METER
- GAS VALVE
- TELEPHONE POSTAL
- DOWN-GUY
- S.S. MAN-HOLE
- CLEAN-OUT
- FIRE HYDRANT
- WATER METER
- BOLLARD
- TRANSFORMER PAD
- ELECTRICAL MANHOLE
- STORM DRAIN MAN-HOLE
- MONITORING WELL
- TRAFFIC SIGNAL POLE
- TRAFFIC SIGNAL BOX
- CONCRETE
- TREE
- SIGN
- LIGHT POLE
- TYPICAL FENCE
- TELEPHONE MANHOLE
- TELEPHONE MANHOLE

**OWNERS CERTIFICATE**

STATE OF TEXAS -  
COUNTY OF DALLAS -

WHEREAS One Samuel LLC is the sole owners of a that certain 0.0595 acre tract of land out of the Thomas Lagow Survey, Abstract No. 759 and in the City Block B2104, City of Dallas, Dallas County, Texas, being all of that certain tract of land conveyed to One Samuel LLC by Special Warranty Deed as recorded in Instrument No. 201900069276, Official Public Records, Dallas County, Texas, being all of Lot 10, Lot 11 and Lot 12, Block B2104, Beeman Estates, according to the plat thereof recorded in Volume 4, Page 319, Map Records, Dallas County, Texas and being more particularly described as follows:

**BEGINNING** at a set capped 1/2 inch iron rod with a 3/4 inch metal cap stamped "RPLS 1740" at the northeast corner of said Lot 12, Block B2104, said point being the northeast corner of said One Samuel LLC tract, same point being at the intersection of the south right-of-way line of Samuel Boulevard (a 50.0 foot wide right-of-way) and the west right-of-way line of Sibley Street (a 50.0 foot wide right-of-way);

**THENCE** S 00 degrees 54 minutes 24 seconds E, departing the south line of said Samuel Boulevard and along the west line of said Sibley Street, a distance of 172.90 feet to a 5/8 inch iron rod found for corner, said point being the southeast corner of said One Samuel LLC tract, same point also being in the northeast corner of Lot 9, Block B2104, Beeman Estates, according to the plat thereof recorded in Volume 4, Page 319, Map Records, Dallas County, Texas;

**THENCE** S 89 degrees 36 minutes 30 seconds W, along the common line of said Lot 9, Block B2104 and Lot 10, Block B2104, a distance of 172.90 feet to a 5/8 inch iron rod found for corner, said point being the northeast corner of said Lot 9, Block B2104, same point being the southeast corner of said Lot 10, Block B2104, said point being in the east line of a 15 foot alley as shown on plat recorded in Volume 4, Page 319, Map Records, Dallas County, Texas;

**THENCE** N 00 degrees 54 minutes 24 seconds W, along the east line of said Lot 12, Block B2104, same point being the south line of said Samuel Boulevard;

**THENCE** N 89 degrees 05 minutes 30 seconds E, along the southerly line of said Samuel Boulevard, a distance of 150.00 feet to the POINT OF BEGINNING and containing 23,935 square feet and 0.586 acre of computed land.

**NOTES:**

- 1. R/F - IRON ROD FOUND
- 2. C/R/S - CAPPED IRON ROD SET WITH 3 1/4" METAL CAP STAMPED "RPLS NO. 1740"
- 3. M/G NAIL SET - MAG NAIL W/ 2 INCH BRASS WASHER STAMPED "RPLS NO. 1740"
- 4. I/R/C - IRON ROD FOUND CAPPED
- 5. R/O/W - RIGHT-OF-WAY
- 6. L/O/W - LEFT-OF-WAY
- 7. I/R D.C.T. - DEED RECORDS, DALLAS COUNTY, TEXAS
- 8. O.P.R.D.C.T. - DEED RECORDS, DALLAS COUNTY, TEXAS
- 9. O.P.R.D.C.T. - OFFICIAL PUBLIC RECORDS, DALLAS COUNTY, TEXAS
- 10. INST. NO. - INSTRUMENT NUMBER
- 11. P.O.B. - POINT OF BEGINNING
- 12. F.N.D. - FOUND
- 13. ESM/T - EASEMENT
- 14. VOL. - VOLUME
- 15. PG. - PAGE

**GENERAL NOTES:**

- 1. BASIS OF BEARING - THE BASIS OF BEARING OF THIS SURVEY IS TEXAS STATE PLANE COORDINATE SYSTEM, NORTH CENTRAL ZONE, NORTH AMERICAN DATUM OF 1983
- 2. LOT-TOTAL DRAINAGE IS NOT PERMITTED WITHOUT ENGINEERING SECTION APPROVAL
- 3. THE PURPOSE OF THIS PLAT IS TO CONVERT THREE RECORDED LOTS INTO ONE LOT
- 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 ON PROPERTY WILL REMAIN, ANY FLATWORK CROSSING PROPERTY LINE WILL BE REMOVED

**LEGEND**

<input checked="" type="checkbox"/> GAS METER	<input checked="" type="checkbox"/> FIRE HYDRANT	<input checked="" type="checkbox"/> MONITORING WELL	<input checked="" type="checkbox"/> SIGN
<input checked="" type="checkbox"/> GAS VALVE	<input checked="" type="checkbox"/> WATER METER	<input checked="" type="checkbox"/> TRAFFIC SIGNAL POLE	<input checked="" type="checkbox"/> LIGHT POLE
<input checked="" type="checkbox"/> TELEPHONE PEGPOST	<input checked="" type="checkbox"/> BOLLARD	<input checked="" type="checkbox"/> TRAFFIC SIGNAL BOX	<input checked="" type="checkbox"/> TYPICAL FENCE
<input checked="" type="checkbox"/> DOWN-GUY	<input checked="" type="checkbox"/> STRIP VALVE	<input checked="" type="checkbox"/> STORM DRAIN	<input checked="" type="checkbox"/> CONCRETE
<input checked="" type="checkbox"/> S.S. MAN-HOLE	<input checked="" type="checkbox"/> TRANSFORMER PAD	<input checked="" type="checkbox"/> GAS LINE MARKER	<input checked="" type="checkbox"/> TREE
<input checked="" type="checkbox"/> CLEAN OUT	<input checked="" type="checkbox"/> ELECTRIC MANHOLE	<input checked="" type="checkbox"/> VAULT	<input checked="" type="checkbox"/> ELECTRIC BOX
<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/> STORM DRAIN MAN HOLE	<input checked="" type="checkbox"/> TELEPHONE MANHOLE	<input checked="" type="checkbox"/>

**OWNERS DEDICATION  
NOW THEREFORE KNOW ALL MEN BY THESE PRESENTS:**

That ONE SAMUEL, LLC, acting by and through their duly authorized agents, do hereby adopt this plat, designating the herein described property as Lot 1,Block B2104, ONE SAMUEL 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, alleys, and roadway management areas shown thereon. The easements shown thereon are hereby reserved for the purpose indicated. The utility and fire line easements shall be open to the public, the and police utility, garbage and sewer utility, and telephone utility easements shall be open to the public. 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. Sidewalks shall be constructed by the builder as required by City Council Resolutions 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 \_\_\_\_\_, 2023.

ONE SAMUEL, LLC

BY: \_\_\_\_\_

PRINTED NAME: \_\_\_\_\_  
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 \_\_\_\_\_, known to me to be the person or persons whose name is subscribed to the foregoing instrument, and acknowledged to me that he/she/they executed the same in the capacity herein stated, **GIVEN UNDER MY HAND AND SEAL OF OFFICE**, this \_\_\_\_ day of \_\_\_\_\_, 2023.

Notary Public in and for Dallas County

**SURVEYORS STATEMENT**

I, Larry Turman, 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. 19495, as amended), and Texas Local Government Code, Chapter 212, I further affirm that nonrenewal shown herein was either found or placed in compliance with the City of Dallas Development Code, Sec. 57A-9-017 (a)(1)(c)(i) & (e), and that the digital drawing the accompanying this plat is a precise representation of this Signed Final Plat.

**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**

Larry Turman \_\_\_\_\_ Date \_\_\_\_\_

Registered Professional Land Surveyor, No. 1740  
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 Larry Turman, 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 \_\_\_\_\_, 2023.

Notary Public in and for Dallas County, Texas

**PRELIMINARY PLAT  
ONE SAMUEL ADDITION**

LOT 1, BLOCK B2104  
BEING A REPLAT OF  
SITUATED IN  
THOMAS LAGOW SURVEY, ABSTRACT NO. 759  
CITY OF DALLAS, DALLAS COUNTY, TEXAS  
CITY PLAN FILE NO. S223-080  
ENGINEER PLAN NO. 3111'- \_\_\_\_\_

NO.	DATE	REVISION
1.		
2.		
3.		

OWNER/DEVELOPER:  
ONE SAMUEL, LLC/LLP/ARB  
DALLAS, TEXAS 75223  
214-882-5973

**CENTRO RESOURCES**

TBPS No. 10193888

1475 HERITAGE PKWY., STE 217  
GRANDBURY, TEXAS 76049

JOB NO.:	20-017
DATE:	February 21, 2023
SCALE:	#####
DRAWN BY:	RP