

SURVEYOR'S STATEMENT
 I, MATTHEW CARPENTER, 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) & (E); AND THAT THE DIGITAL DRAWING FILE ACCOMPANYING THIS PLAT IS A PRECISE REPRESENTATION OF THIS SIGNED FINAL PLAT.

DATED THIS THE _____ DAY OF _____, 2024.

MATTHEW CARPENTER
 TEXAS REGISTERED PROFESSIONAL LAND SURVEYOR NO. 6942

STATE OF TEXAS §
 COUNTY OF DENTON §
 BEFORE ME, THE UNDERSIGNED AUTHORITY, A NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS, ON THIS DAY PERSONALLY APPEARED MATTHEW CARPENTER, 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 CONSIDERATION THEREIN EXPRESSED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS _____ DAY OF _____, 2024.

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

STATE OF TEXAS §
 COUNTY OF DALLAS §

WHEREAS 1742 SAMUELL LP ARE THE OWNERS OF A TRACT OF LAND SITUATED IN THE THOMAS LAGOW SURVEY, ABSTRACT NUMBER (NO.) 759, IN THE CITY OF DALLAS, DALLAS COUNTY, TEXAS, BEING ALL OF BLOCK 2664, AND THAT SAME TRACT OF LAND DESCRIBED AS "TRACT 4" CONVEYED TO 1742 SAMUELL LP IN SPECIAL WARRANTY DEED RECORDED IN DOCUMENT (DOC.) NO. 201800233430, OF THE OFFICIAL PUBLIC RECORDS DALLAS COUNTY, TEXAS (O.P.R.D.C.T.); AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS, (BEARINGS AND DISTANCES ARE BASED ON THE STATE PLANE COORDINATE SYSTEM, TEXAS NORTH CENTRAL ZONE (4202) NORTH AMERICAN DATUM 83 (NAD83)(US FOOT) WITH A COMBINED SCALE FACTOR OF 0.999863513):

COMMENCING AT 5/8 INCH CAPPED IRON ROD STAMPED "RPLS 5111" FOUND FOR AT THE INTERSECTION OF THE WEST RIGHT-OF-WAY (R.O.W.) LINE OF BOONE AVENUE (55 FOOT R.O.W.) AS RECORDED IN VOLUME (VOL.) 4, PAGE (PG.) 319, MAP RECORDS OF DALLAS COUNTY, TEXAS (M.R.D.C.T.) AND THE NORTH R.O.W. LINE OF A 10 FOOT ALLEY RECORDED IN VOL. 4, PG. 319, M.R.D.C.T. FOR THE SOUTHEAST CORNER OF LOT 7, BLOCK F/2663, BEEMAN ESTATE, AN ADDITION TO THE CITY OF DALLAS ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN VOL. 4, PG. 319, M.R.D.C.T.;

THENCE, NORTH 02 DEG. 18 MIN. 39 SEC. WEST, WITH THE WEST R.O.W. LINE OF SAID BOONE AVENUE, A DISTANCE OF 111.73 FEET TO A POINT ON THE SOUTH R.O.W. LINE OF SAMUEL BOULEVARD (80 FOOT R.O.W.) AS RECORDED IN VOL. 4, PG. 319, M.R.D.C.T. FOR THE NORTHEAST CORNER OF SAID LOT 7;

THENCE, NORTH 89 DEG. 02 MIN. 21 SEC. EAST, OVER AND ACROSS SAID BOONE AVENUE AND WITH THE SOUTH R.O.W. LINE OF SAID SAMUEL BOULEVARD, A DISTANCE OF 55.02 FEET TO A 1/2 INCH REBAR CAPPED WITH A 3 1/4 INCH ALUMINUM DISK STAMPED "BEN2/WINDROSE" SET FOR THE POINT OF BEGINNING AND NORTHWEST CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE, NORTH 89 DEGREES 02 MINUTES 21 SECONDS EAST, CONTINUING WITH THE SOUTH R.O.W. LINE OF SAID SAMUEL BOULEVARD, A DISTANCE OF 465.46 FEET TO A 1/2 INCH REBAR CAPPED WITH A 3 1/4 INCH ALUMINUM DISK STAMPED "BEN2/WINDROSE" SET ON THE NORTHWEST LINE OF A TRACT OF LAND CONVEYED TO DALLAS AREA RAPID TRANSIT AUTHORITY (DART) IN SPECIAL WARRANTY DEED RECORDED IN VOL. 88083, PG. 4905, D.R.D.C.T. FOR THE NORTHEAST CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE, SOUTH 11 DEGREES 45 MINUTES 39 SECONDS WEST, WITH THE NORTHWEST LINE OF SAID DART TRACT, A DISTANCE OF 191.35 FEET TO A 1/2 INCH REBAR CAPPED WITH A 3 1/4 INCH ALUMINUM DISK STAMPED "BEN2/WINDROSE" SET ON THE NORTH R.O.W. LINE OF INTERSTATE HIGHWAY 30 (R.O.W. VARIES) FOR THE SOUTHEAST CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE, SOUTH 88 DEGREES 01 MINUTES 39 SECONDS WEST, WITH THE NORTH R.O.W. LINE OF SAID INTERSTATE HIGHWAY 30, A DISTANCE OF 65.38 FEET TO A 1/2 INCH IRON ROD WITH A RED PLASTIC CAP STAMPED "WINDROSE" SET FOR CORNER;

THENCE, SOUTH 82 DEGREES 41 MINUTES 39 SECONDS WEST, CONTINUING WITH THE NORTH R.O.W. LINE OF SAID INTERSTATE HIGHWAY 30, A DISTANCE OF 354.77 FEET TO A 1/2 INCH REBAR CAPPED WITH A 3 1/4 INCH ALUMINUM DISK STAMPED "BEN2/WINDROSE" SET ON THE EAST R.O.W. LINE OF SAID BOONE AVENUE FOR THE SOUTHWEST CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE, NORTH 02 DEGREES 18 MINUTES 39 SECONDS WEST, WITH THE EAST R.O.W. LINE OF SAID BOONE AVENUE, A DISTANCE OF 227.08 FEET TO THE POINT OF BEGINNING AND CONTAINING 2.064 ACRES OR 89,912 SQUARE FEET OF LAND.

OWNER'S DEDICATION

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS

THAT 1742 SAMUELL LP, ACTING BY AND THROUGH THEIR DULY AUTHORIZED AGENTS, DO HEREBY ADOPT THIS PLAT, DESIGNATING THE HEREIN DESCRIBED PROPERTY AS BEEMAN ESTATES NO. 2 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 FLOODWAY MANAGEMENT AREAS SHOWN HEREON. THE EASEMENTS SHOWN HEREON 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 THE SAME. ALL, AND ANY PUBLIC UTILITY SHALL HAVE THE RIGHT TO REMOVE AND KEEP REMOVED ALL OR PARTS OF ANY BUILDINGS, 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 OR 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.

WITNESS MY HAND AT DALLAS, TEXAS, THIS THE _____ DAY OF _____, 2024.

1742 SAMUELL LP

AUTHORIZED SIGNATORY

NAME/TITLE

STATE OF TEXAS §
 COUNTY OF _____ §

BEFORE ME, THE UNDERSIGNED AUTHORITY, A NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS, ON THIS DAY PERSONALLY APPEARED _____ 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 CONSIDERATION THEREIN EXPRESSED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS _____ DAY OF _____, 2024.

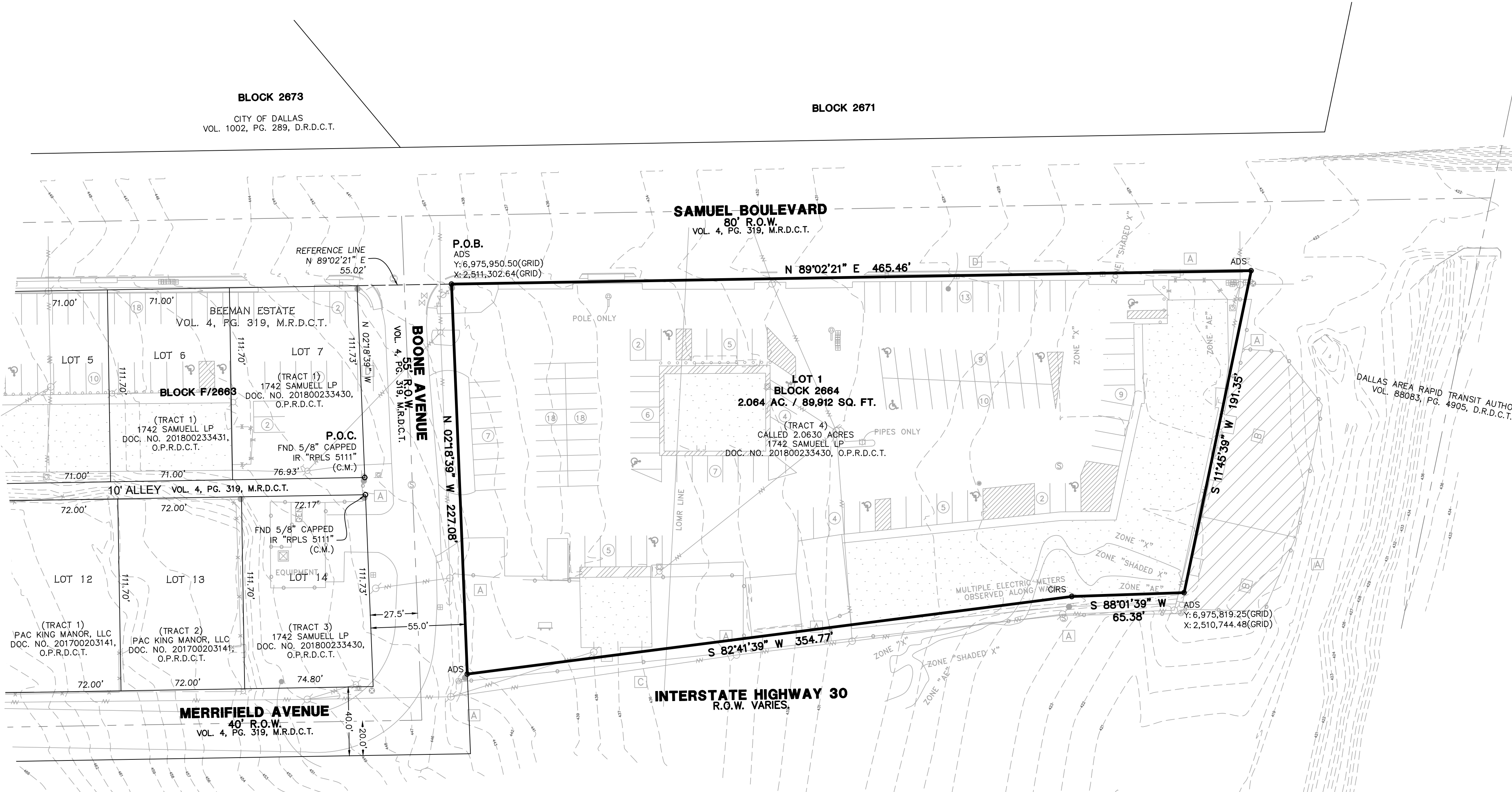
NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

PLACE COUNTY
RECORDING LABEL HERE

CERTIFICATE OF APPROVAL
 I, Tony Shididi, Chairperson or Brent Rubin, 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



- LEGEND OF ABBREVIATIONS**
- D.R.D.C.T. DEED RECORDS, DALLAS COUNTY, TEXAS
 - O.P.R.D.C.T. OFFICIAL PUBLIC RECORDS, DALLAS COUNTY, TEXAS
 - C.M. CONTROLLING MONUMENT
 - INST. NO. INSTRUMENT NUMBER
 - VOL., PG. VOLUME AND PAGE
 - SQ. FT. SQUARE FEET
 - FND FOUND
 - ADS 1/2 INCH REBAR CAPPED WITH A 3 1/4 INCH ALUMINUM DISK STAMPED "BEN2/WINDROSE" SET
 - POB POINT OF BEGINNING
 - POC POINT OF COMMENCING
 - R.E. ROADWAY EASEMENT
 - ROW RIGHT-OF-WAY
 - CIRS 1/2 INCH IRON ROD WITH RED PLASTIC CAP STAMPED "WINDROSE" SET

- SURVEYOR'S NOTES:**
1. BEARINGS AND DISTANCES ARE BASED ON TEXAS STATE PLANE COORDINATE SYSTEM, TEXAS NORTH CENTRAL ZONE 4202 NORTH AMERICAN DATUM OF 1983 (NAD 83) (U.S. FOOT) WITH A COMBINED SCALE FACTOR OF 1.000136506.
 2. LOT TO LOT DRAINAGE WILL NOT BE ALLOWED WITHOUT CITY OF DALLAS PAVING & DRAINAGE ENGINEERING SECTION APPROVAL.
 3. NOTICE: SELLING A PORTION OF THIS ADDITION BY METES AND BOUNDS IS A VIOLATION OF CITY SUBDIVISION ORDINANCE AND STATE PLATTING STATUTES AND IS SUBJECT TO FINES AND WITHHOLDING OF UTILITIES AND BUILDING CERTIFICATES.
 4. THE PURPOSE OF THIS PLAT IS TO CREATE A PLATTED LOT FROM A TRACT OF LAND.
 5. ALL EXISTING STRUCTURES SHALL BE REMOVED.

ENGINEER
 Macatee Engineering
 4144 N. Central Expressway, Suite 340
 Dallas, Texas 75204

OWNER/DEVELOPER
 1742 Samuell LP
 10119 Cayuga Drive
 Dallas, Texas 75228

WINDROSE
 LAND SURVEYING | PLATTING

1740 S. STEMMONS FRWY, SUITE 180 | LEWISVILLE, TX 75067 | 214.217.2544
 FIRM REGISTRATION NO. 10194331 | WINDROSESERVICES.COM

DRAWN BY: SS DATE: 09/10/2024 CHECKED BY: MC JOB NO.: D60015
 POC: Stephen Salcido Phone: 972.370.5871 Email: stephen.salcido@windroseservices.com

PRELIMINARY PLAT
BEEMAN ESTATES NO. 2
LOT 1, BLOCK 2664
 BEING A 2.064 ACRE TRACT
 RECORDED IN DOC. NO. 201800233430, O.P.R.D.C.T.
 THOMAS LAGOW SURVEY, ABSTRACT NO. 759
 CITY OF DALLAS, DALLAS COUNTY, TEXAS

CITY PLAN NUMBER: S-245-003
 ENGINEERING NUMBER -