

That Jeff Bales, does hereby adopt this plat, designating the herein described property as **THIRTY ONE HUNDRED SAMUELL BOULEVARD VENTURES ADDITION**, an addition to the City of Dallas, Dallas County, Texas. The easements shown thereon are hereby reserved for the purposes indicated. The utility and fire line 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 line 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 of ingress and egress to and from the easements, and the right to place, install, maintain, improve, or grow anything in, on, or above any way may endanger or interfere with the construction, maintenance, or efficient use of 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 all underground utility services and wastewater services from the point of connection to the curb to the sewer line and installation of such additional easements herein granted shall be determined by their location as the same is installed. This plat is approved subject to all platting ordinances, rules, regulations, and resolutions of the City of Dallas.

BEFORE ME, the undersigned, a Notary Public in and for said County and State, on this day personally appeared Jeff Bales, 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.

My commission expires: \_\_\_\_\_ Notary Public, State of Texas \_\_\_\_\_

I, John Truong, 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. 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.

SHEET 1 OF 1  
The purpose of this plat is to create one lot for development purposes.

**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.

LOT 1R, BLOCK C/2105  
**THIRTY ONE HUNDRED SAMUELL  
BOULEVARD VENTURES ADDITION**

STATE OF TEXAS                    }  
COUNTY OF DALLAS                }

BEFORE ME, the undersigned, a Notary Public in and for said County and State, on this day personally appeared John Truong, 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 SEAL OF OFFICE this the \_\_\_\_\_ of \_\_\_\_\_, 2023.

My commission expires: \_\_\_\_\_ Notary Public, State of Texas \_\_\_\_\_ CITY ENGINEER FILE NO. \_\_\_\_\_

## ABBREVIATIONS

IRF = IRON ROD FOUND

CIRF = CAPPED IRON ROD FOUND

MNF = MONUMENT FOUND (BRONZE DISK FOUND STAMPED  
"TxDOT" SET IN CONCRETE)

ADS = 3-1/4" ALUMINUM DISK SET IN CONCRETE STAMPED  
"3100 SAMUELL" "ADAMS" / TXASC.COM"

PKF = PK NAIL FOUND IN CONCRETE

M.R.D.C.T. = MAP RECORDS, DALLAS COUNTY, TEXAS

VOL. = VOLUME

PG. = PAGE

R.O.W. = RIGHT-OF-WAY

FND = FOUND


### LEGEND

INST. = INSTRUMENT	⊗ CLEAN OUT
NO. = NUMBER	⊗ WATER METER
SQ.FT. = SQUARE FEET	⊗ WATER VALVE
RM = RECORD MONUMENT	⊗ SANITARY SEWER MANHOLE
(R) = MEASURED	⊗ STORM SEWER MANHOLE
(R) = RECORD	⊗ FIRE HYDRANT
	⊗ GUY WIRE
	⊗ SIGN
	⊗ POWER POLE
	○ MONUMENT (IRON ROD, NA
	X FOUND/SET)

According to Map No. 48113C0365K, dated July 07, 2014 of the National Flood Insurance Program Map, Flood Insurance Rate Map of Dallas County, Texas, Federal Emergency Management Agency, Federal Insurance Administration, this property is within Zone "X". Zone "X" is defined as areas determined to be outside the 0.2% annual chance floodplain. This flood statement does not imply that the property and/or the structures thereon will be free from flooding or flood damage. On rare occasions, greater floods can and will occur and flood heights may be increased by man-made or natural causes. This flood statement shall not create liability on the part of the surveyor.

RM 1: PK Nail in concrete found for the common corner of Lot 1 and 2, Block C/2105 of Beeman Estates, an addition to the City of Dallas, Dallas County, Texas, according to the plat thereof recorded in Volume 4, Page 319 of the Map Records of Dallas County, Texas, same point being on the south right-of-way line of Samuell Boulevard (a variable width right-of-way).

RM 2: Bronze Disk found for the southeast corner of Lot 10, Block C/2105 of Beeman Estates, an addition to the City of Dallas, Dallas County, Texas, according to the plat thereof recorded in Volume 4, Page 319 of the Map Records of Dallas County, Texas, same point being on the west right-of-way line of Owendow Avenue (a 50' right-of-way), same being a point on the north line of R.L. Thornton Freeway – Highway 30 (a variable width right-of-way).

	<h1 style="margin: 0;">Adams</h1> <hr style="width: 20%; margin: 5px auto;"/> <h2 style="margin: 0;">Surveying Company, LLC</h2>	<p><b>SURVEYOR</b></p> <p>Adams Surveying Company, LLC            1475 Richardson Drive, Suite 255            Richardson, Texas 75080.            Contact: John Truong            Phone: (469) 317-0250            Email: jtruong@txasc.com</p>	<p><b>OWNER</b></p> <p>Paige Whiteside Group, LLC            309 Admiral Circle            Tiki Island, Texas 77554            Contact: Jeff Bales            Phone: (469) 223-3062            Email: jpdallas@gmail.com</p>
	<p><small>IRPEI's Firm Registration No. 10177500</small></p>		
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SHEET 1 OF 1

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PRELIMINARY PLAT OF

LOT 1R, BLOCK C/2105

THIRTY ONE HUNDRED SAMUELLE  
BOULEVARD VENTURES ADDITION

GROSS:1.1026 ACRES (48,029 SQ.FT.)  
NET:1.1003 ACRES (47,929 SQ.FT.)

BEING A REPLAT OF LOTS 1-5, BLOCK C/2105 OF  
BEEMAN ESTATES ADDITION, VOLUME 4, PAGE 319  
MAP RECORDS, DALLAS COUNTY, TEXAS  
BEING IN TO THE  
CITY OF DALLAS, DALLAS COUNTY, TEXAS  
THOMAS LAGOW SURVEY, ABSTRACT NO. 759  
CITY PLAN FILE NUMBER S223-149  
CITY ENGINEER FILE NO.  
MAY 3, 2023