



- GENERAL NOTES:
1. REFERENCE BEARING, N 45°32'30" E, FOR THE SOUTHEAST LINE OF HAVENROCK DRIVE AS PER DIAMOND CREEK, PHASE 1 ADDITION, RECORDED IN VOL. 2, PG. 583 P.R.K.C.T.
 2. LOT TO LOT DRAINAGE WILL NOT BE ALLOWED WITHOUT ENGINEERING SECTION APPROVAL.
 3. THE PURPOSE OF THIS PLAT IS TO CREATE 1 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. TxDOT APPROVAL MAY BE REQUIRED FOR ANY DRIVEWAY MODIFICATION OR NEW ACCESS POINT(S).

LEGEND

R.O.W.	.....	RIGHT-OF-WAY
D.R.K.C.T.	.....	DEED RECORDS, KAUFMAN COUNTY, TEXAS
P.R.K.C.T.	.....	PLAT RECORDS, KAUFMAN COUNTY, TEXAS
INST.	.....	INSTRUMENT
NO.	.....	NUMBER
FD.	.....	FOUND
I.R.	.....	IRON ROD
I.P.	.....	IRON PIPE
TYP.	.....	TYPICAL
TEL.	.....	TELEPHONE PEDESTAL
B/W	.....	BARBED WIRE
WM	.....	WATER METER
WV	.....	WATER VALVE
GW	.....	GUY WIRE
O/W	.....	OVERHEAD
UCM	.....	UNDERGROUND CABLE MARKER
PP	.....	POWER POLE
ASPHALT	.....	ASPHALT

STATE OF TEXAS:
COUNTY OF KAUFMAN:

WHEREAS HARLAN PROPERTIES, INC. is the owner of part of that same lot, tract or parcel of land situated in the JUAN LOPEZ SURVEY, ABSTRACT NO. 286 of the City of Dallas, Kaufman County, Texas, and being a part of that same tract of land described in deed Phillip and Peggy Elery, recorded in Volume 1076, Page 794 of the Deed Records of Kaufman County, Texas, and said tract being more particularly, described as follows:

BEGINNING at a 5/8" iron rod set for corner in the northwest R.O.W. line of F.M. 548 (a variable width R.O.W.); said point being the east corner of that same tract of land described in deed Phillip and Peggy Elery, recorded in Volume 1076, Page 794 of the Deed Records of Kaufman County, Texas;

THENCE N 44°51'12" W, 615.00' along the northeast line of said Elery property to a 5/8" iron rod set for corner in the northeast line of that same tract of land described in deed William L. Nale, Jr., recorded in Volume 2958, Page 642 of the Deed Records of Kaufman County, Texas;

THENCE N 45°36'34" E, 450.00' over and across the above mentioned Harlan Properties, Inc. to a 5/8" iron rod set for corner;

THENCE S 44°51'12" E, 390.00' to a 5/8" iron rod set for corner;

THENCE S 45°36'34" W, 180.00' to a 5/8" iron rod set for corner;

THENCE S 44°51'12" E, 225.00' to a 5/8" iron rod set for corner in the northwest line of F.M. 548;

THENCE S 45°36'34" W, 270.00' along the northwest line of F.M. 548 to the Point of Beginning and containing 236,241.52 square feet or 5.4234 acres of land.

OWNER'S CERTIFICATE

OWNER'S DEDICATION

NOW THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

That HARLAN PROPERTIES, INC., acting by and through its duly authorized agent, does hereby adopt this plat, designating the herein described property as SUNBELT STORAGE ADDITION, an addition to the ETJ of the City of Dallas, Kaufman County, Texas, and do 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 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 _____, 2016.

HARLAN PROPERTIES, INC.

Owner

STATE OF TEXAS:
COUNTY OF DALLAS:

BEFORE ME, the undersigned, a Notary Public in and for said State, 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 considerations therein expressed.

GIVEN under my hand and seal of office, this the ____ day of _____, 2016.

Notary Public in and for the State of Texas.

STATE OF TEXAS:
COUNTY OF DALLAS:

BEFORE ME, the undersigned, a Notary Public in and for said State, on this day personally appeared Scott Davis, 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.

GIVEN under my hand and seal of office, this the ____ day of _____, 2016.

Notary Public in and for the State of Texas.

SURVEYOR'S STATEMENT:

I, SCOTT DAVIS, 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-6.617 (a)(b)(c)(d) & (e), and that the digital drawing file accompanying this plat is a precise representation of this Signed Final Plat.

RELEASED FOR PRELIMINARY REVIEW ONLY. THIS DOCUMENT SHALL NOT BE RECORDED FOR ANY PURPOSE.

SCOTT DAVIS
REGISTERED PROFESSIONAL LAND SURVEYOR NO. 5111

BENCHMARK: CROSS FOUND IN CENTERLINE OF DIAMOND CREEK DR., 163' NORTH OF HAVENROCK DR.	ELEV. 491.95
BENCHMARK: SQUARE CUT IN CENTER OF HEADWALL NEAR SOUTH CORNER OF PROJECT SITE.	ELEV. 499.50

PRELIMINARY PLAT
SUNBELT STORAGE ADDITION
LOT 1, BLOCK 1

AN ADDITION TO THE ETJ OF THE CITY OF DALLAS, TEXAS, SITUATED IN THE JUAN LOPEZ SURVEY, ABSTRACT NO. 286, KAUFMAN COUNTY, TEXAS.

CITY PLAN FILE NO. S 156-299

OWNER

HARLAN PROPERTIES, INC.
2404 TEXAS DR., STE. 103
IRVING, TEXAS 75062

DAVIS LAND SURVEYING CO., INC.
9777 FERGUSON ROAD, SUITE 105 dslc@bctglobal.net
DALLAS, TEXAS 75228 214-321-0569

DATE: 9/1/16
JOB NO. 16059A