

CURVE TABLE					
NO.	DELTA	RADIUS	LENGTH	CHORD BEARING	CHORD
C2	2°48'21"	1947.00'	95.35'	N64°07'35"W	95.34'
C3	24°59'51"	299.50'	130.67'	N78°01'41"W	129.63'
C4	3°26'08"	1973.50'	118.33'	N63°48'42"W	118.31'

LEGEND:
 Δ = DELTA ANGLE OR CENTRAL ANGLE
 P.O.B. = POINT OF BEGINNING
 P.O.C. = POINT OF COMMENCING
 C.M. = CONTROLLING MONUMENT
 O.P.R.D.C.T. = OFFICIAL PUBLIC RECORDS, DALLAS COUNTY, TEXAS
 INST. NO. = INSTRUMENT NUMBER
 ADS = 5/8" IRON ROD WITH 3-1/2" ALUMINUM DISK STAMPED "SOUTH HAVEN ADDN, KHA, BLOCK 8461" SET

- GENERAL NOTES:**
- BEARING SYSTEM BASED ON THE TEXAS COORDINATE SYSTEM OF 1983, NORTH CENTRAL ZONE (4202), NORTH AMERICAN DATUM OF 1983.
 - LOT TO LOT DRAINAGE WILL NOT BE ALLOWED WITHOUT ENGINEERING SECTION APPROVAL.
 - ALL ABSTRACT LINES SHOWN HEREON ARE APPROXIMATE SURVEY LINE LOCATIONS.
 - THE COORDINATES SHOWN HEREON ARE TEXAS STATE PLANE COORDINATE SYSTEM, NORTH CENTRAL ZONE, NORTH AMERICAN DATUM OF 1983 ON GRID COORDINATE VALUES, NO SCALE AND NO PROJECTION.
 - THE PURPOSE OF THIS PLAT IS TO CREATE ONE LOT.
 - ALL BOUNDARY AND RIGHT-OF-WAY CORNERS ARE A 5/8" IRON ROD WITH 3-1/2" ALUMINUM DISK STAMPED "SOUTH HAVEN ADDN, KHA, BLOCK 8461" SET UNLESS OTHERWISE NOTED.
 - NO BUILDINGS EXIST ON THIS PLAT.

**STREET R.O.W. DEDICATION
(BY THIS PLAT)
3.3809 ACRES
147,271 SQ. FT.**

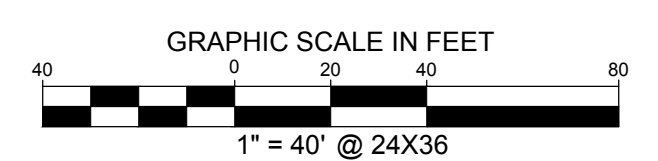
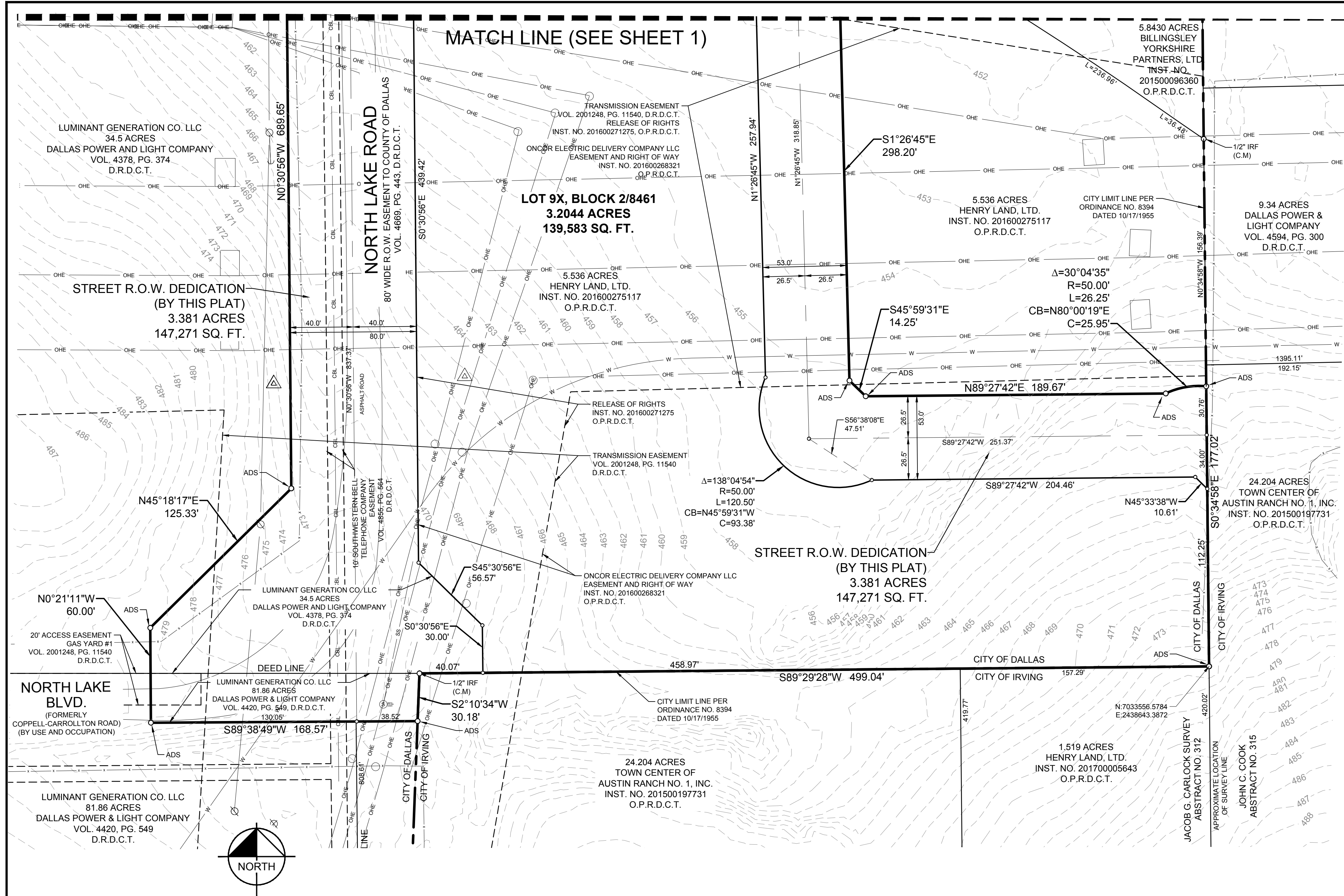
**PRELIMINARY PLAT
SOUTH HAVEN
LOT 9X, BLOCK 2/8461**

 BEING 7.8563 ACRES OUT OF THE
 JACOB G. CARLOCK SURVEY
 ABSTRACT NO. 312
 CITY OF DALLAS, DALLAS COUNTY, TEXAS
 CITY PLAN FILE NO. S167-086
 ENGINEERING FILE NO. 311T-

Kimley»Horn
 12700 Park Central Drive, Suite 1800 Dallas, Texas 75251
 Tel. No. (972) 770-1300
 Fax No. (972) 239-3820

Scale	Drawn by	Checked by	Date	Project No.	Sheet No.
1" = 40'	SRD	DAB	JAN. 2017	069308246	1 OF 2

MATCH LINE (SEE SHEET 1)



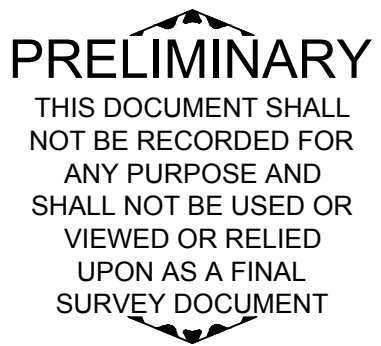
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INST. NO. = INSTRUMENT NUMBER
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 - ALL BOUNDARY AND RIGHT-OF-WAY CORNERS ARE A 5/8" IRON ROD WITH 3-1/2" ALUMINUM DISK STAMPED "SOUTH HAVEN ADDN, KHA, BLOCK 8461" SET UNLESS OTHERWISE NOTED.
 - NO BUILDINGS EXIST ON THIS PLAT.

SURVEYOR'S STATEMENT
I, Dana Brown, 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)(1)(c)(d) & (e); and that the digital drawing file accompanying this plat is a precise representation of this Signed Final Plat.
Dated this _____ day of _____, 2017.

DANA BROWN
REGISTERED PROFESSIONAL
LAND SURVEYOR NO. 5336
KIMLEY-HORN AND ASSOC., INC.
12750 MERIT DRIVE, SUITE 1000
DALLAS, TEXAS 75251
972-770-1300
dana.brown@kimley-horn.com

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 Dana Brown 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 purpose therein expressed and under oath stated that the statements in the foregoing certificate are true.
GIVEN UNDER MY HAND AND SEAL OF OFFICE this _____ day of _____, 2017.
Notary Public in and for the State of Texas



OWNER'S CERTIFICATE
STATE OF TEXAS §
COUNTY OF DALLAS §
WHEREAS HENRY LAND, LTD. AND LUMINANT GENERATION COMPANY LLC are the owners of a tract of land situated in the Jacob G. Carlock Survey, Abstract No. 312, City of Dallas Block 8461, Dallas County, Texas and being part of a 5.536 acre tract of land described in Special Warranty Deed to Henry Land, Ltd., recorded in Instrument No. 201600275117, Official Public Records of Dallas County, Texas part of a 34.5 acre tract of land described in deed to Dallas Power and Light Company, recorded in Volume 4378, Page 374, Deed Records of Dallas County, Texas and part of an 81.86 acre tract of land described in deed to Dallas Power and Light Company, recorded in Volume 4420, Page 549, Deed Records of Dallas County, Texas and being more particularly described as follows:
BEGINNING at a 5/8" iron rod with 3-1/2" aluminum disk stamped "SOUTH HAVEN ADDITION, BLOCK 8461, KHA" set (hereafter called disk set) at the easternmost corner of a right-of-way corner clip at the intersection of the south right-of-way line of Beltline Road (a variable width right-of-way to the County of Dallas, recorded in Volume 4601, Page 37, Deed Records of Dallas County, Texas) and the east right-of-way line of North Lake Road (a variable width right-of-way easement to the County of Dallas, recorded in Volume 4669, Page. 443, Deed Records of Dallas County, Texas) and at the northernmost northwest corner of a 5.8430 acre tract of land described in Special Warranty Deed to Billingsley Yorkshire Partners, Ltd., recorded in Instrument No. 201500096360, Official Public Records of Dallas County, Texas;
THENCE departing said south right-of-way line, with said east right-of-way line and the west line of said 5.8430 acre tract, the following courses and distances to wit:
South 63°28'12" West, a distance of 62.55 feet to a disk set at the beginning of a non-tangent curve to the left having a central angle of 16°47'49", a radius of 778.51 feet, a chord bearing and distance of South 7°52'59" West, 227.41 feet;
In a southwesterly direction, with said curve to the left, an arc distance of 228.23 feet to a disk set for corner;
South 0°30'56" East, at a distance of 203.45 feet passing a 3/8" iron rod found at the northwest corner of said 5.536 acre tract and the southwest corner of said 5.8430 acre tract, continuing in all a total distance of 224.88 feet to a disk set for corner.
THENCE departing said east right-of-way line and the west line of said 5.536 acre tract, the following courses and distances to wit:
South 45°57'35" East, a distance of 14.03 feet to a disk set at the beginning of a non-tangent curve to the right having a central angle of 24°59'44", a radius of 326.00 feet, a chord bearing and distance of South 78°01'38" East, 141.09 feet;
In a southeasterly direction, with said curve to the right, an arc distance of 142.22 feet to a disk set in the north line of said 5.536 acre tract and the south line of said 5.8430 acre tract; at the beginning of a compound curve to the right having a central angle of 3°52'50", a radius of 2000.00 feet, a chord bearing and distance of South 63°35'21" East, 135.43 feet;
THENCE with the north line of said 5.536 acre tract and said south line of the 5.8430 acre tract, in a southeasterly direction, with said curve to the right, an arc distance of 135.46 feet to a disk set for corner;
THENCE departing the north line of said 5.536 acre tract and said south line of the 5.8430 acre tract, the following courses and distances to wit:
South 1°26'45" East, a distance of 298.20 feet to a disk set for corner;
South 45°59'31" East, a distance of 14.25 feet to a disk set for corner;
North 89°27'42" East, a distance of 189.67 feet to a disk set at the beginning of a non-tangent curve to the right having a central angle of 30°04'35", a radius of 50.00 feet, a chord bearing and distance of North 80°00'19" East, 25.95 feet;
In a northeasterly direction, with said curve to the right, an arc distance of 26.25 feet to a disk set in the east line of a 24.204 acre tract of land described in Special Warranty Deed to Town Center of Austin Ranch No. 1, Inc., recorded in Instrument No. 201500197731, Official Public Records of Dallas County, Texas and the east line of said 5.536 acre tract;
THENCE with the west line of said 24.204 acre tract and said east line of the 5.536 acre tract, South 0°34'58" East, a distance of 177.02 feet to a disk set at the southeast corner of said 5.536 acre tract and the northeast corner of a 1.519 acre tract of land described in Special Warranty Deed to Henry Land, Ltd., recorded in Instrument No. 201700005643, Official Public Records of Dallas County, Texas;
THENCE departing said west line of the 24.204 acre tract and with the north line of said 1.519 acre tract and the south line of said 5.536 acre tract, South 89°29'28" West, at a distance of 157.29 feet, passing the northwest corner of said 1.519 acre tract and a re-entrant corner of said 24.204 acre tract, continuing with a northerly line of said 24.204 acre tract and said south line of the 5.536 acre tract, in all a total distance of 499.04 feet to a 1/2" iron rod found in the southerly terminus of said North Lake Road and at the northeast corner of said 81.86 acre tract and at the northernmost northwest corner of said 24.204 acre tract;
THENCE with the west line of said 24.204 acre tract, the east line of said 81.86 acre tract and said southerly terminus, South 2°10'34" West, a distance of 30.18 feet to a disk set for corner;
THENCE departing said east line of the 81.86 acre tract, with said west line of the 24.204 acre tract and said southerly terminus, South 89°38'49" West, at a distance of 38.86 feet, passing the westernmost northwest corner of said 24.204 acre tract, continuing with said southerly terminus in all a total distance of 168.57 feet to a disk set at the southwest corner of said southerly terminus;
THENCE with the east right-of-way line of said North Lake Road, the following courses and distances to wit:
North 0°21'11" West, at a distance of 31.20 feet, passing the north line of said 81.86 acre tract and the south line of said 34.5 acre tract, continuing in all a total distance of 60.00 feet to a disk set for corner;
North 45°18'17" East, a distance of 125.33 feet to a disk set for corner;
North 0°30'56" West, at a distance of 358.43 feet passing the southeast corner of 16.76 acre tract of land described in Special Warranty Deed to Town Center of Austin Ranch No. 1, Inc., recorded in Instrument No. 201500296214, Official Public Records of Dallas County, Texas, continuing with said west right-of-way line and the east line of said 16.76 acre tract, in all a total distance of 689.65 feet to a disk set at the beginning of a tangent curve to the right having a central angle of 17°15'30", a radius of 858.51 feet, a chord bearing and distance of North 8°06'49" East, 257.62 feet;
THENCE continuing with said west right-of-way line and the east line of said 16.76 acre tract, the following courses and distances to wit:
In a northeasterly direction, with said curve to the right, an arc distance of 258.60 feet to a disk set at the southernmost end of a right-of-way corner clip;
North 26°07'21" West, a distance of 58.01 feet to a metal post found in said south right-of-way line of Belt Line Road, at the northernmost northeast corner of said right-of-way corner clip and at the northernmost northeast corner of said 16.76 acre tract.
OWNER'S DEDICATION
NOW THEREFORE, KNOW ALL MEN BY THESE PRESENTS:
That, **HENRY LAND, LTD. and LUMINANT GENERATION COMPANY LLC**, acting by and through their duly authorized agents, do hereby adopt this plat, designating the herein described property as **SOUTH HAVEN 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 floodway management areas shown thereon. 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 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 _____, 2017.
By: **HENRY LAND, LTD.**
By: Kenneth D. Mabry, Manager
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 Kenneth D. Mabry, 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 purpose therein expressed and under oath stated that the statements in the foregoing certificate are true.
GIVEN UNDER MY HAND AND SEAL OF OFFICE this _____ day of _____, 2017.
Notary Public in and for the State of Texas
WITNESS, my hand at Dallas, Texas, this the _____ day of _____, 2017.
By: **LUMINANT GENERATION COMPANY LLC**
By: _____
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 _____, 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 purpose therein expressed and under oath stated that the statements in the foregoing certificate are true.
GIVEN UNDER MY HAND AND SEAL OF OFFICE this _____ day of _____, 2017.
Notary Public in and for the State of Texas

PRELIMINARY PLAT
SOUTH HAVEN
LOT 9X, BLOCK 2/8461
BEING 6.5853 ACRES OUT OF THE
JACOB G. CARLOCK SURVEY
ABSTRACT NO. 312
CITY OF DALLAS, DALLAS COUNTY, TEXAS
CITY PLAN FILE NO. S167-086
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Kimley»Horn
12700 Park Central Drive, Suite 1800 Dallas, Texas 75251
Tel. No. (972) 770-1300 Fax No. (972) 239-3820
Scale Drawn by Checked by Date Project No. Sheet No.
1" = 40' SRD DAB JAN. 2017 069308246 2 OF 2