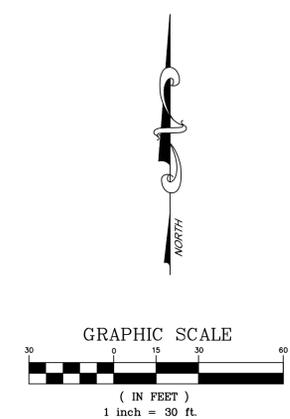


GENERAL NOTES:
 1. BASIS OF BEARING - STATE PLANE COORDINATE SYSTEM, NORTH TEXAS CENTRAL ZONE (4202), NORTH AMERICAN DATUM OF 1983 ADJUSTMENT REALIZATION 2011.
 2. LOT TO LOT DRAINAGE WILL NOT BE ALLOWED WITHOUT PROPER CITY OF DALLAS ENGINEERING DIVISION APPROVAL.
 3. THE PURPOSE OF THIS PLAT IS TO CREATE ONE LOT FROM A TRACT OF LAND.
 4. COORDINATES SHOWN ARE TEXAS STATE PLANE COORDINATE SYSTEM, NORTH CENTRAL ZONE (4202), NORTH AMERICAN DATUM OF 1983 ON GRID COORDINATE VALUES, NO SCALE AND NO PROJECTION.
 5. THERE ARE NO TREES ON SITE.

LEGEND
 IRF - IRON ROD FOUND
 D.R.D.C.T. - DEED RECORDS, DALLAS COUNTY, TEXAS
 O.P.R.D.C.T. - OFFICIAL PUBLIC RECORDS, DALLAS COUNTY, TEXAS
 INST. NO. - INSTRUMENT NUMBER
 VOL. - VOLUME
 PG. - PAGE
 M.R.D.C.T. - MAP RECORDS, DALLAS COUNTY, TEXAS

LINETYPE TABLE	
	BOUNDARY LINE
	ADJOINER LINE
	CONTOUR LINE
	WATER LINE
	OVERHEAD SERVICE LINE
	SEWER LINE
	STORM WATER LINE
	GAS LINE
	COMMUNICATIONS LINE
	EASEMENT LINE
	STREET CENTERLINE
	METAL FENCE
	WROUGHT IRON FENCE
	CHAIN LINK FENCE



FLOOD CERTIFICATE
 AS DETERMINED BY THE FLOOD INSURANCE RATE MAPS FOR DALLAS COUNTY, THE SUBJECT PROPERTY DOES NOT APPEAR TO LIE WITHIN A SPECIAL FLOOD HAZARD AREA (100 YEAR FLOOD), MAP DATE 8/23/2001 COMMUNITY PANEL NO. 4813C0340J SUBJECT LOT IS LOCATED IN ZONE 'X'. IF THIS SITE IS NOT WITHIN AN IDENTIFIED FLOOD HAZARD AREA, THIS FLOOD STATEMENT DOES NOT IMPLY THAT THE PROPERTY AND/OR 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.

PRELIMINARY PLAT
SELF STORAGE SOLUTION ADDITION
 LOT 1, BLOCK 1/7251
 BEING 1.915 ACRES CONVEYED TO SELF STORAGE SOLUTIONS
 PER DEED RECORDED IN INSTRUMENT NUMBER 202200183808, DEED RECORDS, DALLAS COUNTY, TEXAS AND BEING PART OF DAVID HUNTER SURVEY, ABSTRACT NO. 606 CITY OF DALLAS, DALLAS COUNTY, TEXAS CITY PLAN FILE NO. S234-076

LEGEND			
	GAS STUB OUT		FIRE HYDRANT
	IRR. CONTROL VALVE		WATER METER
	TELEPHONE PEDESTAL		FUEL PORT
	POWER POLE		WATER VALVE
	DOWN GUY		TRANSFORMER PAD
	S.S. MANHOLE		TEMP ELECTRIC METER
	CLEAN OUT		STORM DRAIN MANHOLE
	WATER MANHOLE		UG PYLON
	TEST PYLON		SWB MANHOLE
	JUNCTION BOX		GAS MANHOLE
	LIGHT POLE		BOLLARD
	SIGN		COVERED AREA
	LIGHT POLE		A/C PAD

OWNER:
 SELF STORAGE SOLUTIONS
 PO BOX 929
 WOLFFORTH, TEXAS 79382

ENGINEER:
 CUMULUS DESIGN
 2080 NORTH HIGHWAY 360
 SUITE 240
 GRAND PRAIRIE, TEXAS 75050
 214-235-0367
 PAUL@CUMULUSDESIGN.COM

JOB NO.:	24-0105	PEISER & MANKIN SURVEYING, LLC www.peisersurveying.com		SHEET
DATE:	2/14/2024			1
FIELD DATE:	2/5/2024			OF
SCALE:	1" = 30'			2
FIELD:	J.W.	1612 HART STREET SUITE 201 SOUTH LAKE, TEXAS 76092 817-481-1806 (O)	COMMERCIAL RESIDENTIAL BOUNDARIES TOPOGRAPHY MORTGAGE	
DRAWN:	J.M.N.			
CHECKED:	T.R.M.	tmankin@peisersurveying.com	FIRM NO. 100999-00	Member Since 1977

OWNER'S CERTIFICATE:

STATE OF TEXAS)(
COUNTY OF DALLAS)(

WHEREAS SELF STORAGE SOLUTIONS, is the sole owner of that certain 1.915 acre tract of land situated in the David Hunter Survey, Abstract No. 606, City Block No. 7251, City of Dallas, Dallas County, Texas, and being all that certain tract of land conveyed to Self Storage Solutions, by Special Warranty Deed recorded in Instrument Number 202200183808, Official Public Records, Dallas County, Texas, and being more particularly described as follows:

BEGINNING at a 1/2 inch iron rod found for the southeast corner of said Self Storage tract, same being the northwest intersection of Vilbig Road (County Road No. 451)(a variable width right-of-way) and West Commerce Street (a 60 foot right-of-way per Volume 118, Page 303, Deed Records, Dallas County, Texas);

THENCE South 89 deg. 16 min. 44 sec. West, along the common line of said Self Storage tract and said West Commerce Street, a distance of 293.60 feet to a 1/2 inch iron rod found for the southwest corner of said Self Storage tract, same being the southeast corner of Lot 2, Block F/7246, Yonack Sibbitt Addition, an addition to the City of Dallas, Dallas County, Texas, according to the plat thereof recorded in Volume 89174, Page 1073, Deed Records, Dallas County, Texas;

THENCE North 07 deg. 59 min. 35 sec. West, along the common line of said Self Storage tract and said Lot 2, a distance of 294.65 feet to a 1/2 inch iron rod found for the northwest corner of Self Storage tract, same being the northeast corner of said Lot 2, same being in the south right-of-way line of Dallas Garland & Northeastern Railroad, Inc. (a 100 foot right-of-way at this point);

THENCE South 82 deg. 34 min. 32 sec. East, along the common line of said Self Storage tract and said Dallas Garland & Northeastern Railroad, a distance of 334.16 feet to a 1/2 inch iron rod found for the northeast corner of said Self Storage tract, same being in the southwest intersection of said Gulf, Colorado and Santa Fe Railroad and aforesaid Vilbig Road;

THENCE South 00 deg. 44 min. 46 sec. East, along the common line of said Self Storage tract and said Vilbig Road, a distance of 244.93 feet to the POINT OF BEGINNING and containing 83,415 square feet or 1.915 acre of computed land, more or less.

OWNER'S DEDICATION:

NOW THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

THAT SELF STORAGE SOLUTIONS, ACTING BY AND THROUGH ITS DULY AUTHORIZED AGENT, DOES HEREBY ADOPT THIS PLAT, DESIGNATING THE HEREIN DESCRIBED PROPERTY AS SELF STORAGE SOLUTION ADDITION, AN ADDITION TO THE CITY OF DALLAS, DALLAS COUNTY, TEXAS, AND DOES 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, TEXAS.

WITNESS MY HAND THIS THE ____ DAY OF _____, 2024.

SELF STORAGE SOLUTIONS

BY: _____
[NAME], [TITLE]

STATE OF TEXAS:
COUNTY OF _____:

BEFORE ME, THE UNDERSIGNED AUTHORITY, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE, ON THIS DAY PERSONALLY APPEARED _____, OWNER OF _____, INC., 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.

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

_____,
NOTARY PUBLIC IN AND FOR _____ COUNTY

SURVEYOR'S STATEMENT

I, TIMOTHY R. MANKIN, 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.

PRELIMINARY, THIS DOCUMENT SHALL NOT BE RECORDED FOR ANY PURPOSE. RELEASED FOR REVIEW 2/14/2024

TIMOTHY R. MANKIN DATE
TEXAS REGISTERED PROFESSIONAL LAND SURVEYOR, NO. 6122

STATE OF TEXAS:
COUNTY OF TARRANT:

BEFORE ME, THE UNDERSIGNED AUTHORITY, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE, ON THIS DAY PERSONALLY APPEARED TIMOTHY R. MANKIN, 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 _____, 2024.

_____,
NOTARY PUBLIC IN AND FOR TARRANT COUNTY, TEXAS

COUNTY RECORDING
LABEL FINAL PLAT

CERTIFICATE OF APPROVAL

I, Tony Shildig, 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

PRELIMINARY PLAT
SELF STORAGE SOLUTION ADDITION
LOT 1, BLOCK 1/7251

BEING 1.915 ACRES CONVEYED TO SELF STORAGE SOLUTIONS
PER DEED RECORDED IN INSTRUMENT NUMBER 202200183808, DEED
RECORDS, DALLAS COUNTY, TEXAS AND BEING PART OF
DAVID HUNTER SURVEY, ABSTRACT NO. 606
CITY OF DALLAS, DALLAS COUNTY, TEXAS
CITY PLAN FILE NO. S234-076

OWNER:

SELF STORAGE SOLUTIONS
PO BOX 929
WOLFFORTH, TEXAS 79382

ENGINEER:

CUMULUS DESIGN
2080 NORTH HIGHWAY 360
SUITE 240
GRAND PRAIRIE, TEXAS 75050
214-235-0367
PAUL@CUMULUSDESIGN.COM

Table with 4 columns: JOB NO., DATE, FIELD DATE, SCALE, FIELD, DRAWN, CHECKED, PEISER & MANKIN SURVEYING, LLC, 1612 HART STREET SUITE 201 SOUTH LAKE, TEXAS 76092, COMMERCIAL RESIDENTIAL BOUNDARIES TOPOGRAPHY MORTGAGE, Texas Society of Professional Surveyors, SHEET, OF, 2