

**STATE OF TEXAS §**  
**COUNTY OF DALLAS §**

BEING a tract of land situated in the D.A. Murdock, Survey Abstract Number 998, City of Dallas, Dallas County, Texas and being all of a tract of land as described by deed to Sunbelt Waterproofing & Restoration, LLC, as recorded in Document Number 2025-202500022414, Official Public Records, Dallas County, Texas (O.P.R.D.C.T.) and being all of a tract of land described by deed to Sunbelt Building Services, LLC, as recorded in Document Number 2021-202100173181 O.P.R.D.C.T., and being a portion of Blocks 1 and 2, J.L. Ferguson Subdivision an addition to the City of Dallas, Dallas County, Texas as shown on the plat recorded in Volume 1173, Page 189, Map Records, Dallas County, Texas (M.R.D.C.T.) and being more particularly described by metes and bounds as follows: (Bearings referenced to U.S. State Plane Grid 1983 - Texas North Central Zone (4202) NAD83 as established using the AllTerra RTKNet Cooperative Network. Reference frame is NAD83(2011) Epoch 2010.0000. Distances shown are U.S. Survey feet displayed in surface values);

**BEGINNING** at a found 5/8-inch iron rod for most easterly northeast corner of the said Sunbelt Waterproofing & Restoration tract, same being the most easterly corner of a corner clip located at the southwest corner of the intersection between Little Pocket Road (a variable width public right-of-way), and Ferguson Road (a 100-foot public right-of-way);

**THENCE** South 45°33'33" East, with the common line between said Sunbelt Waterproofing & Restoration tract and the southwest right-of-way line of said Little Pocket Road, a distance of 369.83 feet to set 5/8-inch capped iron rod marked "BHB INC" (IRS) for the northeast corner of said Sunbelt tract, from which a found 3/8-inch iron rod bears South 43°07'37" East, a distance of 0.96 feet;

**THENCE** South 44°34'54" West, continuing with said common line, passing at a distance of 13.00 feet, a found 1/2-inch iron rod for the most northerly corner Lot 2, Block 2A/7045, Pocket Road Addition No. 1, an addition to the City of Dallas, Dallas County, Texas as shown on the plat recorded in Volume 86153, Page 2644, M.R.D.C.T., and now continuing with the common line between the said Sunbelt Waterproofing & Restoration tract and said Lot 2 in all for a total distance of 150.45 feet to an IRS for the most southerly corner of said Sunbelt Waterproofing and Restoration tract, same being the most westerly corner of said Lot2, and being in the northeast line of the aforementioned Sunbelt Building Services, LLC. tract;

**THENCE** South 45°30'22" East, with the common line between the said Sunbelt Building Services tract and said Lot 2, a distance of 408.84 feet to a found 1 1/4-inch pipe for the southeast corner of the said Sunbelt Building Service tract, same being the southwest corner of said Lot 2, and being on the north right-of-way line of Interstate Highway No. 30 (a variable width public right-of-way);

**THENCE** South 85°04'22" West, with the common line of the said Sunbelt Building Services tract and said north right-of-way line, a distance of 162.60 feet to an IRS for the southwest corner of said Sunbelt Building Services tract, same being the southeast corner of a tract of land described by deed to Shelter Technologies, LLC., as recorded in Volume 97131, Page 4059, D.R.D.C.T.,

**THENCE** North 45°30'22" West, with the common line between the said Sunbelt Building Services tract and said Shelter Technologies tract, a distance of 689.45 feet to a point for the northwest corner of said Sunbelt Building Services tract, same being the northeast corner of said Shelter Technologies tract, and being on the southeast right-of-way line of the aforementioned Ferguson Road from which a found 5/8-inch iron rod bears South 39°36'30" East, a distance of 0.69 feet;

**THENCE** North 44°52'16" East, with the common line of said Sunbelt Building Services tract and said southeast right-of-way line, passing as a distance of 123.50 feet a found 5/8-inch iron rod for the northeast corner of said Sunbelt Building Services tract, same being the northwest corner of the aforementioned Sunbelt Waterproofing & Restoration tract, and now continuing with the common line between the said Sunbelt Waterproofing & Restoration tract and the said southeast right-of-way line in all for a total distance of 258.62 feet to an IRS for the westernmost corner of the aforementioned corner clip located at the southwest corner of the intersection between said Ferguson Road and the aforementioned Little Pocket Road;

**THENCE** North 89°40'56" East, with said corner clip, a distance of 21.26 feet to the **POINT OF BEGINNING** and containing 149,399 Square Feet or 3.430 acres of land more or less.

**STATE OF TEXAS §**  
**COUNTY OF TARRANT §**

Before me, the undersigned, a Notary Public for the State of Texas, appeared \_\_\_\_\_ known to be the person whose name is subscribed hereto.

GIVEN UNDER MY HAND AND SEAL OF OFFICE this the \_\_\_\_\_ day of \_\_\_\_\_, 2025.

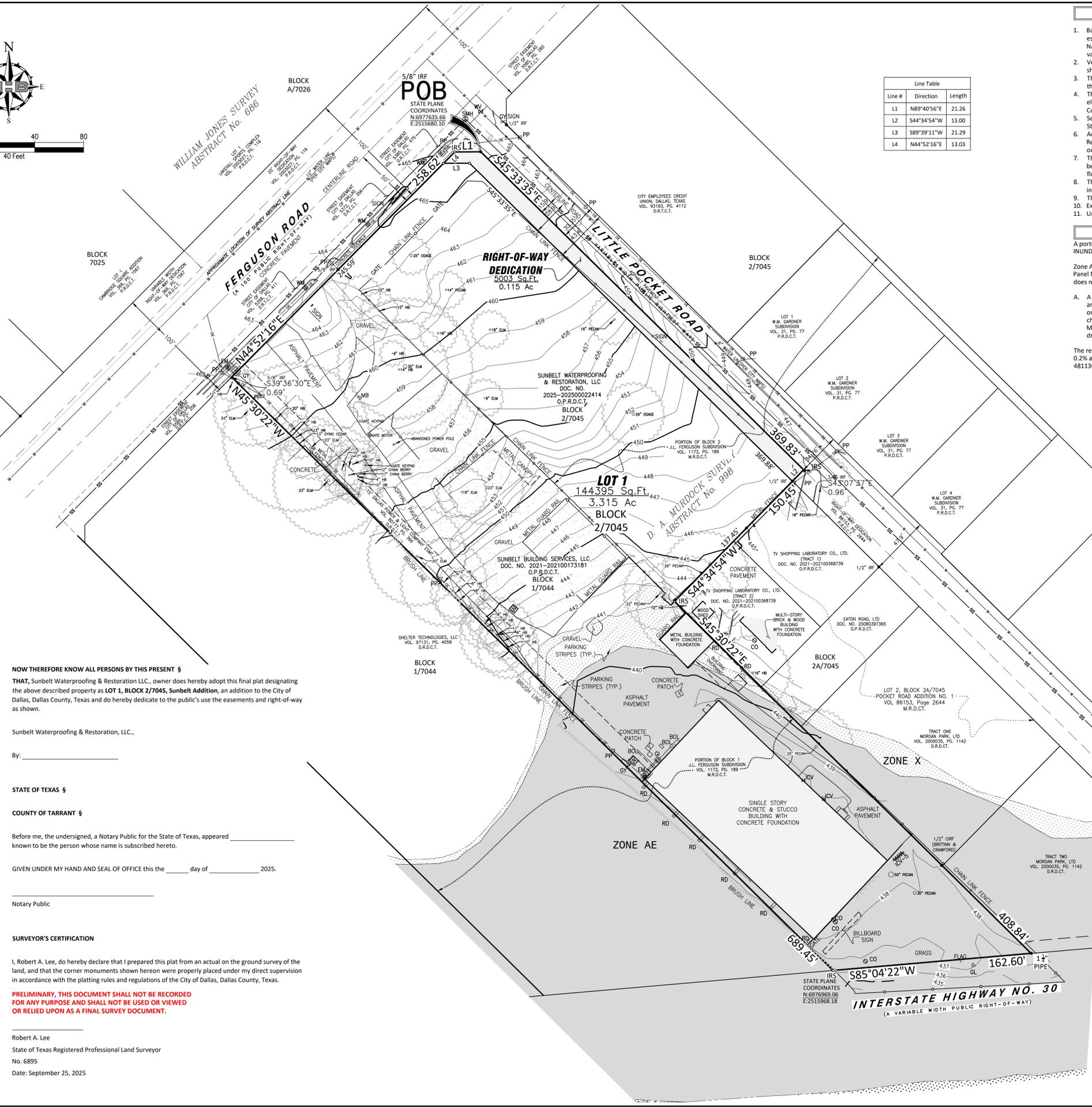
\_\_\_\_\_  
 Notary Public

**OWNER:**  
 Sunbelt Waterproofing & Restoration, LLC.  
 Attn: Calvin Carter, CEO  
 7318 Ferguson Road  
 Dallas, Texas 75228

**LAND SURVEYOR:**



3801 William D. Tate, Suite 500 Grapevine, TX 76051  
 rlee@bhinc.com • 817.251.8550 • bhinc.com  
 TBPELS Firm #44, #10011302



Line Table		
Line #	Direction	Length
L1	N89°40'56"E	21.26
L2	S44°34'54"W	13.00
L3	S89°39'11"W	21.29
L4	N44°52'16"E	13.03

**GENERAL NOTES**

- Basis of bearing being U.S. State Plane Grid - Texas North Central Zone (4202) NAD83 as established using the AllTerra RTKNet Cooperative Network. Reference frame is NAD83(2011) Epoch 2010.0000. Distances shown are U.S. Survey feet displayed in surface values.
- Vertical Datum established using the AllTerra RTKNet Cooperative Network. All elevations shown are NAVD88.
- The property as platted is subject to any document pertaining to oil, gas and mineral leases that affects said property as recorded in the Dallas County Clerk Office.
- The property as platted is subject to any document pertaining to utility easements for electric, telephone or other utilities that affects said property as recorded in the Dallas County Clerk Office.
- Selling a portion of this addition by metes and bounds is a violation of the City ordinances and State law and subject to fines and withholding of utilities and permits.
- According to Flood Insurance Rate Map, Community Panel Number 48091C0485F, Map Revised September 02, 2009 the subject property lies within Zone X - Areas determined to be outside the 0.2% annual chance floodplain per FIRM.
- The surveyor, as required by state law, is responsible for surveying information only and bears no responsibility for the accuracy of the engineering data, such as floodplain and floodway locations and minimum finished floor elevation data placed on this plat.
- This survey has been prepared without the benefit of a current commitment for title insurance, additional easements or restrictions may affect this property.
- The purpose of this plat is to combine two tracts of land into one singular Lot.
- Existing structures are to remain.
- Underground utilities shown are approximate based on City maps.

**FLOOD ZONE NOTE**

A portion of the subject property lies within SPECIAL FLOOD HAZARD AREAS (SFHAs) SUBJECT TO INUNDATION BY THE 1% ANNUAL CHANCE FLOOD:

Zone AE - Base flood elevations determined per FIRM, Flood Insurance Rate Map, Community Panel Number 48113C0365K, Map Revised July 07, 2014. The location as shown is per scaling. This does not represent a drainage study floodplain limits.

- A portion of the subject property lies within OTHER FLOOD AREAS - Zone X - Areas of 0.2% annual chance flood; areas of 1% annual chance flood with average depths of less than 1 foot or with drainage areas less than 1 square mile; and areas protected by levees from 1% annual chance flood per FIRM, Flood Insurance Rate Map, Community Panel Number 48113C0365K, Map Revised July 07, 2014. The location as shown is per scaling. This does not represent a drainage study floodplain limits.

The remainder of the subject property lies within Zone X - Areas determined to be outside the 0.2% annual chance floodplain per FIRM, Flood Insurance Rate Map, Community Panel Number 48113C0365K, Map Revised July 07, 2014.

**LEGEND**

- BOL..... Bollard
- CO..... Sewer Clean Out
- D.R.D.C.T.....Deed Records, Dallas County, Texas
- EC.....Electric Cabinet
- EM.....Electric Meter
- EV.....Electric Vault
- FF.....Finished Floor
- GI.....Grate Inlet
- GL.....Ground Light
- GT.....Gate Motor
- GY.....Guy Anchor
- HB.....Hackberry Tree
- ICV.....Irrigation Control Valve
- IRF.....Iron Rod Found
- IRS.....Capped 5/8-inch Iron Rod Set Marked "BHB INC"
- MB.....Mail Box
- M.R.D.C.T.....Map Records, Dallas County, Texas
- O.P.R.D.C.T.....Official Public Records, Dallas County, Texas
- OE.....Overhead Electric
- PP.....Power Pole
- RD.....Roof Drain
- SMH.....Sanitary Sewer Manhole
- TBM.....Temporary Benchmark
- UV.....Unknown Vault
- UC.....Unknown Cabinet
- WW.....Water Valve
- SS.....Underground Sanitary Sewer
- W.....Underground Water

**NOW THEREFORE KNOW ALL PERSONS BY THIS PRESENT §**  
**THAT**, Sunbelt Waterproofing & Restoration LLC., owner does hereby adopt this final plat designating the above described property as **LOT 1, BLOCK 2/7045, Sunbelt Addition**, an addition to the City of Dallas, Dallas County, Texas and do hereby dedicate to the public's use the easements and right-of-way as shown.

Sunbelt Waterproofing & Restoration, LLC.,  
 By: \_\_\_\_\_

**SURVEYOR'S CERTIFICATION**

I, Robert A. Lee, do hereby declare that I prepared this plat from an actual on the ground survey of the land, and that the corner monuments shown hereon were properly placed under my direct supervision in accordance with the platting rules and regulations of the City of Dallas, Dallas County, Texas.

**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.**

Robert A. Lee  
 State of Texas Registered Professional Land Surveyor  
 No. 6895  
 Date: September 25, 2025

I, \_\_\_\_\_, Chairperson or  
 I, \_\_\_\_\_, 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**  
**SUNBELT ADDITION**  
**LOT 1, BLOCK 2/7045**  
 PART OF CITY BLOCK 2/7045 & CITY BLOCK 1/7044  
 BEING A PORTION OF BLOCKS 1 AND 2, J.L. FERGUSON SUBDIVISION  
 AND BEING A 3.430 ACRE TRACT OF LAND SITUATED  
 WITHIN D.A. MURDOCK SURVEY, ABSTRACT NO. 998  
 CITY OF DALLAS, DALLAS COUNTY, TEXAS  
 CITY FILE NO. S245-247  
 PLAT NO. 25-00092  
 SEPTEMBER 2025  
 THE PURPOSE OF THIS PLAT IS TO COMBINED TWO TRACTS OF LAND INTO ONE SINGULAR LOT.