



* VICINITY MAP *
(NOT TO SCALE)

*** LEGEND ***

ALUM. MON.	3" ALUMINUM MONUMENT STAMPED "J.L. FERGUSON SUBDIVISION - SPOONER"		GAS METER
CIRF	IRON ROD FOUND WITH CAP		IRRIGATION CONTROL VALVE
IRF	IRON ROD FOUND		LIGHT POLE
IPF	IRON PIPE FOUND		POWER POLE
(CM)	CONTROLLING MONUMENT		SAN. SEWER MANHOLE
VOL.	VOLUME		TELEPHONE PULL BOX
PG.	PAGE		TELEPHONE RISER
D.C.I. NO.	DALLAS COUNTY CLERK'S INSTRUMENT NUMBER		UTILITY PULL BOX
D.R.D.C.T.	DEED RECORDS, DALLAS COUNTY, TEXAS		WATER MANHOLE
M.R.D.C.T.	MAP RECORDS, DALLAS COUNTY, TEXAS		WATER METER
O.P.R.D.C.T.	OFFICIAL PUBLIC RECORDS, DALLAS COUNTY, TEXAS		WATER VALVE
ESMT.	EASEMENT		WOOD FENCE
CL	CENTERLINE		U.G. SAN. SEWER
R.O.W.	RIGHT-OF-WAY		U.G. WATER
TV	CATV RISER		CONTOUR
	FIRE HYDRANT		CANOPY - COVERED AREA

*** GENERAL NOTES ***

- The bearings, distances and coordinates shown hereon are referenced to the Texas Coordinate System of 1983, Texas North Central Zone (4202), and are based on the North American Datum of 1983, 2011 Adjustment. Coordinates shown are scaled to surface distances at 0.0, using a combined scale factor of 1.000136506. All areas shown hereon are calculated based on surface measurements.
- Vertical control is based on NAVD83, established from the City of Dallas Benchmark No. 47-D-1, having a published elevation of 497.82.
- This plat was prepared without the benefit of a current Commitment for Title Insurance prepared by a title company. The easements shown hereon are the only easements known by Spooner & Associates, Inc. and does not imply that any other easements, covenants, restrictions, or other matters of record do not affect the subject property. No other research was performed by Spooner & Associates, Inc.
- Lot-to-lot drainage will not be allowed without engineering section approval.
- Unless shown otherwise hereon, all exterior subdivision corners are monumented with a 3 inch aluminum monument stamped SRI - SPOONER. All interior lot corners are monumented with a 5/8 inch iron rod with a cap stamped "SPOONER 5922".
- Distances shown outside the boundary of this plat are not field measured.
- The purpose of this plat is to create a lot out of a 1.7 acre tract of land.

PRELIMINARY PLAT
J.L. FERGUSON SUBDIVISION
LOT 3R, BLOCK 3/7046

BEING A PRELIMINARY PLAT OF A PORTION OF LOT 3, BLOCK 3/7046, J.L. FERGUSON SUBDIVISION, ACCORDING TO THE PLAT THEREOF FILED FOR RECORD IN VOLUME 1173, PAGE 189, M.R.D.C.T., AND BEING ALL OF THAT CERTAIN TRACT OF LAND CONVEYED TO ENSEARCH FEDERAL CREDIT UNION, BY DEED THEREOF FILED FOR RECORD IN VOLUME 79082, PAGE 2657, DEED RECORDS, DALLAS COUNTY, TEXAS.

D.A. MURDOCK SURVEY, ABSTRACT NO. 998
CITY OF DALLAS, DALLAS COUNTY, TEXAS

CITY PLAN FILE NO. S201-529
CITY ENGINEERING PLAN FILE NO. _____
& PLAN FILE NO. _____

STATE OF TEXAS §
COUNTY OF DALLAS §

WHEREAS ENSEARCH FEDERAL CREDIT UNION is the sole owner of a 1.7394 acre tract of land located in the D.A. Murdock Survey, Abstract No. 996, City of Dallas, Dallas County, Texas, said 1.7394 acre tract of land being a portion of LOT 3, BLOCK 3/7046, J.L. FERGUSON SUBDIVISION, being an addition to the said City, County and State, according to the plat thereof filed for record in Volume 1173, Page 189, Map Records, Dallas County, Texas, said 1.7394 acre tract of land also being all of a called 1.7373 acre tract of land conveyed to ENSEARCH FEDERAL CREDIT UNION, by deed thereof filed for record in Volume 79082, Page 2657, Deed Records, Dallas County, Texas (D.R.D.C.T.), said 1.7394 acre tract of land being more particularly described by metes and bounds as follows:

BEGINNING at a 1 inch iron pipe found (Controlling Monument) at the north lot corner of said Lot 3, same being the west lot corner of Lot 4, of said Block 3/7046, and being on the southeast right-of-way line of Ferguson Road (being a called 100 feet wide public right-of-way at this point), from which a 1/2 inch iron rod with a cap stamped "PACHECO KOCH" found at the westerly end of a corner clip located at the intersection of the said southeast right-of-way line with the southwest right-of-way line of Laughlin Drive (being a variable width public right-of-way) bears North 44°48'01" East, a distance of 128.06 feet;

THENCE South 45°21'36" East, along the common lot line of said Lots 3 and 4, a distance of 530.35 feet to a 5/8 inch iron rod found at the southeast property corner of the said 1.7373 acre tract, same being on the southwest property line of a called 0.575 acre tract of land conveyed to Hillary Jean Whitehead, by deed thereof filed for record in Dallas County Clerk's Instrument No. 201800325617, Official Public Records, Dallas County, Texas (O.P.R.D.C.T.), and being a northeast property corner of that certain tract of land conveyed to the Creative Arts Center of Dallas, Inc., by deed thereof filed for record in Volume 92088, Page 903, D.R.D.C.T.;

THENCE South 44°52'25" West, along the common property line of the said 1.7373 acre tract and the said Creative Arts Center of Dallas tract, a distance of 143.11 feet to a 1/2 inch iron rod found (Controlling Monument) at the south property corner of the said 1.7373 acre tract, same being a northwest property corner of the said Creative Arts Center of Dallas tract, and being on the northeast right-of-way line of Riek Road (being a 30 feet wide public right-of-way);

THENCE North 45°21'36" West, along the southwest lot line of said Lot 3 and along the said northeast right-of-way line, a distance of 515.19 feet to a 3 inch aluminum monument stamped "J.L. FERGUSON SUBDIVISION - SPOONER 5922" set at the southerly end of a corner clip located at the intersection of the said northeast right-of-way line with the aforementioned southeast right-of-way line of Ferguson Road, and being at the south property corner of that certain tract of land conveyed to the City of Dallas, by deed thereof filed for record in Volume _____, Page _____, D.R.D.C.T.;

THENCE North 00°13'56" West, along the said corner clip, a distance of 21.17 feet to a 1/2 inch iron rod found on at the northerly end of the said corner clip, same being on the north west lot line of said Lot 3;

THENCE North 44°48'01" East, along the said lot line and the said southeast right-of-way line, a distance of 128.10 feet to the **POINT OF BEGINNING**, containing a computed area of 1.7394 acres (75,770 square feet) of land, more or less.

STATE OF TEXAS §
COUNTY OF DALLAS §

NOW THEREFORE, KNOW ALL MEN BY THESE PRESENTS: That we, ENSEARCH FEDERAL CREDIT UNION do hereby adopt this plat, designating the herein described property as J.L. FERGUSON SUBDIVISION, 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 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 this the ____ day of _____, 2020.

Duly Authorized Agent
Printed Name and Title

STATE OF _____ §
COUNTY OF _____ §

BEFORE ME, the undersigned, a Notary Public in and for the said County and State, on this day personally appeared **Becky Reed**, a duly authorized agent for **Lone Star Credit Union** known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he/she executed the same for the purpose and consideration therein expressed, and in the capacity therein stated.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, on this the ____ day of _____, 2020.

Notary Public, State of _____

*** SURVEYOR'S STATEMENT ***

I, **ERIC S. SPOONER**, 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 the 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.

Eric S. Spooner, RPLS Date
Texas Registration No. 5922
TBPLS Firm No. 10054900

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.
10-28-20

OWNER/APPLICANT:
Lone Star Credit Union
7508 Ferguson Road
Dallas, Texas 75228
ATTN: Becky Reed

STATE OF TEXAS §
COUNTY OF TARRANT §

BEFORE ME, the undersigned, a Notary Public in and for the said County and State, on this day personally appeared **ERIC S. SPOONER**, 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 and consideration therein expressed, and in the capacity therein stated.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, on this the ____ day of _____, 2020.

Notary Public, State of Texas

