

OWNER'S CERTIFICATE  
STATE OF TEXAS  
COUNTY OF DALLAS

WHEREAS 4Tree Development, LLC is the owner of a 2.617 acre tract of land situated in the J. Hart Survey, Abstract No. 577, in the City of Dallas, Texas City Block 7302, Dallas County, Texas, being all of that certain tract of land described in Alan Hoffman in Warranty Deed recorded in Document Number 201900171643, Official Public Records, Dallas County, Texas, and being more particularly described by metes and bounds as follows (bearings and distances are based on the State Plane Coordinate System, Texas North Central Zone (4202) North American Datum of 1983 (NAD 83)(US Foot) with no scale factor);

**BEGINNING** at a point for corner on the centerline of Lingo Lane (a 60' right-of-way) and at the northwest corner of said 4Tree Development, LLC tract, same being the southernmost southwest corner of Casa View Oaks Addition, Sixth section, an addition to the City of Dallas, according to the plat thereof recorded in Volume 20, Page 297, Map Records, Dallas County, Texas, and the northernmost northwest corner of 30-foot Street Easement to the City of Dallas, as recorded in Volume 3970, Page 71, Deed Records, Dallas County, Texas;

**THENCE** North 89 degrees 22 minutes 10 seconds East, with the southernmost line of said Casa View Oaks Addition, and the north line of said 4Tree Development, LLC tract, at a distance of 30.00 feet passing a 5/8 inch iron rod with cap stamped "Beasley 5111" found at the southwest corner of Lot 2, Block 5/7299 of said Casa View Oaks Addition, and continuing a total distance of 246.10 feet to a 5/8 inch iron rod with cap stamped "Beasley 5111" found for the northeast corner of said 4Tree Development, LLC tract, same being the northwest corner of a remainder tract of land described in Warranty Deed to St. Mark Presbyterian Church, recorded in Volume 3937, Page 552, Deed Records, Dallas County, Texas;

**THENCE** South 00 degrees 23 minutes 50 seconds East, departing the southernmost line of said Casa View Oaks Addition, and with the west line of said St. Mark Presbyterian remainder tract, passing at a distance of 435.00 feet a 5/8 inch iron rod with cap stamped "Beasley 5111" found for reference and lying on the westernmost north line of said 30-foot Street Easement to the City of Dallas, and continuing a total distance of 465.00 feet to a point for the southwest corner of said St. Mark Presbyterian Church remainder tract, said point lying on the centerline of Millmar Drive (a 60-foot right-of-way) and the southernmost line of said 30-foot Street Easement to the City of Dallas;

**THENCE** South 89 degrees 22 minutes 10 seconds West, with the south line of said 4Tree Development, LLC tract, the southernmost line of said 30-foot Street Easement to the City of Dallas, and along the approximate centerline of said Millmar Drive, a distance of 244.21 feet to point for the southwest corner of said 4Tree Development, LLC tract and the southwest corner of said 30-foot Street Easement to the City of Dallas, said point lying at the intersection of the approximate centerline of said Millmar Drive with the approximate centerline of Lingo Lane;

**THENCE** North 00 degrees 37 minutes 50 seconds West, with the west line of said 4Tree Development, LLC tract, the west line of said 30-foot Street Easement to the City of Dallas, and long the approximate centerline of said Lingo Lane, a distance of 465.00 feet to the **POINT OF BEGINNING** and containing 113,997 square feet or 2.617 acres of land more or less.

**SURVEYOR'S STATEMENT:**

I, MARK N. PEEPLES, a Registered Professional Land Surveyor, licensed in 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)(b)(c)(d) & (e); and that the digital file accompanying this plat is a precise representation of this Signed Final Plat.

Dated this \_\_\_\_\_ day of \_\_\_\_\_, 2019

for Strand Systems Engineering. **PRELIMINARY**

THIS DOCUMENT SHALL NOT BE RECORDED FOR ANY PURPOSE AND SHALL NOT BE VIEWED OR RELIED UPON AS A FINAL SURVEY DOCUMENT DATED 11/15/2019

Mark N. Peoples  
Texas Registered Professional Land Surveyor No. 6443

**STATE OF TEXAS :**  
**COUNTY OF DALLAS :**

BEFORE the undersigned authority, a Notary Public in and for State of Texas on this day personally appeared, Mark N. Peoples, 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 consideration therein expressed.

GIVEN UNDER MY HAND AND SEAL OF OFFICE this the \_\_\_\_\_ day of \_\_\_\_\_, 2019.

**NOTARY PUBLIC IN AND FOR STATE OF TEXAS**

My commission expires: \_\_\_\_\_

**OWNER'S DEDICATION**

NOW THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

That 4Tree Development, LLC, acting by and through its duly authorized agent, Alan Hoffman, does hereby adopt this plat, designating the herein described property as **Abode at Lingo**, 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 at Dallas, Texas, this the \_\_\_\_\_ day of \_\_\_\_\_, 2019.

4Tree Development, LLC

By: \_\_\_\_\_  
Name: \_\_\_\_\_  
Title: \_\_\_\_\_

**STATE OF TEXAS :**  
**COUNTY OF \_\_\_\_\_ :**

BEFORE the undersigned authority, a Notary Public in and for State of Texas on this day personally appeared, \_\_\_\_\_ of Alan Hoffman, 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 consideration therein expressed.

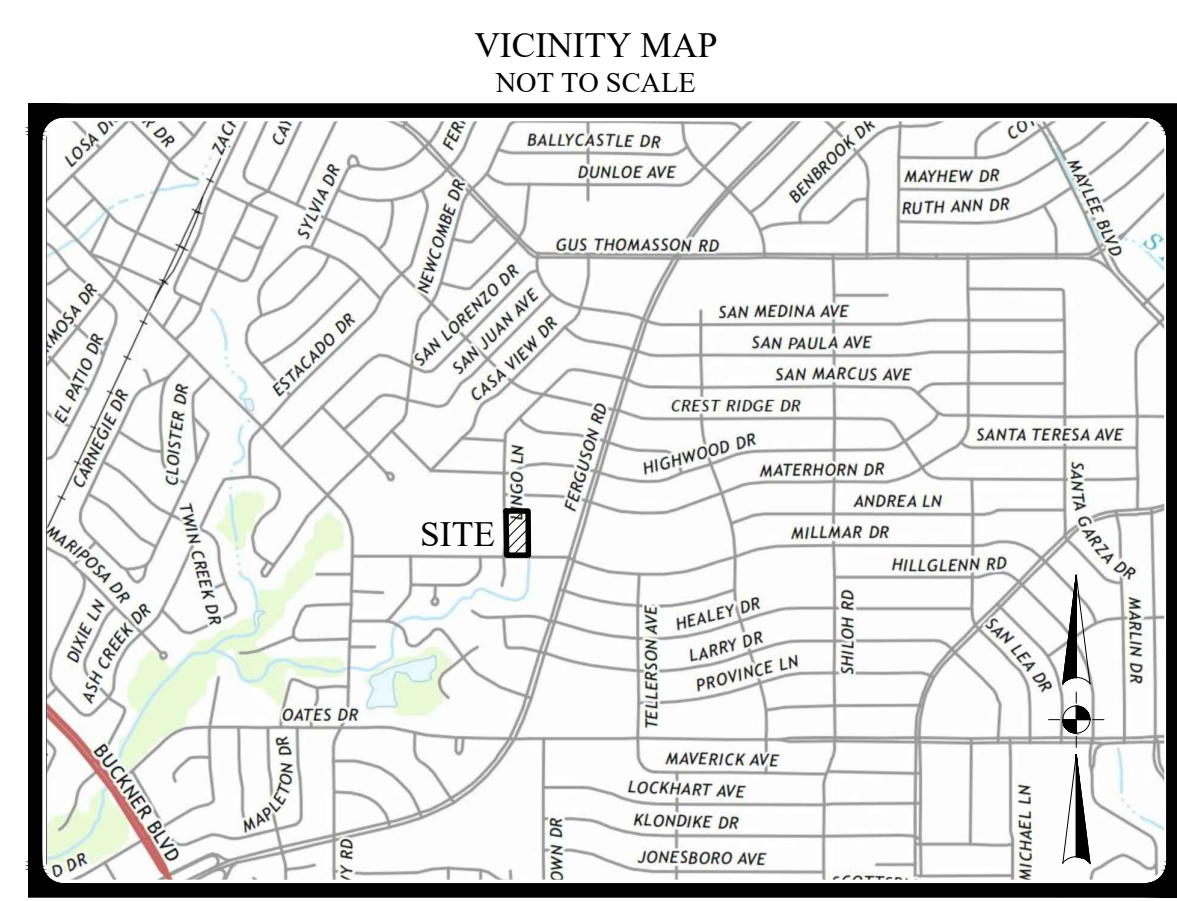
GIVEN UNDER MY HAND AND SEAL OF OFFICE this the \_\_\_\_\_ day of \_\_\_\_\_, 2010.

**NOTARY PUBLIC IN AND FOR STATE OF TEXAS**

My commission expires: \_\_\_\_\_

**ENGINEER/SURVEYOR**  
STRAND SYSTEMS ENGINEERING  
10003 TECHNOLOGY BLVD. WEST  
DALLAS, TEXAS 75220  
972-620-8204

**DEVELOPER**  
4TREE DEVELOPMENT, LLC  
C/O ALAN HOFFMAN  
7524 GASTON AVE. STE. 124-341  
DALLAS, TEXAS 75214  
214-324-0046



SYMBOL LEGEND		ABBREVIATION LEGEND	
catv	Cable tv	ROW	RIGHT-OF-WAY
em	Electric meter	CM	CONTROL MONUMENT
irs	1/2" REBAR W/ CAP STAMPED	IRS	"STRAND" SET
fg	fence or guardrail	NS	"PK" NAIL SET WITH SHINER
fd	fire dept. connection	SQ. FT.	SQUARE FEET
fh	fire hydrant	O.P.R.D.C.T.	OFFICIAL PUBLIC RECORDS
gv	gas valve	DALLAS COUNTY TEXAS	DALLAS COUNTY TEXAS
bol	ballard	D.R.D.C.T.	DEED RECORDS DALLAS COUNTY TEXAS
gi	grate inlet	---	BOUNDARY LINE
gm	gas meter	---	ADJOINER LINE
sign	sign	---	EXIST. ESMT. LINE
ssm	sanitary sewer manhole	---	PROP. ESMT. LINE
stw	storm water manhole	---	LOT LINE
tm	telephone manhole		
tl	traffic signal pole		
tr	transformer		
uc	utility clean out		
ucb	utility cabinet		
uv	utility vault		
um	utility markings		
usp	utility pole		
us	water shutoff		
wv	water valve		
wm	water manhole		
wm	water meter		
tree	tree		
---	minor contour line		
---	major contour line		

- SURVEYOR'S NOTES:**
- Bearings and distances are based on Texas State Plane Coordinate System, Texas North Central Zone 4202 North American Datum of 1983 (NAD 83) (U.S. Foot) with no combined scale factor.
  - This property lies within Zone "X" of the Flood Insurance Rate Map for Dallas County, Texas and Incorporated Areas, map no. 48113C0360L, Dated July 7, 2014, via scaled map location and graphic plotting.
  - Elevations are referenced to City of Dallas Water Utilities Benchmark #1157 and #1150.  
#1157 Published Elevation = 524.31', Measured Elevation = 524.39'.  
#1150 Published Elevation = 522.64', Measured Elevation = 522.56'.  
Measured Elevations are referenced to the North American Vertical Datum of 1988 (NAVD88) (US Foot) using the Alterra Central/Western Data Systems RTK Cooperative Network. Observations were made on July 11, 2019.
  - Notice: Selling a portion of this addition by metes and bounds is a violation of City subdivision ordinance and state platting statutes and is subject to fines and withholding of utilities and building certificates.
  - The purpose of this plat is to create 10 platted lots from an unplatted tract of land.

**PRELIMINARY PLAT**  
**ABODE AT LINGO**  
**LOTS 1-10, BLOCK 1/7302**  
2.617 ACRES (113,997 SQ. FT.) BEING  
ALL OF A CALLED 2.617 ACRE TRACT OF LAND DESCRIBED TO  
4TREE DEVELOPMENT, LLC IN WARRANTY DEED RECORDED IN  
DOC. NO. 201900171643, OFFICIAL PUBLIC RECORDS,  
DALLAS COUNTY, TEXAS.  
-- 2019 --

**STRAND**  
STRUCTURE ENGINEERING

10003 Technology Blvd. West  
Dallas, Tx. 75220  
972-620-8204  
TBPELS FIRM NO. 10194076

ISSUE	DATE	REV	VER.
			Version

DEVELOPER: 4TREE DEVELOPMENT  
SUBD: CITY BLOCK 7302  
LOT: LOTS 1-10 BLOCK 1/7302  
ADDRESS: 9999 FERGUSON RD.  
CITY: DALLAS, TEXAS  
PLAN: PLAT#

DATE: 11/07/2019  
SCALE: 1"=30'  
DRN: MNP

**PP1**

STRAND 1917984

City of Dallas File No.: S190-046  
CITY OF DALLAS FILE NO.: S190-046  
DRAWN BY: MNP DATE: 11/06/2019 JOB NO.: 1917984  
CITY OF DALLAS FILE NO.: S190-046