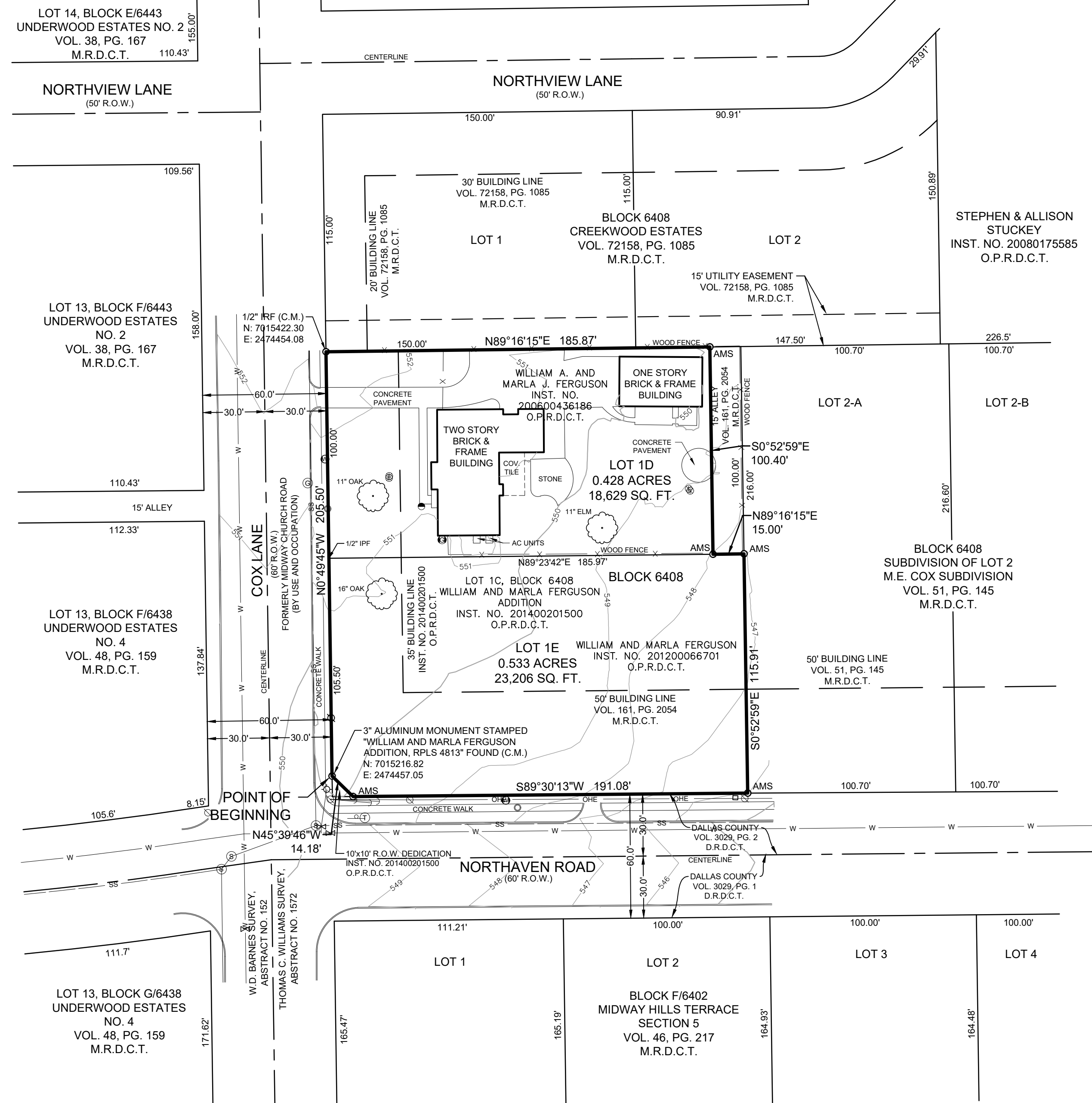
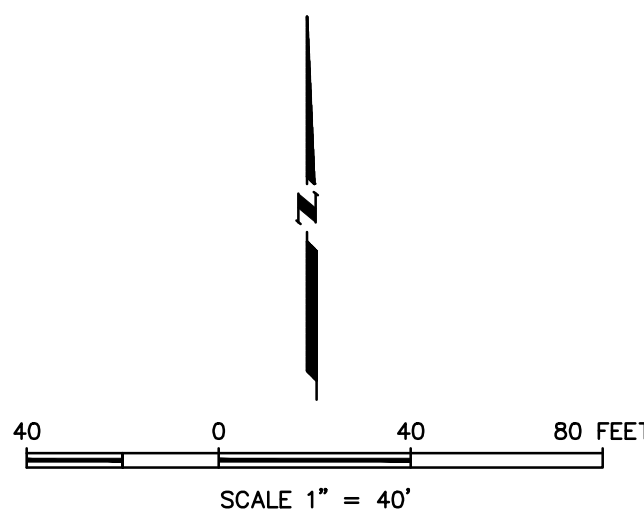


LOCATION MAP  
NOT TO SCALE



LEGEND

IRF	IRON ROD FOUND
AMS	1/2" IRON ROD WITH 3-1/4" METAL CAP STAMPED
	"WILLIAM AND MARLA FERGUSON ADDITION, RPLS 5867" SET
IPF	IRON PIPE FOUND
(C.M.)	CONTROLLING MONUMENT
R.O.W.	RIGHT-OF-WAY
VOL.	VOLUME
PG.	PAGE
INST. NO.	INSTRUMENT NUMBER
D.R.D.C.T.	DEED RECORDS, DALLAS COUNTY, TEXAS
M.R.D.C.T.	MAP RECORDS, DALLAS COUNTY, TEXAS
O.P.R.D.C.T.	OFFICIAL PUBLIC RECORDS, DALLAS COUNTY, TEXAS
⊙	GAS METER
⊙	GAS MANHOLE
⊙	TELEPHONE MANHOLE
⊙	GUY ANCHOR
⊙	LIGHT STANDARD
⊙	POWER POLE
⊙	SIGN
⊙	SANITARY SEWER CLEAN OUT
⊙	SANITARY SEWER MANHOLE
⊙	UNIDENTIFIED POLE
⊙	TREE
⊙	FIRE HYDRANT
⊙	WATER METER
⊙	WATER VALVE
OHE	OVERHEAD ELECTRIC
SS	UNDERGROUND SANITARY SEWER LINE
W	UNDERGROUND WATER LINE

- NOTES:
- LOT TO LOT DRAINAGE WILL NOT BE ALLOWED WITHOUT ENGINEERING SECTION APPROVAL.
  - THE BASIS OF BEARINGS FOR THIS SURVEY IS THE STATE PLANE COORDINATE SYSTEM, NORTH TEXAS CENTRAL ZONE 4202, NORTH AMERICAN DATUM OF 1983, ADJUSTMENT REALIZATION 2011.
  - COORDINATES SHOWN ARE BASED ON THE STATE PLANE COORDINATE SYSTEM, NORTH TEXAS CENTRAL ZONE 4202, NORTH AMERICAN DATUM OF 1983 ON GRID COORDINATE VALUES, NO SCALE AND NO PROJECTION.
  - THE PURPOSE OF THIS REPLAT IS TO ESTABLISH 2 LOTS FROM 1 PLATTED LOT.
  - ALL EXISTING STRUCTURES TO REMAIN.
  - SUBJECT PROPERTY IS IN "ZONE X" ACCORDING TO THE NATIONAL FLOOD INSURANCE PROGRAM FLOOD INSURANCE RATE MAP NO. 480171 0190K, REVISED DATE JULY 7, 2014.

"ZONE X" OTHER AREAS: AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN

**OWNER'S CERTIFICATE**

STATE OF TEXAS §  
COUNTY OF DALLAS §

WHEREAS, William and Marla Ferguson are the owners of that tract of land situated in the Thomas C. Williams Survey, Abstract No. 1572, City of Dallas, Dallas County, Texas and being all of Lot 1C, Block 6408 of the William and Marla Ferguson Addition, an addition to the City of Dallas according to the plat thereof recorded in Instrument No. 201400201500, Official Public Records, Dallas County, Texas, same being conveyed by Warranty Deeds with Vendors Liens recorded in Instrument Nos. 200600436186 and Instrument No. 201200066701, O.P.R.D.C.T. and being more particularly described as follows:

**BEGINNING** at a 3" aluminum monument stamped "WILLIAM AND MARLA FERGUSON ADDITION, RPLS 4813" found at the north end of a right-of-way corner clip at the intersection of the north right-of-way line of Northaven Road (a 60-foot wide right-of-way) with the east right-of-way line of Cox Lane (a 60-foot wide right-of-way) and being the most westerly southwest corner of said Lot 1C;

**THENCE** N 0°49'45" W, along said east right-of-way line of Cox Lane, at a distance of 105.50 feet passing a 1/2-inch iron pipe found and continuing for a total distance of 205.50 feet to a 1/2-inch iron rod found at the northwest corner of said Lot 1C and the southwest corner of Lot 1, Block 6408 of Creekwood Estates, an addition to the City of Dallas according to the plat thereof recorded in Volume 72158, Page 1085, Map Records, Dallas County, Texas (M.R.D.C.T.);

**THENCE** N 89°16'15" E, along the south line of said Lot 1 and the south line of Lot 2 of said Block 6408, a distance of 185.87 feet to a 1/2-inch iron rod with 3 1/4-inch metal cap stamped "WILLIAM AND MARLA FERGUSON ADDITION, RPLS 5867" set in the west line of a 15-foot wide alley at the northeast corner of said Lot 1C;

**THENCE** S 0°52'59" E, along the west line of said alley and the east line of said Lot 1C, a distance of 100.40 feet to a 1/2-inch iron rod with 3 1/4-inch metal cap stamped "WILLIAM AND MARLA FERGUSON ADDITION, RPLS 5867" set at the southwest corner of said alley;

**THENCE** N 89°16'15" E, along the south line of said alley and said east line of Lot 1C, a distance of 15.00 feet to a 1/2-inch iron rod with 3 1/4-inch metal cap stamped "WILLIAM AND MARLA FERGUSON ADDITION, RPLS 5867" set in the west line of Lot 2-A, Block 6408 of the Subdivision of Lot 2 M.E. Cox Subdivision, an addition to the City of Dallas, according to the plat thereof recorded in Volume 51, Page 145, P.R.D.C.T. at the southeast corner of said alley;

**THENCE** S 0°52'59" E, along the west line of said Lot 2-A and said east line of Lot 1C, a distance of 115.91 feet to a 1/2-inch iron rod with 3 1/4-inch metal cap stamped "WILLIAM AND MARLA FERGUSON ADDITION, RPLS 5867" set in said north right-of-way line of Northaven Road at the southwest corner of said Lot 2-A and the southeast corner of said Lot 1C;

**THENCE** S 89°30'13" W, along the said north right-of-way line of Northaven Road, a distance of 191.08 feet to a 1/2-inch iron rod with 3 1/4-inch metal cap stamped "WILLIAM AND MARLA FERGUSON ADDITION, RPLS 5867" set at the south end of said right-of-way corner clip;

**THENCE** N 45°39'46" W, along said right-of-way corner clip, a distance of 14.18 feet to the **POINT OF BEGINNING** and containing 41,836 sq. ft. or 0.960 acres of land, more or less.

**SURVEYOR'S STATEMENT**

I, Candy Hone, 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)(b)(c)(d) & (e); and that the digital drawing file accompanying this plat is a precise representation of this Signed Final Plat.

Dated this the \_\_\_\_\_ day of \_\_\_\_\_, 2018.

**PRELIMINARY**

RELEASED 2/20/2019 FOR REVIEW PURPOSES ONLY. THIS DOCUMENT SHALL NOT BE RECORDED FOR ANY PURPOSE AND SHALL NOT BE USED OR VIEWED OR RELIED UPON AS A FINAL SURVEY DOCUMENT.

Candy Hone, Registered Professional Land Surveyor, No. 5867  
Votex Surveying Company - Firm No. 10013600 - (469) 333-8831

STATE OF TEXAS §  
COUNTY OF DALLAS §

Before me, the undersigned, a Notary Public in and for the County and State on this day personally appeared Candy Hone, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that she executed the same for the purpose and consideration therein and in the capacity therein stated.

GIVEN UNDER MY HAND AND SEAL OF OFFICE this the \_\_\_\_\_ of \_\_\_\_\_, 2018.

Notary Public, State of Texas

**OWNER'S DEDICATION**

NOW THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

That William and Marla Ferguson do hereby adopt this plat, designating the herein described property as **WILLIAM AND MARLA FERGUSON 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 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 \_\_\_\_\_, 2018.

By:

William Ferguson

STATE OF TEXAS §  
COUNTY OF DALLAS §

Before me, the undersigned authority, a Notary Public in and for the County and State on this day personally appeared William Ferguson, known to me to be the person and officer whose name is subscribed to the foregoing instrument, and acknowledged to me that she executed the same for the purpose and consideration therein and in the capacity therein stated.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this \_\_\_\_\_ day of \_\_\_\_\_, 2018.

Notary Public, State of Texas

WITNESS my hand this the \_\_\_\_\_ day of \_\_\_\_\_, 2018.

By:

Marla Ferguson

STATE OF TEXAS §  
COUNTY OF DALLAS §

Before me, the undersigned authority, a Notary Public in and for the County and State on this day personally appeared Marla Ferguson, known to me to be the person and officer whose name is subscribed to the foregoing instrument, and acknowledged to me that she executed the same for the purpose and consideration therein and in the capacity therein stated.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this \_\_\_\_\_ day of \_\_\_\_\_, 2018.

Notary Public, State of Texas

**PRELIMINARY REPLAT**  
**WILLIAM AND MARLA FERGUSON ADDITION**  
**LOTS 1D AND 1E, BLOCK 6408**

BEING A REPLAT OF  
ALL OF  
LOT 1C, BLOCK 6408  
WILLIAM AND MARLA FERGUSON ADDITION  
OUT OF THE  
THOMAS C. WILLIAMS SURVEY, ABSTRACT NO. 1572  
CITY OF DALLAS, DALLAS COUNTY, TEXAS  
CITY PLAN FILE NO. S189-130

OCTOBER 31, 2018

OWNER  
WILLIAM AND MARLA FERGUSON  
11314 COX LANE  
DALLAS, TEXAS 75229  
PH. (972) 816-1001

VOTEX SURVEYING COMPANY - TBPLS FIRM NO. 10013600  
10440 N. CENTRAL EXPWY, STE. 800 DALLAS, TEXAS 75231  
PH. (469) 333-8831; candy@votexsurveying.com  
PROJECT NO. 2012-031-2