

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

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.

Duly Authorized Agent

Printed Name and Title

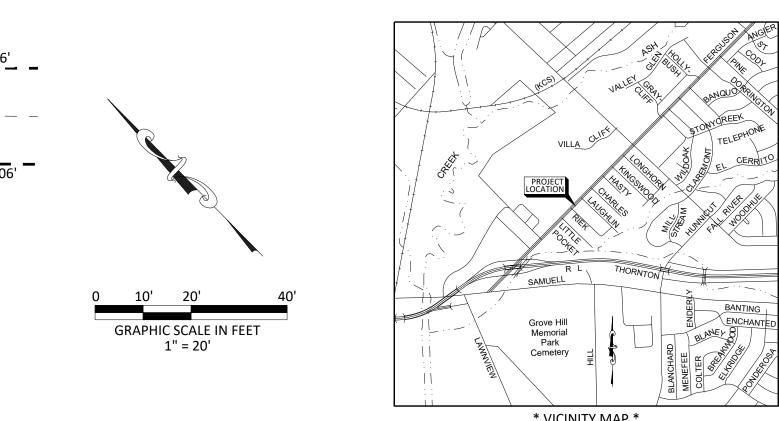
viewed or relied upon as a final survey document. 10-28-20

TBPLS Firm No. 10054900

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

ENGINEER:





* LEGEND *

* VICINITY MAP * (NOT TO SCALE)

GAS METER

LIGHT POLE

POWER POLE

SIGN

SAN. SEWER MANHOLE

TELEPHONE PULL BOX

TELEPHONE RISER

UTILITY PULL BOX

WATER MANHOLE WATER METER

WATER VALVE

WOOD FENCE

U.G. WATER

CONTOUR

U.G. SAN. SEWER

CANOPY - COVERED AREA

IRRIGATION CONTROL VALVE

3" ALUMINUM MONUMENT STAMPED "J.L. FERGUSON SUBDIVISION - SPOONER" IRON ROD FOUND WITH CAP IRON ROD FOUND IRON PIPE FOUND	(G) (SV) () ()
CONTROLLING MONUMENT VOLUME PAGE	
DALLAS COUNTY CLERK'S INSTRUMENT NUMBER DEED RECORDS, DALLAS COUNTY, TEXAS	T T U
MAP RECORDS DALLAS COUNTY, TEXAS OFFICIAL PUBLIC RECORDS DALLAS COUNTY, TEXAS	
EASEMENT CENTERLINE	—— <i>I I</i> — ——SS—
RIGHT-OF-WAY CATV RISER	—
FIRE HYDRANT	

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D.C.C.I. NO

D.R.D.C.T.

M.R.D.C.T.

O.P.R.D.C.T.

ESMT

R.O.W.

ΤV

X

* GENERAL NOTES *

- 1. 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.
- 2. Vertical control is based on NAVD88, established from the City of Dallas Benchmark No. 47-D-1, having a published elevation of 497.82.
- 3. 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.
- 4. Lot-to-lot drainage will not be allowed without engineering section approval.
- 5. 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".
- 6. Distances shown outside the boundary of this plat are not field measured.
- 7. 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. ____

1.7394 ACRES

SHEET 1 OF

