

**OWNER'S DEDICATION
STATE OF TEXAS
COUNTY OF DALLAS**

WHEREAS, THOMAS STAUB IS THE OWNER OF ALL THAT CERTAIN 3.970 ACRE TRACT OF LAND SITUATED IN THE RICHARD SCURRY SURVEY, ABSTRACT NO. 1382 AND THE JOHN H. DANIEL SURVEY, ABSTRACT NO. 402, DALLAS COUNTY, TEXAS, BEING THE REMAINDER OF A CALLED 4.10 ACRE TRACT OF LAND DESCRIBED IN DEED TO LOAN RANGER CAPITAL INVESTMENTS RIT, LLC, AS RECORDED IN INSTRUMENT NO. 202300006525 OF THE OFFICIAL RECORDS OF DALLAS COUNTY, TEXAS, AND THE 4.10 ACRE TRACT OF LAND BEING OUT OF A CALLED 0.514 ACRE TRACT (TRACT 1) CONVEYED TO THE CITY OF DALLAS AS DESCRIBED IN DEED RECORDED IN INSTRUMENT NO. 202700007267 OF THE DEED RECORDS OF DALLAS COUNTY, TEXAS; AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGING AT A 3 INCH BRASS CAP STAMPED "FAWRA RPLS 5513" FOUND IN THE NORTHWEST RIGHT OF WAY OF FERGUSON ROAD (ASPHALT), IN A NORTH LINE OF A CALLED 0.514 ACRE TRACT OF LAND (TRACT 1) DESCRIBED IN RIGHT OF WAY DEED TO THE CITY OF DALLAS, AS RECORDED IN VOLUME 2070, PAGE 107, OF THE DEED RECORDS OF DALLAS COUNTY, TEXAS, BEING THE SOUTHWEST CORNER OF THE PLAT AT ASH CREEK, BLOCK C7729, AN ADDITION TO THE CITY OF DALLAS, ACCORDING TO THE PLAT RECORDED IN INSTRUMENT NO. 202700007267 OF THE DEED RECORDS OF DALLAS COUNTY, TEXAS AND IN THE EAST LINE OF SAID 4.10 ACRE TRACT FOR THE MOST EASTERN SOUTHEAST AND BEGINNING CORNER OF THIS HERIN DESCRIBED TRACT;

THENCE SOUTH 69°07'21" WEST, ALONG THE NORTH LINE OF SAID 0.514 ACRE TRACT AND SAID NORTHWEST RIGHT OF WAY LINE, A DISTANCE OF 239.32 FEET, TO A 1/2 INCH IRON ROD WITH YELLOW CAP STAMPED "DATAPONIT#10194585" SET FOR CORNER, ALSO BEING THE BEGINNING OF A CURVE TO THE LEFT;

THENCE WITH SIGHT CURVE TO THE LEFT, CONTINUING ALONG THE NORTH LINE OF SAID 0.514 ACRE TRACT AND SAID NORTHWEST RIGHT OF WAY LINE, HAVING AN ARC LENGTH OF 320.00 FEET, A RADIUS OF 2345.72 FEET, A CHORD BEARING OF SOUTH 69°05'30" WEST AND A CHORD LENGTH OF 329.78 FEET TO A 1/2 INCH IRON ROD IN THE WEST LINE OF SAID 0.514 ACRE TRACT AND AT THE EAST CORNER OF LOT 35, BLOCK C7729 OF QUAKER STATE/MINT LUDWIG ADDITION TO THE CITY OF DALLAS, ACCORDING TO THE PLAT RECORDED IN VOLUME 87039, PAGE 1599 OF SAID MAP RECORDS FOR THE MOST SOUTHERN SOUTHEAST CORNER OF THIS HERIN DESCRIBED TRACT;

THENCE NORTH 45°12'27" WEST, ALONG THE COMMON LINE OF SAID LOT 35 AND SAID 4.10 ACRE TRACT, A DISTANCE OF 102.20 FEET TO A 1/2 INCH IRON ROD WITH YELLOW CAP STAMPED "DATAPONIT#10194585" SET AT THE NORTH CORNER OF SAID LOT 35 FOR AN ELL CORNER OF SAID 4.10 ACRE TRACT AND THIS HERIN DESCRIBED TRACT;

THENCE SOUTH 59°28'25" WEST, ALONG THE COMMON LINE OF SAID LOT 35 AND SAID 4.10 ACRE TRACT, A DISTANCE OF 124.90 FEET TO AN "X" CUT SET IN CONCRETE AT THE WEST CORNER OF SAID LOT 35, IN THE EAST LINE OF SAID 0.514 ACRE TRACT, IN THE NORTHEAST RIGHT OF WAY LINE OF LAKELAND DRIVE (ASPHALT) FOR THE WEST/SOUTHWEST CORNER OF SAID 4.10 ACRE TRACT AND THIS HERIN DESCRIBED TRACT;

THENCE NORTH 45°12'29" WEST, ALONG THE EAST LINE OF SAID 0.514 ACRE TRACT AND SAID NORTHEAST RIGHT OF WAY LINE, A DISTANCE OF 285.85 FEET, TO A 1/2 INCH IRON ROD WITH YELLOW CAP STAMPED "DATAPONIT#10194585" SET FOR THE MOST WESTERN/NORTHWEST CORNER OF SAID 4.10 ACRE TRACT AND THIS HERIN DESCRIBED TRACT;

THENCE NORTH 42°23'27" EAST, ALONG THE NORTH LINE OF SAID 4.10 ACRE TRACT, A DISTANCE OF 42.90 FEET TO A POINT IN THE SOUTH LINE OF LOT 6, BLOCK A7729 OF WESTGLEN PARK ADDITION, UNIT 2, ACCORDING TO THE PLAT RECORDED IN VOLUME 26, PAGE 251 OF SAID MAP RECORDS FOR THE MOST NORTHERN/NORTHWEST CORNER OF SAID 4.10 ACRE TRACT AND THIS HERIN DESCRIBED TRACT;

THENCE ALONG THE NORTH LINE OF SAID 4.10 ACRE TRACT, THE SOUTH LINE OF SAID WESTGLEN PARK ADDITION, UNIT 2 AND THE SOUTH LINE OF CASA LINDA FOREST ADDITION, ACCORDING TO THE PLAT RECORDED IN VOLUME 39, PAGE 81 OF SAID MAP RECORDS, THE FOLLOWING COURSES AND DISTANCES:

- * NORTH 73°11'37" EAST, A DISTANCE OF 120.96 FEET TO A POINT;
- * SOUTH 56°22'33" EAST, A DISTANCE OF 84.41 FEET TO A POINT;
- * NORTH 43°53'23" EAST, A DISTANCE OF 128.26 FEET TO A POINT;
- * SOUTH 43°53'23" EAST, A DISTANCE OF 105.95 FEET TO A POINT;
- * NORTH 49°45'37" EAST, A DISTANCE OF 105.95 FEET TO A POINT;
- * NORTH 41°29'37" EAST, A DISTANCE OF 128.26 FEET TO A POINT;
- * NORTH 41°29'37" EAST, A DISTANCE OF 73.00 FEET TO A POINT;
- * North 68°45'37" East, a distance of 172.45 feet to a 1/2 inch iron rod with yellow cap stamped "DATAPONIT#10194585" set in the South line of Lot 6, Block A7729 of Westglen Park Addition and being at the Northwest corner of said Villas at Ash Creek for the Northeast corner of said 4.10 acre tract and this herein described tract;

THENCE South 22°32'58" East, along the common line of said 4.10 acre tract and said Villas at Ash Creek, passing a 1/2 iron rod with blue cap stamped "Flowbox Easement" at a distance of 74.41 feet, continuing for a total distance of 200.34 feet to the POINT OF BEGINNING, containing 3.970 acres of land and/or 172,913 square feet of land, more or less.

**ENGINEER CERTIFICATE
STATE OF TEXAS
COUNTY OF DALLAS**

I HEREBY CERTIFY THAT PROPER ENGINEERING CONSIDERATION HAS BEEN GIVEN THIS PLAT TO THE MATTERS OF STREETS, LOTS AND DRAINAGE LAYOUT, TO THE BEST OF MY KNOWLEDGE, THIS PLAT CONFORMS TO ALL APPLICABLE CITY AND STATE STANDARDS AND REGULATIONS.

IN WITNESS WHEREOF, MY HAND AND SEAL, THIS THE _____ DAY OF _____, 20____.

ERIC STAUB, P.E.
LICENSED PROFESSIONAL ENGINEER
TEXAS REGISTRATION NO. 125036

**NOTARY CERTIFICATE
STATE OF TEXAS
COUNTY OF DALLAS**

NOW THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

THAT I, THOMAS STAUB THE UNDERSIGNED OWNER OF THE LAND SHOWN ON THIS PLAT AND DESCRIBED AND DESIGNATED AS DALLAS 4 DEVELOPMENT OF THE CITY OF DALLAS, DO HEREBY CERTIFY THAT THE PLAT IS FOR THE USE AND CONVENIENCE OF THE PUBLIC, THE STREETS SHOWN HEREON, AND FURTHER RESERVE TO THE PUBLIC ALL EASEMENTS FOR THE MUTUAL USE OF ALL PUBLIC UTILITIES DESIRING TO USE THE SAME; THAT ANY EASEMENT WHICH I HEREBY RESERVE IS FOR THE USE AND CONVENIENCE OF THE PUBLIC, AND THAT I HAVE NO REQUIREMENT TO REMOVE ALL OR ANY PART OF ANY GROWTH OR CONSTRUCTION FOR MAINTENANCE OR EFFICIENT USE OF ITS RESPECTIVE SYSTEM IN SUCH EASEMENTS.

NOTARY PUBLIC, STATE OF TEXAS

NOTARY PUBLIC, STATE OF TEXAS