



VICINITY MAP
SCALE: 1" = 1000'

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BLOCK 1 - AREA

AREA	GROSS	NET
LOT NO.	SQ. FT.	ACRES
1	2,822	0.065
2	2,758	0.063
3	2,751	0.063
4	2,751	0.063
5	2,750	0.063
6	2,750	0.063
7	2,750	0.063
8	2,750	0.063
9	2,749	0.063

BLOCK 2 - AREA

AREA	GROSS	NET
LOT NO.	SQ. FT.	ACRES
1	2,825	0.065
2	2,825	0.065
3	2,825	0.065
4	2,825	0.065
5	2,825	0.065
6	2,825	0.065
7	2,824	0.065
8	2,783	0.064
9	2,756	0.063

TITLE REPORT NOTE

THIS SURVEY WAS PREPARED WITH THE BENEFIT OF A CURRENT TITLE REPORT AS PROVIDED BY FIRST AMERICAN TITLE GUARANTY COMPANY, REFERENCED BY GF NO. 2253907-BUD AND BEARING AN EFFECTIVE DATE OF DECEMBER 23, 2022 AND A COMMITMENT ISSUANCE DATE OF DECEMBER 30, 2022. IT INCLUDES A SUMMARY OF EASEMENTS, SERVITUDES, RIGHTS-OF-WAY, ACCESS AND DOCUMENTS AS REQUIRED PER SECTION 6, ITEM C.II. OF THE MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/NSPS LAND TITLE SURVEYS (EFFECTIVE FEBRUARY 23, 2021).

SCHEDULE B ITEMS:

- 10a. EASEMENT:
RECORDED: VOLUME 4073, PAGE 265, DEED RECORDS, DALLAS COUNTY, TEXAS.
PURPOSE: RIGHT OF WAY
(DOES AFFECT)(SHOWN ON PLAT)
- 10b. EASEMENT:
RECORDED: VOLUME 5268, PAGE 115, DEED RECORDS, DALLAS COUNTY, TEXAS.
PURPOSE: RIGHT OF WAY
(DOES AFFECT)(SHOWN ON PLAT)

BENCHMARKS

PRIMARY BENCH MARK ELEVATIONS AS SHOWN ARE NAVD 88 AND WERE OBTAINED AND VERIFIED THROUGH MULTIPLE GPS OBSERVATIONS AND OPUS SOLUTIONS ON-THE-GROUND JUNE 14, 2023.

- PRIMARY 1 - 1/2 INCH IRON ROD WITH RED CAP "DATAPoint CONTROL"
222' SOUTHWEST OF A LIGHT POLE
463.50 ELEVATION
- PRIMARY 2 - 1/2 INCH IRON ROD WITH RED CAP "DATAPoint CONTROL"
±10' SOUTHEAST OF A 5/8 INCH IRON ROD FOUND
±8' SOUTHEAST OF A POWER POLE
462.51 ELEVATION

- SECONDARY 1 - "X" CUT FOUND ON NORTHWEST SIDE OF BRIDGE.
N: 6983412.20
E: 2520673.50
LAT: 32.812926
LONG: -96.702551
461.15 ELEVATION

LEGEND

- PLATTED BOUNDARY
- CITY OF DALLAS RIGHT-OF-WAY
- EXISTING EASEMENT
- EXISTING EDGE OF ASPHALT
- 150' PERIMETER BOUNDARY
- CALCULATED POINT
- 5/8" IRON ROD FOUND
- SET 1/2" CAPPED IRON ROD
- POINT OF BEGINNING
- FOUND 3" BRASS CAP
- STAMPED "EAWRA RPLS 5513"
- "X" CUT SET IN CONCRETE
- PROPOSED BENCHMARK
- EXISTING ADJACENT LOTS
- PROPOSED RIGHT OF WAY
- PROPOSED CENTERLINE
- PROPOSED LOT LINE
- PROPOSED BLOCK #
- PROPOSED LOT #
- 10' STREET EASEMENT TO THE CITY OF DALLAS
- COMMON AREA CONSERVATION EASEMENT
- EXISTING WATERLINE
- EXISTING WASTE WATER LINE
- EXISTING TELEPHONE LINE
- EXISTING WATER VALVE
- EXISTING WASTE WATER MANHOLE

AREA TABLE

COMMON AREA	SQ. FT.	ACRES
BLOCK 1 - "A"	3,373	0.077
BLOCK 1 - "B"	3,911	0.090
BLOCK 1 - "C"	3,266	0.075
BLOCK 1 - SHARED ACCESS EASEMENT	8,301	0.191
BLOCK 2 - "D"	6,090	0.140
BLOCK 2 - "E"	3,077	0.071
BLOCK 2 - "F"	4,591	0.105
BLOCK 2 - "G"	8,474	0.105
BLOCK 2 - OPEN SPACE	30,798	0.707
BLOCK 2 - SHARED ACCESS EASEMENT	12,944	0.297
BLOCK 2 - CONSERVATION EASEMENT	59,179	1.359

PRELIMINARY PLAT
FERGUSON 4
TOWNHOME DEVELOPMENT
A SHARED ACCESS DEVELOPMENT
PLAT-25-000150

BEING A 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 REIT, L.L.C., AS RECORDED IN INSTRUMENT NO. 20230006525 OF THE OFFICIAL RECORDS OF DALLAS COUNTY, TEXAS, LESS AND EXCEPT 0.13 ACRES 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 VOLUME 4073, PAGE 265 OF THE DEED RECORDS OF DALLAS COUNTY, TEXAS.

ViewPoint Engineering

DATE: NOVEMBER 14, 2025
REVISED: DECEMBER 29, 2025

FIRM NO. F-23395
23068
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JOB NO.
23068
SHEET 1 OF 2

