

**VICINITY MAP**  
SCALE: 1" = 1000'

BLOCK 1		
LOT NO.	SQ. FT.	ACRES
1	2,209	0.051
2	2,209	0.051
3	2,209	0.051
4	2,209	0.051
5	2,209	0.051
6	2,209	0.051
7	2,209	0.051
8	2,209	0.051
9	2,209	0.051

COMMON AREA TABLE		
COMMON AREA	SQ. FT.	ACRES
"A"	1,110	0.025
"B"	3,949	0.091
"C"	1,915	0.044

BLOCK 2		
LOT NO.	SQ. FT.	ACRES
1	2,209	0.051
2	2,209	0.051
3	2,209	0.051
4	2,209	0.051
5	2,209	0.051
6	2,210	0.051
7	2,209	0.051
8	2,209	0.051
9	2,210	0.051

COMMON AREA TABLE		
COMMON AREA	SQ. FT.	ACRES
"D"	4,001	0.092
"E"	2,678	0.061
"F"	4,560	0.105
"G"	8,474	0.195
OPEN SPACE	28,007	0.643
CONSERVATION EASEMENT	59,210	1.359

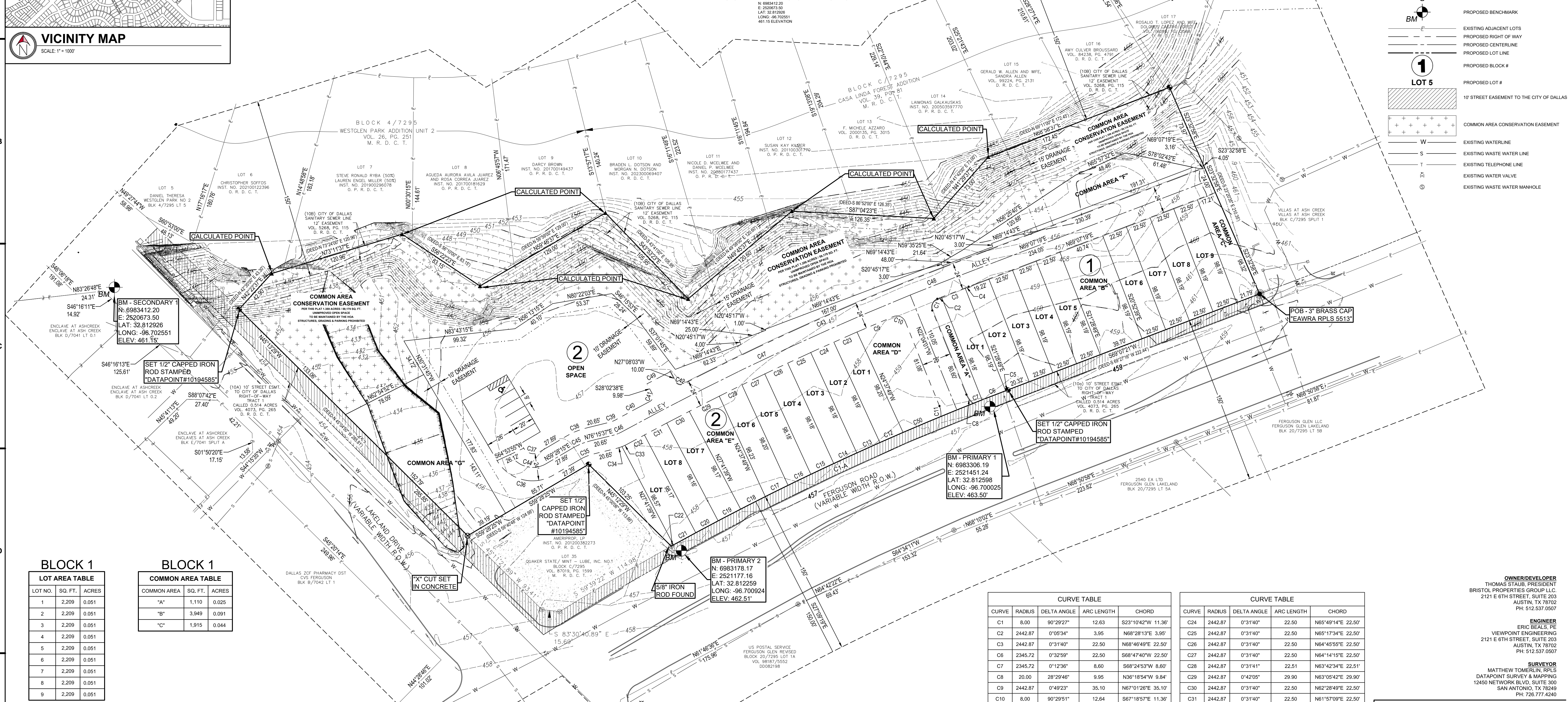
- NOTES:**
1. THE ZONING CLASSIFICATION OF THE SUBJECT PROPERTY IS "TH3A" CHARACTER DISTRICT.
  2. ALL MONUMENTS FOUND AND SHOWN HEREON WERE CONTROLLING MONUMENTS IN THE FINAL BOUNDARY DETERMINATION OF THIS SURVEY.
  3. BEARINGS AND ELEVATIONS SHOWN HEREON ARE NAD83, STATE PLANE ZONE 4202, TEXAS NORTH CENTRAL ZONE DERIVED FROM G.N.S.S. OBSERVATION AND DERIVED FROM SAID ON-GROUND SURVEY. (NAD 83)
  4. THE SCALE FACTOR FOR SURFACE TO GRID WILL BE 1.0000437 AND GRID TO SURFACE WILL BE 0.9999563. NOTE ALL OF OUR DATA IS GRID.
  5. EASEMENTS, EXCEPTION ITEMS, RECORDED DEED REFERENCES ON THIS SURVEY ARE BASED UPON A PUBLIC RECORDS SEARCH PERFORMED BY FIRST AMERICAN TITLE GUARANTY COMPANY AND OTHER RESEARCH BY THE SURVEYOR. ALL EASEMENTS, RIGHTS-OF-WAY AND OTHER EXCEPTIONS AFFECTING THE SUBJECT TRACT, AS REFLECTED IN THE TITLE LETTER, HAVE BEEN CORRECTLY PLOTTED HEREON OR INDICATED AS BEING NON-PLOTTABLE OR UNKOWN IN NATURE AND EXCEPT AS SHOWN, ALL TITLE ABSTRACT WORK WAS PERFORMED BY FIRST AMERICAN TITLE GUARANTY COMPANY AND PROVIDED TO DATAPoint SURVEYING AND MAPPING. THIS SURVEY DOES NOT GUARANTEE OWNERSHIP.
  6. RECORD BEARINGS AND DISTANCES HAVE BEEN SHOWN HEREON.
  7. THIS SURVEY WAS PREPARED USING THE TITLE LETTER ISSUED BY FIRST AMERICAN TITLE GUARANTY COMPANY, OF NO. 225307-BUD AND BEARING AN EFFECTIVE DATE OF DECEMBER 23, 2022.
  8. ILLUSTRATED UTILITIES AND OTHER NEARBY SUBJECT IMPROVEMENTS APPEARING ON THIS SURVEY ARE BASED ON FOUND VISIBLE EVIDENCE AND BY CONVENTIONAL METHODS PERFORMED BY DATAPoint SURVEYING AND MAPPING, AND BY ELECTRIC DESIGNATION, FIELD SURVEYING WAS PERFORMED JUNE 14, 2023.
  9. THERE ARE NO ENCROACHMENTS ONTO THE PROPERTY OR EASEMENTS BENEFITING THE PROPERTY BY BUILDINGS, STRUCTURES OR OTHER IMPROVEMENTS SITUATED ON ADJOINING PROPERTY. THERE ARE NO PROTRUSIONS FROM THE PROPERTY ONTO ADJOINING PROPERTY, STREETS OR ALLEYS BY ANY FACILITY TYPE, NOR ANY VISIBLE DISCREPANCIES, CONFLICTS, SHORTAGES IN AREA OR BOUNDARY LINE CONFLICTS EXCEPT AS SHOWN ON THIS SURVEY.
  10. THE FLOOD INSURANCE RATE MAP FOR DALLAS COUNTY, TEXAS AND INCORPORATED AREA MAP NO. 4813K0355K AND 4813K0365K, BOTH HAVING THE EFFECTIVE DATE JULY 7, 2014 AND IT APPEARS THAT A PORTION OF THE PROPERTY LIES WITHIN ZONE X AND THE REMAINING PORTION OF THE PROPERTY LIES WITHIN ZONE X AND IS LOCATED WITHIN A 100-YEAR FLOOD ZONE. THE REFERENCE TO THE 100-YEAR FLOOD PLAN OR FLOOD HAZARD ZONES, ARE AN ESTIMATE BASED ON THE DATA SHOWN ON THE FLOOD INSURANCE RATE MAP AND SHOULD NOT BE INTERPRETED AS A STUDY OR DETERMINATION OF THE FLOODING PROPERTIES OF THIS PROPERTY.
  11. THE MAINTENANCE OF DRAINAGE EASEMENTS, GRENDELTS, AND OPEN PERMEABLE SPACES SHOWN HEREON SHALL BE THE RESPONSIBILITY OF THE PROPERTY OWNER OR HOMEOWNERS ASSOCIATION AND THEIR SUCCESSORS OR ASSIGNED AND NOT THE RESPONSIBILITY OF THE CITY OF DALLAS.
  12. FIRE NOTE: INGRESS AND EGRESS SHALL BE PROVIDED ON ALL PUBLIC RIGHT-OF-WAY AND FIRE LANE STAGING AREAS FOR ADEQUATE FIRE DEPARTMENT VEHICLE ACCESS PER THE CITY OF DALLAS FIRE CODE. THE CROSS-ACCESS SHALL NOT BE BLOCKED NOR THIS NOTE TAKEN OFF OF THE PLAT WITHOUT WRITTEN PERMISSION FROM THE CITY OF DALLAS DIRECTOR OF DEVELOPMENT SERVICES AND THE CITY OF DALLAS FIRE DEPARTMENT FIRE MARSHAL.
  13. THE PURPOSE OF THE PROPOSED PLAT IS TO CREATE 18 RESIDENTIAL LOTS THAT ARE APPROXIMATELY 0.50 ACRES FROM A 4.10-ACRE TRACT. ADDITIONALLY, 7 COMMON AREA LOTS THAT VARY IN AREA WILL BE CREATED.

- 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 OF NO. 225307-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 8, ITEM C-6, OF THE MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTERNATE LAND TITLE SURVEYS (EFFECTIVE FEBRUARY 23, 2021).
- SCHEDULE B ITEMS:**
- 10A. EASEMENT: RECORDED VOLUME 4073, PAGE 265, DEED RECORDS, DALLAS COUNTY, TEXAS. TO CITY OF DALLAS. PURPOSE: RIGHT OF WAY (DOES AFFECT/SHOW ON PLAT)
- 10B. EASEMENT: RECORDED VOLUME 5268, PAGE 115, DEED RECORDS, DALLAS COUNTY, TEXAS. TO CITY OF DALLAS. PURPOSE: RIGHT OF WAY (DOES AFFECT/SHOW ON PLAT)
- BENCHMARKS**
- PRIMARY BENCHMARK ELEVATIONS AS SHOWN ARE NAD 83 AND WERE OBTAINED AND VERIFIED THROUGH MULTIPLE GPS OBSERVATIONS AND DEPENDS ON THE GROUND SURVEY.
- PRIMARY 1 - 1/2 INCH IRON ROD WITH RED CAP "DATAPoint CONTROL" 422 SOUTHWEST OF A LIGHT POLE 463.50 ELEVATION
- PRIMARY 2 - 1/2 INCH IRON ROD WITH RED CAP "DATAPoint CONTROL" 147 SOUTH EAST OF A 4.08 INCH IRON ROD FOUND, 48' SOUTH EAST OF A POWER POLE 462.51 ELEVATION
- SECONDARY 1 - "X" CUT FOUND ON NORTHWEST SIDE OF BRIDGE

**PRELIMINARY PLAT STATEMENT:**  
PRELIMINARY. THIS DOCUMENT SHALL NOT BE RECORDED FOR ANY PURPOSE AND SHALL NOT BE USED OR VIEWED OR RELIED UPON AS A FINAL SURVEY DOCUMENT

**LEGEND**

- PLATTED BOUNDARY
- CITY OF DALLAS RIGHT-OF-WAY
- EXISTING EASEMENT
- EXISTING EDGE OF ASPHALT
- 150' PERMETER BOUNDARY
- CALCULATED POINT
- 5/8" IRON ROD FOUND
- SET 1/2" CAPPED IRON ROD STAMPED "DATAPoint#10194585"
- 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



**CURVE TABLE**

CURVE	RADIUS	DELTA ANGLE	ARC LENGTH	CHORD
C1	8.00	0°29'27"	12.63	S23°10'42"W 11.36'
C2	2442.87	0°05'34"	3.95	N68°28'13"E 3.95'
C3	2442.87	0°31'40"	22.50	N68°46'49"E 22.50'
C6	2345.72	0°32'59"	22.50	S68°47'40"W 22.50'
C7	2345.72	0°12'36"	8.60	S68°24'53"W 8.60'
C8	20.00	28°29'46"	9.95	N36°18'54"W 9.84'
C9	2442.87	0°49'23"	35.10	N67°01'26"E 35.10'
C10	8.00	90°29'51"	12.64	S67°18'57"E 11.36'
C11	19.83	27°18'27"	9.45	S07°35'40"E 9.36'
C12	2345.72	0°32'59"	22.50	S66°23'37"W 22.50'
C13	2345.72	0°32'59"	22.50	S65°50'38"W 22.50'
C14	2345.72	0°32'58"	22.50	S65°17'40"W 22.50'
C15	2345.72	0°32'59"	22.50	S64°44'41"W 22.50'
C16	2345.72	0°32'59"	22.50	S64°11'43"W 22.50'
C17	2345.72	0°32'59"	22.51	S63°38'43"W 22.51'
C18	2345.72	0°36'08"	24.65	S63°04'10"W 24.65'
C19	2345.72	0°32'58"	22.50	S62°29'37"W 22.50'
C20	2345.72	0°32'59"	22.50	S61°56'38"W 22.50'
C21	2345.72	0°32'59"	22.50	S61°23'40"W 22.50'
C23	2442.87	0°31'40"	22.50	N66°20'54"E 22.50'

**CURVE TABLE**

CURVE	RADIUS	DELTA ANGLE	ARC LENGTH	CHORD
C24	2442.87	0°31'40"	22.50	N65°49'14"E 22.50'
C25	2442.87	0°31'40"	22.50	N65°17'34"E 22.50'
C26	2442.87	0°31'40"	22.50	N64°45'55"E 22.50'
C27	2442.87	0°31'40"	22.50	N64°14'15"E 22.50'
C28	2442.87	0°31'41"	22.51	N63°42'34"E 22.50'
C29	2442.87	0°42'05"	29.90	N63°05'42"E 29.90'
C30	2442.87	0°31'40"	22.50	N62°28'49"E 22.50'
C31	2442.87	0°31'40"	22.50	N61°57'09"E 22.50'
C32	2442.87	0°23'28"	16.66	N61°29'36"E 16.66'
C33	44.00	7°37'29"	5.86	N65°06'38"E 5.85'
C44	23.00	90°00'00"	36.13	S75°31'45"E 32.53'
C45	56.00	16°47'21"	16.41	N67°51'56"E 16.35'
C46	32.00	14°57'44"	8.36	N68°46'45"E 8.33'
C47	2454.87	6°37'54"	284.13	N64°36'50"E 283.98'
C48	2454.87	1°11'34"	51.11	N68°31'34"E 51.11'
C50	2345.72	0°53'24"	36.43	N67°06'46"E 36.43'

**CURVE TABLE**

CURVE	RADIUS	DELTA ANGLE	ARC LENGTH	CHORD
C1-A	2345.72	8°03'42"	330.05	S 65°05'30" W 329.78'
DEED	2335.72	8°25'00"	343.11	S 65°27'21" W 342.80'
CITY OF DALLAS R.O.W.		RADIUS:	2345.72'	

**OWNER/DEVELOPER**  
THOMAS STAUB, PRESIDENT  
BRISTOL PROPERTIES GROUP LLC  
2121 E 6TH STREET, SUITE 203  
AUSTIN, TX 78702  
PH: 512.537.0507

**ENGINEER**  
ERIC BEALS, PE  
VIEWPOINT ENGINEERING  
2121 E 6TH STREET, SUITE 203  
AUSTIN, TX 78702  
PH: 512.537.0507

**SURVEYOR**  
MATTHEW TOMERLIN, RPLS  
DATAPoint SURVEY & MAPPING  
12450 NETWORK BLVD, SUITE 300  
SAN ANTONIO, TX 78249  
PH: 726.777.4240

**PRELIMINARY PLAT  
FERGUSON 4  
TOWNHOME DEVELOPMENT  
S234-114**

BEING A 3.970 ACRE TRACT OF LAND SITUATED IN THE RICHARD SCURRY SURVEY, ABSTRACT NO. 1393 AND THE JOHN H. DANIEL SURVEY, ABSTRACT NO. 462, DALLAS COUNTY, TEXAS, BEING THE REMAINDER OF A CALLED 4.10 ACRE TRACT OF LAND DESCRIBED IN DEED TO LOAN RANGING CAPITAL INVESTMENTS REIT, L.L.C., AS RECORDED IN INSTRUMENT NO. 20230006235 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: APRIL 18, 2024  
REVISIONS:  
SHEET NO. 23008  
JOB NO. 2121 E 6TH STREET, SUITE 203, AUSTIN, TEXAS 78702  
PROJECT: 1 OF 2



A

B

C

D

E

**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 REIT, L.L.C., AS RECORDED IN INSTRUMENT NO. 2023000625 OF THE OFFICIAL RECORDS OF DALLAS COUNTY, TEXAS, LESS AND EXCEPT 1.3 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; AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

**BEGINNING** AT A 3/8 INCH BRASS CAP STAMPED "LAWRA RPL5 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 DEED TO THE CITY OF DALLAS, AS RECORDED IN VOLUME 4073, PAGE 265 OF THE DEED RECORDS OF DALLAS COUNTY, TEXAS, AT THE SOUTHWEST CORNER OF THE VILAS AT ASH CREEK, BLOCK C7295, AN ADDITION TO THE CITY OF DALLAS, ACCORDING TO THE PLAT RECORDED IN INSTRUMENT NO. 2007060767 OF THE MAP RECORDS OF DALLAS COUNTY, TEXAS; AND IN THE EAST LINE OF SAID 4.10 ACRE TRACT FOR THE MOST EASTERLY SOUTHWEST AND BEGINNING CORNER OF THIS HEREIN 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 "DATAPOINT10194585" SET FOR CORNER, ALSO BEING THE BEGINNING OF A CURVE TO THE LEFT;

**THENCE** WITH SAID 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 **330.05 FEET**, A RADIUS OF **2345.72 FEET**, A CHORD BEARING OF **SOUTH 65°00'30" WEST** AND A CHORD LENGTH OF **329.78 FEET** TO A 5/8 INCH IRON ROD IN THE WEST LINE OF SAID 4.10 ACRE TRACT AND AT THE EAST CORNER OF LOT 35, BLOCK C7295 OF QUAKER STATE TRINT LUBE, INC. NO. 1, AN ADDITION TO THE CITY OF DALLAS, ACCORDING TO THE PLAT RECORDED IN VOLUME 87019, PAGE 1599 OF SAID MAP RECORDS FOR THE MOST SOUTHERLY SOUTHWEST CORNER OF THIS HEREIN DESCRIBED TRACT;

**THENCE NORTH 45°12'29" WEST**, ALONG THE COMMON LINE OF SAID LOT 35 AND SAID 4.10 ACRE TRACT, A DISTANCE OF **103.25 FEET** TO A 1/2 INCH IRON ROD WITH YELLOW CAP STAMPED "DATAPOINT10194585" SET AT THE NORTH CORNER OF SAID LOT 35 FOR AN ELL CORNER OF SAID 4.10 ACRE TRACT AND THIS HEREIN 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 SOUTHWEST CORNER OF SAID 4.10 ACRE TRACT AND THIS HEREIN DESCRIBED TRACT;

**THENCE NORTH 45°13'24" 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 "DATAPOINT10194585" SET FOR THE MOST WESTERLY NORTHWEST CORNER OF SAID 4.10 ACRE TRACT AND THIS HEREIN DESCRIBED TRACT;

**THENCE NORTH 42°22'37" 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 47295 OF WESTGLEN PARK ADDITION, UNIT 2, ACCORDING TO THE PLAT RECORDED IN VOLUME 36, PAGE 253 OF SAID MAP RECORDS FOR THE MOST NORTHERLY NORTHWEST CORNER OF SAID 4.10 ACRE TRACT AND THIS HEREIN 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 99, PAGE 81 OF SAID MAP RECORDS, THE FOLLOWING COURSES AND DISTANCES:

- **NORTH 79°11'37" EAST**, A DISTANCE OF **120.96 FEET** TO A POINT;
- **SOUTH 52°22'23" EAST**, A DISTANCE OF **81.15 FEET** TO A POINT;
- **NORTH 59°46'37" EAST**, A DISTANCE OF **129.00 FEET** TO A POINT;
- **SOUTH 59°53'27" EAST**, A DISTANCE OF **108.95 FEET** TO A POINT;
- **NORTH 49°40'37" EAST**, A DISTANCE OF **120.60 FEET** TO A POINT;
- **SOUTH 87°04'23" EAST**, A DISTANCE OF **126.35 FEET** TO A POINT;
- **NORTH 41°29'37" EAST**, A DISTANCE OF **73.00 FEET** TO A POINT;
- **North 68°58'37" East**, a distance of **172.45 feet** to a 1/2 inch iron rod with yellow cap stamped "DATAPOINT10194585" set in the south line of Lot 17 of said Casa Linda Forest 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 23°32'58" East**, along the common line of said 4.10 acre tract and said Villas at Ash Creek, passing a 1/2 inch iron rod with blue cap stamped "floodway Easement" at a distance of 79.41 feet, continuing for a total distance of **200.34 feet** to the POINT OF BEGINNING, containing **3.970 acres** of land and/or **170,812 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 \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_.

\_\_\_\_\_  
ERIC BEALS, P.E.  
LICENSED PROFESSIONAL ENGINEER  
TEXAS REGISTRATION NO. 125936

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

**ACKNOWLEDGMENT**

BEFORE ME, THE UNDERSIGNED AUTHORITY, A NOTARY PUBLIC IN AND FOR THE SAID COUNTY AND STATE, ON THIS DAY PERSONALLY APPEARED \_\_\_\_\_ KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT AND ACKNOWLEDGED TO ME THAT HE HAS EXECUTED THE SAME FOR THE PURPOSE AND CONSIDERATION THEREIN EXPRESSED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2024.

\_\_\_\_\_  
NOTARY PUBLIC, STATE OF TEXAS

**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 SUBDIVIDE SUCH PROPERTY AND DEDICATE TO THE USE OF THE PUBLIC FOREVER, 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 PUBLIC UTILITY SHALL HAVE THE RIGHT TO REMOVE AND KEEP REMOVED ALL OR ANY PART OF ANY GROWTH OR CONSTRUCTION FOR MAINTENANCE OR EFFICIENT USE OF ITS RESPECTIVE SYSTEM IN SUCH EASEMENTS.

OWNER/DEVELOPER: \_\_\_\_\_ DATE: \_\_\_\_\_  
BRISTOL PROPERTIES GROUP LLC  
2121 E 6TH STREET, SUITE 203  
AUSTIN, TX 78702  
PH: 512.537.0507

BY: TOM STAUB, OWNER  
BRISTOL PROPERTIES GROUP LLC.

**ACKNOWLEDGMENT**

BEFORE ME, THE UNDERSIGNED AUTHORITY, PERSONALLY APPEARED \_\_\_\_\_ KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT HE HAS EXECUTED THE SAME FOR THE PURPOSE AND CONSIDERATIONS STATED HEREON.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2024.

\_\_\_\_\_  
NOTARY PUBLIC, STATE OF TEXAS

MY COMMISSION EXPIRES: \_\_\_\_\_

**SURVEYOR CERTIFICATE  
STATE OF TEXAS  
COUNTY OF DALLAS**

I, THE UNDERSIGNED, A REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF TEXAS, HEREBY CERTIFY, TO THE BEST OF MY KNOWLEDGE AND BELIEF, THAT THIS PLAT IS TRUE AND CORRECT, THAT IT WAS PREPARED FROM AN ACTUAL SURVEY OF THE PROPERTY MADE UNDER MY SUPERVISION ON THE GROUND, AND THAT ALL NECESSARY SURVEY MONUMENTS ARE CORRECTLY SHOWN THEREON.

IN WITNESS WHEREOF, MY HAND AND SEAL, THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_.

\_\_\_\_\_  
MATTHEW TOMERLIN, R.P.L.S.  
REGISTERED PROFESSIONAL LAND SURVEYOR  
TEXAS REGISTRATION NO. 0903

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

**ACKNOWLEDGMENT**

BEFORE ME, THE UNDERSIGNED AUTHORITY, A NOTARY PUBLIC IN AND FOR THE SAID COUNTY AND STATE, ON THIS DAY PERSONALLY APPEARED \_\_\_\_\_ KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT AND ACKNOWLEDGED TO ME THAT HE HAS EXECUTED THE SAME FOR THE PURPOSE AND CONSIDERATION THEREIN EXPRESSED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2024.

\_\_\_\_\_  
NOTARY PUBLIC, STATE OF TEXAS

**CERTIFICATE OF APPROVAL**

I, Tony Shiddi, Chairperson or Brent Rubin, Vice Chairperson of the City Plan Commission of the City of Dallas, State of Texas, hereby certify that the attached plat was duly filed for approval with the City Plan Commission of the City of Dallas on the \_\_\_\_\_ day of \_\_\_\_\_ A.D. 20\_\_\_\_ and same was duly approved on the \_\_\_\_\_ day of \_\_\_\_\_ A.D. 20\_\_\_\_ by said Commission.

\_\_\_\_\_  
Chairperson or Vice Chairperson  
City Plan Commission  
Dallas, Texas

Attest: \_\_\_\_\_  
Secretary

**PRELIMINARY PLAT  
FERGUSON 4  
TOWNHOME DEVELOPMENT  
S234-114**

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. 2023000625 OF THE OFFICIAL RECORDS OF DALLAS COUNTY, TEXAS, LESS AND EXCEPT 1.3 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: **APRIL 18, 2024**  
REVISED: \_\_\_\_\_

FIRM NO. F-23395 2121 E 6th STREET, SUITE 203 AUSTIN, TEXAS 78702  
JOB NO. 23069 SHEET 2 OF 2