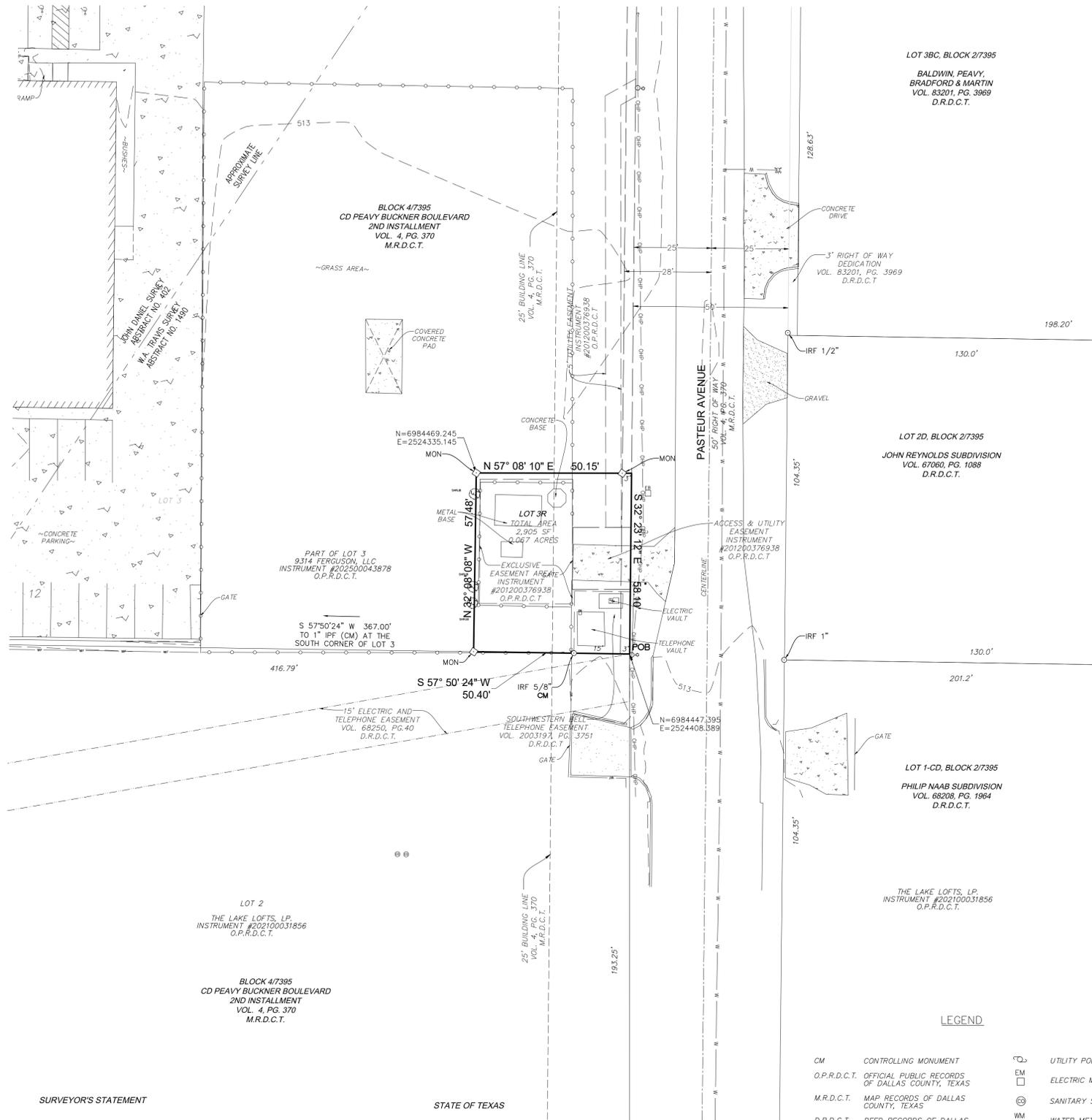


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Drawing: G:\My Drive\Survey\25021-9314 Ferguson Rd Dallas-Lam-Shared Access Plot\05_CAD\Civil\25021-9314 Ferguson Rd Dallas-Lam-Shared Access Plot.dwg Saved By: ebs Save Time: 4/25/2025 11:41 AM



LOT 3B, BLOCK 27395
BALDWIN, PEAVY,
BRADFORD & MARTIN
VOL. 83201, PG. 3969
D.R.D.C.T.

BLOCK 47395
CD PEAVY BUCKNER BOULEVARD
2ND INSTALLMENT
VOL. 4, PG. 370
M.R.D.C.T.

LOT 2D, BLOCK 27395
JOHN REYNOLDS SUBDIVISION
VOL. 67060, PG. 1088
D.R.D.C.T.

LOT 1-CD, BLOCK 27395
PHILIP NAAB SUBDIVISION
VOL. 68208, PG. 1964
D.R.D.C.T.

THE LAKE LOFTS, LP.
INSTRUMENT #202100031856
O.P.R.D.C.T.

LOT 2
THE LAKE LOFTS, LP.
INSTRUMENT #202100031856
O.P.R.D.C.T.

BLOCK 47395
CD PEAVY BUCKNER BOULEVARD
2ND INSTALLMENT
VOL. 4, PG. 370
M.R.D.C.T.

SURVEYOR'S STATEMENT

I, Anel Rodriguez, 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 Engineers and Land Surveyors, 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, Section 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 _____, 2025.

PRELIMINARY, THIS DRAWING SHALL NOT BE RECORDED FOR ANY PURPOSE

Anel Rodriguez
Texas Registered Professional
Land Surveyor No. 6671

STATE OF TEXAS

COUNTY OF COLLIN

BEFORE ME, the undersigned, a Notary Public in and for the said County and State, on this day personally appeared Anel Rodriguez, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same for the purpose therein expressed and under oath stated that the statements in the foregoing certificate are true.

GIVEN UNDER MY HAND AND SEAL OF OFFICE this ____ day of _____, 2025.

Notary Public in and for the State of Texas

LEGEND

- CM CONTROLLING MONUMENT
- O.P.R.D.C.T. OFFICIAL PUBLIC RECORDS OF DALLAS COUNTY, TEXAS
- M.R.D.C.T. MAP RECORDS OF DALLAS COUNTY, TEXAS
- D.R.D.C.T. DEED RECORDS OF DALLAS COUNTY, TEXAS
- POB POINT OF BEGINNING
- VOL./PG. VOLUME/PAGE
- IRF IRON ROD FOUND (AS NOTED)
- ⊙ IPF IRON PIPE FOUND (AS NOTED)
- IRS IRON ROD SET (AS NOTED)
- OHP- OVERHEAD POWER LINE
- Ⓢ SANITARY SEWER MANHOLE
- Ⓣ DRAINAGE/STORM MANHOLE
- Ⓣ TELEPHONE MANHOLE
- W- WATER LINE
- SS- SANITARY SEWER LINE
- G- GAS LINE
- T- TELEPHONE LINE
- WF- WROUGHT IRON FENCE
- CHAIN LINK FENCE
- ⊕ UTILITY POLE
- EM ELECTRIC METER
- ⊙ SANITARY SEWER CLEANOUT
- WM WATER METER
- WV WATER VALVE
- ⊕ FIRE HYDRANT
- BOLLARD
- GUY ANCHOR
- SIGN
- ⊕ LIGHT POLE
- ⊕ GAS METER
- FOMK FIBER OPTIC MARKER
- ⊕ DOUBLE LIGHT POLE
- ⊕ LOT NUMBER
- UGE- UNDERGROUND ELECTRIC LINE
- FO- FIBER OPTIC LINE
- ⊕ MON 3" ALUMINUM DISK STAMPED "ALYSSE ESTATES AND ARA 6671" SET ON A 1/2 INCH IRON ROD

OWNER'S DEDICATION

NOW THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

That 9314 Ferguson, LLC, acting by and through its duly authorized officer, Gary Hasty, does hereby adopt this plat, designating the herein described property as **EMERSYN PLACE**, 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 plotting ordinances, rules, regulations, and resolutions of the City of Dallas.

WITNESS, my hand at Dallas, Texas, this the ____ day of _____, 2025.

9314 Ferguson, LLC.

Gary Hasty
Manager

STATE OF TEXAS

COUNTY OF DALLAS

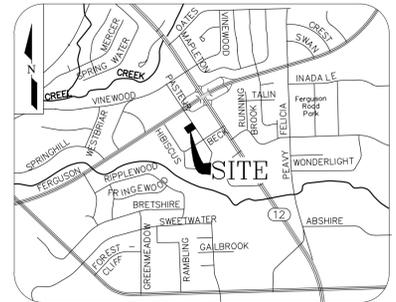
BEFORE ME, the undersigned, a Notary Public in and for the said County and State, on this day personally appeared Gary Hasty, known to me to be the person(s) whose name(s) is (are) subscribed to the foregoing instrument and acknowledged to me that he/she/they executed the same for the purpose therein expressed and under oath stated that the statements in the foregoing certificate are true.

GIVEN UNDER MY HAND AND SEAL OF OFFICE this ____ day of _____, 2025.

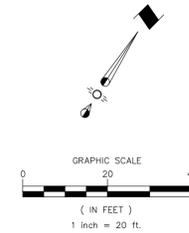
Notary Public in and for the State of Texas

GENERAL NOTES:

- All bearings shown are based on the Texas State Plane Coordinate System of 1983, North Central Zone (4202), North American Datum of 1983, (2011). All distances are surface projection, using a scale factor of 1.000136506 (TXDOT scale factor).
- Lot to Lot Drainage will not be allowed without City of Dallas Paving and Drainage Engineering Division approval.
- The purpose of this plat is to create (1) lot, from part of 1 platted lot.
- The coordinates shown hereon are Texas State Plane Coordinate System, North Central Zone (4202), North American Datum of 1983 grid coordinate values.



VICINITY MAP (NOT TO SCALE)



OWNER'S CERTIFICATE

STATE OF TEXAS §

COUNTY OF DALLAS §

BEING a 2,905 square foot or 0.067 acre tract of land, situated in the W.A. Travis Survey, Abstract Number 1490, in the City of Dallas, County of Dallas, Texas, being part of Lot 3, Block 4/7395, C.D. Peavy Buckner Boulevard Addition, an Addition to the City of Dallas, recorded in Volume 4, Page 370, Map Records, Dallas County, Texas, being part of a tract of land described in a Warranty Deed with First and Second Vendor's Liens to 9314 Ferguson, LLC, a Texas limited liability company, recorded in instrument 202500043878, Official Public Records of Dallas County, Texas (O.P.R.D.C.T.), and being more particularly described as follows:

BEGINNING at the East corner of said Lot 3, same being the North corner of Lot 2, said Block 4/7395, and being in the Southwesterly line of Pasteur Avenue, a 50 feet right-of-way;
THENCE South 57 degrees 50 minutes 24 seconds West, with the common line between said Lots 2 and 3, at 18.00 feet passing a 5/8 inch iron rod found (Controlling Monument) at the South corner of a Southwestern Bell Telephone easement recorded in Volume 2003197, Page 3751, Deed Records, Dallas County, Texas, continuing for a total distance of 50.40 feet to a 3 inch Aluminum disc stamped "Alysse Estates and ARA 6671" set on a 1/2 inch iron rod (hereinafter referred to as a 3 inch Monument set), from which a 1 inch iron rod found (Controlling Monument) at the South corner of said Lot 3, the West corner of said Lot 2, and being in the Northeastly line of Hibiscus Drive, a 50 foot right-of-way bears, South 57 degrees 50 minutes 24 seconds West, a distance of 367.00 feet;
THENCE North 32 degrees 08 minutes 08 seconds West, over and across said Lot 3, a distance of 57.48 feet to a 3 inch Monument set;
THENCE North 57 degrees 08 minutes 10 seconds East, over and across said Lot 3, at 47.15 feet passing a 3 inch Monument set, continuing for a total distance of 50.15 feet to a point for corner;
THENCE South 32 degrees 23 minutes 12 seconds East, with the Southwesterly line of said Pasteur Avenue and said Lot 3, a distance of 58.10 feet to the **POINT OF BEGINNING** and containing 2,905 square feet or 0.067 acres of land more or less.

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

ENGINEER:
LAM ENGINEERING
DAVID M. LAM, P.E., CFM
ROWLETT, TX
214-945-1615

OWNER:
9314 FERGUSON, LLC.
3323 N. HOUSTON STREET
SUITE 603
DALLAS, TX 75219

SURVEYOR
ARA SURVEYING
3615 KARNAGHAN LANE
MELISSA, TEXAS 75454
TEL: (972) 948-4172
TBPELS NO. 10194713
ANEL RODRIGUEZ, RPLS
arodriguez@arasurveying.com

PRELIMINARY PLAT
EMERSYN PLACE
LOTS 3R, BLOCK 4/7395

A REPLAT OF PART OF LOT 3, BLOCK 4/7395
CD PEAVY BUCKNER BOULEVARD 2ND INSTALLMENT
0.067 ACRES SITUATED IN THE
W.A. TRAVIS SURVEY, ABSTRACT NO. 1490
CITY OF DALLAS, DALLAS COUNTY, TEXAS
CITY PLAN FILE: 5245-168