



SURVEYOR'S NOTES

1. ALL 1/2" IRON RODS SET WITH A YELLOW PLASTIC CAP SHOWN ON THIS PLAN.
2. ALL COORDINATES SHOWN ARE BASED ON TEXAS STATE PLAT COORDINATE SYSTEM, NAD 83, DATUM OF 1983 ON GRAPHIC SCALE AND NO PROJECTION.
3. ALL BEARINGS ARE BASED ON TEXAS STATE PLATE COORDINATE SYSTEM, NORTH CENTRAL ZONE, NORTH AMERICAN DATUM OF 1983 (2011).
4. LOT TO LOT DRAINAGE IS NOT PERMITTED WITHOUT CITY OF DALLAS PAVING AND DRAINAGE ENGINEERING SECTION APPROVAL.
5. THE PURPOSE OF THIS PLAT IS TO CREATE ONE (1) PLATED LOT FROM EXISTING LOTS AND PART OF AN EXISTING LOT.
6. EXISTING STRUCTURES ARE TO BE DEMOLISHED.

OWNERS CERTIFICATE

STATE OF TEXAS
 COUNTY OF DALLAS
 WHEREAS 2018 Moser Avenue, LLC is the sole owner of a tract of land located in the JOHN GRIGSBY SURVEY, Abstract No. 495 City of Dallas, Dallas County, Texas and being Lots 10, 11 and the Eastern 5' of Lot 12, Block C/1491, of Moser's Second Ross Avenue Addition, an addition to the City of Dallas, Dallas County, Texas, according to the plat thereof recorded in Volume 1, Page 488, Map Records, Dallas County, Texas, and being the same tract of land described in Deed without Warranty and General Warranty Deed to 2018 Moser Avenue, LLC, recorded in Instrument No. 201700098298, and Instrument No. 201800328005, Official Public Records, Dallas County, Texas, and being more particularly described as follows:

Beginning at a 1/2" iron rod found in the Northeast line of Moser Avenue, a 60' right-of-way at the common Southerly corner of Lot 9, and said Lot 10, Block C/1491, same being the West corner of a tract of land described in deed to Graham T. Williamson recorded in Instrument No. 201700245573, Official Public Records, Dallas County, Texas;

Thence North 45°18'41" West, along said Northeast line, a distance of 105.00' to a 1/2" iron rod found at the South corner of a tract of land described in deed to BD Real Estate Investments, LLC recorded in Instrument No. 201700245573, Official Public Records, Dallas County, Texas;

Thence North 44°07'58" East, a distance of 170.00' to a 1/2" iron rod found in the Southeast line of C tract, at the East corner of said BD Real Estate Investments, LLC tract;

Thence South 45°18'41" East, along said Southwest line, a distance of 105.00' to a 1/2" iron rod found at the common Northernly corner of said Lots 9 and 10, Block C/1491;

Thence South 44°07'58" West, a distance of 170.00' to the PLACE OF BEGINNING and containing 17,849 square feet or 0.410 of an acre of land.

SURVEYOR'S CERTIFICATE

STATE OF TEXAS
 COUNTY OF DALLAS
 I, John S. Turner, 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 information, and that this plat substantially complies with the rules and regulations of the State of Texas, and that I am duly qualified to perform the duties of a land surveyor (Ordinance No. 19465, as amended) and Texas Local Government Code, Chapter 212. I further affirm that nonpayment shown herein was either found or placed in compliance with the City of Dallas Development Code, Sec. 51A-6.817 (a), (b), (c), (d), (e) and that the digital drawing file accompanying this plat is a precise representation of this Signed Final Plat.

This _____ day of _____, 201____
 PRELIMINARY PLAT - NOT TO BE RECORDED
 REUSED 02-05-2019
 John S. Turner
 Registered Professional Land Surveyor #5310

Notary Public in and for the State of Texas
 _____ day of _____, 201____

OWNERS DEDICATION

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:
 That 2018 Moser Avenue, LLC, acting by and through its duly authorized agent, _____, does hereby adopt this plat designating the herein described property as **MOSER'S SECOND ROSS AVENUE ADDITION**, an addition to the City of Dallas, Dallas County, Texas, and do hereby dedicate, in the sample, to the public use forever any streets, alleys, and roadway management areas shown hereon. The easements shown hereon are hereby reserved for the purposes hereon. The utility and utility easements shown on this plat are public and private utilities for each particular use. The maintenance of paving on the utility and fire line 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 services required or ordinarily performed by that utility).

Water main and wastewater easements shall also include additional areas of working space for construction and maintenance of the systems. Additional easement areas is also conveyed for installation and maintenance of manholes, cleanouts, the 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 feasible.

This plat approved subject to all pending ordinances, rules, regulations, and resolutions of the City of Dallas.

WITNESS, my hand at Dallas, Texas, this _____ day of _____, 201____.
 By: _____
 2018 Moser Avenue, LLC

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, _____, 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 purposes and considerations therein expressed and in the capacity therein stated.

GIVEN UNDER MY HAND AND SEAL OF OFFICE,
 this _____ day of _____, 201____

Notary Public in and for the State of Texas

LEGEND

M.R.D.C.T.	Map Records, Dallas County, Texas
D.R.D.C.T.	Deed Records, Dallas County, Texas
O.P.R.D.C.T.	Official Public Records, Dallas County, Texas
VOL.	Volume
PG.	Page
INST. NO.	Instrument Number
IRF	Iron rod found
IRF	Iron pipe found
IRS	slamper "PLUS 5310"
SD FT	square feet
AC	acre

A&W SURVEYORS, INC.
 Professional Land Surveyors
 TEXAS REGISTRATION NO. 100774-00
 P.O. BOX 870028, MESQUITE, TX 75187
 PHONE: (972) 981-4979 FAX: (972) 981-4854
 WWW.AMSURVEY.COM

~ PROPERTY ADDRESS: 2014-2018 Moser Ave., Dallas, TX 75206 ~
 Owner: 2018 Moser Avenue, LLC
 ~ 2007 N. Henderson Ave., Dallas, TX 75206 ~
 (972) 981-4858 | Email: jst@awsurvey.com | License: 02525311 | Expires: 02-05-2019
 "A professional company operating in your best interest"

PRELIMINARY PLAT
MOSER'S SECOND ROSS AVENUE ADDITION
LOT 10A, BLOCK C/1491
 BEING A REPLAT OF LOT 10, 11 AND THE EAST 5' OF LOT 12, BLOCK C/1491 OF MOSER'S SECOND ROSS AVENUE ADDITION TO THE CITY OF DALLAS, DALLAS COUNTY, TEXAS
 JOHN GRIGSBY SURVEY, ABSTRACT NO. 495
 CITY FILE NO. 198-123