

LOT 104, BLOCK E/1491  
TAQUERIA LUPITA RESTAURANT,  
VOL. 97134, PG. 3759,  
D.R.D.C.T.

15'x15' RIGHT-OF-WAY  
INST. NO. 201700098372,  
O.P.R.D.C.T.

LOT 1A, BLOCK E/1491  
PRIMROSE ADDITION NO. 5,  
INST. NO. 201700098372,  
O.P.R.D.C.T.

BLOCK C/1491  
MOSER'S SECOND ROSS  
AVENUE ADDITION,  
VOL. 1, PG. 468,  
M.R.D.C.T.

LOT 13  
HENDERSON RETAIL LANDS,  
INST. NO. 201600191482,  
O.P.R.D.C.T.

BLOCK C/1491  
MOSER'S SECOND ROSS  
AVENUE ADDITION,  
VOL. 1, PG. 468,  
M.R.D.C.T.

BD REAL ESTATE  
INVESTMENTS, LLC,  
INST. NO. 201700245573,  
O.P.R.D.C.T.

2018 MOSER AVENUE, LLC,  
INST. NO. 201700098288,  
O.P.R.D.C.T.

2018 MOSER AVENUE, LLC,  
INST. NO. 201800328005,  
O.P.R.D.C.T.

MOSER AVENUE  
VOL. 1, PG. 468, M.R.D.C.T.

BLOCK D/1491  
MOSER'S SECOND ROSS  
AVENUE ADDITION,  
VOL. 1, PG. 468,  
M.R.D.C.T.

### SURVEYOR'S NOTES

1. ALL 1/2" IRON RODS SET WITH A YELLOW PLASTIC CAP STAMPED "RPLS 5310".
2. ALL COORDINATES SHOWN ARE BASED ON TEXAS STATE PLANE COORDINATE SYSTEM, NORTH CENTRAL ZONE, NORTH AMERICAN DATUM OF 1983 ON GRID COORDINATE VALUES, NO SCALE AND NO PROJECTION.
3. ALL BEARINGS ARE BASED ON TEXAS STATE PLANE COORDINATE SYSTEM, NORTH CENTRAL ZONE, NORTH AMERICAN DATUM OF 1983 (2011).
4. LOT TO LOT DRAINAGE IS NOT PERMITTED WITHOUT CITY OF DALLAS APPROVAL.
5. THE PURPOSE OF THIS PLAT IS TO CREATE ONE (1) PLATTED LOT FROM 2 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 468, 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. 201700098288, 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. 201700125853, 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 Southwest line of a 15' alley right-of-way, 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 Northerly corner of said Lots 9 and 10, Block C/1491;

### 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 documentation; and that this plat substantially complies with the Rules and Regulations of the Texas Board of Professional Land Surveying, 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, Sec. 51A-8.617 (a), (b), (c), (d), & (e); and that the digital drawing the accompanying this plat is a precise representation of the Signed Final Plat.

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

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 John S. Turner, R.P.L.S. NO. 5310, State of Texas, 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 \_\_\_\_\_, 20\_\_\_\_.

Notary Public in and for the State of Texas

### 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 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 line easements shall be open to the public, fire and police units, garbage and rubbish collection agencies, and all public and private easements 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 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 plating 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

Name: \_\_\_\_\_  
Title: \_\_\_\_\_  
  
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

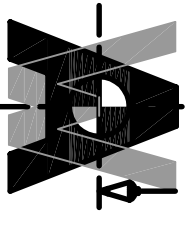
LEGEND	
M.R.D.C.T.	Map Records, Dallas County, Texas
D.R.D.C.T.	Deed Records, Dallas County, Texas
O.P.R.D.C.T.	Official Public Records, Dallas County, Texas
VOL.	Volume
PG.	Page
INST. NO.	Instrument Number
IRF	Iron rod found
IPF	Iron pipe found
IRS	1/2" iron rods with a yellow plastic cap stamped "RPLS 5310"
SO FT	square feet
AC	acre

### PRELIMINARY PLAT

MOSER'S SECOND ROSS  
AVENUE ADDITION  
LOT 10A, BLOCK C/1491

BEGING A REPLAT OF LOT 10, 11 AND THE EAST 5' OF LOT 12, BLOCK C/1491 OF MOSER'S SECOND ROSS AVENUE ADDITION  
AN ADDITION TO THE CITY OF DALLAS,  
DALLAS COUNTY, TEXAS  
JOHN GRIGSBY SURVEY, ABSTRACT NO. 495  
CITY FILE NO. 5189-166

### A&W SURVEYORS, INC.



Professional Land Surveyors  
TEXAS REGISTRATION NO. 100174-00  
P.O. BOX 87029, MESQUITE, TX 75187  
PHONE: (972) 681-4875 FAX: (972) 681-4854  
WWW.AWSURVEY.COM  
Owner: 2018 Moser Avenue, LLC  
~ 2007 N. Henderson Ave., Dallas, TX 75206 ~  
~ 214-432-1554 ~  
JSD Noc: 19-0056 [Drawn by: 517] [Checked: 25-2018] [Revised: \_\_\_\_\_]  
"A professional company operating in your best interest"