

VICINITY MAP
NOT TO SCALE

*** LEGEND ***

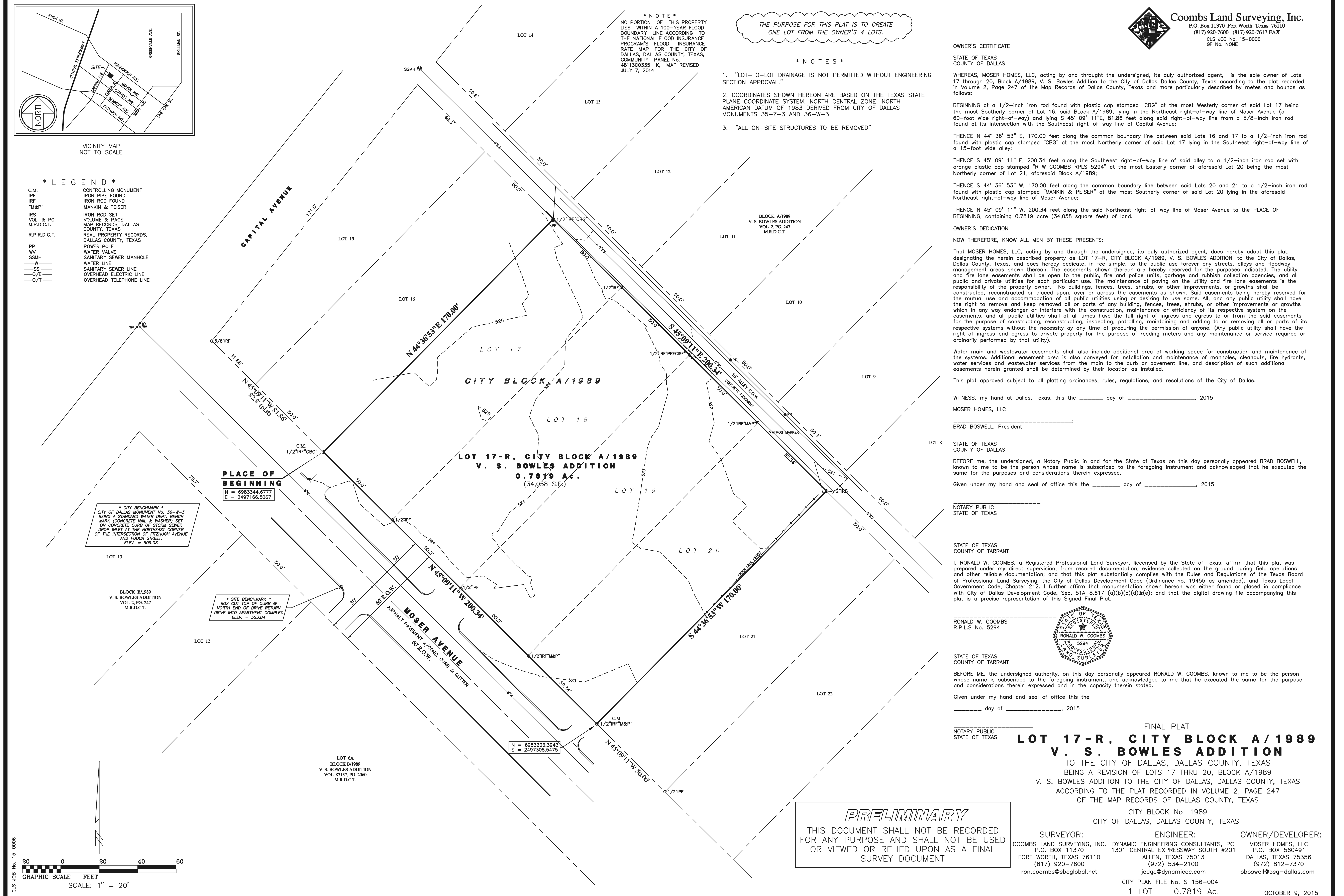
- | | |
|--------------|---|
| C.M. | CONTROLLING MONUMENT |
| IPF | IRON PIPE FOUND |
| IRF | IRON ROD FOUND |
| "M&P" | MANKIN & PEISER |
| IRS | IRON ROD SET |
| VOL. & PG. | VOLUME & PAGE |
| M.R.D.C.T. | MAP RECORDS, DALLAS COUNTY, TEXAS |
| R.P.R.D.C.T. | REAL PROPERTY RECORDS, DALLAS COUNTY, TEXAS |
| PP | POWER POLE |
| WV | WATER VALVE |
| SSMH | SANITARY SEWER MANHOLE |
| W | WATER LINE |
| SS | SANITARY SEWER LINE |
| O/E | OVERHEAD ELECTRIC LINE |
| O/T | OVERHEAD TELEPHONE LINE |

*** NOTE ***
NO PORTION OF THIS PROPERTY LIES WITHIN A 100-YEAR FLOOD BOUNDARY LINE ACCORDING TO THE NATIONAL FLOOD INSURANCE PROGRAM'S FLOOD INSURANCE RATE MAP FOR THE CITY OF DALLAS, DALLAS COUNTY, TEXAS, COMMUNITY PANEL No. 4811300335 K, MAP REVISED JULY 7, 2014

THE PURPOSE FOR THIS PLAT IS TO CREATE ONE LOT FROM THE OWNER'S 4 LOTS.

*** NOTES ***

- "LOT-TO-LOT DRAINAGE IS NOT PERMITTED WITHOUT ENGINEERING SECTION APPROVAL."
- COORDINATES SHOWN HEREON ARE BASED ON THE TEXAS STATE PLANE COORDINATE SYSTEM, NORTH CENTRAL ZONE, NORTH AMERICAN DATUM OF 1983 DERIVED FROM CITY OF DALLAS MONUMENTS 35-Z-3 AND 36-W-3.
- "ALL ON-SITE STRUCTURES TO BE REMOVED"



PLACE OF BEGINNING
N = 6983344.6777
E = 2497166.5067

*** CITY BENCHMARK ***
CITY OF DALLAS MONUMENT No. 36-W-3 BEING A STANDARD WATER DEPT. BENCH MARK (CONCRETE MAIL & WASHER) SET ON CONCRETE CURB OF STORM SEWER DROP INLET AT THE NORTHEAST CORNER OF THE INTERSECTION OF FITZHUGH AVENUE AND FUQUA STREET. ELEV. = 509.08

*** SITE BENCHMARK ***
BOX CUT TOP OF CURB
NORTH END OF DRIVE RETURN DRIVE INTO APARTMENT COMPLEX
ELEV. = 523.84

N = 6983203.3843
E = 2497308.5475

LOT 6A
BLOCK B/1989
V. S. BOWLES ADDITION
VOL. 87137, PG. 2060
M.R.D.C.T.

BLOCK A/1989
V. S. BOWLES ADDITION
VOL. 2, PG. 247
M.R.D.C.T.

OWNER'S CERTIFICATE

STATE OF TEXAS
COUNTY OF DALLAS

WHEREAS, MOSER HOMES, LLC, acting by and through the undersigned, its duly authorized agent, is the sole owner of Lots 17 through 20, Block A/1989, V. S. Bowles Addition to the City of Dallas Dallas County, Texas according to the plat recorded in Volume 2, Page 247 of the Map Records of Dallas County, Texas and more particularly described by metes and bounds as follows:

BEGINNING at a 1/2-inch iron rod found with plastic cap stamped "CBG" at the most Westerly corner of said Lot 17 being the most Southerly corner of Lot 16, said Block A/1989, lying in the Northeast right-of-way line of Moser Avenue (a 60-foot wide right-of-way) and lying S 45° 09' 11"E, 81.86 feet along said right-of-way line from a 5/8-inch iron rod found at its intersection with the Southeast right-of-way line of Capital Avenue;

THENCE N 44° 36' 53" E, 170.00 feet along the common boundary line between said Lots 16 and 17 to a 1/2-inch iron rod found with plastic cap stamped "CBG" at the most Northerly corner of said Lot 17 lying in the Southwest right-of-way line of a 15-foot wide alley;

THENCE S 45° 09' 11" E, 200.34 feet along the Southwest right-of-way line of said alley to a 1/2-inch iron rod set with orange plastic cap stamped "R W COOMBS RPLS 5294" at the most Easterly corner of aforesaid Lot 20 being the most Northerly corner of Lot 21, aforesaid Block A/1989;

THENCE S 44° 36' 53" W, 170.00 feet along the common boundary line between said Lots 20 and 21 to a 1/2-inch iron rod found with plastic cap stamped "MANKIN & PEISER" at the most Southerly corner of said Lot 20 lying in the aforesaid Northeast right-of-way line of Moser Avenue;

THENCE N 45° 09' 11" W, 200.34 feet along the said Northeast right-of-way line of Moser Avenue to the PLACE OF BEGINNING, containing 0.7819 acre (34,058 square feet) of land.

OWNER'S DEDICATION

NOW THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

That MOSER HOMES, LLC, acting by and through the undersigned, its duly authorized agent, does hereby adopt this plat, designating the herein described property as LOT 17-R, CITY BLOCK A/1989, V. S. BOWLES ADDITION to the City of Dallas, Dallas County, Texas, and does 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 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 of 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 platting ordinances, rules, regulations, and resolutions of the City of Dallas.

WITNESS, my hand at Dallas, Texas, this the _____ day of _____, 2015

MOSER HOMES, LLC

BRAD BOSWELL, President

STATE OF TEXAS
COUNTY OF DALLAS

BEFORE me, the undersigned, a Notary Public in and for the State of Texas on this day personally appeared BRAD BOSWELL, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged that he executed the same for the purposes and considerations therein expressed.

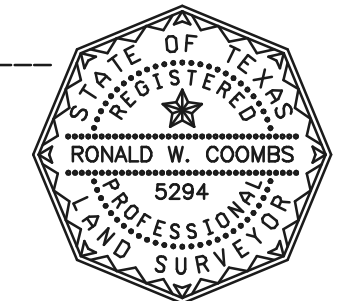
Given under my hand and seal of office this the _____ day of _____, 2015

NOTARY PUBLIC
STATE OF TEXAS

STATE OF TEXAS
COUNTY OF TARRANT

I, RONALD W. COOMBS, a Registered Professional Land Surveyor, licensed by the State of Texas, affirm that this plat was prepared under my direct supervision, from recored 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 City of Dallas Development Code, Sec. 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.

RONALD W. COOMBS
R.P.L.S. No. 5294



STATE OF TEXAS
COUNTY OF TARRANT

BEFORE ME, the undersigned authority, on this day personally appeared RONALD W. COOMBS, 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 and considerations therein expressed and in the capacity therein stated.

Given under my hand and seal of office this the _____ day of _____, 2015

NOTARY PUBLIC
STATE OF TEXAS

FINAL PLAT

**LOT 17-R, CITY BLOCK A/1989
V. S. BOWLES ADDITION**

TO THE CITY OF DALLAS, DALLAS COUNTY, TEXAS
BEING A REVISION OF LOTS 17 THRU 20, BLOCK A/1989
V. S. BOWLES ADDITION TO THE CITY OF DALLAS, DALLAS COUNTY, TEXAS
ACCORDING TO THE PLAT RECORDED IN VOLUME 2, PAGE 247
OF THE MAP RECORDS OF DALLAS COUNTY, TEXAS

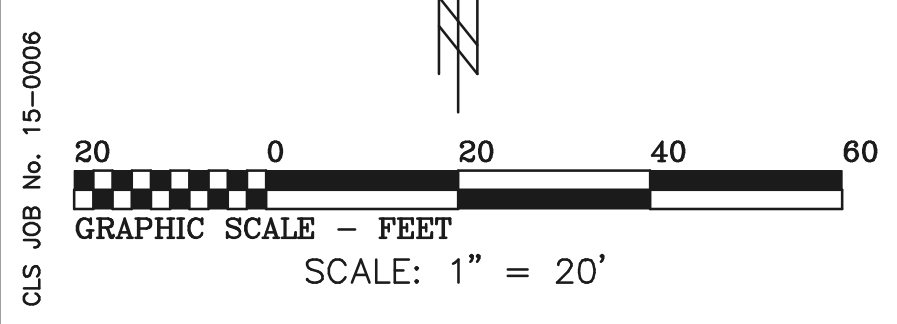
CITY BLOCK No. 1989
CITY OF DALLAS, DALLAS COUNTY, TEXAS

SURVEYOR: COOMBS LAND SURVEYING, INC. P.O. BOX 11370 FORT WORTH, TEXAS 76110 (817) 920-7600 ron.coombs@sbcglobal.net	ENGINEER: DYNAMIC ENGINEERING CONSULTANTS, PC 1301 CENTRAL EXPRESSWAY SOUTH #201 ALLEN, TEXAS 75013 (972) 534-2100 jedge@dynamicce.com	OWNER/DEVELOPER: MOSER HOMES, LLC P.O. BOX 560491 DALLAS, TEXAS 75356 (972) 812-7370 bboswell@psg-dallas.com
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CITY PLAN FILE No. S 156-004
1 LOT 0.7819 Ac.

OCTOBER 9, 2015

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



CLS JOB No. 15-0006