

STATE OF TEXAS
COUNTY OF DALLAS

BEGINNING at an "X" found in concrete for corner along the Southwest right of way line of N. Washington Avenue (variable width right of way) and the Southeast right of way line of San Jacinto Street (48 foot right of way);

OWNER'S DEDICATION

NOW THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

WHEREAS, Subdvisions Realty 11, LLC, acting by and through its duly authorized officer Josh Lacombe, Manager and J.G. Moore & Co., Inc., acting by and through its duly authorized officer OWNER does hereby adopt this plat, designating the herein described property as LEONITE PECCOS 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 easements shown thereon, and all other improvements or growths shall be constructed, reconstructed or placed upon, over or under the same, and all such improvements or growths shall be maintained, repaired or replaced at the expense of the owner thereof; and the utility and fire hose easements shall be open to the public, fire and police units, garbage and recycling collection agencies, and all public and private utilities for each particular use; the maintenance of streets, sidewalks, curbs, gutters, drainage systems, water mains, sewer lines, storm drains, bridges, culverts, ditches, canals, ponds, reservoirs, irrigation systems, and all other improvements or growths shall be constructed, reconstructed or placed upon, over or under the same, and all such improvements or growths shall be maintained, repaired or replaced at the expense of the owner thereof;

and 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 some, 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 any 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 _____, 2018

Subdivision Realty 11, LLC
Josh Lecomte, Manager

BEFORE ME, the undersigned, a Notary Public in and for said County and State on this day appears Josh Leconte known to me to be the person whose name is subscribed to the foregoing instrument and acknowledge to me that he/she executed the same for the purposes and considerations therein expressed.

_____, Notary Public in and for said County and State, on this _____ day of _____, 2018.

_____, my hand and seal of office, this the _____ day of _____, 2018.

1510 WASHINGTON, LLC
INST. NO. 201300006609

THENCE North 44 degrees 07 minutes 57 seconds East along the Southeast line of said San Jacinto Street, a distance of 177.50 feet to the POINT OF BEGINNING and containing 26,447 square feet or 0.61 acres of land

BY: _____
J.G. Moore & Co. Inc.

STATE OF TEXAS
COUNTY OF DALLAS

BEFORE ME, the undersigned, a Notary Public in and for said County and State on this day appears OWNER known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he/she executed the same for the purposes and considerations therein expressed.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this the _____ day of _____, 2018.

Notary Public in and for Dallas County, Texas.

SURVEYOR'S STATEMENT:

1. I, **Bryan Connolly**, 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. 19,455, as amended), and Texas Local Government Code, Chapter 212. I further affirm that the information shown herein 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 file accompanying this plat is a precise representation of this signed Final Plat.

Dated this the _____ day of _____, 2018.

RELEASED FOR REVIEW 0 PRELIMINARY, THIS DOCUMENT SHALL NOT BE
RECORDED FOR ANY PURPOSES AND SHALL NOT BE USED OR VIEWED OR
RELIED UPON AS A FINAL SURVEY DOCUMENT.

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 Bryan Connolly 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 _____, 2018.

Notary Public in and for the State of Texas

- 1) BASIS OF BEARINGS ARE BASED ON STATE PLANE COORDINATE SYSTEM, NORTH TEXAS CENTRAL ZONE 4202, NORTH AMERICAN DATUM OF 1983 (2011).
- 2) THE PURPOSE OF THIS PLAT IS TO CREATE 2 LOTS.
- 3) LOT TO LOT DRAINAGE WILL NOT BE ALLOWED WITHOUT ENGINEERING SECTION APPROVAL.
- 4) ANY STRUCTURE NEW OR EXISTING MAY NOT EXTEND ACROSS NEW PROPERTY LINES.
- 5) LOT ONE STRUCTURES TO BE REMOVED.
- 6) LOT TWO STRUCTURE TO REMAIN.

D.R.D.C.T. = DEED RECORDS, DALLAS COUNTY, TEXAS
M.R.D.C.T. = MAP RECORDS, DALLAS COUNTY, TEXAS
O.P.R.D.C.T. = OFFICIAL PUBLIC RECORDS, DALLAS COUNTY, TEXAS

VOL. = VOLUME
PG. = PAGE
CM = CONTROLLING MONUMENT
R.O.W. = RIGHT-OF-WAY
1" IPF = 1 INCH IRON PIPE FOUND
1 1/2" IPF = 1 1/2 INCH IRON PIPE FOUND
1 1/2 IRF = 1 1/2 INCH IRON ROD FOUND
PK NAIL = PK NAIL FOUND

OWNER: J.G. MOORE & CO. INC.
1515 NORTH WASHINGTON AVENUE
DALLAS, TEXAS 75204
PHONE:

DATE: 1/1/30 / **DATE:** 9/25/18 / **JOB NO.** 1803327-01 / **BRANCH:** Bay
PROJ: Houston - Coal - North - San Antonio
PROJ: ELECTION - 2018 - SAN ANTONIO
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