

Lot	Block	Sq. Feet	Acres
25A	A/1989	2228	0.051
25B	A/1989	1464	0.034
25C	A/1989	1464	0.034
25D	A/1989	1463	0.034
25E	A/1989	1890	0.043

**OWNER'S DEDICATION**

NOW THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

That Irma Rufina Flores acting by and through her duly authorized agents, do hereby adopt this plat, designating the herein described property as **MOSER PLACE** an addition to the City of Dallas, Dallas County, Texas. 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. An easement area of at least 12 feet wide in the area labeled water and wastewater within the minimum 20-foot-wide shared access area is reserved exclusively for public water and wastewater below grade (surface access over the water and wastewater easements is permissible). 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).

Notwithstanding the general easement language recited above, the shared access area easement shown on this plat may not be used in a manner inconsistent with the SHARED ACCESS AREA EASEMENT STATEMENT recited on this plat, which statement is hereby adopted and accepted.

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, Texas.

WITNESS, my hand at Dallas, Texas, this the \_\_\_\_ day of \_\_\_\_\_, 2016.

Irma Rufina Flores, Owner

STATE OF TEXAS }  
COUNTY OF DALLAS }

BEFORE ME, the undersigned, a Notary Public in and for said County and State, on this day personally appeared Irma Rufina Flores, known to me to be the persons whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed the same for the purposes and consideration therein expressed.

GIVEN UNDER MY HAND AND SEAL OF OFFICE this the \_\_\_\_ of \_\_\_\_\_, 2016.

Notary Public, State of Texas

**SURVEYOR'S STATEMENT**

I, Roy 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 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 file accompanying this plat is a precise representation of this Signed Final Plat.

Dated this the \_\_\_\_ day of \_\_\_\_\_, 2016

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

Roy Rodriguez, Registered Professional Land Surveyor, #5596  
Blue Star Land Surveying Company 817-659-9206

STATE OF TEXAS }  
COUNTY OF DALLAS }

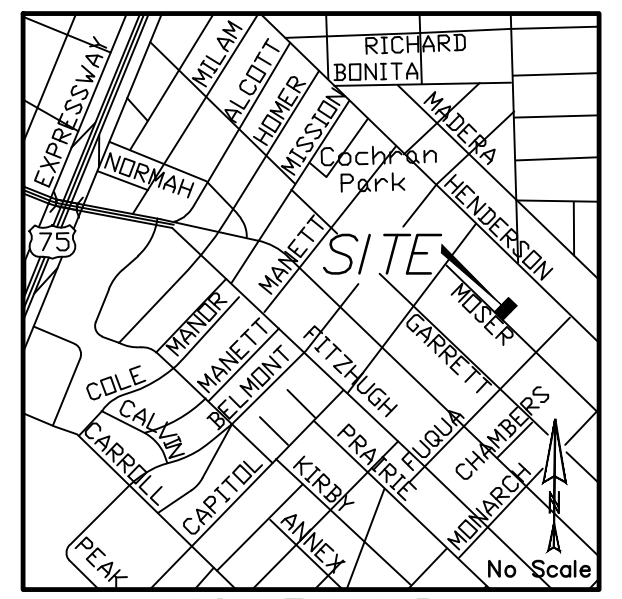
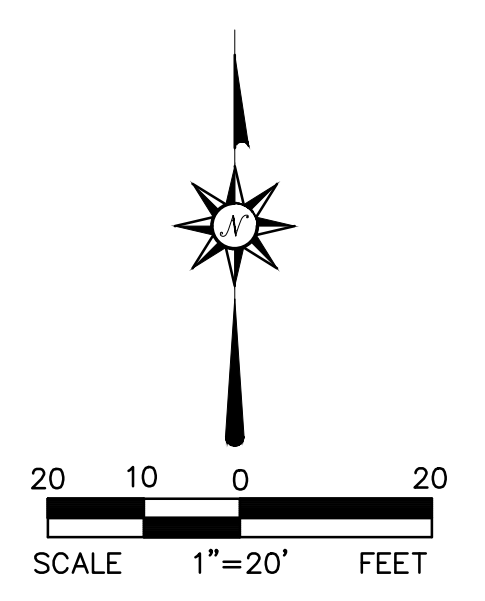
Before me, the undersigned, a Notary Public in and for the County and State on this day personally appeared Roy Rodriguez, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same for the purpose and consideration therein expressed and in the capacity therein stated.

GIVEN UNDER MY HAND AND SEAL OF OFFICE this the \_\_\_\_ of \_\_\_\_\_, 2016.

Notary Public, State of Texas

- GENERAL NOTES:**
- No lot-to-lot drainage will be permitted without Engineering Section approval.
  - Basis of Bearing: The basis of bearings for this survey is the Texas State Plane Coordinate System Grid, North Central Zone (4202), North American Datum 1983(2011)
  - This development is restricted to single family dwellings only.
  - No vehicular access to adjacent property outside the platted property from the shared access area except to a public or City Council approved private street.
  - Shared Access Area agreement recorded in Instrument No. \_\_\_\_\_, Real Property Records Dallas County, Texas.
  - The purpose of this plat is to establish 5 single family lots within a shared access area development.

NOTE:  
ALL EX. HOUSE AND DRIVEWAY WILL BE REMOVED



**OWNER'S CERTIFICATE**

STATE OF TEXAS }  
COUNTY OF DALLAS }

Whereas, Irma Rufina Flores, is the owner of a tract of land situated in the JOHN GRIGSBY SURVEY, ABSTRACT NO. 495, City of Dallas, Dallas County, Texas and being all of Lot 25, Block A/1989, of V.S. Bowles Addition, an addition to the City of Dallas, according to the Plat thereof recorded in Volume 2, Page 247, Map Records, Dallas County, Texas (M.R.D.C.T.) and being that tract of land conveyed by Gift General Warranty Deed to Irma Rufina Flores, as recorded in Instrument No. 20110076544, Official Public Records, Dallas County, Texas (O.P.R.D.C.T.) and being more particularly described as follows:

BEGINNING at a 1/2-inch iron rod found for the most southern corner of said Lot 25, Block A/1989, said corner being the most southern corner of said Irma Flores tract, said corner being the most western corner of Lot 26, Block A/1989 of said V.S. Bowles Addition, said corner being in the northeast line of Moser Avenue (a 60 foot right-of-way);

THENCE North 45 degrees 07 minutes 20 seconds West, along the northeast line of said Moser Avenue, and along the southwest line of said Lot 25, Block A/1989, same being the southeast line of said Irma Flores tract, a distance of 50.11 feet to a 1/2-inch iron pipe found for a corner, said corner being the most western corner of said Lot 25, Block A/1989, same being the most western corner of said Irma Flores tract, said corner being the most southern corner of Lot 24, Block A/1989, of said V.S. Bowles Addition;

THENCE North 44 degrees 22 minutes 12 seconds East, departing the northeast line of said Moser Avenue, along the common line between said Lot 24, Block A/1989 and said Lot 25, Block A/1989, same being the northwest line of said Irma Flores tract, a distance of 170.00 feet to a 3-inch aluminum disk set in concrete stamped, "Moser Place, Blue Star R.P.L.S. #5596", said corner being the most northern corner of said Lot 25, Block A/1989, same being the most northern corner of said Irma Flores tract, said corner being the most eastern corner of said Lot 24, Block A/1989, said corner also being in the southwest line of a 15 foot Alley;

THENCE South 45 degrees 11 minutes 32 seconds East, along the common line between said 15 foot Alley and said Lot 25, Block A/1989, same being the northeast line of said Irma Flores tract, a distance of 50.00 feet to a 1/2-inch iron rod found for a corner, said corner being the most eastern corner of said Lot 25, Block A/1989, same being the most eastern corner of said Irma Flores tract, said corner also being the most northern corner of said Lot 26, Block A/1989;

THENCE South 44 degrees 20 minutes 04 seconds West, departing the southwest line of said 15 foot Alley, along the common line between said Lot 25, Block A/1989 and said Lot 26, Block A/1989, same being the southeast line of said Irma Flores tract, a distance of 170.06 feet to the POINT OF BEGINNING, containing 8,510 square feet or 0.195 acres of land, more or less.

**Shared Access Area Easement Statement**

This plat is approved by the Chief Engineer of the Department of Sustainable Development and Construction of the City of Dallas and accepted by the Owner, subject to the following conditions, which shall be binding upon the Owner, his heirs, grantees and assigns:

The shared access area as designated within the limits of this addition will be maintained by a homeowner's association and/or the individual lot owners of the lot or lots that are traversed by or adjacent to the shared access area. The City of Dallas will not be responsible for the maintenance and operation of the shared access area or for any damage to private property or person that results from the use or condition of the shared access area. In the event that the City of Dallas or Dallas Water Utilities does elect to repair paving in the shared access area after work on water or wastewater lines or for any other reason, the pavement repair will be to minimum standards set forth in the City of Dallas pavement cut and repair standards manual or its successor, and any special pavers or other surface treatments must be repaired or replaced by the homeowners association at its option.

Lloyd Denman, P.E.  
Chief Engineer of Department of Sustainable Development and Construction

**PRELIMINARY PLAT  
MOSER PLACE  
A SHARED ACCESS DEVELOPMENT  
Lots 25A-25E, Block A/1989  
0.195 ACRES**

BEING A REPLAT OF  
LOT 25, BLOCK A/1989 OF  
V.S. BOWLES ADDITION  
OUT OF THE

OWNER:  
IRMA RUFINA FLORES  
2214 MOSER AVENUE  
DALLAS, TX 75206

JOHN GRIGSBY SURVEY, ABSTRACT NO. 495  
CITY OF DALLAS, DALLAS COUNTY, TEXAS  
CITY PLAN FILE NO. S156-121

**LEGEND**

—	Boundary Line	O.P.R.D.C.T.	Official Public Records, Dallas County, Texas
- - -	Existing Easement	M.R.D.C.T.	Map Records, Dallas County, Texas
○ IRF	Iron Rod Found	INST. NO.	Instrument Number
○ IPF	Iron Pipe Found	— 515.0 —	Existing 1 foot
△ 3" ADS	Aluminum Disk - Moser Place, Blue Star R.P.L.S. #5596		

**BLUE STAR LAND SURVEYING**  
FIRM NUMBER 10147300  
1013 CEDAR BREAK CT. 817-659-9206  
CLEBURNE, TEXAS 76033  
bluestarsurveying@att.net

JAN 2016-001 GF # 16-009 DATE: 02/16/16