

- GENERAL NOTES:
1. THE PURPOSE OF THIS PLAT IS TO CREATE ONE LOT. LOT TO LOT DRAINAGE WILL NOT BE ALLOWED WITHOUT ENGINEERING SECTION APPROVAL.
 2. COORDINATES SHOWN ARE TEXAS STATE PLANE COORDINATE SYSTEM, NORTH CENTRAL ZONE, NORTH AMERICAN DATUM OF 1983 ON GRID COORDINATE VALUES, NO SCALE AND NO PROJECTION.
 3. BEARINGS ARE BASED ON TEXAS STATE PLANE COORDINATE SYSTEM, NORTH CENTRAL ZONE, NORTH AMERICAN DATUM OF 1983.
 4. BM REFERENCED FROM CITY OF DALLAS BENCHMARKS 36-W-8 A SQUARE CUT ON NORTH SIDE OF GARRETT AVENUE AND WEST SIDE OF MONARCH STREET EL=521.90

UTILITY WARNING

THE UNDERGROUND UTILITIES SHOWN HAVE BEEN LOCATED FROM FIELD SURVEY INFORMATION AND EXISTING DRAWINGS. THE SURVEYOR MAKES NO GUARANTEE THAT THE UNDERGROUND UTILITIES SHOWN COMPRISE ALL SUCH UTILITIES IN THE AREA, EITHER IN SERVICE OR ABANDONED. THE SURVEYOR FURTHER DOES NOT WARRANT THAT THE UNDERGROUND UTILITIES SHOWN ARE IN THE EXACT LOCATION INDICATED ALTHOUGH HE DOES CERTIFY THAT THEY ARE LOCATED AS ACCURATELY AS POSSIBLE FROM THE INFORMATION AVAILABLE. THE SURVEYOR HAS NOT PHYSICALLY LOCATED THE UNDERGROUND UTILITIES.

LEGEND

| | |
|--------|---------------------------------------------------------|
| VOL | VOLUME |
| PG | PAGE |
| NO | NUMBER |
| NO | MAP RECORDS |
| MDR/CT | DALLAS COUNTY TEXAS |
| PKS | P K NAIL SET |
| FIR | FOUND IRON ROD |
| SIR | SET IRON ROD WITH YELLOW CAP STAMPED J L LANE RPLS 2509 |
| SS | FENCE |
| CON | CONCRETE |
| TEL | TELEPHONE |
| ELEC | ELECTRIC |
| GAS | GAS |
| W | WATER |
| OH | OVERHEAD |
| P/P | POWER POLE |
| GW | GUY WIRE |
| WH | WATER HYDRANT |
| WV | WATER VALVE |
| WM | WATER METER |
| SD | STORM DRAIN |
| SP | STORM PIPE |
| SS | SANITARY SEWER |
| MH | MANHOLE |
| CO | CLEAN OUT |
| CM | GAS METER |
| HB | HACKBERRY |
| LO | LIVE OAK |
| CB | CHINA BERRY |
| MB | MULBERRY |

LEGAL DESCRIPTION

BEING Lots 1, 2, 3, 4, and 5 in Block F/1491 out of the Masers 2nd Ross Avenue Addition, an Addition to the City of Dallas, Dallas County, Texas as recorded in Volume 1, Page 468, Deed Records, and the same property conveyed to Moser I, LLC, recorded in Special Warranty Deeds, recorded in Instrument No. 201400187597 and No. 201400187596, Official Public Records, Dallas County, Texas;

BEGINNING at a 1/2 inch iron rod found for corner at the Southwest intersection of Moser Avenue (a 60' right-of-way) and Fuqua (Frederick) Street (a 55' right-of-way) and the East corner of said Lot 1, Block F/1491 of Masers 2nd Ross Avenue Addition;

THENCE: South 42° 22' 29" West, along the West right-of-way line of Fuqua (Frederick) Street and the East line of said Lot 1, Block F/1491, a distance of 170.00' to a PK nail set for corner at the South corner of said Lot 1, Block F/1491 and the North corner of a 15' alley;

THENCE: North 45° 15' 17" West, along the South line of Block F/1491 and the North line of said 15' alley, a distance of 250.00' to a 1/2 inch iron rod found for corner at the South corner of Lot 6, Block F/1491 and the West corner of Lot 5, Block F/1491 of Masers 2nd Ross Avenue Addition;

THENCE: North 44° 22' 29" East, along the East line of said Lot 6, Block F/1491 and the West line of said Lot 5, Block F/1491, a distance of 170.00' to a 1/2 inch iron rod found for corner at the East corner of said Lot 6, Block F/1491; the North corner of said Lot 5, Block F/1491 and the South right-of-way line of Moser Avenue;

THENCE: South 45° 15' 17" East, along the South right-of-way line of said Moser Avenue Block F/1491, a distance of 250.00' to the PLACE OF BEGINNING and containing 42,499 square feet or 0.976 acres of land.

OWNERS DEDICATION

STATE OF TEXAS:
COUNTY OF DALLAS:

NOW THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

THAT, MPC MOSER I, LLC, does hereby adopt this plat, designating the herein above described property as **PRIMROSE ADDITION NO. 4**, an addition to the City of Dallas, Dallas County, Texas, and do hereby dedicate, in fee simple, to the public use forever the streets and alleys shown hereon. The easements shown hereon 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 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 and upon 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, clean outs, 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. Sidewalks shall be constructed by the builder as required by City Council Resolution No. 68-1038 and in accordance with the requirements of the Director of Public Works and Transportation.

Witness, my hand at Dallas, Texas, this the ___ day of _____, 2015.

RANDY PRIMROSE

STATE OF TEXAS:

BEFORE ME, the undersigned, a Notary Public in and for said State, on this day personally appeared SCOTT DAVIS, 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.

GIVEN under my hand and seal of office, this the ___ day of _____, 2015.

Notary Public in and for the State of Texas.

SURVEYOR'S CERTIFICATE

I SCOTT DAVIS, a Registered Professional Land Surveyor in the State of Texas, do hereby certify that I have prepared this plat from an actual on the ground survey of the land, and the monuments shown hereon were found and/or placed under my personal supervision in accordance with the platting rules and regulations of the City Plan Commission of the City of Dallas.

RELEASED FOR PRELIMINARY REVIEW ONLY. THIS DOCUMENT SHALL NOT BE RECORDED FOR ANY PURPOSE.

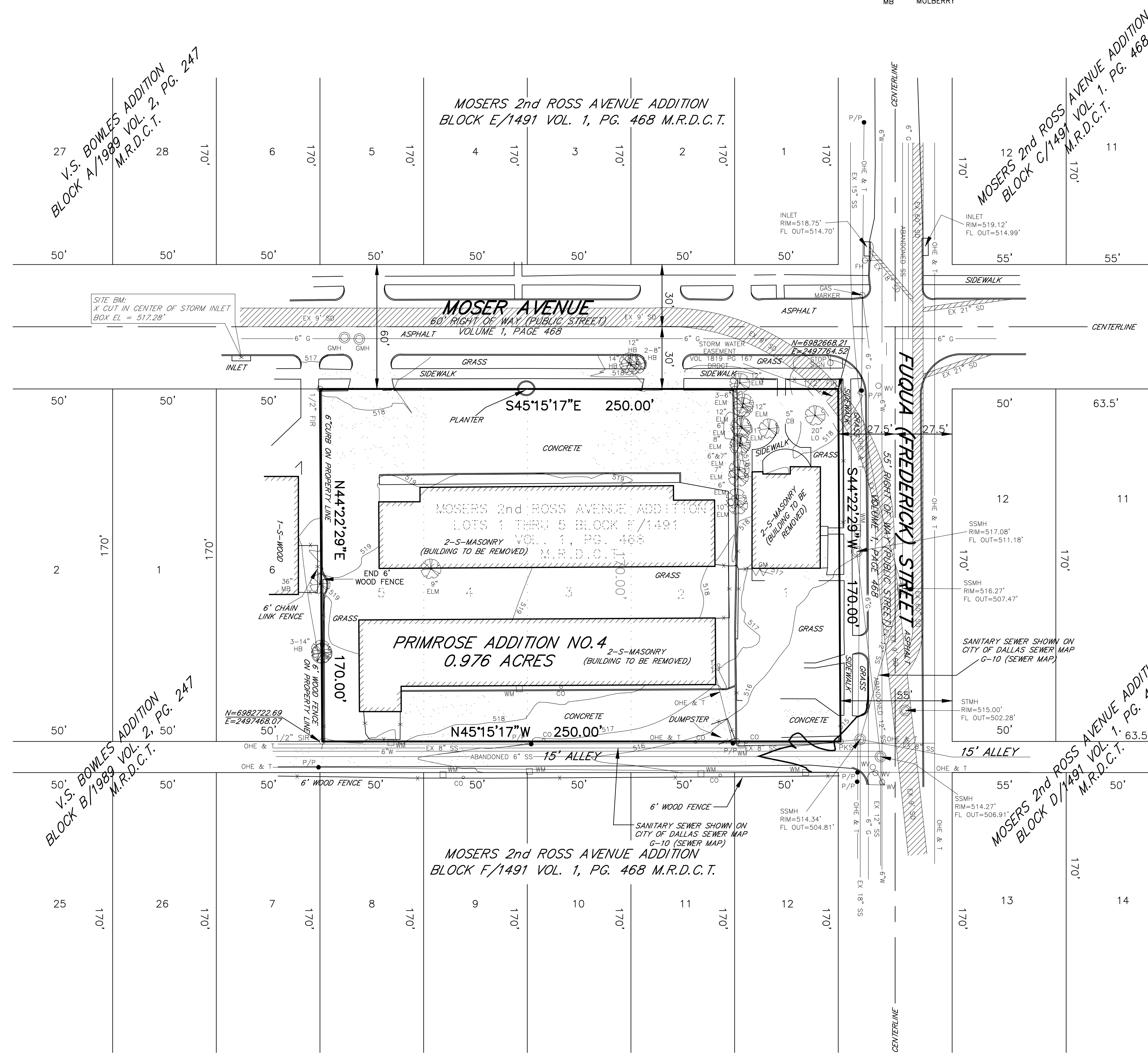
SCOTT DAVIS
REGISTERED PROFESSIONAL LAND SURVEYOR NO. 5111

STATE OF TEXAS:

BEFORE ME, the undersigned, a Notary Public in and for said State, on this day personally appeared SCOTT DAVIS, 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.

GIVEN under my hand and seal of office, this the ___ day of _____, 2015.

Notary Public in and for the State of Texas.



PRELIMINARY PLAT
PRIMROSE ADDITION NO. 4
LOT 1R BLOCK F/1491

OWNER:
MPC MOSER I, LLC
SUITE 406
1903 CENTRAL DRIVE
BEDFORD, TEXAS
76021-5813

CITY FILE NO. S 145-181
DAVIS LAND SURVEYING CO., INC.
9777 FERGUSON ROAD, SUITE 105
DALLAS, TEXAS 75228
disc@sbcbglobal.net
214-321-0569

DATE:
JOB NO. 14157