



**OWNER'S CERTIFICATE**  
STATE OF TEXAS  
COUNTY OF DALLAS

WHEREAS, Milton Development Inc. and Zafar Celiktas are the owners of a 0.389 acre tract of land situated in the John Grigsby Survey, Abstract No. 495, Dallas County, Texas and being all of Lots 22 and 23, Block A/1989, V. S. Bowles Addition, an addition to the City of Dallas, Dallas County, Texas according to the plat thereof recorded in Volume 2, Page 247, Map Records, Dallas County, Texas; said 0.389 acre tract also being all of that tract of land conveyed to Milton Development Inc. and Zafar Celiktas by General Warranty Deed recorded in Clerk's Instrument No. 201700105288 and Warranty Deed recorded in Clerk's Instrument No. 201700072227, Official Public Records, Dallas County, Texas; said 0.389 acre tract being more particularly described by metes and bounds as follows;

BEGINNING, at a 1/2-inch iron rod found at the west corner of said Lot 22, Block A/1989; said point also being the south corner of Lot 21, Block A/1989 of said V. S. Bowles Addition; said point also being on the northeast right-of-way line of Moser Avenue (60 feet wide);

THENCE, North 44 degrees 51 minutes 13 seconds East, leaving said northeast right-of-way line and with the common line of said Lots 21 and 22, Block A/1989, a distance of 170.00 feet to a 3-1/4-inch aluminum disk stamped "MOSER AVENUE TOWNHOMES, GSES, INC., RPLS 4804" set on a 5/8-inch iron rod at the north corner of said Lot 22, Block A/1989; said point also being the east corner of said Lot 21, Block A/1989; said point also being on the southwest right-of-way line of a 15-foot alley;

THENCE, South 45 degrees 00 minutes 00 seconds East, with said southwest right-of-way line, passing at a distance of 49.25 feet, a 1/2-inch iron rod found at the east corner of said Lot 22, Block A/1989; said point also being the north corner of said Lot 23, Block A/1989; continuing, in all, a total distance of 99.50 feet to a 2-inch iron pipe found at the east corner of said Lot 23, Block A/1989; said point also being the north corner of Lot 24, Block A/1989 of said V. S. Bowles Addition;

THENCE, South 44 degrees 41 minutes 03 seconds West, leaving said southwest right-of-way line and with the common line of said Lots 23 and 24, Block A/1989, a distance of 170.00 feet to a 1/2-inch iron rod found at the south corner of said Lot 23, Block A/1989; said point also being the west corner of said Lot 24, Block A/1989; said point also being on the said northeast right-of-way line of Moser Avenue;

THENCE, North 45 degrees 00 minutes 00 seconds West, with said northeast right-of-way line, a distance of 100.00 feet to the POINT OF BEGINNING;

CONTAINING, 16,957 square feet or 0.389 acres of land, more or less.

**SURVEYOR'S STATEMENT**

I, Robert W. Schneeberg, 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 \_\_\_\_\_, 2017.

**RELEASED 06/21/2017 - FOR REVIEW ONLY  
NOT TO BE RECORDED**

Robert W. Schneeberg  
Texas Registered Professional Land Surveyor No. 4804

STATE OF TEXAS  
COUNTY OF DALLAS

BEFORE ME, the undersigned authority, a Notary Public in and for said State, on this day personally appeared Robert W. Schneeberg, known 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 consideration therein expressed, and in the capacity therein stated.

Given under my hand and seal of office this the \_\_\_\_\_ day of \_\_\_\_\_, 2017.

Notary Public in and for the State of Texas

**SURVEYOR'S NOTES**

- Bearing system for this survey are based upon the northeast right-of-way line of Moser Avenue, assumed bearing North 45 degrees 00 minutes 00 seconds West, as according from the plat of V. S. Bowles Addition, Map Records, Dallas County, Texas.
- Lot-to-lot drainage will not be allowed without Engineering Section approval.
- Purpose of this Plat: To create one lot out two lots.
- Coordinates shown are based upon Texas State Plane Coordinates System, North Central Zone, North American Datum of 1983 on grid coordinate values, no scale and no projection.
- Buildings on property to be removed.

**OWNER'S DEDICATION**

NOW, THEREFORE, KNOWN ALL MEN BY THESE PRESENTS:

THAT, MITTON DEVELOPMENT INC. & ZAFER CELIKTAS, acting by and through it's duly authorized agent, does hereby adopt this plat, designating the herein described property as **MOSER HOMES 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 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 building, 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 platting ordinances, rules, regulations and resolutions of the City of Dallas.

WITNESS, my hand at Dallas, Texas this the \_\_\_\_\_ day of \_\_\_\_\_, 2017.

MITTON DEVELOPMENT INC  
Title: \_\_\_\_\_  
ZAFER CELIKTAS  
Title: \_\_\_\_\_

STATE OF TEXAS  
COUNTY OF DALLAS

BEFORE ME, the undersigned authority, a Notary Public in and for said State, on this day personally appeared \_\_\_\_\_ of \_\_\_\_\_ known 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 consideration therein expressed, and in the capacity therein stated.

Given under my hand and seal of office this the \_\_\_\_\_ day of \_\_\_\_\_, 2017.

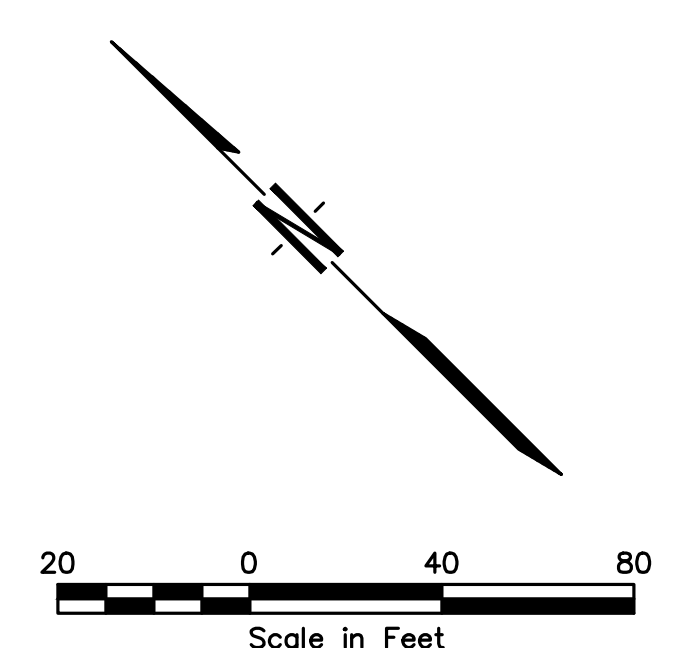
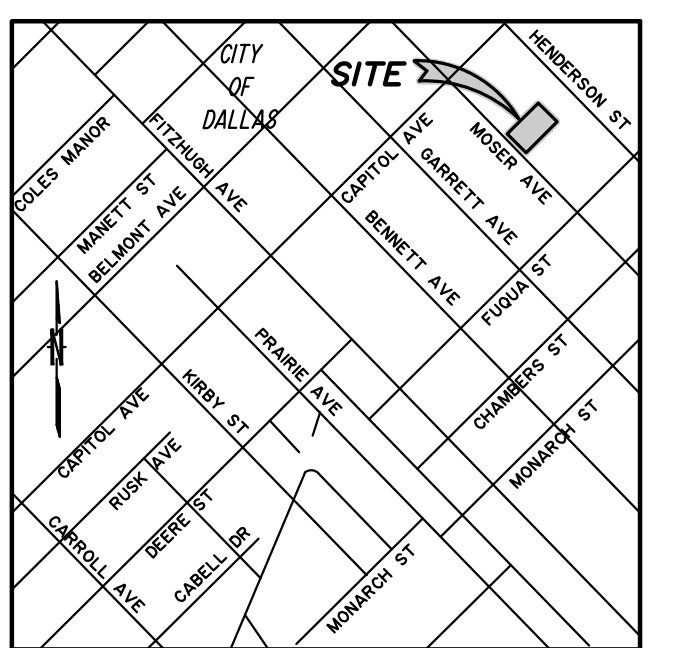
Notary Public in and for the State of Texas

STATE OF TEXAS  
COUNTY OF DALLAS

BEFORE ME, the undersigned authority, a Notary Public in and for said State, on this day personally appeared \_\_\_\_\_ of \_\_\_\_\_ known 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 consideration therein expressed, and in the capacity therein stated.

Given under my hand and seal of office this the \_\_\_\_\_ day of \_\_\_\_\_, 2017.

Notary Public in and for the State of Texas



**LEGEND**

———	PROPERTY LINE
- - - - -	ADJOINER PROPERTY LINE
---	EASEMENT LINE
—+—+—+—	CENTERLINE
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
INST. No.	INSTRUMENT NUMBER
V.	VOLUME
P.	PAGE
CM	CONTROLLING MONUMENT
AMS	3-1/4" ALUMINUM DISC STAMPED "MOSER AVENUE TOWNHOMES, GSES, INC., TX RPLS 4804"
sq.ft.	SQUARE FEET

**OWNER:**  
MITTON DEVELOPMENT INC.  
& ZAFER CELIKTAS  
13601 PRESTON RD.  
SUITE 788  
DALLAS, TEXAS 75240

**ENGINEER - SURVEYOR:**  
Robert Schneeberg, P.E., R.P.L.S.  
robert.schneeberg@gs-engineers.com  
GONZALEZ & SCHNEEBERG,  
ENGINEERS & SURVEYORS, INC.  
2100 Lakeside Boulevard, Suite 200  
Richardson, Texas 75082  
Phone: 972-516-8855  
Fax: 972-516-8901

SHEET 1 OF 1  
**PRELIMINARY PLAT**  
**MOSER HOMES ADDITION**  
**LOT 22A, BLOCK A/1989**  
BEING A REPLAT OF ALL OF  
LOTS 22 & 23, BLOCK A/1989  
V. S. BOWLES ADDITION  
V. 2, P. 247, M.R.D.C.T.  
AN ADDITION TO THE CITY OF DALLAS  
JOHN GRIGSBY SURVEY, ABSTRACT NO. 495  
CITY OF DALLAS, DALLAS COUNTY, TEXAS  
CITY PLAN FILE NO. S167-220  
CITY ENGINEERING PLAN FILE NO. 311T-XXXX  
**Gonzalez & Schneeberg**  
engineers ■ surveyors  
2100 Lakeside Boulevard  
Suite 200, Richardson, Texas 75082  
(972) 516-8855 Fax: (972) 516-8901  
TX ENGINEERING FIRM REG. NO. F-3376  
SCALE DATE  
1" = 20' JUNE, 2017  
TX SURVEYING FIRM REG. NO. 100752-00  
PROJ. NO. DWG. NO.  
6632-17-05-04 6632pre-plt

FILED IN INSTRUMENT NO. \_\_\_\_\_

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