

LOCATION MAP
NOT TO SCALE

NOTES:

1. LOT TO LOT DRAINAGE WILL NOT BE ALLOWED WITHOUT ENGINEERING SECTION APPROVAL.
2. THE BASIS OF BEARINGS FOR THIS SURVEY IS THE STATE PLANE COORDINATE SYSTEM, NORTH TEXAS CENTRAL ZONE 4202, NORTH AMERICAN DATUM OF 1983. ADJUSTMENT REALIZATION 2011.
3. COORDINATES SHOWN ARE BASED ON THE STATE PLANE COORDINATE SYSTEM, NORTH TEXAS CENTRAL ZONE 4202, NORTH AMERICAN DATUM OF 1983 ON GRID COORDINATE VALUES, NO SCALE AND NO PROJECTION.
4. THE PURPOSE OF THIS PLAT IS TO ESTABLISH 1 LOT FROM 3 PLATTED LOTS.
5. ALL EXISTING STRUCTURES TO BE REMOVED.
6. SUBJECT PROPERTY IS IN "ZONE X" ACCORDING TO THE NATIONAL FLOOD INSURANCE PROGRAM FLOOD INSURANCE RATE MAP NO. 480171 0330J, REVISED DATE AUGUST 23, 2001.

"ZONE X" OTHER AREAS: AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN

LEGEND

⊙	POWER POLE
⊙	STORM DRAIN MANHOLE
⊙	SANITARY SEWER CLEANOUT
⊙	SANITARY SEWER MANHOLE
⊙	TRAFFIC SIGNAL
⊙	WATER METER
⊙	WATER VALVE
⊙	FIRE HYDRANT
⊙	ELECTRIC MANHOLE
⊙	ELECTRIC VAULT
⊙	GAS METER
⊙	SIGN
W	WATER LINE
S	SEWER LINE
-OHE-	OVER HEAD ELECTRIC
MCS	3-1/4" METAL CAP STAMPED
MNS	"MOXLEY'S ADDN RPLS 5867" SET
	MAG NAIL W/WASHER STAMPED
	"MOXLEY'S ADDN" SET
IRF	IRON ROD FOUND
IRCF	IRON ROD WITH CAP
(C.M.)	CONTROLLING MONUMENT
ESMT.	EASEMENT
R.O.W.	RIGHT-OF-WAY
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

SURVEYOR'S STATEMENT

I, Candy Hone, 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 the 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 _____, 2018.

PRELIMINARY

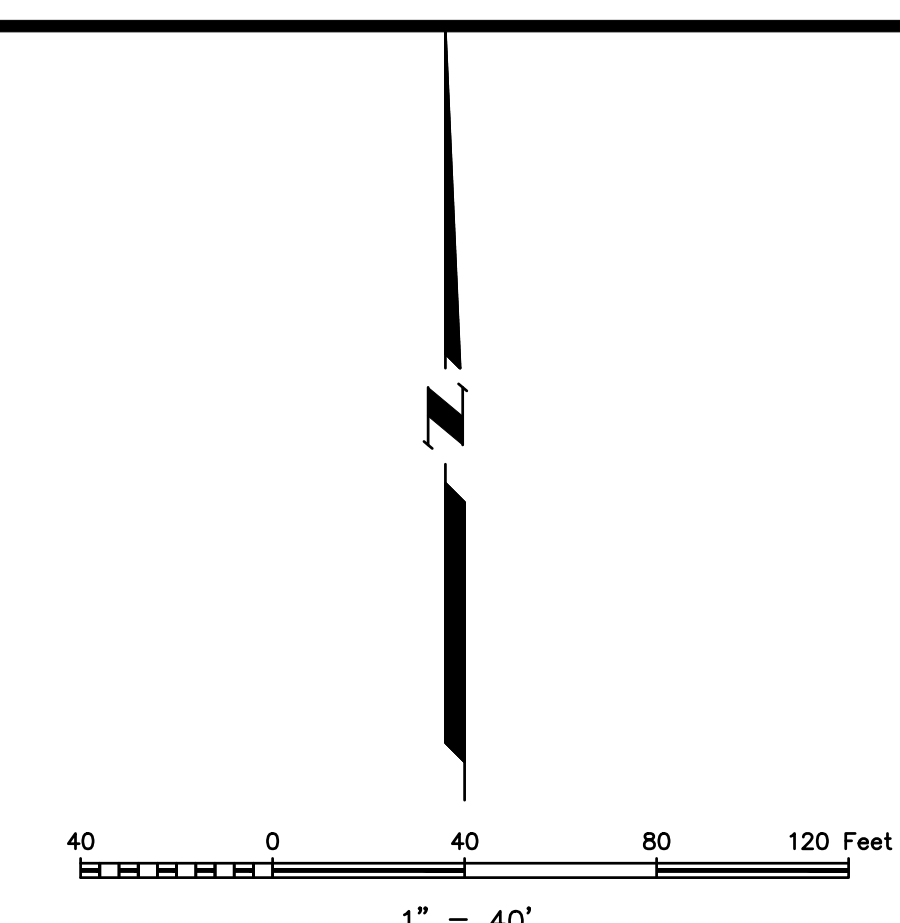
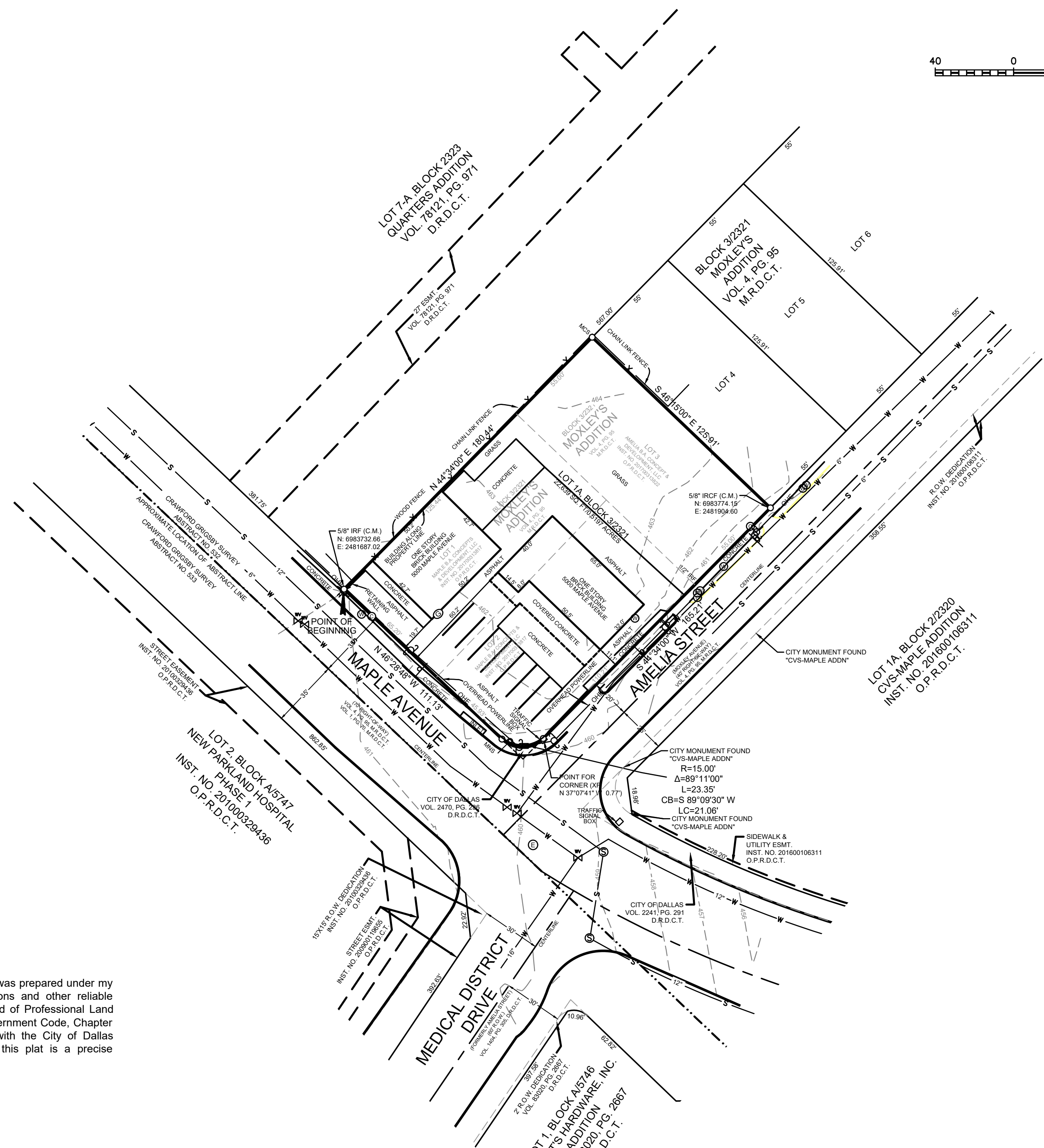
RELEASED 9/6/2018 FOR REVIEW PURPOSES ONLY
THIS DOCUMENT SHALL NOT BE RECORDED FOR ANY PURPOSE AND SHALL NOT BE USED OR VIEWED OR RELIED UPON AS A FINAL SURVEY DOCUMENT.
Candy Hone, Registered Professional Land Surveyor, No. 5867
Votex Surveying Company - Firm No. 10013600 - (469) 333-8831

STATE OF TEXAS §
COUNTY OF DALLAS §

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

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

Notary Public, State of Texas



OWNER'S CERTIFICATE

STATE OF TEXAS §
COUNTY OF DALLAS §

WHEREAS AMELIA B.A. CONCEPTS & DEVELOPMENT, LLC and MAPLE B.A. CONCEPTS & DEVELOPMENT, LLC are the owners of a 0.5197 acre tract of land situated in the CRAWFORD GRIGSBY SURVEY, ABSTRACT NO 532, City of Dallas, Dallas County Texas, being all of Lots 1 and 3 and part of Lot 2 of Block 3/2321 of Moxley's Addition, an addition to the City of Dallas, according to the plat thereof recorded in Volume 4, Page 95 Map Records, Dallas County, Texas (M.R.D.C.T.); same being all of that tract of land conveyed to Amelia B. A. Concepts & Development, LLC, by Special Warranty Deed recorded in Instrument No. 201700313822, Official Public Records, Dallas County, Texas (O.P.R.D.C.T.) and all of that tract of land conveyed to Maple B. A. Concepts & Development, LLC, by Special Warranty Deed recorded in Instrument No. 201700313817, O.P.R.D.C.T., and being more particularly described as follows:

BEGINNING at a 5/8 inch iron rod found in the northeasterly right-of-way line of Maple Avenue (a 70-foot wide right-of-way) at the common corner of said Lot 1 and Lot 7A, Block 2323 of Quarters Addition, an addition to the City of Dallas, according to the plat thereof recorded in Volume 78121, Page 971, Deed Records, Dallas County, Texas (D.R.D.C.T.);

THENCE N 44° 34' 00" E, departing said northwest right-of-way line of Maple Avenue and along the common lines of said Lot 1 and said Lot 7A, at 125.44 feet pass the common corner of said Lot 1 and said Lot 3, continuing along the common lines of said Lot 7A and said Lot 3 for a total distance of 180.44 feet to a 3-1/4" metal cap stamped "MOXLEY'S ADDN RPLS 5867" set for a common corner of said Lot 3 and Lot 4 of said Block 3/2321;

THENCE S 46° 15' 00" E, departing the southeast line of said Lot 7A and along the common lines of said Lot 3 and said Lot 4, a distance of 125.91 feet to a 5/8-inch iron rod with plastic cap stamped "CONTIB" found in the northwesterly right-of-way line of Amelia Street (a 40-foot wide right-of-way) for the common corner of said Lot 3 and said Lot 4;

THENCE S 44° 34' 00" W, along the northwesterly right-of-way line of said Amelia Street and the south line of said Lot 3, at 55.00 feet passing a 1/2-inch iron rod found for the common corner of said Lot 3 and Lot 2 of said Block 3/2321, continuing along the south line of said Lot 2 for a total distance of 165.21 feet to a point in a City of Dallas Traffic Control Box, being the east corner of a curving right-of-way corner clip at the intersection of said northwest right-of-way line of Amelia Street and said northeast right-of-way line of Maple Avenue, same being the east corner of that tract of land conveyed to the City of Dallas by deed recorded in Volume 2470, Page 236, D.R.D.C.T., from which an "X" cut in concrete found bears N 37°07'41" W, a distance of 0.77 feet;

THENCE in a southwesterly direction along said curving right-of-way corner clip, along a curve to the right having a central angle of 89° 11' 00", a radius of 15.00 feet and a chord which bears S 89° 09' 30" W, a distance of 21.06 feet and an arc distance of 23.35 feet to a mag nail with washer stamped "MOXLEY'S ADDN" set for corner at the west end of said right-of-way corner clip, being in the northeasterly right-of-way line of said Maple Avenue and the west line of said Lot 2 at the west corner of said City of Dallas tract;

THENCE N 46° 28' 48" W, along said northeasterly right-of-way line of Maple Avenue and the west line of said Lot 2, at 45.93 feet passing the common corner of said Lot 2 and said Lot 1, continuing along said Lot 1 for a total distance of 111.13 feet to the **POINT OF BEGINNING** and containing 22,639 sq. ft. or 0.5197 acres of land, more or less.

OWNER'S DEDICATION

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENT:

That, **AMELIA B.A. CONCEPTS & DEVELOPMENT, LLC and MAPLE B.A. CONCEPTS & DEVELOPMENT, LLC**, acting by and through their duly authorized agents, do hereby adopt this plat, designating the herein described property as **LOT 1A, BLOCK 3/2321, MOXLEY'S ADDITION**, 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 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).

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 this the _____ day of _____, 2018.

By: **MAPLE B.A. CONCEPTS & DEVELOPMENT, LLC**
a Texas limited liability company

By: **AMELIA B.A. CONCEPTS & DEVELOPMENT, LLC**
a Texas limited liability company

By: _____
Bassam Assaad, Manager

STATE OF TEXAS §
COUNTY OF DALLAS §

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

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

Notary Public, State of Texas

PRELIMINARY PLAT
MOXLEY'S ADDITION

LOT 1A, BLOCK 3/2321
0.5197 ACRES

BEING A REPLAT OF
LOTS 1, 3 AND PART OF LOT 2
BLOCK 3/2321, MOXLEY'S ADDITION

CRAWFORD GRIGSBY SURVEY, ABSTRACT NO. 532
CITY OF DALLAS, DALLAS COUNTY, TEXAS

CITY PLAN FILE NO. S178-309
ENGINEERING NUMBER 311T-_____

OWNER
AMELIA B.A. CONCEPTS & DEVELOPMENT, LLC
& MAPLE B.A. CONCEPTS & DEVELOPMENT, LLC
CONTACT: BASSAM ASSAAD
1502 VICEROY DRIVE
DALLAS, TEXAS 75235
PH. (972) 235-3834
EMAIL: sam@misaimports.com

DATE: SEPTEMBER 5, 2018

VOTEX SURVEYING COMPANY - TBPLS FIRM NO. 10013600
10440 N. CENTRAL EXPWY, STE. 800 DALLAS, TEXAS 75231
PH. (469) 333-8831; candy@votexsurveying.com
PROJECT NO. 2017-078