



**OWNER'S CERTIFICATE**

**STATE OF TEXAS**  
**COUNTY OF DALLAS**  
 WHEREAS Moy Construction, Inc., is the sole owner of a tract of land located in the JOSEPH COX SURVEY, Abstract No. 277, City of Dallas, Dallas County, Texas, being a portion of City of Dallas Block 6250, 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 roadway management areas shown thereon. 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. 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 systems 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).

THENCE North 00 deg. 47 min. 57 sec. West, along said East line, a distance of 200.00' to a 3-1/4 inch aluminum disc stamped "ELAM MOY ADDITION, RPLS 3691" set at the Southwest corner of Lot 26, Block 6250, of Spross Subdivision, an addition to City of Dallas, Dallas County, Texas, according to map or plat thereof recorded in Volume 13, Page 251, Map Records, Dallas County, Texas, and being the Northwest corner of said Moy Construction, Inc. tract;

THENCE North 89 deg. 05 min. 00 sec. East, a distance of 100.00 feet to a 3-1/4 inch aluminum disc stamped "ELAM MOY ADDITION, RPLS 3691" set in the South line of said Lot 26, Block 6250, at the Northwest corner of a tract of land described in deed to Daniel Martinez Morales and Adriana Elizet Hernandez Hernandez, recorded in Instrument No. 201700361612, Official Public Records, Dallas County, Texas, and being the Northeast corner of said Moy Construction, Inc. tract;

THENCE South 00 deg. 47 min. 57 sec. East, a distance of 200.00 feet to a 1/2 inch iron pipe found in the said North line of Elam Road, at the Southwest corner of said Morales and Hernandez tract, and being the Southeast corner of said Moy Construction, Inc. tract;

THENCE South 89 deg. 05 min. 00 sec. West, along said North line, a distance of 100.00 feet to the PLACE OF BEGINNING and containing 20,000 square feet or 0.459 of an acre of land.

**OWNER'S DEDICATION**

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

That Moy Construction, Inc., acting here and by its duly authorized agent, does hereby adopt this plat, designating the herein described property as: **LOTS 1 AND 2, BLOCK 6250, ELAM MOY 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 roadway management areas shown thereon. 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. 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 systems 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).

This plat approved subject to all platting ordinances, rules, regulations, and resolutions of the City of Dallas.

Witness my hand at \_\_\_\_\_, Texas, This \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_.

**PRELIMINARY NOT FOR RECORDING PURPOSES**

Name: \_\_\_\_\_  
 Title: Owner

**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 \_\_\_\_\_, 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 and in the capacity therein stated.

Witness my hand at \_\_\_\_\_, Texas, This \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_.

**SURVEYOR'S CERTIFICATE**

**STATE OF TEXAS**  
**COUNTY OF DALLAS**  
 That I, Barry S. Rhodes, 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-8-817 (a), (b), (c), (d), & (e); and that the digital drawing file accompanying this plat is a precise representation of this Signed Final Plat.

WITNESS MY HAND AT \_\_\_\_\_, TEXAS this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_.

Barry S. Rhodes  
 Registered Professional Land Surveyor R.P.L.S. No. 3691

**SURVEYOR'S NOTES**

- ALL LOT CORNERS ARE SET WITH A 1/2" IRON ROD WITH A YELLOW PLASTIC CAP STAMPED "R.P.L.S. 3691" UNLESS OTHERWISE NOTED.
- ALL COORDINATES SHOWN ARE BASED ON TEXAS STATE PLANE COORDINATE SYSTEM, NORTH CENTRAL ZONE, NORTH AMERICAN DATUM OF 1983 ON GRID COORDINATE VALUES, NO SCALE AND NO PROJECTION.
- BASIS OF BEARINGS DETERMINED BY TEXAS STATE PLANE COORDINATE SYSTEM, NORTH CENTRAL ZONE, NORTH AMERICAN DATUM OF 1983 (2011).
- LOT TO LOT DRAINAGE IS NOT PERMITTED WITHOUT ENGINEERING SECTION APPROVAL.
- THE PURPOSE OF THIS PLAT IS TO CREATE TWO (2) PLATTED LOTS FROM AN EXISTING TRACT OF LAND.
- NO PORTION OF THE SUBJECT PROPERTY SHOWN HEREON LIES WITHIN THE 100 YEAR FLOOD HAZARD AREA AS SHOWN ON THE FLOOD INSURANCE RATE MAP, COMMUNITY PANEL NO. 48113C0505J DATED 08/23/2001, ZONE X.

**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 Barry S. Rhodes, R.P.L.S. 3691, State of Texas, 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 and in the capacity therein stated.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_.

Notary Public in and for the State of Texas  
 My commission expires: \_\_\_\_\_

**CERTIFICATE OF APPROVAL**

I, Tony Shiddi, Chairperson or Brent Rubin, Vice Chairperson of the City Plan Commission of the City of Dallas, State of Texas, hereby certify that the attached plat was duly filed for approval with the City Plan Commission of the City of Dallas on the \_\_\_\_\_ day of \_\_\_\_\_, A.D. 20\_\_\_\_, and same was duly approved on the \_\_\_\_\_ day of \_\_\_\_\_, A.D. 20\_\_\_\_ by said Commission.

Chairperson or Vice Chairperson  
 City Planning Commission  
 Dallas, Texas

Attest: \_\_\_\_\_  
 Secretary

**PROPERTY ADDRESS:**  
 6603 ELAM ROAD, DALLAS, TEXAS 75217  
**OWNER:** MOY CONSTRUCTION, INC.  
**ADDRESS:** PO BOX 171360, DALLAS, TEXAS 75217  
 PHONE: 214-677-8628

LEGEND	
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
C.M. VOL.	CONTROLLING MONUMENT VOLUME
PG.	PAGE
INST. NO.	INSTRUMENT NUMBER
IRF	IRON ROD FOUND
IPF	IRON PIPE FOUND
IRF W/ YC	IRON ROD FOUND WITH YELLOW PLASTIC CAP
IRS	IRON ROD SET WITH A YELLOW PLASTIC CAP STAMPED "RPLS 3691"
ADS	ALUMINUM DISC STAMPED "ELAM MOY ADDITION, RPLS 3691"

**BURNS SURVEYING**  
**PROFESSIONAL LAND SURVEYORS**  
 OFFICE: 2701 SUNSET RIDGE DR., ROCKWALL, TX 75082  
 SURVEYOR: BARRY S. RHODES - RPLS NO. 3691  
**FIRM NO. 10194366**  
 WEBSITE: WWW.BURNSURVEYING.COM  
 PHONE: (214) 326-1090  
 JOB NO.: 202309750 PREPARATION DATE: 06/05/2024 DRAWN BY: TD

**PRELIMINARY PLAT**  
**LOTS 1 AND 2, BLOCK 6250,**  
**ELAM MOY ADDITION**  
 20,000 SQUARE FEET OR 0.459 ACRES OF LAND  
 BEING A PART OF BLOCK 6250  
 CITY OF DALLAS, DALLAS COUNTY, TEXAS  
 JOSEPH COX SURVEY, ABSTRACT NO. 277  
 CITY PLAN FILE NO. S234-162  
 ENGINEERING FILE NO. \_\_\_\_\_