

CURVE TABLE					
CURVE	DELTA	RADIUS	LENGTH	CH. BEAR.	CHORD
C1	32°15'06"	227.00'	127.78'	S71°07'59"W	126.09'
C2	7°07'36"	30.00'	3.73'	N04°55'54"E	3.73'
C3	7°07'36"	30.00'	3.73'	S04°55'54"W	3.73'
C4	64°05'55"	27.18'	30.41'	S33°49'42"E	28.85'

LINE TABLE		
LINE	LENGTH	BEARING
L1	11.56'	N01°22'06"E
L2	10.00'	S88°34'08"E
L3	10.00'	S01°22'06"W
L4	180.14'	N87°15'31"E
L5	59.64'	S59°59'58"E
L6	7.85'	S25°00'19"E
L7	2.08'	N25°00'19"W
L8	46.73'	N59°59'58"W
L9	21.62'	S01°22'06"W
L10	20.45'	S08°29'42"W
L11	199.54'	S01°22'06"W

LEGEND	
O.P.R.D.C.T.	Official Public Records, Dallas County, Texas
D.R.D.C.T.	Deed Records, Dallas County, Texas
C.M.	Controlling Monument
VOL.	Volume
PG.	Page
1/2" IRF	1/2-inch iron rod found
1/2" IRS	1/2-inch iron rod with a yellow plastic cap stamped "RPLS 5310"

OWNER'S CERTIFICATE

STATE OF TEXAS
COUNTY OF DALLAS

WHEREAS MoeJoe Capital Investments, LLC is the sole owner of a tract of land located in the J. F. CHENOETH SURVEY, Abstract No. 267, Dallas County, Texas, and being a portion of Block B, Westside Addition Section 1, an addition to the City of Farmers Branch, Dallas County, Texas, according to the plat thereof recorded in Instrument No. 200600172708, Official Public Records, Dallas County, Texas, and being part of a tract of land described in deed to MoeJoe Capital Investments, LLC, recorded in Instrument No. 201900301843, Official Public Records, Dallas County, Texas, and being more particularly described as follows;

BEGINNING at a 1/2" iron rod found in the South line of Valley View Lane, a variable width right-of-way, at the Northwest corner of Lot 1X, Block C, Windermere Addition, an addition to the City of Farmers Branch, Dallas County, Texas, according to the plat thereof recorded in Instrument No. 201800314149, Official Public Records, Dallas County, Texas;

Thence South 01°22'06" West, a distance of 233.65' to a 1/2" iron rod with a yellow plastic cap stamped "RPLS 5310" set in the North line Perrin Lane, a 50' right-of-way and being the Southwest corner of said Lot 1X;

Thence South 87°15'31" West, along said North line, a distance of 180.00' to a 1/2" iron rod with a yellow plastic cap stamped "RPLS 5310" set for corner, and being the beginning of a tangent curve to the left, having a central angle of 32°37'35", a radius of 225.00' and a chord bearing distance of South 70°56'43" West, 126.40';

Thence Southwesterly, continuing along said North line, an arc distance of 128.12' to a 1/2" iron rod with a yellow plastic cap stamped "RPLS 5310" set for corner;

Thence North 01°22'06" East, a distance 290.67' to a 1/2" iron rod with a yellow plastic cap stamped "RPLS 5310" set for corner in said South line of Valley View Lane;

Thence South 88°37'54" East, along said South line, a distance of 297.99' to the PLACE OF BEGINNING and containing 74,159 square feet or 1.702 acres of land.

SURVEYOR'S CERTIFICATE

STATE OF TEXAS
COUNTY OF DALLAS

THAT I, John S. Turner, do hereby certify that I prepared this replat plat from an actual survey on the land and that the corner monuments shown thereon were found and/or properly placed under my personal supervision in accordance with the Platting Rules and Regulations of the Planning and Zoning Commission of the City of Farmers Branch, Texas.

Witness my hand at Mesquite, Texas,
This _____ day of _____, 20____.

PRELIMINARY PURPOSES ONLY

John S. Turner
Registered Professional Land Surveyor #5310

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 John S. Turner, R.P.L.S. NO. 5310, 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

OWNER'S DEDICATION

NOW, THEREFORE, KNOW ALL BY THESE PRESENTS:

That, MoeJoe Capital Investments, LLC, acting by and through its duly authorized agent, Byron Wells does hereby adopt this plat designating the herein above described property as **STEAMSPARK ADDITION, LOT 1, BLOCK A**, an addition to the City of Farmers Branch, Dallas County, Texas, and does hereby dedicate to the public use forever, the streets and easements shown hereon. The easements are hereby reserved for the purposes indicated. No permanent structures (buildings, fences, trees, shrubs, or paving) shall be constructed or placed upon, over or across said easements as shown, except with the written permission of the City of Farmers Branch, Texas. Said easements being hereby reserved for the mutual use and accommodation of all public utilities. All and any public utility shall have the full right and privilege to remove and keep removed all or any parts of any buildings, fences, trees, shrubs, paving or other improvements or growths which may in any way endanger or interfere with the construction, maintenance or efficiency of its respective utility system located within the easement, and all public utilities shall at all times have the full right of ingress and egress to or from and upon said easements for the purpose of constructing, reconstructing, inspecting, patrolling, maintaining and adding or removing all or part of its respective system without the necessity at any time of procuring the permission of anyone. The reconstruction, relocation, or other replacement of any buildings, fences, trees, shrubs, paving or other improvements or growths within such easements shall accrue no responsibility or liability to the City of Farmers Branch, Texas. (Any public utility shall have the right of ingress and egress to private property for the purpose of reading meters and any maintenance and service required or ordinarily performed by that utility.) There will be no permanent structures (buildings, fences, trees, shrubs, paving or other improvements or growths) or obstructions built, placed or planted within the 100 year flood plain. The maintenance of all easements shown hereon shall be the responsibility of the property owners.

This plat approved subject to all platting ordinances, rules, and regulations of the City of Farmers Branch, Texas.

EXECUTED this the _____ day of _____, 20____.

By: _____
Byron Wells, Authorized Agent

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 Byron Wells, known to me to be the persons whose names are subscribed to the foregoing instrument, and acknowledged to me that they 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

CERTIFICATE OF APPROVAL

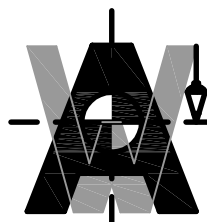
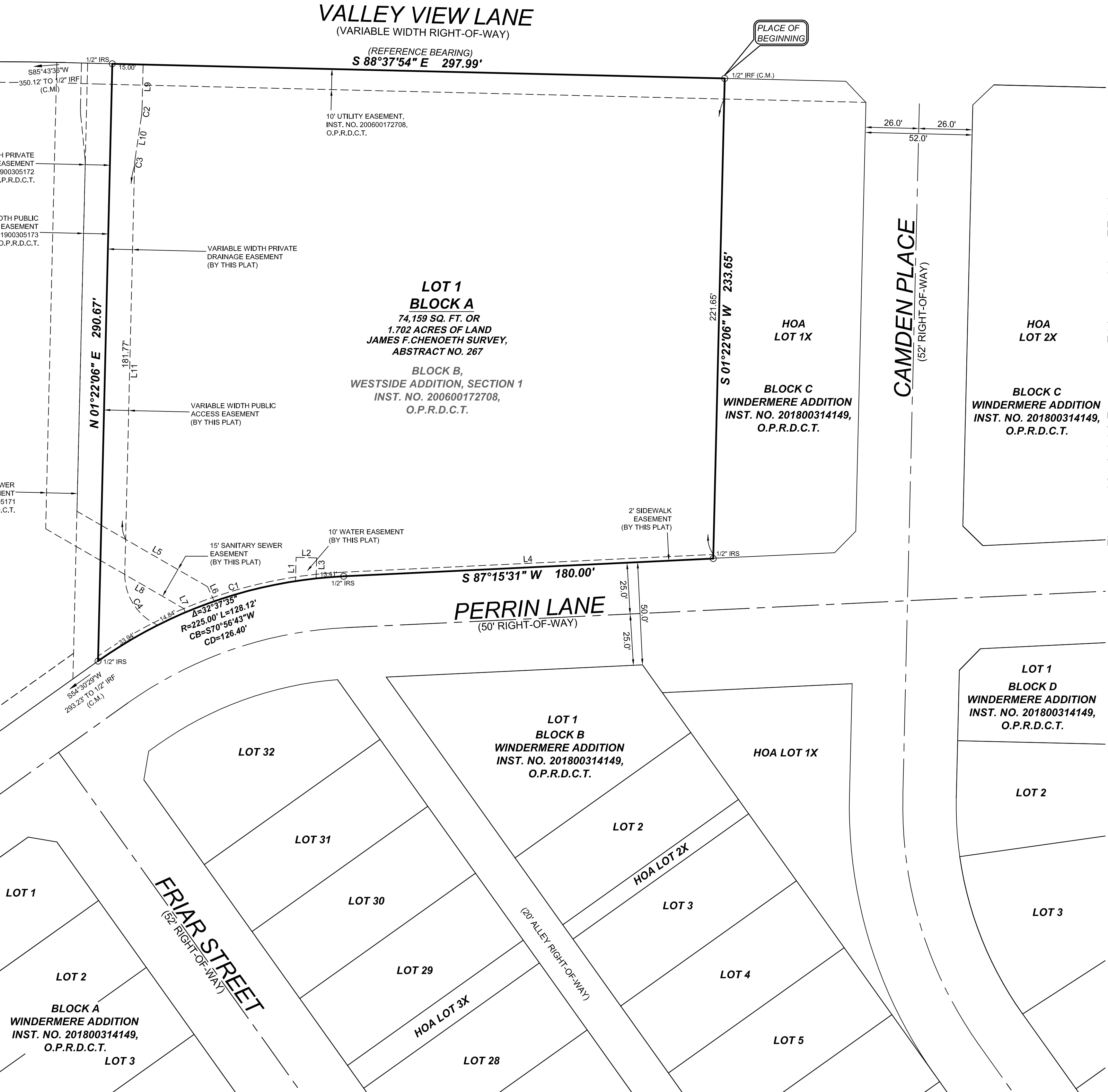
Approved this _____ day of _____, 20____, by the Planning and Zoning Commission of the City of Farmers Branch, Dallas County, Texas.

Chairman, Planning and Zoning Commission, City of Farmers Branch, Texas

Director of Planning and Zoning _____ or _____
Director of Public Works

SURVEYOR'S NOTES

- 1) ALL 1/2" IRON RODS SET FOR CORNER AS SHOWN HEREON HAVE A YELLOW PLASTIC CAP STAMPED "RPLS 5310".
- 2) ALL COORDINATES POSTED HEREON ARE GRID COORDINATES BASED ON CITY OF FARMERS BRANCH BENCH MARKS NO. 17 AND 18.
- 3) ALL BEARINGS ARE BASED ON TEXAS STATE PLANE COORDINATE SYSTEM, NORTH CENTRAL ZONE 4202, NORTH AMERICAN DATUM OF 1983. (2011)
- 4) ALL DIMENSIONS SHOWN HEREON ARE SURFACE.
- 5) THE PURPOSE OF THIS REPLAT IS TO CREATE ONE PLATTED LOT AND EASEMENTS FOR CONSTRUCTION PURPOSES.
- 6) SELLING A PORTION OF THIS ADDIION BY METES AND BOUNDS IS A VIOLATION OF CITY SUBDIVISION ORDINANCE AND STATE PLATTING STATUES AND IS SUBJECT TO FINES AND WITHOLDING OF UTILITIES AND BUILDING CERTIFICATES.
- 7) SETBACKS ARE SET IN ACCORDANCE WITH CURRENT ZONING.
- 8) AN ONCOR EASEMENT IS LOCATED WITHIN THE BOUNDARIES OF THE PLAT.



A&W SURVEYORS, INC.
Professional Land Surveyors

TEXAS REGISTRATION NO. 100174-00
P.O. BOX 870029, MESQUITE, TX. 75187
PHONE: (972) 681-4975 FAX: (972) 681-4954
WWW.AWSURVEY.COM

~ PROPERTY ADDRESS: 1400 Valley View Ln. Farmers Branch, TX 75234 ~

Owner: MoeJoe Capital Investments, LLC
~ 528 Tuscan Drive, Irving, TX 75039 ~
Telephone: (214) 460-5174

Job No.: 19-0054

Drawn by: 517

Date: 05-31-2019 Revised:

"A professional company operating in your best interest"

FINAL PLAT

STEAMSPARK ADDITION LOT 1, BLOCK A

74,159 SQUARE FEET OR 1.702 ACRES
BEING A REPLAT OF
A PART OF BLOCK B
WESTSIDE ADDITION, SECTION 1
INSTRUMENT NO. 200600172708, O.P.R.D.C.T., AN ADDITION TO THE
CITY OF FARMERS BRANCH, DALLAS COUNTY, TEXAS
SITUATED IN THE JAMES F. CHENOETH SURVEY, ABSTRACT 267
DALLAS COUNTY, TEXAS