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City of Dallas Benchmark No. 789: 34-R-2S

Being a Standard Water Department Benchmark set on a concrete curb of a Storm Sewer Drop Inlet on the Northeast corner of the Intersection of Lemmon Avenue and Dorothy Avenue.

Elevation: 493.620

No portion of the subject property lies within any area of 100-year flood according to FEMA's Flood Insurance Rate Map No. 48113C0330 J, dated August 23, 2001. Property is in Zone X.

**GENERAL PLAT NOTES:**

1. The purpose of this plat is to create one (1) Lot from a Portion of two (2) Existing Lots.
2. The number of Lots permitted by this plat is one.
3. Lot to Lot drainage will not be allowed without City of Dallas Paving & Drainage Engineering Section approval.
4. Basis of Bearings: STATE PLANE COORDINATE SYSTEM, NORTH TEXAS CENTRAL ZONE 4202, NORTH AMERICAN DATUM OF 1983. ADJUSTMENT REALIZATION 2011.
5. COORDINATES SHOWN HEREON ARE REFERENCED TO THE TEXAS STATE PLANE COORDINATE SYSTEM, NORTH CENTRAL ZONE 4202, NORTH AMERICAN DATUM OF 1983 ON GRID COORDINATE VALUES, NO SCALE FACTOR AND NO PROJECTION.

**NOTES:**

- CIRS = 5/8" iron rod with purple plastic cap stamped, "RPLS 6451" set
- CIRF = capped iron rod found
- IRF = iron rod found
- Vol., Pg. = Volume, Page
- D.R.D.C.T. = Deed Records, Dallas County, Texas
- M.R.D.C.T. = Map Records, Dallas County, Texas
- Instr. No. = Instrument Number
- O.P.R.D.C.T. = Official Public Records, Dallas County, Texas
- P.O.B. = Point of Beginning
- R.O.W. = right-of-way
- Sq. Ft. = Square Feet
- B.L. = Building Setback Line
- (C.M.) = Controlling Monument

**PRELIMINARY PLAT**  
**BOWSER ADDITION**  
**LOT 9A, BLOCK 1/2462**  
 Being a Replat out of  
 6,742 Square Feet, 0.155 Acres  
 Part of Lots 9 & 10, Block 1/2462 of  
**ELSMERE ADDITION**  
 as recorded in Volume 1, Page 42  
 Map Records, Dallas County, Texas &  
**AND BEING OUT OF THE**  
**CRAWFORD GRIGSBY SURVEY, ABSTRACT No. 532**  
**City of Dallas, Dallas County, Texas**  
**CITY PLAN FILE NO. S223-079**

<b>ENGINEER</b> Xavier Chapa Engineering/Surveying 1425 W. Pioneer, Suite 107 Frisco, Texas, 75061 Contact: Xavier Chapa 214-869-9539 xavier.chapa@maranot.com	<b>OWNER</b> Kamran Zia 1681 Prince William Lane Frisco, Texas, 75034 Contact: Kamran Zia	<b>SURVEYOR</b> Duenes Land Surveying, LLC 2112 Blockfoot Trail Mesquite, Texas 75149 Contact: Dustin D. Davison, RPLS 214-317-0685 dustin@dueneslandsurveying.com
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OWNER'S CERTIFICATE

STATE OF TEXAS )(
COUNTY OF DALLAS )(

WHEREAS, Kamran Zia, is the owner of a 6,742 square foot (0.155 acre) tract of land situated in the CRAWFORD GRIGSBY SURVEY, ABSTRACT NUMBER 532, City of Dallas, Dallas County, Texas, same being a portion of Lots 9 & 10, Block 1/2462, of Elsmere Addition, an Addition to the City of Dallas, Dallas County, Texas, recorded in Volume 1, Page 42, Map Records, Dallas County, Texas, further being that certain tract of land conveyed to Kamran Zia, by Warranty Deed with Vendor's Lien recorded in Instrument Number 202200075296, Official Public Records, Dallas County, Texas, and being more particularly described by metes and bounds as follows:

BEGINNING at a 1/2" iron rod found (Controlling Monument) in the northwest right-of-way line of Miles Street (50' R.O.W.), (Volume 1, Page 42, Map Records, Dallas County, Texas), same being the east corner of a portion of Lot 8, of said Addition, from which a 1/2" iron rod with Yellow plastic cap stamped, "C&A" found (Controlling Monument) bears South 44 degrees 28 minutes 38 seconds West, for 50.00 feet;

THENCE North 45 degrees 31 minutes 22 seconds West, departing said northwest right-of-way line, along the northeasterly line of said portion of Lot 8, for a distance of 134.83 feet, to a 5/8" iron rod with Purple plastic cap stamped, "RPLS 6451" set, same being the north corner of said portion of Lot 8 and being the east corner of the Remainder of Lot 8 (Save & Except Tract) and the south corner of the Remainder of Lot 9 (Save & Except Tract), of said Addition;

THENCE North 44 degrees 28 minutes 38 seconds East, for a distance of 50.00 feet, to a 5/8" iron rod with Purple plastic cap stamped, "RPLS 6451" set, same being the east corner of the Remainder of Lot 10 (Save & Except Tract), of said Addition, further being in the southwesterly line of Lot 12A, Block 1/2462, of FRANKLIN-HETH ADDITION, an Addition to the City of Dallas, recorded in Volume 2004066, Page 184, Deed Records, Dallas County, Texas;

THENCE South 45 degrees 31 minutes 22 seconds East, along the southwesterly line of said Addition, for a distance of 134.83 feet, to a 5/8" iron rod with Purple plastic cap stamped, "RPLS 6451" set in the northwest right-of-way line of aforementioned Miles Street, same being the south corner of Lot 12D, of said Addition;

THENCE South 44 degrees 28 minutes 38 seconds West, along said northwest right-of-way line, for a distance of 50.00 feet, to the POINT OF BEGINNING and containing 6,742 square feet or 0.155 acres of land, more or less.

OWNERS DEDICATION

NOW THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

THAT Kamran Zia, do hereby adopt this plat, designating the hereon described property as BOWSER 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 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 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 at Dallas, Texas, this the \_\_\_\_ day of \_\_\_\_\_, 2023.

By: Kamran Zia

Owner

STATE OF TEXAS )(
COUNTY OF DALLAS )(

BEFORE ME, the undersigned authority, a Notary Public in and for Dallas County, Texas, on this day personally appeared Kamran Zia known to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same for purposes and considerations therein expressed and in the capacity therein stated.

WITNESS, my hand at Dallas, Texas, this the \_\_\_\_ day of \_\_\_\_\_, 2023.

NOTARY PUBLIC in and for the State of Texas

SURVEYOR'S STATEMENT

I, Dustin D. Davison, 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 from other reliable documentation; and that this plat substantially complies with the Rules and Regulations of the Texas Board of Professional Engineers and Land Surveyors, the City of Dallas Development Code (Ordinance No. 19455, as amended) and the Texas Local Government Code, Chapter 212. I further affirm that the monumentation shown hereon was either found in place 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 and Record Final Plat.

Dated this the \_\_\_\_ day of \_\_\_\_\_, 2023.

PRELIMINARY
RELEASED 02/23/23 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.

Dustin D. Davison, RPLS No. 6451

STATE OF TEXAS )(
COUNTY OF DALLAS )(

BEFORE ME, the undersigned authority, a Notary Public in and for Dallas County, Texas, on this day personally appeared Dustin D. Davison, known to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same for purposes and considerations therein expressed and in the capacity therein stated.

Given under my hand and seal of office, this \_\_\_\_ day of \_\_\_\_\_ 2023.

NOTARY PUBLIC in and for the State of Texas

PRELIMINARY PLAT
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Plotted by: JT Beaton
Date: Thursday, March 09, 2023 Time: 10:50 AM
Reviewed by: JT Beaton
Date: Thursday, March 09, 2023 Time: 10:50 AM