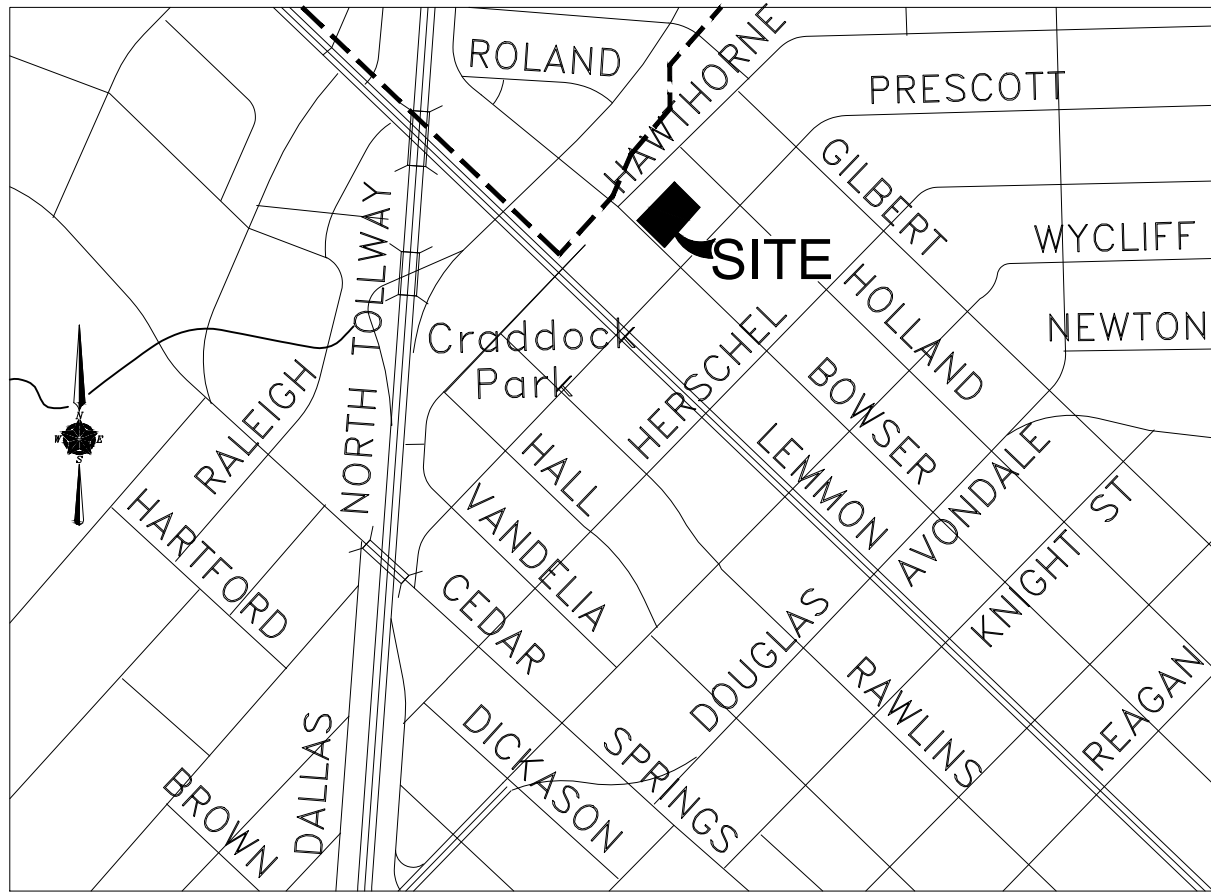


VICINITY MAP - NOT TO SCALE



LEGEND

D.R.D.C.T.  
M.R.D.C.T.  
O.P.R.D.C.T.  
INST. NO.  
VOL., PG.  
SQ. FT.  
IRF O  
IRF O  
CM  
SSMH  
CO  
PP  
FH  
WV  
WM  
EM  
GM  
A/C  
ADS

GRAVEL PAVEMENT  
CENTERLINE  
EASEMENT LINE  
BUILDING LINE  
PROPERTY LINE  
WATER LINE  
SANITARY SEWER LINE  
STORM SEWER LINE  
OVERHEAD POWER LINE  
OVERHEAD ELECTRIC LINE  
WOOD FENCE  
CHAINLINK FENCE  
WROUGHT IRON FENCE  
OVERHANG

DEED RECORDS, DALLAS COUNTY, TEXAS  
MAP RECORDS, DALLAS COUNTY, TEXAS  
OFFICIAL PUBLIC RECORDS, DALLAS COUNTY, TEXAS  
INSTRUMENT NUMBER  
VOLUME, PAGE  
SQUARE FEET  
IRON PIPE FOUND  
IRON ROD FOUND  
CONTROL MONUMENT  
SANITARY SEWER MANHOLE  
CLEAN OUT  
POWER POLE  
FIRE HYDRANT  
WATER VALVE  
WATER METER  
ELECTRIC METER  
GAS METER  
AIR CONDITIONER  
3 1/4" METALLIC DISC STAMPED "BOWSER SUBDIVISION & RPLS 5382"  
SET FOR CORNER

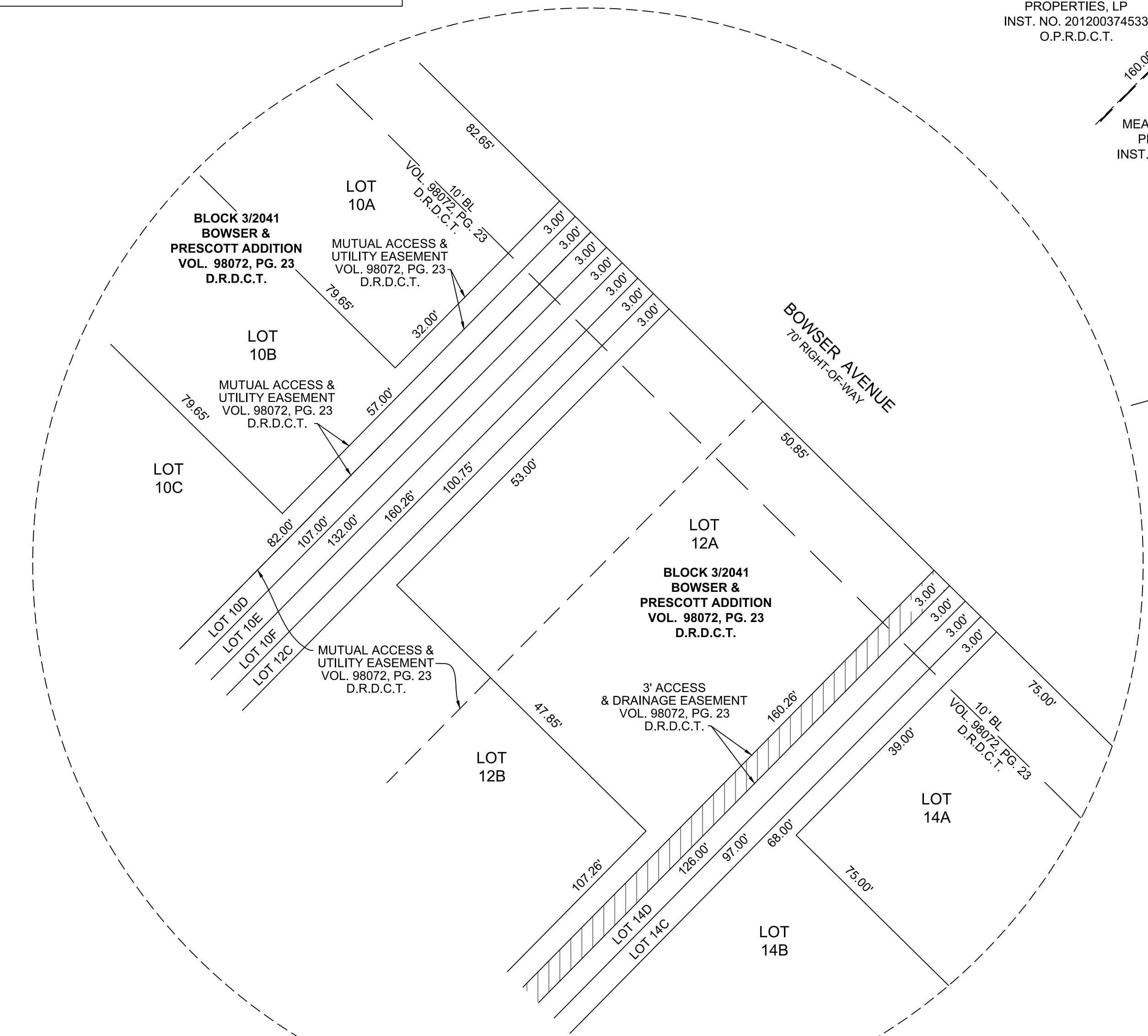
GRAVEL PAVEMENT  
CENTERLINE  
EASEMENT LINE  
BUILDING LINE  
PROPERTY LINE  
WATER LINE  
SANITARY SEWER LINE  
STORM SEWER LINE  
OVERHEAD POWER LINE  
OVERHEAD ELECTRIC LINE  
WOOD FENCE  
CHAINLINK FENCE  
WROUGHT IRON FENCE  
OVERHANG

OWNER DEED INFORMATION

\* - SCOTT MATTHEW SIEKIELSKI AND SHEAVON KRISTIN SIEKIELSKI, CO-TRUSTEES, OR THEIR SUCCESSORS IN TRUST, UNDER THE MATT AND SHEA SIEKIELSKI LIVING TRUST, DATED SEPTEMBER 18, 2018, RECORDED IN INSTRUMENT NUMBER 2024000217477, OFFICIAL PUBLIC RECORDS, DALLAS COUNTY, TEXAS.

\*\* - SCOTT MATTHEW SIEKIELSKI AND SHEAVON KRISTIN SIEKIELSKI, CO-TRUSTEES, OR THEIR SUCCESSORS IN TRUST, UNDER THE MATT AND SHEA SIEKIELSKI LIVING TRUST, DATED SEPTEMBER 21, 2018, RECORDED IN INSTRUMENT NUMBER 202400083090, OFFICIAL PUBLIC RECORDS, DALLAS COUNTY, TEXAS.

\*\*\* - SCOTT MATTHEW SIEKIELSKI AND SHEAVON KRISTIN SIEKIELSKI, CO-TRUSTEES, OR THEIR SUCCESSORS IN TRUST, UNDER THE MATT AND SHEA SIEKIELSKI LIVING TRUST, DATED SEPTEMBER 21, 2018, RECORDED IN INSTRUMENT NUMBER 202400083090, OFFICIAL PUBLIC RECORDS, DALLAS COUNTY, TEXAS.



DETAIL  
NOT TO SCALE

CRAWFORD GRIGSBY  
SURVEY, ABSTRACT NO 532

BLOCK 95  
WEST PARK ADDITION  
VOL. 4, PG. 366  
M.R.D.C.T.  
MEADOW LOMO ALTO  
PROPERTIES, LP  
INST. NO. 201200374533  
O.P.R.D.C.T.

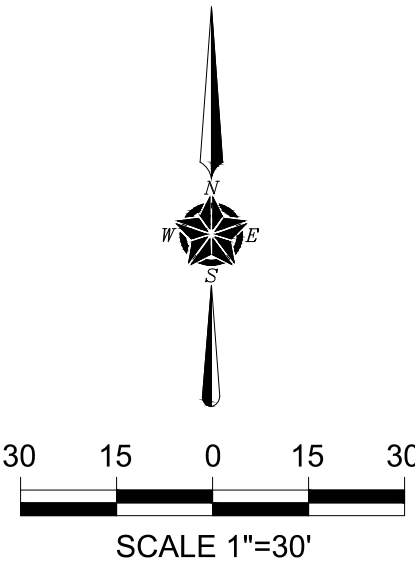
MEADOW LOMO ALTO  
PROPERTIES, LP  
INST. NO. 201200374533  
O.P.R.D.C.T.

LOT 8A, BLOCK 3/2041  
BLOCK ON BOWSER  
INST. NO. 201900037048  
O.P.R.D.C.T.

CRAWFORD GRIGSBY  
SURVEY, ABSTRACT NO 532

POINT OF  
BEGINNING  
STATE PLANE  
COORDINATES  
N=6,985,595.083  
E=2,486,545.054

SEE DETAIL



- GENERAL NOTES:
- 1) BEARINGS ARE BASED UPON THE TEXAS STATE PLANE COORDINATE SYSTEM, NORTH CENTRAL ZONE, NORTH AMERICAN DATUM OF 1983, (2011)
  - 2) THE PURPOSE OF THIS PLAT IS TO COMBINE EXISTING PLATTED LOTS 4, 5 AND 6, BLOCK 4/2042 NORTH OAK LAWN INTO ONE SINGLE LOT.
  - 3) LOT-TO-LOT DRAINAGE WILL NOT BE ALLOWED WITHOUT CITY OF DALLAS PAVING & DRAINAGE ENGINEERING SECTION APPROVAL.
  - 4) THE MAXIMUM NUMBER OF LOTS PERMITTED BY THIS PLAT IS ONE.
  - 5) ACCORDING TO THE F.I.R.M. PANEL NO. 48113C0330J, THE SUBJECT PROPERTY LIES IN ZONE X, AND DOES NOT LIE WITHIN A FLOOD PRONE HAZARD AREA.
  - 6) COORDINATES SHOWN ARE STATE PLANE COORDINATE SYSTEM NORTH CENTRAL ZONE, NORTH AMERICAN DATUM OF 1983 ON GRID COORDINATE VALUES, NO SCALE AND NO PROJECTION.
  - 7) ALL EXISTING IMPROVEMENTS ARE TO BE REMOVED.
  - 8) ALL TREES ARE AS SHOWN.
  - 9) BENCHMARKS:  
WATER DEPARTMENT BENCHMARK AT MIDPOINT OF CONCRETE CURB AT THE INTERSECTION OF WYCLIFF AVENUE AND HALL STREET.  
N: 6,983,719.728 E: 2,486,634.484 ELEV. = 487.46'  
SQUARE CUT ON TOP OF STORM SEWER INLET AT NORTHEAST CORNER OF THE INTERSECTION OF BOWSER AVENUE AND HERSHEL AVENUE.  
N: 6,984,993.239 E: 2,487,162.180 ELEV. = 487.88'

PRELIMINARY PLAT  
**BOWSER SUBDIVISION**  
**LOT 4A, BLOCK 4/2042**  
REPLAT OF LOTS 4, 5 AND 6 BLOCK 4/2042  
OF NORTH OAK LAWN  
CRAWFORD GRIGSBY SURVEY, ABSTRACT NO. 532  
CITY OF DALLAS, DALLAS COUNTY, TEXAS  
CITY PLAN FILE NO. S245-098  
ENGINEERING NO. DP \_\_\_\_\_

  
SURVEYOR  
**TEXAS HERITAGE**  
SURVEYING, LLC  
10610 Metric Drive, Suite 124, Dallas, TX 75243  
Office 214-340-9700 Fax 214-340-9710  
txheritage.com  
Firm #10169300

OWNER  
SCOTT MATTHEW SIEKIELSKI  
SHEAVON KRISTIN SIEKIELSKI  
1407 POST OAK PL  
WESTLAKE, TEXAS 76262

DATE: 12/26/24 / JOB # 2402569-1 / SCALE - 1" = 30' / JAM

SHEET 1 OF 2



OWNER'S CERTIFICATE

STATE OF TEXAS  
COUNTY OF DALLAS

WHEREAS, **SCOTT MATTHEW SIEKIELSKI AND SHEAVON KRISTIN SIEKIELSKI, CO-TRUSTEES, OR THEIR SUCCESSORS IN TRUST, UNDER THE MATT AND SHEA SIEKIELSKI LIVING TRUST, DATED SEPTEMBER 18, 2018**, is the owner of a tract of land situated in the Crawford Grigsby Survey, Abstract No. 532, City of Dallas, Dallas County, Texas, being Lots 4, 5 & 6, Block 4/2042, North Oak Lawn, an addition to the City of Dallas, Dallas County, Texas, according to the plat thereof recorded in Volume 1, Page 212, Map Records, Dallas County, Texas, same being that same tract of land (LOT 6) as described in General Warranty Deed to Scott Matthew Siekielski and Sheavon Kristin Siekielski, co-trustees, or their successors in trust, under the Matt and Shea Siekielski Living Trust, dated September 18, 2018, recorded in Instrument Number 202300217477, Official Public Records, Dallas County, Texas, along with that same tract of land (LOT 5) as described in General Warranty Deed to Scott Matthew Siekielski and Sheavon Kristin Siekielski, co-trustees, or their successors in trust, under the Matt and Shea Siekielski Living Trust, dated September 21, 2018, as amended, recorded in Instrument Number 202400083090, Official Public Records, Dallas County, Texas and that tract of land (LOT 4) as described in General Warranty Deed to Scott Matthew Siekielski and Sheavon Kristin Siekielski, co-trustees, or their successors in trust, under the Matt and Shea Siekielski Living Trust, dated September 18, 2018, recorded in Instrument Number 202400251115, Official Public Records, Dallas County, Texas, and together being more particularly described by metes and bounds as follows;

BEGINNING at a 1/2 inch iron pipe found, said point being the west corner of said Lot 6, Block 4/2042, also being the south corner of Lot 7, Block 4/2042 of said North Oak Lawn, lying on the northeasterly right-of-way line of Bowser Avenue (70' right-of-way);

THENCE North 44 degrees 48 minutes 09 seconds East, departing the said northeasterly right-of-way line of Bowser Avenue, along the southeast line of said Lot 7, Block 4/2042, also being the northwest line of said Lot 6, Block 4/2042, a distance of 160.00 feet to a 3 1/4 inch aluminum disk set stamped "BOWSER SUBDIVISION & RPLS 5382", said point being the north corner of said Lot 6, Block 4/2042, said point also being the east corner of Lot 7, Block 4/2042, lying on the southwest right-of-way line of a 15 foot alley, from which a 1/2 inch iron rod bears North 45 degrees 00 minutes 00 seconds East, a distance of 0.26 feet for reference;

THENCE South 45 degrees 24 minutes 16 seconds East, along the northeast line of said Lots 6, 5 & 4, Block 4/2042, also being the southwest right-of-way line of said alley, a distance of 150.00 feet to a 3 1/4 inch aluminum disk set stamped "BOWSER SUBDIVISION & RPLS 5382", said point being the east corner of said Lot 4, Block 4/2042, said point being the north corner of Lot 3, Block 4/2042, of said North Oak Lawn;

THENCE South 44 degrees 48 minutes 09 seconds West, departing the southwest right-of-way line of said alley, along the southeast line of said Lot 4, Block 4/2042, also being the northwest line of said Lot 3, Block 4/2042, a distance of 160.00 feet to a 3 1/4 inch aluminum disk set stamped "BOWSER SUBDIVISION & RPLS 5382", said point being the south corner of said Lot 4, Block 4/2042, also being the west corner of said Lot 3, Block 4/2042, lying on the northeast right-of-way line of said Bowser Avenue;

THENCE North 45 degrees 24 minutes 16 seconds West, along the said northeast right-of-way line of Bowser Avenue, a distance of 150.00 feet to the POINT OF BEGINNING and containing 24,000 square feet or 0.551 acres of land more or less.

OWNER'S DEDICATION

NOW THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

That **SCOTT MATTHEW SIEKIELSKI AND SHEAVON KRISTIN SIEKIELSKI, CO-TRUSTEES, OR THEIR SUCCESSORS IN TRUST, UNDER THE MATT AND SHEA SIEKIELSKI LIVING TRUST, DATED SEPTEMBER 18, 2018**, acting by and through its duly authorized agent, Matt Siekielski does hereby adopt this plat, designating the herein described property as **BOWSER SUBDIVISION** 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 THIS \_\_\_\_ DAY OF \_\_\_\_\_, 2025.

SCOTT MATTHEW SIEKIELSKI AND SHEAVON KRISTIN SIEKIELSKI, CO-TRUSTEES, OR THEIR SUCCESSORS IN TRUST, UNDER THE MATT AND SHEA SIEKIELSKI LIVING TRUST, DATED SEPTEMBER 18, 2018

By: \_\_\_\_\_  
SCOTT MATTHEW SIEKIELSKI - TRUSTEE

STATE OF TEXAS  
COUNTY OF DALLAS

BEFORE ME, the undersigned authority, a Notary Public in and for the said County and State, on this day personally appeared SCOTT MATTHEW SIEKIELSKI, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he/she executed the same for the purpose therein expressed and under oath stated that the statements in the foregoing certificate are true.

GIVEN UNDER MY HAND AND SEAL OF OFFICE this \_\_\_\_ day of \_\_\_\_\_, 2025.

\_\_\_\_\_  
Notary Public in and for the State of Texas

SCOTT MATTHEW SIEKIELSKI AND SHEAVON KRISTIN SIEKIELSKI, CO-TRUSTEES, OR THEIR SUCCESSORS IN TRUST, UNDER THE MATT AND SHEA SIEKIELSKI LIVING TRUST, DATED SEPTEMBER 18, 2018

By: \_\_\_\_\_  
SHEAVON KRISTIN SIEKIELSKI- TRUSTEE

STATE OF TEXAS  
COUNTY OF DALLAS

BEFORE ME, the undersigned authority, a Notary Public in and for the said County and State, on this day personally appeared SHEAVON KRISTIN SIEKIELSKI, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he/she executed the same for the purpose therein expressed and under oath stated that the statements in the foregoing certificate are true.

GIVEN UNDER MY HAND AND SEAL OF OFFICE this \_\_\_\_ day of \_\_\_\_\_, 2025.

\_\_\_\_\_  
Notary Public in and for the State of Texas

SURVEYOR'S STATEMENT

I, J.R. JANUARY, 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 Engineers and Land Surveyors, 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 \_\_\_\_\_, 2025.

Preliminary, this document shall not be recorded for any purposes and shall not be used or viewed or relied upon as a final survey document. (02/06/2025)

J.R. JANUARY  
Texas Registered Professional Land Surveyor No. 5382

STATE OF TEXAS  
COUNTY OF DALLAS

BEFORE ME, the undersigned authority, a Notary Public in and for the said County and State, on this day personally appeared J.R. JANUARY, 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 purpose therein expressed and under oath stated that the statements in the foregoing certificate are true.

GIVEN UNDER MY HAND AND SEAL OF OFFICE this \_\_\_\_ day of \_\_\_\_\_, 2025.

\_\_\_\_\_  
Notary Public in and for the State of Texas

PLACE COUNTY  
RECORDING LABEL HERE

**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\_\_\_\_ 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 Plan Commission  
Dallas, Texas  
  
Attest: \_\_\_\_\_  
Secretary

OWNER  
SCOTT MATTHEW SIEKIELSKI  
SHEAVON KRISTIN SIEKIELSKI  
1407 POST OAK PL  
WESTLAKE, TEXAS 76262

  
SURVEYOR  
**TEXAS HERITAGE**  
SURVEYING, LLC  
10610 Metric Drive, Suite 124, Dallas, TX 75243  
Office 214-340-9700 Fax 214-340-9710  
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Firm #10169300

PRELIMINARY PLAT  
**BOWSER SUBDIVISION**  
**LOT 4A, BLOCK 4/2042**  
REPLAT OF LOTS 4, 5 AND 6 BLOCK 4/2042  
OF NORTH OAK LAWN  
CRAWFORD GRIGSBY SURVEY, ABSTRACT NO. 532  
CITY OF DALLAS, DALLAS COUNTY, TEXAS  
CITY PLAN FILE NO. S245-098  
ENGINEERING NO. DP \_\_\_\_\_

DATE: 12/26/24 / JOB # 2402569-1/ SCALE - 1" = 30' /JAM

SHEET 2 OF 2