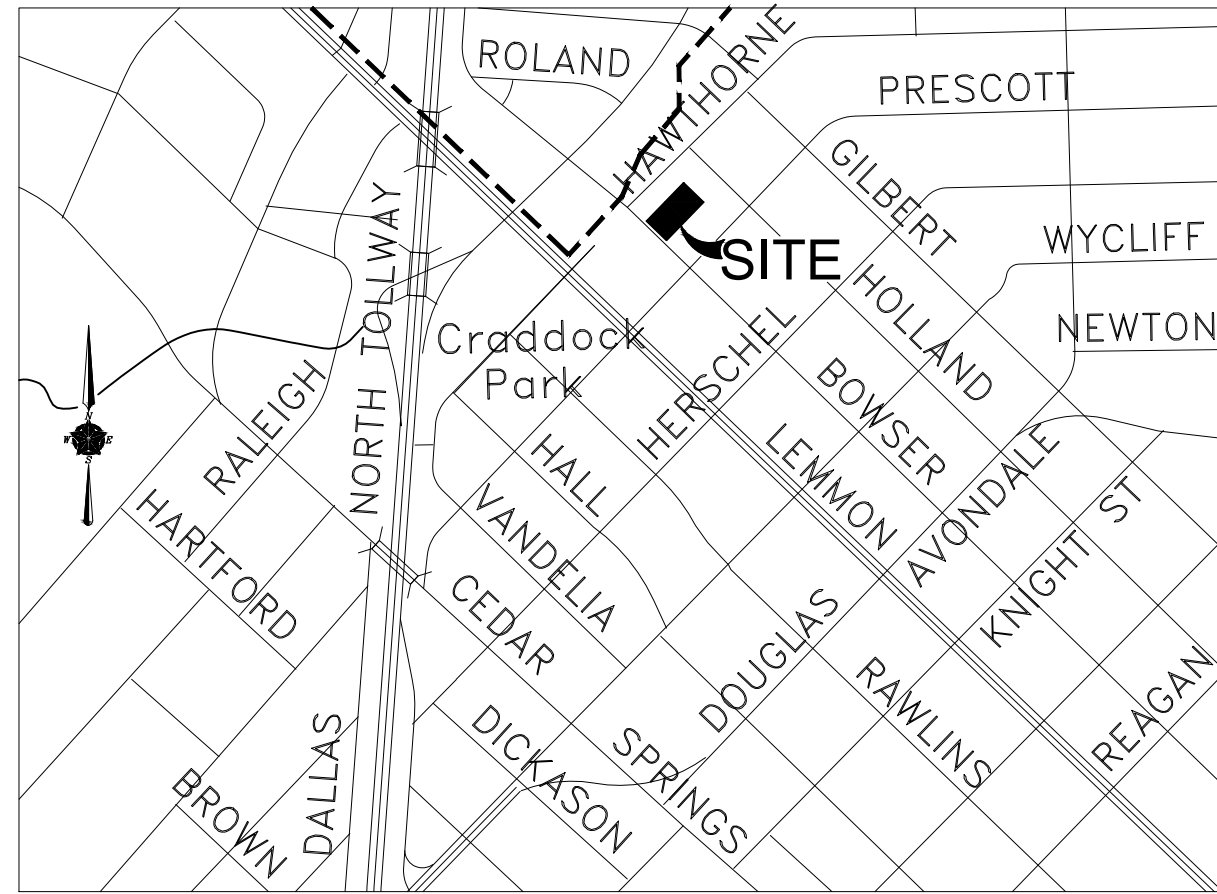
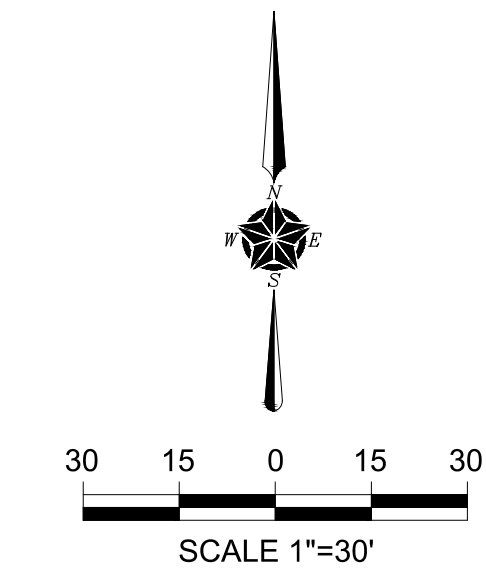


VICINITY MAP - NOT TO SCALE



LEGEND

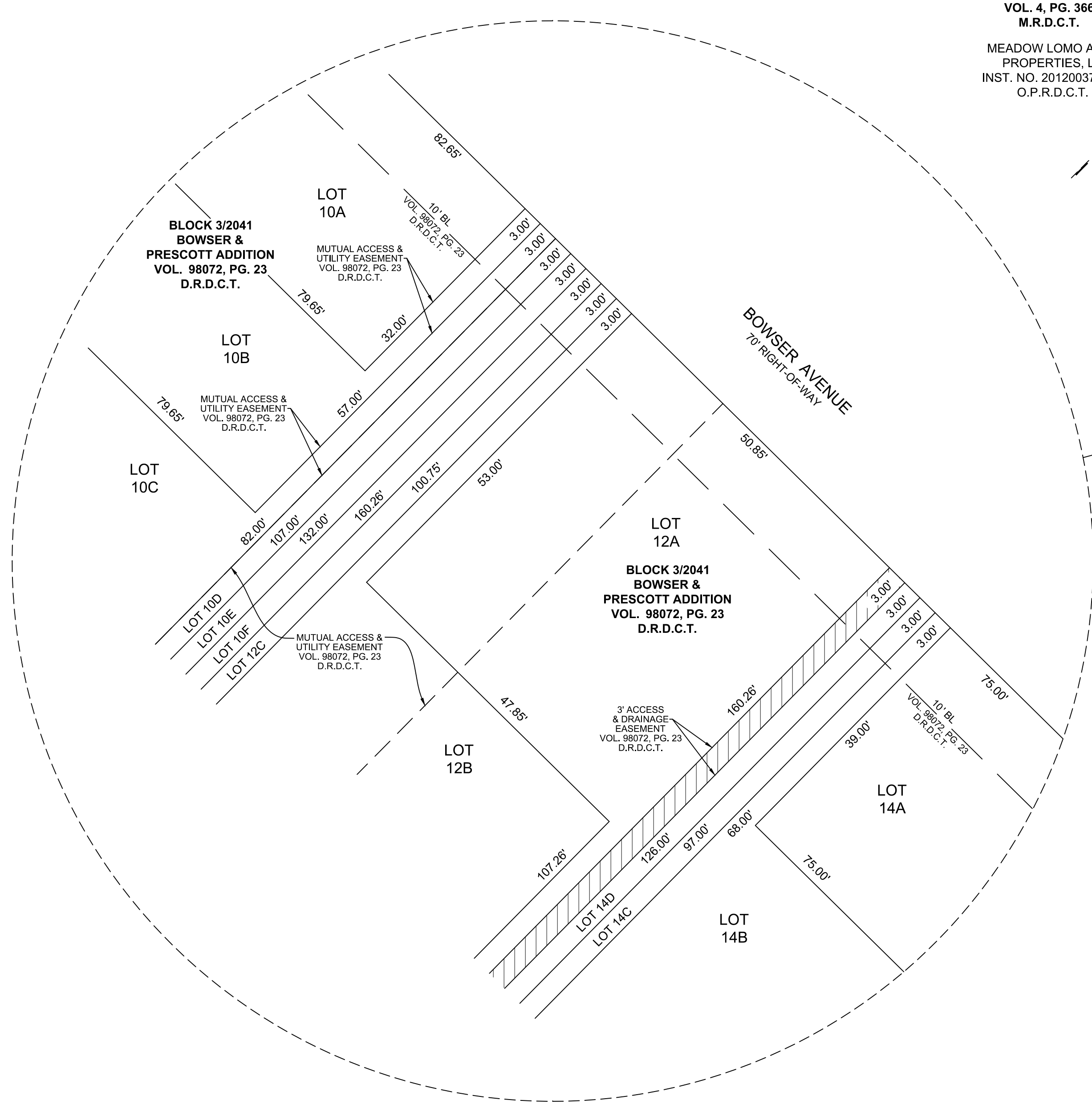
D.R.D.C.T.	DEED RECORDS, DALLAS COUNTY, TEXAS
M.R.D.C.T.	MAP RECORDS, DALLAS COUNTY, TEXAS
O.P.R.D.C.T.	OFFICIAL PUBLIC RECORDS, DALLAS COUNTY, TEXAS
INST. NO.	INSTRUMENT NUMBER
VOL., PG.	VOLUME, PAGE
SQ. FT.	SQUARE FEET
IPF	IRON PIPE FOUND
IRF	IRON ROD FOUND
CM	CONTROL MONUMENT
SSMH	SANITARY SEWER MANHOLE
CO	CLEAN OUT
PP	POWER POLE
FH	FIRE HYDRANT
WV	WATER VALVE
WM	WATER METER
EM	ELECTRIC METER
GM	GAS METER
AC	AIR CONDITIONER
ADS	3" 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
	OVERHANG



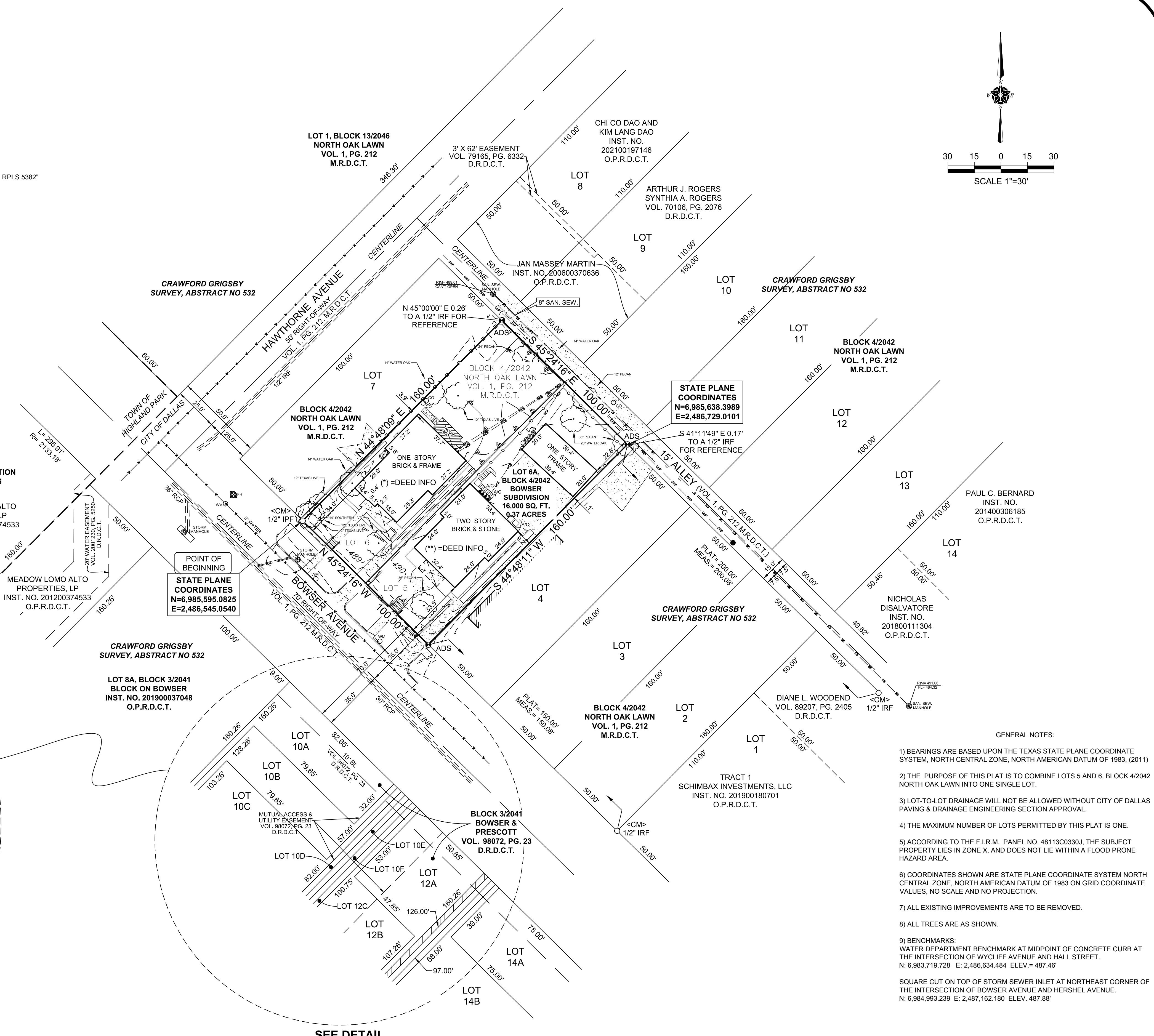
OWNER DEED INFORMATION

* - 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 202300217477, 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



- 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 LOTS 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. 481130330J, 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'

SEE DETAIL

SURVEYOR
TEXAS HERITAGE
SURVEYING, LLC

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

10610 Metric Drive, Suite 124, Dallas, TX 75243
Office 214-340-9700 Fax 214-340-9710
txheritage.com
Firm #10169300



PRELIMINARY PLAT
BOWSER SUBDIVISION
LOT 6A, BLOCK 4/2042
REPLAT OF LOTS 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. S234-177

DATE: 07/20/24 / JOB # 2401098-1 / SCALE - 1" = 30' / JAM

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 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 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, also 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 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 Lot 6, Block 4/2042, also being the southwest right-of-way line of said alley, a distance of 100.00 feet to a 3 1/4 inch aluminum disk set stamped "BOWSER SUBDIVISION & RPLS 5382", said point being the east corner of said Lot 5, Block 4/2042, said point being the north corner of Lot 4, Block 4/2042, of said North Oak Lawn, from which a 1/2 inch iron rod bears South 41 degrees 11 minutes 49 seconds East, a distance of 0.17 feet for reference;

THENCE South 44 degrees 48 minutes 11 seconds West, departing the southwest right-of-way line of said alley, along the southeast line of said Lot 5, Block 4/2042, also being the northwest line of said Lot 4, 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 5, Block 4/2042, also being the west corner of said Lot 4, 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 100.00 feet to the POINT OF BEGINNING and containing 16,000 square feet or 0.37 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 _____, 2024.

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: _____
Matt Siekielski - Owner

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 Matt Siekielski, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that 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 _____, 2024.

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

SURVEYOR'S STATEMENT

STATE OF TEXAS

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 _____, 2024.

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. (08/08/2024)

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 _____, 2024.

Notary Public in and for the State of Texas

My commission expires: _____

PLACE COUNTY
RECORDING LABEL HERE

CERTIFICATE OF APPROVAL
I, Tony Shidid, Chairperson or Brent Ruben, 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 Plan Commission
Dallas, Texas

Attest: _____
Secretary

OWNER
SCOTT MATTHEW SIEKIELSKI
SHEAVON KRISTIN SIEKIESKI
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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PRELIMINARY PLAT
BOWSER SUBDIVISION
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