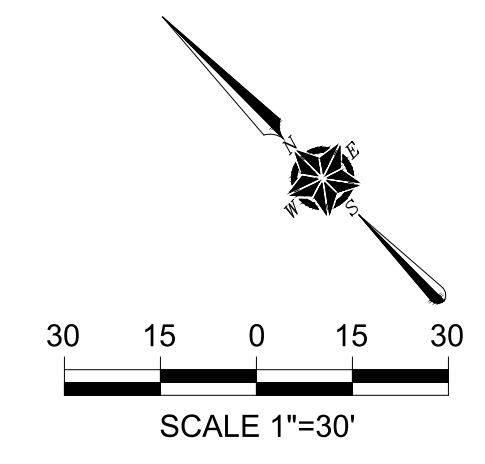
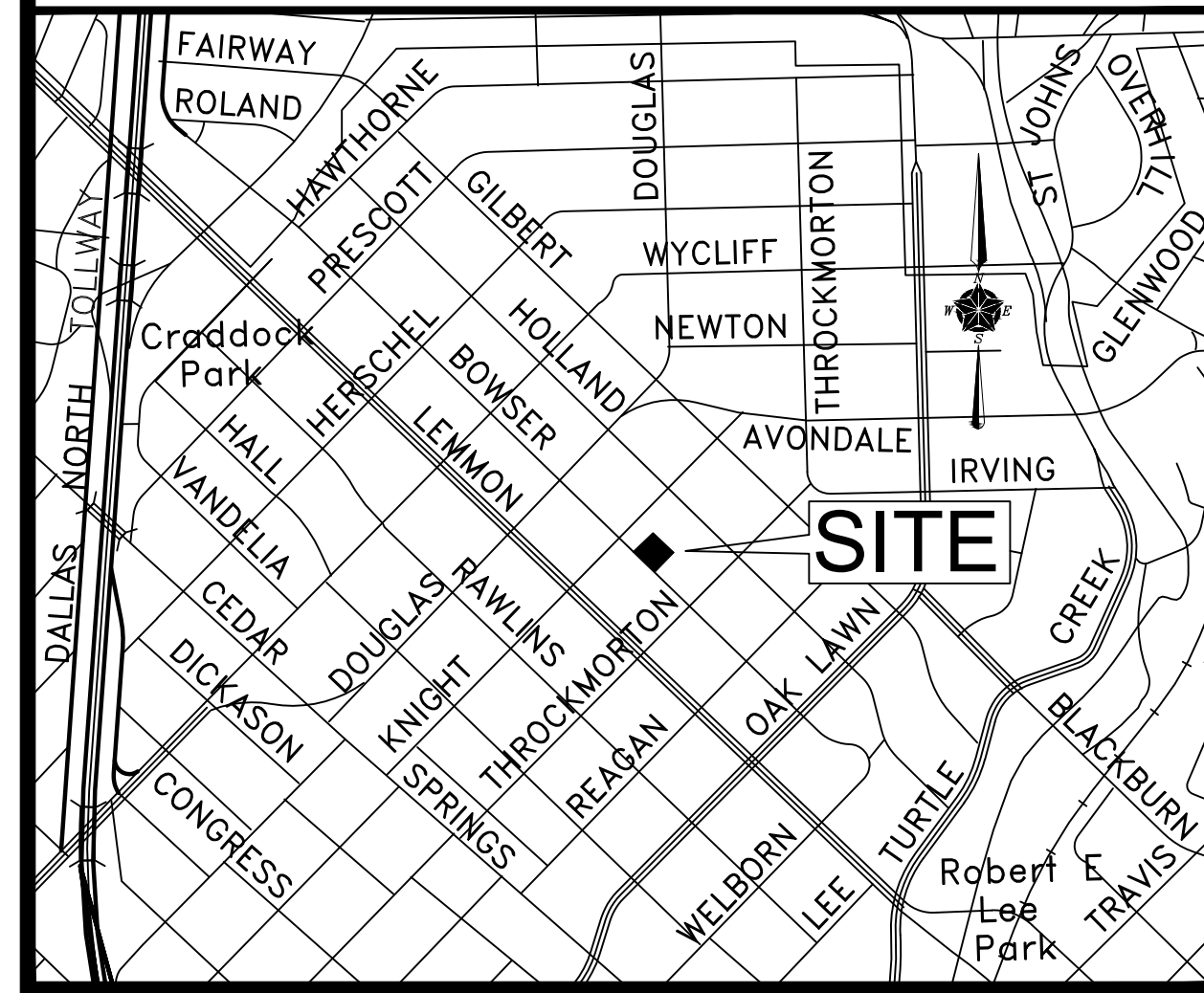


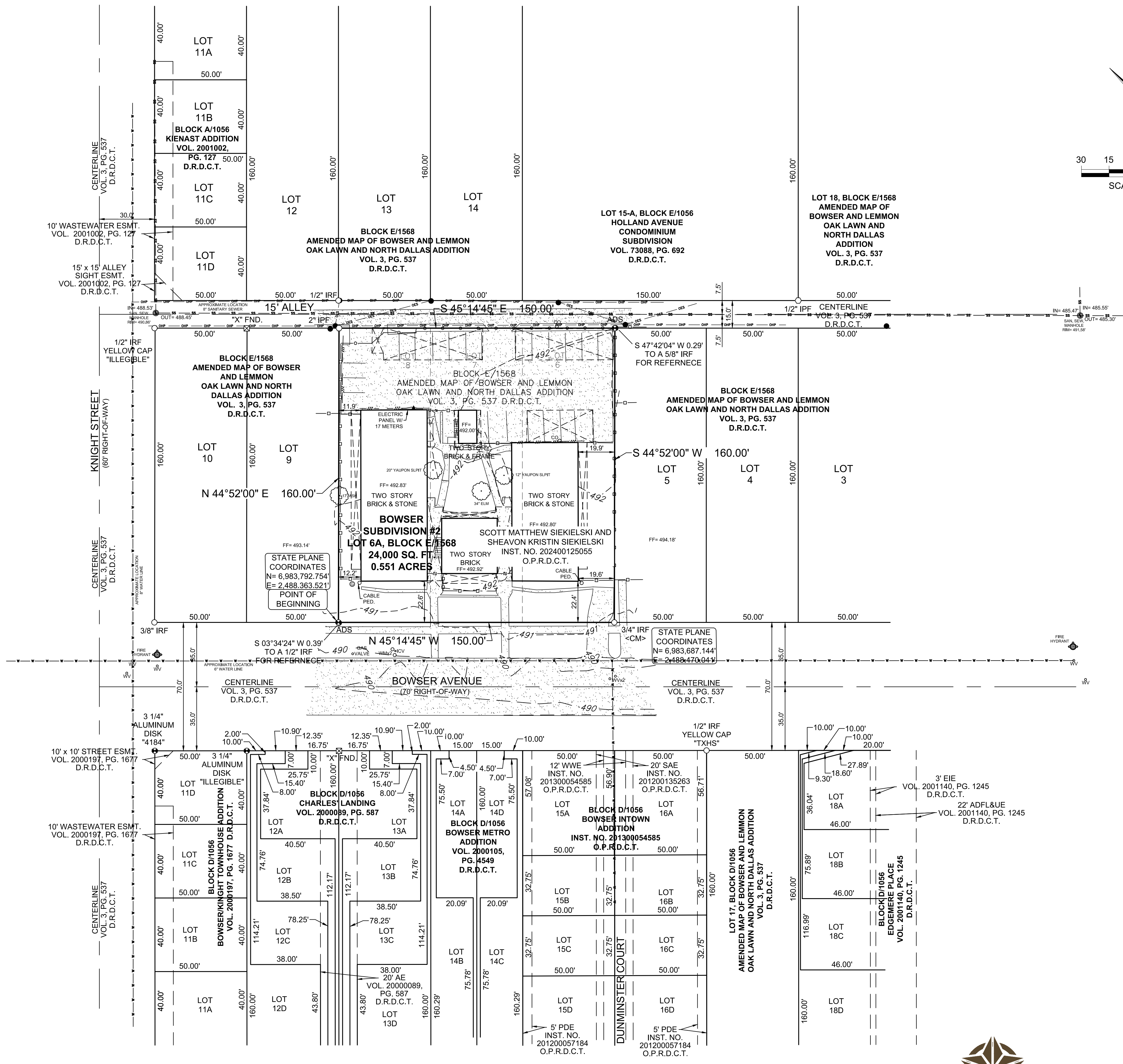
VICINITY MAP (NOT TO SCALE)



- LEGEND**
- M.R.D.C.T. MAP RECORDS, DALLAS COUNTY, TEXAS
  - D.R.D.C.T. DEED 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
  - IRF ○ IRON ROD FOUND
  - IPF ○ IRON PIPE FOUND
  - ADS ● 3-1/4" ALUMINUM DISK STAMPED "ADDITION NAME & RPLS 5382" SET ON AN IRON ROD FOR CORNER
  - X FND/SET X CUT FOUND/SET
  - <CM> CONTROL MONUMENT
  - WWE WATER/WASTEWATER EASEMENT
  - EIE ENGRESS & INGRESS EASEMENT
  - PDE PRIVATE DRAINAGE EASEMENT
  - SAE SHARED ACCESS EASEMENT
  - AE ACCESS EASEMENT
  - ADFL&UE ACCESS, DRAINAGE, FIRE LANE & UTILITY EASEMENT
  - ESMT. EASEMENT

- EASEMENT LINE** - - - - -
- BUILDING LINE** - - - - -
- BOUNDARY LINE** - - - - -
- CENTERLINE** - - - - -
- SANITARY SEWER LINE** - SS - - - - -
- WATER LINE** - W - - - - -
- OVERHEAD SERVICE LINE** - OES - - - - -
- OVERHEAD POWER LINE** - OHP - - - - -
- WOOD FENCE** - [Symbol] - - - - -
- CHAINLINK FENCE** - [Symbol] - - - - -
- WROUGHT IRON FENCE** - [Symbol] - - - - -
- PIPE RAIL FENCE** - [Symbol] - - - - -

- GENERAL NOTES:**
- The purpose of this replat is to create one lot out of three platted lots.
  - The maximum number of lots permitted by this plat is one.
  - Bearings are based upon the Texas State Plane Coordinate System, North Central Zone 4202, North American Datum of 1983, (2011).
  - Coordinates shown hereon are based on Texas State Plane Coordinate System, North Central Zone 4202, North American Datum of 1983 on Grid Coordinate values, No Scale and No Projection.
  - Lot to lot drainage will not be allowed without City of Dallas Paving & Drainage Engineering Section approval.
  - Dallas Department of Water Benchmarks used:  
 #808 Square cut at center of storm sewer inlet on south side of Arroyo Avenue between Rosewood Avenue and Sylvester Avenue.  
 Northing- 6,981,353.879 Easting- 2,483,326.413 Elevation= 420.90'  
 #809 Standard Dallas benchmark on top of storm sewer inlet, located at the southwest corner of Lucas Drive and Maple Avenue.  
 Northing- 6,982,306.785 Easting- 2,483,727.509 Elevation= 453.471'
  - Subject property is located within an area having a Zone Designation "X" by the Secretary of Housing and Urban Development, on Flood Insurance Rate Map No. 48113C0335K, with a date of identification of 08/05/2024, for Community Number 480171, in Dallas County, State of Texas, which is the current Flood Insurance Rate Map for the community in which said property is situated.
  - All existing improvements on subject property are to be removed.
  - Trees are as shown.



  
**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 PLACE  
 WESTLAKE, TX. 76262

**PRELIMINARY REPLAT**  
**BOWSER SUBDIVISION #2**  
**LOT 6A, BLOCK E/1568**  
 BEING A REPLAT OF LOTS 6-8, BLOCK E/1568  
 AMENDED MAP OF BOWSER AND LEMMON  
 OAK LAWN AND NORTH DALLAS ADDITION  
 SITUATED IN THE  
 WILLIAM GRIGSBY SURVEY,  
 ABSTRACT NO. 501  
 CITY OF DALLAS, DALLAS COUNTY, TEXAS  
 CITY PLAN FILE NO. S234-181  
 ENGINEERING PLAN NO. DP \_\_\_\_\_

OWNER'S CERTIFICATE

STATE OF TEXAS  
COUNTY OF DALLAS

WHEREAS, SCOTT MATTHEW SIEKIELSKI AND SHEAVON KRISTIN SIEKIELSKI CO-TRUSTEES OF THE MATT AND SHEA SIEKIELSKI LIVING TRUST, are the owners of a tract of land situated in the William Grigsby Survey, Abstract No. 501, City of Dallas, Dallas County, Texas, being Lots 6-8, Block E/1568, Amended Map of Bowser and Lemmon Oak Lawn and North Dallas Addition as recorded in Volume 3, Page 537, Deed Records, Dallas County, Texas, being that same tract of land as described in Special Warranty Deed to SCOTT MATTHEW SIEKIELSKI AND SHEAVON KRISTIN SIEKIELSKI CO-TRUSTEES OF THE MATT AND SHEA SIEKIELSKI LIVING TRUST, recorded in Instrument Number 202400125055, Official Public Records, Dallas County, Texas, and being more particularly described by metes and bounds as follows;

BEGINNING at a 3 1/4 inch aluminum disk set stamped "BOWSER SUBDIVISION #2" on a 1/2 iron rod for the south corner of Lot 9, Block E/1568, of said Amended Map of Bowser and Lemmon Oak Lawn and North Dallas Addition, same lying in the northeast right-of-way line of Bowser Avenue (70 foot right-of-way), from which a 1/2 inch iron rod bears South 03 degrees 34 minutes 24 seconds West 0.39 feet for reference;

THENCE North 44 degrees 52 minutes 00 seconds East, along the southeast line of said Lot 9, Block E/1568, a distance of 160.00 feet to a 2 inch iron pipe found for the east corner of said Lot 9, Block E/1568, same lying in the southwest right-of-way line of a 15 foot alley;

THENCE South 45 degrees 14 minutes 45 seconds East, along the said southwest right-of-way line of a 15 foot alley, a distance of 150.00 feet to a 3 1/4 inch aluminum disk set stamped "BOWSER SUBDIVISION #2" on a 1/2 iron rod for the north corner of Lot 5, Block E/1568 of said Amended Map of Bowser and Lemmon Oak Lawn and North Dallas Addition, from which a 5/8 inch iron rod bears South 47 degrees 42 minutes 04 seconds West 0.29 feet for reference;

THENCE South 44 degrees 52 minutes 00 seconds West, along the northwest line of said Lot 5, Block E/1568, a distance of 160.00 feet to a 3/4 inch iron rod found for the west corner of said Lot 5, Block E/1568, same lying in the said northeast right-of-way line of Bowser Avenue;

THENCE North 45 degrees 14 minutes 45 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 OF THE MATT AND SHEA SIEKIELSKI LIVING TRUST, do hereby adopt this plat, designating the herein described property as **BOWSER SUBDIVISION #2** 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 of the Matt and Shea Siekielski Living Trust

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 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: \_\_\_\_\_

WITNESS MY HAND THIS \_\_\_\_ DAY OF \_\_\_\_\_, 2024.

Scott Matthew Siekielski and Sheavon Kristin Siekielski co-trustees of the Matt and Shea Siekielski Living Trust

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 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. (08/21/2024)**

\_\_\_\_\_  
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 Shidd, 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 Plan Commission  
Dallas, Texas

Attest:

\_\_\_\_\_  
Secretary

**PRELIMINARY REPLAT  
BOWSER SUBDIVISION #2  
LOT 6A, BLOCK E/1568**

BEING A REPLAT OF LOTS 6-8, BLOCK E/1568  
AMENDED MAP OF BOWSER AND LEMMON  
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SHEAVON KRISTIN SIEKIELSKI  
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