

- GENERAL NOTES**
- The purpose of this plat is to remove the 60-foot building line from Volume 14, Page 393 of the Dallas County map records, and to merge an existing lot of record with a non-platted tract of land to create one (1) lot.
 - The bearings shown on this plat are based on GPS observations utilizing the AifTerra RTK Network, North American Datum of 1983 (Adjustment Realization 2011).
 - Lot-to-Lot drainage will not be allowed without proper City of Dallas Engineering Division approval.
 - Coordinates based on Texas State Plane Coordinate System, North Central Zone, North American Datum of 1983 on grid coordinate values, no scale and no projection.
 - There are no existing structures within the boundaries of this subdivision.

SURVEYOR'S STATEMENT

STATE OF TEXAS §
 COUNTY OF DENTON §

I, **CALEB MCCANLIES**, 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 measurement shown herein was either found or placed in compliance with the City of Dallas Development Code Sec. 51A-8.617 (a)(j)(c)(d) & (e), and that the digital drawing file accompanying this plat is a precise representation of this Signed Final Plat.

Dated this _____ day of _____, 20____.

PRELIMINARY
 this document shall not be recorded for any purpose and shall not be used or viewed or relied upon as a final survey document.

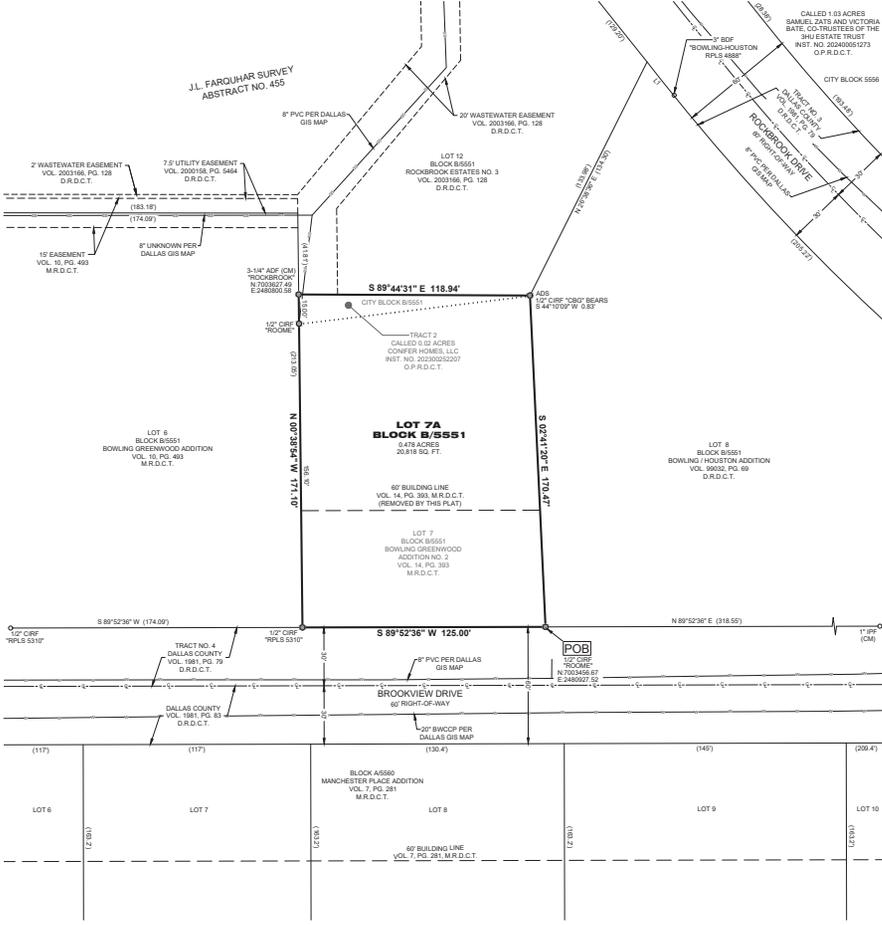
Caleb McCanlies, R.P.L.S. #7036

STATE OF TEXAS §
 COUNTY OF DENTON §

Before me, the undersigned Notary Public in and for said County and State on this day personally appeared **CALEB MCCANLIES**, known to me to be the person whose name is subscribed to the foregoing 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



LINE TABLE

LINE	BEARING	DISTANCE
L1	S 38°41'24" E	(22.00)

LEGEND

POB = POINT OF BEGINNING	IPF = IRON PIPE FOUND
() = RECORD CALL	VOL = VOLUME
ROW = RIGHT-OF-WAY	PG. = PAGE
SQ. FT. = SQUARE FEET	INST. NO. = INSTRUMENT NUMBER
(CM) = CONTROLLING MONUMENT	D.R.D.C.T. = DEED RECORDS, DALLAS COUNTY, TEXAS
ADF = ALUMINUM DISK FOUND	O.P.R.D.C.T. = OFFICIAL PUBLIC RECORDS, DALLAS COUNTY, TEXAS
BDF = BRASS DISK FOUND	M.R.D.C.T. = MAP RECORDS, DALLAS COUNTY, TEXAS
ADS = 1/2" IRON ROD WITH 3-1/4" ALLUMINUM DISK STAMPED "BCA" AND "EAGLE SURVEYING" SET	----- = SUBJECT BOUNDARY LINE
IRF = IRON ROD FOUND	----- = EASEMENT
CIRF = CAPPED IRON ROD FOUND	----- = CENTERLINE

OWNER'S CERTIFICATE

STATE OF TEXAS §
 COUNTY OF DALLAS §

WHEREAS, **CONIFER HOMES, LLC**, is the owner of a 0.478 acre tract of land out of the J.L. Farquhar Survey, Abstract Number 455, situated in the City of Dallas, Dallas County Texas, and being all of Lot 7, Block B/5551, Bowling Greenwood Addition No. 2, an addition to the City of Dallas, recorded in Volume 14, Page 293 of the Map Records of Dallas County, Texas, and being all of a called 0.02 acre tract of land out of City Block B/5551, and conveyed to Conifer Homes, LLC by General Warranty Deed with Vendor's Lien of record in Instrument Number 20230025207 of the Official Public Records of Dallas County, Texas, and being more particularly described by metes & bounds as follows:

BEGINNING, at a 1/2 inch iron rod with a yellow plastic cap stamped "ROOM" found in the North right-of-way line of Brookview Drive (60-foot right-of-way), being the Southwest corner of Lot 6, Block B/5551 of Bowling / Houston Addition, an addition to the City of Dallas, recorded in Volume 19032, Page 69 of the Deed Records of Dallas County, Texas, also being the Southeast corner of said Lot 7, from which a 1-inch iron pipe found bears N89°52'36" E, a distance of 318.55 feet;

THENCE, S89°52'36" W, along the North right-of-way line of Brookview Drive, being the common South line of said Lot 7, a distance of 125.00 feet to a 1/2 inch iron rod with a yellow plastic cap stamped "RPLS 5310" found, being the Southeast corner of Lot 6, Block B/5551, Bowling Greenwood Addition, a subdivision of record in Volume 10, Page 493 of said Map Records, also being the Southwest corner of said Lot 7, from which a 1/2 inch iron rod with a yellow plastic cap stamped "RPLS 5310" found bears S89°52'36" W, a distance of 174.09 feet;

THENCE, N00°38'54" W, departing the North right-of-way line of Brookview Drive, along the East line of said Lot 6, being the common West line of said Lot 7, in part the common West line of said 0.02 acre tract, passing a 1/2 inch iron rod with a yellow plastic cap found at a distance of 158.10 feet, and continuing along said course for a total distance of 171.10 feet to a 3-1/4 inch aluminum disk stamped "ROCKBROOK" found, being the most Southerly Southwest corner of Lot 12, Block B/5551, Rockbrook Estates No. 3, a subdivision of record in Volume 2003166, Page 128 of said Deed Records, also being the Northwest corner of said 0.02 acre tract;

THENCE, S89°44'31" E, departing the East line of said Lot 6, along the South line of said Lot 12, being the common North line of said 0.02 acre tract, a distance of 118.94 feet to a 1/2 inch iron rod with a 3-1/4 inch aluminum disk stamped "BOA" and "EAGLE SURVEYING" set in the West line of said Lot 8, being the Southeast corner of said Lot 12, also being the East corner of said 0.02 acre tract and the Northeast corner of said Lot 7, from which a 1/2 inch iron rod with a yellow plastic cap stamped "CIG" found bears S44°10'09" W, a distance of 0.83 feet;

THENCE, S02°41'20" E, along the West line of said Lot 8, being the common East line of said Lot 7, a distance of 170.47 feet to the **POINT OF BEGINNING**, containing an area of 0.478 acres (20,818 square feet) of land, more or less.

OWNER'S DEDICATION

NOW THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

THAT **CONIFER HOMES, LLC**, acting by and through its duly authorized agent does hereby adopt this plat, designating the herein described property as **BOWLING / CONIFER ADDITION**, an addition to the City of Dallas, Dallas County, Texas and does 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 line 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 line 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 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 stated.

This plat approved subject to all platting ordinances, rules, regulations, and resolutions of the City of Dallas.

WITNESS, my hand at Dallas, Texas, this _____ day of _____, 20____.

OWNER: **CONIFER HOMES, LLC**

BY: _____
 AUTHORIZED AGENT SIGNATURE

BY: _____
 AUTHORIZED AGENT, PRINTED NAME & TITLE

STATE OF _____ §
 COUNTY OF _____ §

Before me, the undersigned Notary Public in and for said County and State on this day personally appeared _____, known to me to be the person whose name is subscribed to the foregoing considerations therein expressed, and in the capacity therein stated.

Given under my hand and seal of office this _____ day of _____, 20____.

LENHOLDER'S SUBORDINATION AGREEMENT

The lien holder or mortgagee concurs with the Owner's Certificate and agrees to subordinate its interests to the provisions of the Owner's Dedication.

Lien holder: _____
 (Bank/mortgagee)

By: _____
 Name: _____
 Title: _____

STATE OF TEXAS §
 COUNTY OF _____ §

This instrument was acknowledged before me on _____ (date of acknowledgment) by _____ (name of person who signed), as _____ (title of officer/estate) president or secretary of _____ (name of business), a _____ (state of business, i.e., LLC, Corp, etc.), on behalf of the _____ (LLC, Corp, etc.).

Notary Public in and for the State of _____

CERTIFICATE OF APPROVAL

I, _____, Chairperson or 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 PLAT
 BOWLING / CONIFER
 ADDITION
 LOT 7A, BLOCK B/5551
 BOWLING GREENWOOD ADDITION NO. 2
 AND ALL OF A 0.02 ACRE TRACT OF LAND
 OUT OF CITY BLOCK B/5551
 J.L. FARQUHAR SURVEY, ABSTRACT NO. 455
 CITY OF DALLAS, DALLAS COUNTY, TEXAS
 CITY PLAN FILE NO. PLAT-26-00019
 CITY ENGINEERING NO. _____**

JOB NUMBER	2512.018
DATE	01/09/2026
REVISION	-
DRAWN BY	DJJ

EAGLE SURVEYING

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