

SURVEYOR'S NOTES

- 1) ALL 1/2" IRON RODS SET FOR CORNER AS SHOWN HEREON HAVE A 3/4" DIA. LUMINOUS DISC STAMPED WITH THE SURVEYOR'S NAME AND NUMBER.
- 2) COORDINATES ARE TEXAS STATE PLANE AMERICAN DATUM OF 1983 ON GRID COORDINATE VALUES, NO SCALE AND NO PROJECTION.
- 3) ALL BEARINGS DETERMINED BY TEXAS STATE PLANE NORTH AMERICAN DATUM OF 1983 (2011) CONVE.
- 4) ALL DIMENSIONS SHOWN HEREON ARE SURFACE ENGINEERING SECTION APPROVAL.
- 5) LOT TO LOT DRAINAGE IS NOT PERMITTED WITHOUT ENGINEERING SECTION APPROVAL.
- 6) THE PURPOSE OF THIS PLAT IS TO CREATE 8 LOTS FROM ORIGINAL PLATTED LOT AREAS.
- 7) THERE ARE NO TREES OR STRUCTURES ON THIS PLOT(S).

LEGEND

| | | | | | |
|--|---------------|--|--------------|--|-----------------|
| | 1/2" IR FOUND | | XSET | | TELE BOX |
| | 3/8" IR FOUND | | GAS METER | | WATER METER |
| | 6\"/> | | BRICK COLUMN | | GAS WATER |
| | 6\"/> | | BRICK COLUMN | | A.C. PAD |
| | 6\"/> | | TRANS. BOX | | WOOD FENCE |
| | 6\"/> | | TRANS. BOX | | HIGH TANK LINE |
| | 6\"/> | | TRANS. BOX | | FEMAL EOOD LINE |
| | 6\"/> | | TRANS. BOX | | TILE |

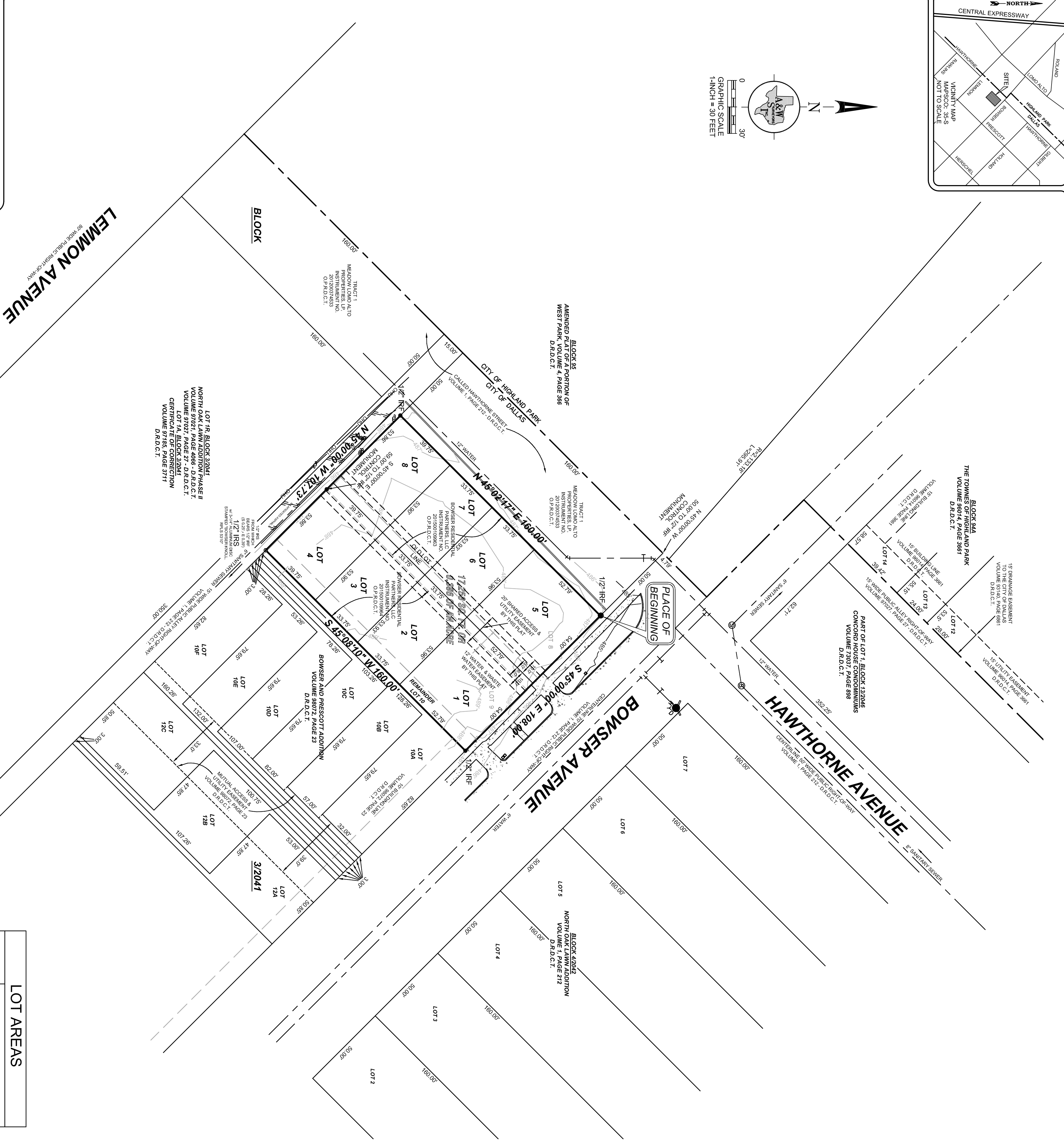
LOT AREAS

| | |
|-------|-------------------|
| LOT 1 | 2,850 SQUARE FEET |
| LOT 2 | 1,823 SQUARE FEET |
| LOT 3 | 1,817 SQUARE FEET |
| LOT 4 | 2,141 SQUARE FEET |
| LOT 5 | 2,850 SQUARE FEET |
| LOT 6 | 1,819 SQUARE FEET |
| LOT 7 | 1,818 SQUARE FEET |
| LOT 8 | 2,140 SQUARE FEET |

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PRELIMINARY REPLAT
BOWSER KNOLL
LOTS 1-8, BLOCK 3/2041
 BEING
 A REPLAT OF LOTS 8, 9 AND A PART OF 10
 BLOCK 32041, NORTH OAK LAWN ADDITION
 AN ADDITION TO THE CITY OF DALLAS,
 DALLAS COUNTY, TEXAS
 WILLIAM GRIGSBY SURVEY, ABSTRACT NO. 501
 CITY PLAN FILE NO. 5156-173

A SHARED ACCESS DEVELOPMENT



OWNERS CERTIFICATE

WHEREAS Bowser Residential Partners, LLC is the sole owner of a tract of land located in the WILLIAM GRIGSBY SURVEY, Abstract NO. 501, Dallas, Dallas County, Texas, and being Lots 8, 9 and a part of Lot 10, Block 32041, of NORTH OAK LAWN ADDITION, an Addition to the City of Dallas, Dallas County, Texas, according to the plat thereof recorded in Volume 1, Page 412, Deed Records, Dallas County, Texas, and being the same tract of land described in deed to Bowser Residential Partners, LLC, recorded in Instruments No. 201500109963 and 201500109964, Official Public Records, Dallas County, Texas, and being more particularly described as follows:

Beginning at a 1/2" iron rod found for corner in the Southwest line of Bowser Avenue, a 70' wide public right-of-way, at the East corner of a tract of land described as Tract 1 in deed to Meadow Lomo Alto Properties, LP, recorded in Instrument No. 201200374533, Official Public Records, Dallas County, Texas, said point being at the intersection of called Hawthorne Street, shown on said plat of North Oak Lawn Addition.

Thence South 45°00'00" East, along said Southwest line, a distance of 108.00' to a 1/2" iron rod found at the North corner of Bowser and Prescott Addition, an addition to the City of Dallas, Dallas County, Texas, according to the plat thereof recorded in Volume 96072, Page 23, Deed Records, Dallas County, Texas.

Thence South 45°09'40" West, a distance of 160.00' to a 1/2" iron rod with a 3-1/4" diameter brass stamped Bowser Knoll, RP L.S. 5310" set for corner in the Northeast line of a 15' wide public alley (right-of-way), at the West corner of said Bowser and Prescott Addition.

Thence North 45°02'17" East, along said Northeast line, a distance of 107.73' to a 1/2" iron rod found at the mid Eastern South corner of said Tract 1 of Meadow Lomo Alto Properties tract:

Thence North 45°02'17" East, a distance of 160.00' to the PLACE OF BEGINNING and containing 17,298 square feet of 0.396 of an acre of land.

OWNERS DEDICATION

STATE OF TEXAS
 COUNTY OF DALLAS

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

That we, Bowser Residential Partners, LLC, acting by and through its duly authorized agent _____ does hereby adopt this plat, designating the herein described property as **BOWSER KNOLL**, 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 are as shown hereon. The easements shown hereon 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 in each particular use. The maintenance of paying on the alley 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 of service required or customarily 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 reserved for installation and maintenance of manholes, cleanouts, the 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.

WITNESS MY HAND AT DALLAS, TEXAS, this the ____ day of _____, 20__.

XXXXXXXXXXXXXXXXXXXXXXXXXXXX
 AUTHORIZED AGENT

SURVEYORS CERTIFICATE

STATE OF TEXAS
 COUNTY OF DALLAS

I, John S. Turner, A REGISTERED PROFESSIONAL LAND SURVEYOR, licensed by the State of Texas, affirm that this plat was prepared under my direct supervision, from recorded documents, and that this plat substantially complies with the Rules and Regulations of the Texas Board of Professional Land Surveying, the City of Dallas Development Code (Ordinance no. 19455, as amended), and Texas Local Government Code, Chapter 212. I further affirm that monuments shown hereon was either found or placed in compliance with the City of Dallas Development Code, Sec. 51A-6.617 (a), (b), (c), (d), (e), & (f), and that the digital drawing file accompanying this plat is a precise representation of the Signed Final Plat.

Witness my hand at Mesquite, Texas,
 This ____ day of _____, 20__.

PRELIMINARY, RELEASED 4-15-2016 FOR REVIEW PURPOSES ONLY.
 THIS DOCUMENT SHALL NOT BE RECORDED FOR ANY PURPOSES.

John S. Turner
 Registered Professional Land Surveyor #63310
 STATE OF TEXAS
 COUNTY OF DALLAS

Shared Access Area Easement Statement

This plat is approved by the Chief Engineer of the Department of Sustainable Development and Construction of the City of Dallas and accepted by the Owner, subject to the following conditions, which shall be binding upon the Owner, his heirs, grantees and assigns:

The shared access area as designated within the limits of this addition, will be maintained by a homeowners' association and/or the individual lot owners of the lot or lots that are adjacent to the shared access area. The City of Dallas will not be responsible for the maintenance and operation of the shared access area or for any damage to private property or person that results from the use or condition of the shared access area. In the event that the City of Dallas or Dallas Water Utilities does elect to repair paving in the shared access area after work on water or wastewater lines or for any other reason, the pavement repair will be to minimum standards set forth in the City of Dallas pavement cut and repair standards manual or its successor, and any special pavers or other surface treatments must be repaired or replaced by the homeowners' association at the option.

Lloyd Demman P.E. CFM
 CHIEF ENGINEER OF SUSTAINABLE DEVELOPMENT AND CONSTRUCTION

Notary Public in and for the State of Texas
 This ____ day of _____, 20__.

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