

- LEGEND:**
- CM CONTROL MONUMENT
 - IGP IRON PIPE FOUND
 - IPF IRON PIPE FOUND
 - XX-FND AN "X" FOUND IN CONCRETE
 - M.R.D.C.T. MAP RECORDS, DALLAS COUNTY, TEXAS
 - O.P.R.D.C.T. OFFICIAL PUBLIC RECORDS, DALLAS COUNTY, TEXAS
 - AC AIR CONDITIONING
 - AC IR CONDITONING
 - IRON ROD SET "TXHS"
 - CHAIN LINK FENCE
 - WOOD FENCE (CENTER POST)
 - COVERED PORCH, DECK OR CARPORT
 - CONCRETE FINISH
 - GRAVEL ROCK ROAD OR DRIVE
 - GES OVERHEAD ELECTRIC SERVICE
 - OPR OVERHEAD POWER LINE
 - SS SANITARY SEWER LINE
 - W WATER LINE
 - ▲ ELECTRIC METER
 - GM GAS METER
 - HB-HACKBERRY
 - CB-CHINA BERRY
 - BP-BRAUFORD
 - PEAR
 - POWER POLE
 - BRICK COLUMN
 - MANHOLE COVER
 - SANITARY SEWER



OWNER'S CERTIFICATE

STATE OF TEXAS
 COUNTY OF DALLAS

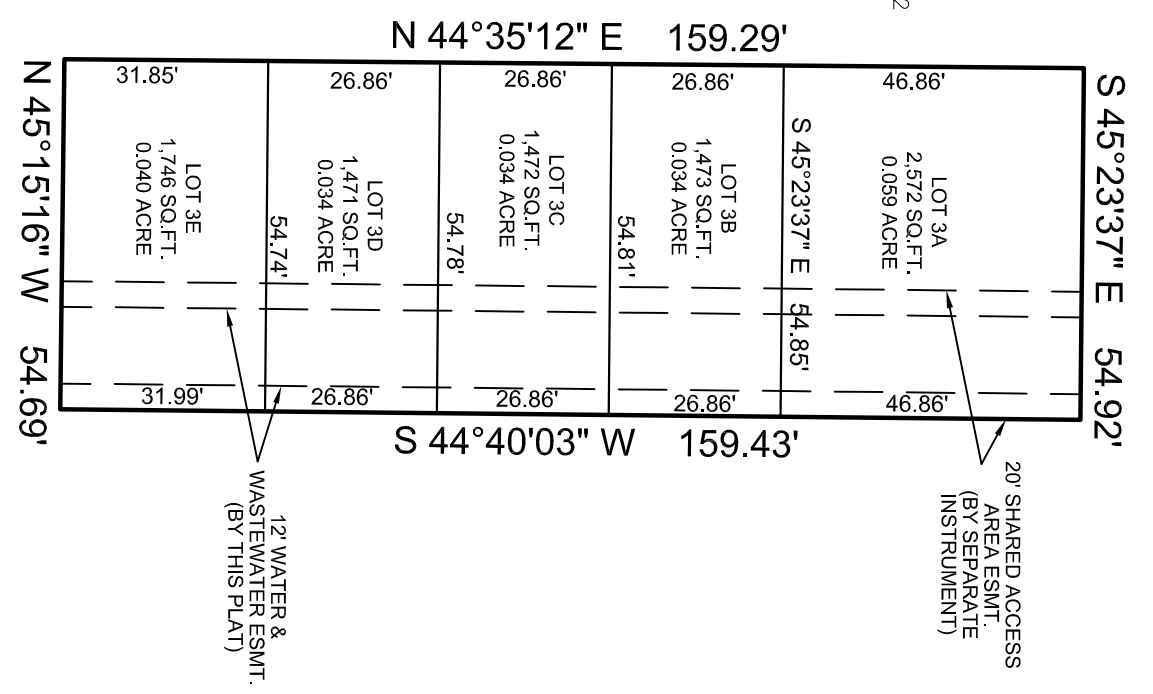
WHEREAS KCP BOWSER, LLC is the owner of a tract of land situated in the W. Gregory Survey, Abstract No. 501 in the City of Dallas, Dallas County, Texas, and being part of Lots 3 and 4, Block 11/1318 of First Section of Hann and Kendall's Subdivision of Golf Grounds, an addition to the City of Dallas, Dallas County, Texas according to the map recorded in Volume 1, Page 373, Map Records, Dallas County, Texas, being that same tract of land conveyed to KCP BOWSER, LLC by Special Warranty Deed recorded in Instrument No. 201600047382, Official Public Records, Dallas County, Texas; and being more particularly described by metes and bounds as follows:

Beginning in an "X" found at the East corner of a tract of land conveyed to Valentin Barbu and Anamaria Fratila by Deed recorded in Instrument 201300140193, Official Public Records, Dallas County, Texas, said point being in the Southwest right-of-way line of Bowers Avenue (7'0" right-of-way);

Thence South 44 degrees 40 minutes 03 seconds West, along the Northwest line of said Sterling-Bowser Development tract, a distance of 159.43 feet to a 1 inch iron pipe found at the West corner of said Sterling-Bowser Development, said point being in the Northeast line of a 15 foot alley right-of-way;

Thence North 45 degrees 23 minutes 16 seconds West, along the Northeast right-of-way line of said alley, a distance of 54.89 feet to a 500 inch iron rod found at the East corner of said Bunker/Fratila tract, a distance of 159.29 feet to the Point of Beginning and containing 8,734 square feet or 0.2011 of an acre of land.

BOWSER AVENUE



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 report is to create 5 pds.
- 3) Lock-out drainage will not be allowed without engineering section approval.
- 4) All structures to be removed.
- 5) Coordinates shown are State Plane Coordinate System North Central Zone, North American Datum of 1983 on grid coordinate values, no scale and no projection.
- 6) No vehicular access is permitted to adjacent property outside the platted property on the shared access area except to a public or City Council approved private street.

OWNER'S DEDICATION

NOW THEREFORE KNOW ALL MEN BY THESE PRESENTS:

THAT KCP BOWSER, LLC do hereby adopt this plat, designating the herein described property as **BOWSER HEIGHTS**, 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 roadway 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, and the public utility, and all public and private utilities for each particular use. An easement area at least 12 feet wide in the area labeled "water and wastewater" within the minimum 20-foot-wide shared access area is reserved exclusively for public water and wastewater below ground surface access over the water and wastewater easements is permissible. The maintenance of paving on the shall be constructed, reconstructed or replaced 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, streets, or any other improvements or growths which in any way encroach 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 or egress to or from and upon 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 to ingress or egress to private property for the purpose of reading meters and any maintenance or service required or ordinarily performed by the utility), notwithstanding the general easement language recited above, the shared access area easement shown on the plat may not be used in a manner inconsistent with the SHARED ACCESS AREA EASEMENT STATEMENT recited on the plat, with statement is hereby adopted and accepted.

Water, rain and waste water easements shall also include additional area of working space for construction and maintenance for the systems. Additional easement areas is also conveyed for installation and maintenance of manholes, cleanouts, fire hydrants, water services and waste water 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 recited.

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

WITNESS, my hand at Dallas, Texas, this _____ day of _____, 2016.

By: _____
 Clint V. Naden, Manager
 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 Clint V. Naden, 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 purposes and considerations therein expressed and in the capacity therein stated and in the act and deed therein stated.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this _____ day of _____, 2016.

Notary Signature
 Notary Public
 State of Texas

SHARED ACCESS EASEMENT STATEMENT

This plat is approved by the Chief Engineer of the Department of Development Services 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 with the limits of this addition will be maintained by a homeowner's association and/or the individual lot owners of the lot or lots that are traversed by or 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, whether or not such damage or injury is caused in whole or in part by the City of Dallas. The City of Dallas shall not be liable for any damage or injury to persons or property caused by the use or condition of the shared access area, whether or not such damage or injury is caused in whole or in part by the City of Dallas. The City of Dallas shall not be liable for any damage or injury to persons or property caused by the use or condition of the shared access area, whether or not such damage or injury is caused in whole or in part by the City of Dallas.

Lloyd Derman, P.E.
 Chief Engineer of Department Development Services
 SURVEYOR'S CERTIFICATE
 STATE OF TEXAS

I, Gary E. Johnson, 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 from other reliable documentation; 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. 19453, as amended), and Texas Social Government Code, Section 22.11 further affirm that memorandum shown hereon was prepared by me or under my direct supervision and that the same is a true and correct representation of the land shown on this plat.

Dated this the _____ day of _____, 2016

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. 04/22/2016

Gary E. Johnson
 Texas Registered Professional Land Surveyor No. 5299

NOTARY CERTIFICATE
 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 Gary E. Johnson, 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 purposes and considerations therein expressed and in the capacity therein stated and in the act and deed therein stated.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this _____ day of _____, 2016.

PRELIMINARY PLAT
BOWSER HEIGHTS
 LOTS 3A-3E, BLOCK 11/1318
 8,734 SQ.FT., 0.2011 ACRE
 A SHARED ACCESS DEVELOPMENT
 REPLAT PART OF LOTS 3 & 4, BLOCK 11/1318
 FIRST SECTION OF HANN AND KENDALL'S
 SUBDIVISION OF GOLF GROUNDS
 W. GRIGSBY SURVEY, ABSTRACT NO. 501
 CITY OF DALLAS, DALLAS COUNTY, TEXAS
 CITY FILE PLAN NO. S156-180

OWNER:
 KCP BOWSER, LLC
 3710 RAWLINS, SUITE 1390
 DALLAS, TEXAS 75214

SURVEYOR:
TEXAS HERITAGE SURVEYING, LLC
 10610 Metric Drive, Suite 124, Dallas, TX 75243
 Office 214-340-9700 Fax 214-340-9710
 tkhertage.com
 Firm #10169390

DATE: 04/20/2016 / JOB #: 1600614-1 / SCALE = 1" = 30' MC