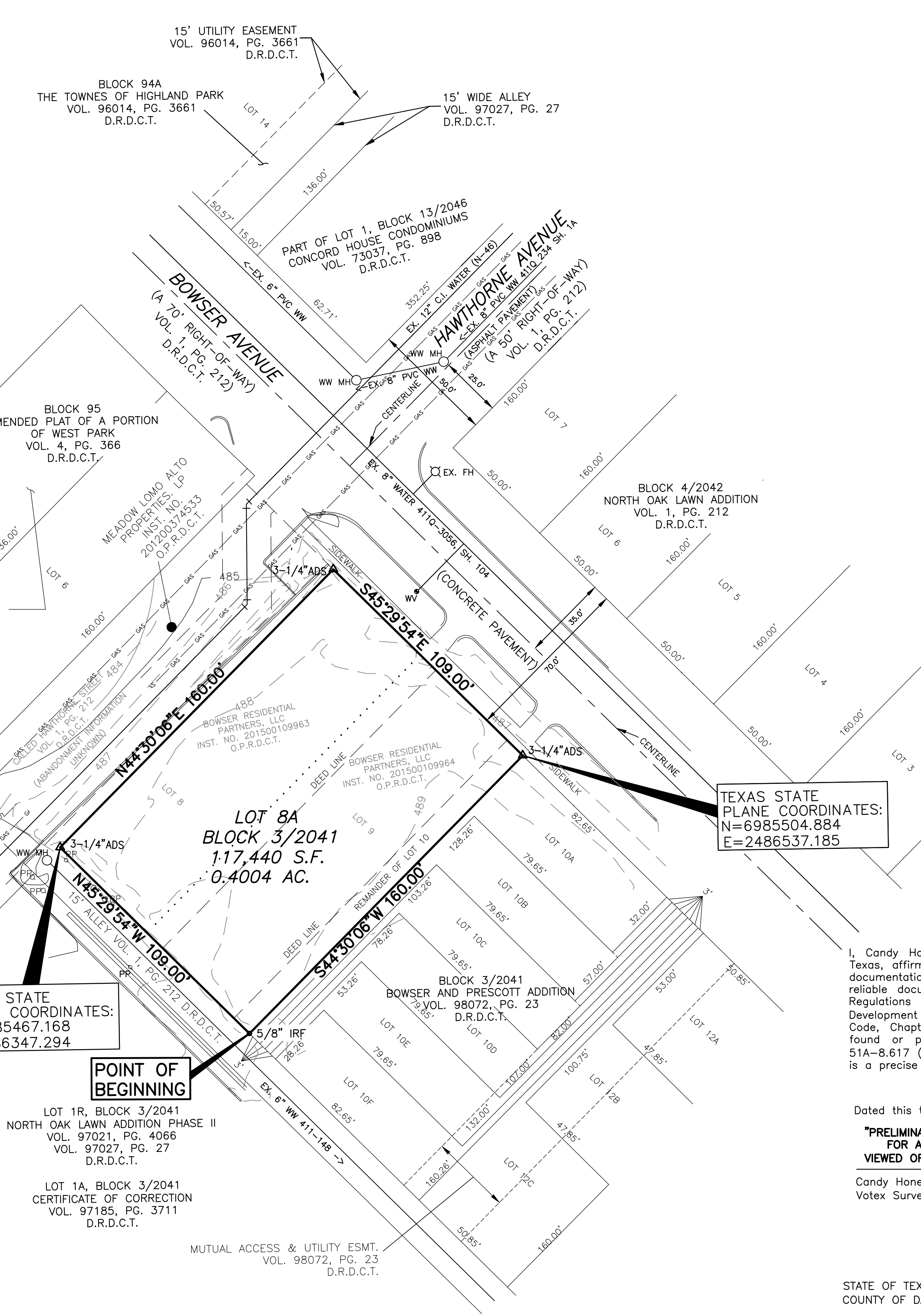


LEGEND	
—	Boundary Line
—	Old Lot Line
○ IRF	Iron Rod Found
△ 3-1/4" ADS	Aluminum Disk - Melrose Heights Phase II - #5867
—	Adjacent Lot/Right-of-way Line
—	Deed Line
---	Existing Easement
O.P.R.D.C.T.	Official Public Records, Dallas County, Texas
D.R.D.C.T.	Deed Records, Dallas County, Texas
INST. NO.	Instrument Number



TEXAS STATE PLANE COORDINATES:
N=6985467.168
E=2486347.294

POINT OF BEGINNING

TEXAS STATE PLANE COORDINATES:
N=6985504.884
E=2486537.185

NOTE:
NO EX. STRUCTURES ON PROPERTY.

- GENERAL NOTES:
- No lot-to-lot drainage will be permitted without Engineering Section approval.
 - The basis of bearings for this survey is the Texas State Plane Coordinate System Grid, North Central Zone (4202), North American Datum 1983(2011)
 - The purpose of this plat is to create 1 Lot from 2 platted Lots and part of 1 Lot.
 - Coordinates shown are based on the Texas State Plane Coordinate System, North Central Zone, North American Datum of 1983 on Grid Coordinate values, no scale and no projection.

OWNER'S DEDICATION

NOW THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

That BOWSER RESIDENTIAL PARTNERS, LLC, does hereby adopt this plat, designating the herein described property as **MELROSE HEIGHTS PHASE II**, 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 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 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 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 at Dallas, Texas, this the ___ day of _____, 2017.

BY: XXXXXXXXXXXXXXX

XXXXXXXXXXXX

STATE OF TEXAS }
COUNTY OF DALLAS }

Before me, the undersigned, a Notary Public in and for the County and State on this day personally appeared XXXXX XXXXXXX, 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 and consideration therein expressed and in the capacity therein stated.

GIVEN UNDER MY HAND AND SEAL OF OFFICE this the _____ of _____, 2017.

Notary Public, State of Texas

SURVEYOR'S STATEMENT

I, Candy Hone, 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 Land Surveying, 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 _____, 2017

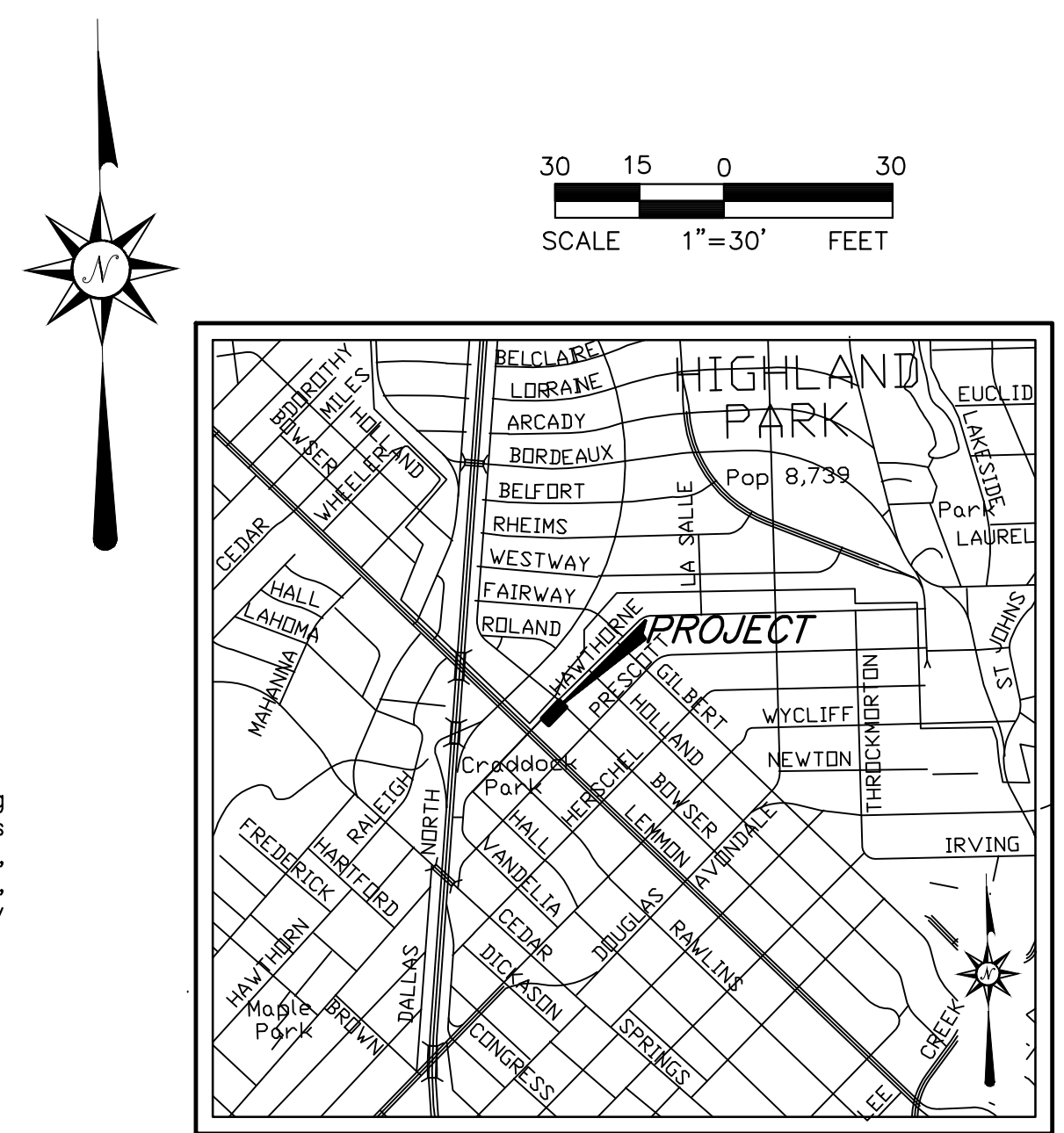
"PRELIMINARY, THIS DOCUMENT SHALL NOT BE RECORDED FOR ANY PURPOSES AND SHALL NOT BE USED OR VIEWED OR RELIED UPON AS A FINAL SURVEY DOCUMENT."

Candy Hone, Registered Professional Land Surveyor, No. 5867
Votex Surveying Company - Firm No. 10013600 - (469) 333-8831

STATE OF TEXAS }
COUNTY OF DALLAS }

Before me, the undersigned, a Notary Public in and for the County and State on this day personally appeared Candy Hone, 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 and consideration therein expressed and in the capacity therein stated.

GIVEN UNDER MY HAND AND SEAL OF OFFICE this the _____ of _____, 2017.



LOCATION MAP
MAPSCO: 35-S
NOT TO SCALE

OWNER'S CERTIFICATE

STATE OF TEXAS }
COUNTY OF DALLAS }

WHEREAS, BOWSER RESIDENTIAL PARTNERS, LLC, is the owner of a two tracts of land situated in the William Grigsby Survey, Abstract No. 501 in the City of Dallas, Dallas County, Texas, being all of Lots 8, and 9, and part of Lot 10, Block 3/2041, of North Oak Addition, and addition to the City of Dallas, according to the plat thereof recorded in Volume 1, Page 212, Deed Records, Dallas County, Texas (D.R.D.C.T.), and being those tracts of land conveyed to Bowser Residential Partners, LLC by Warranty Deed with Vendor's Lien, as recorded in Instrument No. 201500109963, (hereinafter referred to as Tract 1), and in Instrument No. 201500109964, (hereinafter referred to as Tract 2), Official Public Records, Dallas County, Texas, (O.P.R.D.C.T.) and being more particularly described by metes and bounds as follows:

BEGINNING at a 5/8-inch iron rod found for the most southern corner of said Tract 2, said point being the most western corner of Bowser and Prescott Addition, and addition to the City of Dallas, according to the plat recorded in Volume 98072, Page 23, Deed Records, Dallas County, Texas (D.R.D.C.T.), said corner being in the northeast line of a 15 foot wide alley,

THENCE North 45 degrees 29 minutes 54 seconds West, along the common line between said Tract 1 and Tract 2, and said 15 foot alley, a distance of 109.00 feet to a 3-1/4-inch aluminum disk set in concrete Stamped "Melrose Heights Phase II 5867" for corner, said corner being in the northwest line of said said Tract 1;

THENCE North 44 degrees 30 minutes 06 seconds East, departing the northeast line of a said 15 foot alley, along the northwest line of said Tract 1, a distance of 160.00 feet to a 3-1/4-inch aluminum disk set in concrete Stamped "Melrose Heights Phase II 5867" for corner, said corner being the northeast corner of said Tract 1, said corner being in the southwest line of Bowser Avenue, a 70 foot right-of-way, a distance of 160.00 feet;

THENCE South 45 degrees 29 minutes 54 seconds East, along the common line between said Bowser Avenue and said Tract 1 and Tract 2, a distance of 109.00 feet to a 3-1/4-inch aluminum disk set in concrete Stamped "Melrose Heights Phase II 5867" for corner, said corner being the most eastern corner of said Tract 2, said corner being the most northern corner of said Bower and Prescott Addition;

THENCE South 44 degrees 30 minutes 06 seconds West, departing the southwest line of said Bowser Avenue, along the common line between said Bowser and Prescott Addition, and said Tract 2, a distance of 160.00 feet to the POINT OF BEGINNING, containing 17,440 square feet or 0.4004 acres of land, more or less.

PRELIMINARY PLAT
MELROSE HEIGHTS PHASE II
Lot 8A, Block 3/2041
0.4004 ACRES
BEING A REPLAT OF
LOTS 8 AND 9, AND PART OF LOT 10 BLOCK 3/2041
NORTH OAK LAWN ADDITION
OUT OF THE
WILLIAM GRIGSBY SURVEY, ABSTRACT NO. 501
CITY OF DALLAS, DALLAS COUNTY, TEXAS
CITY PLAN FILE NO. S167-180
MAY 2017

OWNER/DEVELOPER:
BOWSER RESIDENTIAL PARTNERS, LLC
4713 W. LOVERS LN.
STE. #200
DALLAS, TEXAS 75209
(214) 228-8484

VOTEX SURVEYING COMPANY - TBPLS FIRM NO. 10013600
10440 N. CENTRAL EXPWY DALLAS, TEXAS 75231
PH. (469) 333-8831; candy@votexsurveying.com
PROJECT NO.