



OWNERS CERTIFICATE

STATE OF TEXAS §
COUNTY OF DALLAS §

WHEREAS Greenway-CP 2601, L.P., a Texas limited partnership, is the owner of a tract of land located in the City of Dallas, Dallas County, Texas, out of the John Grigsby Survey, Abstract No. 495, being all of that called 0.20 acre tract of land (called Tract 2) described by Special Warranty Deed with Vendor's Lien to Greenway-CP 2601, L.P., as recorded by Instrument No. 201700057182, Official Public Records, Dallas County, Texas, and all of that called 0.128 acre tract of land described by Special Warranty Deed with Vendor's Lien to Greenway-CP 2601, L.P., as recorded by Instrument No. 201800005111, Official Public Records, Dallas County, Texas, and being more particularly described by metes and bounds as follows:

BEGINNING at a building corner found in the southeast right-of-way line of Floyd Street (a 50 feet wide public right-of-way) located at the north corner of said 0.128 acre tract and the west corner of that called 6,690 square feet tract of land (called Tract 3) described by Special Warranty Deed with Vendor's Lien to Greenway-CP 2601, L.P., as recorded by Instrument No. 201700349886, Official Public Records, Dallas County, Texas;

THENCE, departing said southeast right-of-way line and along the common line of said 0.128 acre tract and said Tract 3, South 45 degrees 11 minutes 50 seconds East, a distance of 116.34 feet to a 1/2 inch iron pipe found in the northwest right-of-way of Gaston Avenue (a variable width public right-of-way);

THENCE, along said northwest right-of-way line, over and across said 0.20 acre tract and said 0.128 acre tract, South 56 degrees 21 minutes 59 seconds West, a distance of 138.06 feet to a 5/8 inch iron rod with plastic cap stamped "SC1" set for the intersection of said northwest right-of-way line and the northeast right-of-way line of North Good-Latimer Expressway (a variable width public right-of-way);

THENCE, along said northeast right-of-way line, North 51 degrees 16 minutes 13 seconds West, a distance of 88.88 feet to a 5/8 inch iron rod with plastic cap stamped "SC1" set for the intersection of said northeast right-of-way line and the southeast right-of-way line of said Floyd Street;

THENCE, along said southeast right-of-way line, North 44 degrees 41 minutes 31 seconds East, a distance of 144.66 feet to the POINT OF BEGINNING, containing 14,262 square feet or 0.3274 acres of land, more or less.

OWNERS DEDICATION

NOW THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

That GREENWAY-CP 2601, L.P., acting by and through its duly authorized agent does hereby adopt this plat, designating the herein described property as GREENWAY-CP ADDITION, 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 shall be 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 at Dallas, Texas this the ___ day of ___, 2019.

BY: GREENWAY-CP 2601, L.P.
Mark Hardaway

STATE OF TEXAS §
COUNTY OF TARRANT §

BEFORE me, the undersigned authority, a Notary Public for the State of Texas, on this day personally appeared MARK HARDAWAY, 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 purposes and considerations therein expressed.

GIVEN UNDER MY HAND AND SEAL OF OFFICE this the ___ day of ___, 2019.

Notary Public in and for the State of Texas

PRELIMINARY PLAT
GREENWAY-CP ADDITION
LOT 1A, BLOCK 285

All of that called 0.20 acre tract (called Tract 2) (Instrument No. 201700057182, O.P.R.D.C.T.) AND All of that called 0.128 acre tract (Instrument No. 201800005111, O.P.R.D.C.T.) being 0.3274 ACRES out of JOHN GRIGSBY SURVEY, ABSTRACT NO. 495 CITY OF DALLAS, DALLAS COUNTY, TEXAS

CITY PLAN FILE NO. S190-065
ENGINEERING PLAN FILE NO. _____

OWNER:
GREENWAY INVESTMENT COMPANY
P.O.C. Mark Hardaway
2808 Fairmount
Suite 100
Dallas, Texas 75201
(214) 880-8009

PROJECT INFORMATION
Date of Survey: 12/10/2019
Job Number: 1916415
Drawn By: A.L.B.
Date of Drawing: 12/19/2019
File: 1916415 Plat.Dwg
SHEET 1 OF 1

SCI
Survey Consultants, Inc.
903 N. Bowser Road, Suite 240
Richardson, Texas 75081
(972) 424-7002 Voice
(972) 633-1702 Fax
WWW.SurveyConsultantsInc.com
TBPLS Firm No. 10139600

SCALE: 1"=20'

LEGEND

5/8" I.R.S. 5/8" IRON ROD SET WITH PLASTIC CAP STAMPED "SC1"

B.L.D.G. COR. BUILDING CORNER
BOLLARD BOLLARD
C.M. CONTROLLING MONUMENT
D.R.D.C.T. DEED RECORDS, DALLAS COUNTY, TEXAS
E.H. ELECTRIC HANDHOLE
E.M. ELECTRIC METER
F.F. FINISHED FLOOR ELEVATION
F.H. FIRE HYDRANT
F.O.V. FIBER OPTIC VAULT
G.I. GRATE INLET
G.L. GAS LINE
G.M. GAS METER
G.M.H. GAS MANHOLE
G.W. GUY WIRE
I.C.V. IRRIGATION CONTROL VALVE
I.N. INSTRUMENT NUMBER
I.P.F. IRON PIPE FOUND
I.R.F. IRON ROD FOUND
L.P. MAP RECORDS, DALLAS COUNTY, TEXAS
M.R.D.C.T. OFFICIAL PUBLIC RECORDS, DALLAS COUNTY, TEXAS
P.O.B. POINT OF BEGINNING
P.P. POWER POLE
P.P.C. POWER POLE WITH CONDUIT
P.P.L. POWER POLE WITH LIGHT
P.P.M. POWER POLE WITH METER
P.P.T. POWER POLE WITH TRANSFORMER
R.O.W. RIGHT-OF-WAY
S.F. SQUARE FEET
S.S.C. SANITARY SEWER CLEANOUT
S.S.M. SANITARY SEWER MANHOLE
T.M. TELEPHONE MANHOLE
T.S. TRAFFIC SIGNAL
T.S.P. TRAFFIC SIGNAL POLE
T.V. TELEPHONE VAULT
U.M. UNDERGROUND MARKER, GAS
V. VOL.
W.V. WATER VALVE
W.V.A. WATER VAULT

GENERAL NOTES

Lot-to-lot drainage is not permitted without Engineering Section approval.

The purpose of this plat is to create one (1) lot from two (2) existing tracts of land for redevelopment.

The bearings shown hereon are referenced to the fourth call of that certain legal description, called "Tract 2" of Exhibit "A", contained in that certain Special Warranty Deed with Vendor's Lien to Greenway-CP 2601, L.P., as recorded by Instrument No. 201700057182, Official Public Records, Dallas County, Texas. The south right-of-way line of Floyd Street, held as North 44 degrees 41 minutes 31 seconds East.

DART PARCEL NO. SE1-10
DALLAS AREA RAPID TRANSIT
INST. NO. 200800229464
O.P.R.D.C.T.

LOT 1, BLOCK A/487
GASTON YARD ADDITION
VOL. 95123, PG. 4754
D.R.D.C.T.

LOCATION MAP
SCALE: 1"=2000'

NOTARY PUBLIC
I, Douglas S. Loomis, 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-6.017 (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 ___ day of ___, 2019.

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

Douglas S. Loomis
Texas Registered Professional Land Surveyor No. 5199

STATE OF TEXAS §
COUNTY OF DALLAS §

BEFORE me, the undersigned authority, a Notary Public for the State of Texas, on this day personally appeared DOUGLAS S. LOOMIS, 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 purposes and considerations therein expressed.

GIVEN UNDER MY HAND AND SEAL OF OFFICE this the ___ day of ___, 2019.

Notary Public in and for the State of Texas