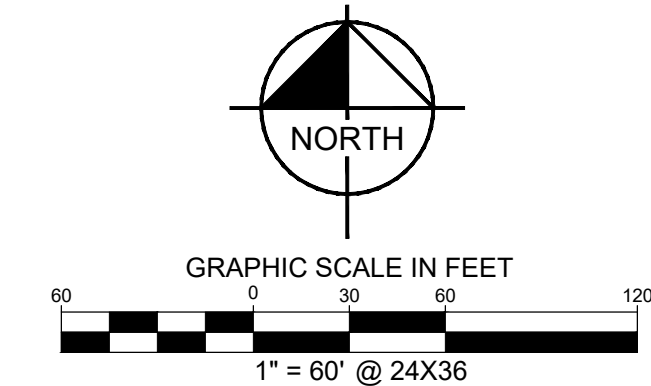


ABBREVIATIONS LEGEND

IRFC = IRON ROD WITH PLASTIC CAP
ADS = 3/16" ALUMINUM DISK STAMPED
"GREENHAW KHA" AFFIXED TO 5/8" IRON
ROD SET
SQ. FT. = SQUARE FEET
VOL. = PG. = VOLUME, PAGE
R.O.W. = RIGHT-OF-WAY
C.M. = CONTROLLING MONUMENT
INST. NO. = INSTRUMENT NUMBER
XF = "X" CUT FOUND
IRF = IRON ROD FOUND
O.P.R.K.C.T. = OFFICIAL PUBLIC
RECORDS, KAUFMAN COUNTY, TEXAS
D.R.K.C.T. = DEED RECORDS, KAUFMAN
COUNTY, TEXAS
P.R.K.C.T. = PLAT RECORDS, KAUFMAN
COUNTY, TEXAS
P.O.B. = POINT OF BEGINNING
PFC = POINT FOR CORNER



LINE TYPE LEGEND

PROPERTY LINE - SUBJECT	PROPERTY LINE - SUBJECT
PROPERTY LINE	PROPERTY LINE
EASEMENT LINE	EASEMENT LINE
BUILDING LINE	BUILDING LINE
WATER LINE	WATER LINE
SEWER LINE	SEWER LINE
STORM SEWER LINE	STORM SEWER LINE
OVERHEAD UTILITY LINE	OVERHEAD UTILITY LINE
FENCE	FENCE
CONCRETE PAVEMENT	CONCRETE PAVEMENT
ASPHALT PAVEMENT	ASPHALT PAVEMENT

CURVE TABLE

NO.	DELTA	RADIUS	LENGTH	CHORD BEARING	CHORD
C1	90°00'00"	30.00'	47.12'	N68°08'34"E	42.43'
C2	90°00'00"	30.00'	47.12'	S68°08'34"W	42.43'
C3	90°00'00"	30.00'	47.12'	S21°51'26"E	42.43'

LINE TABLE

NO.	BEARING	LENGTH
L1	S66°51'26"E	191.64'
L2	S66°51'26"E	286.10'
L3	N23°08'34"E	276.00'
L4	S66°51'26"E	64.47'
L5	N66°51'28"W	8.45'
L6	S23°08'34"W	216.00'
L7	S66°51'26"E	8.36'

LEGEND

1. ROOF DRAIN	1. SANITARY SEWER MARKER FLAG
2. CABLE TV BOX	2. SANITARY SEWER MARKER SIGN
3. CABLE TV HANDHOLE	3. SANITARY SEWER SEPTIC TANK
4. CABLE TV MANHOLE	4. SANITARY SEWER VAULT
5. CABLE TV MARKER FLAG	5. STORM SEWER BOX
6. CABLE TV MARKER SIGN	6. STORM SEWER DRAIN
7. CABLE TV VAULT	7. STORM SEWER MANHOLE
8. COMMUNICATIONS BOX	8. STORM SEWER VAULT
9. COMMUNICATIONS HANDHOLE	9. TRAFFIC BARRIER
10. COMMUNICATIONS MANHOLE	10. TRAFFIC BOLLARD
11. COMMUNICATIONS MARKER FLAG	11. TRAFFIC BOX
12. COMMUNICATIONS MARKER SIGN	12. CROSS WALK SIGNAL
13. ELEVATION BENCHMARK	13. TRAFFIC HANDHOLE
14. FIBER OPTIC BOX	14. TRAFFIC MANHOLE
15. FIBER OPTIC HANDHOLE	15. TRAFFIC MARKER SIGN
16. FIBER OPTIC MANHOLE	16. TRAFFIC VAULT
17. FIBER OPTIC MARKER FLAG	17. UNIDENTIFIED BOX
18. FIBER OPTIC MARKER SIGN	18. UNIDENTIFIED HANDHOLE
19. FIBER OPTIC VAULT	19. UNIDENTIFIED MANHOLE
20. MONITORING WELL	20. UNIDENTIFIED METER
21. GAS MANHOLE	21. UNIDENTIFIED MANHOLE
22. GAS METER	22. UNIDENTIFIED MARKER FLAG
23. GAS MANHOLE	23. UNIDENTIFIED MARKER SIGN
24. GAS MARKER FLAG	24. UNIDENTIFIED POLE
25. GAS SIGN	25. UNIDENTIFIED TANK
26. GAS TANK	26. UNIDENTIFIED VALVE
27. GAS VALVE	27. TREE
28. TELEPHONE BOX	28. WATER BOX
29. TELEPHONE HANDHOLE	29. FIRE DEPT. CONNECTION
30. TELEPHONE MANHOLE	30. FIRE HYDRANT
31. TELEPHONE MARKER FLAG	31. WATER METER
32. TELEPHONE MARKER SIGN	32. WATER MANHOLE
33. PIPELINE MARKER SIGN	33. WATER MARKER FLAG
34. ELECTRIC BOX	34. WATER MARKER SIGN
35. LIGHT STANDARD	35. WATER VAULT
36. GUY ANCHOR	36. WATER VALVE
37. GUY ANCHOR POLE	37. AIR RELEASE VALVE
	38. WATER WELL

TREE TABLE

TAG NO.	GALIPER (IN)	TYPE
2426	6" X 8"	OAK
2427	10"	OAK
2428	11"	OAK
2429	6"	OAK
2430	10" X 10"	OAK
2431	12" X 7"	OAK
2432	32"	OAK
2433	6"	OAK
2434	6"	OAK
2435	7"	OAK
2436	20"	OAK
2437	20"	CYPRESS
2438	20"	CYPRESS
2439	12"	OAK
2440	6"	OAK
2441	10"	OAK
2442	22"	CYPRESS
2443	22"	OAK
2444	12"	CYPRESS
2445	20"	OAK
2446	18"	OAK
2447	6"	PECAN
2448	18"	OAK
2449	18"	OAK
2450	12"	OAK
2451	2-8" & 2-6"	OAK
2452	17"	OAK
2453	8" X 8"	OAK
2454	14"	OAK

OWNER'S CERTIFICATE:

WHEREAS, Jimmy Daniel Greenhaw is the sole owner of a tract of land situated in the Willis J. Swift Survey, Abstract No. 459, Kaufman County, Texas, and being all of a called 10.429 acre tract of land described in the Warranty Deed to Jimmy Daniel Greenhaw, recorded in Volume 6124, Page 374, Official Public Records, Kaufman County, Texas, and being more particularly described as follows:

BEGINNING at 1/2" iron rod with yellow plastic cap stamped "Burns" found in the west right-of-way line of F.M. Highway No. 740 (a variable width right-of-way), same being the south corner of said 10.429 acre tract;

THENCE North 45°42'48" West, passing at a distance of 16.09 feet, the east corner of Lot 10, Block L of the Travis Ranch Phase 3B, an addition to Kaufman County, Texas, according to the plat thereof recorded in Cabinet 2, Envelope 748, Plat Records, Kaufman County, Texas, and continuing along the northeast line of said Travis Ranch Phase 3B, for a total distance of 835.45 feet to a 1/2" iron rod with yellow plastic cap stamped "Burns" found for the west corner of said 10.429 acre tract, same being an angle point in the east line of said Travis Ranch Phase 3B;

THENCE North 43°33'44" East, with the east line of said Travis Ranch Phase 3B, and a southerly line of Block L, Travis Ranch Phase 3E, an addition to Kaufman County, Texas, according to the plat thereof recorded in Cabinet 3, Envelope 475, Plat Records, Kaufman County, Texas, and continuing along the northeast line of said Travis Ranch Phase 3B, for a total distance of 835.45 feet to a 1/2" iron rod with yellow plastic cap stamped "Burns" found for the west corner of said 10.429 acre tract, same being an angle point in the east line of said Travis Ranch Phase 3B;

THENCE South 46°50'29" East, with the southwest line of said 3.0 acre tract, a distance of 594.33 feet to the south corner of said 3.0 acre tract in said west right-of-way line of F.M. Highway No. 740, and being at the beginning of a non-tangent curve to the right with a radius of 1,387.50 feet, a central angle of 03°04'13", and a chord bearing and distance of South 21°39'39" West, 74.34 feet, from which a 1/2" iron rod with yellow plastic cap stamped "Burns" found bears North 38°19'40" East, a distance of 0.85 feet;

THENCE with said west right-of-way line of F.M. Highway No. 740, the following courses and distances:

In a southerly direction, with said west right-of-way line of F.M. Highway No. 740 and said non-tangent curve to the right, an arc distance of 74.35 feet to a 3-1/4" Aluminum Disk stamped "Greenhaw KHA" affixed to a 5/8" iron rod set for corner;

South 23°11'46" West, with said west right-of-way line, a distance of 161.80 feet to a 3-1/4" Aluminum Disk stamped "Greenhaw KHA" affixed to a 5/8" iron rod set for corner;

South 23°08'34" West, with said west right-of-way line, a distance of 450.10 feet to the POINT OF BEGINNING and containing a calculated area of 454,202 square feet or 10.4270 acres of land.

OWNER'S DEDICATION

NOW THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

THAT, JIMMY DANIEL GREENHAW, acting by and through its duly authorized agent, does hereby adopt this plat, designating the herein described property as GREENHAW PLACE, 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 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 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.

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

By: JIMMY DANIEL GREENHAW

Name: _____
Title: _____

STATE OF _____ \$
COUNTY OF _____ \$

BEFORE ME, the undersigned, a Notary Public in and for said State, on this day personally appeared _____, 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 therein expressed and under oath stated that the statements in the foregoing certificate are true.

GIVEN UNDER MY HAND AND SEAL OF OFFICE this ____ day of _____, 20 ____.

Notary Public in and for the State of _____

SURVEYOR'S STATEMENT

I, Craig D. Bartosh, 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 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 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.

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

CRAIG D. BARTOSH
REGISTERED PROFESSIONAL LAND SURVEYOR NO. 6459

KIMLEY-HORN AND ASSOC., INC.
13455 NOEL ROAD
TWO GALLERIA OFFICE TOWER
SUITE 700
DALLAS, TEXAS 75240
972-770-1300
craig.bartosh@kimley-horn.com

STATE OF TEXAS \$
COUNTY OF DALLAS \$

BEFORE ME, the undersigned, a Notary Public in and for the said State, on this day personally appeared Craig D. Bartosh 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 therein expressed and under oath stated that the statements in the foregoing certificate are true.

GIVEN UNDER MY HAND AND SEAL OF OFFICE this ____ day of _____, 20 ____.

Notary Public in and for the State of Texas

NOTES:

- Bearings based on the State Plane Coordinate System, Texas North Central Zone 4202, North American Datum of 1983. Adjustment Realization 2011.
- According to Federal Emergency Management Agency's Flood Insurance Rate Map No. 48257C0040E, for Kaufman County, Texas and incorporated areas, dated January 12, 2023, this property is located within Zone X (unshaded) defined as "Areas determined to be outside the 0.2% annual chance floodplain". If this site is not within an identified special flood hazard area, this flood statement does not imply that the property and/or the structures thereon will be free from flooding or flood damage. On rare occasions, greater floods can and will occur and flood heights may be increased by man-made or natural causes. This flood statement shall not create liability on the part of the surveyor.
- Underground utilities shown hereon were taken from record information or as marked on the ground by others. Actual locations were not field verified except at surface structures such as manholes.
- The purpose of this plat is to create 4 lots from an unplatted tract of land for phased development.
- Lot-to-lot drainage will not be allowed without City of Dallas Paving & Drainage Engineering section approval.
- All lot corners are 5/8" iron rod with red plastic cap stamped "KHA" set, unless otherwise noted.
- Structures on the property to remain.

OWNER:
JIMMY DANIEL GREENHAW
19775 FM 740
FORNEY, TEXAS 75126

ENGINEER:
KIMLEY-HORN AND ASSOC., INC.
2600 N. CENTRAL EXPY., SUITE 400
RICHARDSON, TEXAS 75080
PH: 214-617-0535
CONTACT: STEPHANIE TUTT, P.E.
stephanie.tutt@kimley-horn.com

SURVEYOR:
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13455 NOEL ROAD
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