

1) According to the F.I.R.M. No. 48113C0345J, the subject property lies in Zone X and does not lie within a Flood Prone Hazard Area.

2) Bearings are based upon the Texas State Plane Coordinate System, North Central Zone (4202), North American Datum of 1983, (2011).

3) Lot-to-lot drainage will not be allowed without City of Dallas Paving and Drainage Engineering Section approval.

4) Coordinates shown are State Plane Coordinate System, North Central Zone (4202), North American Datum of 1983, on grid coordinate values, no scale and no projection.

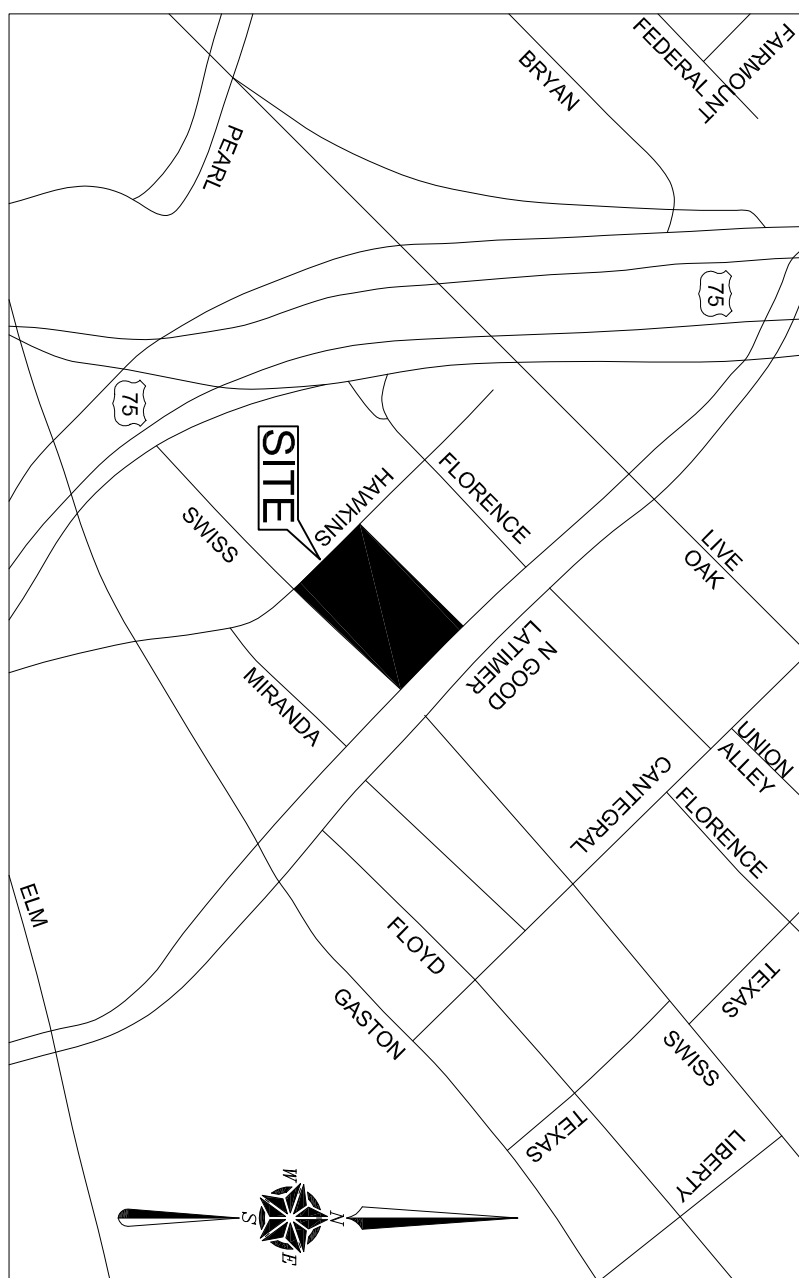
5) The maximum number of lots permitted by this plat is one

6) Benchmarks Used: No. 1351 - Square cut on concrete in center of storm sewer inlet on west curb of Griffin Street and 15' south of south property line of Young Street, Northing 6,969,671.767; Easting: 2,490,263.446; Elevation: 418.81

No. 1352 - A city of Dallas bench mark is set on top of a concrete curb at the southwest corner of a storm sewer drop inlet at the southeast intersection of Saint Paul & Young Street. Northing: 6,970,320.449; Easting: 2,492,603.472; Elevation: 442.70

8) Existing structure is to remain.

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VICINITY MAP - NOT TO SCALE

COUNTY OF DALLAS
STATE OF TEXAS

Dallas County, Texas, and being more particularly described as follows:

COMMENCING at an "X" found, being the west corner of said GREENWAY-GOOD LATIMER, L.P. tract, lying on the intersection of the southeast right-of-way line of Florence (a 50 foot right-of-way) and the northeast right-of-way line of Hawkins Street (a 50 foot right-of-way);

THENCE South 46 degrees 42 minutes 21 seconds East, along the northeast right-of-way line of said Hawkins Street, a distance of 176.28 feet to a 1/2 inch iron rod with 3-1/4 inch aluminum cap stamped "GA & RPLS 5229" set for corner, and the POINT OF BEGINNING, said point lying on the southwest line of said alley abandonment;

THENCE North 43 degrees 19 minutes 25 seconds East, traversing said alley abandonment and said GREENWAY-GOOD LATIMER tract a distance of 245.52 feet to a mag nail with brass disc stamped "GA & RPLS 52299" set for corner, lying on the southwest line of the remaining portion of said 24 foot alley;

THENE South 46 degrees 40 minutes 20 seconds East, along the southwest right-of-way line of said tract remaining 24 feet from the southwest right-of-way line of said tract, to the intersection of said right-of-way line of said tract with the southwest right-of-way line of 12,000 feet to a point for corner, being the south corner of said remaining 24 foot alley, and

(b) from the west corner of the tract of land as described in Agreed Final Judgment to Dallas Area Rapid Transit District as recorded in Instrument No. 20080157185, Official Public Records, Dallas County, Texas, and continuing (DART) as recorded in Instrument No. 20080157185, Official Public Records, Dallas County, Texas, and continuing a total distance of 163.38 feet to a 5/8 inch iron rod found for corner, being the east corner of said GREENWAY-GOOD LATIMER tract, being the east corner of said right-of-way line of said tract, and lying on the northwest right-of-way line of Swiss Avenue (60 foot right-of-way);

THEENCE South 43 degrees 20 minutes 53 seconds West, along the northwest right-of-way line of said Swiss Avenue a distance of 245.42 feet to a 1/2 inch iron rod with 3-1/4 inch aluminum cap stamped "A & R P S 52939" set for corner, being the south corner of said GREENWAY-GOOD LATIMER tract, and lying on the northeast right-of-way line of aforementioned Hawkins Street;

THENCE North 46 degrees 42 minutes 21 seconds West, along the northeast right-of-way line of said Hawkins Street, a distance of 163.28 feet to the POINT OF BEGINNING and containing 40,092 square feet or 0.92 acres of land.

LEGEND

- | | | |
|--|-----------------|------------------------------|
| | 1/2\"/> | IRON ROD FOUND |
| | X CUT FOUND | SANITARY SEWER MANHOLE COVER |
| | POWER POLE | CONTROL MONUMENT |
| | OVERHANG | |
| | CONCRETE PAVING | |

— III —	ASPHALT PAVING
— OH —	OVERHEAD POWER LINE
— SS —	SANITARY SEWER LINE
— W —	WATER LINE
— SW —	STORM SEWER LINE
— □ —	WOOD FENCE (CENTER POST)
— O —	CHAIN TENCE
OF R.D.C.T. D.B.D.C.T. INST. NO. VOL.	OFFICIAL PUBLIC RECORDS, DALLAS COUNTY, TEXAS DEED RECORDS, DALLAS COUNTY, TEXAS INSTRUMENT NUMBER VOLUME
PG.	PAGE
ROW.	RIGHT-OF-WAY
SQ. FT.	SQUARE FEET
AC.	ACRE
MDS	1/2" IRON ROD WITH 3-1/4" ALUMINUM CAP STAMPED "GA & RPLS 5298 SET"
MDS (A)	MADE IN AUSTIN WITH BRASS DISC STAMPED "GA & RPLS 5298 SET"
WM	WATER METER
WV	WATER VALVE
STM. SEW.	STORM SEWER
SAN. SEW.	SANITARY SEWER

NOW THEREFORE, KNOW ALL MEN BY THESE PRESENTS

THAT, GREENWAY-GOOD LATIMER, L.P., acting by and through its duly authorized agent does hereby adopt this plat, designating the herein described property as **GREENWAY ADDITION**, an addition to the City of Dallas, Dallas County, Texas, and do hereby dedicate, in fee simple, to the

public use, along any streets, alleys, and roadway management areas shown thereon. The easements shown thereon are hereby reserved for the purposes indicated. The utility and the landowners shall be deemed to have agreed that the easements shall be open to the public, fire and police units, garbage and rubbish collection agencies, and all public and private utilities for their particular use. The maintenance of paving on the utility and the other 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 shown thereon. The utility and the landowners shall be deemed to have agreed that any 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, 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 and egress to and 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 the public 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 THIS _____ DAY OF _____, 2019

GREENWAY-GOOD LATIMER, L.P., a Texas limited liability company

By: GIC GOOD LATIMER GP, LLC,
a Texas limited liability company
its general partner

By: _____
Todd Petty, Vice President

STATE OF TEXAS
COUNTY OF DALLAS

BEFORE ME, the undersigned, a Notary Public in and for the said County and State, on this day personally appeared Todd Pelly, Vice President, 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 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 _____, 2019.

Notary Public in and for the State of Texas
My commission expires:

1. Gary E. Johnson, Registered Professional Land Surveyor, licensed by the State of Texas, affirms 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 documentation shown hereon was either found or placed in compliance with the City of Dallas plat Code, Sec. 51A-28-517 (1)(b)(i) & (i); and that the digital drawing the accompanying digital plat is a precise representation of the Signed Final Plat.

Dated this the _____ day of _____, 2019

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. (06/26/2019)

Gary E. Johnson
Texas Registered Professional Land Surveyor No. 52999
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 executed the same for the purposes therein expressed and under oath stated that the statement in the foregoing certificate are true.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this _____ day of _____, 2019

Notary Signature

SURVEYO

KAS HERITAGE
SURVEYING, LLC

10610 Metric Drive, Suite 124, Dallas, TX 75243

txheritage.com
Firm No. 10169300

CITY OF DALLAS, DALLAS COUNTY, TEXAS
CITY PLAN FILE NO. S189-254
ENGINEERING NO. 311T-_____

DATE: 6/13/2019 / JOB # 1900931-1 / SCALE - 1" = 30' / MRW