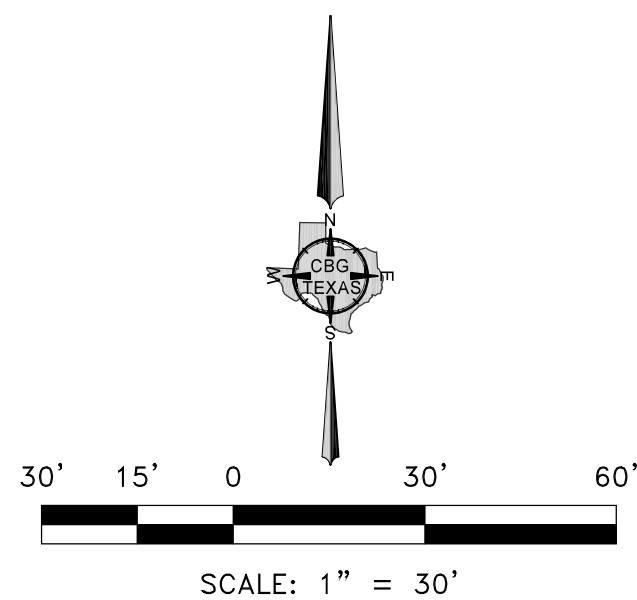


VICINITY MAP
NOT TO SCALE

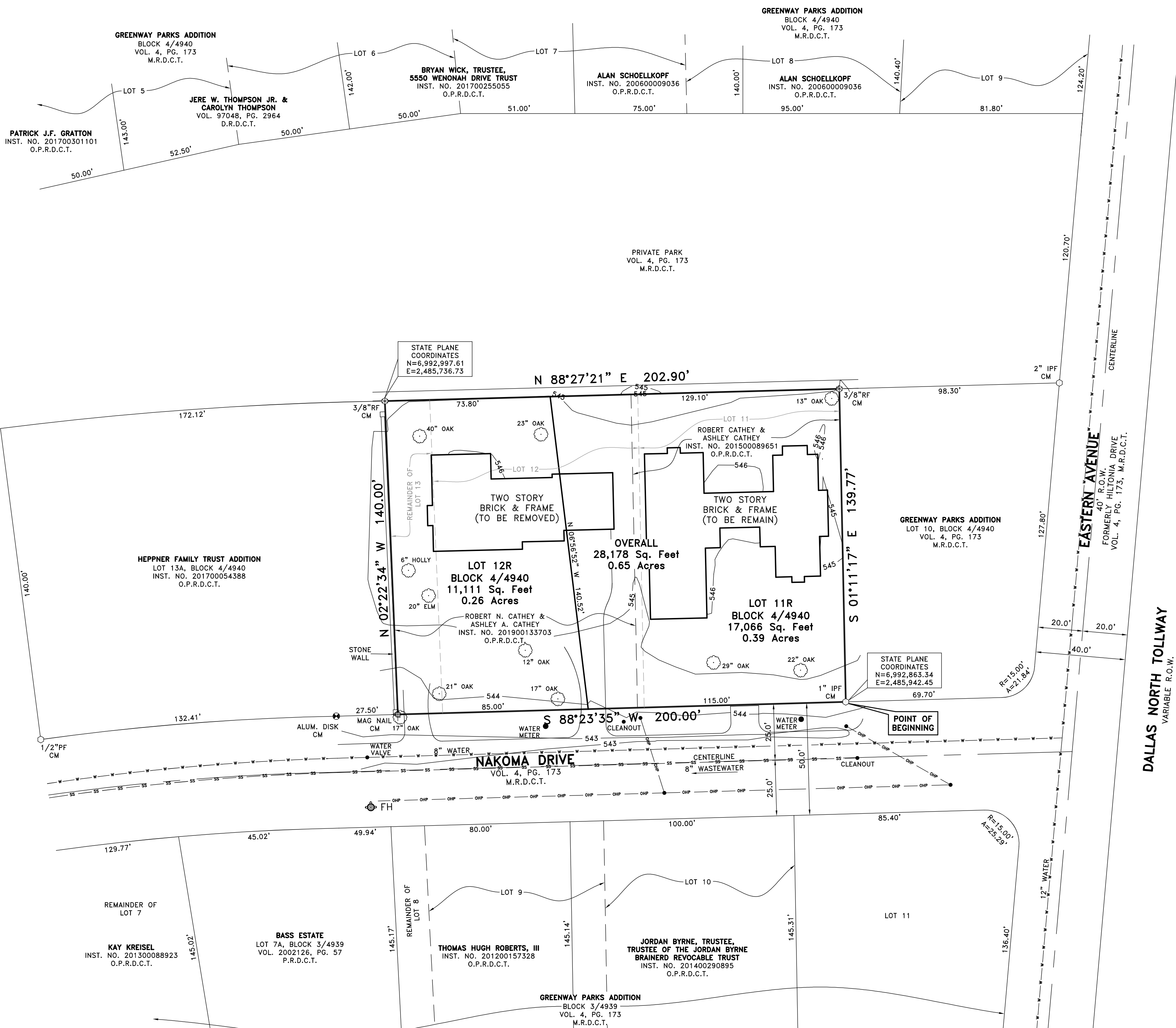


GENERAL NOTES

- 1) BEARINGS SHOWN ARE BASED ON THE STATE PLANE COORDINATE SYSTEM, NORTH TEXAS CENTRAL ZONE, NAD 83 (2011).
- 2) THE PURPOSE OF THIS PLAT IS TO REPLAT TWO PLATTED LOTS, AND THE REMAINDER OF ANOTHER LOT, INTO TWO LOTS.
- 3) LOT TO LOT DRAINAGE WILL NOT BE ALLOWED WITHOUT CITY OF DALLAS PAVING & DRAINAGE ENGINEERING SECTION APPROVAL.
- 4) ANY NEW STRUCTURE MAY NOT EXTEND ACROSS NEW PROPERTY LINES.
- 5) COORDINATES SHOWN HEREON ARE TEXAS STATE PLANE COORDINATE SYSTEM, NORTH CENTRAL ZONE, NORTH AMERICAN DATUM OF 1983 ON GRID COORDINATE VALUES, NO SCALE AND NO PROJECTION.

LEGEND

- D.R.D.C.T. = DEED RECORDS, DALLAS COUNTY, TEXAS
- M.R.D.C.T. = MAP RECORDS, DALLAS COUNTY, TEXAS
- O.P.R.D.C.T. = OFFICIAL PUBLIC RECORDS, DALLAS COUNTY, TEXAS
- INST. NO. = INSTRUMENT NUMBER
- VOL. = VOLUME
- PG. = PAGE
- CM = CONTROLLING MONUMENT
- R.O.W. = RIGHT-OF-WAY
- 1" IPF = 1 INCH IRON PIPE FOUND
- 2" IPF = 2 INCH IRON PIPE FOUND
- 1/2" IPF = 1/2 INCH IRON PIPE FOUND
- 3/8 IRF = 3/8 INCH IRON ROD FOUND
- MAG NAIL = MAG NAIL FOUND
- ALUM DISK = ALUMINUM DISK FOUND STAMPED "HFTA"



OWNER'S CERTIFICATE

STATE OF TEXAS
COUNTY OF DALLAS

Whereas Robert N. Cathey and Ashley A. Cathey are the sole owners of a tract of land situated in the Abram Bledsoe Survey, Abstract No. 88, City of Dallas, Dallas County, Texas, and being all of Lots 11, 12 and a portion of Lot 13, Block 4/4940, Greenway Parks Addition, an addition to the City of Dallas, Dallas County, Texas, according to the Map thereof recorded in Volume 4, Page 173, Map Records, Dallas County, Texas, same being a tract of land conveyed to Robert Cathey and Ashley Cathey by Warranty Deed with Vendor's Lien recorded in Instrument No. 201500089651, Official Public Records, Dallas County, Texas, same being a tract of land conveyed to Robert N. Cathey and Ashley A. Cathey by Warranty Deed with Vendor's Lien recorded in Instrument No. 201900133703, Official Public Records, Dallas County, Texas, and being more particularly described by metes and bounds as follows:

BEGINNING at a 1 inch iron pipe found for corner, said corner being the North Right-of-Way line of Nakoma Drive (50 foot Right-of-Way, Volume 4, Page 173, Map Records, Dallas County, Texas), said corner being the Southwest corner of Lot 10, Block 4/4940 of said Greenway Parks Addition;

THENCE South 88 degrees 23 minutes 35 seconds West along the North Right-of-Way line of said Nakoma Drive, a distance of 200.00 feet to a Mag nail found for corner, said corner being the Southeast corner of Lot 13A, Block 4/4940, Heppner Family Trust Addition, an addition to the City of Dallas, Dallas County, Texas, according to the Map thereof recorded in Instrument No. 201700054388, Official Public Records, Dallas County, Texas;

THENCE North 02 degrees 22 minutes 34 seconds West along the East line of Lot 13A, Block 4/4940 of said Heppner Family Trust Addition, a distance of 140.00 feet to a 3/8 inch iron rod found for corner;

THENCE North 88 degrees 27 minutes 21 seconds East, a distance of 202.90 feet to a 3/8 inch iron rod found for corner, said corner being the Northwest corner of Lot 10, Block 4/4940 of said Greenway Parks Addition;

THENCE South 01 degrees 11 minutes 17 seconds East along the West line of Lot 10, Block 4/4940 of said Greenway Parks Addition, a distance of 139.77 feet to the POINT OF BEGINNING and containing 28,178 square feet or 0.65 of an acre of land.

OWNER'S DEDICATION

NOW THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

WHEREAS, Robert N. Cathey and Ashley A. Cathey, does hereby adopt this plat, designating the herein described property as **CATHEY 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 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 _____, 2019.

By: _____
Robert N. Cathey (OWNER)

STATE OF TEXAS
COUNTY OF DALLAS

BEFORE ME, the undersigned, a Notary Public in and for said County and State on this day appears Robert N. Cathey 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.

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

Notary Public in and for Dallas County, Texas.

By: _____
Ashley A. Cathey (OWNER)

STATE OF TEXAS
COUNTY OF DALLAS

BEFORE ME, the undersigned, a Notary Public in and for said County and State on this day appears Ashley A. Cathey 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.

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

Notary Public in and for Dallas County, Texas.

SURVEYOR'S STATEMENT:

I, Bryan Connally, 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 _____, 2019
RELEASED FOR REVIEW 10/23/19 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.

Bryan Connally
Texas Registered Professional Land Surveyor No. 5513

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 Bryan Connally 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 _____, 2019.

Notary Public in and for the State of Texas

**PRELIMINARY PLAT
CATHEY ADDITION**
LOTS 11R AND 12R, BLOCK 4/4940
28,178 SQ.FT. / 0.65 ACRES
BEING A REPLAT OF
LOTS 11, 12, AND THE REMAINDER OF LOT 13
BLOCK 4/4940, GREENWAY PARKS ADDITION
ABRAM BLEDSOE SURVEY, ABSTRACT NO. 88
CITY OF DALLAS, DALLAS COUNTY, TEXAS
CITY PLAN FILE NO. S190-024

OWNER: ROBERT N. CATHEY &
ASHLEY A. CATHEY
5565 NAKOMA DRIVE
DALLAS, TEXAS 75209
214-801-8330
214-683-9693

