

VICINITY MAP
NOT TO SCALE

SURVEYOR'S STATEMENT

I, Gregory J. Cavataio, 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, 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 PURPOSE AND SHALL NOT BE USED OR VIEWED OR RELIED UPON AS A FINAL SURVEY DOCUMENT.

Gregory J. Cavataio
Texas Registered Professional Land Surveyor No. 6389

STATE OF TEXAS §
COUNTY OF DALLAS §

BEFORE ME, the undersigned authority, on this day personally appeared Gregory J. Cavataio, 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 and in the capacity stated.

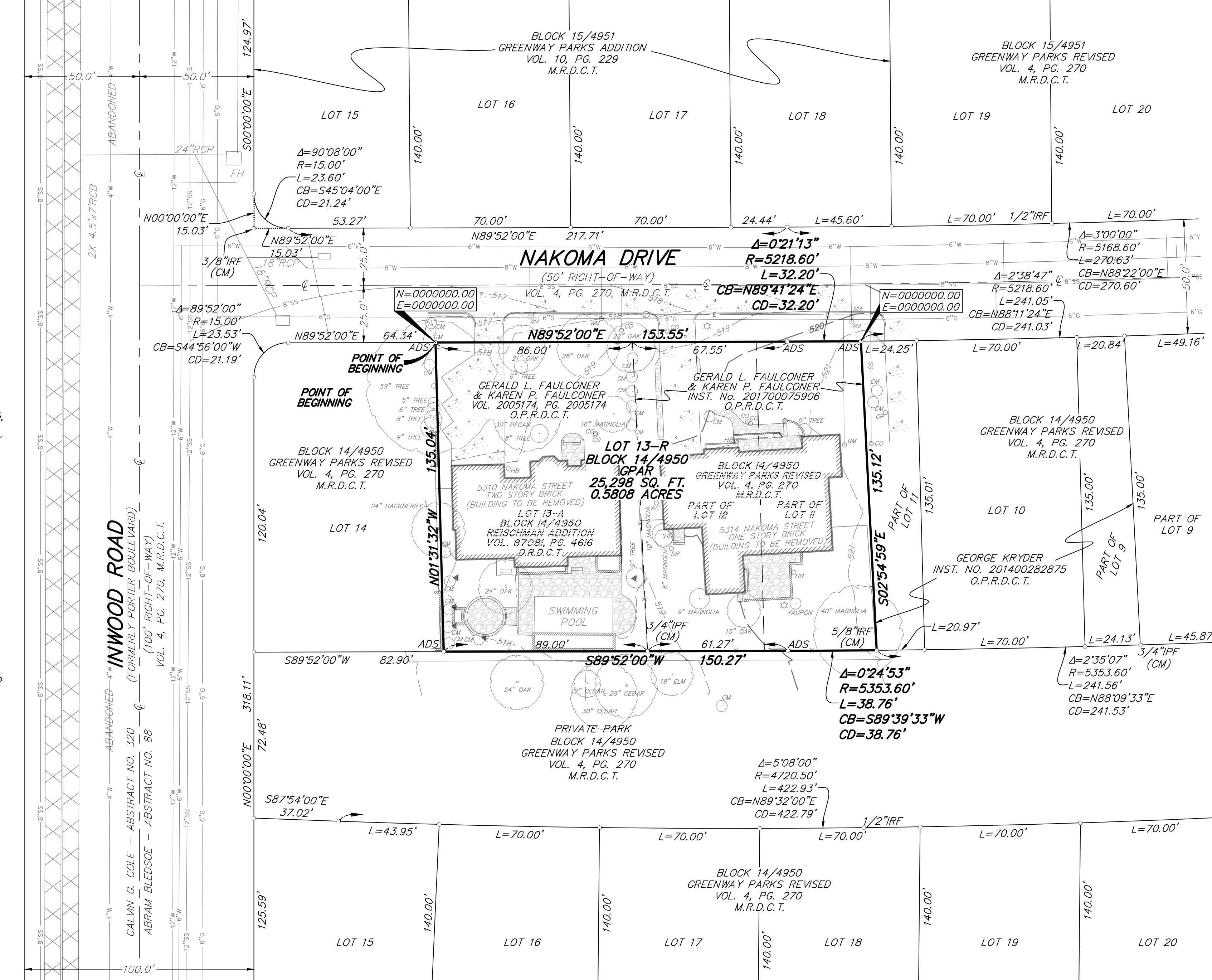
GIVEN under my hand and seal of office this the _____ day of _____, 2017

Notary Public in and for the State of Texas

- NOTES:
1. BASIS OF BEARINGS: THE SOUTH LINE OF NAKOMA DRIVE (N89°52'00"E) AS SHOWN ON PLAT RECORDED IN VOLUME 87081, PAGE 4616, DEED RECORDS, DALLAS COUNTY, TEXAS.
 2. CONTROLLING MONUMENTS: AS SHOWN.
 3. LOT-TO-LOT DRAINAGE WILL NOT BE ALLOWED WITHOUT ENGINEERING SECTION APPROVAL.
 4. EXISTING BUILDINGS TO BE REMOVED.
 5. COORDINATES BASED ON TEXAS STATE PLANE COORDINATE SYSTEM, NORTH CENTRAL ZONE, NORTH AMERICAN DATUM OF 1983 ON GRID COORDINATE VALUES; NO SCALE AND NO PROJECTION.
 6. THE PURPOSE OF THIS PLAT IS TO COMBINE ONE FULL LOT AND TWO PARTIAL LOTS INTO ONE LOT.

LEGEND

-----	PROPERTY LINE	-----	OVERHEAD POWER
-----	EASEMENT LINE	-----	EXISTING CONTOUR LINE
-----	BUILDING	-----	1/2" IRON ROD WITH YELLOW PLASTIC CAP STAMPED "RLG INC" SET
-----	CONCRETE	-----	IRF
-----	FENCE LINE	-----	IRON PIPE FOUND
-----	LIGHT STANDARD	-----	ADS
-----	WATER METER	-----	3-1/4" ALUMINUM DISK STAMPED "RLG INC" & "SPRM" ON A 1/2" IRON ROD SET
-----	BASKETBALL GOAL POST	-----	(CM)
-----	POLE BIT	-----	CONTROLLING MONUMENT
-----	CLEAN OUT	-----	M.R.D.C.T.
-----	IRRIGATION BOX	-----	MAP RECORDS, DALLAS COUNTY, TX
-----	AREA DRAIN	-----	DEED RECORDS, DALLAS COUNTY, TX
-----	POWER POLE	-----	O.P.R.D.C.T.
-----	POWER POLE	-----	OFFICIAL PUBLIC RECORDS, DALLAS COUNTY, TX
-----	GREPE WHIRLE	-----	INST. NO.
-----	TREE	-----	VOLUME
-----		-----	PAGE



OWNER'S CERTIFICATE

STATE OF TEXAS §
COUNTY OF DALLAS §

Whereas, Gerald L. Faulconer and Karen P. Faulconer, are the sole owners of a 0.5808 acre tract of land situated in the Abram Bledsoe Survey, Abstract No. 88, City of Dallas, Dallas County, Texas, being conveyed by General Warranty Deed with Vendor's Lien in Favor of Third Party recorded in Volume 2005174, Page 7614, Official Public Records, Dallas County, Texas and conveyed by General Warranty Deed recorded in Instrument No. 201700075906, Official Public Records, Dallas County, Texas, and being all of Lot 13-A, Block 14/4950, Reischman Addition, an addition to the City of Dallas according to the plat recorded in Volume 87081, Page 4616, Deed Records, Dallas County, Texas, and being part of Lot 11 and part of Lot 12, Block 14/4950, Greenway Parks Revised, an addition to the City of Dallas according to the plat recorded in Volume 4, Page 270, Map Records, Dallas County, Texas, and being more particularly described as follows:

BEGINNING at a 3-1/4" aluminum disk stamped "RAYMOND L. GOODSON JR., INC" and "GPAR" on a 1/2" iron rod set for the north common corner of said Lot 13-A and Lot 14, Block 14/4950 of said Greenway Parks Revised on the south right-of-way line of Nakoma Drive (50 foot Right-of-way as created by Volume 4, Page 270, Map Records, Dallas County, Texas);

THENCE North 89° 52' 00" East along the south right-of-way line of said Nakoma Drive and the north line of said Lot 13-A, passing at a distance of 86.00 feet the northeast corner of said Lot 13-A and the northwest corner of said Faulconer tract (Instrument No. 201700075906), continuing along the south right-of-way line of said Nakoma Drive and the north line of said Faulconer tract (Instrument No. 201700075906) a total distance of 153.55 feet to a 3-1/4" aluminum disk stamped "RAYMOND L. GOODSON JR., INC" and "GPAR" on a 1/2" iron rod set at the beginning of a tangent curve to the left;

THENCE in a northeasterly direction along the south right-of-way line of said Nakoma Drive, the north line of said Faulconer tract (Instrument No. 201700075906) and said tangent curve to the left whose chord bears North 89° 41' 24" East a distance of 32.20 feet, having a radius of 5218.60 feet,

OWNER'S DEDICATION

STATE OF TEXAS §
COUNTY OF DALLAS §

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

That Gerald L. Faulconer and Karen P. Faulconer do hereby grant this plat, designating the herein described property as GPAR, 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 to 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.

a central angle of 00° 21' 13" and an arc length of 32.20 feet to a 3-1/4" aluminum disk stamped "RAYMOND L. GOODSON JR., INC" and "GPAR" on a 1/2" iron rod set for the northeast corner of said Faulconer tract (Instrument No. 201700075906) and the northwest corner of a tract of land conveyed to George Kryder by Warranty Deed with Vendor's Lien recorded in Instrument No. 201400282875, Official Public Records, Dallas County, Texas;

THENCE South 02° 54' 59" East, departing the south right-of-way line of said Nakoma Drive, along the east line of said Faulconer tract (Instrument No. 201700075906) and the west line of said Kryder tract a distance of 135.12 feet to a 5/8" iron rod found for the southeast corner of said Faulconer tract (Instrument No. 201700075906) and the southwest corner of said Kryder tract on the north line of a Private Park shown on said Greenway Parks Addition Revised plot, said rod being in a non-tangent curve to the right;

THENCE in a westerly direction along the south line of said Faulconer tract (Instrument No. 201700075906), the north line of said Private Park and said non-tangent curve to the right whose chord bears South 89° 39' 33" West a distance of 38.76 feet, having a radius of 5,353.60 feet, a central angle of 00° 24' 53" and an arc length of 38.76 feet to a 3-1/4" aluminum disk stamped "RAYMOND L. GOODSON JR., INC" and "GPAR" on a 1/2" iron rod set at the end of said non-tangent curve to the right;

THENCE South 89° 52' 00" West along the south line of said Faulconer tract (Instrument No. 201700075906) and the north line of said Private Park, passing at a distance of 61.27 feet a 3/4" iron pipe found at the southwest corner of said Faulconer tract (Instrument No. 201700075906) and the southeast corner of said Lot 13-A, continuing along the south line of said Lot 13-A and the north line of said Private Park a total distance of 150.27 feet to a 3-1/4" aluminum disk stamped "RAYMOND L. GOODSON JR., INC" and "GPAR" on a 1/2" iron rod set for the southwest corner of said Lot 13-A and the southeast corner of said Lot 14;

THENCE North 01° 31' 32" West along the west line of said Lot 13-A and the east line of said Lot 14 a distance of 135.04 feet to the POINT OF BEGINNING and containing 25,298 square feet or 0.5808 acres, more or less.

WITNESS my hand at Dallas, Texas, this the _____ day of _____, 2017.

Signature: _____
Name: Gerald L. Faulconer
Title: Owner

STATE OF TEXAS §
COUNTY OF DALLAS §

BEFORE ME, the undersigned authority 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/she executed the same for the purposes and considerations therein expressed and in the capacity stated.

GIVEN under my hand and seal of office this the _____ day of _____, 2017.

Notary Public in and for the State of Texas

WITNESS my hand at Dallas, Texas, this the _____ day of _____, 2017.

Signature: _____
Name: Karen P. Faulconer
Title: Owner

STATE OF TEXAS §
COUNTY OF DALLAS §

BEFORE ME, the undersigned authority 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/she executed the same for the purposes and considerations therein expressed and in the capacity stated.

GIVEN under my hand and seal of office this the _____ day of _____, 2017.

Notary Public in and for the State of Texas

PRELIMINARY PLAT
GP
LOT 13-R, BLOCK 14/4950
REPLAT
OF
GREENWAY PARKS REVISED
PART OF LOTS 11 & 12, BLOCK 14/4950
&
REISCHMAN ADDITION
LOT 13-A, BLOCK 14/4950
ABRAM BLEDSOE SURVEY, ABSTRACT NO. 88
CITY OF DALLAS, DALLAS COUNTY, TEXAS
CITY PLAN FILE NO. S167-226
ENGINEERING NO. 3117-_____

SCALE: 1" = 30' DATE: MAY 10, 2017

OWNER:
GERALD L. FAULCONER
KAREN P. FAULCONER
5310 NAKOMA DRIVE
DALLAS, TX 75209-5620

SURVEYOR:
RAYMOND L. GOODSON JR., INC.
12001 N. CENTRAL EXPRESSWAY, STE 300
DALLAS, TX 75243
214-739-8100
rlg@rlginc.com
TX PB REC #F-493
TBPLS REC #100341-00

RECORDED	INST#	JOB NO.	1711.036	E-FILE	1711.036pp	DWG NO.	SHEET 1 OF 1
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