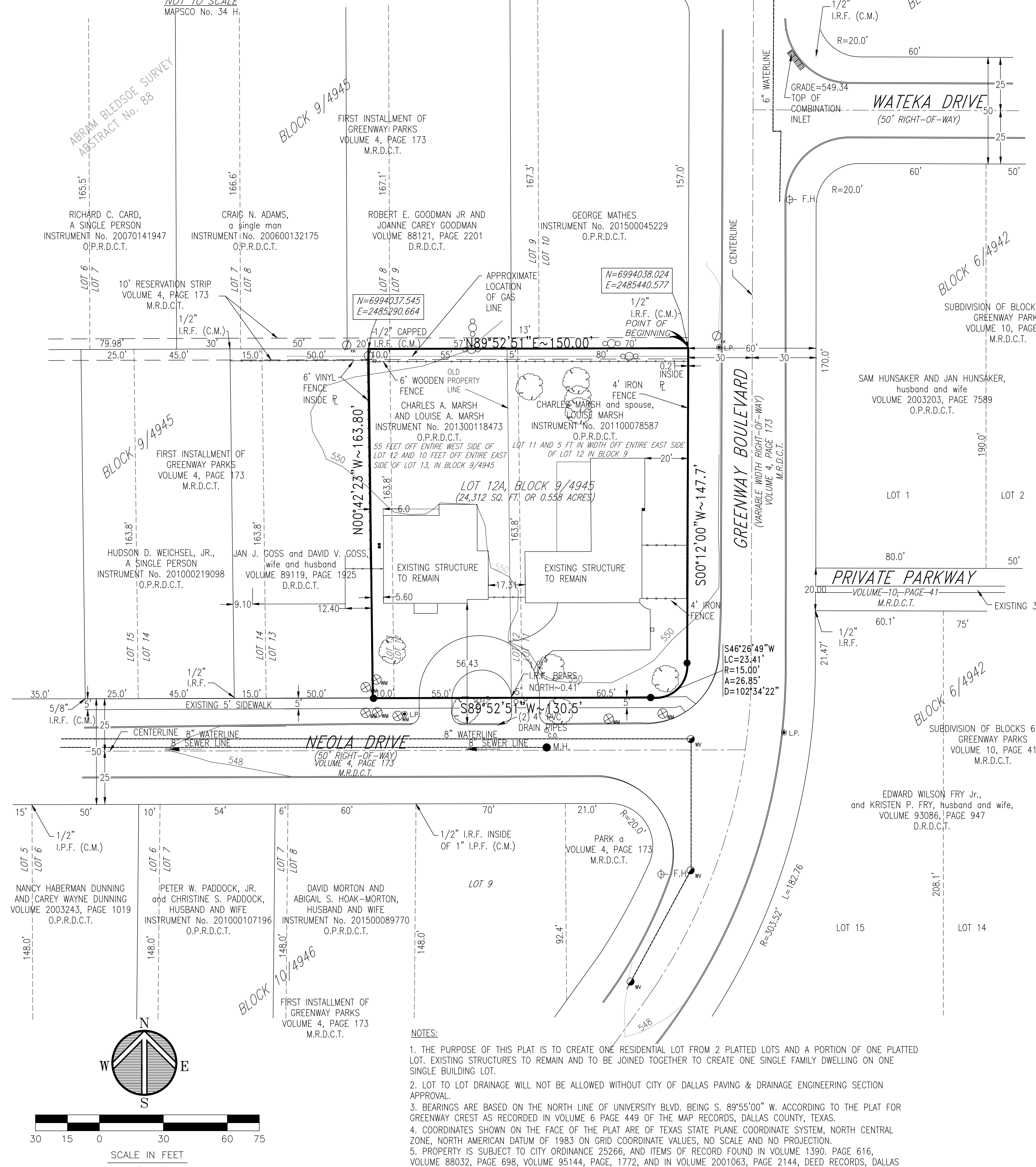


**LEGEND**

I.P.F. IRON PIPE FOUND  
 I.R.F. IRON ROD FOUND  
 M.R.D.C.T. MAP RECORDS, DALLAS COUNTY, TEXAS  
 D.R.D.C.T. DEED RECORDS, DALLAS COUNTY, TEXAS  
 O.P.R.D.C.T. OFFICIAL PUBLIC RECORDS, DALLAS COUNTY, TEXAS  
 C.M. CONTROLLING MONUMENT  
 3 1/4" ALUMINUM DISC SET (STAMPED RPLS 3740)  
 THICK SHANKED CONCRETE NAIL WITH MAGNETIC HEAD

● RADIUS  
 ○ LENGTH OF ARC  
 □ SQUARE  
 FT. FEET  
 W.V. WATER VALVE  
 W.M. WATER METER  
 A.C.U. AIR CONDITIONING UNIT  
 M.H. MANHOLE  
 C.I. COMBINATION INLET  
 P.L. PROPERTY LINE

○ GAS METER  
 ○ POWER POLE  
 ⊕ FENCING  
 ⊕ PLATTED LOT LINE  
 ⊕ EXISTING TREE  
 ⊕ DIA > 6"



**OWNER'S DEDICATION**

NOW THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

THAT CHARLES A. MARSH AND LOUISE A. MARSH, DO HEREBY ADOPT THIS PLAT, DESIGNATING THE HEREIN DESCRIBED PROPERTY AS **GREENWAY/MARSH 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 GROUNTS 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 THIS THE \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_. WITNESS, MY HAND THIS THE \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_.

BY: \_\_\_\_\_  
 CHARLES A. MARSH  
 OWNER

BY: \_\_\_\_\_  
 LOUISE A. MARSH  
 OWNER

STATE OF TEXAS  
 COUNTY OF DALLAS

BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR SAID STATE, ON THIS DAY PERSONALLY APPEARED CHARLES A. MARSH, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME AS HIS FREE ACT AND DEED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_.

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

STATE OF TEXAS  
 COUNTY OF DALLAS

BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR SAID STATE, ON THIS DAY PERSONALLY APPEARED LOUISE A. MARSH, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT SHE EXECUTED THE SAME AS HER FREE ACT AND DEED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_.

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

**SURVEYOR'S STATEMENT**

I, PETER F. HENNESSEY, 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 \_\_\_\_\_, 20\_\_\_\_.

PETER F. HENNESSEY  
 TEXAS REGISTERED PROFESSIONAL LAND SURVEYOR NO 3740

STATE OF TEXAS  
 COUNTY OF DALLAS

PRELIMINARY  
 THIS DOCUMENT SHALL NOT BE  
 RECORDED FOR ANY PURPOSE

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED PETER F. HENNESSEY, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE ABOVE AND FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATION EXPRESSED AND IN THE CAPACITY THEREIN STATED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE ON THIS THE \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_.

NOTARY PUBLIC, STATE OF TEXAS

**OWNERS CERTIFICATE**

STATE OF TEXAS  
 COUNTY OF DALLAS

WHEREAS CHARLES A. MARSH AND LOUISE A. MARSH ARE THE OWNERS OF A TRACT OF LAND SITUATED IN THE ABRAM BLEDSOE SURVEY, ABSTRACT No. 88, IN THE CITY OF DALLAS, DALLAS COUNTY, TEXAS AND BEING ALL OF LOT 11, AND THE EAST 5 FEET OF LOT 12, THE WEST 55 FEET OF LOT 12, AND THE EAST 10 FEET OF LOT 13, BLOCK 9/4945, OF FIRST INSTALLMENT OF GREENWAY PARK, AN ADDITION TO THE CITY OF DALLAS, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 4, PAGE 173, MAP RECORDS, DALLAS COUNTY, TEXAS AND BEING THE SAME TRACT OF LAND DESCRIBED IN GENERAL WARRANTY DEED TO CHARLES MARSH and spouse, LOUISE MARSH, BEING ALL OF LOT 11, AND THE EAST 5 FEET OF LOT 12 AS RECORDED BY INSTRUMENT No. 201100078587, OFFICIAL PUBLIC RECORDS, DALLAS COUNTY, TEXAS AND COUNTY, TEXAS, AND THE WEST 55 FEET OF LOT 12 AND THE EAST 10 FEET OF LOT 13 AS DESCRIBED IN WARRANTY DEED WITH VENDOR'S LIEN TO CHARLES A. MARSH AND LOUISE A. MARSH AS RECORDED BY (CORRECTION) INSTRUMENT No. 201300118473, OFFICIAL PUBLIC RECORDS, DALLAS COUNTY, TEXAS, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT AN UNCAPPED 1/2" IRON FOUND IN THE WEST LINE OF GREENWAY BOULEVARD (A VARIABLE WIDTH RIGHT-OF-WAY) BEING 60 FEET WIDE AT THIS POINT, ALSO BEING IN THE MIDDLE OF A 10 FOOT WIDE RESERVATION STRIP AS RECORDED IN SAID FIRST INSTALLMENT OF GREENWAY PARKS, ALSO BEING THE SOUTHEAST CORNER OF LOT 10, BLOCK 9/4945 OF THE SAID FIRST INSTALLMENT OF GREENWAY PARKS;

THENCE, SOUTH 00°12'00" WEST CONTINUING ALONG THE WEST LINE OF SAID GREENWAY BOULEVARD, A DISTANCE OF 147.7 FEET TO 3 1/4" ALUMINUM DISC SET STAMPED GREENWAY/MARSH, RPLS 4730 AT THE BEGINNING OF A NON-TANGENT CURVE TO RIGHT HAVING A CENTRAL ANGLE OF 102°34'22", WITH A RADIUS AS SHOWN IN SAID FIRST INSTALLMENT OF GREENWAY PARKS, AS BEING 15.0 FEET AND A CHORD BEARING AND DISTANCE OF SOUTH 46°26'49" WEST, 23.41 FEET;

THENCE, CONTINUING ALONG SAID NON-TANGENT CURVE TO THE RIGHT, AN ARC DISTANCE OF 26.85 FEET TO AN MAG NAIL SET IN CONCRETE IN THE NORTH LINE OF NEOLA DRIVE (A 50 FOOT RIGHT-OF-WAY) FOR CORNER;

THENCE, SOUTH 89°52'51" WEST CONTINUING ALONG THE NORTH LINE OF SAID NEOLA DRIVE PASSING AT 60.5 FEET THE COMMON LINE OF THE TWO SAID MARSH TRACTS, BEING MARKED BY REFERENCE WITH A 1/2" IRON ROD WITH A YELLOW CAP BEARING NORTH, A DISTANCE OF 0.41 FEET, PASSING AT 120.5 FEET, THE COMMON LINE OF LOT 12 AND LOT 13, BLOCK 9/4945, CONTINUING A TOTAL DISTANCE OF 130.5 FEET TO A MAG NAIL SET IN CONCRETE FOR CORNER, BEING THE SOUTH EAST CORNER OF A TRACT OF LAND CONVEYED TO JAN J. GOSS and DAVID V. GOSS, wife and husband, AS RECORDED IN VOLUME 89119, PAGE 1925, OF THE DEED RECORDS, DALLAS COUNTY, TEXAS;

THENCE, NORTH 00°42'23" WEST, ALONG THE COMMON PROPERTY LINE, A DISTANCE OF 163.80 FEET TO A 1/2" IRON ROD FOUND WITH A RED CAP FOR CORNER, BEING IN THE CENTERLINE OF THE SAID 10 FOOT RESERVATION STRIP, AND BEING IN THE SOUTH LINE OF LOT 8, BLOCK 9/4945;

THENCE, NORTH 89°52'51" EAST, ALONG THE CENTERLINE OF SAID 10 FOOT RESERVATION STRIP, PASSING AT 10 FEET THE COMMON LINE OF LOT 13 AND LOT 12, BLOCK 9/4945, PASSING AT 65 FEET, THE COMMON LINE OF THE TWO MARSH TRACTS, PASSING AT 70.0 FEET, THE COMMON LINE OF LOT 12 AND LOT 11, BLOCK 9/4945, CONTINUING A TOTAL DISTANCE OF 150.0 FEET TO THE POINT OF BEGINNING AND CONTAINING 24,312 SQUARE FEET OR 0.558 ACRES OF LAND.

**LIEN HOLDER'S SUBORDINATION AGREEMENT**

THE LIEN HOLDER OR MORTGAGEE CONCURS WITH THE OWNER'S CERTIFICATE AND AGREES TO SUBORDINATE ITS INTERESTS TO THE PROVISIONS OF THE OWNER'S DEDICATION.

LIEN HOLDER:

BY: \_\_\_\_\_  
 NAME: \_\_\_\_\_  
 TITLE: \_\_\_\_\_

STATE OF TEXAS  
 COUNTY OF DALLAS

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON \_\_\_\_\_ BY \_\_\_\_\_ AS \_\_\_\_\_ (DATE OF ACKNOWLEDGEMENT) (NAME) (TITLE OF OFFICER)

OF \_\_\_\_\_ A \_\_\_\_\_ ON BEHALF OF THE \_\_\_\_\_ (NAME OF BUSINESS) (BUSINESS STRUCTURE) (BUSINESS STRUCTURE)

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

**NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS**

STATE OF TEXAS  
 COUNTY OF DALLAS

BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR SAID STATE, ON THIS DAY PERSONALLY APPEARED CHARLES A. MARSH, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME AS HIS FREE ACT AND DEED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_.

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

**PRELIMINARY**  
 THIS DOCUMENT SHALL NOT BE  
 RECORDED FOR ANY PURPOSE

**PRELIMINARY PLAT**  
**GREENWAY/MARSH ADDITION**  
**LOT 12A, BLOCK 9/4945**  
 A REPLAT OF  
**LOTS 11, 12, AND A PORTION OF LOT 13, CITY BLOCK 9/4945**  
**FIRST INSTALLMENT OF GREENWAY PARKS**

ABRAM BLEDSOE SURVEY, ABSTRACT No. 88  
 CITY OF DALLAS, DALLAS COUNTY, TEXAS

CITY PLAN FILE No.: S189-107  
 ENGINEERING No.:

OWNERS:  
 CHARLES A. AND LOUISE A. MARSH  
 5453 NEOLA DRIVE  
 DALLAS, TEXAS

PREPARED BY:  
 HENNESSEY ENGINEERING, INC.  
 1417 W. MAIN ST., SUITE 100  
 CARROLLTON, TEXAS 75006  
 PH: 972.245.9478  
 01.22.2019

JOB NO. 1745 SCALE 1" = 30'