



VICINITY MAP
NOT TO SCALE

THE PURPOSE FOR THIS PLAT IS TO MOVE
THE COMMON LOT LINE BETWEEN TWO LOTS
TO CREATE TWO EQUAL SIZE LOTS

* NOTES *

1. "LOT-TO-LOT DRAINAGE IS NOT PERMITTED WITHOUT ENGINEERING SECTION APPROVAL."
2. COORDINATES SHOWN HEREON ARE BASED ON THE TEXAS STATE PLANE COORDINATE SYSTEM, NORTH CENTRAL ZONE, NORTH AMERICAN DATUM OF 1983.
3. "ALL ON-SITE STRUCTURES TO BE REMOVED"
4. THE SUBJECT PROPERTY IS ZONED NS07, SUB AREA 2 WITH AN 87' FRONT SETBACK REQUIREMENT.

* NOTE *

NO PORTION OF THIS PROPERTY LIES WITHIN A 100-YEAR FLOOD BOUNDARY LINE ACCORDING TO THE NATIONAL FLOOD INSURANCE PROGRAM'S FLOOD INSURANCE RATE MAP FOR DALLAS COUNTY, TEXAS, COMMUNITY PANEL No. 4811300335 K, MAP EFFECTIVE JULY 7, 2014.

OWNER'S CERTIFICATE

STATE OF TEXAS
COUNTY OF DALLAS

WHEREAS, BRIDGEWAY PROPERTIES, LLC, acting by and through the undersigned, its duly authorized agent, is the sole owner of Lot 68, Block 5469, Urie Jones Subdivision of 96 Lots (unrecorded) and Lot 69A, Block 5469, Moussa/Hurley Addition, an additto to the City of Dallas, Dallas County, Texas, according to the plat recorded in Clerk's File No. 201300026166 of the Official Public Records of Dallas County, Texas and being more particularly described by metes and bounds as follows:

BEGINNING at a 3-inch aluminum monument found stamped "MOUSSA/HURLEY ADDITION" at the Southeast corner of said Lot 69A, being the Southwest corner of Lot 70A, said Block 5469, Moussa/Hurley Addition and lying in the North right-of-way line of Deloach Avenue (a variable width right-of-way) and lying S 89° 03' 55" W, 149.79 along said right-of-way line from a 3-inch aluminum monument found stamped "MOUSSA/HURLEY ADDITION" at the Southeast corner of said Lot 70A;

THENCE S 89° 03' 55" W, 150.44 feet along the said North right-of-way line of Deloach Avenue to a 1/2-inch iron rod set with orange plastic cap stamped "R. W. COOMBS RPLS 5294" at the Southwest corner of said Lot 69A, lying in the East boundary line of aforesaid Lot 68

THENCE S 00° 46' 25" W, 3.16 feet along the East boundary line of said Lot 68 to a 3-inch aluminum monument found stamped "MOUSSA/HURLEY ADDITION" at the Southeast corner thereof, lying in the aforesaid North right-of-way line of Deloach Avenue;

THENCE S 89° 03' 55" W, 99.41 feet along the said North right-of-way line of Deloach Avenue to a 1/2-inch iron pipe found at the Southwest corner of said Lot 68, being the Southeast corner of Lot 67, said Block 5469;

THENCE N 00° 43' 45" W, 249.79 feet along the common boundary line between said Lots 67 and 68 to a 1-1/2-inch iron pipe found at the Northwest corner of said Lot 68;

THENCE N 89° 00' 14" E, 249.33 feet along the North boundary line of said Lot 68 and aforesaid Lot 69A to a point at the Northeast corner of said Lot 69A, being the Northwest corner of Lot 69A, aforesaid Block 5469, Moussa/Hurley Addition;

THENCE S 00° 51' 00" E, at 2.00 feet passing a 3-inch aluminum monument found stamped "MOUSSA/HURLEY ADDITION" and continuing in all a total distance of 246.90 feet along the common boundary line between said Lots 69A and 70A to the PLACE OF BEGINNING, containing 1.414 acre (61,590 square feet) of land.

OWNER'S DEDICATION

NOW THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

That BRIDGEWAY PROPERTIES, LLC, acting by and through the undersigned, its duly authorized agent, does hereby adopt this plat, designating the herein described property as LOTS 68-R AND 69A-R, BLOCK 5469, BRIDGEWAY ADDITION to the City of Dallas, Dallas County, Texas, and does 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 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 ay 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 _____, 2025

BRIDGEWAY PROPERTIES, LLC

_____, President

STATE OF TEXAS
COUNTY OF DALLAS

BEFORE me, the undersigned, a Notary Public in and for the State of Texas on this day personally appeared _____, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged that he executed the same for the purposes and considerations therein expressed.

Given under my hand and seal of office this the _____ day of _____, 2025

NOTARY PUBLIC
STATE OF TEXAS

STATE OF TEXAS
COUNTY OF TARRANT

I, RONALD W. COOMBS, a Registered Professional Land Surveyor, licensed by the State of Texas, affirm that this plat was prepared under my direct supervision, from record 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 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.

RONALD W. COOMBS
R.P.L.S. No. 5294

STATE OF TEXAS
COUNTY OF TARRANT

BEFORE ME, the undersigned authority, on this day personally appeared RONALD W. COOMBS, 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 and considerations therein expressed and in the capacity therein stated.

Given under my hand and seal of office this the _____ day of _____, 2025

NOTARY PUBLIC
STATE OF TEXAS

LOT 76/BLOCK 5469
C. BAKER MONTGOMERY &
MARY M. MONTGOMERY
VOL. 9226, PG. 223
D.R.D.C.T.

PLACE COUNTY
RECORDING LABEL HERE

CERTIFICATE OF APPROVAL

I, _____, Chairperson or
I, _____, Vice Chairperson
of the City Plan Commission of the City of Dallas, State of
Texas, hereby certify that the attached plat was duly filed
for approval with the City Plan Commission of the City of
Dallas on the _____ day of _____, A.D.
20____ and same was duly approved on the
_____ day of _____, A.D., 20____ by
said Commission.

Chairperson or Vice Chairperson
City Plan Commission
City of Dallas, Texas

Attest:

Secretary

PRELIMINARY PLAT

LOT 68-R & 69A-R, BLOCK 5469
BRIDGEWAY ADDITION

TO THE CITY OF DALLAS, DALLAS COUNTY, TEXAS
BEING A REPLAT OF LOT 68, BLOCK 5469 OF THE URIE JONES SUBDIVISION OF
96 LOTS (UNRECORDED) AND LOT 69A, BLOCK 5469, MOUSSA/HURLEY ADDITION,
AN ADDITION TO THE CITY OF DALLAS, DALLAS COUNTY, TEXAS
ACCORDING TO THE PLAT RECORDED IN CLERK'S FILE No. 201300026166
OF THE OFFICIAL PUBLIC RECORDS OF DALLAS COUNTY, TEXAS

CITY BLOCK No. 5469
CITY OF DALLAS, DALLAS COUNTY, TEXAS

CITY PLAN FILE No. PLAT-25-000146

2 LOTS 0.7819 Ac.

DECEMBER 10, 2025

SURVEYOR:
COOMBS LAND SURVEYING, INC.
P.O. BOX 6160
FORT WORTH, TEXAS 76115
(817) 920-7600
ron.coombs@sbgglobal.net

ENGINEER:
DHR ENGINEERING, INC.
511 E. JOHN CARPENTER FRWY SUITE 500
DALLAS, TEXAS 75062
(972) 717-0100
drecht@dhr-eng.com

OWNER/DEVELOPER:
BRIDGEWAY PROPERTIES, LLC
5518 KEMPER COURT
DALLAS, TEXAS 75220
(972) ____-____
____@____.com

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

