

HEDGEWAY DRIVE  
CENTERLINE 50' PUBLIC RIGHT-OF-WAY  
VOLUME 18, PAGE 247 - D.R.D.C.T.

LEGEND									
● 1/2" IR FOUND	⊙ X-FOUND	☒ TELE. BOX	Ⓢ BOLLARD POST	⦶ UTILITY POLE	— OHU — OVERHEAD UTILITY LINE	▭ COVERED AREA	▭ CONCRETE	— BUILDING LINE	
○ 1/2" IR SET	⊙ X-SET	☒ CABLE BOX	Ⓢ SEPTIC COVER	⦶ WATER METER	— GUY WIRE ANCHOR	▭ ASPHALT	▭ GRAVEL	— EASEMENT	
⊙ 5/8" IR FOUND	⊕ 1" IR FOUND	☒ ELECTRIC BOX	Ⓢ SAN. SEW. MH.	⦶ GAS METER	— X — BARBED WIRE FENCE	▭ FIRE LANE STRIPE	▭ BRICK	— BOUNDARY	
⊙ 3/8" IR FOUND	⊕ 1" IP FOUND	☒ BRICK COLUMN	Ⓢ IRRIGATION VALVE	⦶ A.C. PAD	— □ — IRON FENCE	▭ BRICK RET. WALL	▭ STONE	— HIGH BANK LINE	
● 60-D NAIL FOUND	⊙ POINT FOR CORNER	☒ STONE COLUMN	⦶ WATER VALVE	☒ TRANS. BOX	— ○ — CHAINLINK FENCE	▭ STONE RET. WALL	▭ WOOD DECK	— FEMA FLOOD LINE	
⊙ PK NAIL SET	▭ CON. MONUMENT	Ⓢ STORM DRAIN MH.	⦶ FIRE HYDRANT	☒ P.E. POOL EQUIP.	— // — WOOD FENCE	▭ CON. RET. WALL	▭ BUILDING WALL	— ♿ HANDICAP SPACE	
⊙ 1/2" IP FOUND	⊙ 3/4" IP FOUND	Ⓢ SAN. SEW. CO.	⦶ LIGHT POLE		— △ — PIPE RAIL FENCE	▭ STUC. RET. WALL	▭ TILE		

1,047.51'

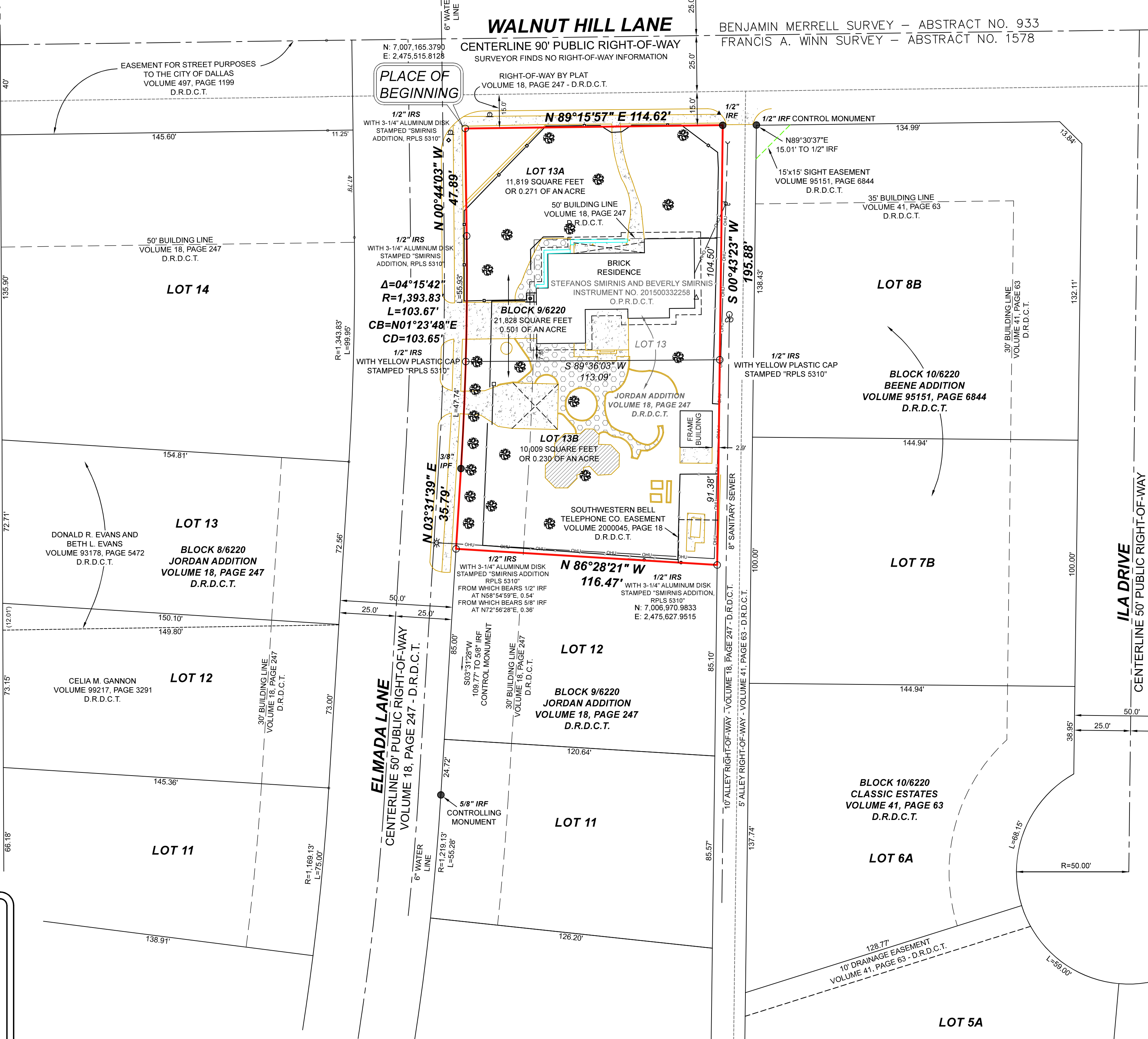
LOT 1  
 BLOCK A/6222  
 E.H. CARY MIDDLE SCHOOL  
 VOLUME 2005123, PAGE 152  
 D.R.D.C.T.

718.81'

10' RIGHT-OF-WAY BY PLAT  
 VOLUME 2005123, PAGE 152 - D.R.D.C.T.

SURVEYOR FINDS NO RIGHT-OF-WAY INFORMATION

24" WATER LINE



**GENERAL NOTES**

- ALL COORDINATES SHOWN ARE BASED ON TEXAS STATE PLANE COORDINATE SYSTEM, NORTH CENTRAL ZONE, NORTH AMERICAN DATUM OF 1983 ON GRID COORDINATE VALUES, NO SCALE AND NO PROJECTION.
- ALL BEARINGS ARE BASED ON TEXAS STATE PLANE COORDINATE SYSTEM, NORTH CENTRAL ZONE 4202, NORTH AMERICAN DATUM OF 1983. (2011)
- LOT TO LOT DRAINAGE WILL NOT BE ALLOWED WITHOUT CITY OF DALLAS PAVING AND DRAINAGE ENGINEERING SECTION APPROVAL.
- THE PURPOSE OF THIS PLAT IS TO CREATE TWO PLATTED LOTS FROM ONE PLATTED LOT.
- STRUCTURES ON LOT 13A TO BE DEMOLISHED AT LATER DATE. STRUCTURE ON LOT 13B TO BE REMOVED.

OWNER'S CERTIFICATE

STATE OF TEXAS  
COUNTY OF DALLAS

WHEREAS Stefanos Smirnis and Beverly Smirnis are the sole owners of Lot 13, Block 9/6220 of Jordan Addition, an addition to the City of Dallas, Dallas County, Texas, according to the plat thereof recorded in Volume 18, Page 247, Deed Records, Dallas County, Texas, located in the FRANCIS A. WINN SURVEY, ABSTRACT NO. 1578, City of Dallas, Dallas County, Texas, and being the same land described in General Warranty Deed with Vendor's Lien to Stefanos Smirnis and Beverly Smirnis, recorded in Instrument No. 201500332258, Official Public Records, Dallas County, Texas, and being more particularly described as follows:

BEGINNING at a 1/2" iron rod with a 3-1/4" aluminum disk stamped "SMIRNIS ADDITION, RPLS 5310" set in the South line of Walnut Hill Lane, a 90' wide public right-of-way at the East line of Elmada Lane, a 50' wide public right-of-way, same being the Northwest corner of said Lot 13;

THENCE North 89°15'57" East, along said South line, a distance of 114.62' to a 1/2" iron rod found in the West line of a 15' wide public alley right-of-way;

THENCE South 00°43'23" West, along said West line, a distance of 195.88' to a 1/2" iron rod with a 3-1/4" aluminum disk stamped "SMIRNIS ADDITION, RPLS 5310" set at the East common corner of said Lot 13 and Lot 12 of said Jordan Addition;

THENCE North 86°28'21" West, along said common line, a distance of 116.47' to a 1/2" iron rod with a 3-1/4" aluminum disk stamped "SMIRNIS ADDITION, RPLS 5310" set in said East line of Elmada Lane, at the West common corner of said Lots 12 and 13, from which bears a 3/8" iron rod found at North 58°54'59" East, a distance of 0.54' and from which a 5/8" iron rod found bears North 72°58'28" East, a distance of 0.36';

THENCE North 03°31'39" East, along said East line, a distance of 35.79' to a 3/8" iron pipe found at the beginning of a curve to the left having a central angle of 04°15'42", a radius of 1,393.83' and a chord bearing and distance of North 01°23'48" East, 103.65';

THENCE Northerly along said East line and said curve to the left, an arc distance of 103.67' to a 1/2" iron rod with a 3-1/4" aluminum disk stamped "SMIRNIS ADDITION, RPLS 5310" set for corner;

THENCE North 00°44'03" West, along said East line, a distance of 47.89' to the PLACE OF BEGINNING and containing 21,828 square feet or 0.501 of an acre of land.

SURVEYOR'S CERTIFICATE

I, John S. Turner, 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 Engineers and Land Surveyors, 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.

Witness my hand at Mesquite, Texas,  
This \_\_\_\_ day of \_\_\_\_, 20\_\_.

PRELIMINARY, FOR REVIEW PURPOSES ONLY.  
THIS DOCUMENT SHALL NOT BE RECORDED FOR ANY PURPOSES.

John S. Turner  
Registered Professional Land Surveyor #5310

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 John S. Turner, R.P.L.S. NO. 5310, State of Texas, 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 therein stated.

Given under my hand and seal of office,  
This \_\_\_\_ day of \_\_\_\_, 20\_\_.

Notary Public in and for the State of Texas

OWNER'S DEDICATION

NOW THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

That Stefanos Smirnis and Beverly Smirnis do hereby adopt this plat, designating the herein described property as **SMIRNIS ADDITION**, an 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 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 \_\_\_\_ day of \_\_\_\_, 20\_\_.

By: \_\_\_\_\_  
Stefanos Smirnis Owner

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, Stefanos Smirnis 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 therein stated.

GIVEN UNDER MY HAND AND SEAL OF OFFICE,  
this \_\_\_\_ day of \_\_\_\_, 20\_\_.

Notary Public in and for The State of Texas

WITNESS, my hand at Dallas, Texas, this \_\_\_\_ day of \_\_\_\_, 20\_\_.

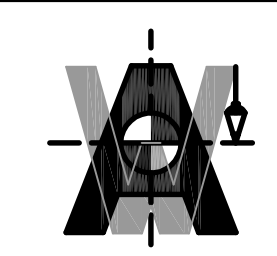
By: \_\_\_\_\_  
Beverly Smirnis Owner

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, Beverly Smirnis 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 therein stated.

GIVEN UNDER MY HAND AND SEAL OF OFFICE,  
this \_\_\_\_ day of \_\_\_\_, 20\_\_.

Notary Public in and for The State of Texas



**A&W SURVEYORS, INC.**  
Professional Land Surveyors  
TEXAS REGISTRATION NO. 100174-00  
P.O. BOX 870029, MESQUITE, TX. 75187  
PHONE: (972) 681-4975 FAX: (972) 681-4954  
WWW.AWSURVEY.COM

~ PROPERTY ADDRESS: 3930 WALNUT HILL LANE ~

Owners: Stefanos Smirnis and Beverly Smirnis  
~ 4224 Hawthorne Avenue, Dallas, TX 75219 ~  
~ 817-975-7235 ~

Job No. 22-1644 Drawn by: 543 Date: 11-4-22 Revised:  
"A professional company operating in your best interest"

PRELIMINARY PLAT

**SMIRNIS ADDITION  
LOTS 13A & 13B, BLOCK 9/6220**

BEING A 21,828 SQUARE FEET OR 0.501 OF AN ACRE  
IN CITY BLOCK 9/6220

LOCATED IN THE  
FRANCIS A. WINN SURVEY, ABSTRACT NO. 1578  
CITY OF DALLAS, DALLAS COUNTY, TEXAS

CITY PLAN FILE NO. S223-100  
ENGINEERING NO. 311T-\_\_