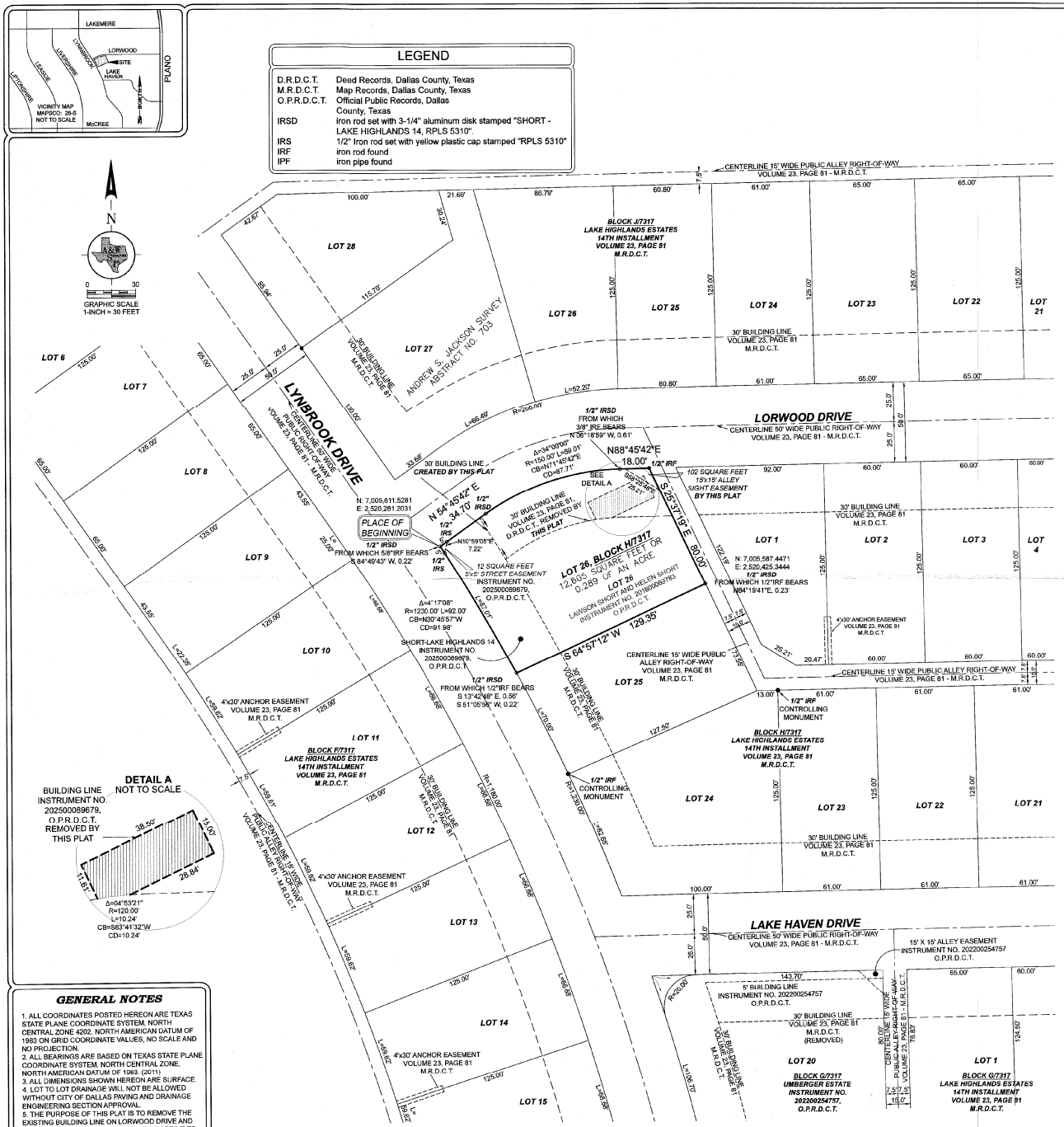

GENERAL NOTES

1. ALL COORDINATES POSTED HEREON ARE TEXAS STATE PLANE COORDINATE SYSTEM, NORTH CENTRAL ZONE 4202, NORTH AMERICAN DATUM OF 1983 ON GRID COORDINATE VALUES, NO SCALE AND NO PROJECTION.
2. ALL BEARINGS ARE BASED ON TEXAS STATE PLANE COORDINATE SYSTEM, NORTH CENTRAL ZONE, NORTH AMERICAN DATUM OF 1983. (2011)
3. ALL DIMENSIONS SHOWN HEREON ARE SURFACE.
4. LOT TO LOT DRAINAGE WILL NOT BE ALLOWED WITHOUT CITY OF DALLAS PAVING AND DRAINAGE ENGINEERING SECTION APPROVAL.
5. THE PURPOSE OF THIS PLAT IS TO REMOVE THE EXISTING BUILDING LINE ON LORWOOD DRIVE AND EXTEND 30' BUILDING LINE ON LYNBROOK DRIVE TO THE SOUTH LINE OF LORWOOD DRIVE.

OWNER'S CERTIFICATE

STATE OF TEXAS
COUNTY OF DALLAS

WHEREAS Lawson Short and Helen Short are the sole owners of a tract of land located in the ANDREW S. JACKSON SURVEY, Abstract No. 703, City of Dallas, Dallas County, Texas, and being Lot 26, Block H/7317, of Short - Lake Highlands 14, recorded in Instrument No. 202500089679, Official Public Records, Dallas County, Texas, and being the same tract of land described in General Warranty Deed to Lawson Short and Helen Short recorded in Instrument No. 201800069783, 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 "Short - Lake Highlands 14, RPLS 5310" set in the Northeast line of Lynbrook Drive, a 50' wide public right-of-way, in the Southeast line of Lorwood Drive, a 50' wide public right-of-way, at the West corner of said Lot 26, from which bears a 5/8" iron rod found South 84°49'43" West, 0.22';

Thence North 54°45'42" East, along said Southeast line of Lorwood Drive, passing at 5.00' a 1/2" iron rod set with a yellow plastic cap stamped "RPLS 5310", continuing a total distance of 34.70' to a 1/2" iron rod with a 3-1/4" aluminum disk stamped "Short - Lake Highlands 14, RPLS 5310" set at the beginning of a tangent curve to the right having a central angle of 34°00'00", a radius of 150.00' and a chord bearing and distance of North 71°45'42" East, 87.71';

Thence Northeasterly along said Southeast line of Lorwood Drive and said curve to the right, an arc distance of 89.01' to a 1/2" iron rod with a 3-1/4" aluminum disk stamped "Short - Lake Highlands 14, RPLS 5310" set for corner, from which bears a 3/8" iron rod found at North 06°18'59" West, 0.61';

Thence North 88°45'42" East, along the South line of said Lorwood Drive, a distance of 18.00' to a 1/2" iron rod found for corner in the Westerly line of a 15' wide public alley right-of-way, at the Northeast corner of said Lot 26;

Thence South 25°37'19" East, along said alley right-of-way, a distance of 80.00' to a 1/2" iron rod with a 3-1/4" aluminum disk stamped "Short - Lake Highlands 14, RPLS 5310" set in the East common corner of said Lot 26 and Lot 25 of said Block H/7317, from which bears a 1/2" iron rod found at North 84°19'41" East, 0.23';

Thence South 64°57'12" West, along the Northwest line of said Lot 25, a distance of 129.35' to a 1/2" iron rod with a 3-1/4" aluminum disk stamped "Short - Lake Highlands 14, RPLS 5310" set in said Northeast line of Lynbrook Drive, at the West common corner of said Lots 25 and 26, said point being in a non-tangent curve to the left having a central angle of 04°17'08", a radius of 1,230.00' and a chord bearing and distance of North 30°45'57" West, 91.98', from which bears a 1/2" iron rod found at South 13°42'48" East, 0.56' and 1/2" iron rod found at South 51°05'56" West, 0.22';

Thence Northwesterly along said Northeast line of Lynbrook Drive and said curve to the left, passing at an arc length of 87.01' a 1/2" iron rod set with a yellow plastic cap stamped "RPLS 5310", continuing a total arc distance of 92.00' to the PLACE OF BEGINNING and containing 12,605 square feet or 0.289 of an acre of land.

SURVEYOR'S STATEMENT

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.

Dated this the 10th day of December 2025.

John S. Turner
Texas Registered Professional Land Surveyor No. 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, 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 10th day of December 2025.

Notary Public in and for the State of Texas

AMBER N SCHIMNOSKI
Notary Public, State of Texas
Comm. Expires 09-02-2029
Notary ID 135530783

OWNER'S DEDICATION

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

That Lawson Short and Helen Short do hereby adopt this plat, designating the herein described property as ***SHORT LAKE HIGHLANDS NO. 2***, 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 the 15 day of December, 2025.

Lawson Short, 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, Lawson Short, 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 the 15th day of December, 2025.

Notary Public in and for The State of Texas

AMBER N SCHIMNOSKI
Notary Public, State of Texas
Comm. Expires 09-02-2029
Notary ID 135530783

WITNESS, my hand at Dallas, Texas, this the 15th day of December, 2025.

Helen Short, 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, Helen Short, 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 the 15th day of December 2025.

Notary Public in and for The State of Texas

AMBER N SCHIMNOSKI
Notary Public, State of Texas
Comm. Expires 09-02-2029
Notary ID 135530783

Filed for Record
in the Official Records Of:
Dallas County
On: 2/11/2026 12:26:49 PM
In the PLAT Records

Doc Number: 2026 - 202600029669
Number of Pages: 1
Amount: 67.00
Order#:20260211000616
By: JH

CERTIFICATE OF APPROVAL

I, Brent Bubin, Chairperson or
I, Darrell Herbert, 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 23 day of JULY A.D. 20 25 and same was duly approved on the 21 day of AUGUST A.D. 20 25 by said Commission.

Chairperson or Vice Chairperson
City Plan Commission
Dallas, Texas

Attest:
Secretary

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: 9216 LYNBROOK DRIVE ~
Owner: Lawson and Helen Short
~ 9216 Lynbrook Drive, Dallas, TX 75238 ~
~ 214-236-3825 ~

Job No. 25-1020	Drawn by: AR	Date 07-17-2025	Revised:

"A professional company operating in your best interest"

FINAL PLAT
SHORT LAKE HIGHLANDS NO. 2
LOT 26, BLOCK H/7317
BEING A REPLAT OF
SHORT - LAKE HIGHLANDS 14
LOT 26, BLOCK H/7317
AN ADDITION TO THE CITY OF DALLAS, DALLAS COUNTY, TEXAS
ANDREW S. JACKSON SURVEY, ABSTRACT NO. 703
CITY OF DALLAS, DALLAS COUNTY, TEXAS
PLAT - 25-000060
CITY PLAN FILE NO. S245-214