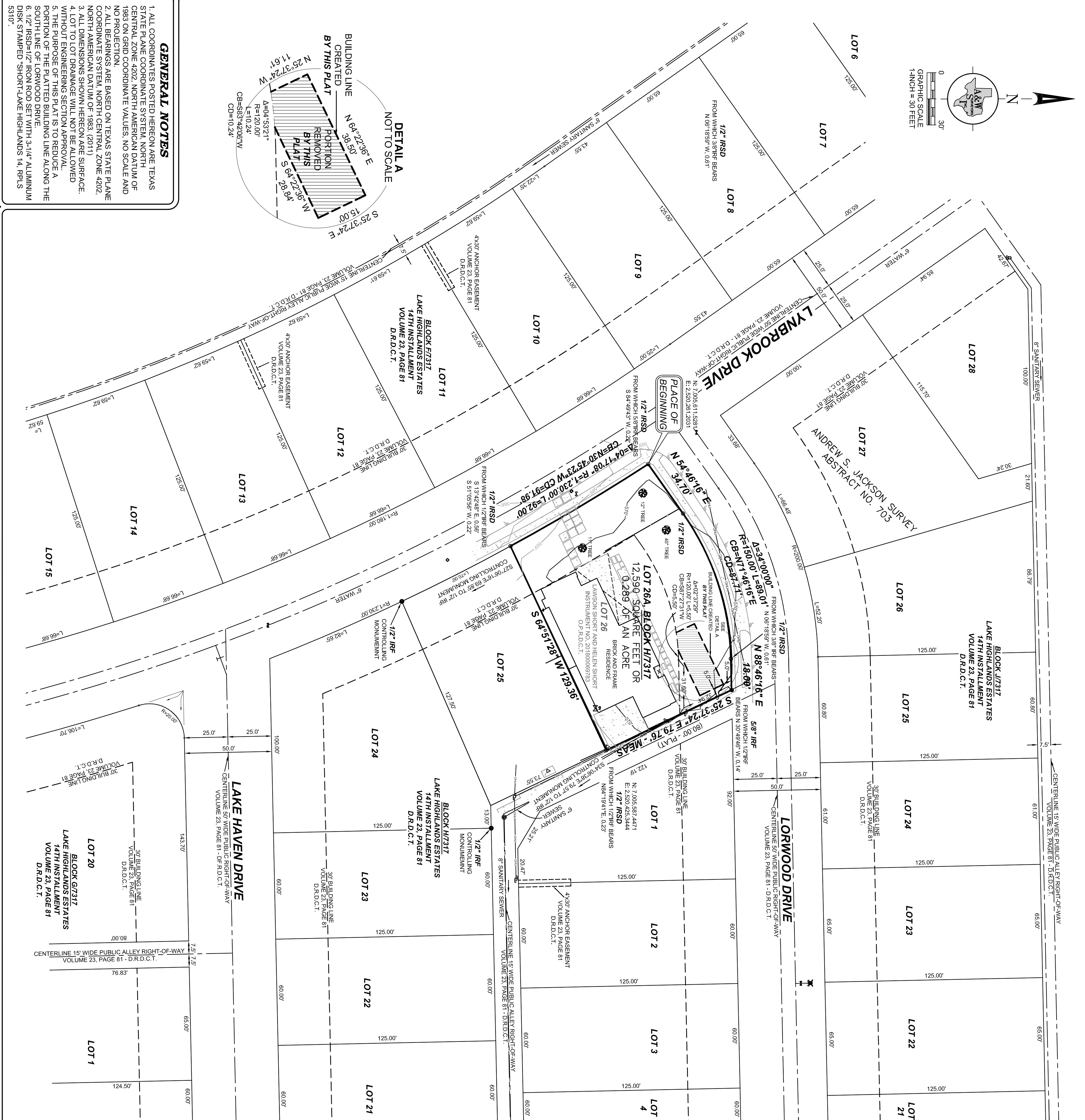
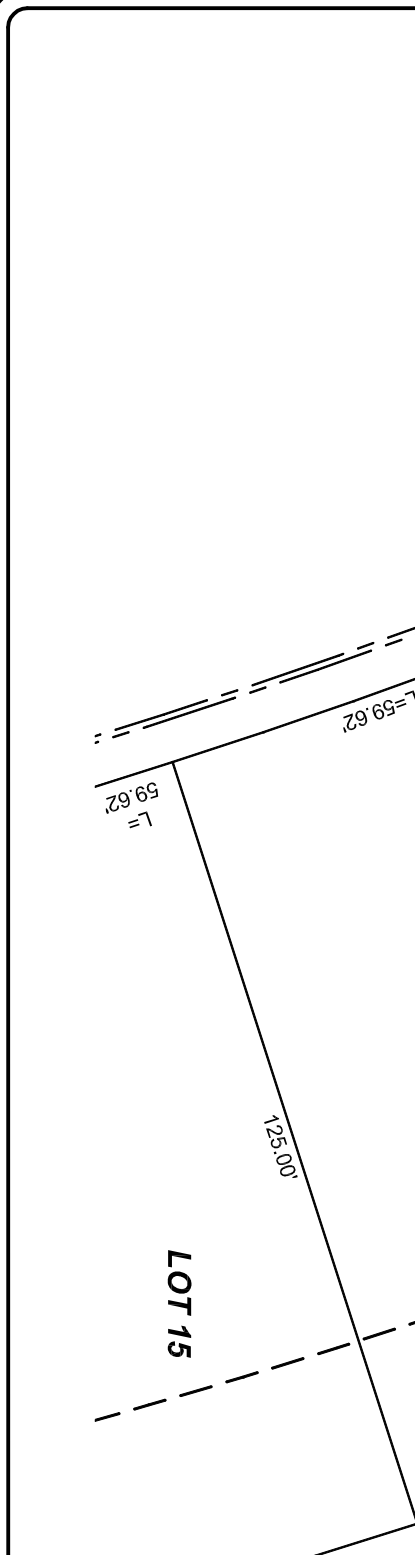


LEGEND	
	Survey Boundary
	Right-of-Way
	Easement
	Building Footprint
	Lot Boundary
	Lake
	Tree
	Monument
	Right-of-Way
	Easement
	Building Footprint
	Lot Boundary
	Lake
	Tree
	Monument



**GENERAL NOTES**

1. ALL COORDINATES POSTED HEREON ARE TEXAS STATE PLANE COORDINATE SYSTEM, NORTH 1983 ON GROUND COORDINATE VALUES, NO SCALE AND NO PROJECTION.
2. ALL BEARINGS ARE BASED ON TEXAS STATE PLANE COORDINATE SYSTEM, NORTH CENTRAL ZONE, 4202.
3. ALL DIMENSIONS SHOWN HEREON ARE SURFACE.
4. LOT TO LOT DRAINAGE WILL NOT BE ALLOWED WITHOUT ENGINEERING SECTION APPROVAL.
5. THE PURPOSE OF THIS PLAT IS TO REDUCE A SOUTH LINE OF LORWOOD BUILDING ALONG THE DISK STAMPED SHORT LAKE HIGHLANDS 14, RPLS 5310".



**OWNERS 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, Dallas, Dallas County, Texas, and being Lot 26 Block H/7317, of Lake Highlands Estates, 14th Installation, an addition to the City of Dallas, Dallas County, Texas, according to the plat thereof recorded in Volume 23, Page 81, Map 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. 201800069733, 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;

Thence North 54°46'16" East, along said Southeast line of Lorwood Drive, a 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°46'16" East, 87.71';

Thence Northeast, 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;

Thence North 88°46'16" East, along the South line of said Lorwood Drive, a distance of 18.00' to a 5/8" iron rod found for corner in the Western line of a 15' wide public alley right-of-way, at the Northeast corner of said Lot 26;

Thence South 25°37'24" East, along said alley right-of-way, a distance of 79.76' 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;

Thence South 64°51'28" West, a distance of 129.36' 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 1,200.00' and a chord bearing and distance of North 30°45'23" West, 91.98';

Thence Northwest, along said Northeast line of Lynbrook Drive and said curve to the left, an arc distance of 92.00' to the PLACE OF BEGINNING and containing 12,590 square feet or 0.289 of an acre of land.

**SURVEYORS 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 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)(d) & (e); and that the digital drawing the accompanying this plat is a precise representation of this Signed Final Plat.

Dated this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_.

PRELIMINARY RELEASED 12/27/2019 FOR REVIEW PURPOSES ONLY.  
THIS DOCUMENT SHALL NOT BE RECORDED FOR ANY PURPOSES.

John S. Turner  
Texas Registered Professional Land Surveyor No. 5310

STATE OF TEXAS  
COUNTY OF DALLAS

**OWNERS 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 14**, 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 roadway 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 or 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 plating ordinances, rules, regulations, and resolutions of the City of Dallas.

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

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 \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_.

Notary Public in and for The State of Texas

**PRELIMINARY PLAT**

BEING A REPLAT OF  
LAKE HIGHLANDS ESTATES, 14TH INSTALLMENT  
AN ADDITION TO THE CITY OF DALLAS,  
DALLAS COUNTY, TEXAS  
ANDREW S. JACKSON SURVEY, ABSTRACT 703  
CITY PLAN FILE NO. S190-101

**SHORT - LAKE HIGHLANDS 14  
LOT 26A, BLOCK H/7317**

**A&W SURVEYORS, INC.**  
Professional Land Surveyors  
TEXAS REGISTRATION NO. 100174-00  
P.O. BOX 870023, 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 ~  
~ 214-236-3925 ~

Job No. 18-1918 | Created: 12-26-19 | Revised: \_\_\_\_\_  
"A professional company operating in your best interest"