



**SURVEYOR'S NOTES**

1. ALL 1/2" IRON RODS SET AT BLOCK CORNERS HAVE A 3-1/4" ALUMINUM DISC STAMPED PHINIAS NATALIE ADDITION, RPLS 5310, BLOCK 6798. ALL OTHER CORNERS SET HAVE A 3-1/4" ALUMINUM DISC STAMPED PHINIAS NATALIE ADDITION, RPLS 5310.
2. 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.
3. ALL BEARINGS ARE BASED ON TEXAS STATE PLANE COORDINATE SYSTEM, NORTH CENTRAL ZONE, NORTH AMERICAN DATUM OF 1983. (2017)
4. LOT TO LOT DRAINAGE WILL NOT BE ALLOWED WITHOUT ENGINEERING SECTION APPROVAL.
5. THE PURPOSE OF THIS PLAT IS TO CREATE ONE (1) PLATTED LOT FROM A TRACT OF LAND.

**LEGEND**

1/2" IRON ROD	2" IRON ROD	3" IRON ROD	4" IRON ROD	5" IRON ROD	6" IRON ROD	7" IRON ROD	8" IRON ROD	9" IRON ROD	10" IRON ROD	11" IRON ROD	12" IRON ROD	13" IRON ROD	14" IRON ROD	15" IRON ROD	16" IRON ROD	17" IRON ROD	18" IRON ROD	19" IRON ROD	20" IRON ROD	21" IRON ROD	22" IRON ROD	23" IRON ROD	24" IRON ROD	25" IRON ROD	26" IRON ROD	27" IRON ROD	28" IRON ROD	29" IRON ROD	30" IRON ROD	31" IRON ROD	32" IRON ROD	33" IRON ROD	34" IRON ROD	35" IRON ROD	36" IRON ROD	37" IRON ROD	38" IRON ROD	39" IRON ROD	40" IRON ROD	41" IRON ROD	42" IRON ROD	43" IRON ROD	44" IRON ROD	45" IRON ROD	46" IRON ROD	47" IRON ROD	48" IRON ROD	49" IRON ROD	50" IRON ROD	51" IRON ROD	52" IRON ROD	53" IRON ROD	54" IRON ROD	55" IRON ROD	56" IRON ROD	57" IRON ROD	58" IRON ROD	59" IRON ROD	60" IRON ROD	61" IRON ROD	62" IRON ROD	63" IRON ROD	64" IRON ROD	65" IRON ROD	66" IRON ROD	67" IRON ROD	68" IRON ROD	69" IRON ROD	70" IRON ROD	71" IRON ROD	72" IRON ROD	73" IRON ROD	74" IRON ROD	75" IRON ROD	76" IRON ROD	77" IRON ROD	78" IRON ROD	79" IRON ROD	80" IRON ROD	81" IRON ROD	82" IRON ROD	83" IRON ROD	84" IRON ROD	85" IRON ROD	86" IRON ROD	87" IRON ROD	88" IRON ROD	89" IRON ROD	90" IRON ROD	91" IRON ROD	92" IRON ROD	93" IRON ROD	94" IRON ROD	95" IRON ROD	96" IRON ROD	97" IRON ROD	98" IRON ROD	99" IRON ROD	100" IRON ROD
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**OWNERS CERTIFICATE**

WHEREAS Phinias Purdzo and Natalie Milas are the sole owners of a tract of land located in the STEPHEN MILLER SURVEY, ASTRAC NO. 970, Dallas, Dallas County, Texas, and being a part of City Block 6798 in the City of Dallas, Dallas County, Texas, and being a part of that tract of land conveyed to Millsbury Dallas, LTD, recorded in Volume 98133, Page 5203, Deed Records, Dallas County, Texas, and being the same tract of land described in deed to Special Warranty Deed to Phinias Purdzo and Natalie Milas, recorded in Instrument No. 201500177403, 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 disc stamped "PHINIAS NATALIE ADDITION, RPLS 5310, Block 6798" set for corner at the beginning of the transitional right-of-way line between the East line of Masters Drive, a 100' wide public right-of-way, with the Southwest line of Sam Houston Road, a 100' wide public right-of-way;

Thence North 82°38'01" East, along said transitional right-of-way, a distance of 24.70' to a 1/2" iron rod found for corner in the said Southwest line;

Thence South 45°32'14" East, along said Southwest line, a distance of 364.06' to a 1/2" iron rod with a 3-1/4" aluminum disc stamped "PHINIAS NATALIE ADDITION, RPLS 5310, Block 6798" set for corner in the North line of Millsbury Drive, a 50' wide public right-of-way;

Thence South 89°10'27" West, along said North line, a distance of 253.38' to a 1/2" iron rod found at the Northwest corner of that portion of said Millsbury Drive as described in Volume 98133, Page 5203, Deed Records, Dallas County, Texas;

Thence South 00°58'58" East, a distance of 25.00' to a 1/2" iron rod found for corner in the centerline of said Millsbury Drive;

Thence South 89°10'27" West, along said centerline, a distance of 118.52' to a 1/2" iron rod with a 3-1/4" aluminum disc stamped "PHINIAS NATALIE ADDITION, RPLS 5310, Block 6798" set for corner in the said East line of Masters Drive, at the beginning of a non-tangent curve to the right having a central angle of 25°41'13", a radius of 666.20' and a chord bearing and distance of North 17°05'31" East, 296.30'; Thence Northeast, along said curve to the right and said East line, an arc distance of 298.80' to the PLACE OF BEGINNING and containing 57,382 square feet or 1,294 acres 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, and the Local Government Code (Ordinance no. 19455, as amended), and Texas City of Dallas 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 (f); and that the digital drawing accompanying this plat is a precise representation of this Signed Final Plat.

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

*PRELIMINARY, RELEASED 05-03-2016 FOR REVIEW PURPOSES ONLY.  
THIS DOCUMENT NOT TO BE RECORDED FOR ANY PURPOSE.*

John S. Turner  
Texas Registered Professional Land Surveyor #43310

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

Notary Public in and for the State of Texas

My commission expires: \_\_\_\_\_

**OWNERS DEDICATION**

STATE OF TEXAS  
COUNTY OF DALLAS

That Phinias Purdzo and Natalie Milas do hereby adopt this plat, designating the herein described property as PHINIAS NATALIE ADDITION, an addition to the City of Dallas, Dallas County, Texas, and does hereby dedicate, in fee simple, to the public use (over any floodway management areas shown thereon, and do hereby reserve the street(s) shown hereon as private. Streets to be dedicated, in fee simple to the homeowners association. The easements shown hereon are hereby reserved for the purposes indicated. The private streets, utility and fire line 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 private streets is the responsibility of the homeowners association. The maintenance of paving on the utility and fire line 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 reserved 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 areas is also conveyed for installation and maintenance of handholes, 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 \_\_\_\_\_, 20\_\_.

By: \_\_\_\_\_  
Phinias Purdzo, Owner

By: \_\_\_\_\_  
Natalie Milas, 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 Phinias Purdzo, 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 \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_.

Notary Public in and for the State of Texas

My commission expires: \_\_\_\_\_

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 Natalie Milas, 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 \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_.

Notary Public in and for the State of Texas

My commission expires: \_\_\_\_\_

**A&W SURVEYORS, INC.**  
Professional Land Surveyors  
TEXAS REGISTRATION NO. 100174-00  
P.O. BOX 87023, MESQUITE, TX, 75187  
PHONE: (972) 681-4975 FAX: (972) 681-4854  
WWW.AWSURVEY.COM

~ PROPERTY ADDRESS: 3401 Sam Houston Road ~  
Owner: Phinias Purdzo and Natalie Milas  
~ 62178 Crosscreek Lane, Mesquite, TX 75181 ~  
~ 469-288-5024 ~  
FAX: 469-288-5024

Lot No. 16-54560 | Drawn by: 543 | Date: 05-03-16 | Revised: \_\_\_\_\_  
"A professional company operating in your best interest"

**PRELIMINARY PLAT**  
**PHINIAS NATALIE ADDITION**  
**LOT 1, BLOCK 6798**

PART OF THE STEPHEN MILLER SURVEY, ABSTRACT NO. 970  
AN ADDITION TO THE CITY OF DALLAS,  
DALLAS COUNTY, TEXAS

PART OF BLOCK 6798  
BEING  
CITY PLAN FILE NO. S196-192