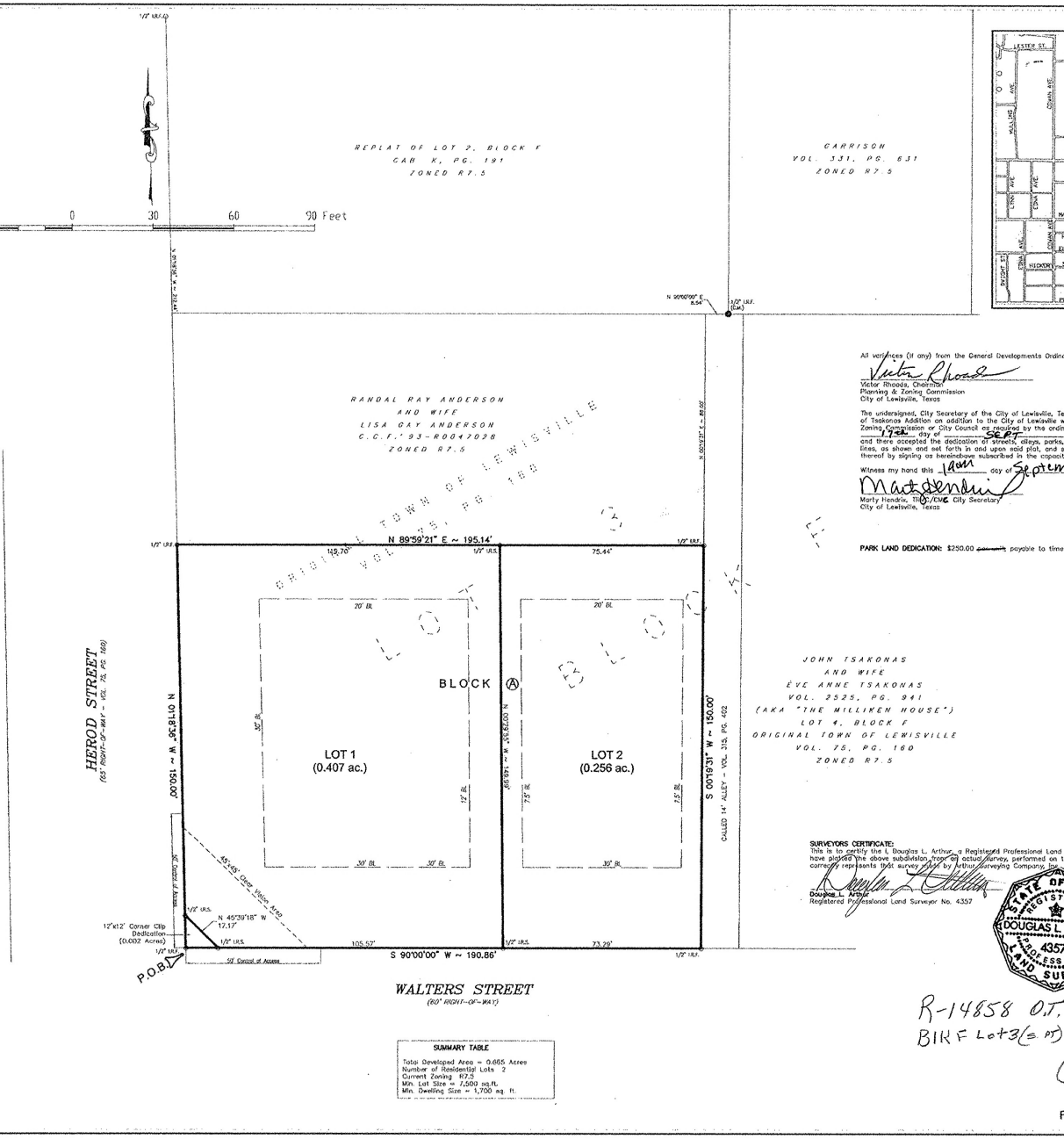
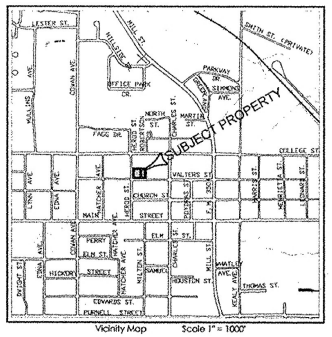
Attachment to
Ordinance No._____
Exhibit "A"
Page 1 of 1

Cab U Pg 619





All variances (if any) from the General Developments Ordinance Approved by City Council.

Victor Rhoads, Chairman
Planning & Zoning Commission
City of Lewisville, Texas

09-17-2002
Date

The undersigned, City Secretary of the City of Lewisville, Texas, hereby certifies that the foregoing final plat of Tsakonas Addition an addition to the City of Lewisville was submitted to the appropriate Planning & Zoning Commission or City Council as required by the ordinances of the City of Lewisville on the 17th day of SEPT 2002, and such body by formal action, then and there accepted the dedication of streets, alleys, parks, easements, public places and water and sewer lines, as shown and set forth in and upon said plat, and said body further authorized the acceptance thereof by signing as hereinabove subscribed in the capacity stated.

Witness my hand this 18th day of September 2002.

Marty Hendrix, TRMC/CMC, City Secretary
City of Lewisville, Texas

PARK LAND DEDICATION: $250.00 ~~cash~~ payable to time of

JOHN TSAKONAS
AND WIFE
EVE ANNE TSAKONAS
VOL. 2525, PG. 941
(AKA "THE MILLIKEN HOUSE")
LOT 4, BLOCK F
ORIGINAL TOWN OF LEWISVILLE
VOL. 75, PG. 160
ZONED R7.5

SURVEYORS CERTIFICATE:
This is to certify that I, Douglas L. Arthur, a Registered Professional Land Surveyor for the State of Texas, have platted the above subdivision from an actual survey, performed on the ground, and that this plat correctly represents that survey made by Arthur Surveying Company, Inc.

Douglas L. Arthur
Registered Professional Land Surveyor No. 4357

STATE OF TEXAS
REGISTERED
DOUGLAS L. ARTHUR
4357
PROFESSIONAL
LAND SURVEYOR

SUMMARY TABLE

Total Developed Area =	0.665 Acres
Number of Residential Lots =	2
Current Zoning =	R7.5
Min. Lot Size =	7,500 sq.ft.
Min. Dwelling Size =	1,700 sq. ft.

OWNER CERTIFICATE AND DEDICATION

WHEREAS WE, JOHN TSAKONAS AND EVE ANNE TSAKONAS, are the owners of all that certin tract of land situated in the J.W. King Survey, Abstract No. 320, in the City of Lewisville, Denton County, Texas, and being a part of Lot 3, Block F of Original Town of Lewisville, an addition to the City of Lewisville, Denton County, Texas, according to the Plat thereof recorded in Volume 75, Page 160 of the Plat Records of Denton County, Texas, same tract being the remainder of a tract of land conveyed to B. Freeman Graham and wife, Aletha Graham, as described by deed recorded in Volume 315, Page 402 of the Deed Records of Denton County, Texas, and being more particularly described as follows:

BEGINNING at an iron rod set for corner at the intersection of the north line of West Walters Street with the east line of Herod Street (a sixty-five foot right-of-way), same point being the southwest corner of said Block F, same point from which an iron rod found at the intersection of the west line of said Herod Street and the north line of said West Walters Street bears South 85 degrees 12 minutes 39 seconds West, a distance of 85.14 feet;

THENCE North 01 degrees 18 minutes 36 seconds West, along the east line of said Herod Street, a distance of 150.00 feet to an iron rod set for corner at the southwest corner of a tract of land conveyed to Randal Ray Anderson and wife, Lisa Gay Anderson, as described by deed recorded under County Clerk's file No. 93-R0047028, of the Real Property Records of Denton County, Texas, same point from which an iron rod previously found at the intersection of the south line of College Street and the east line of said Herod Street bears North 01 degrees 18 minutes 36 seconds West, a distance of 212.44 feet;

THENCE North 89 degrees 59 minutes 21 seconds East, along the south line of said Anderson tract, a distance of 195.14 feet to an iron rod set for corner for the southeast corner of said Anderson tract, in the west line of a called 14 foot alley right-of-way;

THENCE South 00 degrees 19 minutes 31 seconds West, along the west line of said 14 foot alley right-of-way, a distance of 150.00 feet to an iron rod set in the north line of said West Walters Street;

THENCE South 90 degrees 00 minutes 00 seconds West, along the north line of said West Walters Street, a distance of 190.86 feet to the **POINT OF BEGINNING** and containing in all 0.665 acre of land, more or less, and being subject to any and all easements that may affect.

NOW THEREFORE, KNOW ALL MEN BY THESE PRESENTS:
THAT JOHN TSAKONAS AND EVE ANNE TSAKONAS, the undersigned authority, does hereby adopt this plat designating the herein described property as **TSAKONAS ADDITION,** an addition to the City of Lewisville, Denton County, Texas, and does hereby dedicate to the public use forever the streets and alleys shown hereon; and does hereby dedicate the easements strips shown on the plat for mutual use and accommodation of the City of Lewisville and all public utilities desiring to use, or using same. No buildings, fences, trees, shrubs, signs or other improvements shall be constructed or placed upon, over, or across the easement strips on said plat. The City of Lewisville and any public utility shall have the right to remove and keep removed all or part of any buildings, fences, trees, shrubs, signs or other improvements or growths which in any way endanger or interfere with the construction, maintenance, or efficiency of its respective system on any of these easements strips, and the City of Lewisville and any public utility shall at all times have the right of ingress and egress to and from and upon any of said easement strips for the purpose of constructing, reconstructing, inspecting, patrolling, maintaining, and adding to or removing all or part of its respective system without the necessity at any time of procuring the permission of anyone. A blanket easements of a five (5) foot radius from the center point of all fire hydrants and a five (5) foot radius from the center point of all other appurtenances (fire hydrant valves, water meters, meter boxes) is hereby granted to the City of Lewisville for the purpose of constructing, reconstructing, inspecting and maintaining the above named appurtenances.

We do further dedicate, subject to the exceptions and reservations set forth hereinafter, to the public use forever, all public use spaces shown on the face of the plat.

All lots in the subdivision shall be sold and developed subject to the building lines shown on the plat.

John Tsakonas
Owner

Eve Anne Tsakonas
Owner

COUNTY OF DENTON X
STATE OF TEXAS X

BEFORE ME, the undersigned authority, on this day personally appeared John Tsakonas, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he/she executed the same for the purpose and consideration therein expressed, in the capacity therein stated, and as the act and deed of said partnership.

GIVEN UNDER MY HAND AND SEAL OF OFFICE on the 28th day of August 2002

Notary Public in and for the State of Texas

My Commission Expires: 6-16-2003

DIANA L LEE
NOTARY PUBLIC
State of Texas
Comm. Exp. 06-16-2003

COUNTY OF DENTON X
STATE OF TEXAS X

BEFORE ME, the undersigned authority, on this day personally appeared Eve Anne Tsakonas, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he/she executed the same for the purpose and consideration therein expressed, in the capacity therein stated, and as the act and deed of said partnership.

GIVEN UNDER MY HAND AND SEAL OF OFFICE on the 28th day of August 2002

Notary Public in and for the State of Texas

My Commission Expires: 6-16-2003

DIANA L LEE
NOTARY PUBLIC
State of Texas
Comm. Exp. 06-16-2003

FINAL PLAT

Tsakonas Addition
Lots 1 & 2, Block A
0.665 Acres
ZONED R7.5
Being a Replat of a Portion of Lot 3, Block F
Original Town of Lewisville
Recorded in Volume 75, Page 160
Plat Records of Denton County, Texas
J.W. KING SURVEY, ABSTRACT NO. 320
CITY OF LEWISVILLE
DENTON COUNTY, TEXAS
– August 2002 –

Arthur Surveying Co., Inc.
Professional Land Surveyors
972-221-9439 ~ Fax 972-221-8625
220 Elm Street, Suite 200 ~ P.O. Box 54
Lewisville, Texas 75067

OWNER / DEVELOPER
John and Eve Anne Tsakonas
231 Walters Street
Lewisville, Texas 75067
(972) 436-7936

R-14858 O.T. Lewisville Bank
Blk F Lot 3 (pt) AC 0.620

G01 Soq Cir
SL3668A

Filed _____ in Cabinet ____, Page ____, P.R.D.C.T.

Filed For Record in:
DENTON COUNTY, TX
CYNTHIA MITCHELL, COUNTY CLERK

On Sep 23 2002
At 10:55am

Receipt #: 54045
Recording: 32.00
Doc/Mgmt : 6.00
Doc/Num : 2002-R0119247
Doc/Type : PLA
Deputy -Felicia