

LEGEND

ROOF DRAIN	SANITARY SEWER CLEAN OUT
CABLE TV BOX	SANITARY SEWER MANHOLE
CABLE TV HANDHOLE	SANITARY SEWER MARKER FLAG
CABLE TV MANHOLE	SANITARY SEWER MARKER SIGN
CABLE TV MARKER FLAG	SANITARY SEWER SEPTIC TANK
CABLE TV MARKER SIGN	STORM SEWER VAULT
CABLE TV VAULT	STORM SEWER BOX
COMMUNICATIONS BOX	STORM SEWER MANHOLE
COMMUNICATIONS HANDHOLE	STORM SEWER VAULT
COMMUNICATIONS MANHOLE	STORM SEWER VAULT
COMMUNICATIONS MARKER FLAG	TRAFFIC BOLLARD
COMMUNICATIONS MARKER SIGN	TRAFFIC BOLLARD
COMMUNICATIONS VAULT	TRAFFIC BOX
ELEVATION BENCHMARK	TRAFFIC HANDHOLE
FIBER OPTIC BOX	TRAFFIC HANDHOLE
FIBER OPTIC HANDHOLE	TRAFFIC MANHOLE
FIBER OPTIC MANHOLE	TRAFFIC MARKER SIGN
FIBER OPTIC MARKER FLAG	TRAFFIC SIGNAL
FIBER OPTIC MARKER SIGN	TRAFFIC VAULT
FIBER OPTIC VAULT	UNIDENTIFIED BOX
MONITORING WELL	UNIDENTIFIED HANDHOLE
GAS HANDHOLE	UNIDENTIFIED METER
GAS METER	UNIDENTIFIED MANHOLE
GAS MANHOLE	UNIDENTIFIED MARKER FLAG
GAS MARKER FLAG	UNIDENTIFIED MARKER SIGN
GAS SIGN	UNIDENTIFIED POLE
GAS TANK	UNIDENTIFIED TANK
GAS VAULT	UNIDENTIFIED VAULT
GAS VALVE	UNIDENTIFIED VALVE
TELEPHONE BOX	UNIDENTIFIED VALVE
TELEPHONE HANDHOLE	WATER BOX
TELEPHONE MANHOLE	WATER VALVE
TELEPHONE MARKER FLAG	WATER VALVE
TELEPHONE MARKER SIGN	WATER VALVE
TELEPHONE VAULT	WATER VALVE
PIPE LINE MARKER SIGN	WATER VALVE
ELECTRIC BOX	WATER VALVE
FLOOD LIGHT	WATER VALVE
GUY ANCHOR	WATER VALVE
GUY ANCHOR POLE	WATER VALVE
ELECTRIC HANDHOLE	AIR RELEASE VALVE
LIGHT STANDARD	AIR RELEASE VALVE
ELECTRIC METER	IRIS "8" IRON ROD W/ "04" CAP SET
ELECTRIC MANHOLE	IRIS "8" IRON ROD W/ "04" CAP SET
ELECTRIC MARKER FLAG	PKF PK NAIL SET
ELECTRIC MARKER SIGN	PKF PK NAIL SET
UTILITY POLE	IRF IRON ROD FOUND
ELECTRIC TRANSFORMER	IRF IRON ROD FOUND
ELECTRIC VAULT	XS "2" CUT IN CONCRETE SET
HANDICAPPED PARKING	XF "X" CUT IN CONCRETE FOUND
ADSS	SIF IRON ROD W/ 3"18" ALUMINUM DISK STAMPED "SL KH" SET
MARQUEE/BILLBOARD	P.O.B. POINT OF BEGINNING
BORE LOCATION	P.O.C. POINT OF COMMINGLING
FLAG POLE	D.R.D.C.T. DEED RECORDS, DALLAS COUNTY, TEXAS
GREASE TRAP	D.R.D.C.T. DEED RECORDS, DALLAS COUNTY, TEXAS
TRAFFIC DIRECTION	COUNTY, TEXAS
RECORD DIMENSION	O.P.R.D.C.T. OFFICIAL PUBLIC RECORDS, DALLAS COUNTY, TEXAS
MAIL BOX	

LINE TYPE LEGEND

BOUNDARY LINE	BOUNDARY LINE
ADJACENT PROPERTY LINE	EASEMENT LINE
EASEMENT LINE	BUILDING LINE
BUILDING LINE	WATER LINE
WATER LINE	SANITARY SEWER LINE
SANITARY SEWER LINE	SD - STORM SEWER LINE
SD - STORM SEWER LINE	UNDERGROUND GAS LINE
UNDERGROUND GAS LINE	OVERHEAD UTILITY LINE
OVERHEAD UTILITY LINE	UGT - UNDERGROUND ELECTRIC LINE
UGT - UNDERGROUND ELECTRIC LINE	UGT - UNDERGROUND TELEPHONE LINE
UGT - UNDERGROUND TELEPHONE LINE	CONCRETE PAVEMENT
CONCRETE PAVEMENT	ASPHALT PAVEMENT

- NOTES:**
- The purpose of this plat is to create one lot from a portion of an unplatted tract of land.
 - All bearings shown are based on grid north of the Texas Coordinate System of 1983, North Central Zone (4202), North American Datum of 1983.
 - Lot to lot drainage will not be allowed without City of Dallas Planning and Drainage Engineering Section Approval.
 - All buildings and structures are to be removed.

FLOOD STATEMENT:

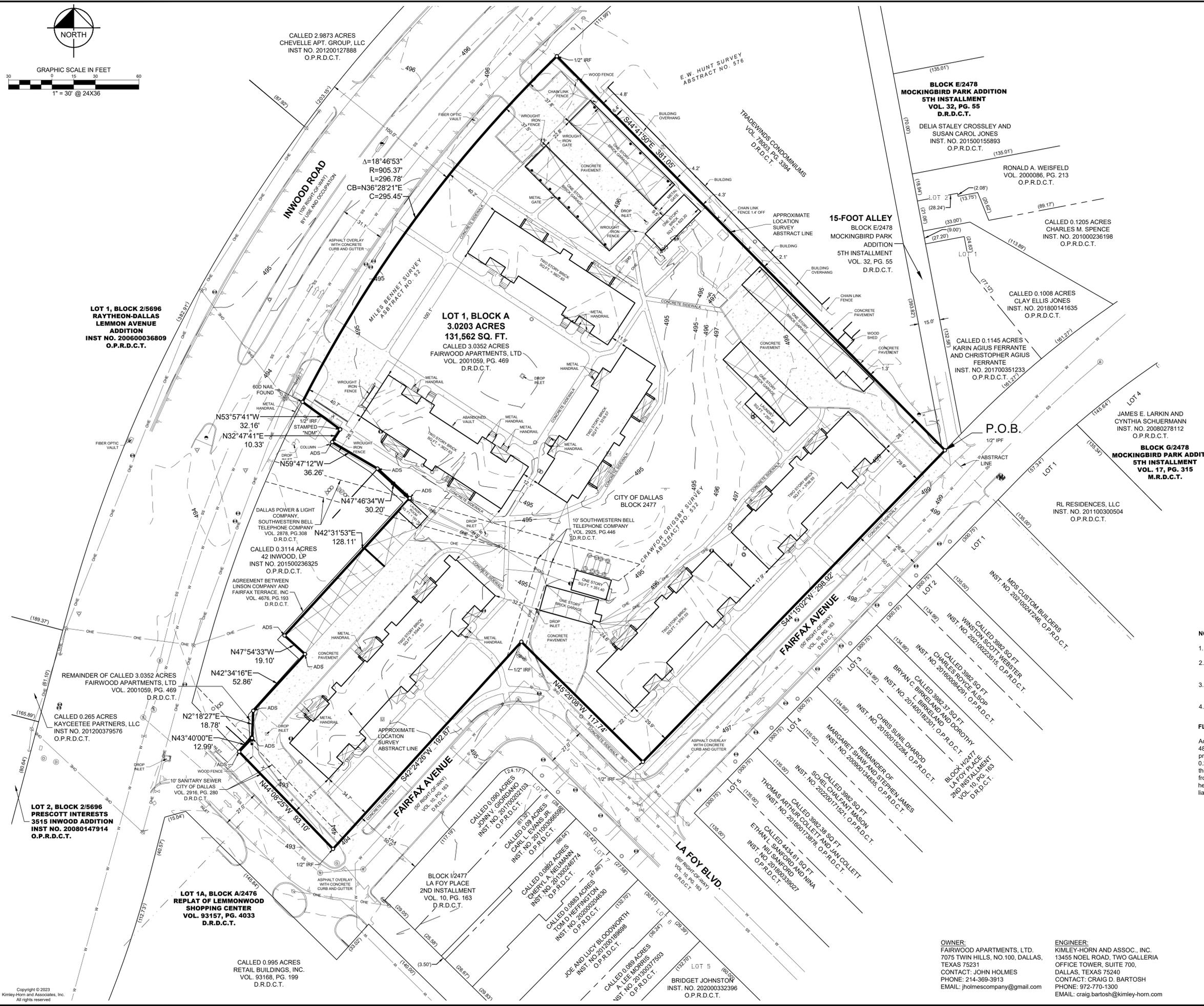
According to Federal Emergency Management Agency's Flood Insurance Rate Map No. 48113C030 J, for Dallas County, Texas and incorporated areas, dated August 23, 2001, this property is located within Zone X (unshaded) defined as "Areas determined to be outside the 0.2% annual chance floodplain". If this site is not within an identified special flood hazard area, this flood statement does not imply that the property and/or the structures thereon will be free from flooding or flood damage. On rare occasions, greater floods can and will occur and flood heights may be increased by man-made or natural causes. This flood statement shall not create liability on the part of the surveyor.

PRELIMINARY PLAT
INWOOD SENIOR LIVING
 LOT 1, BLOCK A,
 BEING 3.0203 ACRES SITUATED IN THE
 MILES BENNET SURVEY, ABSTRACT NO. 52
 CRAWFORD GRIGSBY SURVEY, ABSTRACT NO. 532
 CITY OF DALLAS BLOCK 2477, DALLAS COUNTY, TEXAS
 CITY PLAN FILE NO. S223-234

Kimley»Horn

13455 Noel Road, Two Galleria Office Tower, Suite 700, Dallas, Texas 75240 FIRM # 10115500 Tel. No. (972) 770-1300 Fax No. (972) 239-3620

Scale	Drawn by	Checked by	Date	Project No.	Sheet No.
1" = 30'	AEL	CDB	Aug. 2023	064615300	1 OF 1



OWNERS CERTIFICATE

STATE OF TEXAS §
COUNTY OF DALLAS §

WHEREAS, FAIRWOOD APARTMENTS, LTD., are the owners of a tract of land situated in the Miles Bennett Survey, Abstract No.52, and the Crawford Grigsby Survey, Abstract No. 532, City of Dallas Block 2477, Dallas County, Texas, and being a portion of a called 3.0352 acre tract of land described in the Warranty Deed to Fairwood Apartments, LTD., recorded in Volume 2001059, page 469, Deed Records, Dallas County, Texas (D.R.D.C.T.), and being more particularly described as follows:

BEGINNING at a 1/2-inch iron pipe found in the northwest right-of-way line of Fairfax Avenue (a 50-foot right-of-way at this point, Volume 10, Page 163, Deed Records, Dallas County, Texas), and being in the southwesterly line of a 15-foot Alley, and being at the most easterly corner of said 3.0352 acre tract;

THENCE South 44°15'02" West, with said northwest right-of-way line of Fairfax Avenue, a distance of 298.92 feet to a 1/2-inch iron rod found at the intersection of said northwest right-of-way line and the northeast right-of-way line of La Foy Boulevard (a 60-foot right-of-way, Volume 10, Page 163, Deed Records, Dallas County, Texas), and being at an angle point in the southerly line of said 3.0352 acre tract;

THENCE North 45°29'08" West, with said northeast right-of-way line of La Foy Boulevard, a distance of 117.74 feet to a 1/2-inch iron rod found at the intersection of said northeast right-of-way line and the northwest right-of-way line of the aforementioned Fairfax Avenue, and being at an angle point in the southerly line of said 3.0352 acre tract;

THENCE South 42°24'26" West, with said northwest right-of-way line of Fairfax Avenue, a distance of 192.87 feet to a 1/2-inch iron rod found at an angle point in the northerly right-of-way line of said Fairfax Avenue, and being at an angle point in the southerly line of said 3.0352 acre tract;

THENCE North 44°08'25" West, with the northeast right-of-way line of said Fairfax Avenue (variable width right-of-way at this point), a distance of 93.10 feet to a 5/8-inch iron rod with a 3 1/4" Aluminum Disk stamped "ISL-KHA" set in the southwest line of said 3.0352 acre tract;

THENCE over and across said 3.0352 acre tract, the following courses and distances:

North 43°40'00" East, a distance of 12.99 feet to a 5/8-inch iron rod with a 3 1/4" Aluminum Disk stamped "ISL-KHA" set;

North 47°54'33" West, a distance of 19.10 feet to a 5/8-inch iron rod with a 3 1/4" Aluminum Disk stamped "ISL-KHA" set;

North 42°31'53" East, a distance of 128.11 feet to a 5/8-inch iron rod with a 3 1/4" Aluminum Disk stamped "ISL-KHA" set;

North 47°46'34" West, a distance of 30.20 feet to a 5/8-inch iron rod with a 3 1/4" Aluminum Disk stamped "ISL-KHA" set;

North 32°47'41" East, a distance of 13.27 feet to a 1/2-inch iron rod with yellow plastic cap stamped "NDM" found for corner;

North 53°57'41" West, a distance of 32.16 feet to a 60D nail found in the southeasterly right-of-way line of Inwood Road (100-foot right-of-way), and being at the most northerly west corner of said 3.0352 acre tract and at the most northerly corner of a called 0.3114 acre tract of land described in the General Warranty Deed to 42 Inwood, LP, recorded in Instrument No. 201500236325, Official Public Records, Dallas County, Texas and being at the beginning of a non-tangent curve to the right with a radius of 905.37 feet, a central angle of 18°46'53", and a chord bearing and distance of North 36°28'21" East, 295.45 feet;

THENCE in a northeasterly direction, with said southeasterly right-of-way line of Inwood Road, and with said non-tangent curve to the right, an arc distance of 296.78 feet to a 1/2-inch iron rod found at the most northerly corner of said 3.0352 acre tract, same being the most westerly corner of that tract of land described in the Enabling Declaration of the Tradewinds Condominiums, recorded in Volume 78003, Page 3394, Condominium Records, Dallas County, Texas;

THENCE South 44°41'50" East, with the northeast line of said 3.0352 acre tract and the southwest line of said Tradewinds Condominiums, passing at a distance of 378.00 feet, the most southerly corner of said Tradewinds Condominiums, and being in the westerly line of the aforementioned 15-foot alley, and continuing with said westerly line of said 15-foot alley for a total distance of 381.05 feet to the **POINT OF BEGINNING** and containing 131,562 square feet or 3.0203 acres of land.

OWNER'S DEDICATION
NOW THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

That **FAIRWOOD APARTMENTS, LTD.,** does hereby adopt this plat, designating the herein described property as **INWOOD SENIOR LIVING**, an addition to the City of Dallas, Dallas County, Texas, and do 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 ____ day of _____, 20__.

FAIRWOOD APARTMENTS, LTD.

By: _____
Name:

STATE OF TEXAS §
COUNTY OF DALLAS §

BEFORE ME, the undersigned authority, on this day personally appeared, _____, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same on behalf of said limited liability companies and limited partnership, for the purposes and consideration therein expressed.

GIVEN UNDER MY HAND AND SEAL OF OFFICE this _____ day of _____, 2023.

Notary Public in and for the State of _____

SURVEYOR'S STATEMENT:

I, Craig D. Bartosh, 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)(c)(d) & (e); and that the digital drawing file accompanying this plat is a precise representation of this Signed Final Plat.

Dated this the _____ day of _____, 20__.

PRELIMINARY

THIS DOCUMENT SHALL NOT BE RECORDED FOR ANY PURPOSE AND SHALL NOT BE USED OR VIEWED OR RELIED UPON AS A FINAL SURVEY DOCUMENT

Craig D. Bartosh
Registered Professional Land Surveyor No. 6196
KIMLEY-HORN AND ASSOC., INC.
13455 Noel Road, Two Galleria Office Tower, Suite 700
Dallas, Texas 75240
972-770-1300
craig.bartosh@kimley-horn.com

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 Craig D. Bartosh 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 _____, 2023.

Notary Public in and for the State of Texas

PRELIMINARY PLAT
INWOOD SENIOR LIVING
LOT 1, BLOCK A,
BEING 3.0203 ACRES SITUATED IN THE
MILES BENNETT SURVEY, ABSTRACT NO. 52
CITY OF DALLAS, DALLAS COUNTY, TEXAS
CITY PLAN FILE NO. S223-234

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