

OWNERS CERTIFICATE

STATE OF TEXAS §
COUNTY OF DALLAS §

WHEREAS 1110 INWOOD, LLC is the sole owner of a tract of land situated in the George W. Dooley Survey, Abstract No. 390, and the E. Durbin Survey, Abstract No. 384, Dallas County, Texas, in City of Dallas Block 7929, and being all of Block C/7929, Inwood Business Park, and addition to the City of Dallas, according to the plat recorded in Volume 73070, Page 1906 of the Deed Records of Dallas County, Texas, and being all of a tract of land described as Parcel I, Tract II in Special Warranty Deed to 1110 Inwood, LLC, as recorded in Instrument No. 202500039087 of the Official Public Records of Dallas County, Texas, and being more particularly described as follows:

BEGINNING at an aluminum disk stamped "TXDOT" found for the southeast corner of said Block C/7929, and being at the intersection of the west right-of-way line of Inwood Road (a 136' wide right-of-way) (formerly known as Hampton Road), as dedicated in Right-of-Way Deed to the County of Dallas, as recorded in Volume 3537, Page 611 of the Map Records of Dallas County, Texas, and the northeast right-of-way line of Conveyor Lane (a 100' wide right-of-way) (also known as Hampton Road), by use and occupation;

THENCE with said northeast right-of-way line of Conveyor Lane and the south lines of said Block C/7929, the following courses and distances:

South 59°12'25" West, a distance of 1,176.87 feet to an aluminum disk stamped "IDCC KHA" set for the beginning of a tangent curve to the left with a radius of 408.10 feet, a central angle of 32°23'03", and a chord bearing and distance of South 43°00'54" West, 227.60 feet;

In a southwesterly direction, with said tangent curve to the left, an arc distance of 230.66 feet to a PK Nail found at the beginning of a non-tangent curve to the left with a radius of 3,816.22 feet, a central angle of 03°24'30", and a chord bearing and distance of North 04°58'03" West, 226.98 feet, in the west line of called 36.8012 acre tract of land described in Special Warranty Deed (With Use Restrictions) to CHIPT Dallas Conveyor, L.P., as recorded in Instrument No. 202100273302 of said Official Public Records;

THENCE departing said northeast right-of-way line of Conveyor Lane, with the west lines of said Block C/7929 and the east lines of said 36.8012 acre tract, the following courses and distances:

In a northwesterly direction, with said non-tangent curve to the left, an arc distance of 227.01 feet to a 5/8" iron rod with red plastic cap stamped "KHA" found for corner;

North 06°40'18" West, a distance of 191.00 feet to a 1/2" iron rod with cap stamped "HALFF" found for the beginning of a tangent curve to the left with a radius of 1,761.06 feet, a central angle of 06°30'00", and a chord bearing and distance of North 09°55'18" West, 199.68 feet;

In a northerly direction, with said tangent curve to the left, an arc distance of 199.79 feet to a 5/8" iron rod with red plastic cap stamped "KHA" found for corner;

North 13°10'18" West, a distance of 158.00 feet to a 5/8" iron rod with red plastic cap stamped "KHA" found for the beginning of a tangent curve to the right with a radius of 294.59 feet, a central angle of 37°30'00", and a chord bearing and distance of North 05°34'42" East, 189.39 feet;

In a northerly direction, with said tangent curve to the right, an arc distance of 192.81 feet to a 5/8" iron rod with red plastic cap stamped "KHA" found for corner;

North 24°19'42" East, a distance of 115.00 feet to the most northerly northwest corner of said Block C/7929, in the south line of a called 7.210 acre tract of land described in Special Warranty Deed with Vendor's Lien to Goodson Acura, LLC, as recorded in Instrument No. 201300101709 of said Official Public Records;

THENCE with the north lines of said Block C/7929 and the south lines of said 7.210 acre tract the following courses and distances:

South 44°28'04" East, a distance of 99.47 feet to a point for corner;

South 32°44'08" East, a distance of 100.00 feet to a point for corner;

South 25°32'08" East, a distance of 100.00 feet to a point for corner;

South 28°34'08" East, a distance of 100.00 feet to a point for corner;

South 51°28'08" East, a distance of 222.30 feet to a point for corner;

South 80°22'08" East, a distance of 60.80 feet to a point for corner;

South 87°32'08" East, a distance of 60.00 feet to a point for corner;

North 71°05'52" East, a distance of 50.00 feet to a point for corner;

North 51°53'52" East, a distance of 100.00 feet to a point for corner;

North 45°49'52" East, a distance of 100.00 feet to a point for corner;

North 41°22'52" East, a distance of 100.00 feet to a point for corner;

North 30°45'52" East, passing at a distance of 9.90 feet, the southwest corner of a called 2.70 acre tract of land described in Special Warranty Deed with Vendor's Lien (2nd Vendor's Lien) to Trinity Convergence, LLC, as recorded in Instrument No. 201500182532 of said Official Public Records, continuing with the southeast lines of said 2.70 acre tract and a north-west line of said Block C/7929, for a total distance of 371.40 feet to a point for a north corner of said Block C/7929 and an easterly corner of said 2.70 acre tract;

THENCE with the north lines of said Block C/7929, the following courses and distances:

South 59°14'08" East, a distance of 75.00 feet to an aluminum disk stamped "IDCC KHA" set for corner;

North 61°11'52" East, a distance of 97.80 feet to an aluminum disk stamped "IDCC KHA" set for corner;

South 71°45'00" East, a distance of 149.50 feet to a mag nail with washer stamped "IDCC KHA" set for corner;

North 82°59'00" East, a distance of 96.90 feet to a mag nail with washer stamped "IDCC KHA" set for the northeast corner of said Block C/7929, in said west right-of-way line of Inwood Road;

THENCE with said west right-of-way line of Inwood Road and the east line of said Block C/7929, the following courses and distances:

South 25°41'52" West, a distance of 50.40 feet to a point at the beginning of a non-tangent curve to the left with a radius of 2,932.93 feet, a central angle of 05°51'35", and a chord bearing and distance of South 22°46'00" West, 299.82 feet;

In a southwesterly direction, with said non-tangent curve to the left, an arc distance of 299.95 feet to the **POINT OF BEGINNING** and containing 559,868 square feet or 12.8533 acres of land.

Bearing system based on the Texas Coordinate System of 1983, North Central Zone (4202), North American Datum of 1983.

OWNER'S DEDICATION

NOW THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

That **1110 Inwood, LLC**, acting by and through its duly authorized agent, Gilbert Mota does hereby adopt this plat, designating the herein described property as **INWOOD DESIGN CENTER CAMPUS** 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__.

By: _____

Name: _____

Title: _____

STATE OF _____ §
COUNTY OF _____ §

BEFORE ME, the undersigned authority, on this day personally appeared, Gilbert Mota, 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 _____, 20__.

Notary Public in and for the State of _____

SURVEYOR'S STATEMENT:

I, J. Andy Dobbs, 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 _____ day of _____, 20__.

J. Andy Dobbs
Registered Professional Land Surveyor No. 6196
KIMLEY-HORN AND ASSOC., INC.
2500 Pacific Avenue, Suite 1100
Dallas, Texas 75226
469-718-8849
andy.dobbs@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 J. Andy Dobbs 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

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

PLACE COUNTY
RECORDING LABEL HERE

CERTIFICATE OF APPROVAL
I, Tony Shidid, Chairperson or Brent Rubin, 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 _____ day of _____ A.D. 20____ and same was duly approved on the _____ day of _____ A.D. 20____ by said Commission.

Chairperson or Vice Chairperson
City Plan Commission
Dallas, Texas

Attest:

Secretary

PRELIMINARY PLAT
LOTS 1-2, BLOCK C/7929
INWOOD DESIGN CENTER CAMPUS
 BEING A REPLAT OF BLOCK C/7929,
 INWOOD BUSINESS PARK
 12.8533 ACRES SITUATED IN THE
 E. DURBIN SURVEY, ABSTRACT NO. 304
 GEORGE W DOOLEY SURVEY, ABSTRACT NO. 390
 CITY OF DALLAS, DALLAS COUNTY, TEXAS
 CITY FILE NO. S245-153
 DP NO. ____ - ____
 DWU NO. ____ - ____

<h1 style="margin: 0;">Kimley»Horn</h1>		2500 Pacific Avenue, Suite 1100 Dallas, Texas 75226	FIRM # 10115500	Tel. No. (469) 718-8849 www.kimley-horn.com
Scale	Drawn by	Checked by	Date	Project No.
NA	JDF	JAD	Apr. 2025	060036400
				Sheet No.
				2 OF 2

OWNER:
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 FORT WORTH, TEXAS 76104
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 EMAIL: gmota@m2ventures.com

ENGINEER:
 KIMLEY-HORN AND ASSOC., INC.
 13455 NOEL ROAD, TWO GALLERIA
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SURVEYOR:
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