

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.



SQ. FT. = SQUARE FEET  
DPL = DALLAS POWER AND LIGHT COMPANY  
SWB = SOUTHWESTERN BELL TELEPHONE COMPANY  
ASB = 3 1/4" ALUMINUM DISK STAMPED "IDCC KHA" SET  
MNS = MAG NAIL W/ WASHER STAMPED "IDCC KHA" SET  
PKF = PK NAIL FOUND  
PFC = POINT FOR CORNER  
A.K.A. = ALSO KNOWN AS  
F.K.A. = FORMERLY KNOWN AS  
INST. NO. = INSTRUMENT NUMBER  
VAC. PS. = VOLUME, PAGE  
C.M. = CONTROLLING MONUMENT  
IRFC = IRON ROD WITH CAP FOUND  
M.R.D.C.T. = MAP RECORDS DALLAS COUNTY, TEXAS  
D.R.D.C.T. = DEED RECORDS OF DALLAS COUNTY, TEXAS  
O.P.R.D.C.T. = OFFICIAL PUBLIC RECORDS OF DALLAS COUNTY, TEXAS

1. The purpose of this plat is to create 2 lots from 1 existing lot for development.
2. The basis of bearings is based on State Plane Coordinate System, Texas North Central Zone 4202, North American datum of 1983 (Adjustment Realization - 2011).
3. The grid coordinates shown are based upon the Texas State Plane Coordinate System, North Central Zone, North American Datum of 1983, U.S. Survey Feet (sFT), on grid coordinate values, no scale and no projection.
4. Lot to lot drainage will not be allowed without City of Dallas Paving & Drainage Engineering section approval.
5. Buildings to remain.






































































































CITY FILE NO. S245-153  
DP NO. \_\_\_\_\_ - \_\_\_\_\_  
DWU NO. \_\_\_\_\_ - \_\_\_\_\_

2500 Pacific Avenue, Suite 1100  
Dallas, Texas 75226 FIRM # 10115500

Tel. No. (469) 718-8844  
www.kimley-horn.com

<u>Scale</u>	<u>Drawn by</u>	<u>Checked by</u>	<u>Date</u>	<u>Project No.</u>	<u>Sheet No.</u>
1" = 60'	IDE	IAD	Apr. 2025	060026400	1 OF 2

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LEGEND			
	ROOF DRAIN		MAIL BOX
	CABLE TV BOX		SANITARY SEWER CLEAN OUT
	CABLE TV HANDHOLE		SANITARY SEWER MANHOLE
	CABLE TV MANHOLE		SANITARY SEWER MARKER FLAG
	CABLE TV MARKER FLAG		SANITARY SEWER SEPTIC TANK
	CABLE TV VAULT		SANITARY SEWER VENT
	COMMUNICATIONS BOX		STORM SEWER BOX
	COMMUNICATIONS HANDHOLE		STORM SEWER DRAIN
	COMMUNICATIONS MANHOLE		STORM SEWER MANHOLE
	COMMUNICATIONS MARKER FLAG		STORM SEWER VAULT
	TRAFFIC BARRIER		TRAFFIC BARRIER
	TRAFFIC BARRIER		TRAFFIC BARRIER
	ELEVATION BENCHMARK		TRAFFIC BOX
	FIBER OPTIC BOX		GROSS WALK SIGNAL
	FIBER OPTIC HANDHOLE		TRAFFIC HANDHOLE
	FIBER OPTIC MANHOLE		TRAFFIC MANHOLE
	FIBER OPTIC MARKER FLAG		TRAFFIC MARKER SIGN
	FIBER OPTIC MARKER SIGN		TRAFFIC SEPTIC TANK
	FIBER OPTIC VAULT		TRAFFIC VAULT
	MONITORING WELL		UNDERTIED FIRE BOX
	GAS HANDHOLE		UNDERTIED HANDHOLE
	GAS SIGN		UNDERTIED METER
	GAS MANHOLE		UNDERTIED MANHOLE
	GAS MARKER FLAG		UNDERTIED MARKER FLAG
	GAS SIGN		UNDERTIED MARKER SIGN
	GAS TANK		UNDERTIED POLE
	GAS VAULT		UNDERTIED TANK
	GAS VALVE		UNDERTIED VAULT
	TELEPHONE BOX		TELEPHONE HANDHOLE
	TELEPHONE MANHOLE		TELEPHONE MANHOLE
	TELEPHONE MARKER FLAG		TELEPHONE MARKER FLAG
	TELEPHONE MARKER SIGN		TELEPHONE MARKER SIGN
	TELEPHONE VAULT		PIPE MARKER SIGN
	ELECTRIC BOX		ELECTRIC BOX
	FLOOR LIGHT		FIRE HYDRANT
	ANCHOR		FIRE MARKER SIGN
	GUY ANCHOR POLE		WATER METER
	FLOOR LIGHT		WATER MARKER FLAG
	ANCHOR		WATER MARKER SIGN
	GUY ANCHOR POLE		WATER VAULT
	FLOOR LIGHT		WATER VAULT
	ANCHOR		WATER VAULT
	GUY ANCHOR POLE		WATER VAULT
			WATER VALVE
			WATER RELEASE VALVE
			WATER WELL
			RISC 5/8" IRON ROD WITH "W" CAP SET
			RISC 1/2" IRON ROD WITH "H" CAP SET
			PMS PL-MAT-SET
			PMS PL-MAT-SET
			PMS PL-MAT-SET
			PMS PL-MAT-SET
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## LINE TYPE LEGEND

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

**SURVEYOR:**  
KIMLEY-HORN AND ASSOC., INC.  
2500 PACIFIC AVENUE, SUITE 1100  
DALLAS, TEXAS 75226  
**CONTACT:** J. ANDY DOBBS, R.P.L.S.  
**PHONE:** 972-770-1300  
**EMAIL:** andy.dobbs@kimley-horn.com

**ENGINEER:**  
KIMLEY-HORN AND ASSOC., INC.  
13455 NOEL ROAD, TWO GALLERIA  
OFFICE TOWER, SUITE 700, DALLAS, TEXAS 75240  
CONTACT: ALEX RATHBUN, P.E.  
PHONE: 972-770-1300  
EMAIL: alex.rathbun@kimley-horn.com

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 138' 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 northwest 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 559,888 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. \_\_\_\_ - \_\_\_\_

Kimley»Horn

2500 Pacific Avenue, Suite 1100  
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FIRM # 10115500  
Tel. No. (469) 718-8849  
www.kimley-horn.com

Scale	Drawn by	Checked by	Date	Project No.	Sheet No.
NA	JDF	JAD	Apr. 2025	060036400	2 OF 2

OWNER:  
1110 INWOOD, LLC  
710 S. MAIN STREET  
FORT WORTH, TEXAS 76104  
CONTACT: GILBERT MOTA  
PHONE: 817-600-5809  
EMAIL: gmota@m2ventures.com

ENGINEER:  
KIMLEY-HORN AND ASSOC., INC.  
13455 NOEL ROAD, TWO GALLERIA  
OFFICE TOWER, SUITE 700, DALLAS, TEXAS 75240  
CONTACT: ALEX RATHBUN, P.E.  
PHONE: 972-770-1300  
EMAIL: alex.rathbun@kimley-horn.com

SURVEYOR:  
KIMLEY-HORN AND ASSOC., INC.  
2500 PACIFIC AVENUE, SUITE 1100  
DALLAS, TEXAS 75226  
CONTACT: J. ANDY DOBBS, R.P.L.S.  
PHONE: 469-718-8849  
EMAIL: andy.dobbs@kimley-horn.com

DWG NAME: K:\DTD\_SURVEY\060036400\060036400.dwg INWOOD DESIGN CENTER CONVEYOR INWOOD DALLAS JDF\_ DWG PLOTTED BY: PATRICK DAVIS 4/25/2025 5:01 PM LAST SAVED 4/25/2025 11:48 AM