



LEGEND
 IRSC = 5/8" IRON ROD WITH "KHA" CAP SET
 IRF = IRON ROD FOUND
 PKF = PK NAIL FOUND
 D.R.D.C.T. = DEED RECORDS, DALLAS COUNTY, TEXAS
 CM = CONTROLLING MONUMENT

NOTES
 1. Selling a portion of this addition by metes and bounds is a violation of City ordinance and state law and is subject to fines and withholding of utilities and building permits.

SURVEYORS CERTIFICATION

KNOW ALL MEN BY THESE PRESENTS:

I, DANA BROWN, a Registered Professional Land Surveyor in the State of Texas, do hereby declare that I have prepared this plat from an actual on the ground survey of the land, and that the corner monuments shown thereon were properly placed under my personal supervision in accordance with Subdivision Regulations of the Town of Addison, Texas.

Dana Brown
 Registered Professional Land Surveyor #5336
 Kimley-Horn and Associates, Inc.
 12750 Merit Drive, Suite 1000
 Dallas, Texas 75251
 972-770-1300

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

STATE OF TEXAS §
 COUNTY OF DALLAS §

BEFORE ME, the undersigned authority, a Notary Public, on this day personally appeared Dana Brown, known to me to be the person whose name is subscribed to the foregoing instruments, and acknowledged to me that he executed the same for the purpose and considerations therein expressed and in the capacity therein stated.

GIVEN UNDER MY HAND AND SEAL OF OFFICE this _____ day of _____, 2014.

NOTARY PUBLIC in and for the STATE OF TEXAS

APPROVED BY THE CITY COUNCIL OF THE TOWN OF ADDISON, TEXAS ON _____, 2014.

Mayor

City Secretary

REPLAT
INWOOD WEST
 LOTS 1A & 1B
 J. PANCOAST SURVEY, ABSTRACT NO. 1146 &
 ELISHA PIKE SURVEY, ABSTRACT NO. 478
 TOWN OF ADDISON
 DALLAS COUNTY, TEXAS

Kimley»Horn
 12750 Merit Drive, Suite 1000
 Dallas, Texas 75251
 Tel. No. (972) 770-1300
 Fax No. (972) 239-3820
 FIRM # 10115500

Scale	Drawn by	Checked by	Date	Project No.	Sheet No.
1" = 40'	SLJ	DAB	SEPT 2014	064426912	1 OF 1

OWNER'S CERTIFICATE

STATE OF TEXAS §
 COUNTY OF DALLAS §

WHEREAS INWOOD BROTHERS, LTD. and 14885 INWOOD ROAD, LLC are the owners of a tract of land situated in the J. Pancoast Survey, Abstract No. 1146 and the Elisha Pike Survey, Abstract No. 478, Town of Addison, Dallas County, Texas, and being all of Lot 1, Inwood West, an addition to the Town of Addison, Texas according to the plat recorded in Volume 91199, Page 3395 of the Deed Records of Dallas County, Texas, being all of a tract of land described as Tract 2 in Special Warranty Deed with Vendor's Lien to 14885 Inwood Road, LLC, recorded in instrument No. 20070175817, Official Public Records of Dallas County, Texas and all of a tract described in General Warranty Deed to Inwood Brothers, Ltd. recorded in Volume 2004143, Page 1439, Official Public Records of Dallas County, Texas and being more particularly described as follows:

BEGINNING at a 5/8" iron rod with "KHA" cap set for corner in the west right-of-way line of Inwood Road (a 60-foot wide right-of-way) at the southeast corner of a tract of land described in Special Warranty Deed with Vendor's Lien to 14885 Inwood Road LLC recorded in instrument No. 200600478170, Official Public Records of Dallas County, Texas;

THENCE with said west right-of-way line of Inwood Road, South 17°38'39" East, a distance of 121.96 feet to a 1/2" iron rod found at the northeast corner of Sullivan Addition, an addition to the Town of Addison according to the plat recorded in Volume 81245, Page 371, Deed Records of Dallas County, Texas;

THENCE with the north line of said Sullivan Addition, South 80°20'04" West, a distance of 221.60 feet to an "X" cut in concrete found for corner;

THENCE with the east line of said Sullivan Addition, South 17°38'39" East, a distance of 83.94 feet to a 3/8" iron rod found at the most northerly northeast corner of a tract of land described in General Warranty Deed to D. Bohmstedt, Inc. recorded in Volume 93048, Page 4360, Deed Records, Dallas County, Texas;

THENCE with the north line of said D. Bohmstedt, Inc. tract, South 80°10'21" West, a distance of 399.99 feet to a 1/2" iron pipe found for corner in the east line of Block A, Dallas Semiconductor Business Park III, an addition to the City of Farmers Branch according to the plat thereof recorded in Volume 2005176, Page 203, Deed Records, Dallas County, Texas at the northwest corner of said D. Bohmstedt, Inc. tract;

THENCE with the said east line of Block A, North 0°49'41" West, a distance of 262.91 feet to a PK nail found at the southwest corner of Lot 2 of said Inwood West Addition;

THENCE with said south line of Lot 2, North 89°36'20" East, a distance of 217.24 feet to a PK nail found for the southeast corner of said Lot 2;

THENCE with the east line of said Lot 2, North 0°23'39" West, a distance of 35.00 feet to a drill hole found for the southwest corner of said 14885 Inwood Road, LLC tract;

THENCE with the south line of said 14885 Inwood Road, LLC tract, North 89°36'21" East, a distance of 336.98 feet to the **POINT OF BEGINNING** and containing 2.751 acres or 119,825 square feet 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. All dimensions shown are ground distances.

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

That **INWOOD BROTHERS, LTD.** and **14885 INWOOD ROAD, LLC** ("Owners") do hereby adopt this plat designating the hereinabove property as **INWOOD WEST**, an addition to the Town of Addison, Texas, and subject to the conditions, restrictions and reservations stated hereinafter, owner dedicates to the public use forever the streets and alleys shown thereon.

This plat is approved by the Town of Addison and accepted by the owners(s), subject to the following conditions which shall be binding upon the owner(s), his heirs, grantees and successors, and assigns:

The easements shown on this plat are hereby reserved for the purposes as indicated, including, but not limited to, the installation and maintenance of water, sanitary sewer, storm sewer, drainage, election, telephone, gas and cable television. Owner shall have the right to use these easements, provided, however, that it does not unreasonably interfere or impede with the provision of the services to others. Said utility easements are hereby being reserved by mutual use and accommodation of all public utilities using or desiring to use the same. An express easement of ingress and egress is hereby expressly granted on, over and across all such easements for the benefit of the provider of services for which easements are granted.

Water main and sanitary sewer 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 service and sewer services from the main to curb or pavement line, and the descriptions of such additional easements herein granted shall be determined by their locations as installed.

This plat is approved subject to all platting ordinances, rules, regulations and resolutions of the Town of Addison, Texas.

WITNESS, my hand, this _____ day of _____, 2014.

By: **INWOOD BROTHERS, LTD.**, a Texas limited partnership

By: _____
 Tom Le, General Partner

STATE OF TEXAS §
 COUNTY OF DALLAS §

BEFORE ME, the undersigned Authority, A Notary Public in and for said county and state, on this day personally appeared Tom Le, 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 and consideration thereof expressed.

GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS _____ DAY OF _____, 2014.

NOTARY PUBLIC in and for the STATE OF TEXAS

By: **14885 INWOOD ROAD, LLC**, a Texas limited liability company

By: _____
 Sherry LaMaison, President

STATE OF CALIFORNIA §
 COUNTY OF LOS ANGELES §

BEFORE ME, the undersigned Authority, A Notary Public in and for said county and state, on this day personally appeared Sherry LaMaison, 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 and consideration thereof expressed.

GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS _____ DAY OF _____, 2014.

NOTARY PUBLIC in and for the STATE OF TEXAS

OWNER:
 INWOOD BROTHERS, LTD.
 7936 XAVIER COURT
 DALLAS, TX 75218
 TEL: 972.770.1300
 CONTACT:

OWNER:
 14885 INWOOD ROAD, LLC
 14208 TAHITI WAY, UNIT 417
 MARINA DEL REY, CA 90292
 TEL:
 CONTACT:

APPLICANT:
 KIMLEY-HORN AND ASSOCIATES, INC.
 12750 MERIT DRIVE SUITE 1000
 DALLAS, TX 75251
 TEL: 972.770.1300
 FAX: 972.239.3820
 CONTACT: DANA BROWN, RPLS

DRAWN BY: SLJ, CHECKED BY: DAB, DATE: SEPT 2014, PROJECT NO: 064426912, SHEET NO: 1 OF 1