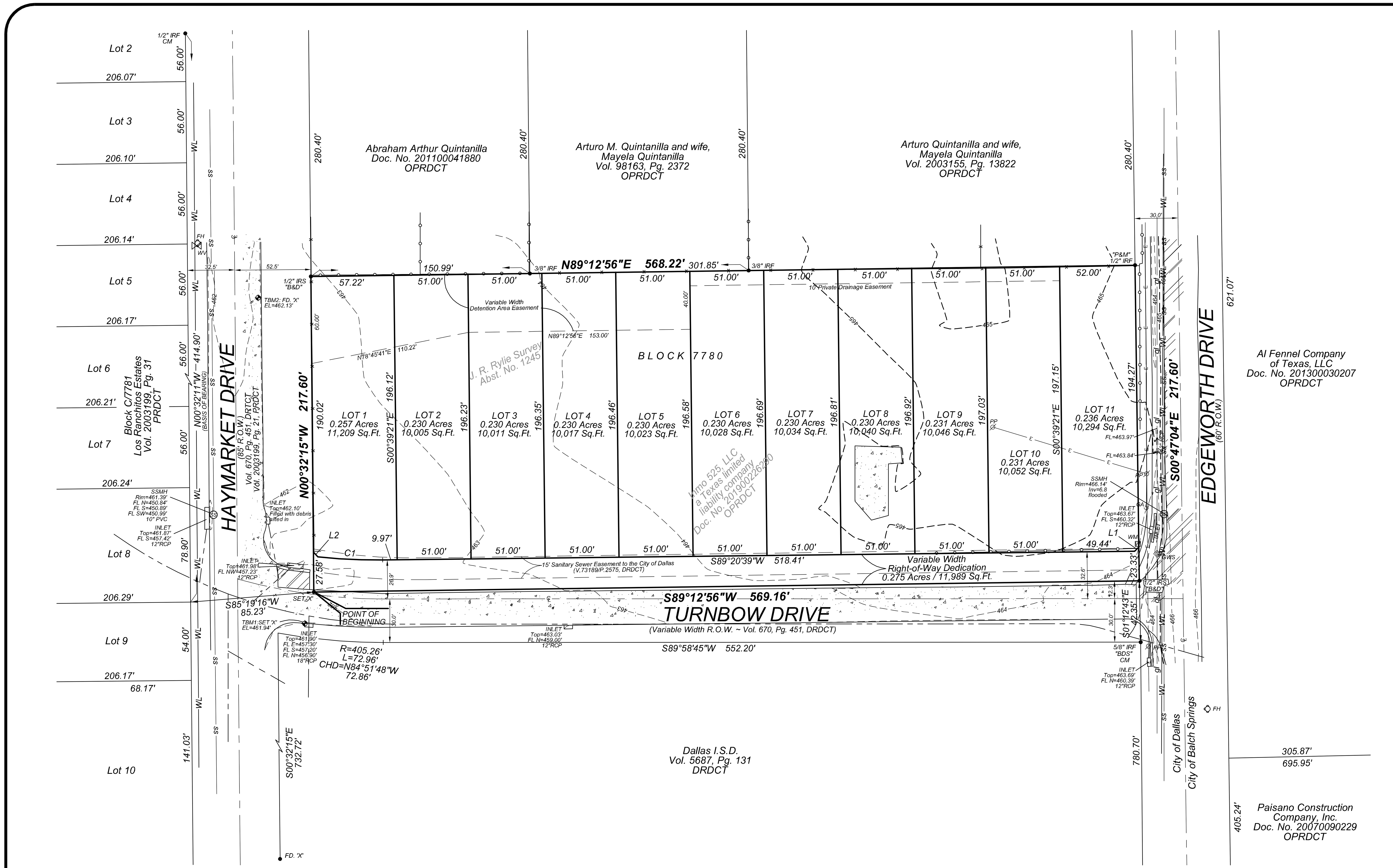


LINE TABLE		
LINE	BEARING	LENGTH
L1	S44°16'47"W	4.24'
L2	N41°57'56"W	4.50'

CURVE TABLE				
CURVE	RADIUS	LENGTH	CENTRAL ANGLE	CHORD
C1	347.26'	44.78'	7°23'19"	N87°20'08"W 44.75'

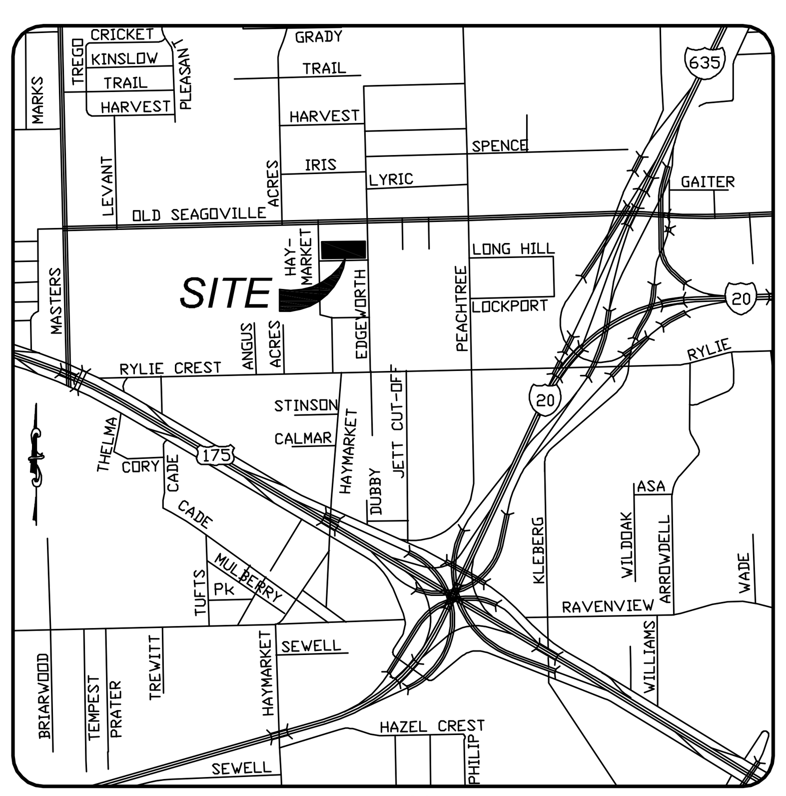
GENERAL NOTES

1.) Basis of bearing: State Plane Coordinate System, North Texas Central Zone 4202, North American Datum of 1983, adjustment realization 2011.
2.) Lot to lot drainage will not be allowed without engineering section approval.
3.) Vertical datum is based on North American Vertical Datum of 1988 (NAVD88).
4.) TBM1: Set "x" cut in concrete, located on the northwest corner of a curb inlet being at the southeast intersection of Turnbow Drive and Haymarket Drive. Elevation = 461.94'
5.) The property described hereon is not within a special flood hazard area according to the Federal Emergency Management Agency Flood Insurance Rate Map Panel No. 48113C0510K present effective date of map July 7, 2014, herein property situated within Zone X (shaded).
6.) The purpose of this plat is to create 11 lots for developement from a 2.841 acre tract.
7.) No structures exist on site.

LEGEND

CM = Controlling Monument
IRF = Iron Rod Found
IPF = Iron Pipe Found
"B&D" = Red cap stamped "B&D SURVEYING"
MON. = Monument
TBM = Temporary Benchmark
FD. = Found
VOL. = Volume
PG. = Page
PP = Power Pole
FL = Flow Line
GM = Gas Meter
GWS = Gas Warning Sign
FH = Fire Hydrant
EM = Electric Meter
RCP = Reinforced Concrete Pipe
SSMH = Sanitary Sewer Manhole
WM = Water Meter
MRDCT = Map Records, Dallas County, Texas
OPRDCT = Official Public Records, Dallas County, Texas
DRDCT = Deed Records, Dallas County, Texas
SQ.FT. = Square Feet
DOC. NO. = Document Number
ABST. = Abstract
℄ = Center Line

ASPHALT
CONCRETE
CHAINLINK FENCE
WIRE FENCE
OVERHEAD ELECTRIC LINE
WATER LINE
SANITARY SEWER LINE
GAS LINE
PROPERTY LINE
ADJOINER LINE
BUILDING LINE
EASEMENT LINE
CENTER LINE / SURVEY LINE
STORM SEWER LINE



VICINITY MAP: SCALE: 1"=2000'

SURVEYOR'S STATEMENT

I, Michael R. Doyle, 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 ______________________, 2019.

PRELIMINARY
THIS DOCUMENT SHALL NOT BE RECORDED FOR ANY PURPOSE AND SHALL NOT BE VIEWED OR RELIED UPON AS A FINAL SURVEY DOCUMENT DATED 11/14/2019

____
Michael R. Doyle, R.P.L.S.
No. 5517

STATE OF TEXAS
COUNTY OF DALLAS

BEFORE me, the undersigned authority, a Notary Public in and for the said County and State, on this day personally appeared Michael R. Doyle, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same in the capacity therein stated.

Given under my hand and seal of office, this ___ day of ______________, 2019.

____
Notary Public in and for the State of Texas

OWNER:
Inmo 525, LLC
14011 Hughes Lane
Dallas, TX 75254
Contact: Iker Otegui
Phone: 469-571-3606

B & D SURVEYING, INC.
FIRM NO. 101247-00
MICHAEL R. DOYLE
P.O. BOX 293264,
LEWISVILLE, TEXAS 75029
PHONE: 972-221-2838
bd@bandsurveying.com
Job No. 1908153
Plat preparation: November 13, 2019

ENGINEER:
Charles Gojer and Associates, Inc.
Consulting Engineers
11615 Forest Central Drive, Suite 303
Dallas, TX 75243
FIRM No.: F-697
Contact: Chris Walton
Phone: 214-340-1199

DEVELOPER:
Towers Construction Group
4101 McEwen Road, Suite 230
Dallas, TX 75244
Contact: Francisco Torres
Phone: 214-529-8395

PRELIMINARY PLAT
LORENZO ESTATES
LOTS 1 - 11, BLOCK 7780

2.841 ACRES / 123,748 SQUARE FEET
J. R. RYLIE SURVEY, ABSTRACT NO. 1245
CITY OF DALLAS, DALLAS COUNTY, TEXAS
CITY PLAN FILE NO. S190-048
ENGINEERING NUMBER

STATE OF TEXAS

OWNERS CERTIFICATE

COUNTY OF DALLAS

WHEREAS INMO 525, LLC is the owner of a 2.841 acre survey situated in the J. R. Rylie Survey, Abstract Number 1245, City Block 7780 in the Dallas County, Texas, and being a portion of that certain tract of land described by general warranty deed to Inmo 525, LLC, a Texas limited liability comapny, as recorded under Document Number 201900226290, Official Public Records, Dallas County, Texas (OPRDCT), and more particularly described by metes and bounds as follows:

BEGINNING at a set "X" cut in concrete for the southwest corner of the herein described tract, being at the northeast intersection of Turnbow Drive, having a variable width right-of-way and Haymarket Drive, having a 85 foot wide right-of-way;

THENCE North 00 degrees 32 minutes 15 seconds West, with the west line of the herein described tract and the east right-of-way line of said Haymarket Drive, a distance of 217.60 feet to a 1/2 inch iron rod with a red cap stamped "B&D Surveying" set for the northwest corner of the herein described tract and being the southwest corner of that certain tract of land described by deed to Abraham Arthur Quintanilla, as recorded under Document Number 201100041880, OPRDCT;

THENCE departing the east right-of-way line of Haymarket Drive, North 89 degrees 12 minutes 56 seconds East, with the north line of the herein described tract, passing a 3/8 inch iron rod found for the southeast corner of said Quintanilla tract and the southwest corner of that certain tract of land described by deed to Arturo M. Quintanilla and wife, Mayela Quintanilla, as recorded in Volume 98163, Page 2372, OPRDCT, for a distance of 150.99 feet, continuing with said line and passing a 3/8 inch iron rod found for the southeast corner of said Arturo M. Quintanilla and wife tract and the southwest corner of that certain tract of land described by deed to Arturo Quintanilla and wife, Mayela Quintanilla, as recorded in Volume 2003155, Page 13822, OPRDCT, for a distance of 301.85 feet and continuing for a total distance of 568.22 feet to a 1/2 inch iron rod with an orange cap stamped "Peiser & Mankin Surv" found for the northeast corner of the herein described tract and the southeast corner of said Arturo Quintanilla and wife tract, said point lying in the west right-of-way line of Edgeworth Drive, having a 60 foot wide right-of-way;

THENCE South 00 degrees 47 minutes 04 seconds East, with the east line of the herein described tract and the west right-of-way line of said Edgeworth Drive, a distance of 217.60 feet to a 1/2 inch iron rod with a red cap stamped "B&D Surveying" set for the southeast corner of the herein described tract, being at the northwest intersection of said Edgeworth Drive and the aforementioned Turnbow Drive;

THENCE South 89 degrees 12 minutes 56 seconds West, with the south line of the herein described tract and the north right-of-way line of said Turnbow Drive, a distance of 569.16 feet to the **POINT OF BEGINNING**, and containing 2.841 acres or 123,748 square feet of land, plus or minus.

OWNERS DEDICATION

NOW THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

THAT INMO 525, LLC, does hereby adopt this plat, designating the herein described property as **LORENZO ESTATES,** an addition to the City of Dallas, Dallas County, Texas, and does 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, ______________, 2019.

INMO 525, LLC

By: ______________________
Iker Otegui, Managing Member

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 Iker Otegui, 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 considerations therein expressed.

Given under my hand and seal of office, this ______ day of ________________, 2019.

____
Notary Public in and for the State of Texas

\\Bdserver2\bdssd\B&D\2019\8-August 2019\1908153-525 EDGEWORTH DR\dwg\1908153-525 EDGEWORTH DR-PRELIM PLAT.dwg 11/15/2019 1:30:53 PM CST