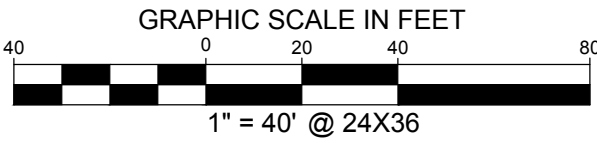
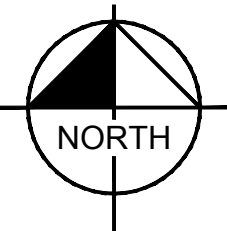


MATCHLINE (SEE SHEET 2)



LOT 1, BLOCK A/6381
LOWE'S CENTER
VOL. 97115, PG. 3115
D.R.D.C.T.

FORESTWOOD CENTER
VOL. 71050, PG. 2205
D.R.D.C.T.

OWNER:
DANIEL BROTHERS, L.L.P.
600 EAST LAS COLINAS BLVD.
SUITE 2100
DALLAS, TEXAS 75251
PH: 972-770-1300
CONTACT: R.H. DANIEL
RHD@RHDANIEL.COM

ENGINEER AND SURVEYOR:
KIMLEY-HORN AND ASSOC., INC.
12750 MERIT DRIVE, SUITE 1000
DALLAS, TEXAS 75251
PH: 972-770-1300
CONTACT: DAVID MEYERS, P.E.
DAVID.MEYERS@KIMLEY-HORN.COM

PRELIMINARY PLAT

FOREST AND INWOOD ADDITION

LOT 1A, LOT 1B, LOT 1C, & LOT 1D BLOCK 1/6382

BEING A REPLAT OF ALL OF LOTS 1-34, BLOCK 1/6382, LOTS 1-13, BLOCK 2/6382, LOTS 1-7, BLOCK 3/6382, LOTS 1-4, BLOCK 4/6382, LOTS 1-9, BLOCK 5/6382, LOTS 1-16, BLOCK 6/6382, LOTS 1-8, BLOCK 7/6382, LOTS 1-29, BLOCK 8/6382,

OPEN SPACE LOTS, RECREATION AREAS, AND
UTILITY AND FIRE LANE EASEMENTS,

FORESTWOOD TOWNHOUSE COMMUNITY FIRST INSTALLMENT AND
ALL OF LOTS 30-47, BLOCK 8/6382, LOTS 1-16, BLOCK 9/6382, LOTS 1-16, BLOCK 10/6382, LOTS 1-38, BLOCK 11/6382, OPEN SPACE LOTS
UTILITY AND FIRE LANE EASEMENTS, FORESTWOOD TOWNHOUSE
COMMUNITY SECOND INSTALLMENT,

29.1653 ACRES SITUATED IN THE HEIRS OF THE ISAIAH PARK SURVEY,
ABSTRACT NO. 1144, THE HEIRS OF THE A.M. HARWOOD SURVEY,
ABSTRACT NO. 581, THE W.K. MASTEN SURVEY, ABSTRACT NO. 1039

AND THE S. LOCKHART SURVEY, ABSTRACT NO. 821
CITY OF DALLAS, DALLAS COUNTY, TEXAS

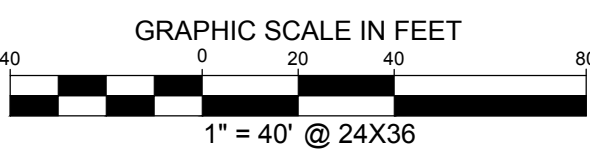
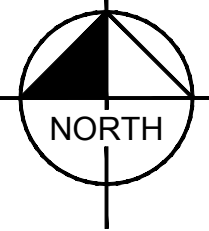
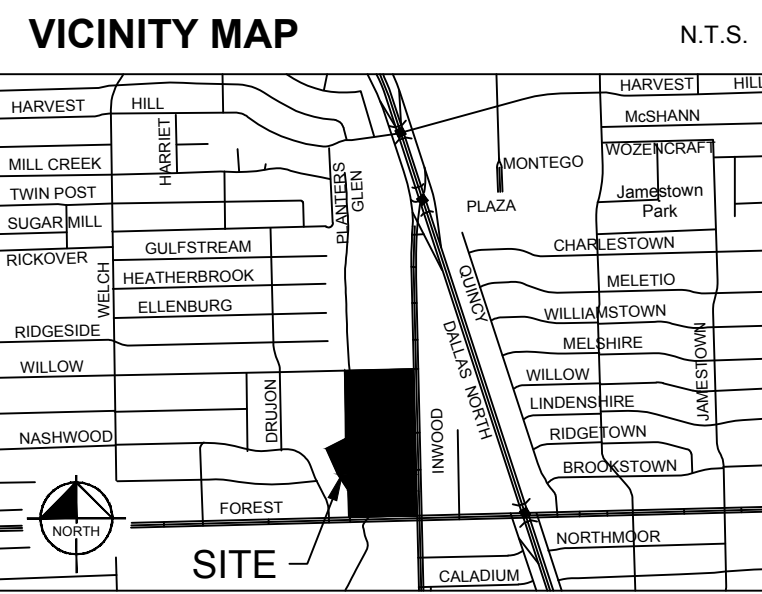
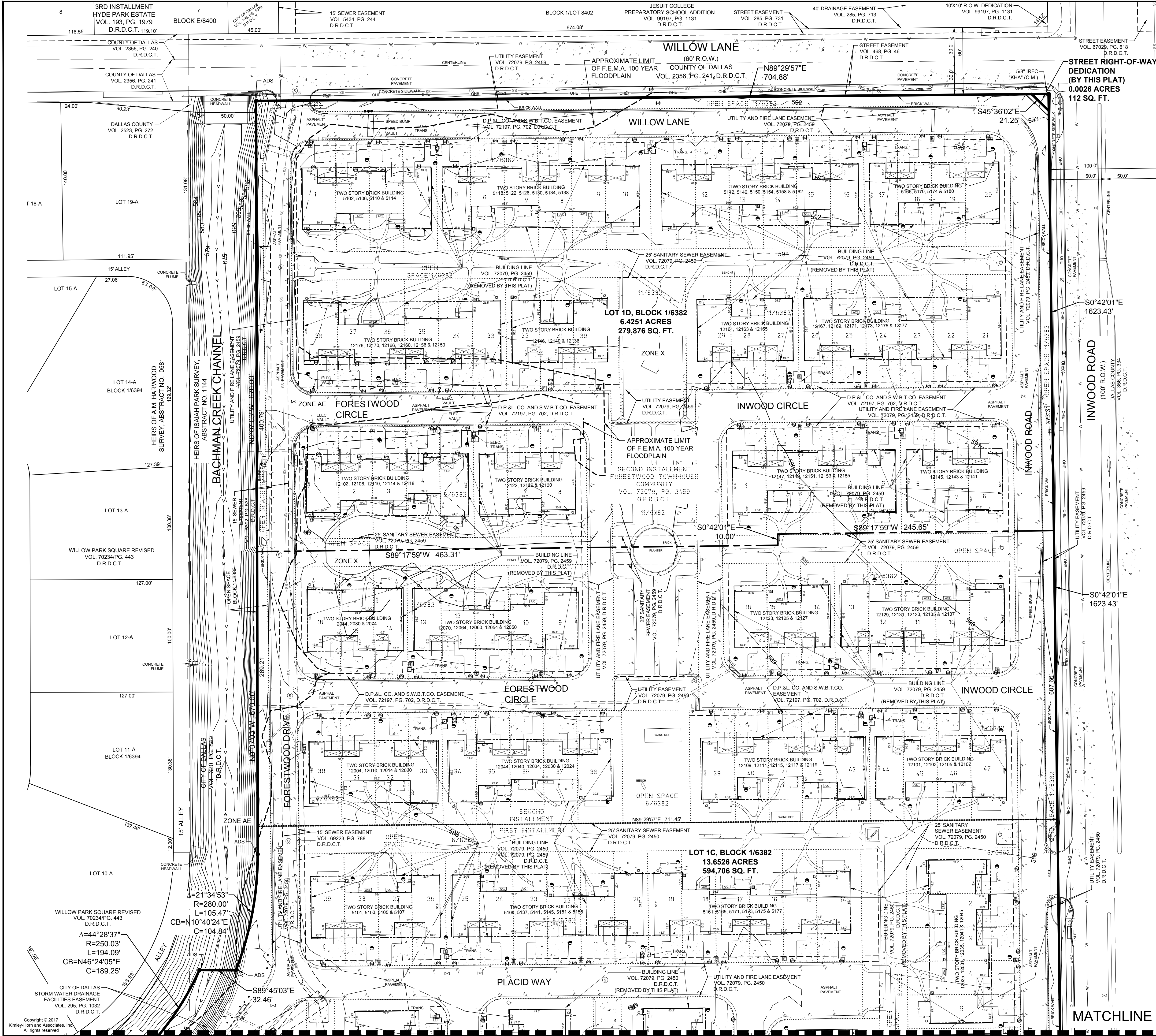
CITY PLAN FILE NO. S167-135R1

ENGINEERING PLAN FILE NO. 311T-9359

Kimley»Horn

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

Scale	Drawn by	Checked by	Date	Project No.	Sheet No.
1" = 40'	SRD	DAB	FEB. 2017	067771641	1 OF 3



LEGEND:

- Δ = DELTA ANGLE OR CENTRAL ANGLE
- P.O.B. = POINT OF BEGINNING
- P.O.C. = POINT OF COMMENCING
- C.M. = CONTROLLING MONUMENT
- O.P.R.D.C.T. = OFFICIAL PUBLIC RECORDS, DALLAS COUNTY, TEXAS
- D.R.D.C.T. = DEED RECORDS, DALLAS COUNTY, TEXAS
- M.R.D.C.T. = MAP RECORDS, DALLAS COUNTY, TEXAS
- R.O.W. = RIGHT-OF-WAY
- VOL. = VOLUME
- PG. = PAGE
- INST. NO. = INSTRUMENT NUMBER
- IRFC = IRON ROD WITH PLASTIC CAP FOUND
- XF = X CUT IN CONCRETE FOUND
- IPF = IRON PIPE FOUND
- ADS = 5/8" IRON ROD WITH 3-1/2" ALUMINUM DISK STAMPED "FOREST INWOOD, KHA, BLOCK 6382" SET

GENERAL NOTES:

- BEARING SYSTEM BASED ON THE TEXAS COORDINATE SYSTEM OF 1983, NORTH CENTRAL ZONE (4202), NORTH AMERICAN DATUM OF 1983(2011).
- LOT TO LOT DRAINAGE WILL NOT BE ALLOWED WITHOUT ENGINEERING SECTION APPROVAL.
- THE COORDINATES SHOWN HEREON ARE TEXAS STATE PLANE COORDINATE SYSTEM, NORTH CENTRAL ZONE, NORTH AMERICAN DATUM OF 1983 ON GRID COORDINATE VALUES, NO SCALE AND NO PROJECTION.
- THE PURPOSE OF THIS PLAT IS TO CREATE FOUR LOTS AND REMOVE ALL PLATTED BUILDING LINES.
- ALL CORNERS ARE A 5/8" IRON ROD WITH 3-1/2" ALUMINUM DISK STAMPED "FOREST INWOOD, KHA, BLOCK 6382" SET UNLESS OTHERWISE NOTED.
- ALL STRUCTURES AND BUILDINGS TO BE REMOVED.

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600 EAST LAS COLINAS BLVD.
SUITE 2100
DALLAS, TX 75039
CONTACT: R.H. DANIEL
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PRELIMINARY PLAT

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& LOT 1D BLOCK 1/6382

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Kimley»Horn

12750 Merit Drive, Suite 1000 Dallas, Texas 75251	FIRM # 10115500	Tel. No. (972) 770-1300 Fax No. (972) 239-3820
Scale 1" = 40'	Drawn by SRD	Checked by DAB
Date FEB. 2017	Project No. 067771641	Sheet No. 2 OF 3

MATCHLINE (SEE SHEET 1)

FLOODWAY EASEMENT STATEMENT

The existing water courses, creek or creeks described as Floodway Easement traversing along Block 12/6382 within the limits of this addition, will remain as an open channel at all times and will be maintained by the Homeowner's Association. The City of Dallas will not be responsible for the maintenance and operation of said watercourses, creek or creeks or for any damage to private property or person that results from the flow of water along said creek, or for the control of erosion in the Floodway Easement.

No obstruction to the natural flow of storm water run-off shall be permitted by filling or by construction of any type of dam, bridge, fence, walkway or any other structure within the Floodway Easements, as hereinafter defined in Block 12/6382, unless approved by the Chief Engineer of Sustainable Development and Construction; provided, however, it is understood that in the event it becomes necessary for the City of Dallas to erect any type of drainage structure in order to improve the storm drainage that may be occasioned by the streets and alleys in or adjacent to the subdivision, then in such event, the City of Dallas shall have the right to enter upon the Floodway Easement at any point or points, to erect, construct and maintain any drainage facility deemed necessary for drainage purposes. The Homeowner's Association shall keep clean and free of debris, silt, and any substance which would result in unsanitary conditions and the City of Dallas shall have the right of ingress and egress for the purpose of inspection and supervision of maintenance work by the Homeowner's Association to alleviate any undesirable conditions, which may occur.

The natural drainage channels and watercourses through Block 12/6382, as in the case of all natural channels are subject to storm water overflow and natural bank erosion to an extent which cannot be definitely defined. The City of Dallas shall not be held liable for any damages of any nature resulting from the occurrence of these natural phenomena, or resulting from the failure of any structure or structures within the Floodway Easement.

The natural drainage channel crossing each lot is shown by the Floodway Easement line as shown on the plat.

Floodway Marker monuments shall be installed, delineating the proposed Floodway Easement line, prior to filing of plat, along all rear or side lot lines that are adjacent to the creek as per City of Dallas drawing 424-109. The surveyor shall provide signed and sealed documentation that the Floodway Marker monuments have been installed prior to filing the Final Plat.

OWNER'S CERTIFICATE

STATE OF TEXAS §
COUNTY OF DALLAS §

WHEREAS DANIEL BROTHERS, L.L.P. is the owner of a tract of land situated in the Heirs of the Isaiah Park Survey, Abstract No.1144, the Heirs of the A.M. Harwood Survey, Abstract No. 581, the W.K. Masten Survey, Abstract No. 1039 and the S. Lockhart Survey, Abstract No. 821, City of Dallas, Dallas County, Texas, and being all of City Blocks 1/6382, 2/6382, 3/6382, 4/6382, 5/6382, 6/6382, 7/6382, 8/6382, 9/6382, 10/6382 and 11/6382 and being all of a tract of land described in Warranty Deed to Richard H. Daniel recorded in Volume 78142, Page 1296,Deed Records, Dallas County, Texas, and being all of Forestwood Townhouse Community First Installment an addition to the City of Dallas, according to the plat thereof recorded in Volume 72079, Page 2450, Deed Records, Dallas County, Texas, and being all of Forestwood Townhouse Community Second Installment according to the plat thereof recorded in Volume 72079, Page 2459, Deed Records, Dallas County, Texas, and being more particularly described as follows:

BEGINNING at a point in a utility vault at the intersection of the west right-of-way line of Inwood Road (a100-foot wide right-of-way) with the north right-of-way line of Forest Lane (a 120-foot wide right-of-way), at the southeast corner of said Forestwood Townhouse Community First Installment;

THENCE with said north right-of-way line of Forest Lane, South 89°01'5"39" West, at a distance of 5.00 feet, passing a 5/8" iron rod with plastic cap stamped "KHA" found, continuing with said north right-of-way line and the south line of said Forestwood Townhouse Community First Installment, in all a total distance of 795.97 feet to a 1/2" iron rod found at the southeast corner of Lot 16, Block H/6394 of Forestcrest Estates an addition to the City of Dallas, according to the plat thereof recorded in Volume 29, Page 103, Map Records, Dallas County, Texas, and at the southwest corner of said Forestwood Townhouse Community First Installment; from which a 3/8" iron rod found bears North 82°43' East, a distance of 4.5 feet;

THENCE departing said north right-of-way line of Forest Lane, with the east line of said Forestcrest Estates and the west line of said Forestwood Townhouse Community First Installment, the following courses and distances, to wit:

North 0°37'24" West, a distance of 445.01 feet to a 5/8" iron rod with 3-1/2" aluminum disk stamped "____, BLK 12/6382, KHA" set (hereafter called disk set);
North 85°50'24" West, a distance of 104.27 feet to a point in a creek for corner;
North 23°45'44" West, a distance of 163.91 feet to a point in a creek for corner;
North 6°44'53" East, a distance of 149.29 feet to a disk set at the northeast corner of Lot 11, Block H/6394 and southeast corner of Lot 10, Block H/6394 of said Forestcrest Estates and in the south right-of-way line of a 15-foot alley created by the plat of Willow Park Square Revised Addition an addition to the City of Dallas, Texas, according to the plat thereof recorded in Volume 70234, Page 443, Deed Records, Dallas County, Texas;

THENCE departing said east line and with said south right-of-way line of the 15-foot alley, North 87°45'57" East, a distance of 30.07 feet to a drainage easement for Bachman Creek Channel;

THENCE with said drainage easement for Bachman Creek Channel and the west line of said Forestwood Townhouse Community First Installment and the west line of said Forestwood Townhouse Community Second Installment, the following courses and distances, to wit:

South 21°21'45" East, a distance of 30.03 feet to a disk set at the beginning of a non-tangent curve to the left having a central angle of 44°28'37", a radius of 250.03 feet, a chord bearing and distance of North 46°24'05" East, 189.25 feet;
In a northeasterly direction, with said curve to the left, an arc distance of 194.09 feet to a disk set for corner;
South 89°45'03" East, a distance of 32.46 feet to a disk set at the beginning of a non-tangent curve to the left having a central angle of 21°34'53", a radius of 280.00 feet, a chord bearing and distance of North 10°40'24" East, 104.84 feet;
In a northeasterly direction, with said curve to the left, an arc distance of 105.47 feet to a disk set for corner;
North 0°07'03" West, a distance of 670.00 feet to a disk set at the intersection of the east line of said drainage easement with the south right-of-way line of Willow Lane (a 60-foot wide right-of-way), and being the northwest corner of said Forestwood Townhouse Community Second Installment;

THENCE departing said east line, with said south right-of-way line of Willow Lane and the north line of said Forestwood Townhouse Community Second Installment, North 89°29'57" East, a distance of 704.88 feet to a 5/8" iron rod with plastic cap stamped "KHA" found at the intersection of said south right-of-way line and the west right-of-way line of said Inwood Road and being the northeast corner of Forestwood Townhouse Community Second Installment;

THENCE with said west right-of way line of Inwood Road and the east line of said Forestwood Townhouse Community Second Installment and Forestwood Townhouse Community First Installment, South 0°42'01" East, a distance of 1623.43 feet to the **POINT OF BEGINNING** and containing 29.1653 acres or 1,270,440 square feet of land.

SURVEYOR'S STATEMENT

I, Dana Brown, 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 _____, 2017.

DANA BROWN
REGISTERED PROFESSIONAL
LAND SURVEYOR NO. 5336
KIMLEY-HORN AND ASSOC., INC.
12750 MERIT DRIVE, SUITE 1000
DALLAS, TEXAS 75251
972-770-1300
dana.brown@kimley-horn.com

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, a Notary Public in and for the said County and State, on this day personally appeared Dana Brown 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 _____ 2017.

Notary Public in and for the State of Texas

OWNER'S DEDICATION

NOW THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

THAT, DANIEL BROTHERS, L.L.P. , acting by and through its duly authorized agent, does hereby adopt this plat, designating the herein described property as **FOREST AND INWOOD ADDITION**, 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).

Notwithstanding the general easement language recited above, the floodway easement shown on this plat is hereby dedicated to the public use forever, and may not be used in a manner inconsistent with the FLOODWAY EASEMENT STATEMENT recited on this plat, which statement is hereby adopted and accepted.

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 _____, 2017.

DANIEL BROTHERS, L.L.P.

By:

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 _____, 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 _____ 2017.

Notary Public in and for the State of Texas

PRELIMINARY PLAT

FOREST AND INWOOD ADDITION

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& LOT 1D BLOCK 1/6382

BEING A REPLAT OF ALL OF LOTS 1-34, BLOCK 1/6382, LOTS 1-13, BLOCK 2/6382, LOTS 1-7, BLOCK 3/6382, LOTS 1-4, BLOCK 4/6382, LOTS 1-9, BLOCK 5/6382, LOTS 1-16, BLOCK 6/6382, LOTS 1-8, BLOCK 7/6382, LOTS 1-29, BLOCK 8/6382,

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CITY OF DALLAS, DALLAS COUNTY, TEXAS

CITY PLAN FILE NO. S167-135R1

ENGINEERING PLAT FILE NO. 311T-9359

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N/A	SRD	DAB	FEB. 2017	067771641	3 OF 3