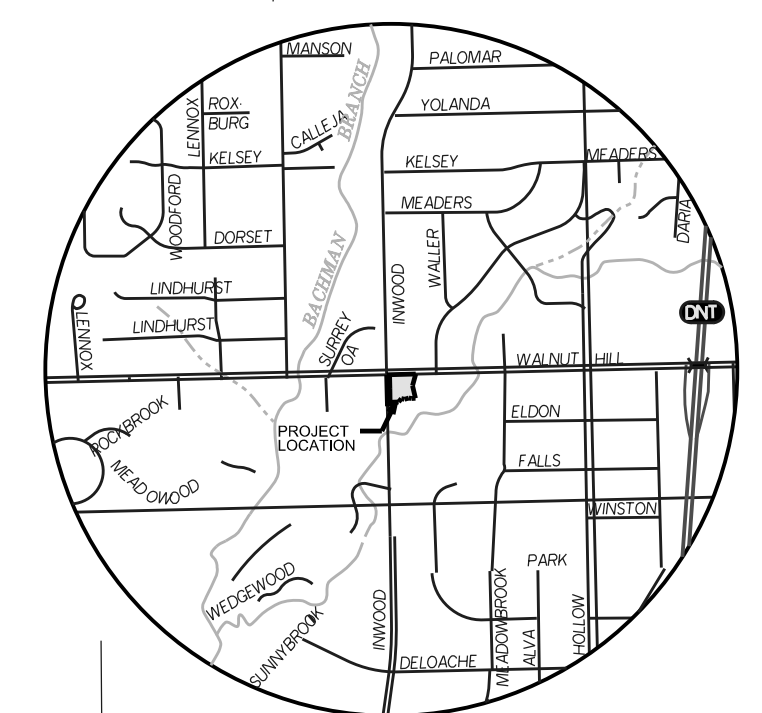


- GENERAL NOTES:**
1. THE PURPOSE OF THIS PLAT IS TO CREATE ONE (1) 3.452AC LOT AND ONE (1) 2.1381AC LOT FROM A 6.7093AC TRACT OF LAND AND TO DEDICATE IN FEE SIMPLE TO THE CITY OF DALLAS, THE 1.1192 ACRES CURRENTLY BEING USED BY THE PUBLIC AS STREET EASEMENTS FOR PORTIONS OF WALNUT HILL LN & INWOOD RD.
  2. BEARINGS ARE REFERENCED TO THE STATE PLANE COORDINATE SYSTEM, TEXAS NORTH CENTRAL ZONE 4202, NAD 83.
  3. ALL COORDINATES SHOWN ARE GRID VALUES, NO SCALE, NO PROJECTION.
  4. A PORTION OF LOT 1 AND A PORTION OF LOT 2 LIE IN ZONE AE, AN AREA WITH BASE ELEVATIONS DETERMINED, ACCORDING TO MAP NUMBER 48113C0190K, DATED JULY 7TH, 2014, AND AS FOLLOWS: "THE FLOODWAY IS THE CHANNEL OF A STREAM PLUS ANY ADJACENT FLOODPLAIN AREAS THAT MUST BE KEPT FREE OF ENCROACHMENT SO THAT THE 1% ANNUAL CHANCE FLOOD CAN BE CARRIED WITHOUT SUBSTANTIAL INCREASES IN FLOOD HEIGHTS."
  5. LOT-TO-LOT DRAINAGE WILL NOT BE ALLOWED WITHOUT PROPER CITY OF DALLAS ENGINEERING DIVISION APPROVAL.
  6. NO STRUCTURES EXIST ON SUBJECT TRACT.

**LINE TABLE**

LINE NO.	BEARING	DISTANCE
L1	S89°21'24"W	30.00'
L2	S89°19'42"W	30.50'
L3	S87°37'56"W	78.00'
L4	N80°43'04"W	59.35'
L5	S74°28'55"W	95.59'
L6	N73°35'01"W	69.75'
L7	S37°05'57"W	93.21'
L8	S89°19'21"W	10.01'



VICINITY MAP NOT TO SCALE

**PRELIMINARY PLAT  
THE INWOOD & WALNUT  
HILL ADDITION**

LOT 1, BLOCK 5601, 3.452 ACRES  
LOT 2, BLOCK 5601, 2.1381 ACRES  
BEING A PLAT OF A 6.7093 ACRE TRACT IN BLOCK 5601

THE PURPOSE OF THIS PLAT IS TO CREATE ONE (1) 3.452AC LOT AND ONE (1) 2.1381AC LOT FROM A 6.7093AC TRACT OF LAND AND TO DEDICATE IN FEE SIMPLE TO THE CITY OF DALLAS, THE 1.1192 ACRES CURRENTLY BEING USED BY THE PUBLIC AS STREET EASEMENTS FOR PORTIONS OF WALNUT HILL LN & INWOOD RD.

SITUATED IN THE  
JOHN HOWELL SURVEY, ABSTRACT NO. 580, AND  
IN THE CITY OF DALLAS  
DALLAS COUNTY, TEXAS

CITY PLAN FILE NO. S223-042

**LEGEND**

- |                                       |   |                      |                              |
|---------------------------------------|---|----------------------|------------------------------|
| (C.M.) Controlling Monument           | O.P.R.D.C.T. Official Public Records Of Dallas County Texas | ⊕ Water Valve        | ⊙ Water Meter                |
| ○ Monument Found                      | D.R.D.C.T. Deed Records Of Dallas County Texas              | — Guy Wire           | ⊗ Auto Sprinkler             |
| ⊙ 5/8" Set Iron Rod (W/ Aluminum Cap) | M.R.D.C.T. Map Records Of Dallas County Texas               | ⊕ Power Pole         | ⊙ Gas Manhole                |
| FIR Found Iron Rod                    | C.O.D. City Of Dallas                                       | ⊕ Sign               | ⊙ Storm Manhole              |
| FIRC Found Iron Rod with Cap          | INST. NO. Instrument Number                                 | ⊕ Telephone Box      | ⊙ Light Pole                 |
| FIP Found Iron Pipe                   | VOL. Volume   | ⊕ Electric Box       | VLT Vault                    |
| MAC MAC NAIL                          | PG. Page  | ⊕ Traffic Signal Box | BFR Barrier Free Ramp        |
| — LOT LINE                            | R.O.W. Right-of-Way   | ⊕ Signal Pole        | COL Colum                    |
| --- RIGHT-OF-WAY                      | M.H.W. Sanitary Manhole                                     | ⊕ Mailbox            | — Fence Line (as noted)      |
| --- CENTERLINE                        | MHW Water Manhole   | ⊕ Gas Meter          | --- FEMA Floodplain Boundary |
| — PROPOSED REPLAT LINE                |   |                      |                              |

PRELIMINARY, THIS DOCUMENT SHALL NOT BE RECORDED FOR ANY PURPOSE AND SHALL NOT BE USED OR VIEWED OR RELIED ON AS A FINAL SURVEY DOCUMENT

ENGINEER  
SIMON ENGINEERING  
TBPELS NO. 10997  
15443 KNOLL TRAIL DR #140  
DALLAS, TX 75248  
214-466-7870

SURVEYOR  
PJB SURVEYING, LLC  
TBPELS NO. 10194303  
200 W. BELMONT, SUITE D  
DALLAS, TEXAS 75013  
972-649-6669

OWNER/SUBDIVIDER  
SHARJEEEL SURANI AND  
WIFE, NAZREEN MERCHANT  
2076 HIDALGO LANE  
FRISCO, TEXAS 75034

OWNER/SUBDIVIDER  
DOMINION NORTH  
DALLAS PROPERTIES  
2720 STEMMONS FREEWAY  
SUITE 700 SOUTH TOWER  
DALLAS, TEXAS 75207

# LEGAL DESCRIPTION

BEING a 292,256 square foot (6.7093 acres) tract of unplatted land situated in the John Howell Survey, Abstract No. 580, Dallas County, Texas and WHEREAS Sharjeel Surani and wife, Nazreen Merchant are the owners of a 3.45 acre tract of land described in a Special Warranty Deed dated June 28, 2021, recorded in Instrument No. 202100196775 in the Official Public Records of Dallas County, Texas, (O.P.R.D.C.T.), and Dominion North Dallas Properties are the owners of the remainder of a 5.22 acre tract of land described in a General Warranty Deed dated April 29, 2009 and recorded in Instrument No. 200900136745, O.P.R.D.C.T. and the remainder of a 1.818 acre tract of land described in a General Warranty Deed dated March 22, 2019 and recorded in Instrument No. 201900074326, O.P.R.D.C.T., said tracts of land also being a portion of Block 5601 of the City of Dallas (official block numbers) and more particularly described as follows:

BEGINNING at a 5/8-inch iron rod with cap stamped "PACHECO & KOCH" found at the southwest corner of said 3.45 acre tract and the northwest corner of a tract of land described in Special Warranty Deed to 9806 Inwood Road Trust, dated July 12, 2019 and recorded in Instrument No. 201900184605, O.P.R.D.C.T., and being in the east line of Inwood Rd. (Variable Width), as described in a Quitclaim Deed to Dallas County, dated October 17, 1931 and recorded in Volume 1715, Page 527 in the Deed Records of Dallas County, Texas (D.R.D.C.T.);

THENCE North 00 degrees 27 minutes 46 seconds West, along the east line of said Inwood Rd., a distance of 357.55 feet, a 1/2-inch iron rod with cap stamped "ROOMIE" found at the southwest corner of a tract of land described in an Easement for Street Purposes to Road District No. 1 of Dallas County by deed dated June 2, 1958 and recorded in Volume 4918, Page 287, D.R.D.C.T.;

THENCE North 00 degrees 37 minutes 22 seconds West, continuing with the east line of said Inwood Rd., a distance of 275.37 feet to a point at the northwest corner of said Road District No. 1 of Dallas County tract and also being the northeast corner of said Dallas County quitclaim tract (Volume 1715, Page 527, D.R.D.C.T.), said corner also being in the south line of an implied road easement described in Volume 1861, Page 133, D.R.D.C.T.;

THENCE South 89 degrees 21 minutes 24 seconds West, a distance of 30.00 feet to a point in the east line of a 30 foot road reservation described in deed recorded in Volume 283, Page 60, D.R.D.C.T., said point also being the northwest corner of said Road District No. 1 of Dallas County tract;

THENCE South 00 degrees 37 minutes 40 seconds East, with the common line between said Road District No. 1 of Dallas County tract and said road reservation tract, a distance of 632.94 feet to a point;

THENCE South 89 degrees 19 minutes 42 seconds West, departing said Dallas County tracts and over and across said road reservation, a distance of 30.50 feet to a point in the west line of said John Howell Survey, also being the east line of the Jesse Moon Survey, Abstract No. 940;

THENCE North 00 degrees 41 minutes 28 seconds West, with the common line of the Jesse Moon and John Howell Surveys, a distance of 658.04 feet to a point at the northwest corner of said Howell Survey and the northeast corner of said Moon Survey, also being the southeast corner of the M.F. Fortner Survey, Abstract No. 479 and the southwest corner of the Dave Galloway Survey, Abstract No. 523;

THENCE North 89 degrees 24 minutes 42 seconds East, with the common line of said Galloway Survey and said Howell Survey, a distance of 604.82 feet to a point, also being the common line of an implied road easement described in Volume 283, Page 60, D.R.D.C.T., and Volume 1484, Page 456, D.R.D.C.T.;

THENCE South 15 degrees 26 minutes 59 seconds West, departing the common line of the said Galloway and Howell Surveys, passing at a distance of 25.88 feet, the north line of an Easement for Street Purposes described in a deed to the City of Dallas, dated October 26, 1968 and recorded in Volume 69025, Page 2011, passing the south line of said Walnut Hill Rd., at a distance of 52.02 feet, a 1/2-inch iron rod found (controlling monument) found at the northwest corner of a tract of land described in a Special Warranty Deed to Walnut and Meadowbrook Properties, LLC, dated June 4, 2021 and recorded in Instrument No. 202100167659 and continuing for a total distance of 250.84 feet to a 1/2-iron rod with cap stamped "AG PROP COR" found;

THENCE South 12 degrees 08 minutes 02 seconds East, continuing along the west line of said Walnut and Meadowbrook Properties, LLC tract, a distance of 270.02 feet to a corner in the center of Bachman Creek and also being the northeast corner of a tract of land described in a General Warranty Deed to Gina E. Betts, Trustee of 9806 Inwood Rd Trust, dated April 10, 2015 and recorded in Instrument No. 201500092412, O.P.R.D.C.T.;

THENCE with the center of Bachman Creek the following five (5) calls:

1. South 87 degrees 37 minutes 56 seconds West, a distance of 78.00 feet to a corner;
2. North 80 degrees 43 minutes 04 seconds West, a distance of 59.35 feet to a corner;
3. South 74 degrees 28 minutes 55 seconds West, a distance of 95.59 feet to a corner at the most westerly north corner of said Inwood Rd Trust tract and the northeast corner of a said 9806 Inwood Road Trust (201900184605), also being the southwest corner of said Dominion North tract (200900136745) and the southeast corner of said Surani tract (202100196775);
4. North 73 degrees 35 minutes 01 seconds West, continuing with said Bachman Creek, a distance of 69.75 feet to a corner;
5. South 37 degrees 05 minutes 57 seconds West, a distance of 93.21 feet to a corner;

THENCE South 89 degrees 26 minutes 15 seconds West, departing said Bachman Creek, passing at a distance of 20.00 feet, a 1/2-inch iron rod with cap stamped "AG PROP COR" and continuing for a total distance of 166.26 feet to a 1/2-inch iron rod with cap stamped "DAA"(controlling monument) found at the most northerly west corner of said Inwood Rd Trust tract (201900184605);

THENCE South 00 degrees 27 minutes 49 seconds East, along the common line between said Surani tract and Inwood Rd Trust tract, a distance of 82.13 feet to a 1/2-inch iron rod with cap stamped "DAA"(controlling monument) found in the common line of Inwood Rd Trust tracts;

THENCE South 89 degrees 19 minutes 21 seconds West, along the common line between said Surani tract and Inwood Rd Trust tracts, a distance of 10.01 feet to the POINT OF BEGINNING and containing 292,256 square feet (6.7093 acres) of which 48,753 square feet (1.1192 acres) is currently within roadway and easements.

## OWNERS DEDICATION

NOW THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

THAT, DOMINION NORTH DALLAS PROPERTIES does hereby adopt this plat designating the herein above described property as 10000 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 hereon. The easements shown thereon are hereby reserved for the purposes indicated. The Utility and Firelane 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 the paving on the Utility and Firelane Easements is the responsibility of the property owner. No building, 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 and upon 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 the 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 additional easements herein granted shall be determined by their location as installed.

This plat approved subject to all Platting Ordinances, Rules, Regulations and Resolutions fo the City of Dallas, Texas

Witness my hand this \_\_\_\_\_ day of \_\_\_\_\_ 2022

By: LUCIEN J. TUJAGUE (Owner)

STATE OF TEXAS }  
COUNTY OF DALLAS }

Before me, the undersigned authority, on this day personally appeared LUCIEN J. TUJAGUE, 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 purposes and consideration therein expressed, and in the capacity therein stated

Given under my hand and seal of office, this \_\_\_\_\_ day of \_\_\_\_\_ 2022

Notary Public In and for  
State of Texas

## SURVEYOR'S STATEMENT:

I, Dwayne H. Copeland, 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 the 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. 51-A8.617 (a) (b) (c) (d) & (e); and that the digital drawing files accompanying this plat is a precise representation of this Signed Final Plat.

Dated this the \_\_\_\_\_ day of \_\_\_\_\_, 2022.

## PRELIMINARY, FOR REVIEW PURPOSES ONLY

Dwayne H. Copeland  
Texas Registered Professional Land Surveyor No. 5470

STATE OF TEXAS }  
COUNTY OF DALLAS }

Before me, the undersigned authority, on this day personally appeared Dwayne H. Copeland, 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 purposes and consideration therein expressed, and in the capacity therein stated

Given under my hand and seal of office, this \_\_\_\_\_ day of \_\_\_\_\_ 2022

Notary Public In and for  
State of Texas

## OWNERS DEDICATION

NOW THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

THAT, SHARJEEL SURANI AND WIFE, NAZREEN MERCHANT does hereby adopt this plat designating the herein above described property as 10000 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 Firelane 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 the paving on the Utility and Firelane Easements is the responsibility of the property owner. No building, 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 and upon 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)

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This plat approved subject to all Platting Ordinances, Rules, Regulations and Resolutions fo the City of Dallas, Texas

Witness my hand this \_\_\_\_\_ day of \_\_\_\_\_ 2022

By: SHARJEEL SURANI (Owner)

STATE OF TEXAS }  
COUNTY OF DALLAS }

Before me, the undersigned authority, on this day personally appeared SHARJEEL SURANI, 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 purposes and consideration therein expressed, and in the capacity therein stated

Given under my hand and seal of office, this \_\_\_\_\_ day of \_\_\_\_\_ 2022

Notary Public In and for  
State of Texas

PRELIMINARY, THIS DOCUMENT SHALL NOT  
BE RECORDED FOR ANY PURPOSE AND SHALL NOT  
BE USED OR VIEWED OR RELIED ON AS A  
FINAL SURVEY DOCUMENT

## PRELIMINARY PLAT

# THE INWOOD & WALNUT HILL ADDITION

LOT 1, BLOCK 5601, 3.452 ACRES  
LOT 2, BLOCK 5601, 2.1381 ACRES

BEING A PLAT OF A 6.7093 ACRE TRACT  
IN BLOCK 5601 AND CITY BLOCK 5517

THE PURPOSE OF THIS PLAT IS TO CREATE ONE (1) 3.452AC LOT  
AND ONE (1) 2.1381AC LOT FROM A 6.7093AC  
TRACT OF LAND AND TO DEDICATE IN FEE SIMPLE TO THE CITY OF  
DALLAS, THE 1.1192 ACRES CURRENTLY BEING USED BY THE PUBLIC  
AS STREET EASEMENTS FOR PORTIONS OF WALNUT HILL LN & INWOOD  
RD.

SITUATED IN THE  
JOHN HOWELL SURVEY, ABSTRACT NO. 580, AND  
IN THE CITY OF DALLAS  
DALLAS COUNTY, TEXAS

CITY PLAN FILE NO. S223-042

ENGINEER  
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DALLAS, TX 75248  
214-466-8750

SURVEYOR  
PJB SURVEYING, LLC  
TBPELS NO. 10194303  
200 W. BELMONT, SUITE D  
ALLEN, TEXAS 75013  
972-450-6869

OWNER/SUBDIVIDER  
SHARJEEL SURANI AND  
WIFE, NAZREEN MERCHANT  
2076 HIDALGO LANE  
FRISCO, TEXAS 75034

OWNER/SUBDIVIDER  
DOMINION NORTH  
DALLAS PROPERTIES  
2720 STEMMONS FREEWAY  
SUITE 700, SOUTH TOWER  
DALLAS, TEXAS 75207