

OWNERS CERTIFICATE

STATE OF TEXAS §
COUNTY OF DALLAS §

WHEREAS, We, Inwood National Bank of Dallas, are the sole owners of a tract of land situated in the C. G. COLE SURVEY, ABSTRACT NO. 320 and the A. BLEDSOE SURVEY, ABSTRACT NO. 88, in the City of Dallas, Dallas County, Texas, being all of Lot 1-A, Block 8/4839, Resubdivision of Block 8/4839 in Lovers Lane Heights Addition, an addition to the City of Dallas, Dallas County, Texas, according to the plat thereof recorded in Volume 67102, Page 389, Deed Records, Dallas County, Texas, and Lots 1, 2, 3, 4, 5, 10, 11, 12, 13, 14, and 15, Block 12/4843 of Lovers Lane Heights, an addition to the City of Dallas, Dallas County, Texas, according to the plat thereof recorded in Volume 4, Page 6, Map Records, Dallas County, Texas, and being the same tracts of land described in warranty deeds to Inwood National Bank of Dallas as recorded in Volume 779, Page 318; Volume 779, Page 316; Volume 779, Page 325; Volume 779, Page 322; Volume 67099, Page 1953; Volume 815, Page 400; Volume 76084, Page 2135; Volume 630, Page 46; Volume 75001, Page 1523; Volume 85140, Page 2442; and Volume 85199, Page 6128, Deed Records, Dallas County, Texas, and a tract of land described in special warranty deed to The Flying Tiger, LLC as recorded in County Clerk's Instrument No. 201600003374, Official Public Records, Dallas County, Texas, also being all of a Dedication for Alley per said Resubdivision of Block 8/4839 in Lovers Lane Heights authorized for abandonment per City of Dallas Ordinance No. \_\_\_\_\_, and being more particularly described as follows:

BEGINNING at a Monument set for the Northwest corner of said Lot 1-A, said point being the intersection of the South right-of-way of Newmore Avenue as established by said plat of Resubdivision of Block 8/4839 in Lovers Lane Heights Addition, a 55-foot right-of-way, with its intersection of the East right-of-way of Robin Road as established by said plat of Resubdivision of Block 8/4839 in Lovers Lane Heights Addition, a 55-foot right-of-way at this point.

THENCE North 89 deg 34 min 58 sec East, along the North line of said Lot 1-A and the South right-of-way of said Newmore Road, a distance of 295.00 feet to a Monument set for corner at the intersection of the South right-of-way of said Newmore Road with the West right-of-way of Inwood Road as established by said plat of Resubdivision of Block 8/4839 in Lovers Lane Heights Addition, a variable width right-of-way, said point being the Northeast corner of said Lot 1-A;

THENCE South 00 deg 12 min 02 sec East, along the West right-of-way of said Inwood Road and the East line of said Lot 1-A, a distance of 295.00 feet to a 1/2-inch iron rod with red plastic cap stamped "W.A.I." found for the Southeast corner of said Lot 1-A on the North line of said Lot 10;

THENCE North 89 deg 34 min 58 sec East, continuing along the West right-of-way of Inwood Road and along the North line of said Lot 10, a distance of 10.00 feet to a 5/8-inch iron rod found for corner on the West right-of-way of said Inwood Road, said point being the Northeast corner of said Lot 10;

THENCE South 00 deg 12 min 02 sec East, along the East line of said Lots 10, 11, 12, 13, 14, and 15, continuing along the West right-of-way of said Inwood Road, a distance of 300.00 feet to a Railroad Spike found for the Southeast corner of said Lot 15 and the Northeast corner of Lot 16, Block 12/4843, of said Lovers Lane Heights;

THENCE South 89 deg 34 min 58 sec West, departing the West right-of-way of said Inwood Road, along the South line of said Lot 15 and the North line of said Lot 16, a distance of 150.00 feet to a Monument set for corner on the East line of a 10-foot alley as dedicated by said plat of Lovers Lane Heights, said point being the Southwest corner of said Lot 15 and the Northwest corner of said Lot 16;

THENCE North 00 deg 12 min 02 sec West, along the East line of said 10-foot alley and the West line of said Lots 15, 14, and 13, a distance of 150.00 feet to a 3-1/2 aluminum disk stamped "LOVERS INWOOD ADDITION - WINKELMANN & ASSOCIATES 5714" set for the Southwest corner of said Lot 12 and the Northwest corner of said Lot 13;

THENCE South 89 deg 34 min 58 sec West, departing the East line of said 10-foot alley, over and across said 10-foot alley, a distance of 10.00 feet to a 1/2-inch iron rod found for corner on the West line of said 10-foot alley, said point being the Southeast corner of said Lot 3 and the Northeast corner of said Lot 4;

THENCE South 00 deg 12 min 02 sec East, along the West line of said 10-foot alley and the East lines of said Lots 4 and 5, a distance of 100.00 feet to a PK nail found for the Southeast corner of said Lot 5 and the Northeast corner of Lot 6, Block 12/4843, of said Lovers Lane Heights;

THENCE South 89 deg 34 min 58 sec West, departing the West line of said 10-foot alley, along the South line of said Lot 5 and the North line of said Lot 6, a distance of 150.00 feet to a 1/2-inch iron rod found for corner on the East line of said Robin Road, said point being the Southwest corner of said Lot 5 and the Northwest corner of said Lot 6;

THENCE N 00 deg 12 min 02 sec West, along the East right-of-way of said Robin Road and the West line of said Lots 1, 2, 3, 4, and 5, a distance of 250.00 feet to a 3-1/2 aluminum disk stamped "LOVERS INWOOD ADDITION - WINKELMANN & ASSOCIATES 5714" set for the Northwest corner of said Lot 1;

THENCE North 89 deg 34 min 58 sec East, along the North line of said Lot 1 and the Easterly right-of-way of said Robin Road, a distance of 5.00 feet to a 3-1/2 aluminum disk stamped "LOVERS INWOOD ADDITION - WINKELMANN & ASSOCIATES 5714" set for the Southwest corner of said Lot 1-A at the intersection of the South line of the Dedication for Alley with the Easterly right-of-way of said Robin Road;

THENCE North 00 deg 12 min 02 sec West, along the East right-of-way of said Robin Road and along the West line of said Lot 1-A, a distance of 295.00 feet to the POINT OF BEGINNING.

CONTAINING within these metes and bounds 171,024 square feet or 3.926 acres of land, more or less.

OWNER'S DEDICATION

NOW THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

That Inwood National Bank Of Dallas and Flying Tiger, acting by and through its duly authorized agent, does hereby adopt this plat, designating the herein described property as LOVERS 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).

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 \_\_\_\_\_, 2016.

Inwood National Bank of Dallas

By: \_\_\_\_\_
Authorized Signatory

STATE OF TEXAS §
COUNTY OF DALLAS §

BEFORE ME, the undersigned, a Notary Public in and for the State of Texas, 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 the same was the act of the said Inwood National Bank of Dallas, and that he/she executed the same for the purpose and considerations therein expressed.

\_\_\_\_\_  
Notary Public in and for State of Texas

My Commission Expires: \_\_\_\_\_

WITNESS, my hand at Dallas, Texas, this the \_\_\_\_ day of \_\_\_\_\_, 2016.

Flying Tiger

By: \_\_\_\_\_
Authorized Signatory

STATE OF TEXAS §
COUNTY OF DALLAS §

BEFORE ME, the undersigned, a Notary Public in and for the State of Texas, 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 the same was the act of the said Flying Tiger, and that he/she executed the same for the purpose and considerations therein expressed.

\_\_\_\_\_  
Notary Public in and for State of Texas

My Commission Expires: \_\_\_\_\_

SURVEYOR'S STATEMENT

I, Leonard J. Lueker, 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 \_\_\_\_\_, 2016.

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.

Leonard J. Lueker
Registered Professional Land Surveyor
Texas Registration # 5714
Winkelmann & Associates, Inc.
6750 Hillcrest Plaza Drive, Suite 325
Dallas, Texas 75230
(972) 490-7090

STATE OF TEXAS §
COUNTY OF DALLAS §

Before me, the undersigned authority, a Notary Public in and for the State of Texas, on this day personally appeared Leonard J. Lueker, 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 \_\_\_\_\_, 2016.

\_\_\_\_\_  
Notary Public in and for the State of Texas

My Commission Expires On: \_\_\_\_\_

PRELIMINARY PLAT
LOVERS INWOOD ADDITION

LOTS 1B & 4A, BLOCK 8/4839

BEING ALL OF LOT 1-A, BLOCK 8/4839, RESUBDIVISION OF BLOCK 8/4839 IN LOVERS LANE HEIGHTS ADDITION, LOTS 1, 2, 3, 4, 5, 10, 11, 12, 13, 14, AND 15, BLOCK 12/4843 OF LOVERS LANE HEIGHTS, AND PART OF AN ALLEY ABANDONMENT, LOVERS LANE HEIGHTS

3.926 ACRES OUT OF THE C. G. COLE SURVEY, ABSTRACT NO. 320 AND THE A. BLEDSOE SURVEY, ABSTRACT NO. 88, CITY OF DALLAS, DALLAS COUNTY, TEXAS CITY PLAN FILE NO. S156-234

OWNER: Inwood National Bank of Dallas
Winkelmann & Associates, Inc.
1100 Centennial Boulevard
Richardson, Texas 75081
ph# 401-770-6852

SURVEYOR: Winkelmann & Associates, Inc.
6750 Hillcrest Plaza Drive
Suite 325
Dallas, Texas 75230
ph# 972-490-7090

PRELIMINARY PLAT
LOVERS INWOOD ADDITION
LOTS 1B & 4A, BLOCK 8/4839

C. G. COLE SURVEY, ABSTRACT NO. 320 AND THE A. BLEDSOE SURVEY, ABSTRACT NO. 88 CITY OF DALLAS, DALLAS COUNTY, TEXAS
INWOOD NATIONAL BANK OF DALLAS
1100 CENTENNIAL BOULEVARD
RICHARDSON, TEXAS 75081

Table with columns for REVISION, DATE, No., and APPROVAL. Includes logo for Winkelmann & Associates, Inc. and contact information for consulting civil engineers and surveyors.

Table with columns for Date (07.15.15), Scale (N/A), File (0616-PPLT), and Project No. (0616.0A).

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