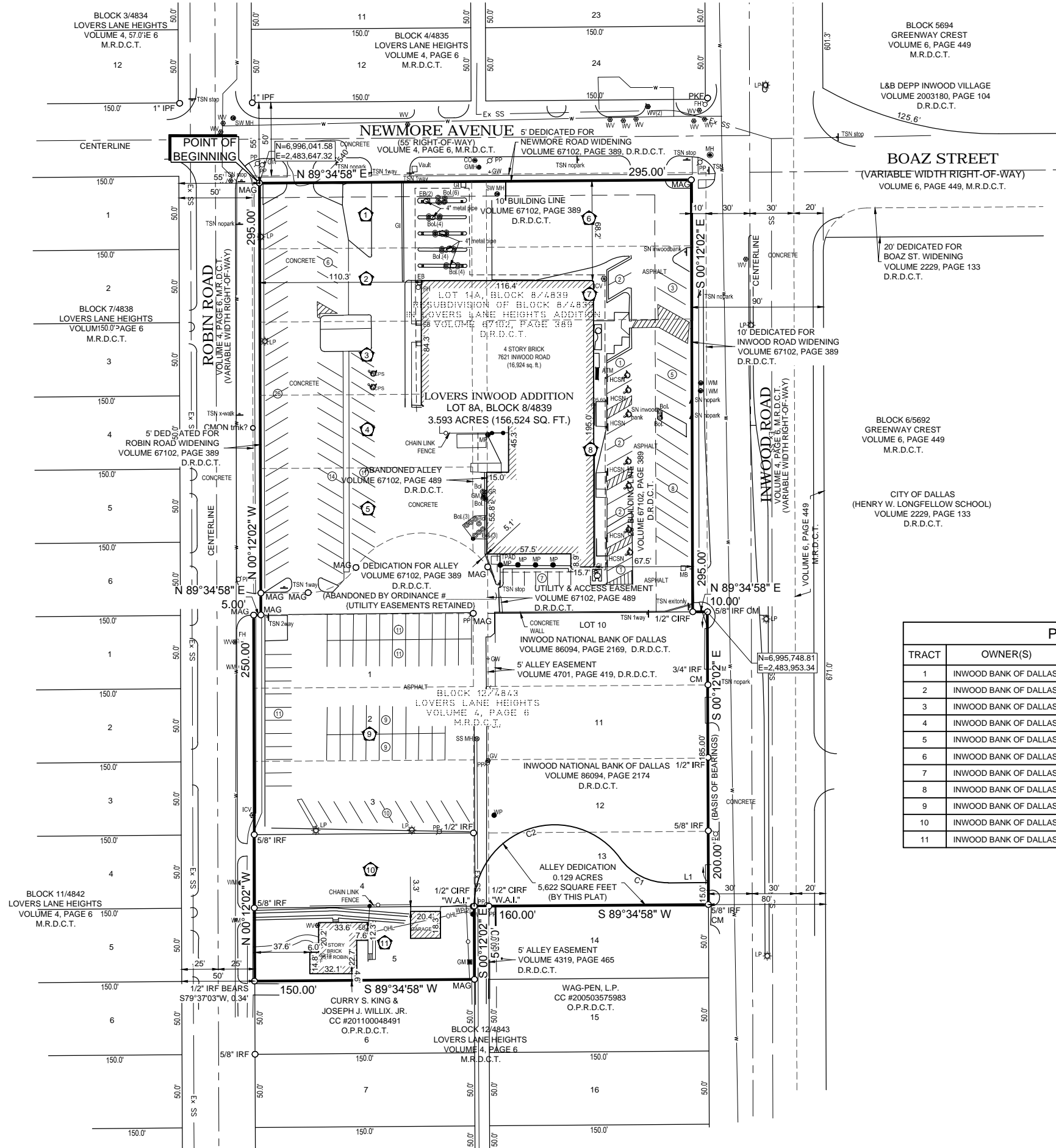
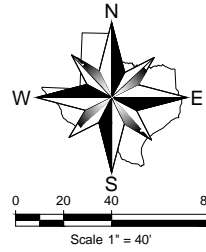


VICINITY MAP
NOT TO SCALE



GENERAL NOTES:

1. LOT TO LOT DRAINAGE WILL NOT BE ALLOWED WITHOUT ENGINEERING SECTION APPROVAL.
2. THE PURPOSE OF THIS PLAT IS TO COMBINE SEVERAL EXISTING LOTS INTO ONE (1) LOT.
3. COORDINATES LABELED HEREON UTILIZE THE TEXAS STATE PLANE COORDINATE SYSTEM, NORTH CENTRAL ZONE, NORTH AMERICAN DATUM OF 1983 ON GRID COORDINATE VALUES, NO SCALE AND NO PROJECTION.
4. BEARINGS CITED HEREIN ARE BASED ON GLOBAL POSITIONING SYSTEM (TEXAS STATE PLANE COORDINATE SYSTEM, TEXAS NORTH CENTRAL ZONE [4202], NORTH AMERICAN DATUM OF 1983 [2011]) OF SOUTH 00 DEG 12 MIN 02 SEC EAST (PLAT-NO BEARINGS), ALONG THE WEST RIGHT-OF-WAY INWOOD ROAD, RECORDED IN VOLUME 4, PAGE 6, MAP RECORDS, DALLAS COUNTY, TEXAS.
5. ALL BUILDINGS TO BE REMOVED.

PROPERTY INFORMATION

TRACT	OWNER(S)	V.&P./CC#	LOT/BLOCK	SOURCE
1	INWOOD BANK OF DALLAS	VOLUME 779, PAGE 318	LOT 1, BLOCK 8/4839	D.R.D.C.T.
2	INWOOD BANK OF DALLAS	VOLUME 779, PAGE 316	LOT 2, BLOCK 8/4839	D.R.D.C.T.
3	INWOOD BANK OF DALLAS	VOLUME 779, PAGE 325	LOT 3, BLOCK 8/4839	D.R.D.C.T.
4	INWOOD BANK OF DALLAS	VOLUME 779, PAGE 322	LOT 4, BLOCK 8/4839	D.R.D.C.T.
5	INWOOD BANK OF DALLAS	VOLUME 67099, PAGE 1953	LOTS 5 & 6, BLOCK 8/4839	D.R.D.C.T.
6	INWOOD BANK OF DALLAS	VOLUME 815, PAGE 400	LOT 7, BLOCK 8/4839	D.R.D.C.T.
7	INWOOD BANK OF DALLAS	VOLUME 76084, PAGE 2135	LOT 8, BLOCK 8/4839	D.R.D.C.T.
8	INWOOD BANK OF DALLAS	VOLUME 630, PAGE 46	LOTS 9-12, BLOCK 8/4839	D.R.D.C.T.
9	INWOOD BANK OF DALLAS	VOLUME 75001, PAGE 1523	LOT 4, BLOCK 12/4843	D.R.D.C.T.
10	INWOOD BANK OF DALLAS	VOLUME 85140, PAGE 2442	LOT 4, BLOCK 12/4843	D.R.D.C.T.
11	INWOOD BANK OF DALLAS	VOLUME 85199, PAGE 6128	LOT 5, BLOCK 12/4843	D.R.D.C.T.

LEGEND
 MAG MAG-MAIL WITH A METAL SHINER STAMPED "W.A.I."
 CIRF CAPPED IRON ROD FOUND w/ PLASTIC CAP STAMPED "W.A.I."
 CM CONTROLLING MONUMENT
 D.R.D.C.T. DEED RECORDS, DALLAS COUNTY, TEXAS
 O.P.R.D.C.T. OFFICIAL PUBLIC RECORDS, DALLAS COUNTY, TEXAS
 M.R.D.C.T. MAP RECORDS, DALLAS COUNTY, TEXAS
 CC # COUNTY CLERK'S INSTRUMENT NUMBER

PRELIMINARY PLAT
LOVERS INWOOD ADDITION
 LOT 8A, 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, AND 13, BLOCK 12/4843 OF LOVERS LANE HEIGHTS, AND PART OF A 10-FOOT ALLEY ABANDONMENT, LOVERS LANE HEIGHTS, 3.593 ACRES OUT OF THE C. G. COLE SURVEY, ABSTRACT NO. 320, CITY OF DALLAS, DALLAS COUNTY, TEXAS
 CITY PLAN FILE NO. S166-025

OWNER:
 Inwood National Bank of Dallas
 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

Winkelmann & Associates, Inc.
 CONSULTING CIVIL ENGINEERS & SURVEYORS
 6750 HILLCREST PLAZA DRIVE, SUITE 325
 DALLAS, TEXAS 75230
 TEL: 972-490-7090 FAX: 972-490-7091
 Texas Professional Engineer Registration No. 99-0000000000
 Texas Professional Surveyor Registration No. 110000000000
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REVISION
 No. DATE

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

PRELIMINARY PLAT
LOVERS INWOOD ADDITION
 LOT 8A, BLOCK 8/4839

Date: 07.15.15
 Scale: 1" = 40'
 File: 00616-PPLT
 Project No.: 00616.0A

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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, 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, and 13, 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 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, 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 Mag-nail with a metal shiner stamped "W.A.I." found 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 mag-nail with a shiner stamped "W.A.I." found 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 and 13, continuing along the West right-of-way of said Inwood Road, a distance of 200.00 feet to a 5/8-inch iron rod found for the Southeast corner of said Lot 13 and the Northeast corner of Lot 14, 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 13 and the North line of said Lot 14, a distance of 160.00 feet to a 1/2-inch iron rod with red plastic cap stamped "W.A.I." found for corner on the West line of a 10-foot alley as dedicated by said plat of Lovers Lane Heights, said point being the Southeast corner of said Lot 4 and the Northeast corner of said Lot 5;

THENCE South 00 deg 12 min 02 sec East, along the West line of said 10-alley and the East line of said Lot 5, a distance of 50.00 feet to a mag-nail with a shiner stamped "W.A.I." 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 point for corner on East right-of-way of said Robin Road from which a 1/2-inch iron rod found bears South 79 deg 37 min 03 sec West, a distance of 0.34 feet, 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 mag-nail with a shiner stamped "W.A.I." found 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 mag-nail with a shiner stamped "W.A.I." found 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 156,524 square feet or 3.593 acres of land, more or less.

OWNER'S DEDICATION

NOW THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

That Inwood National Bank Of Dallas, 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 _____, 2015.

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: _____

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 _____, 2015.

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 _____, 2015.

_____,
Notary Public in and for the State of Texas

My Commission Expires On: _____

PRELIMINARY PLAT
LOVERS INWOOD ADDITION
LOT 8A, BLOCK 8/4839
BEING A REPLAT OF LOTS 8, 9, 10, 11, 12, 13, 14, AND 15, BLOCK 8/4839, AND PART OF A 20-FOOT ALLEY ABANDONMENT, V. S. BOWLES ADDITION
V. S. BOWLES ADDITION
3.593 ACRES OUT OF THE C. G. COLE SURVEY, ABSTRACT NO. 320, CITY OF DALLAS, DALLAS COUNTY, TEXAS
CITY PLAN FILE NO. S166-025

OWNER: Inwood National Bank of Dallas
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

Table with columns: No., DATE, REVISION, APPROVAL. Includes logo for Winkelmann & Associates, Inc. and contact information.

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

PRELIMINARY PLAT
LOVERS INWOOD ADDITION
LOT 8A, BLOCK 8/4839

Table with columns: Date, Scale, File, Project No. Values: 07.15.15, N/A, 00616-PPLT, 00616.0A

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