

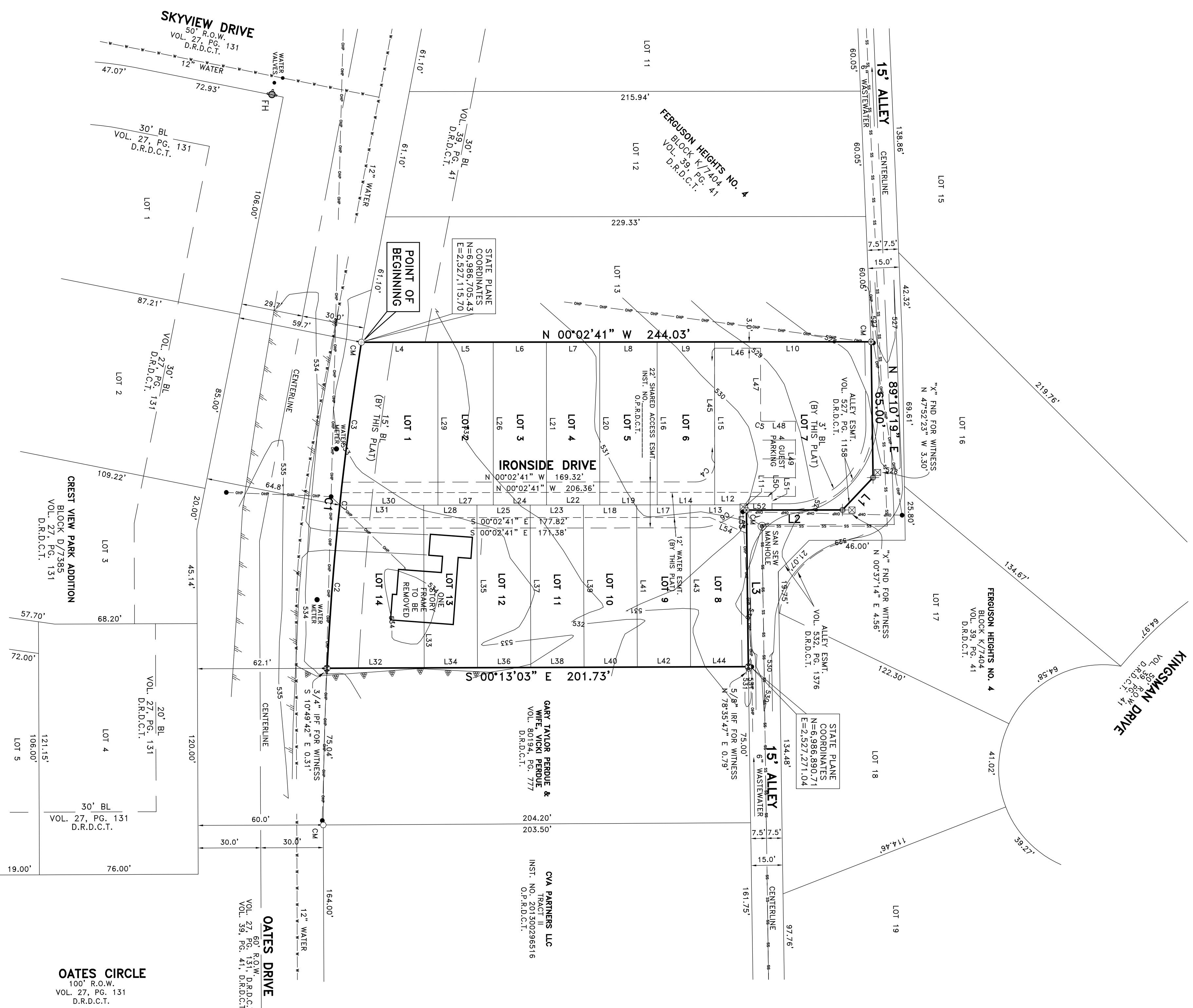
LOT NO.	SQ. FT.	ACRES
1	3280	0.076
2	2087	0.047
3	1989	0.046
4	1989	0.046
5	2145	0.049
6	2145	0.049
7	5926	0.136
8	2116	0.048
9	1979	0.045
10	1981	0.045
11	1985	0.046
12	1985	0.046
13	1987	0.046
14	3412	0.078

**LEGEND**

- D.R.D.C.T. = DEED RECORDS, DALLAS COUNTY, TEXAS
- INST. = INSTRUMENT PUBLIC RECORDS, DALLAS COUNTY, TEXAS
- VOL. = VOLUME
- P.C. = PAGE
- ESMT. = EASEMENT
- CM = CONTROLLING MONUMENT
- R.O.W. = RIGHT-OF-WAY
- = 3/4 INCH IRON PIPE FOUND
- = 1/2 INCH IRON ROD FOUND
- = 5/8 INCH IRON ROD FOUND
- ⊕ = MAG NAIL SET WITH WASHER " ? " AND RPLS 5513"
- ⊕ = 3" ALUMINUM DISK STAMPED " ? " AND RPLS 5513"
- SET OVER A 1/2 INCH IRON ROD SET

**GENERAL NOTES**

- 1) BEARINGS SHOWN ARE BASED ON THE STATE PLANE COORDINATE SYSTEM, NORTH TEXAS CENTRAL ZONE (4202), NORTH AMERICAN DATUM OF 1983 (2011).
- 2) THE PURPOSE OF THIS PLAT IS TO CREATE 14 LOTS.
- 3) LOT TO LOT DRAINAGE WILL NOT BE ALLOWED WITHOUT CITY OF DALLAS PAVING & DRAINAGE ENGINEERING SECTION APPROVAL.
- 4) ANY STRUCTURE NEW OR EXISTING MAY NOT EXTEND ACROSS NEW PROPERTY LINES.
- 5) STATE PLANE COORDINATE SYSTEM NORTH TEXAS CENTRAL ZONE 4202, NORTH AMERICAN DATUM OF 1983, ADJUSTMENT REALIZATION 2011.
- 6) NO VEHICULAR ACCESS IS PERMITTED TO ADJACENT PROPERTY OUTSIDE THE PLATTED PROPERTY FROM THE SHARED ACCESS AREA EXCEPT TO A PUBLIC OR CITY COUNCIL APPROVED STREET.
- 7) COORDINATES SHOWN HEREON ARE TEXAS STATE PLANE COORDINATE SYSTEM, NORTH CENTRAL ZONE (4202), NORTH AMERICAN DATUM OF 1983 ON GRID COORDINATE VALUES, NO SCALE AND NO PROJECTION.
- 8) ALL BUILDINGS TO BE REMOVED.



CURVE	ARC LENGTH	RADIUS	DELTA ANGLE	CHORD BEARING	CHORD LENGTH
C1	157.05	1432.70	06°16'50"	N 83°59'09" W	156.97
C2	78.34	1432.70	03°07'59"	N 85°33'35" W	78.33
C3	78.71	1432.70	03°08'51"	N 82°25'10" W	78.70
C4	14.13	9.00	89°59'07"	N 45°02'15" W	12.73
C5	1.05	2.00	30°00'53"	N 14°57'45" E	1.04
C6	31.98	31.00	58°59'37"	S 29°30'30" E	30.50
C7	22.12	1432.70	00°53'05"	N 83°59'35" W	22.12

LINE	BEARING	DISTANCE
L1	S 46°41'21" W	21.31
L2	N 00°02'41" W	46.00
L3	N 89°17'02" E	76.00
L4	N 00°02'41" W	36.60
L5	S 00°02'41" E	26.50
L6	S 00°02'41" E	29.50
L7	S 00°02'41" E	29.50
L8	S 00°02'41" E	27.50
L9	S 00°02'41" W	21.50
L10	S 00°02'41" E	74.93
L11	S 44°57'19" W	3.52
L12	N 00°02'41" W	12.71
L13	S 00°02'41" E	24.52
L14	S 00°02'41" E	27.50
L15	N 89°58'11" E	78.00
L16	N 89°58'11" E	78.00
L17	S 00°02'41" E	29.50
L18	S 00°02'41" E	27.50
L19	S 00°02'41" E	27.50
L20	N 89°58'11" E	78.00
L21	N 89°58'11" E	78.00
L22	S 00°02'41" E	25.50
L23	S 00°02'41" E	25.50
L24	S 00°02'41" E	25.50
L25	S 00°02'41" E	25.50
L26	N 89°58'11" E	78.00
L27	S 00°02'41" E	26.50
L28	S 00°02'41" E	26.50
L29	N 89°58'11" E	78.00
L30	S 00°02'41" E	47.02
L31	S 00°02'41" E	40.22
L32	S 00°13'03" E	46.54
L33	N 89°48'25" E	77.95
L34	S 00°13'03" E	25.50
L35	N 89°48'25" E	77.88
L36	S 00°13'03" E	25.50
L37	N 89°48'25" E	77.80
L38	S 00°13'03" E	25.50
L39	N 89°48'25" E	77.72
L40	S 00°13'03" E	25.50
L41	N 89°48'25" E	77.65
L42	S 00°13'03" E	25.50
L43	N 89°48'25" E	77.57
L44	S 00°13'03" E	27.69
L45	S 89°58'11" W	55.00
L46	N 00°02'41" W	22.00
L47	N 89°58'11" E	34.73
L48	N 00°02'41" W	15.74
L49	S 89°59'47" E	21.43
L50	S 00°02'41" E	56.00
L51	N 89°57'19" E	8.49
L52	S 00°02'41" E	12.28
L53	N 89°17'02" E	11.12
L54	S 23°16'07" W	19.23

SHEET 1 OF 2

**PRELIMINARY PLAT  
IRONSIDE ADDITION  
A SHARED ACCESS DEVELOPMENT**

LOTS 1-14, BLOCK K/77404  
34,994 SQ. FT. / 0.80 ACRES  
JACOB SORNER, ASSESSOR  
CITY OF DALLAS, DALLAS COUNTY, TEXAS  
CITY PLAN FILE NO. S180-160  
ENGINEERING NO. 3111

OWNER: OATES DRIVE ONE LLC  
6510 ABBAS ROAD #400  
DALLAS, TEXAS 75231  
PHONE: 214-810-0055

**CBCG** SURVEYING & ENGINEERING, INC.  
PLANNING & SURVEYING  
Main Office: 2023 Smith Road, Ste. 230  
Dallas, TX 75228  
Phone: 214-349-2716  
Fax: 214-349-2715  
Firm No. 10168800  
WWW.CBCGTX.COM

SCALE: 1"=40' / DATE: 2/27/2020 / JOB NO.: 1925255-PLAT / DRAWN BY: TO