



SURVEYOR'S NOTES

- 1) ALL COORDINATES SHOWN ARE BASED ON TEXAS STATE PLANE COORDINATE SYSTEM, NORTH CENTRAL ZONE, NORTH AMERICAN DATUM OF 1983 ON GRID COORDINATE VALUES. NO SCALE AND NO PROJECTION.
- 2) ALL BEARINGS ARE BASED ON TEXAS STATE PLANE COORDINATE SYSTEM, NORTH CENTRAL ZONE, NORTH AMERICAN DATUM OF 1983. (2011)
- 3) ALL DIMENSIONS SHOWN HEREON ARE SURFACE.
- 4) LOT TO LOT DRAINAGE WILL NOT BE ALLOWED WITHOUT ENGINEERING SECTION APPROVAL.
- 5) THE PURPOSE OF THIS PLAT IS TO CREATE ONE (1) PLATTED LOT FROM ONE (1) PLATTED LOT AND PART OF ONE (1) PLATTED LOT.
- 6) ANY STRUCTURE NEW OR EXISTING MAY NOT EXTEND ACROSS NEW PROPERTY LINES.
- 7) ALL STRUCTURES AND PARKING AREAS TO BE DEMOLISHED UPON APPROVAL OF PLAT.

LEGEND	
D.R.D.C.T.	Deed Records, Dallas County, Texas
M.R.D.C.T.	Map Records, Dallas County, Texas
O.P.R.D.C.T.	Official Public Records, Dallas County, Texas
C.M.	Controlling Monument
VOL.	Volume
PG.	Page
INST. NO.	Instrument Number
RF	Iron rod found
SET DISK	1/2" iron rod capped with a 3/16" aluminum disk marked, "ISAMINGER ADDITION"
○	1/2" iron rod with a yellow plastic cap stamped "RPL S 5310" set for corner unless otherwise noted.

FLOOD ZONE

This is to certify that no portion of the subject property shown hereon lies within the 100 Year Flood Hazard Area as shown on the Flood Insurance Rate Map, Community Panel No. 4813C 0359K, dated 07-07-2014. The property is located in Zone "X".

OWNER'S CERTIFICATE

WHEREAS Onyx Holdings, LLC is the sole owner of a tract of land located in the C.A. LOVEJOY SURVEY, Abstract No. 829, City of Dallas, Dallas County, Texas, and being part of Lot 2, Block A4414, of Isaminger Addition, an Addition to the City of Dallas, Dallas County, Texas, according to the map thereof recorded in Volume 28, Page 105, Map Records, Dallas County, Texas, and being all of Lot 3A, Block A4414, of Isaminger Addition No. 2, an addition to the City of Dallas, Dallas County, Texas, according to the map thereof recorded in Volume 25, Page 225, Map Records, Dallas County, Texas, and being part of the same tract of land described in Special Warranty Deed to Onyx Holdings, LLC, recorded in Instrument No. 201600174240, Official Public Records, Dallas County, Texas, and being more particularly described as follows:

Beginning at an "X" found at the intersection of the Northwest line of Gaston Parkway, a 50.00' right-of-way, with the Southwest line of Beachview Street, a 80.00' utility and street easement, same being the East corner of said Lot 3A, Block A4414;

Thence North 43°57'15" West, along said Northwest line, a distance of 180.00' to a 1/2" iron rod found in the Northwest line of Lot 1B, Block A4414, of Reserve at White Rock, an addition to the City of Dallas, Dallas County, Texas, according to the plat thereof recorded in Volume 99124, Page 55, Deed Records, Dallas County, Texas, said point being the Southwest corner of said Onyx Holdings, LLC tract;

Thence North 46°02'45" West, along said Northeast line, a distance of 200.00' to a 1/2" iron rod found at the Northwest corner of said Onyx Holdings, LLC tract;

Thence North 43°57'15" East, a distance of 180.00' to a 1 1/2" iron rod capped with a 3/16" aluminum disk dated "ISAMINGER ADDITION RPL S 5310" and according to the Southeast line of Lot 1D, Block A4414, of Reserve at White Rock II, an addition to the City of Dallas, Dallas County, Texas, according to the plat thereof recorded in Volume 99227, Page 17, Deed Records, Dallas County, Texas, and being the the Northwest corner of said Beachview Street;

Thence South 46°02'45" East, along the said Southwest line of Beachview Street, a distance of 200.00' to the PLACE OF BEGINNING and containing 36,000 square feet or 0.826 of an acre of land.

SURVEYOR'S CERTIFICATE

STATE OF TEXAS
COUNTY OF DALLAS

I, John S. Turner, a Registered Professional Land Surveyor, licensed by the State of Texas, affirm that this plat was prepared under my direct supervision from recorded documents, field notes, and other reliable data, and that this plat complies with the Rules and Regulations of the Texas Board of Professional Land Surveying, the City of Dallas Development Code (Ordinance no. 19456, 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-8.17 (a)(b)(c)(d) & (e); and that the digital drawing the accompanying this plat is a precise representation of this Signed Final Plat.

Dated this _____ day of _____, 2018.

**PRELIMINARY RELEASED
03-12-2018 FOR REVIEW ONLY**

John S. Turner
Texas Registered Professional Land Surveyor No. 5310

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 John S. Turner, R.P.L.S. NO. 5310, State of Texas, 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 considerations therein expressed and in the capacity therein stated.

Given under my hand and seal of office, _____, 2018.

Notary Public in and for the State of Texas

OWNER'S DEDICATION

STATE OF TEXAS
COUNTY OF DALLAS

NOW THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

That Onyx Holdings, LLC, an Oklahoma limited liability company, acting by and through its duly authorized representative, does hereby adopt this plat, designating the herein described property as **LOT 2A, BLOCK A4414, ISAMINGER 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 utility and fire line 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 line 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 saving or reserving use same, all, and any part thereof, for the purpose of providing water, gas, steam, electricity, telephone, cable, fiber optics, trash, shrubs, or other fire lines, which in any way endanger or interfere with the construction, maintenance or efficiency of its respective system or 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 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 _____, 2018.

Onyx Holdings, LLC

Name: _____
Title: _____

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 purposes 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 _____, 2018.

Notary Public in and for the State of Texas

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~ PROPERTY ADDRESS: 9239 Garland Road, Dallas, TX ~
Owner: Onyx Holdings, LLC
~ 1000 W. Wilshire Blvd., Suite 300, Oklahoma City, OK 73116 ~

PRELIMINARY REPLAT

**LOT 2A, BLOCK A/4414
ISAMINGER ADDITION**

BEING PART OF LOT 2, AND ALL OF LOT 3A,
BLOCK A4414, ISAMINGER ADDITION
DALLAS COUNTY, TEXAS
CITY PLAT FILE NO. 5178-161
ENGINEERING PLAN NO. _____