

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 SHALL NOT BE ALLOWED WITHOUT ENGINEERING SECTION APPROVAL.

5) THE PURPOSE OF THIS PLAT IS TO CREATE ONE (1) PLATED LOT FROM TWO (2) PLATED LOTS AND PART OF ONE (1) PLATED 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
PC	Plat Corner
INST. NO.	Instrument Number
IRF	Iron rod found
SET DISK	1/2" Iron rod capped with a 3-1/4" aluminum disk marked, "ISAMINGER 1/2" Iron rod with a yellow plastic cap stamped "RPLS 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. 48113C, 0355K, dated 07-07-2014. The property is located in Zone "X".	

OWNERS 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 all of Lots 4 and 5, Block A4414, of Isaminger Addition, an Addition to the City of Dallas, Dallas County, Texas, according to the map hereof recorded in Volume 28, Page 105, 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. 201600714240, Official Public Records, Dallas County, Texas, and being more particularly described as follows:

Beginning at a 1/2" iron rod capped with a 3-1/4" aluminum disk stamped "ISAMINGER ADDITION RPLS 5310" set at the intersection of the Northwest line of Gaston Parkway, a 50.00 right-of-way, with the Northeast line of Beachview Street, an 80.00' utility and street easement, said point being the Southwest corner of said Lot 4, Block A4414;

Thence North 46°02'45" West, a distance of 200.00' to a 1/2" iron rod capped with a 3-1/4" aluminum disk stamped "ISAMINGER ADDITION RPLS 5310" set for corner in the Southwest line of Lot 1, Block C4414, of Isaminger Addition, an Addition to the City of Dallas, Dallas County, Texas, according to the plat hereof recorded in Volume 22, Page 225, Map Records, Dallas County, Texas, and being the Northwest corner of said Lot 4, Block A4414;

Thence North 43°57'15" East, along said Southwest line, a distance of 200.00' to a 1/2" iron rod capped with a 3-1/4" aluminum disk stamped "ISAMINGER ADDITION RPLS 5310" set at the Northwest corner of a tract of land described in deed to Broomfield, J.V., recorded in Instrument No. 201800183344, Official Public Records, Dallas County, Texas, same being the West corner of Lot 6, Block A4414, of said Isaminger Addition;

Thence South 46°02'45" East, a distance of 200.00' to a 1/2" iron rod capped with a 3-1/4" aluminum disk stamped "ISAMINGER ADDITION RPLS 5310" set for corner in the said Northwest line of Gaston Parkway, at the South corner of said Broomfield, J.V. tract, same being the South corner of said Lot 6, Block A4414;

Thence South 43°57'15" West, along said Northwest line of Gaston Parkway, a distance of 200.00' to the PLACE OF BEGINNING and containing 40,000 square feet or 0.918 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 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-6.617 (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 _____ day of _____, 2018.

PRELIMINARY RELEASED
08-09-2018 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,
This _____ day of _____, 2018.

Notary Public in and for the State of Texas

OWNERS 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 4A, BLOCK A4414, ISAMINGER ADDITION**, an addition to the City of Dallas, Dallas County, Texas, and do hereby dedicate, in the simple, to the public use forever any streets, alleys, and roadway management areas shown hereon. The easements shown hereon 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 shall be constructed on the utility and fire lane easements 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 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 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 ____ 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 purpose therein expressed and under oath stated that the statements in the foregoing certificate are true.

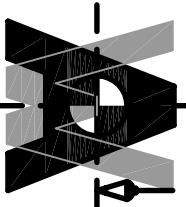
Given under my hand and seal of office, This _____ day of _____, 2018.

Notary Public in and for the State of Texas

PRELIMINARY REPLAT

LOT 4A, BLOCK A/4414
ISAMINGER ADDITION

BEING ALL OF LOTS 4 AND 5,
BLOCK A4414, ISAMINGER ADDITION
OUT OF THE C.A. LOVEJOY SURVEY, ABSTRACT NO. 829
CITY OF DALLAS,
DALLAS COUNTY, TEXAS
CITY PLAN FILE NO. 5178-289
ENGINEERING PLAN NO. _____



A&W SURVEYORS, INC.
Professional Land Surveyors
TEXAS REGISTRATION NO. 100174-00
P.O. BOX 87029, MESQUITE, TX 75187
PHONE: (972) 681-4975 FAX: (972) 681-4854
WWW.AWSURVEY.COM

~ PROPERTY ADDRESS: 9323 Garland Road, Dallas, TX ~

Owner: Onyx Holdings, LLC
~ 1000 W. Whitestone Blvd., Suite 300, Oklahoma City, OK 73116 ~
E: kptate@triangle-engr.com
T: 214-609-9271
F: 469-3595-6709
W: www.triangle-engr.com

OUT OF THE C.A. LOVEJOY SURVEY, ABSTRACT NO. 829
CITY OF DALLAS,
DALLAS COUNTY, TEXAS
CITY PLAN FILE NO. 5178-289
ENGINEERING PLAN NO. _____