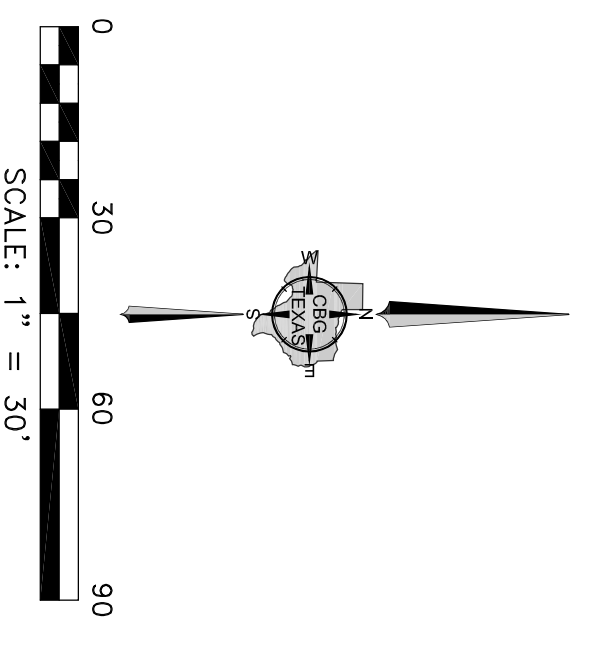
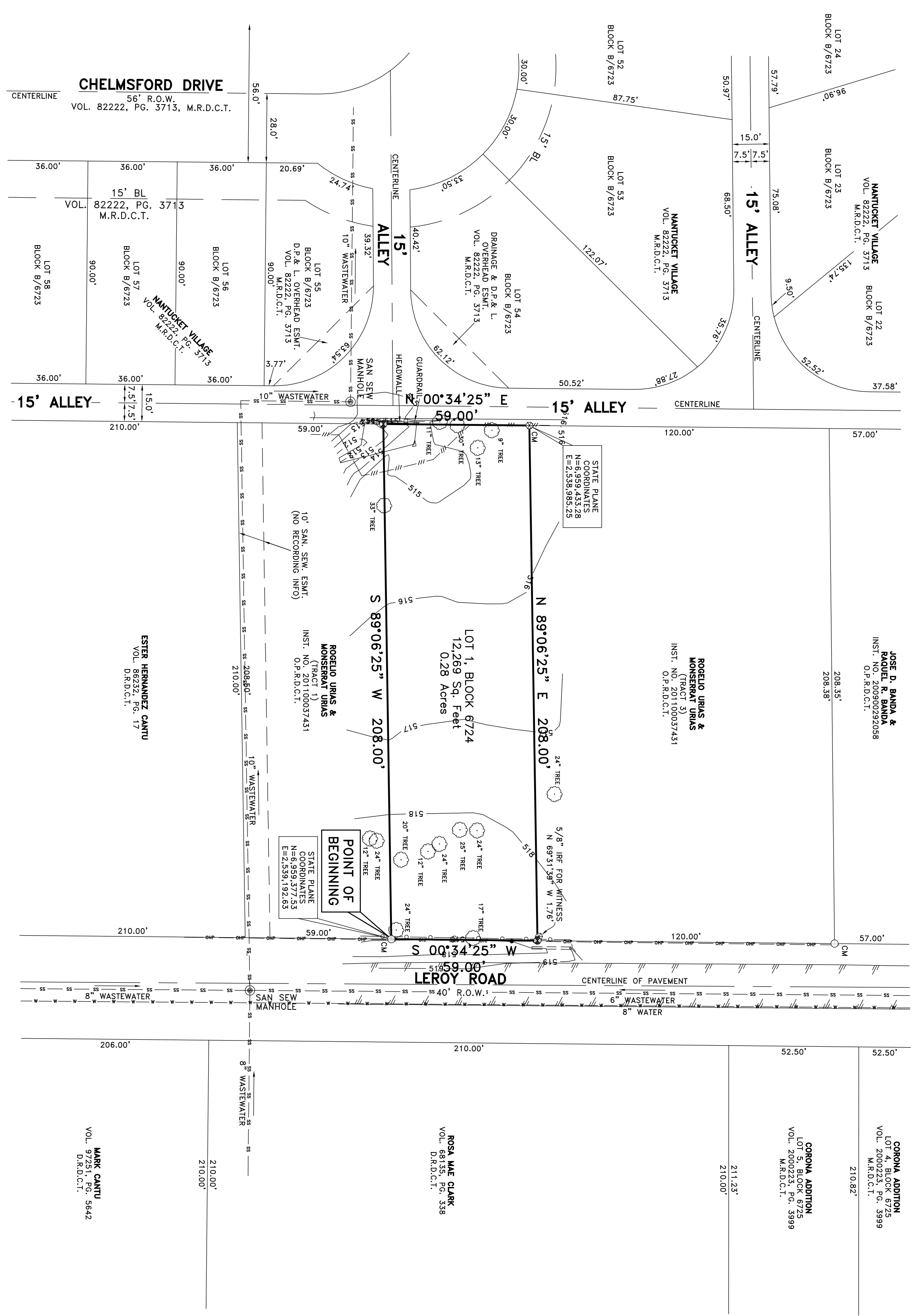


VICINITY MAP  
NOT TO SCALE



**GENERAL NOTES**

- 1) BEARINGS SHOWN ARE BASED ON THE STATE PLANE COORDINATE SYSTEM, NORTH TEXAS CENTRAL ZONE, NORTH AMERICAN DATUM OF 1983 (2011).
- 2) THE PURPOSE OF THIS PLAT IS TO CREATE 1 LOT.
- 3) LOT TO LOT DRAINAGE WILL NOT BE ALLOWED WITHOUT ENGINEERING SECTION APPROVAL.
- 4) ANY STRUCTURE NEW OR EXISTING MAY NOT EXTEND ACROSS NEW PROPERTY LINES.
- 5) COORDINATES SHOWN HEREON ARE TEXAS STATE PLANE COORDINATE SYSTEM, NORTH CENTRAL ZONE, NORTH AMERICAN DATUM OF 1983 ON GRID COORDINATE VALUES, NO SCALE AND NO PROJECTION.
- 6) BENCHMARK IS A CITY OF DALLAS WATER UTILITIES BENCHMARK FINAL-NAME: 59A-42S. ELEV. = 505.86.

**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
- INST. NO. = INSTRUMENT NUMBER
- VOL. = VOLUME
- PG. = PAGE
- CON. = CONTROLLING MONUMENT
- R.O.W. = RIGHT-OF-WAY
- 5/8 IRF = 5/8 INCH IRON ROD FOUND
- 1/2 IRF = 1/2 INCH IRON ROD FOUND
- A.C.S. = 3" ALUMINUM DISK STAMPED "QA AND PLUS 551.3"
- SET OVER A 1/2 INCH IRON ROD SET

**OWNER'S CERTIFICATE**

STATE OF TEXAS  
COUNTY OF DALLAS

Whereas Oceanwide Enterprises LLC is the owner of a tract of land situated in the William T. Stewart Survey, Abstract No. 1343, City of Dallas, City Block 6724, some being a tract of land conveyed to Oceanwide Enterprises LLC by General Warranty Deed recorded in Instrument No. 202000043310, Official Public Records, Dallas County, Texas, and being more particularly described by metes and bounds as follows:

BEGINNING at a 1/2 inch iron rod found for corner, said corner being along the West right of way line of Leroy Road (40 foot right of way), said corner being the Northeast corner of a tract of land conveyed to Rogelio Urias and Monserrat Urias (Tract 1) by Warranty Deed recorded in Instrument No. 201100037431, Official Public Records, Dallas County, Texas;

THENCE South 89 degrees 06 minutes 25 seconds West along the North line of said Urias (Tract 1) tract, a distance of 208.00 feet to a 3 inch Aluminum disk stamped "QA and PLUS 551.3" set over a 1/2 inch iron rod set for corner, said corner being along the East right of way line of a 15 foot alley and being the East line of Nannuket Village, an addition to the City of Dallas, Dallas County, Texas, according to the Map thereof recorded in Volume 82222, Page 3713, Map Records, Dallas County, Texas;

THENCE North 00 degrees 06 minutes 25 seconds East along the East line of said 15 foot alley and the East line of said Nannuket Village, a distance of 59.00 feet to a 5/8 inch iron rod found for corner, said corner being the Southwest corner of a tract of land conveyed to Rogelio Urias and Monserrat Urias (Tract 3) by Warranty Deed recorded in Instrument No. 201100037431, Official Public Records, Dallas County, Texas;

THENCE North 89 degrees 06 minutes 25 seconds East along the South line of said Urias (Tract 3) tract, a distance of 208.00 feet to a 3 inch Aluminum disk stamped "QA and PLUS 551.3" set over a 1/2 inch iron rod set for corner, said corner being along the West right of way line of said Leroy Road, from which a 5/8 inch iron rod bears, North 69 degrees 31 minutes 39 West, a distance of 1.76 feet for witness;

THENCE South 00 degrees 54 minutes 25 seconds West along the West right of way line of said Leroy Road, a distance of 59.00 feet to the POINT OF BEGINNING and containing 12,269 square feet or 0.28 acres of land.

**OWNER'S DEDICATION**

NOW THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

WHEREAS Oceanwide Enterprises LLC (acting by and through its duly authorized officer) does hereby dedicate this plat, designating the herein described property as **OCEANWIDE 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 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 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 therefrom any obstructions, encroachments, or other improvements, and to maintain, repair, reconstruct, or replace the same, and to endorser 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, inspecting, patrolling, maintaining and adding to or removing all or parts of its respective systems without the necessity of 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 indicated.

This plat approved subject to all plating ordinances, rules, regulations, and resolutions of the City of Dallas.

WITNESS, my hand at Dallas, Texas, this \_\_\_\_\_ day of \_\_\_\_\_, 2020.

By: \_\_\_\_\_  
Oceanwide Enterprises LLC (OWNER)  
Cleopatra Adedolom, President  
STATE OF TEXAS  
COUNTY OF DALLAS

BEFORE ME, the undersigned, a Notary Public in and for said County and State on this day appears Cleopatra Adedolom known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he/she executed the same for the purposes and considerations therein expressed.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this the \_\_\_\_\_ day of \_\_\_\_\_, 2020.

**SURVEYOR'S STATEMENT:**

I, Bryon Connolly, 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 reliable documentation, and that this plat substantially complies with the Rules and Regulations of the Texas Board of Professional Land Surveyors, and the Rules and Regulations of the State of Texas Board of Professional Land Surveyors, and the Texas Local Government Code Chapter 212. I further affirm that the information shown hereon was either found or placed in compliance with the City of Dallas Development Code, Sec. 51A-8.617 (G)(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 \_\_\_\_\_, 2020.

**RELEASED FOR REVIEW 4/22/2020. PRELIMINARY. THIS DOCUMENT SHALL NOT BE RECORDED FOR ANY PURPOSES AND SHALL NOT BE USED OR VIEWED OR RELIED UPON AS A FINAL SURVEY DOCUMENT.**

Bryon Connolly  
Texas Registered Professional Land Surveyor No. 5513  
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 Bryon Connolly 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 \_\_\_\_\_, 2020.

Notary Public in and for the State of Texas

PRELIMINARY PLAT  
OCEANWIDE ADDITION  
LOT 1, BLOCK 6724  
12,269 SQ.FT. / 0.28 ACRES  
WILLIAM T. STEWART SURVEY, ABSTRACT NO. 1343  
CITY OF DALLAS, DALLAS COUNTY, TEXAS  
CITY PLAN FILE NO. S190-114

OWNER: OCEANWIDE ENTERPRISES LLC  
2442 S. COLLINS STREET, STE. 108  
ARLINGTON, TEXAS 76014  
PHONE: 817-933-8700



SCALE: 1"=30' / DATE: 4/21/2020 / JOB NO. 2003794-01PLAT / DRAWN BY: TO