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THIS DOCUMENT IS THE PROPERTY OF BOHLER ENGINEERING, INC. AND IS NOT TO BE REPRODUCED OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, INCLUDING PHOTOCOPYING, RECORDING, OR BY ANY INFORMATION STORAGE AND RETRIEVAL SYSTEM, WITHOUT THE WRITTEN PERMISSION OF BOHLER ENGINEERING, INC.

OWNER'S DEDICATION

STATE OF TEXAS §  
COUNTY OF DALLAS §

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

THAT **OMYA INC.**, acting by and through its duly authorized agent, \_\_\_\_\_, does hereby adopt this plat designating the herein above described property as **LOT 6, BLOCK C/7699, OMYA 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 \_\_\_\_\_, 2025.

OMYA INC.

Name: \_\_\_\_\_  
Title: \_\_\_\_\_

STATE OF TEXAS §  
COUNTY OF DALLAS §

BEFORE ME, the undersigned authority on this day personally appeared \_\_\_\_\_, known 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 stated.

GIVEN under my hand and seal of office this the \_\_\_\_\_ day of \_\_\_\_\_, 2025.

Notary Public in and for the State of Texas

OWNER'S CERTIFICATE

STATE OF TEXAS §  
COUNTY OF DALLAS §

Whereas OMYA, INC. is the sole owner of a 1.494 acre parcel of land situated in the James McLaughlin Survey, Abstract No. 845, being part of City Block 7698 and 7699, in the City of Dallas, Dallas County, Texas, being all of called Tract 2 and Tract 3, as conveyed in Special Warranty Deed to OMYA INC., recorded Instrument No. 202500082349, Official Public Records of Dallas County, Texas (O.P.R.D.C.T.), and being more particularly described by metes and bounds as follows:

BEGINNING at a set 1/2-inch yellow-capped iron rod, stamped "BOHLER ENG", on the north right-of-way line of Halifax Street, as described in Book 4764, Page 88, O.P.R.D.C.T. and the southeast corner of a 0.250 acre tract described in Volume 70027, Page 130, O.P.R.D.C.T.

THENCE North 35 degrees 13 minutes 57 West, contiguous with the easterly line of said 0.250 acre tract, a distance of 139.14 feet to an angle point in said easterly line;

THENCE North 42 degrees 38 minutes 08 West, continuing with said easterly line, passing a set 1/2-inch yellow-capped iron rod, stamped "BOHLER ENG" for reference at a distance of 110.01 feet, and continuing a total distance of 114.87 feet to a set 1/2-inch yellow-capped iron rod, stamped "BOHLER ENG" for the northwest corner, being the same northwest corner described in Quitclaim Deed recorded in Volume 81137, Page 2496, Deed Records, Dallas County, Texas;

THENCE South 80 degrees 13 minutes 59 seconds East, contiguous with the north line of said Quitclaim Deed, a distance of 284.11 feet to a set 1/2-inch yellow-capped iron rod, stamped "BOHLER ENG" for a point of tangent curve on said north line; said curve being concave to the south, having a radius of 795.36 feet, a delta of 16 degrees 31 minutes 31 seconds, and a chord bearing and distance of South 70 degrees 14 minutes 33 seconds East, 228.60 feet;

THENCE southeasterly along said curve and continuing with said north line, a distance of 229.40 feet to set 1/2-inch yellow-capped iron rod, stamped "BOHLER ENG" for a non-tangent point on said north line;

THENCE South 67 degrees 29 minutes 32 seconds East, continuing with the said north line, a distance of 13.48 feet to a found 1/2-inch iron rod at the northeast corner of said Quitclaim Deed;

THENCE South 00 degrees 37 minutes 53 seconds West, contiguous with the east line of said Quitclaim Deed, a distance of 97.66 feet, more or less, to the intersect with the north right-of-way line of said Halifax Street where an "X" cut marks the corner;

THENCE North 89 degrees 28 minutes 40 seconds West, contiguous with said north right-of-way line, a distance of 24.75 feet to a set 1/2-inch yellow-capped iron rod, stamped "BOHLER ENG" for a point of tangent curve on said north line; said curve being concave to the north, having a radius of 1003.17 feet, a delta of 08 degrees 18 minutes 02 seconds, and a chord bearing and distance of North 85 degrees 19 minutes 39 seconds West, 145.20 feet;

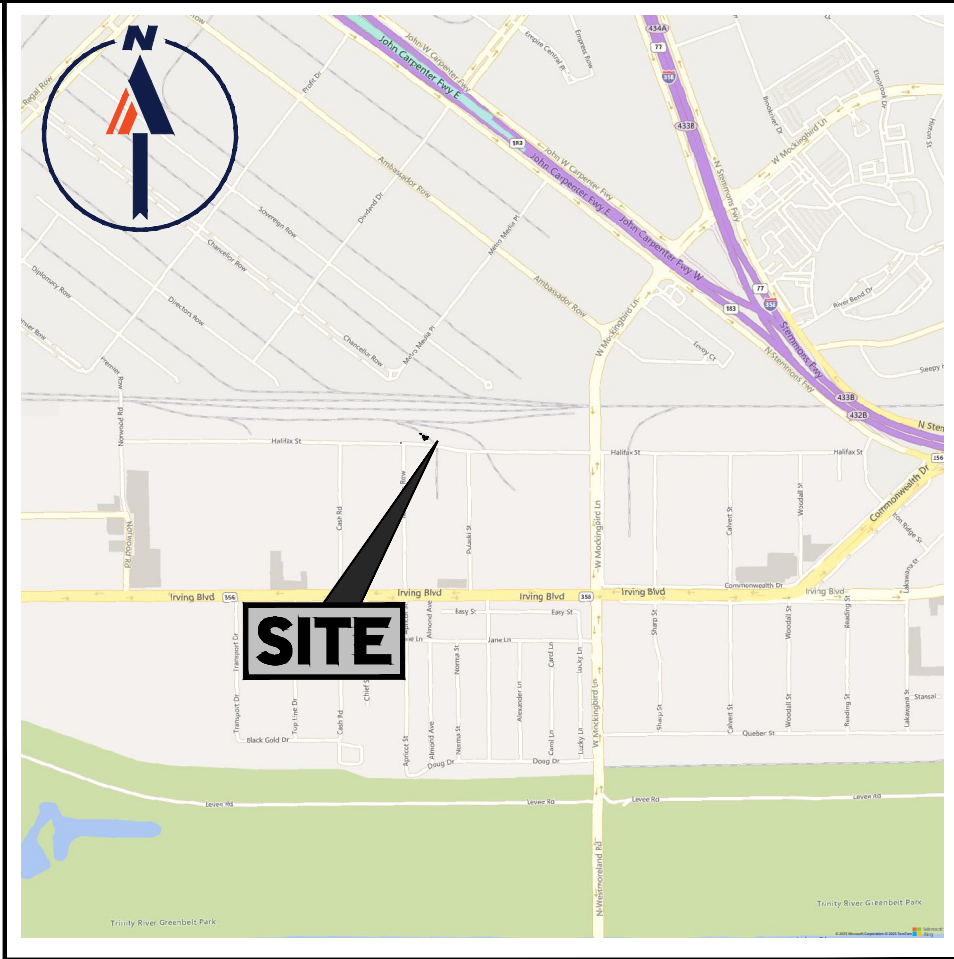
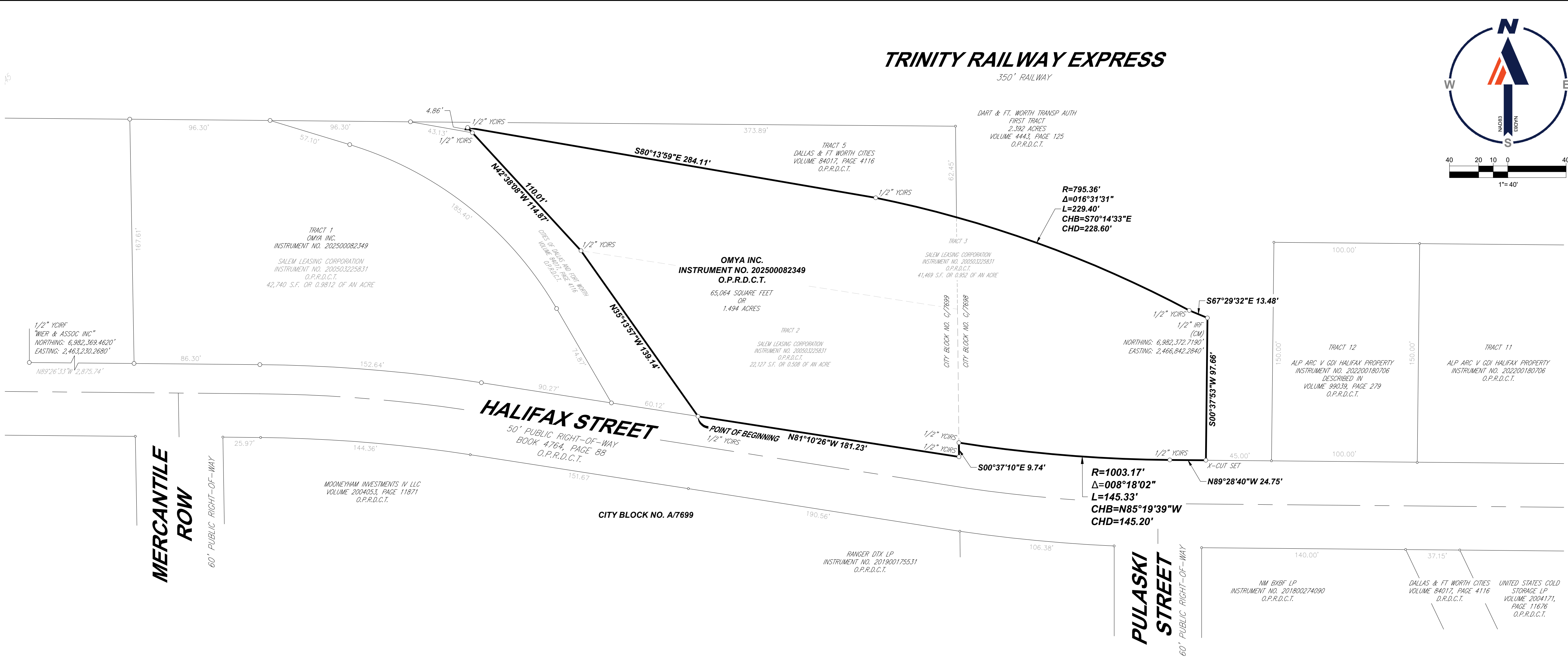
THENCE westerly along said curve, and continuing with said right-of-way line, a distance of 145.33 feet, more or less, to the intersection with the common line of Block 7698 and 7699 to a set 1/2-inch yellow-capped iron rod, stamped "BOHLER ENG" for corner;

THENCE South 00 degrees 37 minutes 10 seconds East, contiguous with said common line and said right-of-way, a distance of 9.74 feet to a set 1/2-inch yellow-capped iron rod, stamped "BOHLER ENG" for corner;

THENCE North 81 degrees 10 minutes 26 seconds West, continuing with the north right-of-way line, a distance of 181.23 feet to the POINT OF BEGINNING and containing 65,064 square feet or 1.494 acres of land, more or less.

TRINITY RAILWAY EXPRESS

350' RAILWAY



LOCATION MAP

SCALE: 1" = 2000'

GENERAL NOTES:

- All corners are one-half inch iron rods with yellow cap stamp "Bohler Eng" unless otherwise noted.
- The basis of bearing is derived from the Texas AllTerra RTKnet Cooperative Network - Texas State Plane Coordinate System, North Central Zone (4202), NAD83.
- According to Community Panel No. 48113C320J dated AUGUST 23, 2001 of the Federal Emergency Management Agency, National Flood Insurance Program Map, this property is within Flood Zone "X", (areas determined to be outside 500-year floodplain, and an area with reduced flood risk due to levee), which is not a special flood hazard area. The site is not within an identified special flood hazard area, this flood statement does not imply that the property and/or the structures thereon will be free from flooding or flood damage. On rare occasions, greater floods can and will occur and flood heights may be increased by man-made or natural causes. This statement shall not create liability on the part of the Surveyor.
- Notice: Selling a portion of this addition by metes and bounds is a violation of the city subdivision ordinance and state platting statutes and is subject to fines and withholding of utilities and building certificates.
- The purpose of this plat is to combine 2 tracts into 1 lot.

LEGEND

	PROPERTY LINE
IRF	ADJOINER PROPERTY LINES (APPROXIMATE)
(YC)IRS	IRON ROD FOUND
○	(YELLOW CAPPED "BOHLER ENG") IRON ROD SET
○	MONUMENT AS NOTED
○	MARKER FOR MEASUREMENT
O.P.R.D.C.T.	OFFICIAL PUBLIC RECORDS OF DALLAS COUNTY, TEXAS
D.R.D.C.T.	DEED RECORDS OF DALLAS COUNTY, TEXAS
(CM)	CONTROLLING MONUMENT

PRELIMINARY PLAT

LOT 6, BLOCK C/7699

OMYA ADDITION

BEING A 1.494 ACRE TRACT OF LAND  
SITUATED IN THE

JAMES MCLAUGHLIN SURVEY, ABSTRACT NO. 845  
CITY OF DALLAS, DALLAS COUNTY, TEXAS

RECORD NUMBER : PLAT-25-000020  
CITY PLAN FILE NUMBER: S245-186

BOHLER

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FRISCO, TEXAS 75034  
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TBPELS No. 10194942

SITE CIVIL AND CONSULTING ENGINEERING  
PROGRAM MANAGEMENT LANDSCAPE ARCHITECTURE  
SUSTAINABLE DESIGN PERMITTING SERVICES TRANSPORTATION SERVICES

FILE NO.	DATE	DRAWN	REVIEWED	APPROVED	SCALE	DWG. NO.
TXA240211	05/20/2025	Dr	SB	SB	1" = 50'	1 OF 1

OWNER:  
OMYA INC.  
4605 DUKE DRIVE  
SUITE 750  
MASON, OHIO 45040  
PHONE: 513.347.4300  
CONTACT: ALEXANDRE LANCAMAN  
EMAIL:  
ALEXANDRE.LANCMAN@OMYA.COM

SURVEYOR:  
BOHLER, LLC  
2800 NETWORK BLVD., SUITE 310  
FRISCO, TX 75034  
PHONE: (469) 458-7300  
CONTACT: SCOTT R. BERGHER

SURVEYOR'S STATEMENT

I, Scott R. Bergherr, 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 Engineers and Land Surveyors, 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 \_\_\_\_\_, 2025

Scott R. Bergherr  
Texas Registered Professional Land Surveyor No. 6821

STATE OF TEXAS §  
COUNTY OF DALLAS §

BEFORE ME, the undersigned authority, on this day personally appeared Scott R. Bergherr, 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 stated.

GIVEN under my hand and seal of office this the \_\_\_\_ day of \_\_\_\_\_, 2025

Notary Public in and for the State of Texas

I, Tony Shidid, Chairperson or Brent Rubin, Vice Chairperson of the City Plan Commission of the City of Dallas, State of Texas, hereby certify that the attached plat was duly filed for approval with the City Plan Commission of the City of Dallas on the \_\_\_\_\_ day of \_\_\_\_\_ A.D. 2025 and same was duly approved on the \_\_\_\_\_ day of \_\_\_\_\_ A.D. 2025 by said Commission.

Chairperson or Vice Chairperson  
City Plan Commission  
Dallas, Texas

Attest:

Secretary