

VICINITY MAP
NOT TO SCALE

LEGEND

- Point of Curvature or Tangency on Center Line
- 1/2" iron rod w/ yellow plastic cap stamped "JVC" set (unless otherwise noted)
- 1/2" iron rod found
- IRF Iron Rod Found (as noted)
- AC Acre
- BL Building Line
- C1 Curve No.
- CA Common Area
- CL Center Line
- <CM> Control Monument
- DE Drainage Easement
- Esmt Easement
- FAUE Fire, Access & Utility Easement
- L1 Line No.
- SF Square Feet
- UE Utility Easement

P.R.D.C.T. = Plat Records of Dallas County, Texas
M.R.D.C.T. = MAP Records of Dallas County, Texas
D.R.D.C.T. = Deed Records of Dallas County, Texas

GENERAL NOTES:

1. All utility easements and drainage easements within this platted property are created by this plat, unless otherwise noted.
2. Bearings shown hereon are based on Texas State Plane Coordinate System, Texas North Central Zone (4202), North American Datum of 1983. All dimensions shown are ground distances. To obtain a grid distance, multiply the ground distance by the project combined factor (pcf) of 0.999863513.

PURPOSE OF PLAT
THE PURPOSE OF THIS PLAT IS TO CREATE
324 SINGLE FAMILY LOTS FROM A 61.555
ACRE TRACT OF LAND.

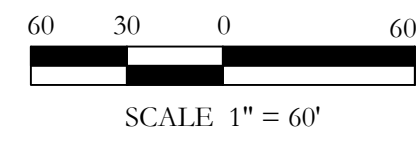
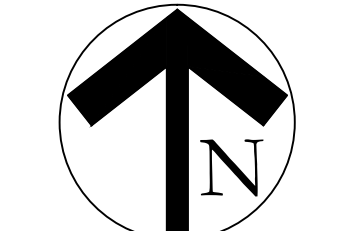
**PRELIMINARY PLAT
CAPELLA PARK SOUTH**

LOTS 11-19, BLOCK E/8710; LOTS 6-19, BLOCK F/8710;
LOTS 1-19, BLOCK G/8710; LOTS 1-18, BLOCK H/8710;
LOTS 1-23, BLOCK I/8710; LOTS 1-25, BLOCK J/8710;
LOTS 1-32, BLOCK K/8710; LOTS 1-27, BLOCK L/8710;
LOTS 1-35, BLOCK M/8710; LOTS 1-29, BLOCK N/8710;
LOTS 1-10, BLOCK O/8710; LOTS 7-15, BLOCK P/8710;
LOTS 1-27, BLOCK X/8710; LOTS 1-47, BLOCK Y/8710;

324 SINGLE FAMILY LOTS &
9 COMMON AREAS
61.555 ACRES
OUT OF THE
WILLIAM O'GWINN SURVEY,
ABSTRACT 1104
CITY OF DALLAS
DALLAS COUNTY, TEXAS

FILE NUMBER: S245-043

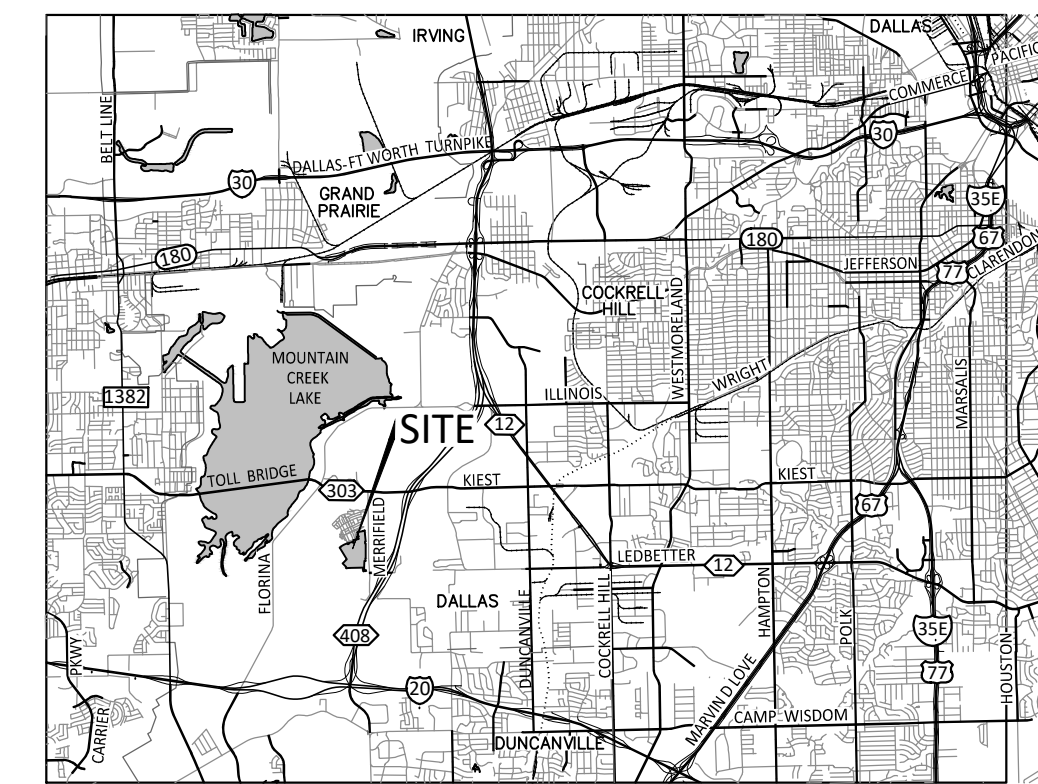
06 November 2024
SHEET 1 OF 4



Owner:
Potters House of Dallas, Inc.
3635 Dan Morton Drive
Dallas, Texas 75236
Michael Woods, Sr.
972-322-5953

Engineer/Surveyor:
Johnson Volk Consulting, Inc.
704 Central Parkway East, Suite 1200
Plano, Texas 75074
Deep Sapkota, P.E.
972-201-3100

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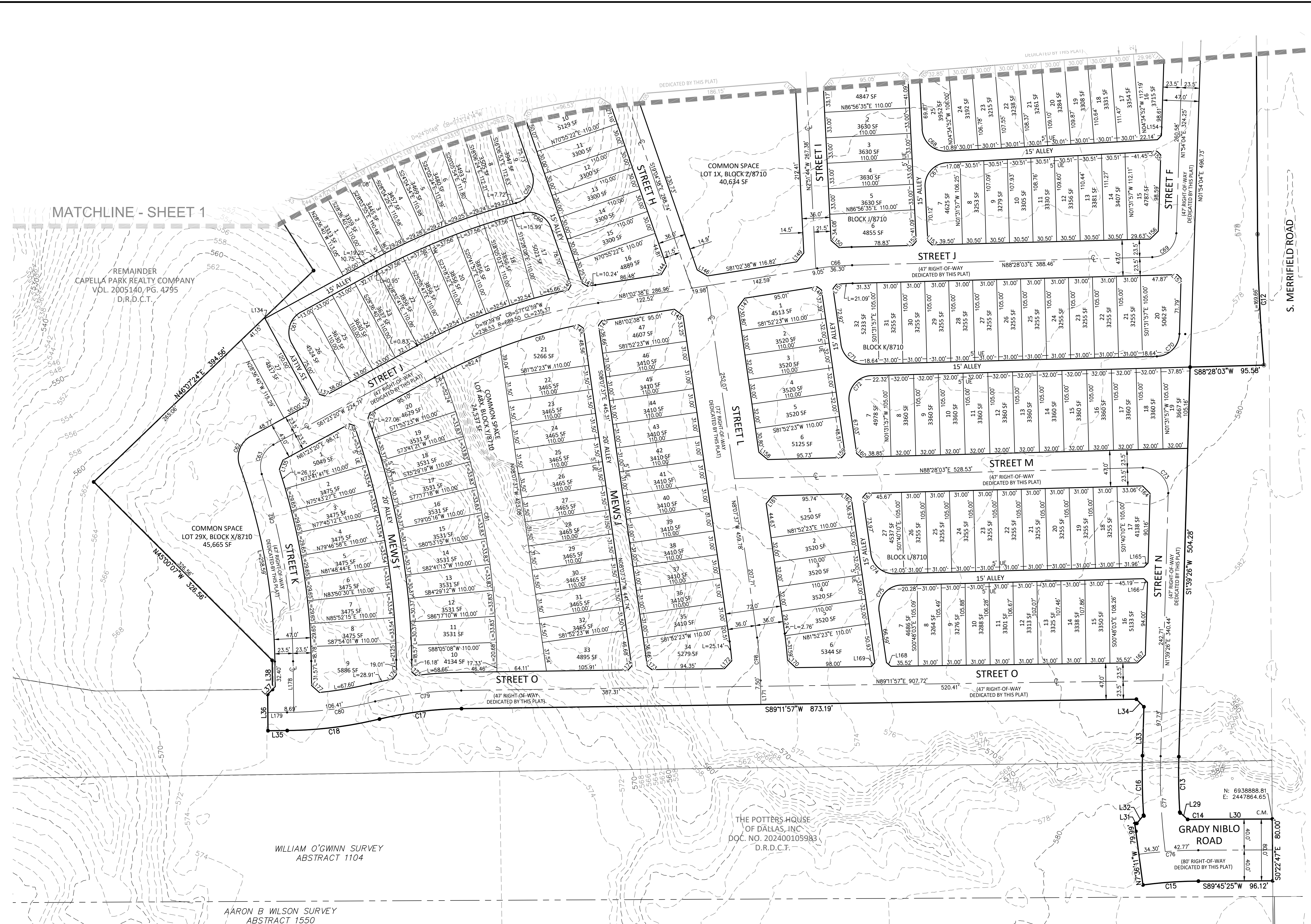
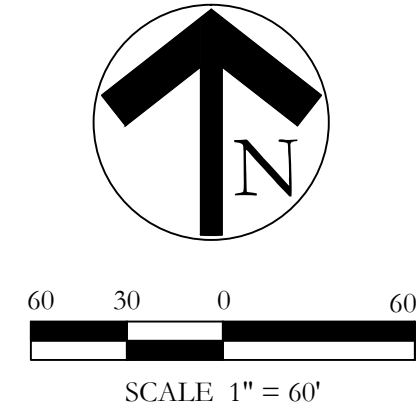
FILE NUMBER: S245-043

06 November 2024
SHEET 3 OF 4



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Johnson Volk Consulting, Inc.
704 Central Parkway East, Suite 1200
Plano, Texas 75074
Deep Sapkota, P.E.
972-201-3100



MATCHLINE - SHEET 1

REMAINDER
CAPELLA PARK REALTY COMPANY
VOL. 2005140, PG. 4795
D.R.D.C.T.

WILLIAM O'GWINN SURVEY
ABSTRACT 1104

AARON B WILSON SURVEY
ABSTRACT 1550

THE POTTERS HOUSE
OF DALLAS, INC.
DOC. NO. 202400105983
D.R.D.C.T.

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