

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 Iron Rod Found (as noted) Building Line Curve No. Common Area Center Line Control Monument Drainage Easement Easement Fire, Access & Utility Easement Line No. Square Feet 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

- 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

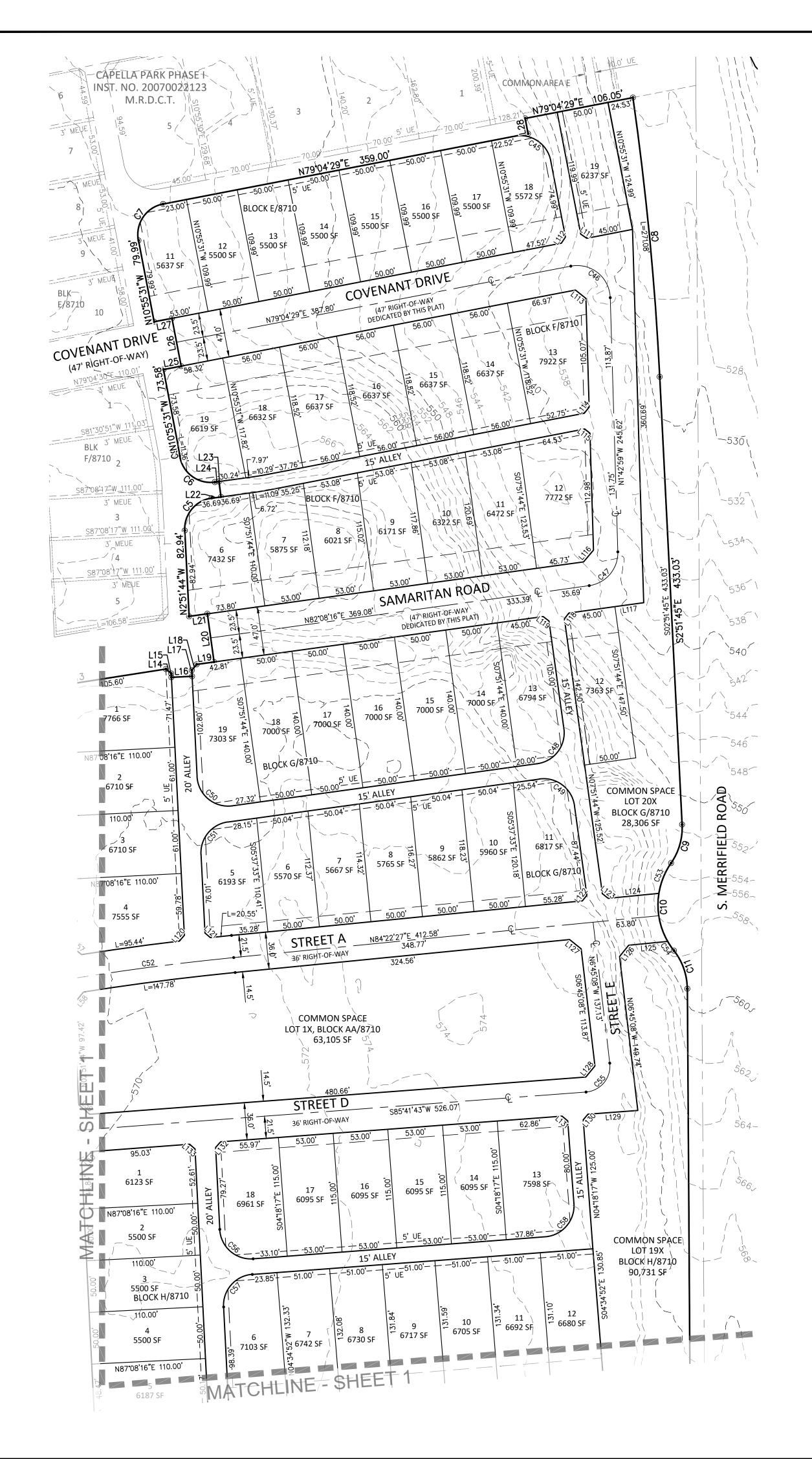
LOTS 11-19, BLOCK E/8710; LOTS 6-19, BLOCK F/8710; LOTS 1-19, BLOCK G/8710; LOTS 1-18, BLOCK H/8710; LOTS 1-23, BLOCK I/8710; LOTS 1-25, BLOCK J/8710; LOTS 1-32, BLOCK K/8710; LOTS 1-27, BLOCK L/8710; LOTS 1-35, BLOCK M/8710; LOTS 1-29, BLOCK N/8710; LOTS 1-10, BLOCK O/8710; LOTS 7-15, BLOCK P/8710;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





	Line	Table
Line	Length	Direction
L1	20.00	S21° 39' 53"E
L2	7.16	S67° 33′ 47″E
L3	15.83	S23° 29' 49"E
.4	50.00	N66° 30' 11"E
L5	13.68	N23° 29' 49"W
L6	6.88	N23° 02' 12"E
L7	4.80	S2° 51' 44"E
L8	20.00	N87° 08' 16"E
L9	7.50	N33° 47' 13"E
L10	12.89	S9° 12' 59"E
L11	76.11	N87° 08' 16"E
L12	29.25	N2° 51' 44"W
L13	105.60	N81° 09' 41"E
L14	6.69	S50° 51' 01"E
L15	3.76	S2° 51' 44"E
L16	20.00	N87° 08' 16"E
L17	5.85	N2° 51' 44"W
L18	7.37	N39° 38' 16"E
L19	16.92	N82° 08' 16"E
L20	47.00	N7° 51' 44"W
L21	17.81	S82° 08' 16"W
L22	9.19	N82° 08' 16"E
L23	15.00	N7° 51' 44"W
L24	4.00	S82° 08' 21"W
L25	17.50	N79° 04' 29"E
L26	47.00	N10° 55' 31"W
L27	17.50	S79° 04' 29"W
L28	15.00	N10° 55' 31"W
L29	13.87	S47° 33' 06"E
L30	95.93	N89° 45' 25"E
L31	2.65	N82° 23′ 49″E
L32	13.68	N39° 27′ 47″E
L33	63.20	N1° 39' 26"E
L34	13.84	N44° 34' 19"W
L35	24.93	S89° 29′ 40″W
L36	47.00	N0° 30' 20"W

		C	Curve Tal	ole				C	Curve Tal	ole
Curve #	Length	Radius	Delta	Chord Length	Chord Bearing	Curve #	Length	Radius	Delta	Cho Leng
C1	4.30	2629.05	000°05'38"	4.30	N68° 16' 11"E	C29	50.45	30.00	096°21'14"	44.7
C2	285.65	2629.00	006°13'31"	285.51	N72° 44' 43"E	C30	50.27	32.00	090°00'00"	45.2
СЗ	53.03	30.00	101°16'47"	46.39	S53° 30' 08"E	C31	53.91	476.50	006°28'55"	53.8
C4	63.56	800.00	004*33'07"	63.54	N05° 07' 58"W	C32	46.22	30.00	088°16'53"	41.7
C5	44.51	30.00	085°00'00"	40.54	N39° 38' 16"E	C33	48.02	30.00	091°43'07"	43.0
C6	46.83	30.00	089°26'21"	42.22	N53° 08' 29"W	C34	48.02	30.00	091°43'07"	43.0
C7	47.12	30.00	090°00'00"	42.43	N34° 04' 29"E	C35	46.22	30.00	088°16'53"	41.7
C8	271.08	2958.00	005°15'02"	270.98	S05° 29' 16"E	C36	46.73	30.00	089°14'45"	42.1
С9	39.39	60.00	037*37'08"	38.69	S15° 56' 49"W	C37	47.52	30.00	090°45'15"	42.
C10	90.63	71.00	073°08'12"	84.60	S01° 48′ 43″E	C38	41.36	30.00	079°00'02"	38.
C11	39.79	60.00	038°00'01"	39.07	S19° 22' 48"E	C39	52.88	30.00	100 ° 59'58"	46.
C12	169.66	2044.00	004°45'21"	169.61	S02° 45′ 28″E	C40	33.61	200.00	009°37'48"	33.
C13	71.87	776.50	005°18'12"	71.85	S00° 59' 40"E	C41	27.53	185.00	008°31'39"	27.
C14	13.56	640.00	001°12'51"	13.56	S89° 09' 00"W	C42	48.11	32.00	086°08'43"	43.
C15	71.94	560.00	007°21'36"	71.89	S86° 04' 37"W	C43	33.37	31.50	060°42'21"	31.
C16	77.11	823.50	005°21'53"	77.08	N01° 01' 31"W	C44	13.99	31.50	025°26'21"	13.8
C17	107.23	476.50	012°53'38"	107.01	S82° 45′ 08″W	C45	47.12	30.00	090°00'00"	42.
C18	120.51	523.50	013°11'20"	120.24	S82° 53′ 59"W	C46	55.41	32.00	099°12'33"	48.
C19	494.19	2649.05	010*41'20"	493.48	N62° 52' 45"E	C47	46.83	32.00	083°51'14"	42.
C20	47.41	30.00	090°33'04"	42.63	N12° 14′ 36″E	C48	47.12	30.00	090°00'00"	42.4
C21	23.98	31.50	043*37'05"	23.41	S10° 39' 25"E	C49	47.12	30.00	090°00'00"	42.4
C22	54.98	35.00	090°00'12"	49.50	S12° 32' 09"W	C50	49.74	30.00	095°00'00"	44.:
C23	22.18	200.00	006°21'15"	22.17	S06° 02' 22"E	C51	44.51	30.00	085°00'00"	40.
C24	43.90	30.00	083*50'09"	40.08	N64° 08' 19"W	C52	193.33	2492.55	004°26'39"	193
C25	50.47	30.00	096°22'53"	44.72	N25° 58' 12"E	C53	31.79	71.00	025*39'05"	31.
C26	49.16	30.00	093°53'30"	43.84	S69° 09' 59"E	C54	10.77	71.00	008°41'36"	10.
C27	45.09	30.00	086°06'30"	40.96	S20° 50' 01"W	C55	40.34	25.00	092°26'51"	36.
C28	43.80	30.00	083*38'46"	40.01	N74° 17' 21"W	C56	47.88	30.00	091°26'33"	42.

- Cuive Tuble						
Curve #	Length	Radius	Delta	Chord Length	Chord Bearing	
C57	46.37	30.00	088°33'27"	41.89	N41° 24' 59"E	
C58	47.12	30.00	090°00'00"	42.43	S40° 41′ 43″W	
C59	49.38	30.00	094°18'47"	43.99	S28° 04' 45"W	
C60	44.65	30.00	085°16'42"	40.64	S61° 42' 59"E	
C61	47.12	30.00	090°00'00"	42.43	N16° 23' 20"E	
C62	44.51	31.50	080°57'26"	40.90	S20° 54' 37"W	
C63	44.44	32.00	079°33'59"	40.95	S21° 36′ 20″W	
C64	11.01	666.00	000°56'50"	11.01	N61° 51' 44"E	
C65	105.82	666.00	009°06'13"	105.71	N73° 58' 58"E	
C66	45.35	350.00	007°25'25"	45.32	S84° 45′ 21″W	
C67	47.00	30.00	089°45'29"	42.34	N42° 01' 00"E	
C68	47.25	30.00	090°14'31"	42.52	N47° 59' 00"W	
C69	48.35	32.00	086°33'59"	43.88	N45° 11' 03"E	
C70	45.45	30.00	086°48'37"	41.23	S45° 03' 44"W	
C71	43.67	30.00	083°24'20"	39.92	N49° 49' 47"W	
C72	50.58	30.00	096°35'40"	44.80	N40° 10' 13"E	
C73	52.05	32.00	093°11'23"	46.50	N44° 56' 16"W	
C74	43.67	30.00	083°24'20"	39.92	S49° 49′ 47″E	
C75	50.58	30.00	096°35'43"	44.80	S40° 10' 13"W	
C76	77.07	600.00	007°21'36"	77.02	S86° 04' 37"W	
C77	123.65	800.00	008°51'20"	123.53	S02° 46′ 14″E	
C78	55.75	436.00	007°19'34"	55.71	N04° 27' 50"W	
C79	112.52	500.00	012*53'38"	112.28	S82° 45′ 08″W	
C80	115.10	500.00	013°11'20"	114.84	N82° 53' 59"E	
C81	377.36	1077.00	020°04'32"	375.44	N10° 51' 06"W	
C82	246.53	813.50	017°21'49"	245.59	N09° 29′ 45″W	

Curve Table

Line Table

L109 7.18 N41° 16' 42"E

L110 | 13.32 | S46° 20' 24"E

L111 | 7.07 | N55° 55' 31"W

L112 7.07 S34° 04' 29"W

L113 | 12.96 | S51° 19' 15"E

L114 | 7.62 | S38° 40' 45"W

L115 | 6.48 | S51° 19' 15"E

L116 | 14.88 | S40° 12' 38"W

L117 | 28.03 | N82° 08' 16"E

L118 7.07 N37° 08' 16"E

L119 7.07 S52° 51' 44"

L120 | 7.31 | S40° 12' 35"W

L121 | 6.87 | N49° 30' 02"W

L122 | 6.93 | S38° 15' 21"W

L123 | 7.21 | N51° 44' 39"W

L124 | 49.26 | S84° 22' 27"W

L125 | 37.88 | N84° 22' 27"E

L126 | 14.00 | N38° 48' 40"E

L127 | 14.28 | S51° 11' 20"E

L128 | 13.84 | S39° 28' 17"W

L129 | 48.26 | N85° 41' 43"E

L130 7.07 N40° 41' 43"E

L131 7.07 S49° 18' 17"E

L132 7.16 N41° 24' 59"E

L133 | 6.98 | S48° 35' 01"E

L134 | 1.16 | S43° 54' 22"

L135 | 12.79 | N21° 38' 52"E

L136 | 7.07 | S16° 23' 20"W

L137 | 7.07 | N73° 36' 40"W

L138 | 6.50 | S69° 08' 37"

L139 | 7.59 | N20° 45' 48"E

L140 | 6.59 | S29° 39' 43"W

L141 7.67 N58° 59' 38"W

L142 7.27 S54° 47' 47"E

L143 7.12 N36° 27' 30"E

L144 | 12.84 | S30° 59' 00"W

Line | Length | Direction

Line Table

L73 | 6.92 | N23° 59' 35"E

L74 | 6.58 | S26° 38' 31"W

L75 7.56 N63° 06' 01"W

L76 6.38 S53° 12' 38"E

L77 7.67 N37° 02' 57"E

L78 | 13.11 | S51° 55' 00"E

L79 7.18 S41° 16' 42"W

L80 | 13.93 | N48° 43' 18"W

L81 7.18 S41° 16' 42"W

L82 6.96 N48° 43' 18"W

L83 | 14.14 | S49° 34' 52"E

L84 7.07 S40° 25' 08"W

L85 7.07 S49° 34' 52"E

L86 | 14.92 | S43° 39' 36"W

L87 | 6.96 | N48° 43' 18"W

L88 7.18 S41° 16' 42"W

L89 7.18 N41° 16' 42"E

L90 | 6.96 | S48° 43' 18"E

L91 | 14.35 | N41° 16' 42"E

L92 | 13.93 | N48° 43' 18"W |

L93 | 14.35 | S41° 16' 42"W

L94 | 6.96 | S48° 43' 18"E

L95 | 41.17 | S87° 08' 16"W

L96 7.61 N62° 41' 48"W

L97 | 6.59 | S26° 34' 52"W |

L98 | 7.06 | N67° 54' 44"W |

L99 7.15 S21° 30′ 53″W

L100 | 13.66 | N75° 32' 19"W

L101 | 14.50 | N61° 23' 20"E

L102 7.37 S61° 38' 33"E

L103 | 6.69 | N28° 57' 39"E

L104 | 15.57 | S57° 53' 00"E

L105 | 12.24 | N33° 10' 15"E

L106 | 13.93 | S48° 43' 18"E

L107 | 14.35 | N41° 16′ 42″E

L108 | 6.96 | S48° 43' 18"E

Chord Bearing

N15° 42' 39"E

N49° 34' 52"W

N01° 20' 24"W

N41° 16' 42"E

N48° 43' 18"W

N48° 43' 18"W

S41° 16' 42"W

S66° 50' 37"E

S23° 09' 23"W

N71° 57' 58"W

N18° 02' 02"E

N27° 39' 03"W

S27° 05' 59"E

S75° 32' 19"E

S62° 49' 08"E

N74° 06' 30"E

S55° 55' 31"E

N51° 19' 15"W

N40° 12' 38"E

S37° 08' 16"W

S52° 51′ 44″E

N50° 21' 44"W

N39° 38' 16"E

S82° 09' 08"W

S21° 55' 50"W

S34° 02' 01"E

N39° 28′ 17"E

N48° 35' 01"W

Line | Length | Direction

Line Table

L145 | 14.04 | S53° 32' 30"E

L146 | 15.33 | N59° 01' 00"W

L147 | 14.24 | N36° 27' 30"E

L148 7.02 S53° 32' 30"E

L149 | 14.87 | S39° 05' 27"W

L150 | 13.90 | N48° 49' 23"W

L151 | 6.92 | N38° 06' 02"E

L152 | 6.99 | S42° 48' 09"W

L153 7.15 N47° 11' 51"W

L154 7.37 S44° 23' 54"W

L155 | 6.76 | S45° 36' 06"E

L156 | 14.56 | S45° 11' 03"W

L157 | 6.87 | S44° 56' 16"E L158 | 14.93 | N49° 49' 47"W

L159 | 6.65 | S40° 10' 13"W

L160 7.47 N49° 49' 47"W

L161 | 13.31 | N40° 06' 06"E

L162 7.47 S49° 49' 47"E

L163 | 6.65 | N40° 10' 13"E

L164 | 13.74 | S44° 56' 16"E

L165 7.27 S45° 03' 44"W

L166 | 6.88 | S44° 59' 05"E

L167 | 14.44 | S45° 25' 41"W

L168 7.51 N49° 27' 50"W L169 | 6.60 | S40° 32' 10"W

L170 | 14.45 | N47° 04' 33"W

L171 | 31.00 | N0° 48' 03"W

L172 | 13.77 | S42° 41' 41"W

L173 | 7.51 | N49° 27' 50"W

L174 | 6.60 | S40° 32' 10"W

L175 | 6.67 | N49° 20' 45"W

L176 7.63 S39° 27' 53"W

L177 | 13.62 | N47° 53' 22"W

L178 | 65.95 | N0° 48' 50"W

L179 | 24.93 | S89° 29' 40"W

Line | Length | Direction

IRVING DALLAS ACCIFICATION OF THE COMMERCE COMME
CRAND PRARIE SITE 12 DALLAS T WORTH TURBER COCKRELL S T WOLL BRIDGE 303 DALLAS T WORTH TURBER COCKRELL S T WORTH TURBER COC

	NOT TO SCALE
•	<u>LEGEND</u> 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
Q.	Center Line
<cm></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
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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 &

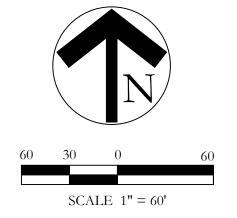
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DALLAS COUNTY, TEXAS

FILE NUMBER: S245-043

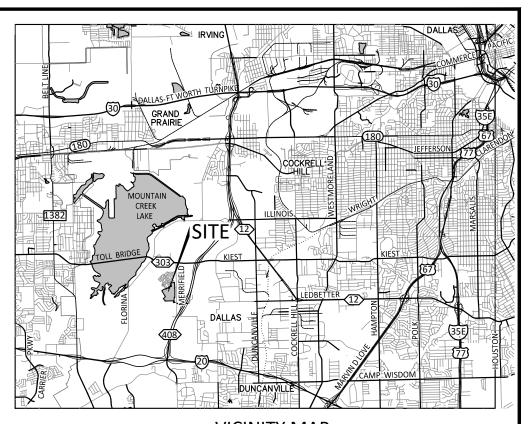
06 November 2024 SHEET 2 OF 4





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



VICINITY MAP NOT TO SCALE

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

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PURPOSE OF PLAT

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324 SINGLE FAMILY LOTS FROM A 61.555

ACRE TRACT OF LAND.

PRELIMINARY PLAT CAPELLA PARK SOUTH

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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 3 OF 4



Owner:
Potters House of Dalla
3635 Dan Morton D
Dallas, Texas 7523
Michael Woods,S
972-322-5953

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

61.555 ACRES

BEING a tract of land situated in the William O'Gwinn Survey, Abstract Number 1104 and the Aaron B. Wilson Survey, Abstract Number 1550, Dallas County, Texas, being a portion of those tracts of land conveyed to The Potters House of Dallas, Inc., according to the documents filed of record in Document Number 201100012615, and Document Number 202400105983, Official Public Record Dallas County, Texas (O.P.R.D.C.T.)

BEGINNING at a 1/2" iron rod with plastic cap stamped "JBI" found in the curving south line of Clay Academy, an addition to the City of Dallas according to the plat filed of record in Instrument Number 200600286588, Map Record Dallas County, Texas (M.R.D.C.T.) same being a common southwest corner of Capella Park Phase 1, an addition to the City of Dallas according to the plat filed of record in Instrument Number 20070022123. (M.R.D.C.T.).

THENCE, with the southern lines of said Capella Park Phase 1 the following forty—three (43) courses and distances:

S 21° 39′ 53″ E, a distance of 20.00 feet to a corner for the beginning of a non-tangent curve to the right, having a central angle of 00° 05' 38", a radius of 2629.05 feet, and a chord bearing and distance of N 68° 16' 11" E. 4.30 feet.

With said curve to the right an arc distance of 4.30 feet to a corner.

S 67° 33′ 47" E, a distance of 7.16 feet to a corner.

S 23° 29' 49" E, a distance of 15.83 feet to a corner.

N 66° 30' 11" E. a distance of 50.00 feet to a corner.

N 23° 29' 49" W. a distance of 13.68 feet to a corner.

N 23° 02' 12" E. a distance of 6.88 feet to a corner for the beginning of a non-tangent curve to the right, having a central angle of 06° 13′ 31″, a radius of 2629.00 feet, and a chord bearing and distance of N 72° 44' 43" E, 285.51 feet.

With said curve to the right an arc distance of 285.65 feet to a corner at the beginning of a non-tangent curve to the right having a central angle of 101° 16′ 47″, a radius of 30.00 feet, and a chord bearing and distance of S 53° 30′ 08″ E, 46.39 feet.

With said curve to the right an arc distance of 53.03 feet to a corner.

S 02° 51′ 44″ E. a distance of 4.80 feet to a corner.

N 87° 08' 16" E, a distance of 20.00 feet to a corner.

N 02° 51' 44" W, a distance of 108.61 feet to a corner for the beginning of a curve to the left having a central angle of 04° 33′ 07", a radius of 800.00 feet, and a chord bearing and distance of N 05° 07′ 58" W, 63.54 feet.

With said curve to the left an arc distance of 63.56 feet to a corner.

N 33° 47' 13" E, a distance of 7.50 feet to a corner.

N 75° 10' 02" E, a distance of 104.78 feet to a corner.

S 09° 12′ 59" E. a distance of 12.89 feet to a corner.

N 87° 08' 16" E. a distance of 76.11 feet to a corner.

N 02° 51' 44" W. a distance of 29.25 feet to a corner.

N 81° 09' 41" E, a distance of 105.60 feet to a corner.

S 50° 51' 01" E. a distance of 6.69 feet to a corner.

S 02° 51′ 44″ E, a distance of 3.76 feet to a corner.

N 87° 08' 16" E. a distance of 20.00 feet to a corner.

N 02° 51' 44" W, a distance of 5.85 feet to a corner. N 39° 38' 16" E. a distance of 7.37 feet to a corner.

N 82° 08' 16" E, a distance of 16.92 feet to a corner.

N 07° 51' 44" W. a distance of 47.00 feet to a corner

S 82° 08' 16" W, a distance of 17.81 feet to a corner.

N 02° 51' 44" W, a distance of 82.94 feet to a corner for the beginning of a curve to the right having a central angle of 85°00'00", a radius of 30.00 feet, and a chord bearing and distance of N 39°38'16" E, a distance of 40.54 feet.

With said curve to the right an arc distance of 44.51 feet to a corner.

N 82° 08' 16" E, a distance of 9.19 feet to a corner

N 07° 51' 44" W, a distance of 15.00 feet to a corner.

S 82° 08' 21" W, a distance of 4.00 feet to the beginning of a curve to the right, having a central angle of 89° 26′ 21″, a radius of 30.00 feet, and a chord bearing and distance of N 53° 08′ 29″ W. a distance of 42.22 feet.

With said curve to the right an arc distance of 46.83 feet to a corner for the beginning of a non-tangent curve to the left, having a central angle of 02° 30′ 13″, a radius of 260.00 feet, and a chord bearing and distance of N 09° 40' 25" W, 11.36 feet

With said curve to the left an arc distance of 11.36 feet to a corner.

N 10° 55' 31" W, a distance of 73.58 feet to a corner.

N 79°04'29" E, a distance of 17.50 feet to a corner.

N 10° 55' 31" W, a distance of 47.00 feet to a corner.

S 79° 04' 29" W. a distance of 17.50 feet to a corner

N 10° 55' 31" W, a distance of 79.99 feet to a corner for the beginning of a curve to the right having a central angle of 90° 00' 00", a radius of 30.00 feet, and a chord bearing and distance of N 34° 04' 29" E, 42.43 feet.

With said curve to the right an ac distance of 47.12 feet to a corner.

N 79° 04' 29" E. a distance of 359.00 feet to a corner.

N 10° 55' 31" W, a distance of 15.00 feet to a corner.

the beginning of a non-tangential curve.

N 79° 04' 29" E, a distance of 106.05 feet to a corner for the beginning of a non-tangent curve to the right, having a central angle of 05° 15' 02", a radius of 2958.00 feet, and chord bearing and distance of S 05° 29' 16" E. 270.98 feet.

THENCE leaving the above-mentioned southern lines, with the east lines of the above-mentioned Potters House of Dallas tract recorded in Document 201100012615 the following seven (7) courses and distances:

With and said curve to the right and arc distance of 271.08 feet to a corner. S 02° 51′ 45″ E, a distance of 433.03 feet to the beginning of a curve to the right having a central angle of 37° 37' 08", a radius of 60.00 feet, and chord bearing and distance of S 15° 56' 49" W, 38.69 feet. to

With said curve to the right an arc distance of 39.39 feet to a corner for the beginning of a non-tangent curve to the left having a central angle of 73°08'12", a radius of 71.00 feet, and a chord bearing and distance of S 01° 48' 43" E. 84.60 feet.

With said curve to the left an arc distance of 90.63 feet to a corner to for the beginning of a non-tangent curve to the right, having a central angle of 38° 00' 01", a radius of 60.00 feet, and a chord bearing and distance of S 19° 22' 48" E, 39.07 feet.

With said curve to the right an arc distance of 39.79 feet to a corner.

S 00° 22′ 48″ E, a distance of 947.50 feet to a corner for the beginning of a curve to the left, having a central angle of 04° 45' 21", a radius of 2044.00 feet, and a chord bearing and distance of S 02° 45' 28" E. 169.61 feet.

With said curve to the left an arc distance of 169.66 feet to a corner.

THENCE, S 88° 28' 03" W. leaving said east line, over and across said Potters House of Dallas tract recorded in Document 201100012615, a distance of 95.58 feet to a corner.

THENCE, S 01° 39' 26" W, continuing over and across said tract a distance of 504.28 feet to a corner for the beginning of a curve to the left, having a central angle of 05° 18' 12", a radius of 776.50 feet, and chord bearing and distance of S 00° 59' 40" E, 71.85 feet.

THENCE, with said curve to the left, passing at an arc distance of 6.36 feet the common line of said Potters House of Dallas tracts and continuing for a total arc distance of 71.87 feet to a corner.

THENCE, S 47° 33′ 06" E, a distance of 13.87 feet to a corner for the beginning of a non-tangent curve to the right, having a central angle of 01° 12′ 51″, a radius of 640.00 feet, and chord bearing and distance of N 89° 09' 00" E. 13.56 feet.

THENCE, with said curve to the right and arc distance of 13.56 feet to a corner.

THENCE, N 89° 45′ 25″ E, a distance of 95.93 feet to a corner.

THENCE, S 00° 22' 47" E, a distance of 80.00 feet to a corner.

THENCE. S 89° 45' 25" W. a distance of 96.12 feet to a corner for the beginning of a curve to the left, having a central angle of 07° 21' 36", a radius of 560.00 feet, and a chord bearing and distance of S 86° 04' 37" W. 71.89 feet.

THENCE, with said curve to the left and arc distance of 71.94 feet to a corner.

THENCE. N 07° 36' 11" W, a distance of 79.99 feet to a corner.

THENCE. N 82° 23′ 49″ E. a distance of 2.65 feet to a corner.

THENCE, N 39° 27′ 47" E, a distance of 13.68 feet to the beginning of a non-tangential curve,

Said curve turning to the right through an angle of 05° 21' 54", having a radius of 823.50 feet, and whose long chord bears N 01° 01' 31" W a distance of 77.08 feet to a corner.

THENCE. N 01° 39' 26" E. a distance of 63.20 feet to a corner.

THENCE. N 44° 34' 19" W. a distance of 13.84 feet to a corner.

THENCE, S 89° 11' 57" W, a distance of 873.19 feet to a corner for the beginning of a curve to the left, having a central angle of 12° 53′ 38″, a radius of 476.50 feet, and chord bearing and distance of S 82° 45′ 08" W. 107.01 feet.

THENCE, with said curve to the left and arc distance of 107.23 feet to a corner for the beginning of a non-tangent curve to the right, having a central angle of 13° 11′ 20″, a radius of 523.50 feet, and a chord bearing and distance of S 82° 53′ 59″ W, 120.24 feet.

THENCE, with said curve to the right an arc distance of 120.51 feet to a corner.

THENCE, S 89° 29' 40" W, a distance of 24.93 feet to a corner.

THENCE, N 00° 30' 20" W, a distance of 47.00 feet to a corner.

THENCE, N 44° 20′ 25″ E, a distance of 8.92 feet to a corner.

THENCE. N 00° 30' 20" W. a distance of 37.62 feet to a corner.

THENCE, N 45° 00' 07" W, a distance of 326.56 feet to a corner.

THENCE, N 46° 07' 24" E, a distance of 394.56 feet to a corner. THENCE, N 32° 32' 06" W, a distance of 852.47 feet to a corner.

THENCE, N 32° 28' 25" W, a distance of 20.00 feet to a corner.

THENCE. N 57° 32' 06" E. a distance of 81.22 feet to a corner for the beginning of a non-tangent curve to the right, having a central angle of 10° 41' 20", a radius of 2649.05 feet, and chord bearing and distance of N 62° 52' 45" E. 493.48 feet.

THENCE, with said curve to the right an arc distance of 494.19 feet to the POINT OF BEGINNING, containing 2.681.350 square feet or 61.555 acres of land.

SURVEYOR'S STATEMENT:

I, Ryan S. Reynolds, 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-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 _____ FOR REVIEW PURPOSES ONLY. PRELIMINARY, THIS DOCUMENT SHALL NOT BE RECORDED FOR ANY PURPOSE AND SHALL NOT BE USED OR VIEWED OR RELIED UPON AS A FINAL SURVEY DOCUMENT.

RYAN S. REYNOLDS, R.P.L.S.

Texas Registered Professional Land Surveyor No. 6385.

STATE OF TEXAS COUNTY OF COLLIN §

BEFORE ME, the undersigned authority, on this day personally appeared Ryan S. Reynolds, known to me to be the person whose name is subscribed to the above and foregoing instrument, and acknowledged to me that he executed the same for the purposes and consideration expressed and in the capacity therein stated.

Given under my hand and seal of office, this ___ day of _____, 20__.

Notary public for and in the State of Texas

Mv commission expires: ______

OWNER'S DEDICATION:

NOW THEREFORE. KNOW ALL MEN BY THESE PRESENTS:

That POTTERS HOUSE OF DALLAS, INC., acting by and through its duly authorized agent, does hereby adopt this plat, designating the herein described property as CAPELLA PARK SOUTH an addition to the County of Dallas, Texas, and do hereby dedicate in fee simple the streets, alleys, and common areas shown thereon to Dallas County. The streets, alleys, and utility easements shall be open to the public, fire and police units, aarbage and rubbish collection agencies. The maintenance of common areas and of paving on the streets is the responsibility of Dallas County. The maintenance of paving on the utility 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. The easements shown shall be for Dallas County exclusive use, provided, however, that at the sole and exclusive discretion of the district and subject to its written approval, easements may also be used for the mutual use and accommodation of all public utilities desiring to use the same unless the easement limits the use to a particular utility or utilities, said use by other public utilities being subordinate to the district's use thereof, if approved by Dallas County, public utilities shall place utilities only in designated easements shown thereon reserved for the purposes indicated. All and any public utilities given the right by Dallas County to use said easements 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 _____ day of _____, 20__.

POTTERS HOUSE OF DALLAS, I	NC.			
Ву:		_		
Name			_	
Title:			_	
STATE OF TEXAS COUNTY OF				
COUNTY OF	8			
BEFORE ME, the	undersigned (of	authority,	on this	day personally appeared), known to me to be nt and acknowledged to me that
	for the purpo	se and cons	ideration the	nt and acknowledged to me that erein expressed, in the capacity
Given under my hand ar	nd seal of office	e, this (day of	, 20
Notary public for and in	the State of T	exas	_	
My commission expires:				

RECORDING LABEL HERE

CERTIFICATE OF APPROVAL

PLACE COUNTY

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 _____ and same was duly approved on the day of ____A.D. 20_____ by said Commission.

> Chairperson or Vice Chairperson City Plan Commission Dallas, Texas

Secretary

Attest:

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 4 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