

A map of the Merrifield area in Arlington, Virginia. The map shows the following features:

- Geographic Features:** Mountain Creek (top right), Merrifield (center left), O'Quinn (bottom left), Kiest (center right), and Dallas Baptist College (top right).
- Highways:** Highway 303 (top right) and Highway 408 (bottom left).
- Proposed Site:** A black square labeled "SITE" is located near the intersection of Merrifield and O'Quinn.
- Compass Rose:** A compass rose is located in the bottom left corner, indicating North.

1) BENEFARIAS ARE BASED UPON THE TEXAS STATE COORDINATE SYSTEM (NAD 83) NORTH CENTRAL ZONE (4202). NORTH AMERICAN DATUM OF 1983 (2011).

2) THE PURPOSE OF THIS PLAN IS TO REPLANT A PART OF A PLANTED CROTON AREA INTO ONE RESIDENTIAL LOT.

3) TO-TO-LOT BRANCHING WILL NOT BE ALLOWED WITHOUT COT OF DALLAS PLANNING & ORDINANCE ENGINEERING SECTION APPROVAL.

4) ACCORDING TO THE F.R.I.M. NO. 481130JCH55M, THE SUBJECT PROPERTY LIES IN ZONE X AND DOES NOT LIE IN A FLOOD PLANE HAZARD AREA EXCEPT AS SHOWN.

5) COORDINATES SHOWN ARE STATE PLANE COORDINATE SYSTEM NORTH CENTRAL ZONE, NORTH AMERICAN DATUM OF 1983 ON GRID COORDINATE VALUES, NO SCALE AND NO PROJECTION.

[illegible]

WHEREAS, CAPELLA PARK HOMEOWNERS' ASSOCIATION, INC., a Texas non-profit corporation, is the owner of certain real property located at 11015 Highway 69, Box 178, Capella Park, Texas 75743-0178; and Whereas, the following described portion of Community Acre D in Block DB8710 of Capella Park, Texas, is addition to the City of Dallas, Dallas County, Texas according to the plat thereof recorded in Instrument Number 20070022123 of the Official Public Records of Dallas County, Texas, and being a part of that land described in Warranty Deed to CAPELLA PARK HOMEOWNERS' ASSOCIATION, INC., a Texas non-profit corporation, recorded in Instrument Number 202100143878 of the Official Public Records of Dallas County, Texas, and being more particularly described by metes and bounds as follows:

beginning at a 1/2 mile iron rod with yellow plastic casing, "JB" found corner also being the northernmost in the "JB" road corner, said corner also being the northernmost in the south right-of-way, line of Capella Park Avenue (54 foot right-of-way), said corner also being the northernmost in the northwest corner of said Common Area D, Block DB710, said point being the beginning of a non-arguent curve to the right, having a radius of 03 degrees 03 minutes 40 seconds East, 79.54 feet, a radius of 1412.00 feet, and a cord bearing and distance of North 83 degrees 18 minutes 57 seconds East, 75.54 feet.

Thence, in a northeasterly direction, along the southerly right-of-way line of said Capella Park Avenue and along said curve to the right, an arc length of 79.55 feet to a 3 1/4 inch aluminum disk stamped "MCDONALD CP & RPLS #5382" set on 1/2 inch iron rod for corner;

Thence South 05 degrees 17 minutes 45 seconds, traversing said Common Area D, Block D/8710, a distance of 119.18 feet to a 1/2 inch iron rod with yellow plastic cap stamped "BJ" found for corner, said corner being the northeast corner of Lot 27, Block B/8710 of said Capella Park, Phase 1;

Thence South 82 degrees 40 minutes 11 seconds West, along a north line of said Lot 27, Block B-187-10, a distance of 48.34 feet to a 1/2 inch iron rod with green plastic cap stamped "Sands" found for corner, said corner also being the easternmost, northeast corner of a 15 foot alley, said alley also being the beginning of a non-tangent corner of the right, having a delta of 88 degrees 21 minutes 23 seconds, a radius of 30.00 feet, and a chord bearing of North 52 degrees 03 minutes 32 seconds, East, 41.81 feet, and distance of North 52 degrees 03 minutes 32 seconds, East, 41.81 feet.

Thence, in a northwesterly direction, along the northeasterly and easterly right-of-way line of said 15 foot alley, an arc length of 46.26 feet to a 1/2 inch iron rod with yellow plastic cap stamped "JB1" found for corner, said corner being in the easterly right-of-way line of said 15 foot alley;

Thence North 08 degrees 53 minutes 02 seconds West, continuing along the easterly right-of-way line of said 155 foot alley, a distance of 84.95 feet to a 1/2 inch iron rod with yellow plastic cap stamped "JB1" found for corner;

Thence North 34 degrees 14 minutes 23 seconds East, a distance of 7.18 feet to the POINT OF BEGINNING and containing 9,485 square feet or 0.218 acres of land.

NOW THEREFORE, KNOW ALL MEN BY THESE PRESENTS,

THAT CAPELTA RENT HOMEOWNERS' ASSOCIATION, INC., a Texas-nonprofit corporation, acting by and through its duly authorized agent, does hereby adopt this plan, designating the herein described property as **MC DONALD'S CP**, in addition to the City of Dallas, Dallas County, Texas, and to hereby dedicate, in the simple, to the public use forever, any streets, alleys, and footway 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 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 and upon the said easements for the purposes of constructing, reconstructing, inspecting, patrolling, maintaining and adding to or removing all of or parts of its respective systems without incurring any liability, at any time of procuring the permission of owner. Any public utility shall have the right of ingress and egress to or from and upon the said easements for the purposes of reading meters and any maintenance or service required or ordinarily performed by the utility.

Water main and wastewater easements shall also include additional area or 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 service 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 plating ordinances, rules, regulations and resolutions of the City of Dallas, Texas.

WITNESS MY HAND THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2025.

CAPELLA PARK HOMEOWNERS' ASSOCIATION, INC., a Texas non-profit corporation

STATE OF TEXAS  
COUNTY OF DALLAS

BEFORE ME, the undersigned authority, a Notary Public in and for the said County and State, on this day personally appeared Chadwick McDonald, 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 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 \_\_\_\_\_, 2025.

OWNER  
CAPELLA PARK HOMEOWNERS  
ASSOCIATION, INC.  
1800 PRESTON PARK BLVD.  
STE 101  
PLANO, TEXAS 75093

SURETOR  
**TEXAS HERITAGE**  
SURVEYING, LLC

10610 Mettief Drive, Suite 124, Dallas, TX 75243  
Office 214-340-9700 Fax 214-340-9710  
texasheritage.com  
Firm #10169300

On January 1, 1981, January, a Licensed 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. 3455, as amended), and Texas Local Government Code Chapter 212. I further affirm that the documentation shown herein was either found or placed in compliance with the City of Dallas Development Code, Sec. 51-8-617 (a)(b)(c)(d) & (e), and that the digital drawing accompanying this plat is a precise representation of this Surveyed Plat.

Dated this the \_\_\_\_\_ day of \_\_\_\_\_, 2025.

**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. (1/23/2025)**

STATE OF TEXAS  
COUNTY OF DALLAS

BEFORE ME, the undersigned authority, a Notary Public in and for the said County and State, on this day personally appeared J. R. January, 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 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 \_\_\_\_\_, 2025.

PRELIMINARY REPLAT  
**MCDONALD CP**  
LOT 1, BLOCK D/8710  
REPLAT OF PART OF COMMON AREA D, BLOCK D/8710,  
CAPPELLA PARK, PHASE 1  
WM. O'GWINN SURVEY, ABSTRACT NO. 1104  
CITY OF DALLAS, DALLAS COUNTY, TEXAS  
CITY PLAN FILE NO. S245-089

DATE: 10/25/2024 / JOB # 2400927-1 / SCALE - 1" = 30' / JACOB

<p style="text-align: center;">PLACE COUNTY RECORDING LABEL HERE</p>	
<p style="text-align: center;"><b>CERTIFICATE OF APPROVAL</b></p>	
<p>I, <u>Tracy Shildt</u>, Chairperson or Event Editor, 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. 20____</p>	
<p>and same was duly approved on the _____ day of _____ A.D. 20____ by said Commission.</p>	
<p>Chairperson or Vice Chairperson City Plan Commission Dallas, Texas</p>	<p>_____ Secretary</p>
<p>Attest:</p>	