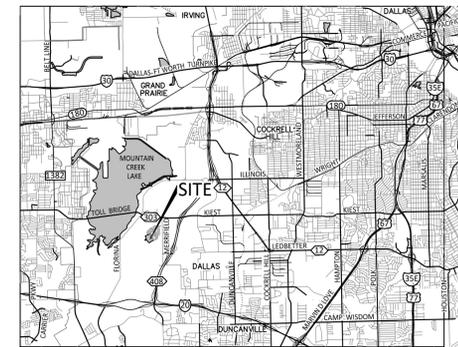


Line	Length	Direction
L1	41.24	N24° 31' 23"W
L2	50.25	N25° 47' 58"W
L3	6.95	N22° 23' 17"E
L4	81.22	N57° 32' 06"E
L5	20.00	N32° 28' 25"W
L6	75.22	S26° 10' 56"E
L7	75.21	S25° 55' 04"E
L8	62.79	S25° 43' 18"E
L9	43.62	S40° 58' 19"W
L10	103.58	N48° 37' 19"W
L11	18.65	S31° 31' 25"W
L12	39.43	N30° 56' 49"E
L13	32.62	S66° 44' 32"E
L14	49.36	N29° 10' 08"W
L15	64.60	N60° 49' 52"E
L16	28.75	S2° 19' 50"E
L17	42.34	S73° 00' 12"W
L18	30.00	N64° 41' 36"E
L19	18.15	S24° 52' 26"E
L20	20.96	S20° 30' 12"W
L21	22.46	S62° 26' 52"W
L22	30.62	S66° 26' 14"W
L23	31.41	S79° 42' 26"W
L24	18.75	N74° 34' 52"W
L25	20.34	N0° 04' 15"E

Curve #	Length	Radius	Delta	Chord Length	Chord Bearing
C1	11.23	28.00	022°59'06"	11.16	N17° 43' 07"E
C2	12.47	28.00	025°30'44"	12.36	S44° 16' 47"W
C3	29.68	87.00	019°32'57"	29.54	S21° 44' 57"W
C4	176.62	163.00	062°05'06"	168.11	S19° 04' 05"E
C5	9.77	347.00	001°36'45"	9.77	N49° 18' 15"W
C6	43.60	28.00	089°12'33"	39.32	N03° 53' 36"W
C7	19.26	113.00	009°45'51"	19.23	S35° 49' 45"W
C8	222.62	373.00	034°11'46"	219.33	N33° 00' 45"W
C9	56.55	28.00	115°42'39"	47.42	S88° 48' 09"W
C10	175.26	122.00	082°18'39"	160.58	N72° 06' 09"E
C11	138.93	83.00	095°54'19"	123.27	S65° 18' 18"W
C12	199.87	113.00	101°20'39"	174.82	S33° 19' 11"E
C13	85.61	87.00	056°22'58"	82.20	N55° 48' 01"W
C14	234.48	173.00	077°39'29"	216.94	S66° 26' 16"E
C15	11.91	137.50	004°57'47"	11.91	S77° 12' 52"W
C16	9.66	111.50	004°57'47"	9.66	S77° 12' 52"W
C17	42.61	28.00	087°11'26"	38.62	N56° 42' 31"W
C18	7.66	54.00	008°07'57"	7.66	S83° 45' 44"W
C19	38.64	28.00	079°03'29"	35.64	N48° 17' 58"E
C20	102.07	162.00	036°05'55"	100.39	S04° 32' 02"W
C21	39.37	28.00	080°33'16"	36.20	N14° 58' 24"W
C22	533.15	417.00	073°15'18"	497.57	S52° 32' 31"E
C23	45.02	28.00	092°07'48"	40.33	S68° 38' 54"W
C24	90.23	115.00	044°57'21"	87.94	N66° 41' 29"W
C25	35.84	28.00	073°20'19"	33.44	S80° 52' 58"E
C26	15.13	28.00	030°57'47"	14.95	N46° 57' 59"E
C27	19.76	28.00	040°25'49"	19.35	S82° 39' 47"W
C28	35.84	28.00	073°20'19"	33.44	S25° 46' 43"W
C29	126.02	115.00	062°47'19"	119.81	N20° 30' 12"E
C30	184.58	213.00	049°38'59"	178.85	N76° 43' 21"E
C31	214.39	188.00	065°20'21"	202.96	S45° 46' 59"E
C32	110.44	164.00	038°35'02"	108.36	N69° 52' 39"W
C33	257.97	368.00	040°09'54"	252.72	S69° 05' 12"E
C34	114.42	393.00	016°40'54"	114.02	S37° 47' 54"E
C35	82.86	406.50	011°40'42"	82.71	S21° 45' 13"E
C36	228.89	383.50	034°11'46"	225.50	N33° 00' 45"W
C37	13.12	126.50	005°56'40"	13.12	S47° 08' 18"E
C38	97.78	82.00	068°19'27"	92.09	N17° 53' 14"E
C39	94.65	109.00	049°45'05"	91.70	S08° 36' 03"W
C40	59.35	56.00	060°43'34"	56.61	N03° 06' 48"E

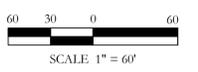


VICINITY MAP  
NOT TO SCALE

- 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
  - Emst 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 2 LOTS FROM A 21.539 ACRE TRACT OF LAND CONVEYED TO CLAY ACADEMY, INC.

**PRELIMINARY PLAT  
COTTAGES AT  
CAPELLA PARK**  
LOT 1R & LOT 2, BLOCK V/8710  
21.539 ACRES  
OUT OF THE  
WILLIAM O'GWINN SURVEY,  
ABSTRACT 1104  
CITY OF DALLAS  
DALLAS COUNTY, TEXAS

**FILE NUMBER: S234-183**

21 August 2024  
SHEET 1 OF 2

**Owner:**  
Clay Academy, Inc.  
6777 W. Kiest Blvd.  
Dallas, Texas 75236  
Frank M Dyer, II  
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



I:\cadd\projects\183 - ct\plots\real\estate\183pl - capepla park\lrc\plans\dwg\cbasis\preliminary\plat\183pl - preliminary.plat.dwg

LEGAL DESCRIPTION:

STATE OF TEXAS §
COUNTY OF DALLAS §
21.539 ACRES

BEING a tract of land situated in the WILLIAM O'GWINN SURVEY, ABSTRACT NO. 1104, City of Dallas, Dallas County, Texas and being all of Lot 1, Block V/8710, Clay Academy an addition to the City of Dallas according to the plat filed of record in Document No. 200600286588, Official Public Records, Dallas County, Texas (O.P.R.D.C.T.) and being more particularly described as follows:

BEGINNING at an X-cut in concrete found at the intersection of the west line of Potters House Way and the south line of Truth Drive, for the northeast corner of said Lot 1;

THENCE, with said west line, same being common with the east line of said Lot 1 the following six (6) courses and distances:

South 25° 59' 32" East, a distance of 732.89 feet to a 1/2" iron rod with plastic cap stamped "JBI" found for a corner.

South 24° 31' 23" East, a distance of 41.24 feet to a 1/2" iron rod found for a corner.

South 23° 33' 46" East, a distance of 234.35 feet to a 1/2" iron rod with plastic cap stamped "JBI" found for a corner.

South 25° 59' 43" East, a distance of 50.20 feet to a 1/2" iron rod with plastic cap stamped "JBI" found for a corner.

South 23° 34' 46" East, a distance of 108.47 feet to a 1/2" iron rod with yellow plastic cap stamped "JVC" set for a corner at the north end of a corner clip for the above-mentioned Lot 1.

South 22° 23' 17" West, a distance of 6.95 feet, with said corner clip to a 1/2" iron rod with yellow plastic cap stamped "JVC" set for the south corner of said corner clip, same being the southeast corner of said Lot 1, for the beginning of a non-tangent curve to the left, having a central angle of 10° 46' 00", a radius of 2649.05 feet, and a chord bearing and distance of South 62° 55' 06" West, 497.06 feet.

THENCE with said curve to the left, passing at an arc distance of 3.60 feet a 1/2" iron rod with plastic cap stamped "JBI" found for a north corner of that tract of land conveyed to The Potters House of Dallas, Inc. according to the document filed of record in Document Number 201100012615 (O.P.R.D.C.T.), continuing with said arc and the north line of said The Potters House of Dallas, Inc. tract, for a total distance of 497.79 feet to a 1/2" iron rod with yellow plastic cap stamped "JVC" set for a corner of said Lot 1.

THENCE, South 57° 32' 06" West, with said north line, a distance of 81.22 feet to a 1/2" iron rod with yellow plastic cap stamped "JVC" set for the northwest corner of said The Potters House of Dallas, Inc. tract, same being common with a southwesterly corner of said Lot 1.

THENCE, South 32° 28' 25" East, leaving said northwest corner, with the west line of said The Potters House of Dallas, Inc. tract, a distance of 20.00 feet to a 1/2" iron rod with yellow plastic cap stamped "JVC" set in the easterly line of that remainder tract of land conveyed to Capella Park Realty Company, according to the document filed of record in Volume 2005140, Page 4795 Deed Records Dallas County, Texas (D.R.D.C.T.) for the most southerly corner of said Lot 1.

THENCE, leaving said west line, with said easterly line, same being common with the westerly line of said Lot 1, the following ten (10) courses and distances:

North 86° 04' 52" West, a distance of 200.12 feet to a 1/2" iron rod with yellow plastic cap stamped "JVC" set for a corner.

North 26° 04' 52" West, a distance of 217.56 feet to a 1/2" iron rod with yellow plastic cap stamped "JVC" set for a corner.

North 46° 04' 52" West, a distance of 190.05 feet to a 1/2" iron rod found for a corner.

North 26° 10' 56" West, a distance of 75.22 feet to a 1/2" iron rod with plastic cap stamped "ALS" found for a corner.

South 63° 57' 46" West, a distance of 227.02 feet to a 1/2" iron rod with plastic cap stamped "ALS" found for a corner of this tract. for a corner.

North 26° 05' 55" West, a distance of 140.04 feet to a 1/2" iron rod found for a corner.

North 64° 03' 34" East, a distance of 228.04 feet to a 1/2" iron rod with plastic cap stamped "ALS" found for a corner of this tract. for a corner.

North 25° 55' 04" West, a distance of 75.21 feet to a 1/2" iron rod with plastic cap stamped "ALS" found for a corner.

North 05° 54' 18" West, a distance of 190.08 feet to a 1/2" iron rod found for a corner.

North 26° 06' 51" West, a distance of 211.19 feet to a 1/2" iron rod found for the southwest corner of that tract of land conveyed to Capella Park Development I, LLC according to the document filed of record in Instrument Number 202200252104 (O.P.R.D.C.T.) and being the common northwest corner of the above-mentioned Lot 1.

THENCE, with the southerly line of said Cappella Park Development I tract, same being common with the north line of said Lot 1, the following three (3) courses and distances:

North 64° 00' 56" East, a distance of 436.12 feet to a 1/2" iron rod found for a corner.

North 25° 43' 18" West, a distance of 62.79 feet to a 1/2" iron rod with plastic cap stamped "JBI" found for a corner.

North 40° 58' 19" East, a distance of 43.62 feet to a 1/2" iron rod with plastic cap stamped "JBI" found in the west line of Gideons Way for the most easterly southeast corner of the above-mentioned Cappella Park Development I tract and common north corner of the above-mentioned Lot 1.

THENCE, South 48° 37' 19" East, with said west line, a distance of 103.58 feet to a 1/2" iron rod with plastic cap stamped "JBI" found for a corner in the south line of the above-mentioned Truth Drive.

THENCE North 52° 49' 28" East, with said south line, same being common with the north line of said Lot 1, a distance of 258.30 feet to the POINT OF BEGINNING containing 938,218 square feet or 21.539 acres of land.

OWNER'S DEDICATION:

NOW THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

That CLAY ACADEMY, INC., acting by and through its duly authorized agent, does hereby adopt this plat, designating the herein described property as COTTAGES AT CAPELLA PARK 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, garbage 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\_\_.

CLAY ACADEMY, INC.

By: \_\_\_\_\_

Name \_\_\_\_\_

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

STATE OF TEXAS §
COUNTY OF \_\_\_\_\_ §

BEFORE ME, the undersigned authority, on this day personally appeared \_\_\_\_\_ (of \_\_\_\_\_), 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 and consideration therein expressed, in the capacity therein stated, and as the act and deed of said partnership.

Given under my hand and seal of office, this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_.

Notary public for and in the State of Texas

My commission expires: \_\_\_\_\_

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 \_\_\_\_\_, 20\_\_.

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

My commission expires: \_\_\_\_\_

PLACE COUNTY
RECORDING LABEL HERE

CERTIFICATE OF APPROVAL
I, Tony Shdid, 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. 20\_\_\_\_ and same was duly approved on the \_\_\_\_\_ day of \_\_\_\_\_, A.D. 20\_\_\_\_ by said Commission.

Chairperson or Vice Chairperson
City Plan Commission
Dallas, Texas
Attest:
Secretary

PURPOSE OF PLAT
THE PURPOSE OF THIS PLAT IS TO CREATE 2
LOTS FROM A 21.539 ACRE TRACT OF LAND
CONVEYED TO CLAY ACADEMY, INC.

PRELIMINARY PLAT
COTTAGES AT
CAPELLA PARK

LOT 1R & LOT 2, BLOCK V/8710
21.539 ACRES
OUT OF THE
WILLIAM O'GWINN SURVEY,
ABSTRACT 1104
CITY OF DALLAS
DALLAS COUNTY, TEXAS

FILE NUMBER: S234-183

21 August 2024
SHEET 2 OF 2

Owner:
Clay Academy, Inc.
6777 W. Kiest Blvd.
Dallas, Texas 75236
Frank M Dyer, II
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

