OWNER'S CERTIFICATE OWNER'S DEDICATION STATE OF TEXAS NOW THEREFORE. KNOW ALL MEN BY THESE PRESENTS: COUNTY OF DALLAS VICINITY MAP - NOT TO SCALE THAT, Doctor Brother's, Ltd., a Texas limited partnership, acting by and through it's duly authorized agent Keith E WHEREAS, Doctor Brothers, LTD., a Texas limited partnership is the owner of a tract of land situated in the C.A. Lovejoy Survey, Koop, President does hereby adopt this plat, designating the herein described property as CHURCH KEY Abstract No. 829, Dallas County, Texas in City Block A/4414, Official City Number, and being two tracts of land as described by THENCE South 46 degrees 08 minutes 57 seconds East, continuing along the northeasterly line of said Doctor Brothers, LTD., tract ADDITION, an addition to the City of Dallas, Dallas County, Texas, and do hereby dedicate, in fee simple, to the Special Warranty Deed with Vendor's Lien as recorded in Instrument No. 201800046207, Official Public Records, Dallas County, (201800046207) (200600055009), common with a southwesterly line of said Lot 1B, Block D/4414, The Doctors Hospital Addition 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 Texas, also being a tract of land as described by Special Warranty Deed as recorded in Instrument No. 200600055009,Official Public No. 3, a distance of 53.62 feet to a 1/2 inch iron rod found for corner; public, fire and police units, garbage and rubbish collection agencies, and all public and private utilities for each Records, Dallas County, Texas, and together being more particularly described by metes and Bounds as follows: 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, THENCE North 43 degrees 51 minutes 03 seconds East, along a northwesterly line of said Doctor Brothers, LTD., tract reconstructed or placed upon, over or across the easements as shown. Said easements being hereby reserved BEGINNING a 1/2 inch iron found lying on the northwesterly right-of-way Garland Road (100 foot right-of-way) and also being the (201800046207) (200600055009), common with a southeasterly line of said Lot 1B, Block D/4414, The Doctors Hospital Addition No. for the mutual use and accommodation of all public utilities using or desiring to use same. All, and any public easterly corner of Gaston Parkway (50 foot right-of-way) and same being the southerly corner of said Doctor Brothers, LTD, tract; 3, a distance of 3.84 feet to a 3-1/4 inch metallic disk stamped "CKA & RPLS 5299" set on 1/2 inch iron rod, and also being the utility shall have the right to remove and keep removed all or parts of any building, fences, trees, shrubs, or other ROCK Westerly corner of a certain tract of land as described by Warranty Deed to Texas Commerce Bank-Casa Linda, National improvements or growths which in any way may endanger or interfere with the construction, maintenance or LAKE Association, as recorded in Volume 80238, Page 2396, Deed Records, Dallas County, Texas; efficiency of its respective system on the easements, and all public utilities shall at all times have the full right of North 45 degrees 58 minutes 07 seconds West, along the Southwesterly line of said Doctor Brothers, LTD., tract (201800046207) ingress and egress to or from and upon the said easements for the purpose of constructing, reconstructing, (200600055009), common with the northeasterly right-of-way line of said Gaston Parkway, a distance of 622.10 feet to a 1/2 inch iron inspecting, patrolling, maintaining and adding to or removing all of parts of its respective systems without the rod with orange cap found lying on the northeasterly line of Lot 1-D, Block A/4414, Reserves at White Rock II, and addition to the City THENCE South 45 degrees 42 minutes 34 seconds East, departing said Lot 1B, Block D/4414, The Doctors Hospital Addition No. 3, necessity at any time of procuring the permission of anyone. (Any public utility shall have the right of ingress and of Dallas, Dallas County, Texas, according to the map thereof recorded in Volume 99227, Page 17, Deed Records, Dallas County, and along the northeasterly line of said Doctor Brothers, LTD., tract (201800046207) (200600055009), common the with egress to private property for the purpose of reading meters and any maintenance or service required or ordinarily Texas, and also being a Southerly Corner of Lot 1B, Block D/4414, The Doctors Hospital Addition No. 3, an addition to the City of southwesterly line of said Texas Commerce Bank-Casa Linda tract, a distance of 208.04 feet to 1/2 iron rod with cap stamped performed by the utility). Dallas, Dallas County, Texas, according to the map thereof recorded in Volume 94072, Page 3162, Deed Records, Dallas County, "PACHECO KOCH" found for corner; Water main and wastewater easements shall also include additional area of working space for construction and SCALE - 1" = 40' 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 ΓHENCE North 42 degrees 48 minutes 27 seconds East, departing said Lot 1, Block A/4414, Reserve at White Rock II and along the THENCE South 44 degrees 04 minutes 27 seconds West, departing said Texas Commerce Bank-Casa Linda tract, along a line, and description of such additional easements herein granted shall be determined by their location as installed. southeasterly line of said Doctor Brothers, LTD., tract (201800046207) (200600055009), common with the northwesterly line of a northwesterly line of said Doctor Brothers, LTD., tract (201800046207) (200600055009), common with a southeasterly line of Lot 1B, certain tract of land as described by Deed to the City of Dallas, as recorded in Volume 2651, Page 258, Deed Records, Dallas Block D/4414, The Doctors Hospital Addition No. 3, a distance of 200.01 feet to a 1/2 inch iron rod with orange cap found for an angle This plat approved subject to all platting ordinances, rules, regulations and resolutions of the City of Dallas, Texas. GENERAL NOTES: County. Texas, a distance of 99.73 feet to a "X" cut in concrete found corner: 1) BEARINGS ARE BASED UPON THE TEXAS STATE PLANE COORDINATE WITNESS MY HAND THIS ______ DAY OF _______, 2018. SYSTEM, NORTH CENTRAL ZONE, (4202) NORTH AMERICAN DATUM OF 1983, THENCE South 45 degrees 54 minutes 22 seconds East, along a northeasterly line of said Doctor Brothers, LTD., tract THENCE South 83 degrees 32 minutes 33 seconds East, continuing along the Northerly line of said Doctor Brothers, LTD., tract Doctor Brother's, Ltd., a Texas limited partnership (201800046207) (200600055009), common with the southwesterly line of said City of Dallas, tract, passing at 199.46 feet a concrete (201800046207) (200600055009), common with a Southerly line of said Lot 1B, Block D/4414, The Doctors Hospital Addition No. 3, a CBROS General, Inc., a Texas corporation 2) THE PURPOSE OF THIS PLAT IS TO CREATE A ONE LOT FROM TWO distance of 199.69 feet to a 1/2 inch iron rod with orange cap found for an angle point; monument found and being a northwesterly right-of-way line of said Garland Road, and continuing a total distance of 210.00 feet to a EXISTING TRACTS OF LAND.. mag nail set for corner and lying on a northwesterly right-of-way line of said Garland Road; 30' DRAINAGE EASEMENT VOLUME 76020, PAGE 1220 3) LOT-TO-LOT DRAINAGE WILL NOT BE ALLOWED WITHOUT ENGINEERING D.R.D.C.T SECTION APPROVAL. Keith E. Koop, President THENCE South 45 degrees 01 minutes 24 seconds West, along a southeasterly line of said Doctor Brothers, LTD., tract 4) ACCORDING TO THE F.I.R.M. NO. 48113C0355 K, THE SUBJECT PROPERTY (201800046207) (200600055009), common with the northwesterly right-of-way line of said Garland Road, a distance of 224.74 feet to LIES IN ZONE X AND DOES NOT LIE WITHIN A FLOOD PRONE HAZARD AREA. STATE OF TEXAS the POINT OF BEGINNING and containing 172,587 square feet or 3.962 acres of land. COUNTY OF DALLAS 5) ALL EXISTING STRUCTURES TO BE REMOVED. **BLOCK H/5307** BEFORE ME, the undersigned authority, a Notary Public in and for the said County and State, on this day CASA LINDA 6) COORDINATES SHOWN ARE STATE PLANE COORDINATE SYSTEM NORTH "RELOCATION OF DRIVE 2" HIGHLANDS personally appeared Keith Koop, known to me to be the person whose name is subscribed to the foregoing CENTRAL ZONE, (4202) NORTH AMERICAN DATUM OF 1983 ON GRID VOLUME 95073, PG. 3608 instrument and acknowledged to me that he executed the same for the purposes therein expressed and under COORDINATE VALUES, NO SCALE AND NO PROJECTION. **VOLUME 8, PAGE 435** oath stated that the statements in the forgoing certificate are true. "BC EASEMENT AREA" M.R.D.C.T. ACCESS EASEMENT 100.00' VOLUME 95001, PG. 5471 GIVEN UNDER MY HAND AND SEAL OF OFFICE, this day of D.R.D.C.T. BLOCK 4414 TEXAS COMMERCE BANK-CASA LINDA **GLENWOOD STREET** VOLUME 80238, PAGE 2396 50' RIGHT-OF-WAY "HOPKINS EASEMENT AREA" Notary Signature ZONE AE VOL. 8, PG. 435 ACCESS EASEMENT LOT 1B, BLOCK D/4414 LOT 2A, BLOCK C/4414 M.R.D.C.T. VOLUME 95001, PG. 5471 THE DOCTORS HOSPITAL SURVEYOR'S STATEMENT TCB-CASA LINDA ADDITION, D.R.D.C.T. ADDITION NO.3 REVISION VOLUME 94072, PAGE 3162 VOL. 98095, PAGE 57 I, Gary E. Johnson, a Registered Professional Land Surveyor, licensed by the State of Texas, affirm that this plat D.R.D.C.T. D.R.D.C.T. was prepared under my direct supervision, from recorded documentation, evidence collected on the ground during 3' X 25' DALLAS POWER & EXHIBIT "D" field operations and other reliable documentation; and that this plat substantially complies with the Rules and SIGN EASEMENT LIGHT COMPANY EASEMENT "RELOCATION OF DRIVE 1" (DEED N 44°47'04" E) -VOLUME 95001, PG. 5396 Regulations of the Texas Board of Professional Land Surveying, the City of Dallas Development Code (Ordinance VOL. 4857, PG. 547 VOLUME 95073, PG. 3608 D.R.D.C.T. N 43°51'03" E 3.84'-\ D.R.D.C.T. D.R.D.C.T. No. 19455, as amended), and Texas Local Government Code, Chapter 212. I further affirm that monumentation (DEED \$ 45°12'56" E, 53.38') shown hereon was either found or placed in compliance with the City of Dallas Development Code, Sec. 178.33' LOT 12 S 46°08'57" E 53.62'-S 45°42'34" E 208.04' 51A-8.617 (a)(b)(c)(d) & (e); and that the digital drawing file accompanying this plat is a precise representation of 200.00' this Signed Final Plat. 12' T.P. & L. AND 3' X 35' T.P. & L. AND SWBELL EASEMENT Dated this the day of VOLUME 4501, PG. 609 VOLUME 4501, PG. 609 D.R.D.C.T. D.R.D.Q.T. PRELIMINARY. THIS DOCUMENT SHALL NOT BE RECORDED PT. BLØCK 4414 FLOODWAY EASEMENT FOR ANY PURPOSES AND SHALL NOT BE USED OR VIEWEI CITY OF DALLAS VOLUME 94022, PAGE 4838 ZONE AE OR RELIED UPON AS A FINAL SURVEY DOCUMENT. (9/11/2018) VOLUME 2651, PAGE 258 D.R.D.C.T. D.R.D.C.T. Gary E. Johnson TWO STORY 5' X 40' DALLAS POWER & Texas Registered Professional Land Surveyor No. 5299 BRICK LIGHT COMPANY EASEMENT 20' INGRESS AND EGRESS 50.0' STATE OF TEXAS VOL. 4857, PG. 547 EASEMENT DRDCT COUNTY OF DALLAS 10' PLANTING EASEMENT INST. NO. 200600055010 PART 1 DESCRIPTION) ✓ VOLUME 8, PAGE 435 O.P.R.D.C.T. M.R.D.C.T. (DEED S 45°07'28" E) BEFORE ME, the undersigned authority, a Notary Public in and for the said County and State, on this day S 45°54'22" E 210.00' personally appeared Gary E. Johnson, 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 STATE PLANE oath stated that the statement in the forgoing certificate are true. COORDINATES N=6,990,879.224' LOT 11 E=2,519,573.212' GIVEN UNDER MY HAND AND SEAL OF OFFICE, this day of TWO STORY LOT 7, BLOCK A/4414 Notary Signature BRICK CHURCH KEY ADDITION BRICK (HC) HANDICAPPED SPACE LIGHT POLE ZONE AE ZONING MU-172 587 SQ. ₱T. POWER POLE ZONE X 1) PARKING SPACE 3 962 ACRES STONE COLUMN ○ IRON ROD FOUND FIRE HYDRANT INST. NO.1 200600C 0. . R.D.C > IRON PIPE FOUND LEGEND WM WATER METER LOT 10 M.R.D.C.T. MAP RECORDS, DALLAS COUNTY, TEXAS FENCE POST CORNER WV WATER VALVE DEED RECORDS, DALLAS COUNTY, TEXAS D.R.D.C.T O.P.R.D.C.T OFFICIAL PUBLIC RECORDS, DALLAS COUNTY, TEXAS X" FOUND / SET ICV IRRIGATION INST. NO. **INSTRUMENT NUMBER** CONTROL VALVE SQ.FT. SQUARE FEET ______ASPHALT PAVING AC AIR CONDITIONING I.R.S. 1/2" IRON ROD YELLOW CAP STAMPED "TXHS" SET SANITARY SEWER I.R.W. 1/2" IRON ROD FOUND ——O—O— CHAIN LINK FENCE SSMH MANHOLE COVER CONTROL MONUMENT C.M. ———— WOOD FENCE STMH STORM SEWER 3-1/4" METALLIC DISK STAMPED "CKA & RPLS 5299" 15' DALLAS POWER & LIGHT MANHOLE COVER SET ON A 1/2" IRON ROD FOR CORNER COMPANY EASEMENT CO CLEANOUT VOL. 68137, PG. 179 —— ∏ —— IRON FENCE D.R.D.C.T. —— /// —— PIPE FENCE COVERED PORCH, → DECK OR CARPORT 2.4' OFF --10' PLANTING EASEMENT -- VOLUME 8, PAGE 435 **CONCRETE PAVING** M.R.D.C.T. ZONE AE 20' VARIABLE WIDTH INGRESS POINT OF **OWNER** <CM> 1/2" IRF W/ AND EGRESS EASEMENT INST. BEGINNING **NO PARKING** DOCTOR BROTHERS, LTD. STATE PLANE O P R.D.C.T. STATE PLANE COORDINATES 5720 LBJ FREEWAY, SUITE 180 5' DRAINAGE EASEMENT COORDINATES BROOMFIELD, J.V. N=6,990,297.820' VOLUME 99227, PAGE 17 ---- OES ---- OVERHEAD ELECTRIC SERVICE DALLAS, TEXAS 75240 N=6,990,730.212 E=2,519,887.062' INST. NO. 20160002657 E=2,519,439.797 O.P.R.D.C.T. — OHP — OVERHEAD POWER LINE ATTN: KEITH KOOP FLOODWAY EASEMENT —— SS —— SANITARY SEWER LINE S ...
ON |
RIGHT -VOLUME 84140, PAGE 2473 \ PORTION OF LOT 6, DRDCT BLOCK A/4414 VOLUME 28, PAGE 105 PRELIMINARY PLAT ISAMINGER ADDITION VOL. 28, PG. 105 M.R.D.C.T **SURVEYOR** LOT 1, BLOCK E/4414 **CHURCH KEY ADDITION** LOT 1-D, BLOCK A/4414 THE VILLAS OF WHITE ROCK TEXAS HERITAGE RESERVE AT WHITE ROCK II VOLUME 84140, PAGE 2473 / LOT 7, BLOCK A/4414 DRDCT VOLUME 99227, PAGE 17 LOT 1, BLOCK C/4414 D.R.D.C.T. BEING A PLAT OF TWO TRACTS OUT OF THE ISAMINGER ADDITION NO. 2 AND REVISION SURVEYING, LLC OF LOT NO. 3, ISAMINGER ADDITION CITY BLOCK A/4414, OFFICIAL CITY NUMBER VOLUME 29, PAGE 225 M.R.D.C.T. C.A. LOVEJOY SURVEY, ABSTRACT NO. 829 TENET HOSPITALS LIMITED CITY OF DALLAS, DALLAS COUNTY, TEXAS INSTRUMENT NO. 201000272972 10610 Metric Drive, Suite 124, Dallas, TX 75243 CITY PLAN FILE NO. S178-324 Office 214-340-9700 Fax 214-340-9710 txheritage.com

DATE: 08/07/2018 / JOB # 1602648-4 / SCALE - 1" = 40' / JWI

Firm #10169300