



GENERAL NOTES:

- 1) BEARINGS ARE BASED UPON THE TEXAS STATE PLANE COORDINATE SYSTEM, NORTH CENTRAL ZONE, (4202) NORTH AMERICAN DATUM OF 1983, (2011)
- 2) THE PURPOSE OF THIS PLAT IS TO CREATE A ONE LOT FROM TWO EXISTING TRACTS OF LAND.
- 3) LOT-TO-LOT DRAINAGE WILL NOT BE ALLOWED WITHOUT ENGINEERING SECTION APPROVAL.
- 4) ACCORDING TO THE F.I.R.M. NO. 48113C0355 K, THE SUBJECT PROPERTY LIES IN ZONE X AND DOES NOT LIE WITHIN A FLOOD PRONE HAZARD AREA.
- 5) ALL EXISTING STRUCTURES TO BE REMOVED.
- 6) COORDINATES SHOWN ARE STATE PLANE COORDINATE SYSTEM NORTH CENTRAL ZONE, (4202) NORTH AMERICAN DATUM OF 1983 ON GRID COORDINATE VALUES, NO SCALE AND NO PROJECTION.

OWNER'S CERTIFICATE

STATE OF TEXAS  
COUNTY OF DALLAS

WHEREAS, Doctor Brothers, LTD., a Texas limited partnership is the owner of a tract of land situated in the C.A. Lovejoy Survey, Abstract No. 829, Dallas County, Texas in City Block A/4414, Official City Number, and being two tracts of land as described by Special Warranty Deed with Vendor's Lien as recorded in Instrument No. 201800046207, Official Public Records, Dallas County, Texas, also being a tract of land as described by Special Warranty Deed as recorded in Instrument No. 200600055009, Official Public Records, Dallas County, Texas, and together being more particularly described by metes and Bounds as follows:

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 easterly corner of Gaston Parkway (50 foot right-of-way) and same being the southerly corner of said Doctor Brothers, LTD, tract;

North 45 degrees 58 minutes 07 seconds West, along the Southwesterly line of said Doctor Brothers, LTD., tract (201800046207) (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 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 of Dallas, Dallas County, Texas, according to the map thereof recorded in Volume 99227, Page 17, Deed Records, Dallas County, 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 Dallas, Dallas County, Texas, according to the map thereof recorded in Volume 94072, Page 3162, Deed Records, Dallas County, Texas;

THENCE North 42 degrees 48 minutes 27 seconds East, departing said Lot 1, Block A/4414, Reserve at White Rock II and along the northwesterly line of said Doctor Brothers, LTD., tract (201800046207) (200600055009), common with a southeasterly line of Lot 1B, 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 point;

THENCE South 83 degrees 32 minutes 33 seconds East, continuing along the Northerly line of said Doctor Brothers, LTD., tract (201800046207) (200600055009), common with a Southerly line of said Lot 1B, Block D/4414, The Doctors Hospital Addition No. 3, a distance of 199.69 feet to a 1/2 inch iron rod with orange cap found for an angle point;

THENCE South 46 degrees 08 minutes 57 seconds East, continuing along the northeasterly line of said Doctor Brothers, LTD., tract (201800046207) (200600055009), common with a southwesterly line of said Lot 1B, Block D/4414, The Doctors Hospital Addition No. 3, a distance of 53.62 feet to a 1/2 inch iron rod found for corner;

THENCE North 43 degrees 51 minutes 03 seconds East, along a northwesterly line of said Doctor Brothers, LTD., tract (201800046207) (200600055009), common with a southeasterly line of said Lot 1B, Block D/4414, The Doctors Hospital Addition No. 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 Westerly corner of a certain tract of land as described by Warranty Deed to Texas Commerce Bank-Casa Linda, National Association, as recorded in Volume 80238, Page 2396, Deed Records, Dallas County, Texas;

THENCE South 45 degrees 42 minutes 34 seconds East, departing said Lot 1B, Block D/4414, The Doctors Hospital Addition No. 3, and along the northeasterly line of said Doctor Brothers, LTD., tract (201800046207) (200600055009), common the with southwesterly line of said Texas Commerce Bank-Casa Linda tract, a distance of 208.04 feet to 1/2 iron rod with cap stamped "PACHECO KOCH" found for corner;

THENCE South 44 degrees 04 minutes 27 seconds West, departing said Texas Commerce Bank-Casa Linda tract, along a southeasterly line of said Doctor Brothers, LTD., tract (201800046207) (200600055009), common with the northwesterly line of a certain tract of land as described by Deed to the City of Dallas, as recorded in Volume 2651, Page 258, Deed Records, Dallas County, Texas, a distance of 99.73 feet to a "X" cut in concrete found corner;

THENCE South 45 degrees 54 minutes 22 seconds East, along a northeasterly line of said Doctor Brothers, LTD., tract (201800046207) (200600055009), common with the southwesterly line of said City of Dallas, tract, passing at 199.46 feet a concrete 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 mag nail set for corner and lying on a northwesterly right-of-way line of said Garland Road;

THENCE South 45 degrees 01 minutes 24 seconds West, along a southeasterly line of said Doctor Brothers, LTD., tract (201800046207) (200600055009), common with the northwesterly right-of-way line of said Garland Road, a distance of 224.74 feet to the POINT OF BEGINNING and containing 172,587 square feet or 3.962 acres of land.

OWNER'S DEDICATION

NOW THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

THAT, Doctor Brother's, Ltd., a Texas limited partnership, acting by and through it's duly authorized agent Keith E. Koop, President does hereby adopt this plat, designating the herein described property as **CHURCH KEY ADDITION**, an addition to the City of Dallas, Dallas County, Texas, and do hereby dedicate, in fee simple, to the 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 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 public utility 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 and upon the said easements for the purpose of constructing, reconstructing, inspecting, patrolling, maintaining and adding to or removing all of 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 the 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, Texas.

WITNESS MY HAND THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2018.

Doctor Brother's, Ltd., a Texas limited partnership  
CBROS General, Inc., a Texas corporation

Keith E. Koop, President

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 Keith Koop, 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 forgoing certificate are true.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this \_\_\_\_\_ day of \_\_\_\_\_, 2018.

Notary Signature

SURVEYOR'S STATEMENT

I, Gary E. Johnson, 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 \_\_\_\_\_ day of \_\_\_\_\_, 2018.

**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. (9/11/2018)

Gary E. Johnson  
Texas Registered Professional Land Surveyor No. 5299  
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 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 oath stated that the statement in the forgoing certificate are true.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this \_\_\_\_\_ day of \_\_\_\_\_, 2018.

Notary Signature

- |                                      |                                   |
|--------------------------------------|-----------------------------------|
| (HC) HANDICAPPED SPACE               | ☼ LIGHT POLE                      |
| ① PARKING SPACE                      | ● POWER POLE                      |
| ○ IRON ROD FOUND                     | □ STONE COLUMN                    |
| ⊗ IRON ROD SET "TXHS"                | ⦿ FIRE HYDRANT                    |
| ○ IRON PIPE FOUND                    | WM WATER METER                    |
| □ FENCE POST CORNER                  | WV WATER VALVE                    |
| ⊗ "X" FOUND / SET                    | ICV IRRIGATION CONTROL VALVE      |
| /// ASPHALT PAVING                   | AC AIR CONDITIONING               |
| —○— CHAIN LINK FENCE                 | SSMH SANITARY SEWER MANHOLE COVER |
| —□— WOOD FENCE                       | STHWM STORM SEWER MANHOLE COVER   |
| —X— WIRE FENCE                       | CO CLEANOUT                       |
| — — IRON FENCE                       |                                   |
| PIPE FENCE                           |                                   |
| — - - COVERED PORCH, DECK OR CARPORT |                                   |
| CONCRETE PAVING                      |                                   |
| NO PARKING AREA                      |                                   |
| — OES — OVERHEAD ELECTRIC SERVICE    |                                   |
| — OHP — OVERHEAD POWER LINE          |                                   |
| — SS — SANITARY SEWER LINE           |                                   |

PRELIMINARY PLAT  
**CHURCH KEY ADDITION**  
LOT 7, BLOCK A/4414

BEING A PLAT OF TWO TRACTS OUT OF THE CITY BLOCK A/4414, OFFICIAL CITY NUMBER C.A. LOVEJOY SURVEY, ABSTRACT NO. 829 CITY OF DALLAS, DALLAS COUNTY, TEXAS CITY PLAN FILE NO. S178-324

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

