

- NOTES:
1. BASIS OF BEARINGS: TEXAS COORDINATE SYSTEM OF 1983, NORTH CENTRAL ZONE, NAD 83 (2011) EPOCH 2010.00, BASED ON REAL-TIME KINEMATIC OBSERVATIONS UTILIZING ALLTERRA CENTRAL'S VIRTUAL REFERENCE NETWORK.
  2. CONTROLLING MONUMENTS: AS SHOWN
  3. LOT-TO-LOT DRAINAGE WILL NOT BE ALLOWED WITHOUT ENGINEERING SECTION APPROVAL.
  4. NO EXISTING BUILDINGS ON SITE.
  5. COORDINATES BASED ON TEXAS STATE PLANE COORDINATE SYSTEM, NORTH CENTRAL ZONE, NORTH AMERICAN DATUM OF 1983 ON GRID COORDINATE VALUES, NO SCALE AND NO PROJECTION.
  6. THE PURPOSE OF THIS PLAT IS TO CREATE ONE LOT FROM TWO UNPLATTED TRACTS.

LOT 1, BLOCK G/7364  
HEARTLINE MINISTRIES ADDITION  
INST. NO. 201200074581  
O.P.R.D.C.T.

**PRELIMINARY PLAT  
OF  
EVH ADDITION  
LOT 1, BLOCK 7364**

ISAAC BEEMAN SURVEY, ABSTRACT NO. 82  
CITY OF DALLAS, DALLAS COUNTY, TEXAS  
CITY PLAN FILE NO. S201-516  
ENGINEERING NO. 311T-\_\_\_\_\_

SCALE: 1" = 40' DATE: OCTOBER 16, 2020

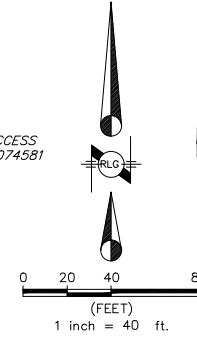
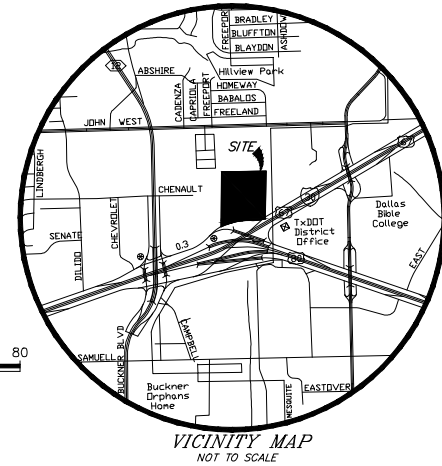
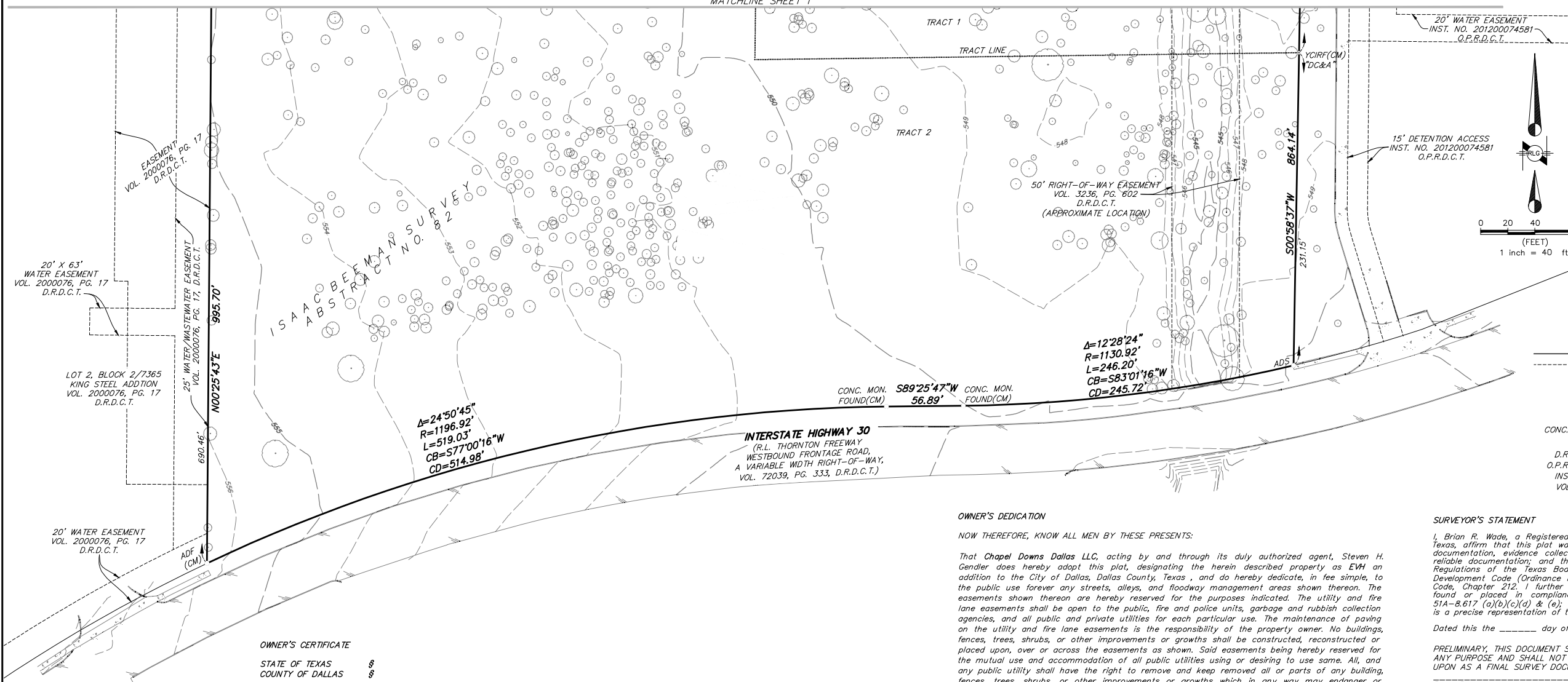
OWNER:  
CHAPEL DOWNS DALLAS LLC  
4100 SPRING VALLEY ROAD, STE 303  
FARMERS BRANCH, TX 75244  
214-326-8727  
C/O NEIL BLANCHARD

SURVEYOR:  
RAYMOND L. GOODSON JR., INC.  
12001 N. CENTRAL EXPRESSWAY, STE 300  
DALLAS, TX 75243  
214-739-8100  
rig@rlginc.com  
TX PE REG #1-493  
TBPBLS REG #100341-00

RECORDED	INST#	-	JOB NO.	2011.069	E-FILE	2011.069PP	DWG NO.	27.457W
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- LEGEND**
- ..... PROPERTY LINE
  - ..... EASEMENT LINE
  - ADS ALUMINUM DISK STAMPED "EVH & RLG INC" SET
  - YCIRF 1/2" IRON ROD WITH YELLOW PLASTIC CAP STAMPED "\_\_\_\_" FOUND
  - IRF IRON ROD FOUND
  - ADF ALUMINUM DISK FOUND
  - CONC. MON. CONCRETE MONUMENT
  - (CM) CONTROLLING MONUMENT
  - D.R.D.C.T. DEED RECORDS, DALLAS COUNTY, TX
  - O.P.R.D.C.T. OFFICIAL PUBLIC RECORDS, DALLAS COUNTY, TX
  - INST. NO. INSTRUMENT NUMBER
  - VOL., PG. VOLUME, PAGE
  - AKA ALSO KNOWN AS
  - TREE

MATCHLINE SHEET 2



- LEGEND: PROPERTY LINE, EASEMENT LINE, ADS, YCIRF, IRF, ADF, CONC. MON., (CM), D.R.D.C.T., O.P.R.D.C.T., INST. NO., VOL., PG., AKA, TREE.

OWNER'S CERTIFICATE

STATE OF TEXAS §
COUNTY OF DALLAS §

WHEREAS CHAPEL DOWNS DALLAS LLC is the owner of a 16.7862 acre tract or parcel of land situated in the Isaac Beeman Survey, Abstract No. 82, City Block No. 7364, City of Dallas, Dallas County, Texas, and being all of a tract of land described in a Special Warranty Deed to Chapel Downs Dallas LLC (Tract 1 and Tract 2), recorded in Instrument No. 201600137948, Official Public Records, Dallas County, Texas, and being more particularly described as follows:

BEGINNING at an aluminum disk found in the north right-of-way line of Interstate Highway 30 (aka R.L. Thornton Freeway, a variable width right-of-way per Volume 72039, Page 333, Deed Records, Dallas County, Texas), for the southwest corner of said Chapel Downs Dallas LLC Tract 2 and the southeast corner of Lot 2, Block 2/7365, King Steel Addition, an addition to the City of Dallas, according to the plat recorded in Volume 2000076, Page 17, Deed Records, Dallas County, Texas;

THENCE North 00°25'43" East, along the common line between said Chapel Downs Dallas LLC Tract 2 and said Lot 2, Block 2/7365 part of the way, passing at a distance of 690.46 feet a 1/2 inch iron rod found for the northeast corner of a tract of land described in a Special Warranty Deed With Vendor's Lien to SEK Holdings, Inc, recorded in Volume 98225, Page 6513, Deed Records, Dallas County, Texas, and the southeast corner of a tract of land described in a General Warranty Deed With Vendor's Lien to Lone Star Development Corporation, recorded in Volume 98225, Page 6513, Deed Records, Dallas County, Texas, and continuing along the common line between said Chapel Downs Dallas LLC Tract 2 and said Lone Star Development Corporation tract, a total distance of 995.70 feet to an aluminum disk stamped "EVH & RLG INC" set for the northwest corner of said Chapel Downs Dallas LLC Tract 2 and the southwest corner of Lot 22, Block A/7364, Light Pointe Place Addition Phase II, an addition to the City of Dallas, according to the plat recorded in Instrument No. 200600183164, Official Public Records, Dallas County, Texas;

THENCE North 88°58'09" East, along the common line between said Chapel Downs Dallas LLC Tract 2 and said Block A/7364, Light Pointe Place Addition Phase II, passing at a distance of 404.87 feet the northerly common corner between said Chapel Downs Dallas LLC Tracts 1 & 2, and continuing a total distance of 809.98 feet to an aluminum disk stamped "EVH & RLG INC" set for the northeast corner of said Chapel Downs Dallas LLC Tract 1, the northwest corner of a tract of land described in a Quitclaim deed to VRF Lightpoint LLC, recorded in Instrument No. 20120007436, Official Public Records, Dallas County, Texas, in the south line of Lot 34, Block A/7364 of said Light Pointe Place Addition Phase II;

THENCE South 00°38'37" West, along the common line between said Chapel Downs Dallas LLC Tract 1 and said VRF Lightpoint LLC tract, passing at a distance of 0.74 feet the southwest corner of said VRF Lightpoint LLC tract and the northwest corner of Lot 1, Block G/7364, Heartline Ministries Addition, an addition to the City of Dallas, according to the plat recorded in Instrument No. 201200074581, Official Public Records, Dallas County, Texas, and continuing along the common line between said Chapel Downs Dallas LLC Tract 1 and said Lot 1, Block G/7364, passing at a distance of 632.25 feet a 1/2 inch iron rod with yellow plastic cap stamped "DC&A" found for the most easterly common corner between said Chapel Downs Dallas LLC Tracts 1 & 2, and continuing along the common line between said Chapel Downs Dallas LLC Tract 2 and said Lot 1, Block G/7364, a total distance of 864.14 feet to an aluminum disk stamped "EVH & RLG INC" set in the north line of said Interstate Highway 30, for the southeast corner of said Chapel Downs Dallas LLC Tract 2 and the southwest corner of said Lot 1, Block G/7364, at the beginning of a non-tangent curve to the right;

THENCE along the common line between said Chapel Downs Dallas LLC Tract 2 and said Interstate Highway 30, the following courses and distances:

In a southwesterly direction, along said non-tangent curve to the right whose chord bears South 83°01'16" West, a distance of 245.72 feet, having a radius of 1,130.92 feet, a central angle of 12°28'24", and an arc length of 246.20 feet to a concrete monument found;

South 89°25'47" West, a distance of 56.89 feet to a concrete monument found at the beginning of a non-tangent curve to the left;

In a southwesterly direction, along said non-tangent curve to the left whose chord bears South 77°00'16" West, a distance of 514.98 feet, having a radius of 1,196.92 feet, a central angle of 24°50'45", and an arc length of 519.03 feet to the POINT OF BEGINNING and containing 731,206 square feet or 16.7862 acres of land, more or less.

OWNER'S DEDICATION

NOW THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

That Chapel Downs Dallas LLC, acting by and through its duly authorized agent, Steven H. Gendler does hereby adopt this plat, designating the herein described property as EVH in 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 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 the \_\_\_\_\_ day of \_\_\_\_\_, 2020.

CHAPEL DOWNS DALLAS, LLC.

By: Neil Blanchard, Managing Member

STATE OF TEXAS §
COUNTY OF DALLAS §

BEFORE ME, the undersigned authority, on this day personally appeared NEIL BLANCHARD, 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 and considerations therein expressed and in the capacity stated.

GIVEN under my hand and seal of office this the \_\_\_\_\_ day of \_\_\_\_\_, 2020.

Notary Public in and for the State of Texas

SURVEYOR'S STATEMENT

I, Brian R. Wade, 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 documentation 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 \_\_\_\_\_, 2020.

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.

Brian R. Wade
Texas Registered Professional Land Surveyor No. 6098

STATE OF TEXAS §
COUNTY OF DALLAS §

BEFORE ME, the undersigned authority, on this day personally appeared Brian R. Wade, 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 and considerations therein expressed and in the capacity stated.

GIVEN under my hand and seal of office this the \_\_\_\_\_ day of \_\_\_\_\_, 2020.

Notary Public in and for the State of Texas

PRELIMINARY PLAT
OF
EVH ADDITION
LOT 1, BLOCK 7364
ISAAC BEEMAN SURVEY, ABSTRACT NO. 82
CITY OF DALLAS, DALLAS COUNTY, TEXAS
CITY PLAN FILE NO. S201-516
ENGINEERING NO. 311T-
SCALE: 1" = 40' DATE: \_\_\_\_\_

OWNER: CHAPEL DOWNS DALLAS LLC
SURVEYOR: RAYMOND L. GOODSON JR., INC.
12001 N. CENTRAL EXPRESSWAY, STE 300
DALLAS, TX 75243
214-739-8100
rig@rlginc.com
TX PE RBC #P-498
TBPPLS RSG #100341-00