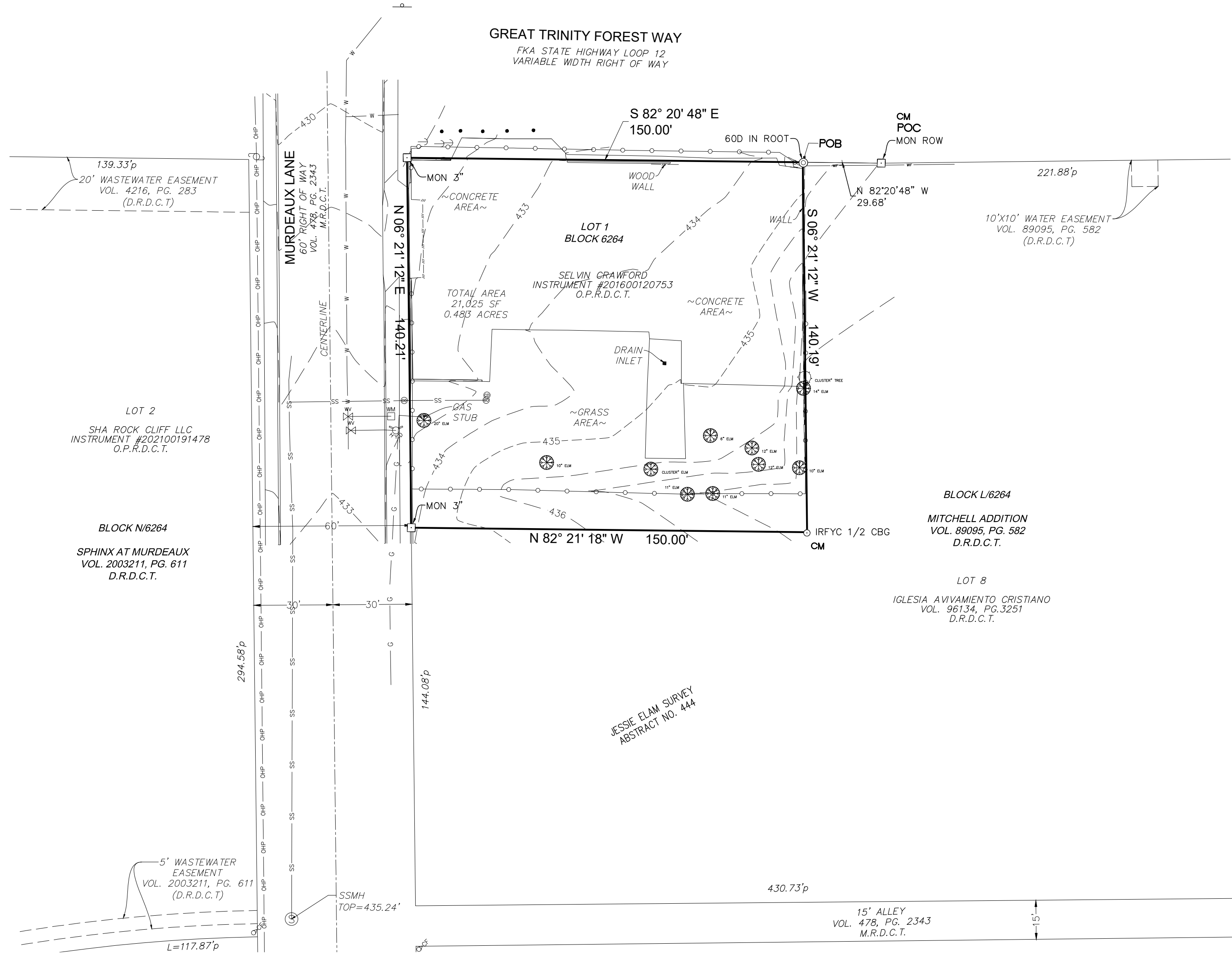


Plotted by: eolai Plot Date: 2/6/2025 2:47 PM

Drawing: G:\My Drive\Survey\24085-7506 S Great Trinity Forest Way Dallas_Survey-Final\05_CAD\Gis\3D\24085-7506 S Great Trinity Forest Way Dallas_Survey-Final.dwg Saved By: eolai Save Time: 2/3/2025 3:55 PM



SURVEYOR'S STATEMENT

I, Anel Rodriguez, 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 Engineers and Land Surveyors, 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, Section 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 _____, 2025.

PRELIMINARY, THIS DRAWING SHALL NOT BE RECORDED FOR ANY PURPOSE

Anel Rodriguez
 Texas Registered Professional
 Land Surveyor No. 6671

STATE OF TEXAS

COUNTY OF COLLIN

BEFORE ME, the undersigned, a Notary Public in and for the said County and State, on this day personally appeared Anel Rodriguez, 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 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.

 Notary Public in and for the State of Texas

GENERAL NOTES:

- All bearings shown are based on the Texas State Plane Coordinate System of 1983, North Central Zone (4202), North American Datum of 1983, (2011). All distances are surface projection, using a scale factor of 1.000136506 (TXDOT scale factor).
- Lot to Lot Drainage will not be allowed without City of Dallas Paving and Drainage Engineering Division approval.
- The purpose of this plat is to create (1) lot from a tract of land.
- The coordinates shown hereon are Texas State Plane Coordinate System, North Central Zone (4202), North American Datum of 1983 grid coordinate values.

OWNER'S DEDICATION

NOW THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

That Selvin Crawford, does hereby adopt this plat, designating the herein described property as **CRAWFORD'S PLACE**, 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 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, _____, 2025.

 Selvin Crawford
 Owner

STATE OF TEXAS

COUNTY OF DALLAS

BEFORE ME, the undersigned, a Notary Public in and for the said County and State, on this day personally appeared _____, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he/she executed the same for the purpose 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.

 Notary Public in and for the State of Texas

LEGEND

CM	CONTROLLING MONUMENT	⊕	UTILITY POLE
O.P.R.D.C.T.	OFFICIAL PUBLIC RECORDS OF DALLAS COUNTY, TEXAS	⊗	SANITARY SEWER MANHOLE
M.R.D.C.T.	MAP RECORDS OF DALLAS COUNTY, TEXAS	⊗	SANITARY SEWER CLEANOUT
D.R.D.C.T.	DEED RECORDS OF DALLAS COUNTY, TEXAS	WM	WATER METER
POB	POINT OF BEGINNING	WV	WATER VALVE
POC	POINT OF COMMENCING	⊗	FIRE HYDRANT
VOL./PG.	VOLUME/PAGE	⊗	GAS VALVE
⊙ IRF	IRON ROD FOUND (AS NOTED)	●	BOLLARD
□ MON ROW	RIGHT OF WAY MONUMENT FOUND	→	GUY ANCHOR
□ MON 3"	3" ALUMINUM DISK SET STAMPED "CRAWFORD'S PLACE AND ARA 6671"	—	SIGN
⊙ FD	60D NAIL FOUND (AS NOTED)	—SMK	SEWER MARKER
—OHP—	OVERHEAD POWER LINE	—O—O—	CHAIN LINK FENCE
—W—	WATER LINE	—//—	WOOD FENCE
—SS—	SANITARY SEWER LINE	—WF—	WIRE FENCE
—G—	GAS LINE		

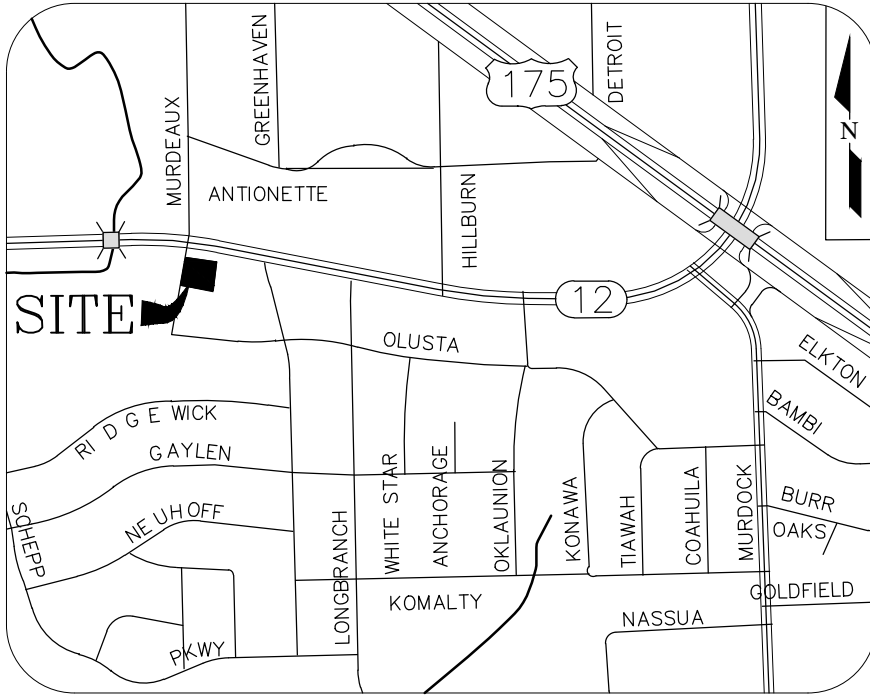
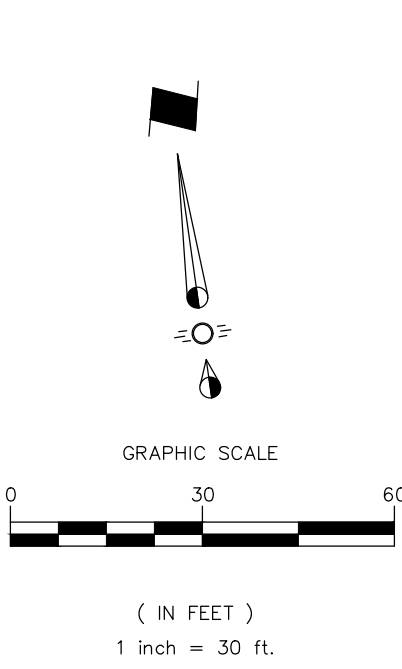
OWNER:
 SELVIN CRAWFORD
 1487 DUET DRIVE
 DALLAS, TX 75241

SURVEYOR

ARA
SURVEYING
 3615 KARNAGHAN LANE
 MELISSA, TEXAS 75454
 TEL: (972) 948-4172
 TBPELS NO. 10194713
 ANEL RODRIGUEZ, RPLS
 arodriguez@arasurveying.com

PRELIMINARY PLAT
CRAWFORD'S PLACE
 LOT 1, BLOCK 6264

0.483 ACRES SITUATED IN THE
 JESSIE ELAM SURVEY, ABSTRACT NO. 444
 CITY OF DALLAS, DALLAS COUNTY, TEXAS
 CITY PLAN FILE: S245-99



VICINITY MAP
 (NOT TO SCALE)

OWNER'S CERTIFICATE

STATE OF TEXAS §

COUNTY OF DALLAS §

BEING a 21,025 square foot or 0.483 acre tract of land, situated in the Jessie Elam Survey, Abstract Number 444, in the City of Dallas, County of Dallas, Texas, being part of Block 6264, and being all of a property described in a Quitclaim Deed to Selvin Crawford, recorded in Instrument #201600120753, of the Official Public Records of Dallas County, Texas (O.P.R.D.C.T.), and being more particularly described as follows:

COMMENCING at a right of way monument found (Controlling Monument) at the South right of way line of Great Trinity Forest Way (a variable right of way width) (FKA State Highway Loop 12, same being in a Northerly corner of Lot 8, Block L/6264, of the Mitchell Addition, an Addition to the City of Dallas, recorded in Volume 89095, Page 582, Deed Records of Dallas County, Texas (D.R.D.C.T.), and being a Northerly corner of a property described in a Special Warranty Deed with Vendor's Lien to Iglesia Avivamiento Cristiano, recorded in Volume 96134, Page 3251, (D.R.D.C.T.);

THENCE North 82 degrees 20 minutes 48 seconds West, with the South line of said Great Trinity Forest Way and the North line of said Lot 8, a distance of 29.68 feet to a 60D nail found in a root, at the most northerly Northwest corner of said Lot 8, same being the Northeast corner of said Crawford tract, said point being the **POINT OF BEGINNING**;

THENCE South 06 degrees 21 minutes 12 seconds West, with the common line between said Crawford tract and said Lot 8, a distance of 140.19 feet to a 1/2 inch iron rod with yellow cap stamped "CBG" found (Controlling Monument) set on a 1/2 inch iron rod, at the Southeast corner of said Crawford tract, and an interior ell corner of said Lot 8;

THENCE North 82 degrees 21 minutes 18 seconds West, with the common line between said Crawford tract and said Lot 8, a distance of 150.00 feet to a 3 inch Aluminum Disk stamped "Crawford's Place and ARA 6671" set at the Southwest corner of said Crawford tract, and the most westerly Northwest corner of said Lot 8, same being in the East right of way line of Meadeaux Lane (a 60 feet right of way), recorded in Volume 478, Page 2343, Map Records of Dallas County, Texas (M.R.D.C.T.);

THENCE North 06 degrees 21 minutes 12 seconds East, with the common line between said Crawford tract and the East right of way line of said Meadeaux Lane, a distance of 140.21 feet to a 3 inch Aluminum Disk stamped "Crawford's Place and ARA 6671" set at the Northwest corner of said Crawford tract, same being the intersection of the East right of way line of said Meadeaux Lane, with the South right of way line of said Great Trinity Forest Way;

THENCE South 82 degrees 20 minutes 48 seconds East, with the South right of way line of said Great Trinity Forest Way, a distance of 150.00 feet to the **POINT OF BEGINNING**, containing 21,025 square feet or 0.483 acres of land more or less.

CERTIFICATE OF APPROVAL

I, Tony Shididi, 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