

**OWNER'S CERTIFICATE**

STATE OF TEXAS  
 COUNTY OF DALLAS

WHEREAS, CITY OF DALLAS, is the Owner of a tract of land out of the Sarah Perry Survey, Abstract No. 1164, City of Dallas, Dallas County, Texas, according to the warranty deed thereof recorded in Volume 4141, Page 582 of the Deed Records of Dallas County, Texas (D.R.D.C.T.), being a portion of said City of Dallas tract and also being a part of an unplatted land in City Block 6356, and being more particularly described as follows:

BEGINNING at a 1/2-inch iron rod found in the easterly line of said City of Dallas tract, said point also being South 00°33'34" East, a distance of 54.00 feet from the northwesterly corner of Lot 2, Block 7875 of Terry Place, an addition to the City of Dallas, according to the plat thereof recorded in Volume 18, Page 268A of the Map Records of Dallas County, Texas (M.R.D.C.T.):

THENCE South 00°33'34" East, along the westerly line of said Terry Place Addition, at a distance of 45.10 feet passing the southwesterly corner of said Lot 2, said point being the northwesterly corner of a tract of land conveyed to the City of Dallas, according to the deed thereof recorded in Instrument No. 201700103903 of the Official Public Records of Dallas County, Texas (O.P.R.D.C.T.), continuing along the westerly line of said Terry Place Addition, at a distance of 127.38 passing the northwesterly corner of a tract of land conveyed to Texture Services, Inc., according to the deed thereof recorded in Instrument No. 201000075319 of the Official Public Records of Dallas County, Texas (O.P.R.D.C.T.), thence continuing along said westerly line of said Terry Place Addition, for a total distance of 147.48 feet to a 1/2-inch iron rod found for corner:

THENCE South 89°26'26" West departing the westerly line of said Terry Place Addition, over and across said Block 6356, a distance of 99.78 feet to a 1/2-inch iron rod found for corner:

THENCE South 66°39'46" West, over and across said Block 6356, a distance of 86.16 feet to a 1/2-inch iron rod found for corner:

THENCE South 43°08'46" West, over and across said Block 6356, a distance of 84.04 feet to a 1/2-inch iron rod found for corner:

THENCE South 41°03'38" East, over and across said Block 6356, a distance of 11.03 feet to a 1/2-inch iron rod found for corner:

THENCE South 07°38'21" West, over and across said Block 6356, a distance of 189.01 feet to a 1/2-inch iron rod found for corner:

THENCE South 41°50'02" West, over and across said Block 6356, a distance of 174.93 feet to a 1/2-inch iron rod found for corner:

THENCE North 73°22'51" West, over and across said Block 6356, a distance of 72.75 feet to a 1/2-inch iron rod found for corner:

THENCE North 35°33'41" West, over and across said Block 6356, a distance of 135.18 feet to a 1/2-inch iron rod found for corner:

THENCE North 15°23'21" East, over and across said Block 6356, a distance of 53.36 feet to a 1/2-inch iron rod found for corner:

THENCE North 43°36'28" East, over and across said Block 6356, a distance of 27.33 feet to a 1/2-inch iron rod found for corner:

THENCE North 45°35'27" West, over and across said Block 6356, a distance of 229.55 feet to a 1/2-inch iron rod found for corner:

THENCE South 76°36'04" West, over and across said Block 6356, a distance of 43.88 feet to a 1/2-inch iron rod found for corner:

THENCE North 14°06'45" West, over and across said Block 6356, a distance of 53.04 feet to a 1/2-inch iron rod found for corner:

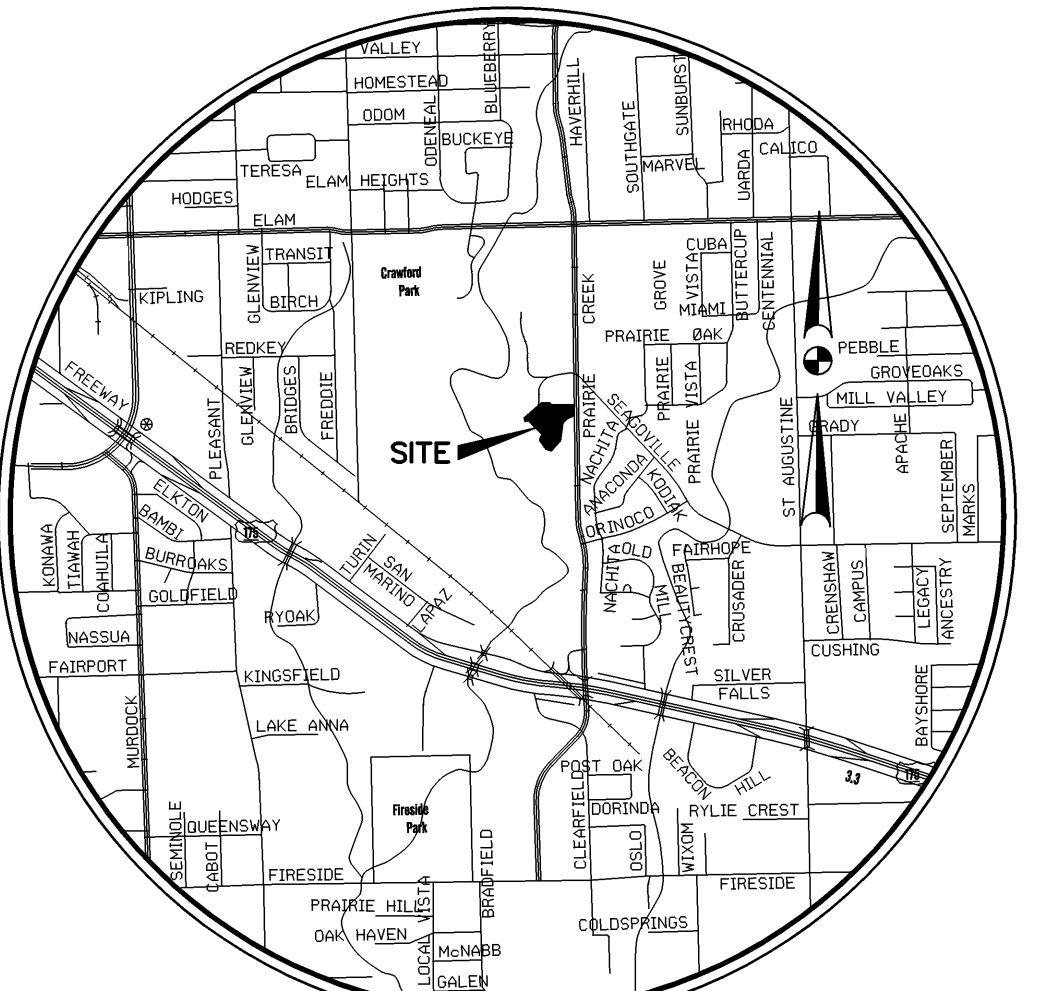
THENCE North 49°10'59" East, over and across said Block 6356, a distance of 289.47 feet to a 1/2-inch iron rod found for corner:

THENCE North 90°00'00" East, over and across said Block 6356, a distance of 94.13 feet to a 1/2-inch iron rod found for corner:

THENCE South 44°41'13" East, over and across said Block 6356, a distance of 34.06 feet to a 1/2-inch iron rod found for corner:

THENCE North 90°00'00" East, over and across said Block 6356, a distance of 267.23 feet to a 1/2-inch iron rod found for corner:

THENCE North 89°26'26" East, over and across said Block 6356, a distance of 100.00 feet to the POINT OF BEGINNING and CONTAINING 215,862 square feet or 4.956 acres of land, more or less.



**VICINITY MAP**  
 (DALLAS MAPSCO 59-W)  
 NOT TO SCALE

**LEGEND:**

- R.O.W. RIGHT-OF-WAY
- INST. NO. INSTRUMENT NUMBER
- VOL. VOLUME
- PG. PAGE
- O.P.R.D.C.T. OFFICIAL PUBLIC 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
- I.R.F. IRON ROD FOUND
- C.M. CONTROLLING MONUMENT

**GENERAL NOTES:**

1. LOT-TO-LOT DRAINAGE WILL NOT BE ALLOWED WITHOUT CITY OF DALLAS PAVING & DRAINAGE ENGINEERING SECTION APPROVAL.
2. THE PURPOSE OF THIS PLAT IS TO CREATE ONE 4.956-ACRE LOT OUT OF AN UNPLATTED LAND.
3. BASIS OF BEARING IS THE STATE PLANE COORDINATE SYSTEM, NORTH TEXAS CENTRAL ZONE 4202, NORTH AMERICAN DATUM OF 1983. ADJUSTMENT REALIZATION 2011.
4. NO STRUCTURES ON SITE.

NOW THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

That the City of Dallas, acting through its duly authorized agent, designating the herein above described property as **CRAWFORD PARK II**, an addition to the City of Dallas, Dallas County, Texas, and does hereby reserve, to the public use forever any streets and alleys shown hereon, 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 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 \_\_\_\_\_, 2023.

By: \_\_\_\_\_  
 Name: \_\_\_\_\_  
 Title: \_\_\_\_\_

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 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 \_\_\_\_\_, 2023.

Notary Public in and for the State of Texas  
 My commission expires: \_\_\_\_\_

**LAND SURVEYOR:**

**LIM & ASSOCIATES, inc.**  
 engineering & surveying consultants  
 TBPE Reg. F-3232, TBPLS Reg. 101236-00  
 1112 N. Zang Boulevard, Suite 200  
 Dallas, Texas 75203  
 Tel. (214) 942-1888 • Fax (214) 942-9881  
 Email: LimAsso@aol.com

**OWNER:**  
 CITY OF DALLAS  
 1500 MARILLA STREET  
 DALLAS, TEXAS 75201-6318  
 ATTN: JASON NEY  
 TEL: 214-671-5012  
 E-MAIL : jason.ney@dallascityhall.gov

**SURVEYOR'S STATEMENT**

I, Daniel S. Lim, 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, 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 \_\_\_\_\_, 2023.  
 PRELIMINARY, THIS DOCUMENT SHALL NOT BE RECORDED FOR ANY PURPOSE AND SHALL NOT BE USED OR RELIED UPON AS A FINAL SURVEY DOCUMENT.

DANIEL S. LIM  
 Texas Registered Professional Land Surveyor No. 5322  
 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 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 \_\_\_\_\_, 2023.

Notary Public in and for the State of Texas  
 My commission expires: \_\_\_\_\_

**PRELIMINARY PLAT**  
**CRAWFORD PARK II**  
**LOT 1, BLOCK 6356**  
 SARAH PERRY SURVEY, ABSTRACT NO. 1164  
 CITY OF DALLAS, DALLAS COUNTY, TEXAS  
 CITY PLAN FILE NO. S223-237  
 AUGUST 24, 2023