

VICINITY MAP (NOT TO SCALE)

LEGEND

SYMBOL	DESCRIPTION
(M)	ELECTRIC METER
(G)	GUY ANCHOR
(P)	POWER POLE
(L)	LIGHT POLE
(TV)	TELEPHONE VAULT
(TW)	TELEPHONE WARNING SIGN
(G)	GAS METER
(GT)	GAS TEST STATION
(S)	SEWER MANHOLE
(SC)	SANITARY SEWER CLEANOUT
(SD)	STORM DRAIN MANHOLE
(GI)	GRATE INLET
(FH)	FIRE HYDRANT
(WM)	WATER METER
(WV)	WATER VAULT
(WV)	WATER VALVE
(TS)	TRAFFIC SIGN
(MS)	MISC SIGN
(B)	BOLLARD
(FP)	FENCE POST
(OEL)	OVERHEAD ELECTRIC LINE
(FL)	FENCE LINE
(C)	CONCRETE
(A)	ASPHALT

M.R.D.C.T. MAP RECORDS, DALLAS COUNTY, TEXAS
 D.R.D.C.T. DEED RECORDS, DALLAS COUNTY, TEXAS
 O.P.R.D.C.T. OFFICIAL PUBLIC RECORDS OF DALLAS COUNTY, TEXAS
 () RECORD BEARING AND DISTANCE

**PRELIMINARY PLAT
 THE CROWDUS AND AKARD
 ADDITION LOT 11R, BLOCK 21/201**

A REPLAT OF LOTS 11-14, BLOCK 21/201 AND
 A PORTION OF LOT 15, BLOCK 21/201
 CROWDUS & AKARD ADDITION
 AND BEING SITUATED IN THE
 JOHN GRIGSBY SURVEY, ABSTRACT NO. 495
 CITY OF DALLAS, DALLAS COUNTY, TEXAS
 CITY PLAN FILE NO. S201-572
 ENGINEERING NO. _____

**0.592 ACRES/25,807 SQ.FT. - 1 LOT
 0 OPEN SPACE LOTS**
 ZONING: PD-269
 ORDINANCE NO. 29357

OWNER/DEVELOPER: RADICAL COMPUTING, INC.
 4428 PARK LANE,
 DALLAS, TEXAS 75220
 PHONE (214)902-9929
 ROBERT HART
 SENIOR EXECUTIVE VICE PRESIDENT

ENGINEER/SURVEYOR:

 1999 BRYAN STREET, SUITE 1200
 DALLAS, TEXAS 75201-3136
 PHONE (214)638-0145 FAX (214)638-0447
 TBPLS FIRM REGISTRATION NO. 10152300

GENERAL NOTES

- BEARING BASIS BEING GRID NORTH, TEXAS COORDINATE SYSTEM, NORTH CENTRAL ZONE, NAD83 (NAD83 (2011) EPOCH 2010), DETERMINED BY GPS OBSERVATIONS, CALCULATED FROM DALLAS CORS ARP (PID-DF8984) AND COLLIN CORS ARP (PID-DF8982). ALL DISTANCES SHOWN ARE SURFACE WITH A GRID TO GROUND SCALE FACTOR OF 1.0001365060 EXACTLY.
- COORDINATES SHOWN HEREIN ARE GRID VALUES.
- THE PURPOSE OF THIS REPLAT IS TO CREATE LOT 11R FROM ALL OF LOT 11, 12, 13, 14, AND A PORTION OF LOT 15, BLOCK 21/201, AS RECORDED IN PLAT OF CROWDUS AND AKARD, AN ADDITION TO THE CITY OF DALLAS AS RECORDED IN VOLUME W, PAGE 625 TRANSCRIBED IN VOLUME 3, PAGE 525, MAP RECORDS, DALLAS COUNTY, TEXAS.
- SUBJECT PROPERTY IS LOCATED IN ZONE X (AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN) AS SHOWN ON FLOOD INSURANCE RATE MAP NUMBER 48113C0345J, EFFECTIVE ON AUGUST 23, 2001
- NO LOT-TO-LOT DRAINAGE WILL BE ALLOWED WITHOUT ENGINEERING SECTION APPROVAL.

STATE OF TEXAS §
COUNTY OF DALLAS §

WHEREAS RADICAL COMPUTING, INC IS THE OWNER OF A 0.592 ACRE TRACT OF LAND SITUATED IN THE JOHN GRIGSBY SURVEY, ABSTRACT NO. 495, CITY OF DALLAS, DALLAS COUNTY, TEXAS, BEING ALL OF THAT TRACT CONVEYED TO RADICAL COMPUTING, INC. AS RECORDED IN VOLUME 2004118, PAGE 4325, OFFICIAL PUBLIC RECORDS, DALLAS COUNTY, TEXAS, AND BEING ALL OF LOTS 11-14 AND A PORTION OF LOT 15, BLOCK 21/201 AS SHOWN IN CROWDUS & AKARD ADDITION, AN ADDITION TO THE CITY OF DALLAS, AS RECORDED IN VOLUME W, PAGE 625, MAP RECORDS, DALLAS COUNTY, TEXAS. SAID 0.592 ACRE TRACT WITH REFERENCE BEARING BEING GRID NORTH, TEXAS STATE PLANE COORDINATES, NORTH CENTRAL ZONE, NAD83 (NAD83 (2011) EPOCH 2010), DETERMINED BY GPS OBSERVATIONS, CALCULATED FROM DENTON CORS ARP (PID-DF8986) AND ARLINGTON RRP2 CORS ARP (PID-DF5387), AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT A 5/8 INCH IRON ROD FOUND FOR THE SOUTHWEST CORNER OF SAID RADICAL COMPUTING INC. TRACT AND BEING THE SOUTHWEST CORNER OF LOT 11 BLOCK 21/201 OF SAID CROWDUS & AKARD ADDITION, AND ALSO BEING THE NORTHEAST INTERSECTION OF TAYLOR STREET, AN 80 FOOT RIGHT-OF-WAY, AND SOUTH WALTON STREET, A 50 FOOT RIGHT-OF-WAY AS SHOWN IN SAID CROWDUS & AKARD ADDITION;

THENCE, ALONG SAID RADICAL COMPUTING INC. TRACT, THE FOLLOWING COURSES AND DISTANCES:

NORTH 14 DEGREES 12 MINUTES 50 SECONDS WEST, ALONG THE EAST RIGHT-OF-WAY LINE OF SAID SOUTH WALTON STREET, A DISTANCE OF 120.51 FEET TO A MAG NAIL WITH SHINER STAMPED "JACOBS" FOUND FOR THE NORTHWEST CORNER OF SAID RADICAL COMPUTING INC. TRACT, ALSO BEING THE SOUTHEAST INTERSECTION OF SAID SOUTH WALTON STREET AND VIRGIL STREET, A 30 FOOT RIGHT-OF-WAY AS SHOWN IN SAID CROWDUS & AKARD ADDITION;

NORTH 76 DEGREES 10 MINUTES 53 SECONDS EAST, ALONG THE SOUTH RIGHT-OF-WAY LINE OF SAID VIRGIL STREET, A DISTANCE OF 214.15 FEET TO A 1/2 INCH IRON ROD FOUND FOR THE NORTHEAST CORNER OF SAID RADICAL COMPUTING INC. TRACT, AND BEING THE NORTHWEST CORNER OF A TRACT OF LAND CONVEYED TO JEFFREY PAUL NEWTON AS RECORDED IN VOLUME 95216, PAGE 4765, DEED RECORDS, DALLAS COUNTY, TEXAS, FROM WHICH A 1/2 INCH IRON ROD BEARS NORTH 76 DEGREES 10 MINUTES 53 SECONDS EAST, A DISTANCE OF 45.34 FEET;

SOUTH 14 DEGREES 12 MINUTES 50 SECONDS EAST, ALONG THE COMMON LINE OF SAID RADICAL COMPUTING INC. TRACT AND SAID JEFFREY PAUL NEWTON TRACT, A DISTANCE OF 120.51 FEET TO A MAG NAIL WITH SHINER STAMPED "JACOBS" FOUND FOR THE SOUTHEAST CORNER OF SAID RADICAL COMPUTING INC. TRACT, ALSO BEING THE SOUTHWEST CORNER OF SAID JEFFREY PAUL NEWTON TRACT, AND BEING ON THE NORTH RIGHT-OF-WAY LINE OF SAID TAYLOR STREET;

SOUTH 76 DEGREES 10 MINUTES 53 SECONDS WEST, ALONG THE NORTH RIGHT-OF-WAY LINE OF SAID TAYLOR STREET, A DISTANCE OF 214.15 FEET TO THE POINT OF BEGINNING, CONTAINING A CALCULATED AREA OF 25,807 SQUARE FEET OR 0.592 ACRES OF LAND.

SURVEYORS CERTIFICATE

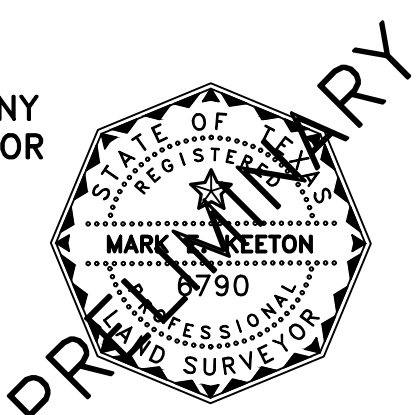
NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

I, MARK E. KEETON, 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 THE ____ DAY OF _____, 2021.

FOR REVIEW & COMMENT ONLY
THIS DOCUMENT SHALL NOT BE RECORDED FOR ANY
PURPOSE AND SHALL NOT BE USESD OR VEIWD OR
RELIED UPON AS A FINAL SURVEY DOCUMENT

MARK E. KEETON
REGISTERED PROFESSIONAL LAND SURVEYOR
TEXAS REGISTRATION NO. 6790



STATE OF TEXAS §
COUNTY OF DALLAS §

BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS, ON THIS DAY PERSONALLY APPEARED MARK E. KEETON, KNOWN TO ME TO BE THE PERSON AND OFFICER WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT HE/SHE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATION THEREIN EXPRESSED AND IN THE CAPACITY THEREIN STATED.

GIVEN UNDER MY HAND AND SEAL THIS ____ DAY OF _____, 2021.

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

MY COMMISSION EXPIRES: _____

OWNER'S CERTIFICATE

OWNER'S DEDICATION

NOW THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

THAT RADICAL COMPUTING, INC, ACTING BY AND THROUGH ITS DULY AUTHORIZED AGENT, ROBERT HART, DOES HEREBY ADOPT THIS PLAT, DESIGNATING THE HEREIN DESCRIBED PROPERTY AS THE CROWDUS AND AKARD ADDITION LOT 11R 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 _____, 2021.

BY: _____
ROBERT HART
SENIOR EXECUTIVE VICE PRESIDENT

STATE OF TEXAS
COUNTY OF DALLAS

BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS, ON THIS DAY PERSONALLY APPEARED ROBERT HART, KNOWN TO ME TO BE THE PERSON AND OFFICER WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT HE/SHE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATION THEREIN EXPRESSED AND IN THE CAPACITY THEREIN STATED.

GIVEN UNDER MY HAND AND SEAL THIS ____ DAY OF _____, 2021.

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

MY COMMISSION EXPIRES: _____

GENERAL NOTES

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- 2. COORDINATES SHOWN HEREIN ARE GRID VALUES.
- 3. THE PURPOSE OF THIS REPLAT IS TO CREATE LOT 11R FROM ALL OF LOT 11, 12, 13, 14, AND A PORTION OF LOT 15, BLOCK 21/201, AS RECORDED IN PLAT OF CROWDUS AND AKARD, AN ADDITION TO THE CITY OF DALLAS AS RECORDED IN VOLUME W, PAGE 625 AND VOLUME 3, PAGE 525, MAP RECORDS, DALLAS COUNTY, TEXAS.
- 4. SUBJECT PROPERTY IS LOCATED IN ZONE X (AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN) AS SHOWN ON FLOOD INSURANCE RATE MAP NUMBER 48113C0345J, EFFECTIVE ON AUGUST 23, 2001
- 5. NO LOT-TO-LOT DRAINAGE WILL BE ALLOWED WITHOUT ENGINEERING SECTION APPROVAL.

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0 OPEN SPACE LOTS
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ORDINANCE NO. 29357

OWNER/DEVELOPER: RADICAL COMPUTING, INC.
4428 PARK LANE,
DALLAS, TEXAS 75220
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ENGINEER/SURVEYOR: **Jacobs**
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