

VICINITY MAP  
NOT TO SCALE

NOTES:

1. Grid Bearings based on the Texas Coordinate System of the North American Datum of 1983 (2011) EPOCH 2010, North Central Zone 4202 from GPS observations using the RTK Cooperative Network. Elevations based on City of Dallas monument:

Station Name: BM 45-H-1  
Elevation = 476.803  
A City of Dallas Bench Mark is set on top of a concrete curb at the Point of Curve at the Southeast corner of the Intersection.

2. According to graphical plotting of the Flood Insurance Rate Map for Dallas County, Texas, Incorporated Areas, Panel 345 of 725, Map Numbers 48113C0345 J, Map Effective Date: August 23, 2019, the property is located in: unshaded Zone "X" "Area determined to be outside 500-year floodplain."  
This statement does not reflect any type of flood study by this firm.

3. The purpose of this Plat is a the creation of a single lot.

4. Lot to Lot drainage will not be allowed without engineering section approval.

5. The surveyor has not abstracted the record title and/or easements of the subject property. The surveyor prepared this survey with the benefit of a title commitment issued by First American Title Insurance Company, GF No. 5519745-TX-CP-GL, with an effective date of November 10, 2020 and an issued date of December 14, 2020, and assumes no liability for any easements, right-of-way dedications or other title matters affecting the subject property which may have been filed in the real property records but are not disclosed in said title commitment.

**DESCRIPTION:**

BEING a 1.022 acre tract of land situated in the J. Grigsby Survey, Abstract No. 495, located in the City of Dallas, Dallas County, Texas and being the all of Lots 1-7, Block 11/193 of the Crowdus & Akard's Addition, an Addition to the City of Dallas, Dallas County, Texas, according to the Plat there of recorded in Volume W, Page 625, Deed Records of Dallas County, Texas (DRDCT) and being transccribed in Volume 3, Page 523, Map Records of Dallas County, Texas (MRDCT), and being the same tract of land as described in Special Warranty Deed to SW Taylor Street Development, as recorded in Document Number 2020-20200355437, Official Public Records of Dallas County, Texas as determined from a survey by Desiré L. Hurst, RPLS 6230 on May 14, 2021 (ground distances are expressed in US survey feet using a project combined scale factor of 1.000136506) being more particularly described as follows:

BEGINNING at a 1/2 inch iron rod with a cap stamped "ypassociates.com" found having Texas Coordinate System of the North American Datum of 1983 (2011) EPOCH 2010, North Central Zone Grid Coordinates of Northing 6971427.9 and Easting 2496641.1 in the West line of Malcolm X Boulevard, a 60 foot right-of-way, at the Southeast corner of said Lot 1, from which a 3/8 inch iron rod found at the Northeast corner of Deep Ellum Brewing Company Addition, an Addition to the City of Dallas, Dallas County, Texas, according to the Plat there of recorded in Document Number 201900100245 of said MRDCT, bears South 14°14'34" East, a distance of 15.00 feet;

THENCE South 76°08'31" West, a distance of 356.59 feet to a 1/2 inch iron rod with a cap stamped "ypassociates.com" found in the East line of Crowdus Street, a 50' right-of-way, at the Southwest corner of said Lot 7;

THENCE North 13°50'14" West, with said East line, a distance of 125.00 feet to an "X" cut in concrete in the South line of Taylor Street, an 80' right-of-way, at the Northwest corner of said Lot 7;

THENCE North 76°08'31" East, with said South line, a distance of 355.71 feet to an "X" cut in concrete in the West line of said Malcolm X Boulevard, at the Northeast corner of said Lot 1;

THENCE South 14°14'34" East, with said West line, a distance of 125.00 feet to the POINT OF BEGINNING and containing 44,518 square feet or 1.022 acres of land, more or less.

**OWNER'S DEDICATION:**

STATE OF TEXAS §  
COUNTY OF DALLAS §

NOW THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

That SW Taylor Street Development, LLC, the owner of the property described in this plat does hereby adopt this plat, designating the property as an addition to the City of Dallas, Dallas County, Texas. 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 building, 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.

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: SW Taylor Street Development, LLC

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

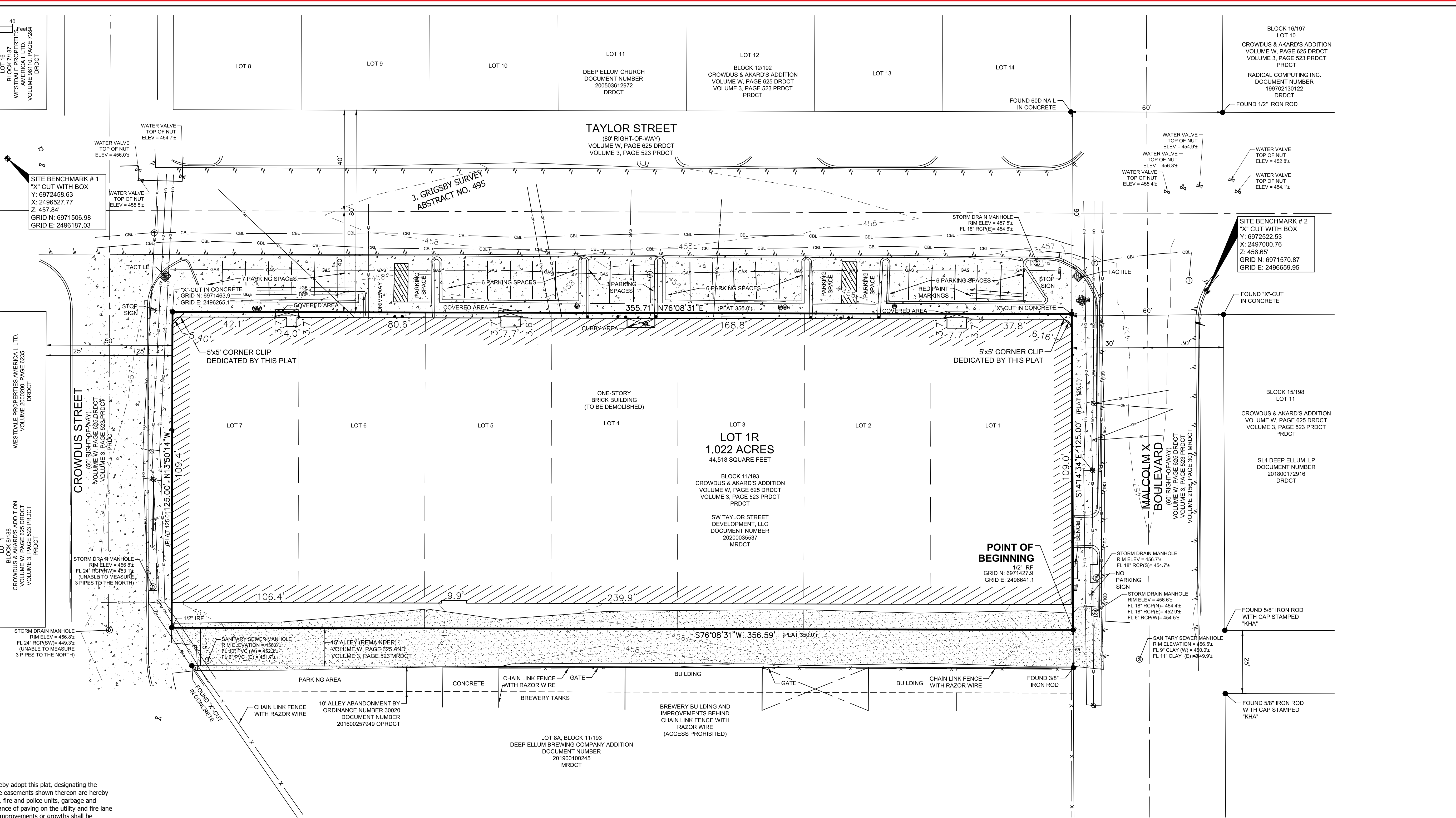
STATE OF TEXAS §  
COUNTY OF \_\_\_\_\_ §

Before Me, the undersigned authority, on this day personally appeared \_\_\_\_\_ for SW Taylor Street Development, LLC, 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 and consideration therein expressed, in the capacity therein stated and as the act and deed of said corporation.

Given under my hand and seal of office this the \_\_\_\_ day of \_\_\_\_\_, 2021.

Notary Public in an for the State of Texas

My commission expires \_\_\_\_\_



SITE BENCHMARK # 1  
"X" CUT WITH BOX  
Y: 6972458.63  
X: 2496527.77  
Z: 457.84'  
GRID N: 6971506.98  
GRID E: 2496187.03

SITE BENCHMARK # 2  
"X" CUT WITH BOX  
Y: 6972522.53  
X: 2497000.76  
Z: 456.65'  
GRID N: 6971570.87  
GRID E: 2496659.95

**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.**

**SURVEYOR'S STATEMENT:**

I, Desiré L. Hurst, 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 \_\_\_\_\_ 2021.

Desiré L. Hurst  
Registered Professional Land Surveyor No. 6230

This certificate is revoked and the survey null and void if this document is altered in any manner, used or relied upon by any person other than those addressed above or does not bear an original signature and embossed seal of the Surveyor.

STATE OF TEXAS §  
COUNTY OF \_\_\_\_\_ §  
Before Me, the undersigned authority, on this day personally appeared \_\_\_\_\_ for SW Taylor Street Development, LLC, 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 and consideration therein expressed, in the capacity therein stated and as the act and deed of said corporation.

Given under my hand and seal of office this the \_\_\_\_ day of \_\_\_\_\_, 2021.

Notary Public in an for the State of Texas

My commission expires \_\_\_\_\_

**LEGEND**

	UTILITY POLE AND CROSS ARMS
	SIGN
	STORM DRAIN MANHOLE
	TELEPHONE MANHOLE
	PINFLAG MARKER FIBER OPTIC
	PINFLAG MARKER SANITARY SEWER
	PINFLAG MARKER GAS
	PAINT MARK WATER
	TRASH CAN
	BOLLARD
	MAILBOX
	SITE BENCHMARK
	TRAFFIC VAULT
	TREE
	SS CLEAN OUT
	3x3 COLUMN
	ELECTRIC BOX
	DEED RECORDS DALLAS COUNTY TEXAS
	1/2" IRF
	1/2" IRF ROD WITH CAP STAMPED "ypassociates.com"

**LINE TYPE LEGEND**

	BOUNDARY LINE
	EASEMENT LINE
	ASPHALT PAVEMENT
	GRAVEL
	CONCRETE PAVEMENT

**OWNER:**  
SW TAYLOR STREET  
DEVELOPMENT LLC  
4145 TRAVIS ST STE 300  
DALLAS, TEXAS 75204

**ENGINEER:**  
BGE, INC.  
777 MAIN STREET  
FORT WORTH, TX 76102

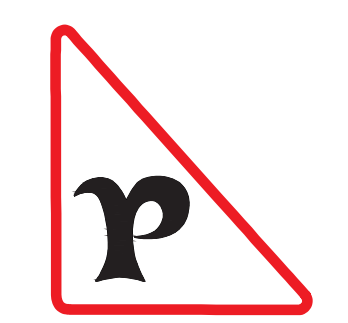
**SURVEYOR:**  
YAZEL PEEBLES & ASSOCIATES LLC  
PO BOX 210097  
BEDFORD, TX 76095  
PHONE: 682.233.2030

**PRELIMINARY PLAT  
CROWDUS & AKARD'S ADDITION  
LOT 1R, BLOCK 11/193  
1.022 ACRES**

BEING A REPLAT OF  
LOTS 1-7, BLOCK 11/193 OF CROWDUS & AKARD'S ADDITION,  
SITUATED IN THE J. GRIGSBY SURVEY ABSTRACT NO. 495

CITY OF DALLAS  
DALLAS COUNTY, TEXAS

CITY PLAN FILE NO. S201-722  
ENGINEERING NUMBER 311T-\_\_\_\_\_



**YAZEL PEEBLES & ASSOCIATES LLC**  
P.O. Box 210097 817.268.3316 ypassociates.com TRPLS 019-0022  
Bedford, TX 76095 2021-118-004 MAY 14, 2021 PAGE 1 OF 1