

RDP PARTNERS PLYMOUTH, LLC
INST. NO. 201200094182
O.P.R.D.C.T.

WILBURN ELLIS RANKIN
QUENTIN DUANE RANKIN
DOC. 16-01411-3
PROBATE RECORDS, DALLAS COUNTY, TEXAS
PART BLOCK E/5940
BOULEVARD TERRACE ADDITION
VOL. 2, PG. 302
M.R.D.C.T.

OWNER'S CERTIFICATE

OWNER'S DEDICATION

STATE OF TEXAS
COUNTY OF DALLAS

NOW THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

WHEREAS, CARRION CROW HOLDINGS, LLC - SERIES T, IS THE OWNER OF THE CERTAIN TRACT OF LAND SITUATED IN THE ANSON McCracken Survey, Abstract No. 868, CITY OF DALLAS, DALLAS COUNTY, TEXAS, ALSO BEING SITUATED IN BLOCK D/5939, BOULEVARD TERRACE ADDITION, AN ADDITION TO THE CITY OF DALLAS, DALLAS COUNTY, TEXAS, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 2, PAGE 302, MAP RECORDS, DALLAS COUNTY, TEXAS, AND BEING ALL OF THAT CERTAIN TRACT OF LAND CONVEYED TO CARRION CROW HOLDINGS, LLC - SERIES T BY GENERAL WARRANTY DEED DATED DECEMBER 14, 2018, AND RECORDED IN INSTRUMENT NO. 201800327525, OFFICIAL PUBLIC RECORDS, DALLAS COUNTY, TEXAS, AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

THAT, CARRION CROW HOLDINGS, LLC - SERIES T, ACTING HEREIN BY IT'S DULY AUTHORIZED AGENT, DOES HEREBY ADOPT THIS PLAT DESIGNATING THE HEREIN ABOVE DESCRIBED PROPERTY AS **CARRION CROW ADDITION**, AN ADDITION TO THE CITY OF DALLAS, DALLAS COUNTY, TEXAS AND DOES 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 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.)

BEGINNING AT A 1/2" IRON ROD FOUND FOR THE SOUTHEAST CORNER OF SAID CARRION CROW HOLDINGS, LLC - SERIES T TRACT, SAME BEING THE NORTHEAST CORNER OF LOT 13-A, BLOCK B/5937, SUBDIVISION OF LOT 13 BLOCK B/5937 OF BOULEVARD TERRACE ADDITION, AN ADDITION TO THE CITY OF DALLAS, DALLAS COUNTY, TEXAS, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 12, PAGE 29, MAP RECORDS, DALLAS COUNTY, TEXAS, AND BEING ON THE WEST RIGHT-OF-WAY LINE OF BOULEVARD TERRACE (50' RIGHT-OF-WAY);

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.

THENCE ALONG THE SOUTH LINE OF SAID CARRION CROW HOLDINGS, LLC - SERIES T TRACT, SAME BEING THE NORTH LINE OF LOT 13-A, BLOCK B/5937, SUBDIVISION OF LOT 13 BLOCK B/5937 OF BOULEVARD TERRACE ADDITION, SOUTH 89 DEGREES 37 MINUTES 30 SECONDS WEST, PASSING AT A DISTANCE OF 171.27 FEET A 5/8" IRON ROD SET WITH A 3" ALUMINUM CAP MARKED "CROW-4125" FOR THE NORTHERN TERMINUS OF THE EAST LINE OF AN ALLEY TEN (10.00) FEET IN WIDTH AS DEDICATED BY VOLUME 2, PAGE 32, MAP RECORDS, DALLAS COUNTY, TEXAS, AND CONTINUING ALONG THE NORTHERN TERMINUS OF SAID ALLEY FOR A TOTAL DISTANCE OF 181.27 FEET TO THE SOUTHWEST CORNER OF SAID CARRION CROW HOLDINGS, LLC - SERIES T TRACT, SAME BEING AN INTERIOR CORNER ON THE EAST LINE OF LOT 1, BLOCK C/5938, DISD 275/LOUISE KAHN ELEMENTARY SCHOOL ADDITION, AN ADDITION TO THE CITY OF DALLAS, DALLAS COUNTY, TEXAS, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 97154, PAGE 955, DEED RECORDS, DALLAS COUNTY, TEXAS;

THIS PLAT APPROVED SUBJECT TO ALL PLATTING ORDINANCES, RULES, REGULATIONS, AND RESOLUTIONS OF THE CITY OF DALLAS, TEXAS.

WITNESS MY HAND THIS THE _____ DAY OF _____, 2019.

BY: CHRISTIAN CHERNOCK
FOR: CARRION CROW HOLDINGS, LLC - SERIES T

STATE OF TEXAS
COUNTY OF DALLAS

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED CHRISTIAN CHERNOCK, 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 PURPOSES AND CONSIDERATION THEREIN EXPRESSED, AND IN THE CAPACITY THEREIN STATED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, THIS THE _____ DAY OF _____, 2019.

NOTARY PUBLIC IN AND FOR
STATE OF TEXAS

WITNESS MY HAND THIS THE _____ DAY OF _____, 2019.

THENCE ALONG THE WEST LINE OF SAID CARRION CROW HOLDINGS, LLC - SERIES T TRACT, SAME BEING THE EAST LINE OF LOT 1, BLOCK C/5938, DISD 275/LOUISE KAHN ELEMENTARY SCHOOL ADDITION, NORTH 00 DEGREES 57 MINUTES 17 SECONDS WEST, A DISTANCE OF 115.12 FEET TO AN 18" ELM FOR THE NORTHWEST CORNER OF SAID CARRION CROW HOLDINGS, LLC - SERIES T TRACT, SAME BEING THE SOUTHERN TERMINUS OF THE WEST LINE OF AN ALLEY TEN (10.00) FEET IN WIDTH AS DEDICATED BY VOLUME 38, PAGE 57, MAP RECORDS, DALLAS COUNTY, TEXAS, AND BEING THE SOUTHWEST CORNER ROBERT SUTTON'S SUBDIVISION OF BLOCK D/5939 BOULEVARD TERRACE ADDITION, AN ADDITION TO THE CITY OF DALLAS, DALLAS COUNTY, TEXAS, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 38, PAGE 57, MAP RECORDS, DALLAS COUNTY, TEXAS;

THENCE ALONG THE NORTH LINE OF SAID CARRION CROW HOLDINGS, LLC - SERIES T TRACT, SAME BEING THE SOUTH LINE OF SAID ROBERT SUTTON'S SUBDIVISION OF BLOCK D/5939 BOULEVARD TERRACE ADDITION, NORTH 89 DEGREES 25 MINUTES 31 SECONDS EAST, PASSING AT A DISTANCE OF 10.00 FEET A 5/8" IRON ROD SET WITH A 3" ALUMINUM CAP MARKED "CROW-4125" FOR THE SOUTHERN TERMINUS OF THE EAST LINE OF AN ALLEY TEN (10.00) FEET IN WIDTH AS DEDICATED BY VOLUME 38, PAGE 57, MAP RECORDS, DALLAS COUNTY, TEXAS, SAME BEING THE SOUTHWEST CORNER OF LOT 4, BLOCK D/5939, ROBERT SUTTON'S SUBDIVISION OF BLOCK D/5939 BOULEVARD TERRACE ADDITION, AND CONTINUING FOR A TOTAL DISTANCE OF 203.96 FEET TO A 1/2" IRON ROD FOUND FOR THE NORTHEAST CORNER OF SAID CARRION CROW HOLDINGS, LLC - SERIES T TRACT, SAME BEING THE SOUTHEAST CORNER OF SAID LOT 4, BLOCK 4/5939, ROBERT SUTTON'S SUBDIVISION OF BLOCK D/5939 BOULEVARD TERRACE ADDITION, AND BEING ON THE WEST RIGHT-OF-WAY LINE OF BOULEVARD TERRACE;

THENCE ALONG THE WEST RIGHT-OF-WAY LINE OF BOULEVARD TERRACE, SAME BEING THE EAST LINE OF SAID CARRION CROW HOLDINGS, LLC - SERIES T TRACT, THE FOLLOWING TWO (2) COURSES:

1. SOUTH 14 DEGREES 45 MINUTES 04 SECONDS WEST, A DISTANCE OF 81.88 FEET TO A 1/2" IRON ROD FOUND WITH YELLOW CAP;
2. SOUTH 00 DEGREES 07 MINUTES 57 SECONDS EAST, A DISTANCE OF 36.79 FEET TO THE POINT OF BEGINNING HEREOF AND CONTAINING 0.502 ACRES OR 21,851 SQUARE FEET OF LAND, MORE OR LESS.

PRELIMINARY

RELEASED 7/17/19 FOR REVIEW PURPOSES ONLY. THIS DOCUMENT SHALL NOT BE RECORDED FOR ANY PURPOSE.

KURTIS R. WEBB
REG. PROF. LAND SURVEYOR
NO. 4125

PRELIMINARY PLAT
CARRION CROW ADDITION
LOT 6, BLOCK D/5939
REPLAT OF A PORTION OF CITY BLOCK D/5939
BOULEVARD TERRACE ADDITION
ANSON McCracken Survey, Abstract No. 868
CITY OF DALLAS, DALLAS COUNTY, TEXAS.

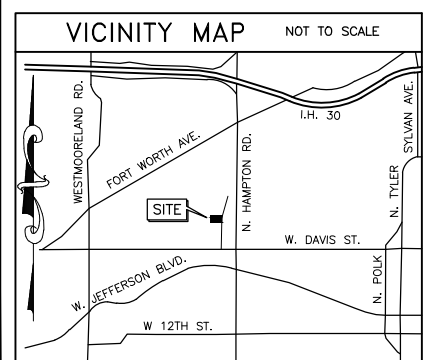
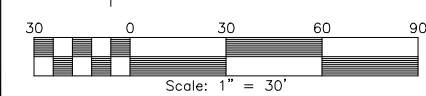
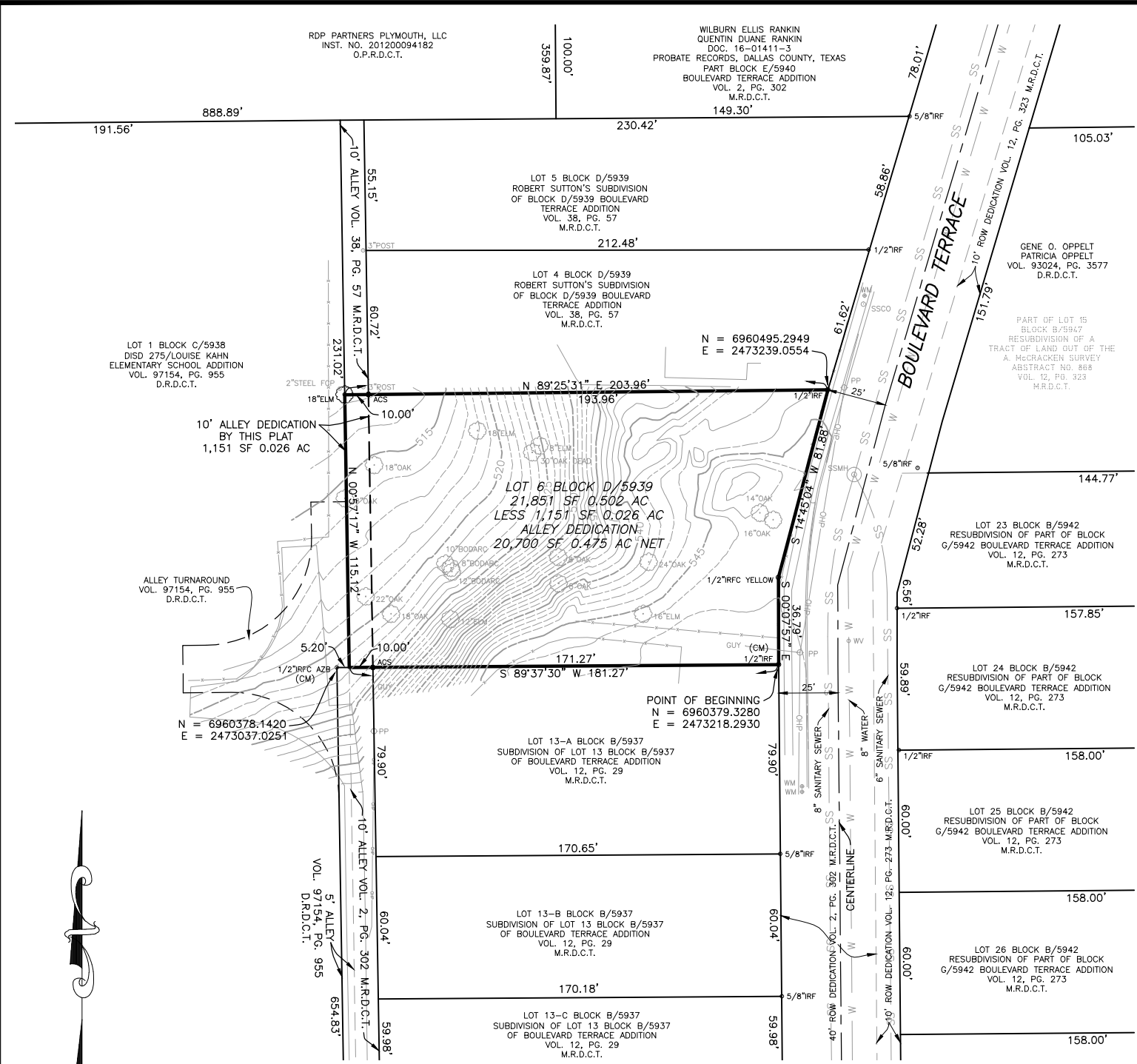
CITY PLAN FILE NO.: S189-266

SURVEYOR:
WEBB SURVEYING, INC.
3517 Darion Lane
Plano, TX 75093
Phone: 469-512-8370

OWNER:
CARRION CROW
HOLDINGS, LLC - SERIES T
1611 Rio Vista Dr.
Dallas, TX 75208

Date: 7/17/19

SHEET 1 OF 1



LEGEND

○ IRF	IRON ROD FOUND
○ IRFC	IRON ROD FOUND WITH CAP
○ IRP	IRON PIPE FOUND
● ACS	5/8" IRON ROD WITH 3" ALUMINUM CAP SET STAMPED "CROW-4125"
ROW	RIGHT-OF-WAY
(CM)	CONTROLLING MONUMENT
D.R.D.C.T.	DEED RECORDS, DALLAS COUNTY, TEXAS
O.P.R.D.C.T.	OFFICIAL PUBLIC RECORDS, DALLAS COUNTY, TEXAS
M.R.D.C.T.	MAP RECORDS, DALLAS COUNTY, TEXAS
VOL.	VOLUME
PG.	PAGE
INST. NO.	INSTRUMENT NUMBER

- GENERAL NOTES:
1. THE PURPOSE OF THIS PLAT IS TO CREATE ONE LOT.
 2. NO BUILDING OR STRUCTURE SHALL CROSS ANY LOT LINES OR PROPERTY LINES.
 3. LOT TO LOT DRAINAGE IS NOT PERMITTED WITHOUT CITY OF DALLAS PAVING & DRAINAGE ENGINEERING SECTION APPROVAL.
 4. BEARINGS SHOWN HEREON ARE BASED ON GRID BEARINGS, STATE PLANE COORDINATE SYSTEM, TEXAS NORTH CENTRAL ZONE 4202, NORTH AMERICAN DATUM OF 1983, (ADJUSTMENT REALIZATION 2011), CONVERGENCE ANGLE: 1' 00" 00".
 5. COORDINATES SHOWN ARE STATE PLANE COORDINATE SYSTEM, TEXAS NORTH CENTRAL ZONE 4202, NORTH AMERICAN DATUM OF 1983, (2011), GRID COORDINATE VALUES, NO SCALE AND NO PROJECTION.