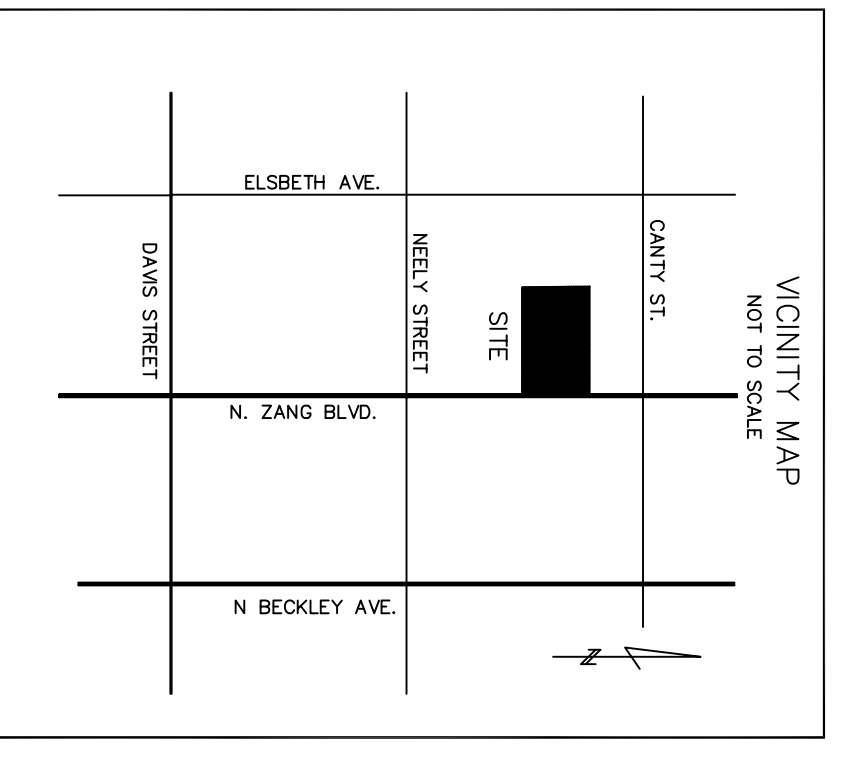
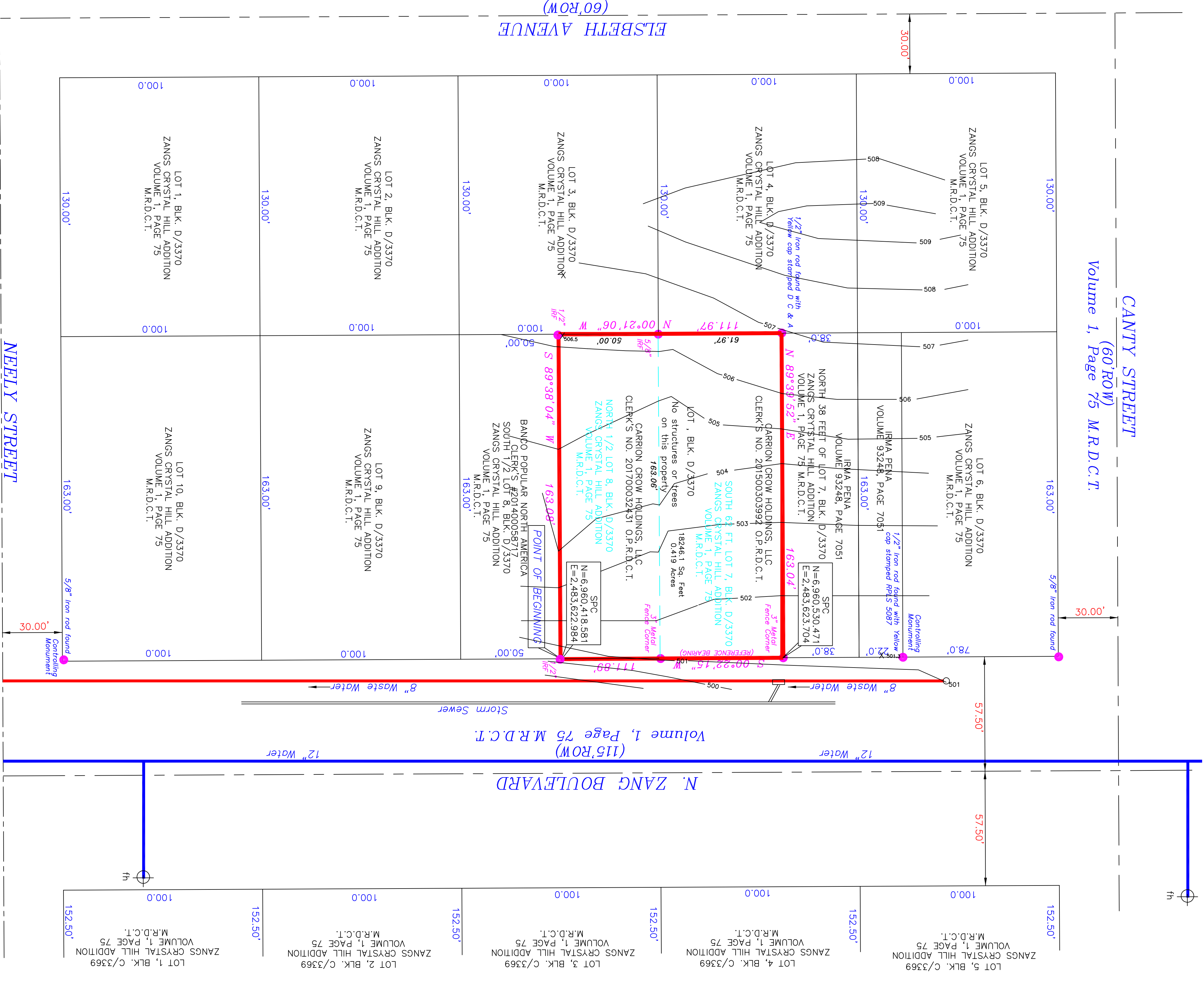


CANTY STREET  
(60' ROW)  
Volume 1, Page 75 M.R.D.C.T.



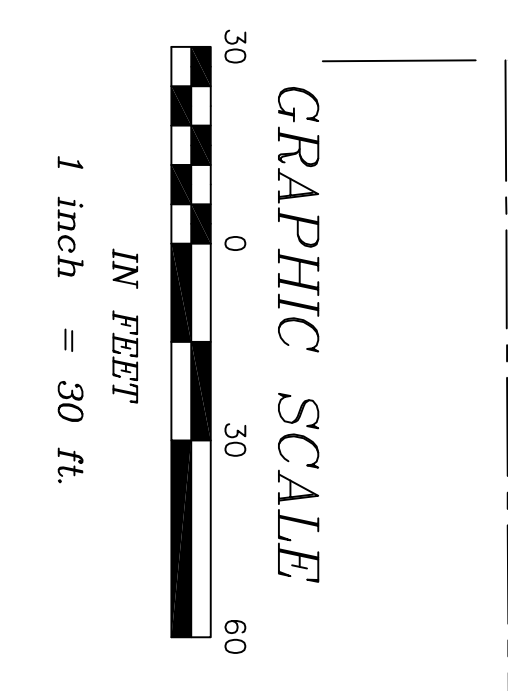
OWNER'S CERTIFICATE  
STATE OF TEXAS  
COUNTY OF DALLAS  
WHEREAS GARRION CROW HOLDINGS, LLC-SERIES D IS THE OWNER OF TWO TRACTS OF LAND BY VIRTUE OF  
RECORDS OF DALLAS COUNTY, TEXAS, VOLUME 201400032431, OFFICIAL PUBLIC RECORDS, DALLAS COUNTY, TEXAS,  
PLAT NO. 201400032431, BEING THE SOUTH 62 FEET OF LOT 7 AND THE NORTH  
780 IN THE CITY OF DALLAS, DALLAS COUNTY, TEXAS, AND BEING THE SOUTH 62 FEET OF LOT 7 AND THE NORTH  
HALF OF LOT 8, BLOCK D/3370 OF ZANGS CRYSTAL HILL ADDITION, AN ADDITION TO THE CITY OF DALLAS, DALLAS  
COUNTY, TEXAS AS RECORDED IN VOLUME 1, PAGE 75 OF THE MAP RECORDS OF DALLAS COUNTY, TEXAS AND  
BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:  
BEGINNING AT A 1/2 INCH IRON ROD FOUND IN THE WEST LINE OF NORTH ZANG BOULEVARD A 115 FOOT RIGHT OF  
WAY AT THE NORTHEAST CORNER OF A TRACT OF LAND CONVEYED TO BANCO POPULAR NORTH AMERICA BY  
DEED AS RECORDED UNDER CLERK'S NUMBER 201400038717, OFFICIAL PUBLIC RECORDS, DALLAS COUNTY, TEXAS,  
SAID POINT OF BEGINNING BEING NORTH 00 DEGREES 22 MINUTES 22 SECONDS EAST, 30.00 FEET FROM THE  
SOUTH CORNER OF LOT 8, BLOCK D/3370 OF THE SAID ZANGS CRYSTAL HILL ADDITION;  
THENCE SOUTH 89 DEGREES 38 MINUTES 04 SECONDS WEST, ALONG THE NORTH LINE OF THE SAID BANCO  
POPULAR TRACT, A DISTANCE OF 163.08 FEET TO A 1/2 INCH IRON ROD FOUND AT THE NORTHEAST CORNER OF  
SAME BEING IN THE EAST LINE OF LOT 3, BLOCK D/3370;  
THENCE NORTH 00 DEGREES 21 MINUTES 06 SECONDS WEST, ALONG THE EAST LINE OF SAID LOT 3, AT 50.00  
FEET PASSING A 5/8" IRON ROD FOUND AT THE NORTHEAST CORNER OF LOT 3, SAME BEING THE SOUTHEAST  
CORNER OF 1/2 ACR OF LAND CONVEYED TO RMA PENNA BY DEED AS RECORDED IN VOLUME 93248, PAGE 7051,  
DEED CONVEYED TO RMA PENNA BY DEED AS RECORDED IN VOLUME 93248, PAGE 7051, DEED RECORDS, DALLAS  
COUNTY, TEXAS;  
THENCE NORTH 89 DEGREES 39 MINUTES 52 SECONDS EAST, ALONG THE COMMON LINE WITH THE SAID PENNA  
TRACT, A DISTANCE OF 163.04 FEET TO A 3" METAL FENCE CORNER POST FOUND AT THE SOUTHEAST CORNER OF  
SAME IN THE WEST LINE OF NORTH ZANG BOULEVARD;  
THENCE SOUTH 00 DEGREES 22 MINUTES 15 SECONDS WEST, ALONG THE SAID WEST LINE OF NORTH ZANG  
BOULEVARD, AT 61.89 FEET, PASSING A 3 INCH METAL FENCE POST FOUND AT THE NORTHEAST CORNER OF LOT  
8, BLOCK D/3370, IN ALL A TOTAL DISTANCE OF 111.89 FEET TO THE PLACE OF BEGINNING AND CONTAINING  
18,246.1 SQ. FT. OR 419 ACRES OF COMPUTED LAND.  
OWNER'S DEDICATION  
NOW, THEREFORE KNOW ALL MEN BY THESE PRESENTS:  
THAT CHRISTIAN CHERNOCK, PRESIDENT, DOES HEREBY ADOPT THIS PLAT DESIGNATING THE HEREIN DESCRIBED  
PROPERTY AS **C CROW ADDITION**, AN ADDITION TO THE CITY OF DALLAS, DALLAS COUNTY, TEXAS AND DO  
HEREBY DEDICATE, IN THE SIMPLE, TO THE PUBLIC USE FOREVER, ANY STREETS, ALLEYS, AND FLOODWAY  
AREAS SHOWN THEREON, AND THE EASEMENTS SHOWN HEREON, HEREBY RESERVED FOR THE PURPOSES OF  
ROADS, PATROLS, AND UTILITIES, AND THE RIGHTS OF THE PUBLIC TO USE THE SAME FOR THE PURPOSES OF  
GARAGE AND RUBBISH COLLECTION, AND ALL PUBLIC UTILITY EASEMENTS FOR EACH PORTION 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 ENDANGER OR INTERFERE WITH THE CONSTRUCTION, MAINTENANCE OR EFFICIENCY OF ITS  
RESPECTIVE SYSTEM AND EGRESS TO OR FROM THE SAID EASEMENTS FOR THE PURPOSE OF CONSTRUCTING,  
RECONSTRUCTING, MAINTAINING, PATROLLING, OPERATING AND ADJUSTING ANY PUBLIC UTILITY SYSTEM,  
OR THE RIGHT OF ANY PUBLIC UTILITY TO ENTER AND CROSS THE SAID EASEMENTS FOR THE PURPOSE  
(ANY PUBLIC UTILITY SHALL HAVE THE RIGHT OF EGRESS AND ACCESS TO PRIVATE PROPERTY FOR THE PURPOSE  
OF READING METERS AND ANY MAINTENANCE OR SERVICE REQUIRED OR OTHERWISE 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 MAIL TO THE CURB OR PAYMENT 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 \_\_\_\_\_ A.D. 201\_\_  
**Preliminary, this document shall not be recorded for any purpose**  
CHRISTIAN CHERNOCK, PRESIDENT GARRION CROW HOLDINGS, LLC-SERIES D  
COUNTY OF DALLAS  
STATE OF TEXAS  
BEFORE ME, UNDERSIGNED NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS ON THIS DATE PERSONALLY  
APPEARED CHRISTIAN CHERNOCK, I KNOW TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE  
FOREGOING INSTRUMENT AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSES  
AND CONSIDERATIONS THEREIN EXPRESSED.  
GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS THE \_\_\_\_\_ DAY OF \_\_\_\_\_ 201\_\_

SURVEYOR'S STATEMENT  
STATE OF TEXAS  
COUNTY OF DALLAS  
I, STEVE DONALDSON OF CARMAN-DONALDSON SURVEYING INC., A REGISTERED PROFESSIONAL LAND SURVEYOR,  
LICENSED BY THE STATE OF TEXAS, AFFIRM THAT THIS PLAT WAS PREPARED UNDER MY DIRECT SUPERVISION,  
FROM RECORDS OF DALLAS COUNTY, TEXAS, VOLUME 201400032431, OFFICIAL PUBLIC RECORDS, DALLAS COUNTY,  
PLAT NO. 201400032431, BEING THE SOUTH 62 FEET OF LOT 7 AND THE NORTH  
HALF OF LOT 8, BLOCK D/3370 OF ZANGS CRYSTAL HILL ADDITION, AN ADDITION TO THE CITY OF DALLAS,  
DALLAS COUNTY, TEXAS AS RECORDED IN VOLUME 1, PAGE 75 OF THE MAP RECORDS OF DALLAS COUNTY,  
TEXAS AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:  
(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 \_\_\_\_\_ 2017  
**Preliminary, this document shall not be recorded for any purpose**  
STEVE DONALDSON PRS 4004

STATE OF TEXAS  
COUNTY OF DALLAS  
NOTARY PUBLIC, STATE OF TEXAS  
MY COMMISSION EXPIRES: \_\_\_\_\_  
**THE REASON FOR THE REPLAT IS TO  
CREATE A BUILDABLE LOT.**

OWNER:  
CHRISTIAN CHERNOCK, PRESIDENT  
GARRION CROW HOLDINGS, LLC-SERIES D  
1611 RIO VISTA  
DALLAS, TEXAS 75208  
214-205-0323  
SURVEYOR:  
CARMAN-DONALDSON SURVEYING  
2796 LOR 758  
THORNTON, TEXAS 76687  
214-878-6774  
PRELIMINARY PLAT  
C CROW ADDITION  
LOT 1, BLOCK D/3370  
BING A REPEAT OF THE SOUTH 62 FEET OF LOT 7 AND THE NORTH  
1/2 OF LOT 8, BLOCK D/3370 OF ZANGS CRYSTAL HILL ADDITION,  
PART OF THE G.S.C. EDWARD SURVEY, ABSTRACT NO. 780  
CITY OF DALLAS, DALLAS COUNTY, TEXAS  
CITY PLAN FILE NO. 5167-145



NOTES:  
LOT TO LOT DRAINAGE WILL NOT BE PERMITTED WITHOUT ENGINEERING SECTION APPROVAL.  
BASIS OF BEARING BASED ON THE WEST LINE OF N. ZANG BOULEVARD (S 00°22'15"W) ALONG THE EAST  
LINE OF LOT 6A, BLOCK A/3367, DAVIS-ZANG ADDITION, AN ADDITION TO THE CITY OF DALLAS, DALLAS  
COUNTY, TEXAS ACCORDING TO THE PLAT THEREOF RECORDED IN VOL. 97246, PG. 208 M.R.D.C.T.  
LEGEND  
1. IRF = IRON ROD FOUND  
2. M.R.D.C.T. = MAP RECORDS DALLAS COUNTY TEXAS  
3. D.R.D.C.T. = DEED RECORDS DALLAS COUNTY TEXAS  
4. O.P.R.D.C.T. = OFFICIAL PUBLIC RECORDS DALLAS COUNTY TEXAS

Volume 1, Page 75 M.R.D.C.T.  
NEELY STREET  
Volume 1, Page 75 M.R.D.C.T.  
N. ZANG BOULEVARD  
(115' ROW)  
Volume 1, Page 75 M.R.D.C.T.  
ELSBETH AVENUE  
(60' ROW)  
Volume 1, Page 75 M.R.D.C.T.