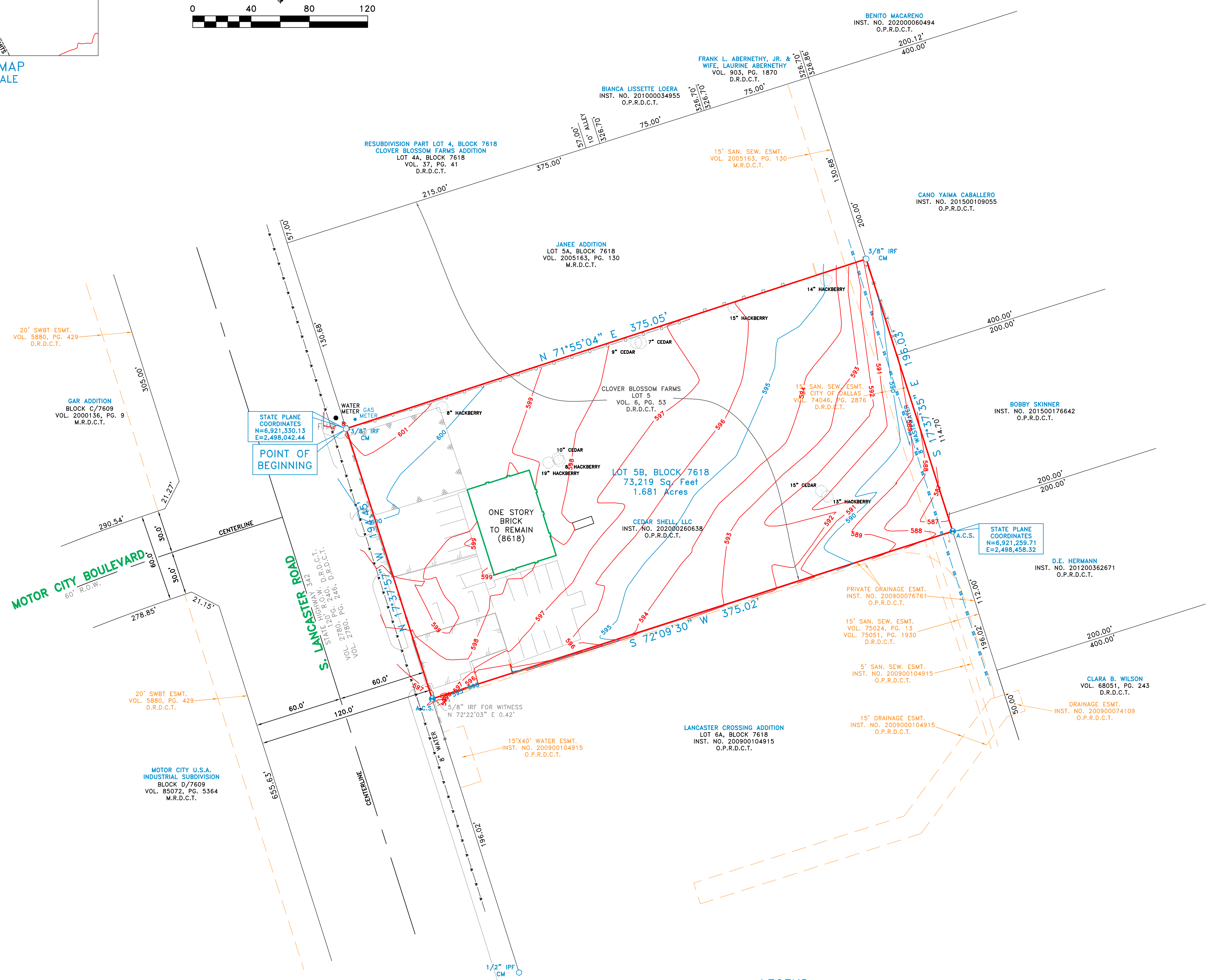
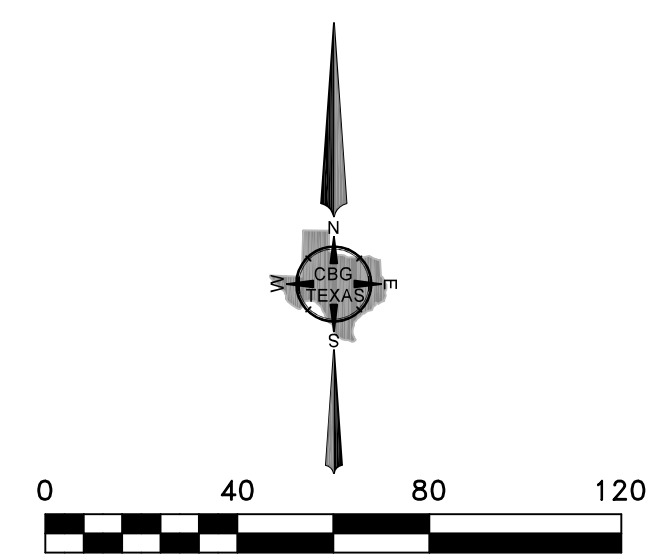


VICINITY MAP  
NOT TO SCALE



STATE PLANE COORDINATES  
N=6,921,330.13  
E=2,498,042.44  
POINT OF BEGINNING

STATE PLANE COORDINATES  
N=6,921,339.71  
E=2,498,458.32  
A.C.S.

- GENERAL NOTES**
- 1) BASIS OF BEARINGS ARE TEXAS STATE PLANE COORDINATE SYSTEM, NORTH CENTRAL ZONE 4202, NORTH AMERICAN DATUM OF 1983, ADJUSTMENT REALIZATION 2011.
  - 2) THE PURPOSE OF THIS PLAT IS TO CREATE 1 LOT OUT OF THE REMAINDER OF LOT 5, CLOVER BLOSSOM FARMS, VOL. 6, PG. 53, D.R.D.C.T.
  - 3) LOT TO LOT DRAINAGE WILL NOT BE ALLOWED WITHOUT PROPER CITY OF DALLAS ENGINEERING DEPARTMENT APPROVAL.
  - 4) ANY STRUCTURE NEW OR EXISTING MAY NOT EXTEND ACROSS NEW PROPERTY LINES.
  - 5) COORDINATES SHOWN HEREON ARE TEXAS STATE PLANE COORDINATE SYSTEM, NORTH CENTRAL ZONE, NORTH AMERICAN DATUM OF 1983 ON GRID COORDINATE VALUES, NO SCALE AND NO PROJECTION.

- LEGEND**
- D.R.D.C.T. = DEED RECORDS, DALLAS COUNTY, TEXAS
  - M.R.D.C.T. = MAP RECORDS, DALLAS COUNTY, TEXAS
  - O.P.R.D.C.T. = OFFICIAL PUBLIC RECORDS, DALLAS COUNTY, TEXAS
  - INST. NO. = INSTRUMENT NUMBER
  - VOL. = VOLUME
  - PG. = PAGE
  - CM = CONTROLLING MONUMENT
  - R.O.W. = RIGHT-OF-WAY
  - 1/2" IPF = 1/2 INCH IRON PIPE FOUND
  - 3/8 IRF = 3/8 INCH IRON ROD FOUND
  - 5/8 IRF = 5/8 INCH IRON ROD FOUND
  - A.C.S. = 3" ALUMINUM DISK STAMPED "CSA AND RPLS 5513" SET OVER A 1/2 INCH IRON ROD SET

**OWNER'S CERTIFICATE**

STATE OF TEXAS  
COUNTY OF DALLAS

Whereas Cedar Shell, LLC is the owner of a tract of land situated in the Robert Simonton Survey, Abstract No. 1277, City of Dallas, Dallas County, Texas, and being a portion of Lot 5, Block 7618, Clover Blossom Farms, an addition to the City of Dallas, Dallas County, Texas, according to the Map thereof recorded in Volume 6, Page 53, Map Records, Dallas County, Texas, and being a tract of land conveyed to Cedar Shell, LLC by General Warranty Deed recorded in Instrument No. 202000260638, Official Public Records, Dallas County, Texas, and being more particularly described by metes and bounds as follows:

BEGINNING at a 3/8 inch iron rod found for corner, said corner being along the Northeast right of way line of S. Lancaster Road (120 foot right of way), said corner being the South corner of Lot 5A, Block 7618, Janee Addition, an addition to the City of Dallas, Dallas County, Texas, according to the Map thereof recorded in Volume 2005163, Page 130, Map Records, Dallas County, Texas;

THENCE North 71 degrees 55 minutes 04 seconds East along the Southeast line of Lot 5A, Block 7618 of said Janee Addition, a distance of 375.05 feet to a 3/8 inch iron rod found for corner, said corner being the East corner of Lot 5A, Block 7618 of said Janee Addition, said corner being along the Southwest line of a tract of land conveyed to Cano Yaima Caballero by General Warranty Deed recorded in Instrument No. 201500109055, Official Public Records, Dallas County, Texas;

THENCE South 17 degrees 37 minutes 35 seconds East along the Southwest line of said Cano Yaima Caballero tract, a distance of 196.03 feet to a 3 inch Aluminum Disk stamped "CSA & RPLS 5513" set on 1/2 inch iron rod set for corner, said corner being along the Southwest line of a tract of land conveyed to D.E. Herman by Warranty Deed recorded in Instrument No. 201200362671, Official Public Records, Dallas County, Texas, said corner being the North corner of Lot 6A, Block 7618, Lancaster Crossing Addition, an addition to the City of Dallas, Dallas County, Texas, according to the Plat thereof recorded in Instrument No. 200900104915, Official Public Records, Dallas County, Texas;

THENCE South 72 degrees 09 minutes 30 seconds West along the Northwest line of Lot 6A, Block 7618 of said Lancaster Crossing Addition, a distance of 375.02 feet to a 3 inch Aluminum Disk stamped "CSA & RPLS 5513" set on 1/2 inch iron rod set for corner, said corner being the West corner of Lot 6A, Block 7618 of said Lancaster Crossing Addition, said corner being along the Northeast right of way line of said S. Lancaster Road, from which a 5/8 inch iron rod found bears, North 72 degrees 22 minutes 03 seconds East, a distance of 0.42 feet for witness;

THENCE North 17 degrees 37 minutes 57 seconds West along the Northeast right of way line of said S. Lancaster Road, a distance of 194.45 feet to the POINT OF BEGINNING and containing 73,219 square feet or 1.681 acres of land.

**OWNER'S DEDICATION**

NOW THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

WHEREAS, Cedar Shell, LLC, acting by and through its duly authorized officer, does hereby adopt this plat, designating the herein described property as CEDAR SHELL ADDITION, 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: \_\_\_\_\_  
Cedar Shell, LLC, Owner  
Haidar Fawaz, President

STATE OF TEXAS  
COUNTY OF DALLAS

BEFORE ME, the undersigned, a Notary Public in and for said County and State on this day appears Haidar Fawaz 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 considerations therein expressed.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this the \_\_\_\_\_ day of \_\_\_\_\_, 2021.

Notary Public in and for Dallas County, Texas.

**SURVEYOR'S STATEMENT:**

I, Bryan Connolly, 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 \_\_\_\_\_, 2021.

**RELEASED FOR REVIEW 1/22/2021 PRELIMINARY, THIS DOCUMENT SHALL NOT BE RECORDED FOR ANY PURPOSES AND SHALL NOT BE USED OR VIEWED OR RELIED UPON AS A FINAL SURVEY DOCUMENT.**

Bryan Connolly  
Texas Registered Professional Land Surveyor No. 5513

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 Bryan Connolly 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 \_\_\_\_\_, 2021.

Notary Public in and for the State of Texas

PRELIMINARY PLAT  
**CEDAR SHELL ADDITION**  
LOT 5B, BLOCK 7618  
73,219 SQ.FT. / 1.681 ACRES  
BEING A REPLAT OF A PORTION OF LOT 5, BLOCK 7618  
CLOVER BLOSSOM FARMS  
ROBERT SIMONTON SURVEY, ABSTRACT NO. 1277  
CITY OF DALLAS, DALLAS COUNTY, TEXAS  
CITY PLAN FILE NO. S201-566

OWNER: CEDAR SHELL, LLC  
5002 REMINGTON DRIVE  
GARLAND, TEXAS 75044  
PHONE: 214-664-1372

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