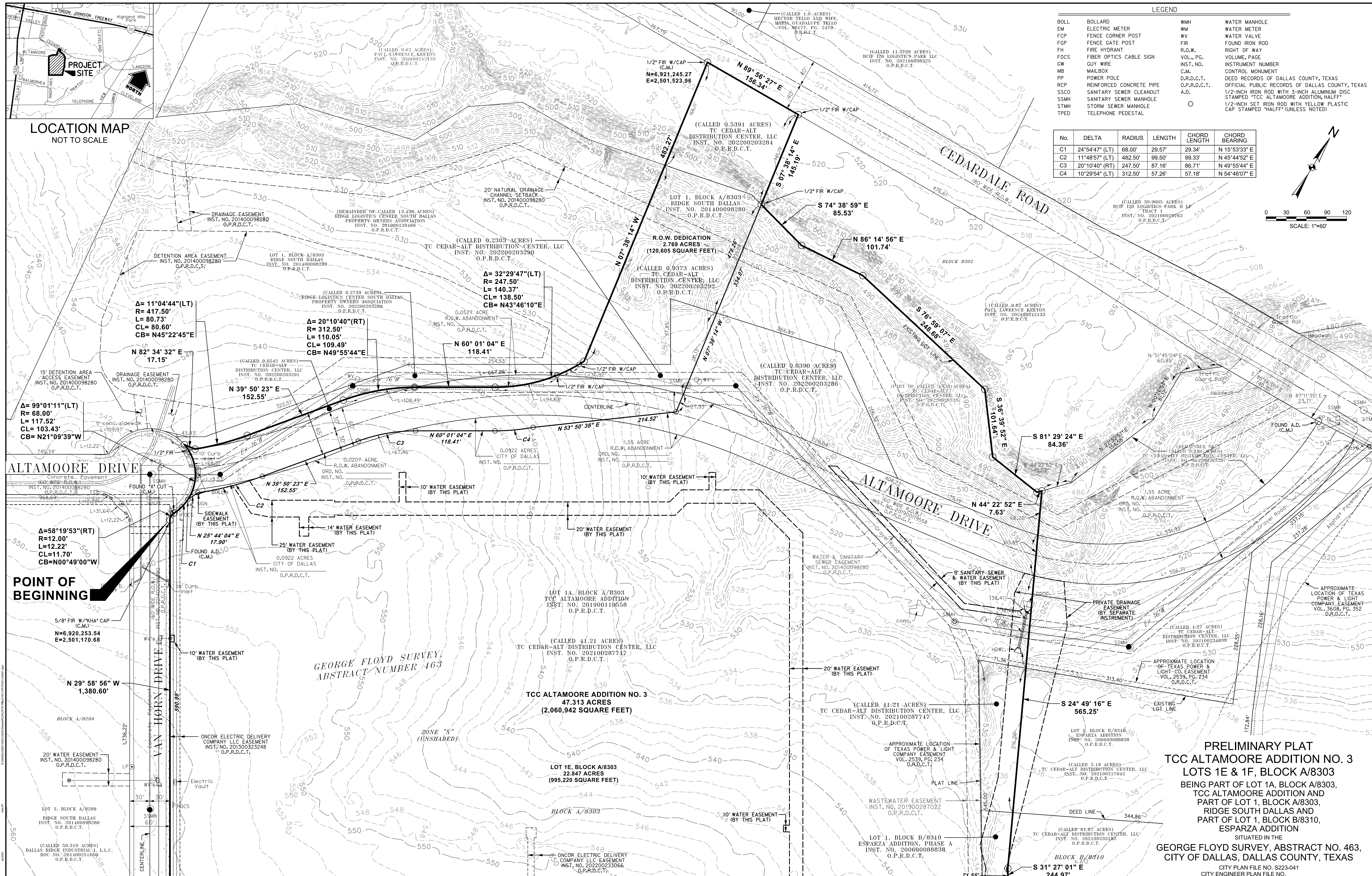
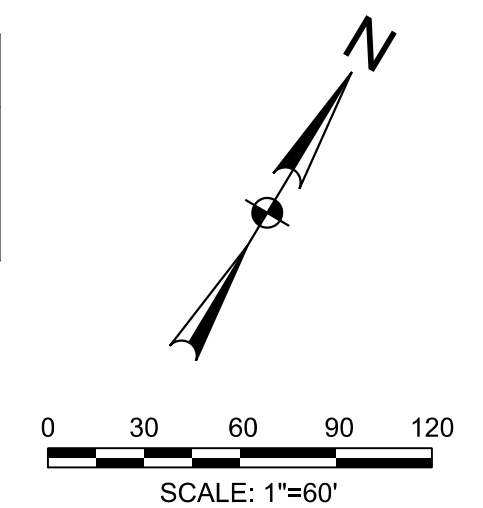


**LOCATION MAP**  
NOT TO SCALE

**LEGEND**

BOLL	BOLLARD	WMH	WATER MANHOLE
EM	ELECTRIC METER	WM	WATER METER
FCP	FENCE CORNER POST	WV	WATER VALVE
FGP	FENCE GATE POST	FIR	FOUND IRON ROD
FH	FIRE HYDRANT	R.O.W.	RIGHT OF WAY
FOCS	FIBER OPTICS CABLE SIGN	VOL., PG.	VOLUME, PAGE
GW	GUY WIRE	INST. NO.	INSTRUMENT NUMBER
MB	MAILBOX	C.M.	CONTROL MONUMENT
PP	POWER POLE	D.R.D.C.T.	DEED RECORDS OF DALLAS COUNTY, TEXAS
RCP	REINFORCED CONCRETE PIPE	O.P.R.D.C.T.	OFFICIAL PUBLIC RECORDS OF DALLAS COUNTY, TEXAS
SSCO	SANITARY SEWER CLEANOUT	A.D.	1/2-INCH IRON ROD WITH 3-INCH ALUMINUM DISC STAMPED "TCC ALTAMOORES ADDITION, HALFF"
SSMH	SANITARY SEWER MANHOLE		1/2-INCH SET IRON ROD WITH YELLOW PLASTIC CAP STAMPED "HALFF" (UNLESS NOTED)
STMH	STORM SEWER MANHOLE		
TPED	TELEPHONE PEDESTAL		

No.	DELTA	RADIUS	LENGTH	CHORD LENGTH	CHORD BEARING
C1	24°54'47" (LT)	68.00'	29.57'	29.34'	N 15°53'33" E
C2	11°48'57" (LT)	482.50'	99.50'	99.33'	N 45°44'52" E
C3	20°10'40" (RT)	247.50'	87.16'	86.71'	N 49°55'44" E
C4	10°29'54" (LT)	312.50'	57.26'	57.18'	N 54°46'07" E



**ALTAMOORES DRIVE**

**POINT OF BEGINNING**

GEORGE FLOYD SURVEY,  
ABSTRACT NUMBER 463

**TCC ALTAMOORES ADDITION NO. 3**  
47.313 ACRES  
(2,060,942 SQUARE FEET)

**LOT 1E, BLOCK A/8303**  
22.847 ACRES  
(995,220 SQUARE FEET)

**PRELIMINARY PLAT**  
**TCC ALTAMOORES ADDITION NO. 3**  
**LOTS 1E & 1F, BLOCK A/8303**

BEING PART OF LOT 1A, BLOCK A/8303,  
TCC ALTAMOORES ADDITION AND  
PART OF LOT 1, BLOCK A/8303,  
RIDGE SOUTH DALLAS AND  
PART OF LOT 1, BLOCK B/8310,  
ESPARZA ADDITION  
SITUATED IN THE  
GEORGE FLOYD SURVEY, ABSTRACT NO. 463,  
CITY OF DALLAS, DALLAS COUNTY, TEXAS

MATCH LINE (See Sheet 2 of 3)

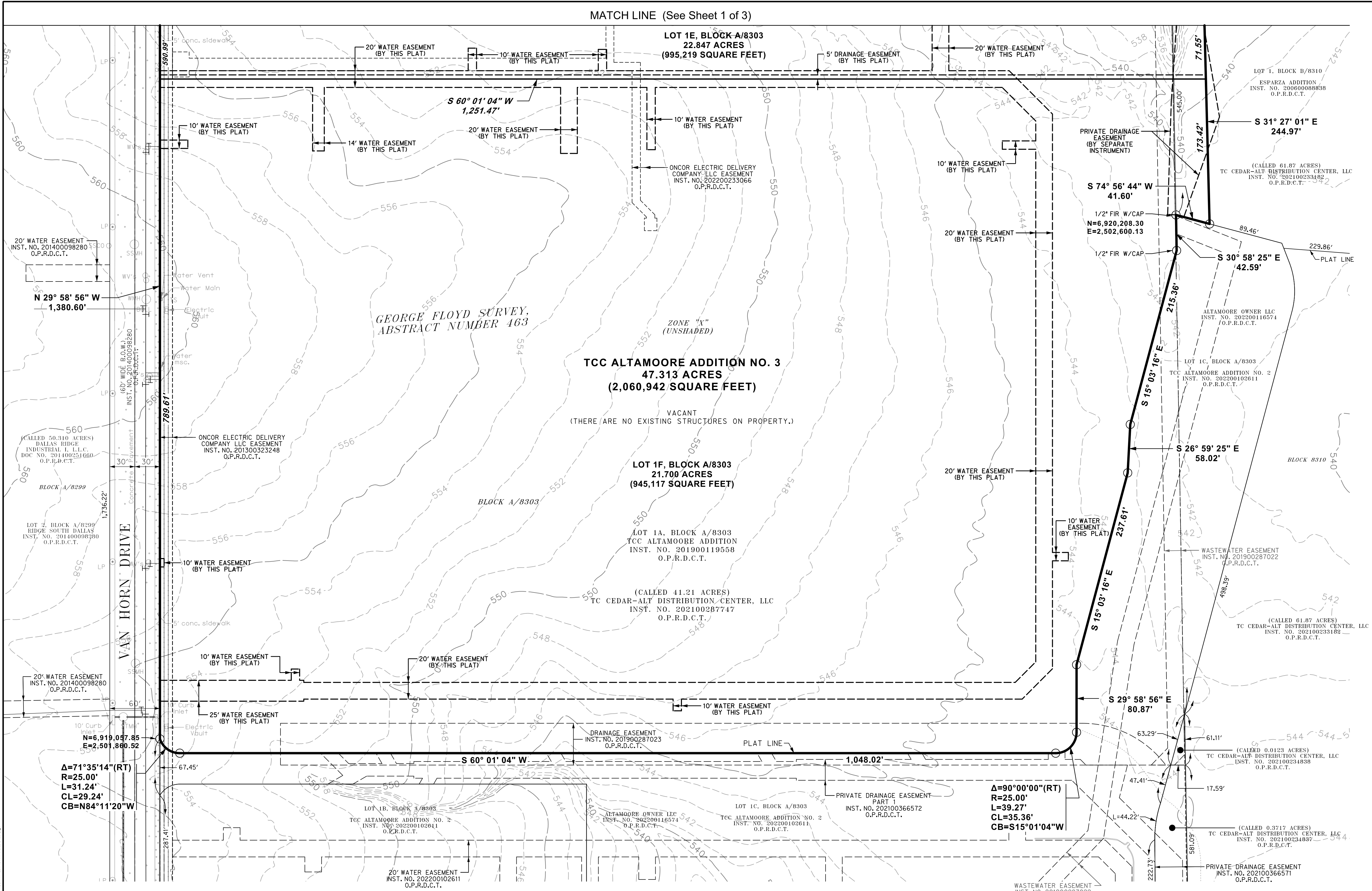
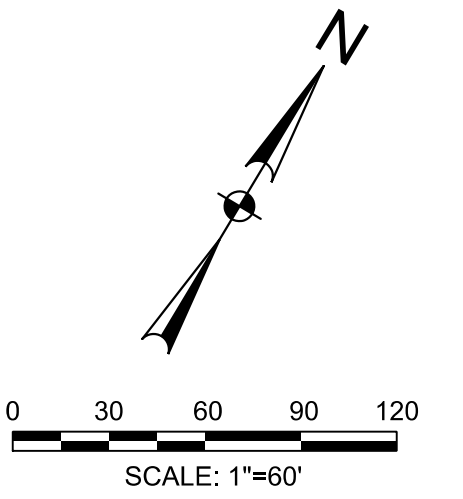
**OWNER**  
TCC CEDAR-ALT DISTRIBUTION CENTER, LLC  
2100 MCKINNEY AVE. SUITE 800  
DALLAS, TX 75201  
CONTACT: JAKE MARKS  
EMAIL: jmarks@trammellcrow.com  
(214) 863-4276

**SURVEYOR**  
HALFF ASSOCIATES, INC.  
1201 NORTH BOWSER ROAD  
RICHARDSON, TX 75081  
CONTACT: ANDREW J. SHAFER  
EMAIL: ashaf@halff.com  
(214) 346-6200

CITY PLAN FILE NO. S223-041  
CITY ENGINEER PLAN FILE NO.

HALFF ASSOCIATES INC. ENGINEERS - SURVEYORS  
1201 NORTH BOWSER ROAD RICHARDSON, TEXAS 75081  
SCALE: 1"=60' AVO. 34601 NOVEMBER, 2022

MATCH LINE (See Sheet 1 of 3)



**LEGEND**

BOLL	BOLLARD
EM	ELECTRIC METER
FCP	FENCE CORNER POST
FGP	FENCE GATE POST
FH	FIRE HYDRANT
FOCS	FIBER OPTICS CABLE SIGN
GW	GUY WIRE
MB	MAILBOX
PP	POWER POLE
RCP	REINFORCED CONCRETE PIPE
SSCO	SANITARY SEWER CLEANOUT
SSMH	SANITARY SEWER MANHOLE
STMH	STORM SEWER MANHOLE
TPED	TELEPHONE PEDESTAL
WMH	WATER MANHOLE
WM	WATER METER
WV	WATER VALVE
FIR	FOUND IRON ROD
R.O.W.	RIGHT OF WAY
VOL., PG.	VOLUME, PAGE
INST. NO.	INSTRUMENT NUMBER
C.M.	CONTROL MONUMENT
D.R.D.C.T.	DEED RECORDS OF DALLAS COUNTY, TEXAS
O.P.R.D.C.T.	OFFICIAL PUBLIC RECORDS OF DALLAS COUNTY, TEXAS
A.D.	1/2-INCH IRON ROD WITH 3-INCH ALUMINUM DISC STAMPED "TCC ALTAMOORES ADDITION, HALFF"
○	1/2-INCH SET IRON ROD WITH YELLOW PLASTIC CAP STAMPED "HALFF" (UNLESS NOTED)

**PRELIMINARY PLAT**  
**TCC ALTAMOORES ADDITION NO. 3**  
**LOT 1E & 1F, BLOCK A/8303**  
 BEING PART OF LOT 1A, BLOCK A/8303,  
 TCC ALTAMOORES ADDITION AND  
 PART OF LOT 1, BLOCK A/8303,  
 RIDGE SOUTH DALLAS AND  
 PART OF LOT 1, BLOCK B/8310,  
 ESPARZA ADDITION  
 SITUATED IN THE  
**GEORGE FLOYD SURVEY, ABSTRACT NO. 463,**  
**CITY OF DALLAS, DALLAS COUNTY, TEXAS**

CITY PLAN FILE NO. S223-041  
 CITY ENGINEER PLAN FILE NO. \_\_\_\_\_

**OWNER**  
 TCC CEDAR-ALT DISTRIBUTION CENTER, LLC  
 2100 MCKINNEY AVE. SUITE 800  
 DALLAS, TX 75201  
 CONTACT: JAKE MARKS  
 EMAIL: jmarks@tccmcllc.com  
 (214) 863-4276

**SURVEYOR**  
 HALFF ASSOCIATES, INC.  
 1201 NORTH BOWSER ROAD  
 RICHARDSON, TX 75081  
 CONTACT: ANDREW J. SHAFER  
 EMAIL: ashaf@halff.com  
 (214) 346-6200

**HALFF**  
 TPELS FIRM NO. 10029600  
 HALFF ASSOCIATES INC. ENGINEERS - SURVEYORS  
 1201 NORTH BOWSER ROAD, RICHARDSON, TEXAS 75081  
 (214) 346-6200 SCALE: 1"=60' AVO. 34601 NOVEMBER, 2022

**OWNER'S CERTIFICATE**

STATE OF TEXAS  
COUNTY OF DALLAS

WHEREAS **TC Cedar-Alt Distribution Center, LLC**, and **City of Dallas**, are the owners of a 47.313 acre tract of land situated in the George Floyd Survey, Abstract Number 463 in the City of Dallas, Dallas County, Texas, and being part of Lot 1A, Block A/8303 of the TCC Altamoores Addition, an addition to the City of Dallas, Dallas County, Texas, as recorded in Instrument Number 201900119558 of the Official Public Records of Dallas County, Texas (O.P.R.D.C.T.), and part of Lot 1, Block A/8303, Ridge South Dallas, an addition to the City of Dallas, Dallas County, Texas, as recorded in Instrument Number 201400098280, O.P.R.D.C.T., and part of Lot 1, Block B/8310, Esparza Addition, an addition to the City of Dallas, Dallas County, Texas, as recorded in Instrument Number 200600088838, O.P.R.D.C.T., and being part of a called 3.139 acre tract of land described in Deed Without Warranty to TC Cedar-Alt Distribution Center, LLC, as recorded in Instrument Number 20220203287, O.P.R.D.C.T., and all of a called 41.21 acre tract of land described in deed to TC Cedar-Alt Distribution Center, LLC, as recorded in Instrument Number 202100287747, O.P.R.D.C.T., and all of a called 0.5391 acre tract of land described in deed to TC Cedar-Alt Distribution Center, LLC, as recorded in Instrument Number 202200203284, O.P.R.D.C.T., and all of a called 0.5390 acre tract of land described in deed to TC Cedar-Alt Distribution Center, LLC, as recorded in Instrument Number 202200203287, O.P.R.D.C.T., and all of a called 0.2303 acre tract of land described in deed to TC Cedar-Alt Distribution Center, LLC, as recorded in Instrument Number 202200203290, O.P.R.D.C.T., and all of a called 0.0545 acre tract of land described in deed to TC Cedar-Alt Distribution Center, LLC, as recorded in Instrument Number 202200203291, O.P.R.D.C.T., and all of a called 0.9373 acre tract of land described in deed to TC Cedar-Alt Distribution Center, LLC, as recorded in Instrument Number 202200203292, O.P.R.D.C.T., and all of that 0.0207 acre portion of Altamoores Drive abandoned by City of Dallas Ordinance No. \_\_\_\_\_, recorded in Instrument Number \_\_\_\_\_, O.P.R.D.C.T., and quitclaimed by Instrument Number \_\_\_\_\_, O.P.R.D.C.T., and part of that 1.55 acre portion of Altamoores Drive abandoned by City of Dallas Ordinance No. \_\_\_\_\_, recorded in Instrument Number \_\_\_\_\_, O.P.R.D.C.T., and being more particularly described by metes and bounds as follows:

**BEGINNING** at a 5/8-inch found iron rod with cap stamped "KHA" for the point of curvature of a non-tangent circular curve to the right, having a radius of 12.00 feet, whose chord bears North 00 degrees 49 minutes 00 seconds West, a distance of 11.70 feet, said corner being on the northeast right-of-way line of Van Horn Drive (a 60-foot wide right-of-way);

THENCE Northerly, with the west line of said Lot 1A, the northeast right-of-way line of said Van Horn Drive, and said curve, through a central angle of 58 degrees 19 minutes 53 seconds, an arc distance of 12.22 feet to a found "X" cut for the point of reverse curvature of a tangent circular curve to the left, having a radius of 68.00 feet, whose chord that bears North 21 degrees 09 minutes 39 seconds West, a distance of 103.43 feet;

THENCE Northerly, with the west and northeast lines, and with said curve, passing at an arc distance of 39.10 feet a 1/2-inch found iron rod with 3-inch aluminum disk stamped "TCC ALTAMOORE ADDITION, HALFF" (hereinafter referred to as "found A.D.") at the intersection of the southeast right-of-way line of Altamoores Drive with the northeast right-of-way line of said Van Horn Drive, and continuing along the terminus of said Altamoores Drive and with said curve, passing at arc distance of 107.61 feet a 1/2-inch found iron rod at the intersection of said northeast right-of-way line with the northwest right-of-way line of said Altamoores Drive, the south corner of said 0.0545 acre tract, and the south line of the aforementioned Lot 1, Block A/8303 of said Ridge South Dallas addition, and continuing with the southwest line of said 0.0545 acre tract and said Lot 1, Block A/8303, said northeast right-of-way line, and said curve, in all through a total central angle of 99 degrees 01 minute 11 seconds, and a total arc distance of 117.52 feet to a 1/2-inch set iron rod with yellow plastic cap stamped "HALFF" (hereinafter referred to as "with HALFF cap") for the west corner of said 0.0545 acre and a southerly "ell" corner of a called 0.2739 acre tract of land described in deed to Ridge Logistics Center South Dallas Property Owners Association, as recorded in Instrument Number 202200203289, O.P.R.D.C.T.;

THENCE over and across said Lot 1, Block A/8303, and with the northwest line of said 0.0545 acre tract and the southeast line of said 0.2739 acre tract, the following bearings and distances:

North 82 degrees 34 minutes 32 seconds East, departing said northeast right-of-way line and the south line of said Lot 1, Block A/8303, a distance of 17.15 feet to a 1/2-inch set iron rod with HALFF cap for the point of curvature of a non-tangent circular curve to the left, having a radius of 417.50 feet, whose chord bears North 45 degrees 22 minutes 45 seconds East, a distance of 80.60 feet;

Northeasterly, with said curve, through a central angle of 11 degrees 04 minutes 44 seconds, an arc distance of 80.73 feet to a 1/2-inch found iron rod with HALFF cap for corner;

North 39 degrees 50 minutes 23 seconds East, a distance of 152.55 feet to a 1/2-inch found iron rod with HALFF cap for the point of curvature of a tangent circular curve to the right, having a radius of 312.50 feet, whose chord bears North 49 degrees 55 minutes 44 seconds East, a distance of 109.49 feet;

Northeasterly, with said curve, passing at an arc distance of 108.49 feet a 1/2-inch found iron rod with HALFF cap for the northeast corner of said 0.0545 acre tract, a southerly "ell" corner of said 0.2739 acre tract and the west corner of that 0.0527 acre portion of Altamoores Drive abandoned by City of Dallas Ordinance No. \_\_\_\_\_, recorded in Instrument Number \_\_\_\_\_, O.P.R.D.C.T., and quitclaimed by Instrument Number \_\_\_\_\_, O.P.R.D.C.T., said passing point being on the aforementioned common north right-of-way line of said existing Altamoores Drive and south line of said Lot 1, and continuing with the south line of said 0.0527 acre right-of-way abandonment, in all through a total central angle of 20 degrees 10 minutes 40 seconds, for a total arc distance of 110.05 feet to a 1/2-inch set iron rod with HALFF cap for corner;

THENCE North 60 degrees 01 minute 04 seconds East, continuing with the south line of said 0.0527 acre right-of-way abandonment, a distance of 118.41 feet to a 1/2-inch set iron rod with HALFF cap for the point of curvature of a tangent circular curve to the left, having a radius of 247.50 feet, whose chord bears North 43 degrees 46 minutes 10 seconds East, a distance of 138.50 feet;

THENCE Easterly, continuing with said south line and said curve, passing at arc distance of 94.63 feet a 1/2-inch found iron rod with HALFF cap for the northeast corner of said 0.0527 acre tract, the easterly southeast corner of the aforementioned 0.2739 acre tract, and the southwest corner of said 0.2303 acre tract, and continuing with the east line of said 0.2739 acre tract, the west line of said 0.2303 acre tract and over and across said Lot 1, passing at an arc distance of 131.55 feet a 1/2-inch found iron rod with HALFF cap for the northeast corner of said 0.2739 acre tract, the southwest corner of said 0.9373 acre tract, and a southwesterly "ell" corner of said 0.2303 acre tract, and continuing with the west line of said 0.9373 acre tract, in all through a total central angle of 32 degrees 29 minutes 47 seconds, an arc distance of 140.37 feet to a 1/2-inch set iron rod with HALFF cap for an "ell" corner of said 0.9373 acre tract;

THENCE North 07 degrees 33 minutes 33 seconds West, with the west line of said 0.9373 acre tract and continuing over and across said Lot 1, passing at a distance of 316.16 feet the northwest corner of said 0.9373 acre tract, the southwest corner of said 0.5391 acre tract, and on the south line of a called 9.62 acre tract of land described in deed to Paul Lawrence Keeton, as recorded in Instrument Number 202100242133, O.P.R.D.C.T., and continuing with the west line of said 0.5391 acre tract, in all a total distance of 482.27 feet to a 1/2-inch found iron rod with HALFF cap for the northwest corner of said 0.5391 acre tract and on the north line of said 9.62 acre tract, and on the south right-of-way line of existing Cedardale Road (a 80-foot wide right-of-way);

THENCE North 89 degrees 56 minutes 27 seconds East, with the north line of said 0.5391 acre tract and with the south right-of-way line of said Cedardale Road, a distance of 158.34 feet to a 1/2-inch found iron rod with HALFF cap for the northeast corner of said 0.5391 acre tract;

THENCE South 07 degrees 38 minutes 14 seconds East, departing said south right-of-way line and with the east line of said 0.5391 acre tract, a distance of 145.19 feet to a 1/2-inch found iron rod with HALFF cap for the southeast corner of said 0.5391 acre tract, the northeast corner of said 0.9373 acre tract, the northwest corner of a called 3.139 acre tract of land described in deed to TC Cedar-Alt Distribution Center, LLC, as recorded in Instrument Number 202200203287, O.P.R.D.C.T., and on the south line of the aforementioned 9.62 acre tract;

THENCE with the common north line of said 3.139 acre tract and the south line of said 9.62 acre tract, the following bearing and distances:

South 74 degrees 38 minutes 59 seconds East, a distance of 85.53 feet to a 1/2-inch set iron rod with HALFF cap for corner;

North 86 degrees 14 minutes 56 seconds East, a distance of 101.74 feet to a 1/2-inch set iron rod with HALFF cap for corner;

South 76 degrees 59 minutes 07 seconds East, a distance of 248.68 feet to a 1/2-inch set iron rod with HALFF cap for corner;

South 36 degrees 39 minutes 52 seconds East, a distance of 101.64 feet to a 1/2-inch set iron rod with HALFF cap for corner;

South 81 degrees 29 minutes 24 seconds East, a distance of 84.36 feet to a 1/2-inch set iron rod with HALFF cap for corner;

North 44 degrees 22 minutes 52 seconds East, a distance of 7.63 feet to a 1/2-inch set iron rod with HALFF cap for corner;

THENCE South 24 degrees 49 minutes 16 seconds East, departing said common line, and over and across said Lot 1, passing at a distance of 66.20 feet the north right-of-way line of the aforementioned Altamoores Drive, and continuing over and across said Altamoores Drive, passing at a distance of 127.05 feet a 1/2-inch found iron rod with HALFF cap on the south right-of-way line of said Altamoores Drive and the northeast corner of the aforementioned 41.21 acre tract, the northwest corner of a called 1.27 acre tract of land described in deed to TC Cedar-Alt Distribution Center, LLC, as recorded in Instrument Number 202100234839, O.P.R.D.C.T., and on the north line of the aforementioned Lot 1A, and continuing with the northeast line of said 41.21 acre tract, the southwest line of said 1.27 acre tract, and over and across said Lot 1A, passing a distance of 265.46 feet the southwest corner of said 1.27 acre tract and on the north line of Lot 1, Block B/8310 of the aforementioned Esparza addition, and continuing with the northeast line of said 41.21 acre tract and over and across said Esparza addition, in all a total distance of 565.25 feet to a 1/2-inch set iron rod with HALFF cap for corner;

THENCE South 31 degrees 27 minutes 01 second East, continuing with said northeast line, and over and across said Esparza addition, a distance of 244.97 feet to a 1/2-inch found iron rod with HALFF cap for corner on the north line of Lot 1C, Block A/8303 of said TCC Altamoores Addition No. 2, an addition to the City of Dallas, Dallas County, Texas, as recorded in Instrument Number 202200102611, O.P.R.D.C.T.;

THENCE South 74 degrees 56 minutes 44 seconds West, continuing with said northeast line and the north line of said TCC Altamoores Addition No. 2, a distance of 41.60 feet to a 1/2-inch found iron rod with HALFF cap for corner on the northeast line of the aforementioned Lot 1A and west line of said TCC Altamoores Addition No. 2;

THENCE continuing with the northeast and southeast line of said 41.21 acre tract and the northwest line of said TCC Altamoores Addition No. 2, the following bearings and distances:

South 30 degrees 58 minutes 25 seconds East, with the northeast line of said Lot 1A, a distance of 42.59 feet to a 1/2-inch found iron rod with HALFF cap for corner,;

South 15 degrees 03 minutes 16 seconds East, a distance of 215.36 feet to a 1/2-inch set iron rod with HALFF cap for corner;

South 26 degrees 59 minutes 25 seconds East, a distance of 58.02 feet to a 1/2-inch set iron rod with HALFF cap for corner;

South 15 degrees 03 minutes 16 seconds East, a distance of 237.61 feet to a 1/2-inch set iron rod with HALFF cap for corner;

South 29 degrees 58 minutes 56 seconds East, a distance of 80.87 feet to a 1/2-inch set iron rod with HALFF cap for the point of curvature of a tangent circular curve to the right, having a radius of 25.00 feet, whose chord bears South 15 degrees 01 minute 04 seconds West, a distance of 35.36 feet;

Southerly, with said curve, through a central angle of 90 degrees 00 minutes 00 seconds, an arc distance of 39.27 feet to a 1/2-inch set iron rod with HALFF cap for corner;

South 60 degrees 01 minute 04 seconds West, a distance of 1,048.02 feet to a 1/2-inch set iron rod with HALFF cap for the point of curvature of a tangent circular curve to the right, having a radius of 25.00 feet, whose chord bears North 84 degrees 11 minutes 20 seconds West, a distance of 29.24 feet;

Westerly, with said curve, through a central angle of 71 degrees 35 minutes 14 seconds, an arc distance of 31.24 feet to a 1/2-inch set iron rod with HALFF cap for corner on the southwest line of said Lot 1A and the northeast right-of-way line of the aforementioned Van Horn Drive, being the westerly northwest corner of said TCC Altamoores Addition No. 2;

THENCE North 29 degrees 58 minutes 56 seconds West, with the southwest line of said Lot 1A and the northeast right-of-way line of said Van Horn Drive, a distance of 1,380.60 feet to the **POINT OF BEGINNING AND CONTAINING** 47.313 acres (2,060,942 square feet) of land, more or less.

**SURVEYOR'S STATEMENT:**

I, Andrew J. Shafer, 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 \_\_\_\_\_, 2022.

Andrew J. Shafer  
Texas Registered Professional Land Surveyor No. 5017  
TBPELS Firm No. 10029600

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 Andrew J. Shafer, 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 \_\_\_\_\_, 2022.

Notary Public in and for the State of Texas

**OWNER'S DEDICATION**

**NOW THEREFORE, KNOW ALL MEN BY THESE PRESENTS:**

That **TC Cedar-Alt Distribution Center, LLC**, acting by and through its duly authorized agent Jake Marks, and **City of Dallas**, do hereby adopt this plat, designating the herein above described property as **TCC ALTAMOORE ADDITION NO. 3**, an addition to the City of Dallas, Dallas County, Texas, and does hereby dedicate, in fee simple, to the public use forever any streets and alleys 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 \_\_\_\_\_, 2022.

**TC Cedar-Alt Distribution Center, LLC**  
A Delaware limited liability company

By: **Cedardale Associates, LLC**  
a Delaware limited liability company  
Its Managing Member

By: **TC Cedardale Member, LLC**  
a Delaware limited liability company  
Its Managing Member

By: **TCDFW Industrial Development, Inc.**  
a Delaware corporation  
its Managing Member

Jake Marks, Vice President

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 Jake Marks, 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 \_\_\_\_\_, 2022.

Notary Public in and for the State of Texas  
My commission expires:

**City of Dallas**  
a Texas Municipal Corporation

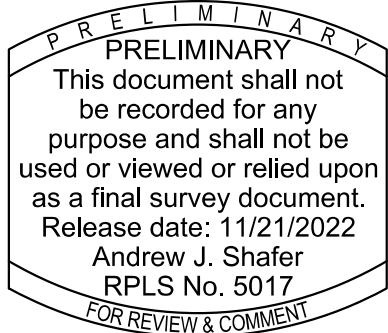
By: \_\_\_\_\_

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 \_\_\_\_\_, 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 \_\_\_\_\_, 2022.

Notary Public in and for the State of Texas  
My commission expires:



**PRELIMINARY PLAT**  
**TCC ALTAMOORE ADDITION NO. 3**  
**LOT 1E & 1F, BLOCK A/8303**  
BEING PART OF LOT 1A, BLOCK A/8303,  
TCC ALTAMOORE ADDITION AND  
PART OF LOT 1, BLOCK A/8303,  
RIDGE SOUTH DALLAS, AND  
PART OF LOT 1, BLOCK B/8310,  
ESPARZA ADDITION  
SITUATED IN THE  
GEORGE FLOYD SURVEY, ABSTRACT NO. 463,  
CITY OF DALLAS, DALLAS COUNTY, TEXAS

CITY PLAN FILE NO. S223-041  
CITY ENGINEER PLAN FILE NO. \_\_\_\_\_

OWNER  
TC CEDAR-ALT DISTRIBUTION CENTER, LLC  
2100 MCKINNEY AVE, SUITE 800  
DALLAS, TX 75201  
CONTACT: JAKE MARKS  
EMAIL: jmarks@trammellcrow.com  
(214) 865-4276

SURVEYOR  
HALFF ASSOCIATES, INC.  
1201 NORTH BOWSER ROAD  
RICHARDSON, TX 75081  
CONTACT: ANDREW J. SHAFER  
EMAIL: ashaf@halff.com  
(214) 346-6200

TBPELS FIRM NO. 10029600  
HALFF ASSOCIATES INC. ENGINEERS - SURVEYORS  
1201 NORTH BOWSER ROAD RICHARDSON, TEXAS 75081  
(214) 346-6200 SCALE: 1"=60' AVO. 34601 NOVEMBER, 2022

