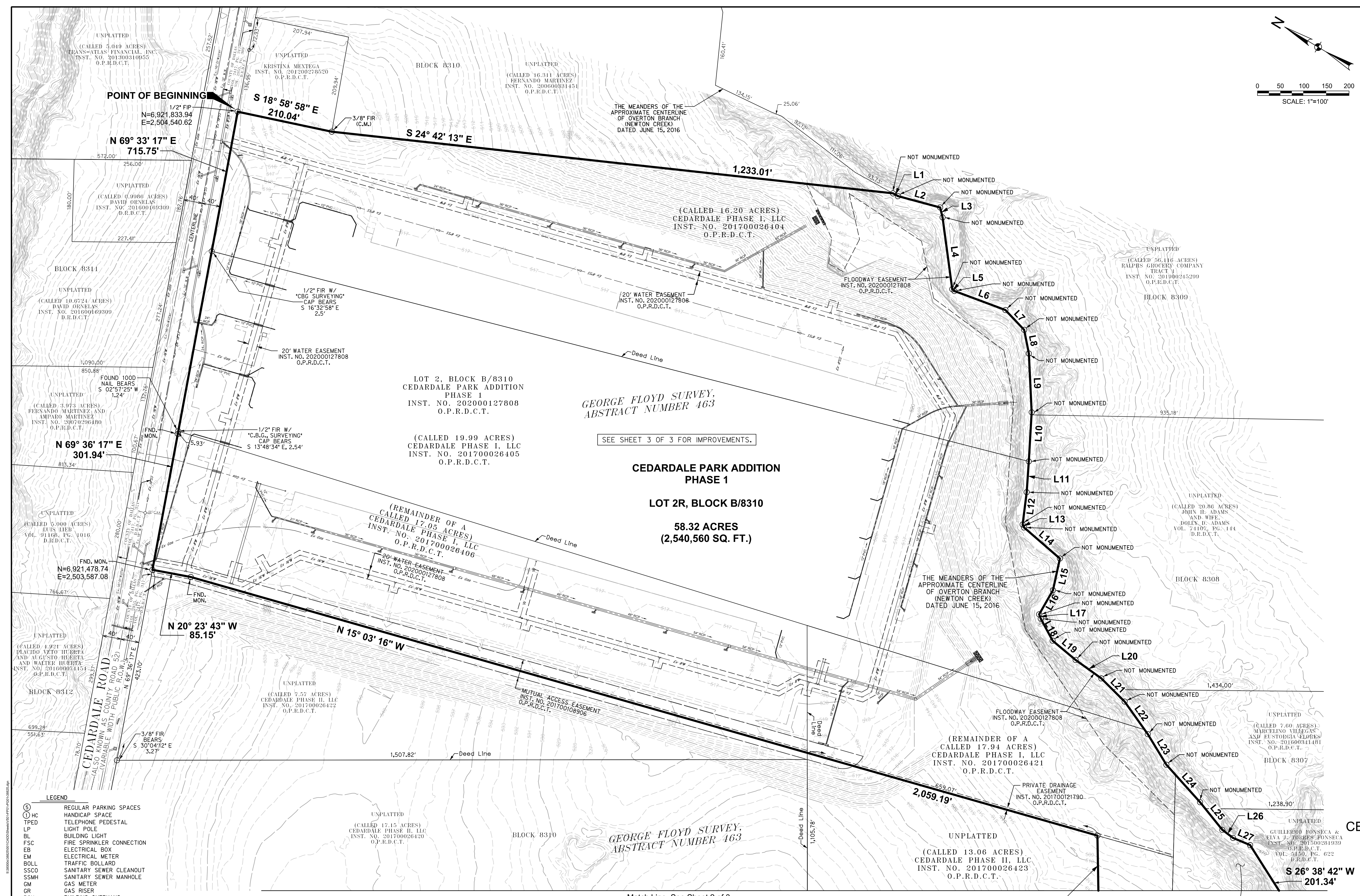


LINE TABLE

LINE	BEARING	DISTANCE
L1	S 01°59'42" E	12.62'
L2	S 15°56'06" E	95.38'
L3	S 45°29'32" W	22.38'
L4	S 51°20'20" W	158.00'
L5	S 09°47'43" W	6.22'
L6	S 10°29'29" E	118.91'
L7	S 15°35'07" W	59.60'
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L26	S 06°05'55" W	29.51'
L27	S 08°15'19" E	40.35'



GEORGE FLOYD SURVEY,
ABSTRACT NUMBER 463

**CEDARDALE PARK ADDITION
PHASE 1
LOT 2R, BLOCK B/8310
58.32 ACRES
(2,540,560 SQ. FT.)**

SEE SHEET 3 OF 3 FOR IMPROVEMENTS.

Match Line, See Sheet 2 of 3

LEGEND

⊙	REGULAR PARKING SPACES
⊙ HC	HANDICAP SPACE
⊙ TPED	TELEPHONE PEDESTAL
LP	LIGHT POLE
BL	BUILDING LIGHT
FSC	FIRE SPRINKLER CONNECTION
EB	ELECTRICAL BOX
EM	ELECTRICAL METER
BOLL	TRAFFIC BOLLARD
SSCO	SANITARY SEWER CLEANOUT
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TRAN	TRANSFORMER
MH	MANHOLE
WV	WATER VALVE
WM	WATER METER
ICV	IRRIGATION CONTROL VALVE
FH	FIRE HYDRANT
STMH	STORM MANHOLE
E	ELECTRICAL OVERHEAD LINES
FIP	1/2-INCH FOUND IRON PIPE
SIR	1/2-INCH SET IRON ROD WITH YELLOW PLASTIC CAP STAMPED "HALFF"
W/CAP	1/2-INCH FOUND IRON ROD
VOL., PG.	VOLUME, PAGE
INST. NO.	INSTRUMENT NUMBER
R.O.W.	RIGHT-OF-WAY
(C.M.)	CONTROLLING MONUMENT
FND.	FOUND 1/2-INCH IRON ROD WITH A 3/4-INCH ALUMINUM DISK STAMPED "CEDARDALE PARK ADDITION-HALFF"
D.R.D.C.T.	DEED RECORDS OF DALLAS COUNTY, TEXAS
O.P.R.D.C.T.	OFFICIAL PUBLIC RECORDS OF DALLAS COUNTY, TEXAS

- GENERAL NOTES
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DEVELOPER
CEDARDALE PHASE I, LLC
2100 MCKINNEY AVE, SUITE 800
DALLAS, TX 75201
CONTACT: JAKE MARKS
EMAIL: jmarks@rammellc.com
(214) 863-4276

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

**PRELIMINARY
CEDARDALE PARK ADDITION
PHASE 1
LOT 2R, BLOCK B/8310
OF A
58.32 ACRE TRACT
BEING A REPLAT OF
CEDARDALE PARK ADDITION, PHASE 1
LOT 2, BLOCK B/8310
SITUATED IN THE
GEORGE FLOYD SURVEY, ABSTRACT NO. 463,
CITY OF DALLAS, DALLAS COUNTY, TEXAS**

CITY PLAN FILE NO. S190-179
CITY ENGINEER PLAN FILE NO. _____ T-_____
FOR
CEDARDALE PHASE I, LLC
BY
HALFF
TBPELS FIRM NO. 10029600
HALFF ASSOCIATES, INC. ENGINEERS - SURVEYORS
1201 NORTH BOWSER ROAD RICHARDSON, TEXAS 75081
(214) 346-6200 SCALE: 1"=100' AVO. 38825 JUNE, 2020

OWNER'S CERTIFICATE

STATE OF TEXAS
COUNTY OF DALLAS

WHEREAS Cedardale Phase I, LLC, Cedardale Phase II, LLC and TC Altamooore Phase 2 Venture, LLC is the owner of 58.32-acre tract of land situated in the George Floyd Survey, Abstract No. 463 in the City of Dallas, Dallas County, Texas, and being part of City of Dallas Block Number 8307 and 8310, and being all of a called 16.20 acre tract, 19.99 acre tract, and part of a called 17.05 acre tract, and 17.94 acre tract of land described in Special Warranty Deed to Cedardale Phase I, LLC, as recorded in Instrument Number 201700026404, 201700026405, 201700026406, and 201700026421 of the Official Public Records of the Dallas County, Texas (O.P.R.D.C.T.), and part of a called 13.06 acre tract of land described in Special Warranty Deed to Cedardale Phase II, LLC, as recorded in Instrument Number 201700026423, O.P.R.D.C.T., and part of a called 27.47 acre tract of land described as "Tract 3" in Special Warranty Deed to TC Altamooore Phase 2 Venture, LLC, as recorded in Instrument Number 201900212925, O.P.R.D.C.T., and all of Lot 2, Block B/8310 of Cedardale Park Addition, Phase 1, an addition to the City of Dallas, Dallas County, Texas, recorded in Instrument Number 202000127808, O.P.R.D.C.T., and being more particularly described as follows:

BEGINNING at a 1/2-found iron pipe for the northeast corner of said Lot 2 and the northwest corner of a tract of land described in deed to Kristina Mextega, as recorded in Instrument Number 201200278520, O.P.R.D.C.T., said corner being on the southeast right-of-way line of Cedardale Road (also known as County Road 52, Volume 2417, Page 321, Volume 2955, Page 309, Volume 2417, Page 317, and Volume 2417, Page 309 of Deed Records of Dallas County, Texas (D.R.D.C.T.)) (a variable width right-of-way);

THENCE South 18 degree 58 minutes 58 seconds East, with the east line of said Lot 2 and the west line of said Mextega tract, a distance of 210.04 feet to a 3/8-inch found iron rod for the southwest corner of said Mextega tract, the most westerly northwest corner of a called 16.311-acre tract of land described in deed to Fernando Martinez, as recorded in Instrument 200600331451, O.P.R.D.C.T. and an "ell" corner of said 16.20-acre tract;

THENCE South 24 degrees 42 minutes 13 seconds East, with the east line of said Lot 2 and the west line of said 16.311-acre tract, a distance of 1,233.01 feet to a southeasterly corner (not monumented) of said Lot 2 and the south corner of said 16.311-acre tract, said corner being on the meanders of the approximate centerline of Overton Branch;

THENCE with the south line of said Lot 2, said 27.47-acre tract and with the meanders of the approximate centerline of Overton Branch, the following bearings and distances:

- South 01 degree 59 minutes 42 seconds East, a distance of 12.62 feet to a corner (not monumented);
South 15 degrees 56 minutes 06 seconds East, a distance of 95.38 feet to a corner (not monumented);
South 45 degrees 29 minutes 32 seconds West, a distance of 22.38 feet to a corner (not monumented);
South 51 degrees 20 minutes 20 seconds West, a distance of 158.00 feet to a corner (not monumented);
South 09 degrees 47 minutes 43 seconds West, a distance of 6.22 feet to a corner (not monumented);
South 10 degrees 29 minutes 29 seconds East, a distance of 118.91 feet to a corner (not monumented);
South 15 degrees 35 minutes 07 seconds West, a distance of 59.60 feet to a corner (not monumented);
South 47 degrees 50 minutes 00 seconds West, a distance of 52.59 feet to a corner (not monumented);
South 56 degrees 16 minutes 33 seconds West, a distance of 128.57 feet to a corner (not monumented);
South 62 degrees 24 minutes 28 seconds West, a distance of 107.50 feet to a corner (not monumented);
South 62 degrees 55 minutes 40 seconds West, a distance of 67.34 feet to a corner (not monumented);
South 66 degrees 12 minutes 46 seconds West, a distance of 71.23 feet to a corner (not monumented);
South 32 degrees 58 minutes 54 seconds West, a distance of 7.13 feet to a corner (not monumented);
South 09 degrees 56 minutes 39 seconds West, a distance of 103.60 feet to a corner (not monumented);
South 71 degrees 21 minutes 31 seconds West, a distance of 70.77 feet to a corner (not monumented);
South 88 degrees 49 minutes 41 seconds West, a distance of 60.73 feet to a corner (not monumented);
South 38 degrees 33 minutes 36 seconds West, a distance of 10.06 feet to a corner (not monumented);
South 30 degrees 39 minutes 04 seconds West, a distance of 54.70 feet to a corner (not monumented);
South 08 degrees 58 minutes 18 seconds West, a distance of 65.43 feet to a corner (not monumented);
South 04 degrees 43 minutes 19 seconds West, a distance of 69.12 feet to a corner (not monumented);
South 13 degrees 48 minutes 57 seconds West, a distance of 71.82 feet to a corner (not monumented);
South 23 degrees 39 minutes 17 seconds West, a distance of 87.32 feet to a corner (not monumented);
South 27 degrees 43 minutes 04 seconds West, a distance of 78.03 feet to a corner (not monumented);
South 17 degrees 06 minutes 13 seconds West, a distance of 110.06 feet to a corner (not monumented);
South 20 degrees 07 minutes 56 seconds West, a distance of 77.39 feet to a corner (not monumented);
South 06 degrees 05 minutes 55 seconds West, a distance of 29.51 feet to a corner (not monumented);
South 08 degrees 15 minutes 19 seconds East, a distance of 40.35 feet to a corner (not monumented);
South 26 degrees 38 minutes 42 seconds West, a distance of 201.34 feet to a corner (not monumented);
South 20 degrees 03 minutes 07 seconds West, a distance of 293.00 feet to a corner (not monumented);
South 32 degrees 39 minutes 03 seconds West, a distance of 32.06 feet to a corner (not monumented);

THENCE over and across said 27.47 acre tract, the following bearings and distances:

- North 44 degrees 38 minutes 02 seconds West, departing said meanders of the approximate centerline of Overton Branch, a distance of 133.35 feet to the point of curvature (not monumented) of a tangent circular curve to the left, having a radius of 180.00 feet, whose chord bears North 61 degrees 42 minutes 16 seconds West, a distance of 105.68 feet;
Northwesterly, with said curve, through a central angle of 34 degrees 08 minutes 27 seconds, an arc distance of 107.26 feet to a corner (not monumented);
North 78 degrees 40 minutes 41 seconds West, a distance of 413.09 feet to a corner (not monumented);
North 31 degrees 56 minutes 39 seconds West, a distance of 127.17 feet to a corner (not monumented);
North 58 degrees 03 minutes 21 seconds East, passing at a distance of 558.73 feet to the northeast line of said 27.47 acre tract and the south line of aforementioned 13.06 acre tract, and continuing over and across said 13.06 acre tract, in all, for a total distance of 840.51 feet to a 1/2-inch set iron rod with yellow plastic cap stamped "HALF" (hereinafter referred to as "with HALF cap") for corner on the west line of said Lot 2 and the east line of said 13.06 acre tract;

THENCE North 15 degrees 03 minutes 16 seconds West, with the west line of said Lot 2, the east line of a called 13.06 acre tract, passing at a distance of 659.07 feet, the north corner of said 13.06 acre tract and the southeast corner of a called 7.57 acre tract of land described in Special Warranty Deed to Cedardale Phase II, LLC, as recorded in Instrument Number 201700026422, O.P.R.D.C.T., and continuing with said west line and the east line of said 7.57 acre tract, in all, a total distance of 2,059.19 feet to a 3/16-inch found aluminum disk stamped "CEDARDALE PARK ADDITION, PHASE 1" on a 1/2-inch iron rod (hereinafter referred to as "found monument") for corner;

THENCE North 20 degrees 23 minutes 43 seconds West, continuing with east and west line, a distance of 815.15 feet to a found monument on the east line of said Lot 2 and the northeast corner of said 7.57 acre tract, said corner being on the southeast right-of-way line of said Cedardale Road;
THENCE North 69 degrees 36 minutes 17 seconds East, with the northwest line of said Lot 2 and the southeast right-of-way line of said Cedardale Road, a distance of 301.94 feet to a found monument for corner;
THENCE North 69 degrees 33 minutes 17 seconds East, continuing with the northwest line of said Lot 2 and the southeast right-of-way line of said Cedardale Road, passing at a distance of 5.93 feet, a found 100D nail bears South 02 degrees 57 minutes 25 seconds West, a distance of 1.24 feet and a 1/2-inch found iron rod with cap stamped "C.B.G. SURVEYING" bears South 13 degrees 49 minutes 34 seconds East, a distance of 2.54 feet, and continuing with said northwest and southeast line, a distance of 405.71 feet, a 1/2-inch found iron rod with cap stamped "C.B.G. SURVEYING" bears South 16 degrees 32 minutes 58 seconds East, a distance of 2.5 feet, and continuing with said northwest and southeast line, for a total distance of 715.75 feet to the POINT OF BEGINNING AND CONTAINING 58.32 acres (2,540,560 square feet) of land, more or less.

OWNER'S DEDICATION
NOW THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

That Cedardale Phase I, LLC, Cedardale Phase II, LLC and TC Altamooore Phase 2 Venture, LLC, acting by and through its duly authorized agent Scott Krikorian, does hereby adopt this plat, designating the herein above described property as CEDARDALE PARK ADDITION, PHASE 1, 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 _____, 2020.

Cedardale Phase I, 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: TCFW Industrial Development, Inc.
a Delaware corporation
Its Managing Member

Scott Krikorian, 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 Scott Krikorian, 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 _____, 2020.

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

SURVEYOR'S STATEMENT:

I, Getsy J. Suthan, 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 the _____ day of _____, 2020

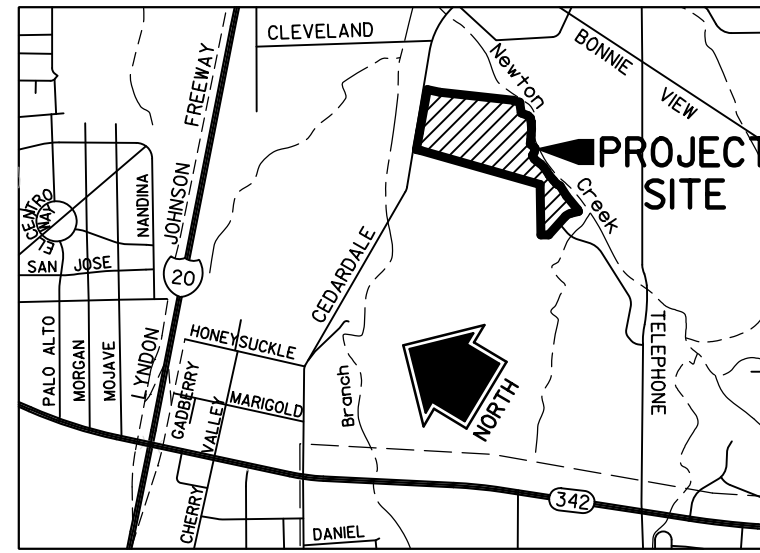
Getsy J. Suthan
Texas Registered Professional Land Surveyor No. 6449
TBPELS Firm No. 10029600

STATE OF TEXAS
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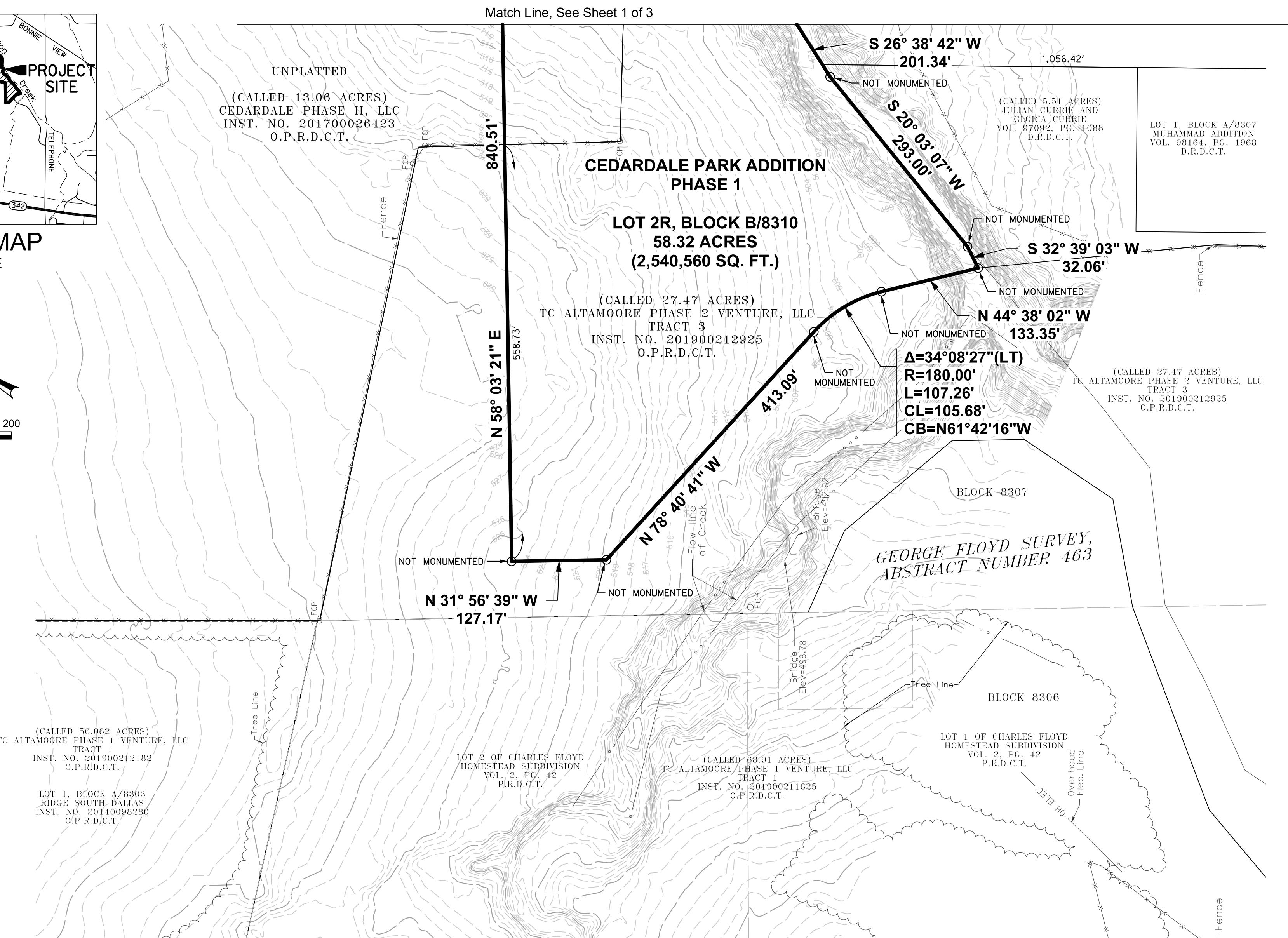
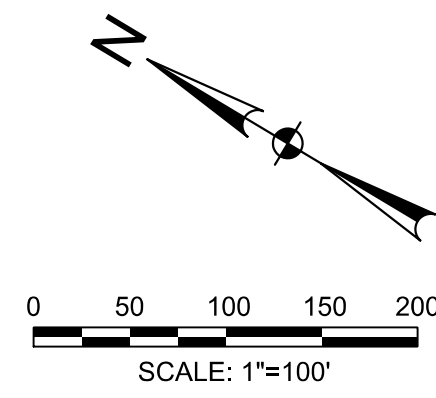
BEFORE ME, the undersigned, a Notary Public in and for the said County and State, on this day personally appeared Getsy J. Suthan, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that she executed the same for the purpose therein expressed and under oath stated that the statements in the foregoing certificate are true.

GIVEN UNDER MY HAND AND SEAL OF OFFICE this _____ day of _____, 2020.

Notary Public in and for the State of Texas



LOCATION MAP NOT TO SCALE

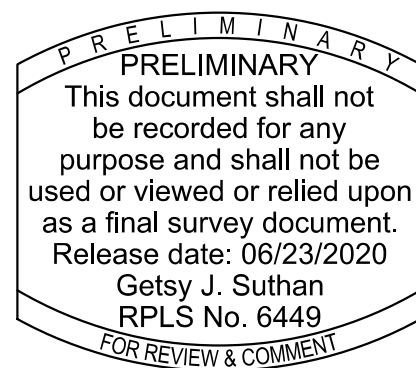


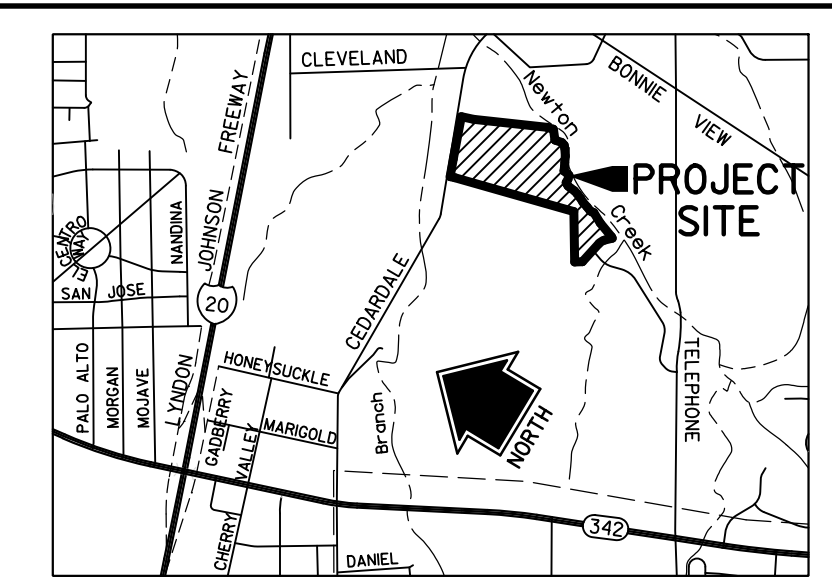
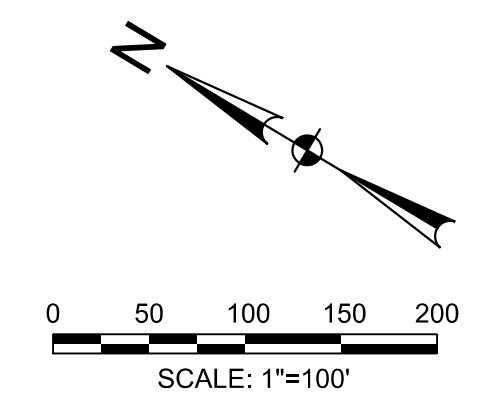
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4. The purpose of this replat is to include an unplatted tract of land to create one lot.
5. The existing structures will remain.

LEGEND table with symbols for FND. MON., FCP, FIR, SIR, R.O.W., VOL., PAGE, INST. NO., C.M., W/ CAP, D.R.D.C.T., O.P.R.D.C.T. and their corresponding descriptions.

DEVELOPER: CEDARDALE PHASE I, LLC
SURVEYOR: HALFF ASSOCIATES, INC.
SCALE: 1"=100' AVO. 38825 JUNE, 2020

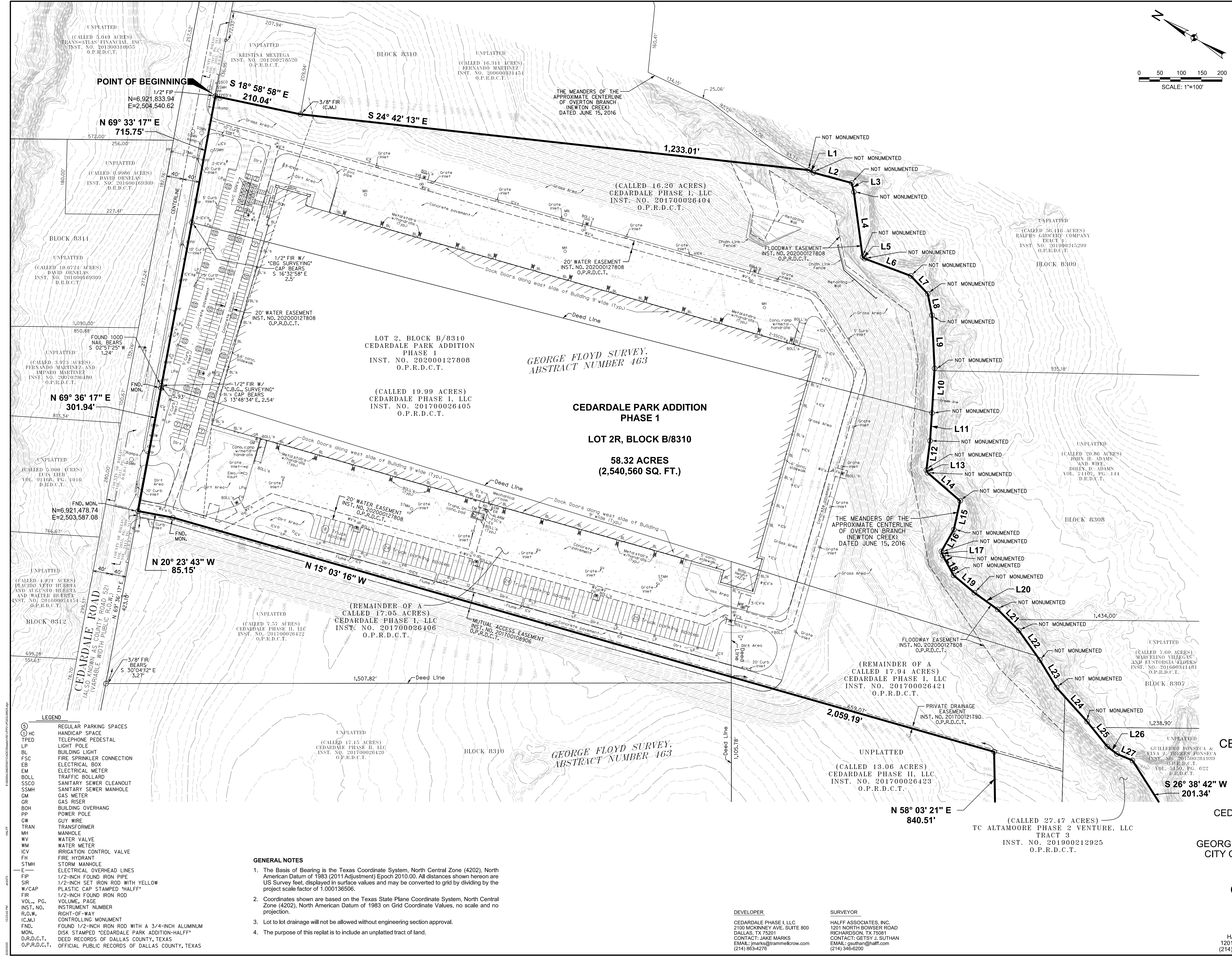
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BY
HALFF
TBPELS FIRM NO. 10029600
HALFF ASSOCIATES, INC. ENGINEERS - SURVEYORS
1201 NORTH BOWSER ROAD RICHARDSON, TEXAS 75081
(214) 346-6200





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58.32 ACRES
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DALLAS, TX 75201
CONTACT: JAKE MARKS
EMAIL: jmarks@rammelcrows.com
(214) 863-4276

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

- LEGEND**
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 - ⊙ TPED TELEPHONE PEDESTAL
 - ⊙ LP LIGHT POLE
 - BL BUILDING LIGHT
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