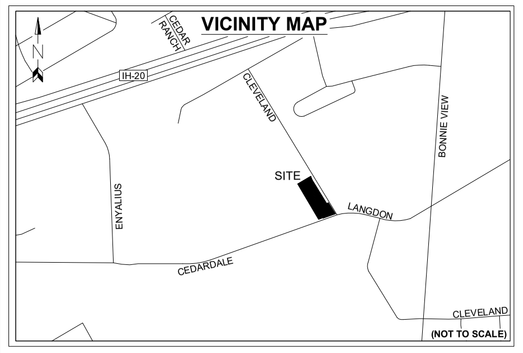

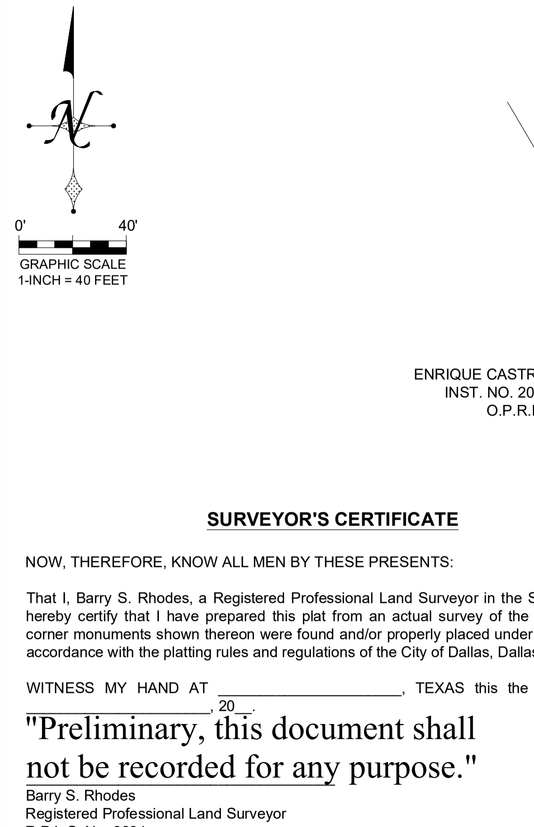

SURVEYOR'S CERTIFICATE

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

That I, Barry S. Rhodes, a Registered Professional Land Surveyor in the State of Texas, do hereby certify that I have prepared this plat from an actual survey of the land and that the corner monuments shown thereon were found and/or properly placed under my supervision in accordance with the platting rules and regulations of the City of Dallas, Dallas County, Texas.

WITNESS MY HAND AT _____, TEXAS this the _____ day of _____, 20__.

"Preliminary, this document shall not be recorded for any purpose."

Barry S. Rhodes
Registered Professional Land Surveyor
R.P.L.S. No. 3691

STATE OF TEXAS
COUNTY OF ROCKWALL

BEFORE ME, the undersigned, a Notary Public in and for the said County and State on this day personally appeared Barry S. Rhodes, R.P.L.S. 3691, State of Texas, known to me to be the person whose name is subscribed to the foregoing instrument, acknowledged and in the capacity therein stated.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this _____ day of _____, 20__.

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

LINE TABLE		
NO.	BEARING	LENGTH
L1	N 32°20'43" W	9.32'
L2	S 69°44'37" W	76.57'
L3	S 21°56'43" E	60.82'
L4	N 70°40'04" E	29.39'

BURNS SURVEYING

PROFESSIONAL LAND SURVEYORS
OFFICE: 2701 SUNSET RIDGE DRIVE SUITE 303, ROCKWALL, TX 75032
SURVEYOR: BARRY S. RHODES - RPLS NO. 3691
FIRM NO. 10194366
WEBSITE: WWW.BURNSSURVEY.COM
PHONE: (214) 326-1090
JOB NO.: 202503706-01 PREPARATION DATE: 02/03/2026 DRAWN BY: ANR

PROPERTY ADDRESS: 3700 & 3923 CEDARDALE ROAD, DALLAS, TEXAS 75241
OWNER: ROADSIDE RETREAT DFZ LLC
ADDRESS: 3700 CEDARDALE ROAD, DALLAS, TEXAS 75241
PHONE: 214-679-4876

SURVEYOR'S NOTES

1. ALL CORNERS ARE SET WITH A 1/2" IRON RODS SET WITH A YELLOW PLASTIC CAP STAMPED "BURNS SURVEYING" UNLESS OTHERWISE NOTED.

2. BASIS OF BEARINGS DETERMINED BY TEXAS STATE PLANE COORDINATE SYSTEM, NORTH CENTRAL ZONE, NORTH AMERICAN DATUM OF 1983 (2011).

3. THE PURPOSE OF THIS REPLAT IS TO CREATE 2 PLATTED LOTS FROM 2 UNPLATTED TRACTS OF LAND.

4. A PORTION OF THE SUBJECT PROPERTY IS LOCATED IN A 100-YEAR FLOOD PLAIN ACCORDING TO FLOOD INSURANCE RATE MAP (FIRM) MAP NO. 48113C0495K, DATED 07/07/2014, PREPARED BY FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) FOR DALLAS COUNTY, TEXAS, THIS PROPERTY IS WITHIN ZONE AE AND ZONE X.

5. NOTICE: SELLING A PORTION OF THIS ADDITION BY METES AND BOUNDS IS A VIOLATION OF CITY ORDINANCE AND STATE LAW, AND IS SUBJECT TO FINES AND WITHHOLDING OF UTILITIES AND BUILDING PERMITS.

6. LOT-TO-LOT DRAINAGE WILL NOT BE ALLOWED WITHOUT CITY OF DALLAS PAVING AND DRAINAGE ENGINEERING SECTION APPROVAL.

7. THERE ARE NO EXISTING STRUCTURES ON THE SUBJECT PROPERTY.

LEGEND

D.R.D.C.T	DEED RECORDS, DALLAS COUNTY, TEXAS
O.P.R.D.C.T	OFFICIAL PUBLIC RECORDS, DALLAS COUNTY, TEXAS
R.O.W	RIGHT-OF-WAY
CM	CONTROLLING MONUMENT
VOL.	VOLUME
PG	PAGE
INST. NO.	INSTRUMENT NUMBER
IRF	IRON ROD FOUND
YC	YELLOW PLASTIC CAP STAMPED "BURNS SURVEYING"
IPF	IRON PIPE FOUND
PFC	POINT FOR CORNER
RRSF	RAILROAD SPIKE FOUND

OWNER'S CERTIFICATE

STATE OF TEXAS
COUNTY OF DALLAS

WHEREAS Roadside Retreat DFZ LLC is the sole owner of a 3.970 acre tract of land situated in the George Floyd Survey, Abstract Number 463, City of Dallas, Dallas County, Texas, same being a portion of City of Dallas Block 8311, same being tracts 1 and 2 of that land conveyed to Roadside Retreat DFZ LLC by Waranty Deed with Vendor's Lien recorded in Instrument Number 202500147021, Official Public Records, Dallas County, Texas, and being more particularly described by metes and bounds as follows:

BEGINNING at a 1/2 inch iron rod with a yellow cap stamped "BURNS SURVEYING" found for corner, said corner being at the intersection of the Southwest Right-of-Way line of Cleveland Road (a variable width Right-of-Way) and the Northwest Right-of-Way line of Cedardale Road (a variable width Right-of-Way);

THENCE South 70 degrees 03 minutes 17 seconds West, a distance of 208.70 feet to a Railroad spike found for corner, said corner lying along the Northwest Right-of-Way line of Cedardale Road;

THENCE North 32 degrees 20 minutes 43 seconds West, a distance of 9.32 feet to a 3/8 inch iron rod found for corner, said corner lying along the Northwest Right-of-Way line of said Cedardale Road;

THENCE South 69 degrees 44 minutes 37 seconds West, a distance of 76.57 feet to a point for corner, said corner lying along the Northwest Right-of-Way line of said Cedardale Road, same lying along the Northeast line of a tract of land conveyed to Dallas Power and Light by deed recorded in Volume 69233, Page 1885, Deed Records, Dallas County, Texas;

THENCE North 30 degrees 27 minutes 14 seconds West, a distance of 662.42 feet to a point for corner, said corner lying along the northeast line of said Dallas Power and Light tract, same lying along the Southeast line of a tract of land conveyed to Enrique Castro Hernandez by deed recorded in Instrument Number 201600170691, Official Public Records, Dallas County, Texas;

THENCE North 59 degrees 28 minutes 47 seconds East, a distance of 242.81 feet to a 1/2 inch iron pipe found for corner, said corner being the East corner of said Hernandez tract, same lying along the Southwest Right-of-Way line of said Cleveland Road;

THENCE along the Southwest Right-of-Way line of said Cleveland Road the following courses and distances:

South 21 degrees 56 minutes 43 seconds East, a distance of 60.82 feet to a 3/8 inch iron rod found for corner;

South 31 degrees 45 minutes 43 seconds East, a distance of 447.18 feet to a 1/2 inch iron rod with a yellow cap stamped "BURNS SURVEYING" found for corner;

North 70 degrees 40 minutes 04 seconds West, a distance of 29.39 feet to a 1/2 inch iron rod with a yellow cap stamped "BURNS SURVEYING" found for corner;

THENCE South 32 degrees 37 minutes 43 seconds East, a distance of 210.90 feet to the POINT OF BEGINNING and containing 172,924 square feet or 3.970 acres of land.

OWNER'S DEDICATION

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

That Roadside Retreat DFZ LLC, acting by and through their duly authorized agent _____, does hereby adopt this plat, designating the herein described property as **LOTS 1 & 2, BLOCK A/8311, ROADSIDE RETREAT 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 there. 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).

This plat approved subject to all platting ordinances, rules, regulations, and resolutions of the City of Dallas, Texas.

Witness my hand at _____, Texas, This _____ day of _____, 20___.

Owner: Roadside Retreat DFZ LLC

_____
Name: _____
Title: _____

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, acknowledged and in the capacity therein stated.

Witness my hand at _____, Texas, This _____ day of _____, 20___.

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

CERTIFICATE OF APPROVAL

I, _____, Chairperson or
I, _____, Vice Chairperson of the
City Plan Commission of the City of Dallas, State of Texas,
hereby certify that the attached plat was duly filed for
approval with the City Plan Commission of the City of Dallas
on the _____ day of _____A.D. 20_____
and same was duly approved on the _____ day of
_____A.D. 20_____ by said Commission.

_____
Chairperson or Vice Chairperson
City Planning Commission
Dallas, Texas

Attest:

_____
Secretary

PRELIMINARY PLAT
LOTS 1 & 2, BLOCK A/8311
ROADSIDE RETREAT ADDITION

BEING 172,924 SQ. FT. / 3.970 ACRES SITUATED IN THE
GEORGE FLOYD SURVEY, ABSTRACT NO. 463
CITY OF DALLAS, DALLAS COUNTY, TEXAS

CITY PLAN FILE NO.: PLAT-26-000067
CITY ENGINEERING FILE NO.: _____