

BEARINGS BASED ON THE STATE PLANE COORDINATE SYSTEM, TEXAS NORTH CENTRAL ZONE 4202, NORTH AMERICAN DATUM OF 1983. ADJUSTMENT REALIZATION 2011. ALL DIMENSIONS SHOWN ARE GROUND DISTANCES.

THE COORDINATES SHOWN ARE BASED UPON THE TEXAS STATE PLANE COORDINATE SYSTEM, NORTH CENTRAL ZONE 4202, NORTH AMERICAN DATUM OF 1983 ON GRID COORDINATE VALUES.

FOR SURFACE COORDINATE VALUES, MULTIPLY GRID COORDINATE VALUES BY A COMBINED SCALE FACTOR OF 1.00013021695.

SOUTHWEST REGION CONFERENCE
ASSOCIATION OF SEVENTH DAY
ADVENTISTS
VOLUME 6906, PAGE 1588
D.R.D.C.T.

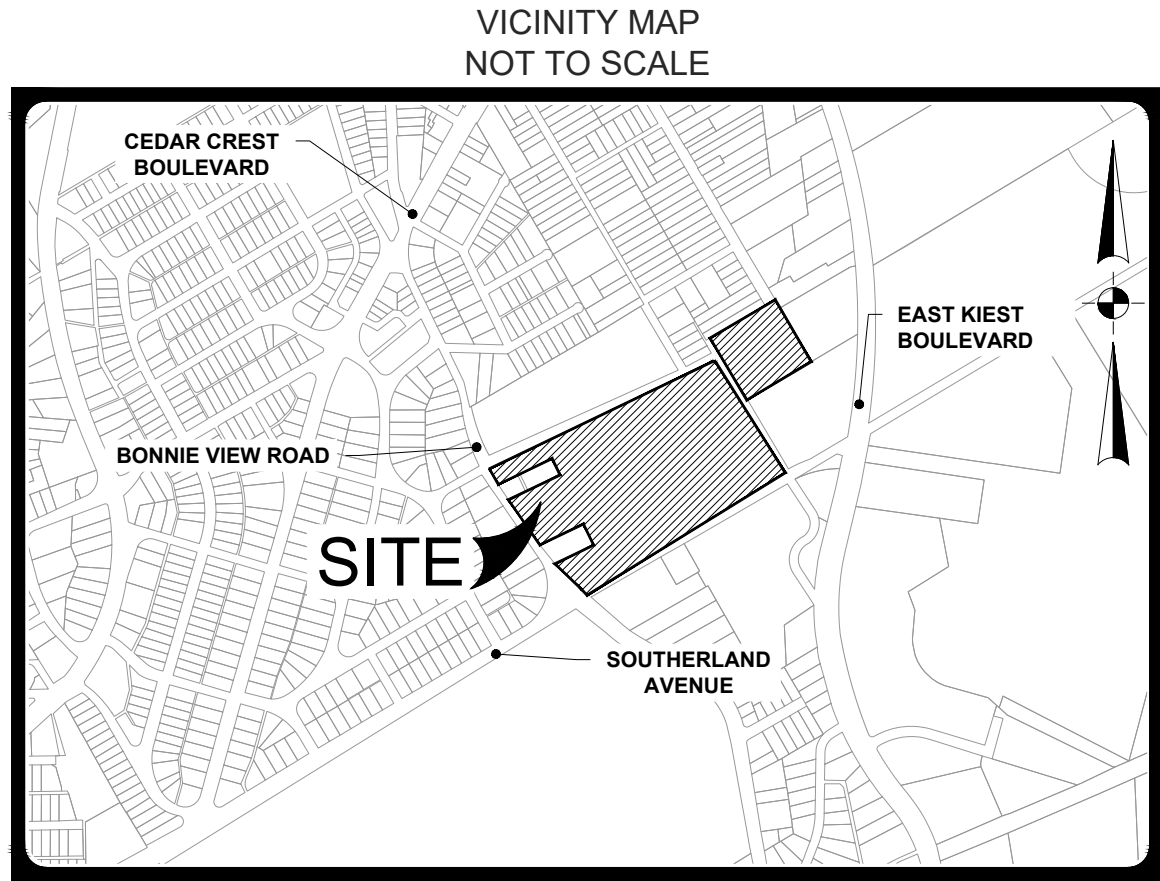
DALLAS POWER & LIGHT
COMPANY AND
SOUTHWESTERN BELL
TELEPHONE COMPANY
15' EASEMENT
INST. NO. 19710072336
D.R.D.C.T.

POINT OF
COMMENCING

TRACT 1
5/8" FIR (C.M.)
N 6952503.50
E 2493675.17

POINT OF
BEGINNING

TRACT 1
CIRS
N 6952464.75
E 2493702.26



LEGEND
O.R.D.C.T. - OFFICIAL RECORDS, DALLAS COUNTY, TEXAS
D.R.D.C.T. - DEED RECORDS, DALLAS COUNTY, TEXAS
M.R.D.C.T. - MAP RECORDS, DALLAS COUNTY, TEXAS
CM - CONTROLLING MONUMENT
CIRS - CAPPED IRON ROD SET "STRAND"
FIR - FOUND IRON ROD
ROW - RIGHT-OF-WAY

◆ - STREET NAME CHANGE

W - EXISTING WATER/WASTE WATER LINES

○ - PARKING SPACE

0 50 100
SCALE: 1" = 50'

LOT TABULATION

★	60' X 100' MIN.	8 LOTS
●	40' X 100' MIN.	114 LOTS
TOTAL		122 LOTS

PARKING TABULATION

1 SPACE: 4 HOMES	34 SPACES (TOTAL)
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PRELIMINARY

THIS DOCUMENT SHALL NOT BE RECORDED FOR
ANY PURPOSE AND SHALL NOT BE VIEWED OR
RELIED UPON AS A FINAL SURVEY DOCUMENT
DATED 7/7/2026

PRELIMINARY REPLAT CEDAR CREST LEGACY SOUTH

TRACT 1 (23.78 ACRES):

LOTS 1-11 BLOCK A, LOTS 1-23 BLOCK B, LOTS 1-38 BLOCK C,
LOTS 1-16 BLOCK D, LOTS 1-35 BLOCK E,
& OPEN SPACE LOT 1X-2X & 4X-7X

TRACT 2 (3.717 ACRES):

LOTS 1-4 BLOCK F & OPEN SPACE LOT 3X

BEING SITUATED IN THE

ROBERT SLOAN SURVEY, ABST. NO. 1449,

CITY OF DALLAS, DALLAS COUNTY, TEXAS

CITY PLAN FILE NO. PLAT-26-000171

NOTES:

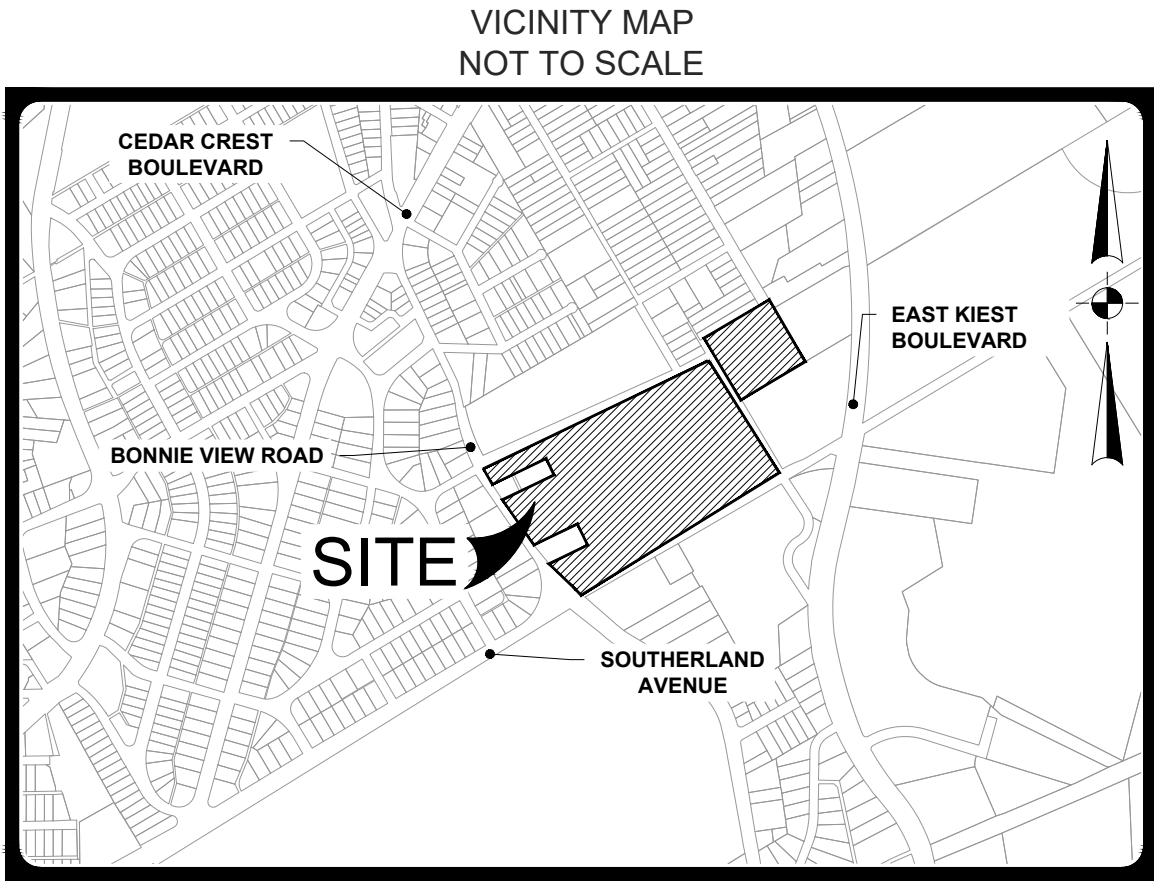
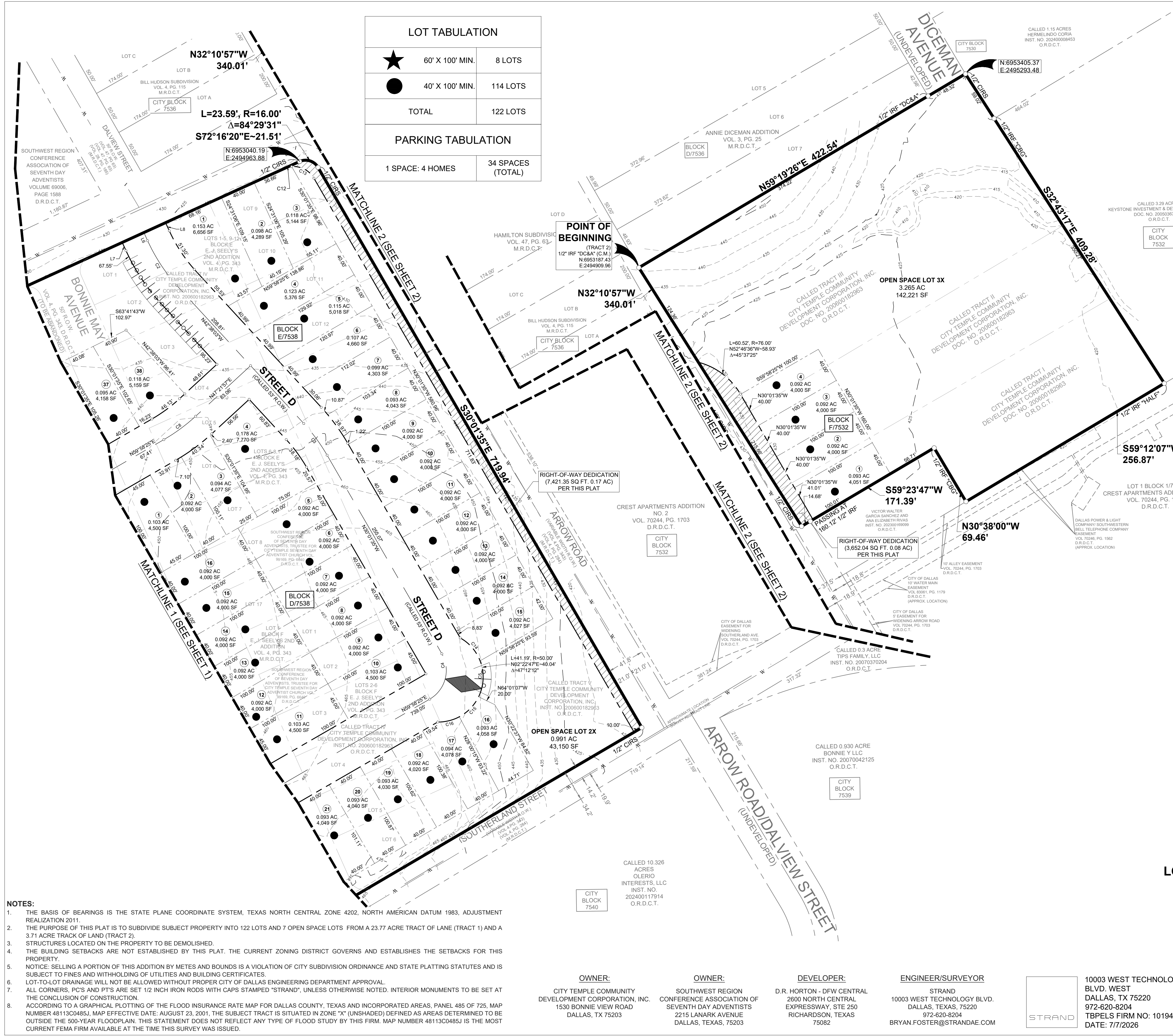
- THE BASIS OF BEARINGS IS THE STATE PLANE COORDINATE SYSTEM, TEXAS NORTH CENTRAL ZONE 4202, NORTH AMERICAN DATUM 1983, ADJUSTMENT REALIZATION 2011.
- THE PURPOSE OF THIS PLAT IS TO SUBDIVIDE SUBJECT PROPERTY INTO 122 LOTS AND 7 OPEN SPACE LOTS FROM A 23.77 ACRE TRACT OF LANE (TRACT 1) AND A 3.71 ACRE TRACT OF LAND (TRACT 2).
- STRUCTURES LOCATED ON THE PROPERTY TO BE DEMOLISHED.
- THE BUILDING SETBACKS ARE NOT ESTABLISHED BY THIS PLAT. THE CURRENT ZONING DISTRICT GOVERNS AND ESTABLISHES THE SETBACKS FOR THIS PROPERTY.
- NOTICE: SELLING A PORTION OF THIS ADDITION BY METES AND BOUNDS IS A VIOLATION OF CITY SUBDIVISION ORDINANCE AND STATE PLATTING STATUTES AND IS SUBJECT TO FINES AND WITHHOLDING OF UTILITIES AND BUILDING CERTIFICATES.
- LOT-TO-LOT DRAINAGE WILL NOT BE ALLOWED WITHOUT PROPER CITY OF DALLAS ENGINEERING DEPARTMENT APPROVAL.
- ALL CORNERS, P.C.'S AND P.T.'S ARE SET 1/2 INCH IRON RODS WITH CAPS STAMPED "STRAND", UNLESS OTHERWISE NOTED. INTERIOR MONUMENTS TO BE SET AT THE CONCLUSION OF CONSTRUCTION.
- ACCORDING TO A GRAPHICAL PLOTTING OF THE FLOOD INSURANCE RATE MAP FOR DALLAS COUNTY, TEXAS AND INCORPORATED AREAS, PANEL 485 OF 725, MAP NUMBER 481130485J, MAP EFFECTIVE DATE: AUGUST 23, 2001, THE SUBJECT TRACT IS SITUATED IN ZONE "X" (UNSHADED) DEFINED AS AREAS DETERMINED TO BE OUTSIDE THE 500-YEAR FLOODPLAIN. THIS STATEMENT DOES NOT REFLECT ANY TYPE OF FLOOD STUDY BY THIS FIRM. MAP NUMBER 481130485J IS THE MOST CURRENT FEMA FIRM AVAILABLE AT THE TIME THIS SURVEY WAS ISSUED.

OWNER:
SOUTHWEST REGION
CONFERENCE ASSOCIATION OF
SEVENTH DAY ADVENTISTS
2215 LANARK AVENUE
DALLAS, TEXAS, 75203

DEVELOPER:
D.R. HORTON - DFW CENTRAL
2600 NORTH CENTRAL
EXPRESSWAY, STE 250
RICHARDSON, TEXAS
75082

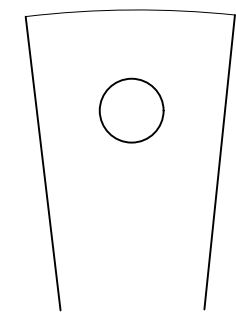
ENGINEER/SURVEYOR
STRAND
10003 WEST TECHNOLOGY BLVD.
DALLAS, TEXAS, 75220
972-620-8204
TBPELS FIRM NO: 10194076
DATE: 7/7/2026

STRAND

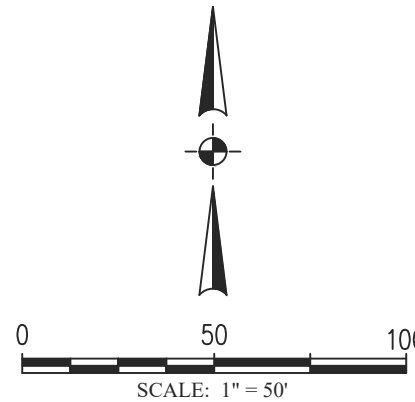


LEGEND
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D.R.D.C.T. - DEED RECORDS, DALLAS COUNTY, TEXAS
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ROW - RIGHT-OF-WAY

◆ - STREET NAME CHANGE
— W — - EXISTING WATER/WASTE WATER LINES



- PARKING SPACE



PRELIMINARY

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LINE DATA TABLE		
LINE #	DISTANCE	BEARING
L1	3.43'	S26°52'36"E
L2	20.30'	S30°12'13"E
L3	20.00'	S50°27'58"E
L4	3.60'	N79°24'35"W
L5	15.49'	N79°24'35"W
L6	10.00'	N24°31'06"W
L7	10.00'	N24°31'06"W
L8	44.01'	N200°00'12"E
L9	6.16'	S59°58'25"W
L10	6.79'	S59°58'25"W
L11	6.54'	S59°58'25"W
L12	4.62'	S30°01'35"E
L13	20.00'	S30°01'35"E
L14	20.00'	N30°01'35"W

CURVE DATA TABLE				
CURVE#	ARC	RADIUS	DELTA	CHORD BEARING
C1	277.81'	200.00'	79°35'12"	N15°47'49"E
C2	59.42'	200.00'	17°01'18"	N33°01'44"W
C3	44.01'	200.00'	12°36'28"	N36°19'49"W
C4	58.12'	37.00'	90°00'00"	N14°58'25"E
C5	132.09'	50.00'	151°22'01"	S14°58'25"W
C6	58.12'	37.00'	90°00'00"	N14°58'25"E
C7	132.09'	50.00'	151°22'01"	S14°58'25"W
C8	44.01'	200.00'	12°36'28"	N53°40'11"E
C9	58.12'	37.00'	90°00'00"	N14°58'25"E
C10	132.09'	50.00'	151°22'01"	S14°58'25"W
C11	232.62'	50.00'	266°33'37"	S13°15'13"W
C12	8.86'	26.00'	19°31'15"	N75°14'32"E
C13	29.48'	26.00'	64°58'16"	S62°30'43"E
C14	34.46'	50.00'	39°29'16"	N40°57'57"W
C15	31.43'	50.00'	36°00'52"	N43°59'19"E
C16	25.01'	50.00'	28°39'40"	N76°19'35"E
C17	76.41'	2,230.00'	1°57'48"	S26°09'31"E

**PRELIMINARY REPLAT
CEDAR CREST LEGACY SOUTH**

TRACT 1 (23.78 ACRES):

**LOTS 1-11 BLOCK A, LOTS 1-23 BLOCK B, LOTS 1-38 BLOCK C,
LOTS 1-16 BLOCK D, LOTS 1-35 BLOCK E,
& OPEN SPACE LOT 1X-2X & 4X-7X**

TRACT 2 (3.717 ACRES):

**LOTS 1-4 BLOCK F & OPEN SPACE LOT 3X
BEING SITUATED IN THE
ROBERT SLOAN SURVEY, ABST. NO. 1449,
CITY OF DALLAS, DALLAS COUNTY, TEXAS**

CITY PLAN FILE NO. PLAT-26-000171

NOTES:

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- THE BUILDING SETBACKS ARE NOT ESTABLISHED BY THIS PLAT. THE CURRENT ZONING DISTRICT GOVERNS AND ESTABLISHES THE SETBACKS FOR THIS PROPERTY.
- NOTICE: SELLING A PORTION OF THIS ADDITION BY METES AND BOUNDS IS A VIOLATION OF CITY SUBDIVISION ORDINANCE AND STATE PLATTING STATUTES AND IS SUBJECT TO FINES AND WITHHOLDING OF UTILITIES AND BUILDING CERTIFICATES.
- LOT-TO-LOT DRAINAGE WILL NOT BE ALLOWED WITHOUT PROPER CITY OF DALLAS ENGINEERING DEPARTMENT APPROVAL.
- ALL CORNERS, P.C.'S AND P.T.'S ARE SET 1/2 INCH IRON RODS WITH CAPS STAMPED "STRAND", UNLESS OTHERWISE NOTED. INTERIOR MONUMENTS TO BE SET AT THE CONCLUSION OF CONSTRUCTION.
- ACCORDING TO A GRAPHICAL PLOTTING OF THE FLOOD INSURANCE RATE MAP FOR DALLAS COUNTY, TEXAS AND INCORPORATED AREAS, PANEL 485 OF 725, MAP NUMBER 48113C0485J, MAP EFFECTIVE DATE: AUGUST 23, 2001, THE SUBJECT TRACT IS SITUATED IN ZONE "X" (UNSHADED) DEFINED AS AREAS DETERMINED TO BE OUTSIDE THE 500-YEAR FLOODPLAIN. THIS STATEMENT DOES NOT REFLECT ANY TYPE OF FLOOD STUDY BY THIS FIRM. MAP NUMBER 48113C0485J IS THE MOST CURRENT FEMA FIRM AVAILABLE AT THE TIME THIS SURVEY WAS ISSUED.

OWNER:

CITY TEMPLE COMMUNITY
DEVELOPMENT CORPORATION, INC.
1530 BONNIE VIEW ROAD
DALLAS, TX 75203

OWNER:

SOUTHWEST REGION
CONFERENCE ASSOCIATION OF
SEVENTH DAY ADVENTISTS
2215 LANARK AVENUE
DALLAS, TEXAS, 75203

DEVELOPER:

D.R. HORTON - DFW CENTRAL
2600 NORTH CENTRAL
EXPRESSWAY, STE 250
RICHARDSON, TEXAS
75082

ENGINEER/SURVEYOR

STRAND
10003 WEST TECHNOLOGY BLVD.
DALLAS, TEXAS, 75220
972-620-8204
BRYAN.FOSTER@STRANDAE.COM



10003 WEST TECHNOLOGY
BLVD. WEST
DALLAS, TX 75220
972-620-8204
TBPELS FIRM NO: 10194076
DATE: 7/7/2026

OWNER'S CERTIFICATE

STATE OF TEXAS §
COUNTY OF DALLAS §

TRACT 1:

BEING ALL OF THAT CERTAIN PARCEL OR TRACT OF LAND SITUATED IN THE ROBERT SLOAN SURVEY, ABSTRACT NUMBER 1449, CITY OF DALLAS, DALLAS COUNTY, TEXAS, AND BEING THE SAME TRACT OF LAND DESCRIBED AS TRACT IV AND TRACT V BY DEED TO CITY TEMPLE COMMUNITY DEVELOPMENT CORPORATION, INCORPORATED RECORDED IN INSTRUMENT NUMBER 200600182963, OF THE OFFICIAL RECORDS OF DALLAS COUNTY, TEXAS, AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

COMMENCING AT A 5/8-INCH IRON ROD FOUND FOR THE SOUTHWEST CORNER OF THAT CERTAIN CALLED 9.354 ACRE TRACT OF LAND DESCRIBED BY DEED TO SOUTHWEST REGION CONFERENCE ASSOCIATION OF SEVENTH DAY ADVENTISTS RECORDED IN VOLUME 69006, PAGE 1588, OF THE DEED RECORDS OF DALLAS COUNTY, TEXAS, AND ALSO BEING THE INTERSECTION OF THE EASTERLY RIGHT-OF-WAY LINE OF BONNIE VIEW ROAD (A VARIABLE WIDTH RIGHT-OF-WAY AS SHOWN ON PLAT RECORDED IN VOLUME 3, PAGE 61, MAP RECORDS, DALLAS COUNTY, TEXAS) AND THE NORTHWESTERLY RIGHT-OF-WAY LINE OF ARROW ROAD (A VARIABLE WIDTH RIGHT-OF-WAY AS SHOWN ON PLATS RECORDED IN VOLUME 4, PAGE 343 AND VOLUME 4, PAGE 284, MAP RECORDS, DALLAS COUNTY, TEXAS);

THENCE SOUTH 34°58'21" EAST, A DISTANCE OF 47.29 FEET TO A 1/2-INCH IRON ROD WITH PLASTIC CAP STAMPED "STRAND" SET FOR THE NORTHWEST CORNER OF SAID TRACT BEING DESCRIBED HEREIN, AND BEING THE INTERSECTION OF THE EASTERLY RIGHT-OF-WAY LINE OF SAID BONNIE VIEW ROAD AND THE SOUTHEASTERLY RIGHT-OF-WAY LINE OF SAID ARROW ROAD AND BEING THE POINT OF BEGINNING;

THENCE NORTH 65°28'54" EAST, A DISTANCE OF 1,386.83 FEET ALONG THE SOUTHEASTERLY RIGHT-OF-WAY LINE OF SAID ARROW ROAD TO A 1/2-INCH IRON ROD WITH PLASTIC CAP STAMPED "STRAND" SET FOR A TANGENT CURVE TO THE RIGHT, HAVING A RADIUS OF 16.00 FEET, A CENTRAL ANGLE OF 84°29'31", AND A LONG CHORD WHICH BEARS SOUTH 72°16'20" EAST, A CHORD DISTANCE OF 21.51 FEET;

THENCE ALONG SAID TANGENT CURVE TO THE RIGHT, AN ARC DISTANCE OF 23.59 FEET CONTINUING ALONG THE RIGHT-OF-WAY LINE OF SAID ARROW ROAD TO A 1/2-INCH IRON ROD WITH PLASTIC CAP STAMPED "STRAND" SET;

THENCE SOUTH 30°01'35" EAST, A DISTANCE OF 719.94 FEET ALONG THE SOUTHWESTERLY RIGHT-OF-WAY LINE OF SAID ARROW ROAD TO A 1/2-INCH IRON ROD WITH PLASTIC CAP STAMPED "STRAND" SET FOR THE EAST CORNER OF SAID TRACT BEING DESCRIBED HEREIN AND BEING THE INTERSECTION OF THE SOUTHWESTERLY RIGHT-OF-WAY LINE OF SAID ARROW ROAD AND THE NORTHWESTERLY LINE OF SOUTHERLAND ROAD (A VARIABLE WIDTH RIGHT-OF-WAY AS SHOWN ON PLATS RECORDED IN VOLUME 4, PAGE 343 AND VOLUME 4, PAGE 284, MAP RECORDS, DALLAS COUNTY, TEXAS);

THENCE SOUTH 59°37'23" WEST, A DISTANCE OF 1,299.22 FEET ALONG THE NORTHWESTERLY RIGHT-OF-WAY LINE OF SAID SOUTHERLAND ROAD TO A 1/2-INCH IRON ROD WITH PLASTIC CAP STAMPED "STRAND" SET FOR THE SOUTHWEST CORNER OF SAID TRACT BEING DESCRIBED HEREIN AND BEING THE INTERSECTION OF THE NORTHWESTERLY RIGHT-OF-WAY LINE OF SAID SOUTHERLAND ROAD AND THE EASTERLY RIGHT-OF-WAY LINE OF SAID BONNIE VIEW ROAD;

THENCE NORTH 44°43'39" WEST, A DISTANCE OF 248.07 FEET ALONG THE EASTERLY RIGHT-OF-WAY LINE OF SAID BONNIE VIEW ROAD TO A 3/8-INCH IRON ROD WITH YELLOW CAP FOR THE SOUTH CORNER OF THAT CERTAIN CALLED LOT 2 AS SHOWN ON THE PLAT OF EJ SEELY'S SUBDIVISION, RECORDED IN VOLUME 4, PAGE 284, OF THE MAP RECORDS OF DALLAS COUNTY, TEXAS;

THENCE NORTH 66°33'57" EAST, A DISTANCE OF 264.71 FEET ALONG THE SOUTHEASTERLY LINE OF SAID LOT 2 TO A 1/2-INCH IRON ROD WITH PLASTIC CAP STAMPED "STRAND" SET FOR THE EAST CORNER OF SAID LOT 2;

THENCE NORTH 23°59'56" WEST, A DISTANCE OF 130.11 FEET ALONG THE NORTHEASTERLY LINE OF SAID LOT 2 TO A 1/2-INCH IRON ROD WITH PLASTIC CAP STAMPED "STRAND" SET FOR THE NORTH CORNER OF A 30' RESERVED AND DEDICATED PUBLIC ROADWAY AS DEDICATED IN VOLUME 1890, PAGE 48, OF THE DEED RECORDS OF DALLAS COUNTY, TEXAS;

THENCE SOUTH 66°33'57" WEST, A DISTANCE OF 298.10 FEET ALONG THE NORTHWESTERLY LINE OF SAID 30' PUBLIC ROADWAY TO A 1/2-INCH IRON ROD WITH PLASTIC CAP STAMPED "STRAND" SET FOR THE NORTHWEST CORNER OF SAID 30' PUBLIC ROADWAY, AND BEING IN THE EASTERLY RIGHT-OF-WAY LINE OF SAID BONNIE VIEW ROAD;

THENCE THE FOLLOWING TWO (2) COURSES AND DISTANCES ALONG THE EASTERLY RIGHT-OF-WAY LINE OF SAID BONNIE VIEW ROAD:

NORTH 36°37'54" WEST, A DISTANCE OF 102.45 FEET TO A 1/2-INCH IRON ROD WITH PLASTIC CAP STAMPED "STRAND" SET;

NORTH 30°15'54" WEST, A DISTANCE OF 201.01 FEET TO A 1/2-INCH IRON ROD WITH PLASTIC CAP STAMPED "STRAND" SET FOR THE SOUTH CORNER OF THAT CERTAIN CALLED LOT 9-A, AS SHOWN ON THE PLAT OF A SUBDIVISION OF LOT 9 AND 10, BLOCK 7537, E J SEELY SUBDIVISION ADDITION, RECORDED IN VOLUME 32, PAGE 69 OF THE MAP RECORDS OF DALLAS COUNTY, TEXAS;

THENCE NORTH 65°30'15" EAST, A DISTANCE OF 317.45 FEET ALONG THE SOUTHEASTERLY LINE OF SAID LOT 9-A AND LOT 10-A OF SAID SUBDIVISION OF LOT 9 AND 10, BLOCK 7537, E J SEELY SUBDIVISION ADDITION TO A 1/2-INCH IRON ROD WITH PLASTIC CAP STAMPED "STRAND" SET FOR THE EAST CORNER OF SAID LOT 10-A;

THENCE NORTH 23°59'45" WEST, A DISTANCE OF 100.00 FEET TO A 1/2-INCH IRON ROD WITH PLASTIC CAP STAMPED "STRAND" SET FOR THE NORTH CORNER OF SAID LOT 10-A;

THENCE SOUTH 65°30'15" WEST, A DISTANCE OF 328.32 FEET ALONG THE NORTHWESTERLY LINE OF SAID LOT 10-A AND LOT 9-A OF SAID SUBDIVISION OF LOT 9 AND 10, BLOCK 7537, E J SEELY SUBDIVISION ADDITION TO A 1/2-INCH IRON ROD WITH PLASTIC CAP STAMPED "STRAND" SET FOR THE WEST CORNER OF SAID LOT 9-A, AND BEING IN THE EASTERLY RIGHT-OF-WAY LINE OF SAID BONNIE VIEW ROAD;

THENCE NORTH 30°12'13" WEST, A DISTANCE OF 100.49 FEET ALONG THE EASTERLY RIGHT-OF-WAY LINE OF SAID BONNIE VIEW ROAD TO THE POINT OF BEGINNING AND CONTAINING 23.78 ACRES OR 1,035,818 SQ.FT. OF LAND, MORE OR LESS.

TRACT 2:

WHEREAS CITY TEMPLE COMMUNITY DEVELOPMENT CORPORATION, INC. IS THE OWNER OF A 3.717 ACRE (161,923 SQUARE FOOT) TRACT OF LAND SITUATED IN THE ROBERT SLOAN SURVEY, ABSTRACT NUMBER 1449, CITY OF DALLAS, DALLAS COUNTY, TEXAS, AND BEING THE SAME TRACT OF LAND DESCRIBED AS TRACT I, TRACT II, AND TRACT III BY DEED RECORDED IN INSTRUMENT NUMBER 200600182963, OF THE OFFICIAL RECORDS OF DALLAS COUNTY, TEXAS, AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT A 1/2-INCH IRON ROD WITH PLASTIC CAP STAMPED "DC&A" FOUND (CONTROLLING MONUMENT) FOR THE NORTHWEST CORNER OF SAID TRACT III AND BEING THE SOUTHWEST CORNER OF LOT 7, BLOCK D/7536, OF THE ANNIE DICEMAN ADDITION, RECORDED IN VOLUME 3, PAGE 25, OF THE MAP RECORDS OF DALLAS COUNTY, TEXAS AND BEING IN THE NORTHEASTERLY LINE OF A 10' ALLEY, AS SHOWN ON THE PLAT OF HAMILTON SUBDIVISION, RECORDED IN VOLUME 47, PAGE 63, OF THE MAP RECORDS OF DALLAS COUNTY, TEXAS;

THENCE NORTH 59°19'26" EAST, ALONG THE SOUTHEASTERLY LINE OF SAID LOT 7, PASSING AT A DISTANCE OF 374.22 FEET A 1/2-INCH IRON ROD WITH PLASTIC CAP STAMPED "DC&A" FOUND FOR THE SOUTHEAST CORNER OF SAID LOT 7, AND CONTINUING FOR A TOTAL DISTANCE OF 422.54 FEET TO A 1/2-INCH IRON ROD WITH PLASTIC CAP STAMPED "STRAND" SET FOR THE NORTHEAST CORNER OF SAID TRACT III, AND BEING IN THE SOUTHWESTERLY LINE OF THAT CERTAIN CALLED 1.15 ACRE TRACT OF LAND DESCRIBED BY DEED TO HERMELINDO CORIA RECORDED IN INSTRUMENT NUMBER 202400008453, OF THE OFFICIAL RECORDS OF DALLAS COUNTY, TEXAS;

THENCE SOUTH 32°43'17" EAST, ALONG THE SOUTHWESTERLY LINE OF SAID 1.15 ACRE TRACT OF LAND, PASSING AT A DISTANCE OF 59.02 FEET, A 1/2-INCH IRON ROD WITH PLASTIC CAP STAMPED "CBG SURVEYING" FOUND FOR THE SOUTHWEST CORNER OF SAID 1.15 ACRE TRACT OF LAND AND THE NORTHWEST CORNER OF THAT CERTAIN CALLED 3.29 ACRE TRACT OF LAND DESCRIBED BY DEED TO KEYSTONE INVESTMENT & DEVELOPMENT, INC. RECORDED IN INSTRUMENT NUMBER 200503630478, OF THE OFFICIAL RECORDS OF DALLAS COUNTY, TEXAS, AND CONTINUING FOR A TOTAL DISTANCE OF 409.28 FEET TO A 1/2-INCH IRON ROD WITH PLASTIC CAP STAMPED "HALF" FOR THE SOUTHEAST CORNER OF SAID TRACT I, AND THE SOUTH CORNER OF SAID 3.29 ACRE TRACT OF LAND, AND BEING IN THE NORTHWESTERLY LINE OF THAT CERTAIN CALLED LOT 1, BLOCK 1/7532, AS SHOWN ON THE PLAT OF CREST APARTMENTS ADDITION NO. 2 RECORDED IN VOLUME 70244, PAGE 1703, OF THE DEED RECORDS OF DALLAS COUNTY, TEXAS;

THENCE SOUTH 59°12'07" WEST, A DISTANCE OF 256.87 FEET THE SOUTHEASTERLY LINE OF SAID TRACT I AND THE NORTHWESTERLY LINE OF SAID LOT 1, BLOCK 1/7532, CREST APARTMENTS ADDITION NO. 2, TO A 1/2-INCH IRON ROD WITH PLASTIC CAP STAMPED "STAND" SET FOR THE EAST CORNER OF THAT CERTAIN CALLED 70' X 160' TRACT OF LAND, DESCRIBED BY DEED TO VICTOR WALTER GARCIA SANCHEZ AND ANA ELIZABETH RIVAS RECORDED IN INSTRUMENT NUMBER 202300169099, OF THE OFFICIAL RECORDS OF DALLAS COUNTY, TEXAS;

THENCE NORTH 30°38'00" WEST, A DISTANCE OF 69.46 FEET ALONG THE NORTHEASTERLY LINE OF SAID 70' X 160' TRACT OF LAND TO A 1/2-INCH IRON ROD WITH PLASTIC CAP STAMPED "CBG SURVEYING" FOUND FOR AN INTERIOR ELL CORNER OF SAID TRACT BEING DESCRIBED HEREIN AND BEING THE NORTH CORNER OF THAT CERTAIN CALLED 70' X 160' TRACT OF LAND;

THENCE SOUTH 59°23'47" WEST, A DISTANCE OF 171.39 FEET ALONG THE NORTHWESTERLY LINE OF SAID 70' X 160' TRACT OF LAND TO A 1/2-INCH IRON ROD WITH PLASTIC CAP STAMPED "STRAND" SET FOR THE WEST CORNER OF SAID 70' X 160' TRACT OF LAND, AND BEING IN THE NORTHEASTERLY RIGHT-OF-WAY LINE OF ARROW ROAD (A VARIABLE WIDTH RIGHT-OF-WAY; NO RECORDING INFORMATION FOUND);

THENCE NORTH 32°10'47" WEST, A DISTANCE OF 340.01 FEET ALONG THE NORTHEASTERLY RIGHT-OF-WAY LINE OF SAID ARROW ROAD TO THE POINT OF BEGINNING AND CONTAINING 3.717 ACRES OR 161,923 SQ.FT. OF LAND, MORE OR LESS.

NOTES:

- THE BASIS OF BEARINGS IS THE STATE PLANE COORDINATE SYSTEM, TEXAS NORTH CENTRAL ZONE 4202, NORTH AMERICAN DATUM 1983, ADJUSTMENT REALIZATION 2011.
- THE PURPOSE OF THIS PLAT IS TO SUBDIVIDE SUBJECT PROPERTY INTO 122 LOTS AND 7 OPEN SPACE LOTS FROM A 23.77 ACRE TRACT OF LANE (TRACT 1) AND A 3.71 ACRE TRACT OF LAND (TRACT 2).
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- ALL CORNERS, PCS AND PTS ARE SET 1/2 INCH IRON RODS WITH CAPS STAMPED "STRAND", UNLESS OTHERWISE NOTED. INTERIOR MONUMENTS TO BE SET AT THE CONCLUSION OF CONSTRUCTION.
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OWNERS DEDICATION:

STATE OF TEXAS §
COUNTY OF DALLAS §

NOW THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

THAT, _____, DOES HEREBY ADOPT THIS PLAT, DESIGNATING THE HEREIN DESCRIBED PROPERTY AS **CEDAR CREST LEGACY SOUTH** 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 UNITES, 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 PLACES UPON, OVER OR ACROSS THE EASEMENTS 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 AND UPON THE SAID EASEMENTS FOR THE PURPOSE OF CONSTRUCTING, RECONSTRUCTION, INSPECTING, PATROLLING, MAINTAINING AND ADDING TO OR REMOVING ALL OR PARTS OF ITS RESPECTIVE SYSTEMS WITHOUT THE NECESSITY AT ANY TIME OR 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 ____, 20__.

BY: _____
(OWNER OR AUTHORIZED REPRESENTATIVE)

STATE OF TEXAS §
COUNTY OF DALLAS §

BEFORE ME, THE UNDERSIGNED AUTHORITY, A NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS, 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/SHE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATION THEREIN EXPRESSED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS ____ DAY OF _____, 20__.

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

MY COMMISSION EXPIRES ON _____
SURVEYOR'S STATEMENT
STATE OF TEXAS §
COUNTY OF DALLAS §

I, BRYAN E. FOSTER, 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 THE SIGNED FINAL PLAT.

DATED THIS THE ____ DAY OF _____, 20__.

BRYAN E. FOSTER
TEXAS REGISTERED SURVEYOR NO. 7049

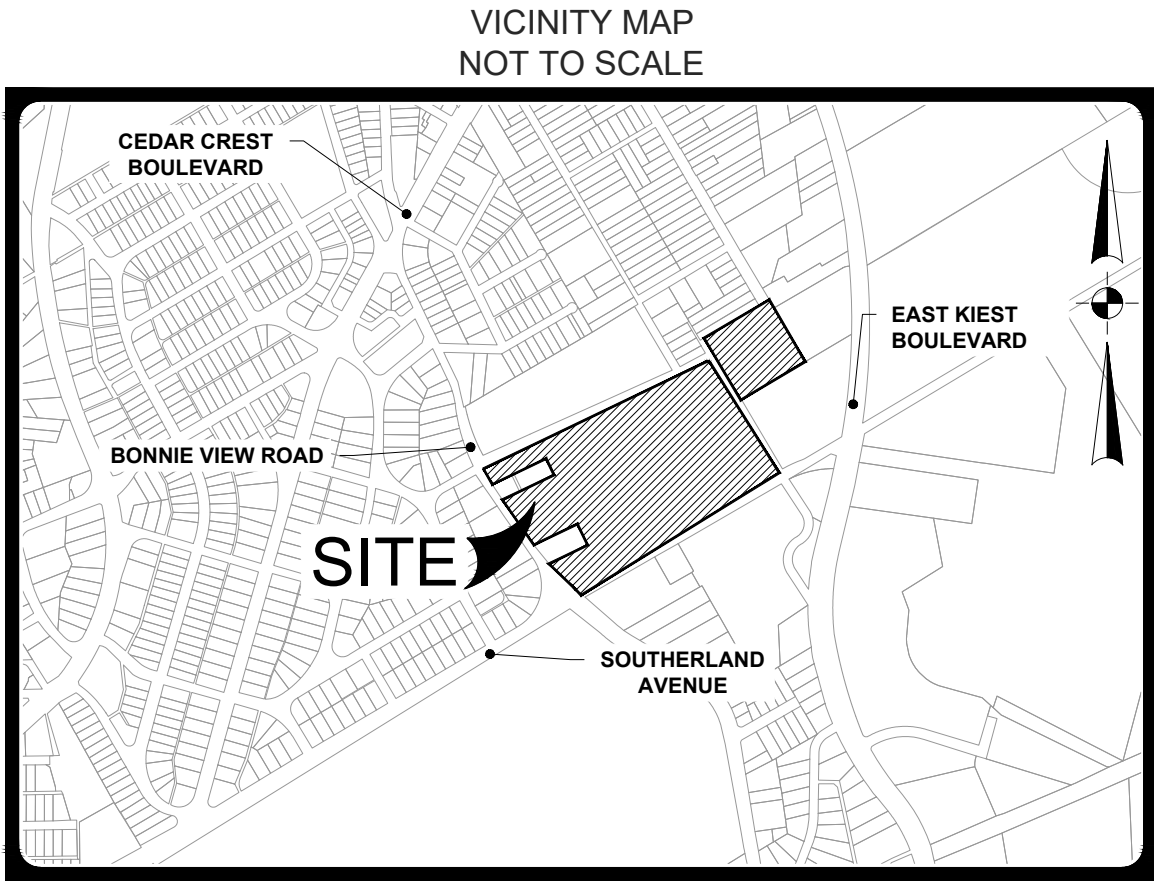
STATE OF TEXAS §
COUNTY OF DALLAS §

BEFORE ME, THE UNDERSIGNED AUTHORITY, A NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS, ON THIS DAY PERSONALLY APPEARED BRYAN E. FOSTER, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT AND ACKNOWLEDGED TO ME THAT THEY EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATION THEREIN EXPRESSED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS ____ DAY OF _____, 20__.

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

MY COMMISSION EXPIRES ON _____



VICINITY MAP
NOT TO SCALE

PRELIMINARY

THIS DOCUMENT SHALL NOT BE RECORDED FOR ANY PURPOSE AND SHALL NOT BE VIEWED OR RELIED UPON AS A FINAL SURVEY DOCUMENT
DATED 7/7/2026

PLACE COUNTY
RECORDING LABEL HERE

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 Plan Commission
Dallas, Texas

Attest:

Secretary

PRELIMINARY REPLAT
CEDAR CREST LEGACY SOUTH

TRACT 1 (23.78 ACRES):

LOTS 1-11 BLOCK A, LOTS 1-23 BLOCK B, LOTS 1-38 BLOCK C,
LOTS 1-16 BLOCK D, LOTS 1-35 BLOCK E,
& OPEN SPACE LOT 1X-2X & 4X-7X

TRACT 2 (3.717 ACRES):

LOTS 1-4 BLOCK F & OPEN SPACE LOT 3X

BEING SITUATED IN THE
ROBERT SLOAN SURVEY, ABST. NO. 1449,
CITY OF DALLAS, DALLAS COUNTY, TEXAS

CITY PLAN FILE NO. PLAT-26-000171



ENGINEER/SURVEYOR

10003 WEST TECHNOLOGY
BLVD. WEST
DALLAS, TX 75220
972-620-8204
TBPELS FIRM NO: 10194076
DATE: 7/7/2026

DEVELOPER:

D.R. HORTON - DFW CENTRAL
2600 NORTH CENTRAL
EXPRESSWAY, STE 250
RICHARDSON, TEXAS
75082

OWNER:

SOUTHWEST REGION
CONFERENCE ASSOCIATION OF
SEVENTH DAY ADVENTISTS
2215 LANARK AVENUE
DALLAS, TEXAS, 75203

OWNER:

CITY TEMPLE COMMUNITY
DEVELOPMENT CORPORATION, INC.
1530 BONNIE VIEW ROAD
DALLAS, TX 75203