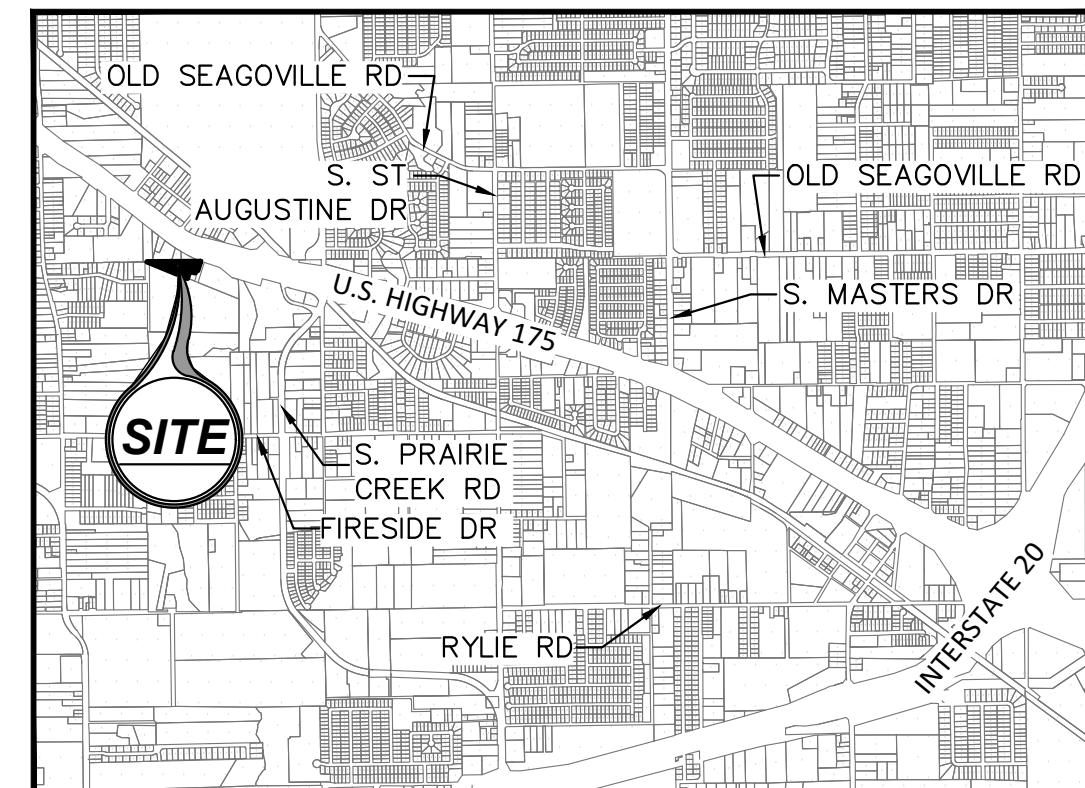


VICINITY MAP
NOT TO SCALE



LEGEND

- = FOUND MONUMENT (AS NOTED)
- INST. = INSTRUMENT
- LB = LICENSED BUSINESS
- PG = PAGE(S)
- P.R.D.C. = PUBLIC RECORDS OF DALLAS COUNTY
- PSM = PROFESSIONAL SURVEYOR AND MAPPER
- TOPOGRAPHIC CONTOUR LINE
- W = PROPOSED WATER LINE
- S = PROPOSED SEWER LINE

BBC PTY MGMT GROUP INC
LOT 1, BLK 7873
INSTRUMENT 202202038021
D.C.P.R.

LOT 1 BLK A/7873
BYE-BYE WHAREHOUSE ADDITION
VOLUME 85142, PG 3524
D.C.P.R.

RETA MANUEL LANE 1.0872
INSTRUMENT 20200230577
D.C.P.R.

MORALES 10SC
VOLUME 200314, PG 9564
D.C.P.R.

LINDSEY ROBERT ED
LOT 5, BLK 7873
VOLUME 95076, PG 3036
D.C.P.R.

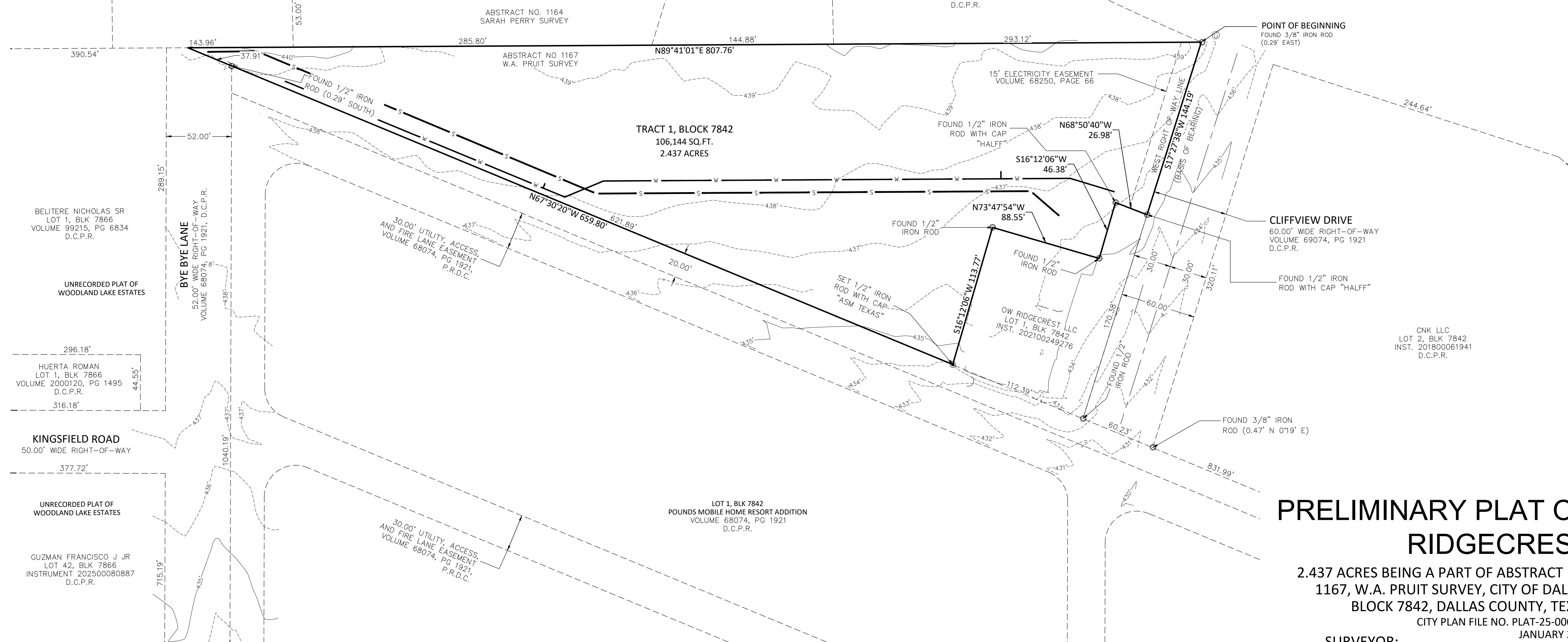
LINDSEY ROBERT ED
LOT 5, BLK 7873
VOLUME 95076, PG 3036
D.C.P.R.

U.S. HIGHWAY NO. 175
VARIABLE WIDTH PUBLIC RIGHT-OF-WAY
VOLUME 920056, PAGE 2176-WAY

0 20' 40' 80'

1" = 40'
GRAPHIC SCALE

CNK, LLC
LOT 2, BLK 7842
INST. 201800061941
D.C.P.R.



PRELIMINARY PLAT OF RIDGECREST

2.437 ACRES BEING A PART OF ABSTRACT NO.
1167, W.A. PRUIT SURVEY, CITY OF DALLAS
BLOCK 7842, DALLAS COUNTY, TEXAS
CITY PLAN FILE NO. PLAT-25-000161
JANUARY 2026

SURVEYOR:

ASM AMERICAN
SURVEYING
& MAPPING, INC.
NDDS NATIONAL DUE DILIGENCE SERVICES
A DIVISION OF AMERICAN SURVEYING & MAPPING, INC.

OWNER:
OW RIDGECREST II LLC
3508 GREENVILLE AVE
DALLAS, TEXAS 752065637

NOTICE
THIS PLAT, AS RECORDED IN ITS GRAPHIC FORM, IS THE OFFICIAL DEPICTION OF
THE SUBDIVIDED LANDS DESCRIBED HEREIN AND WILL IN NO CIRCUMSTANCES BE
SUPPLANTED IN AUTHORITY BY ANY OTHER GRAPHIC OR DIGITAL FORM OF THE
PLAT. THERE MAY BE ADDITIONAL RESTRICTIONS THAT ARE NOT RECORDED ON THIS
PLAT THAT MAY BE FOUND IN THE OFFICIAL RECORDS OF THIS COUNTY.

