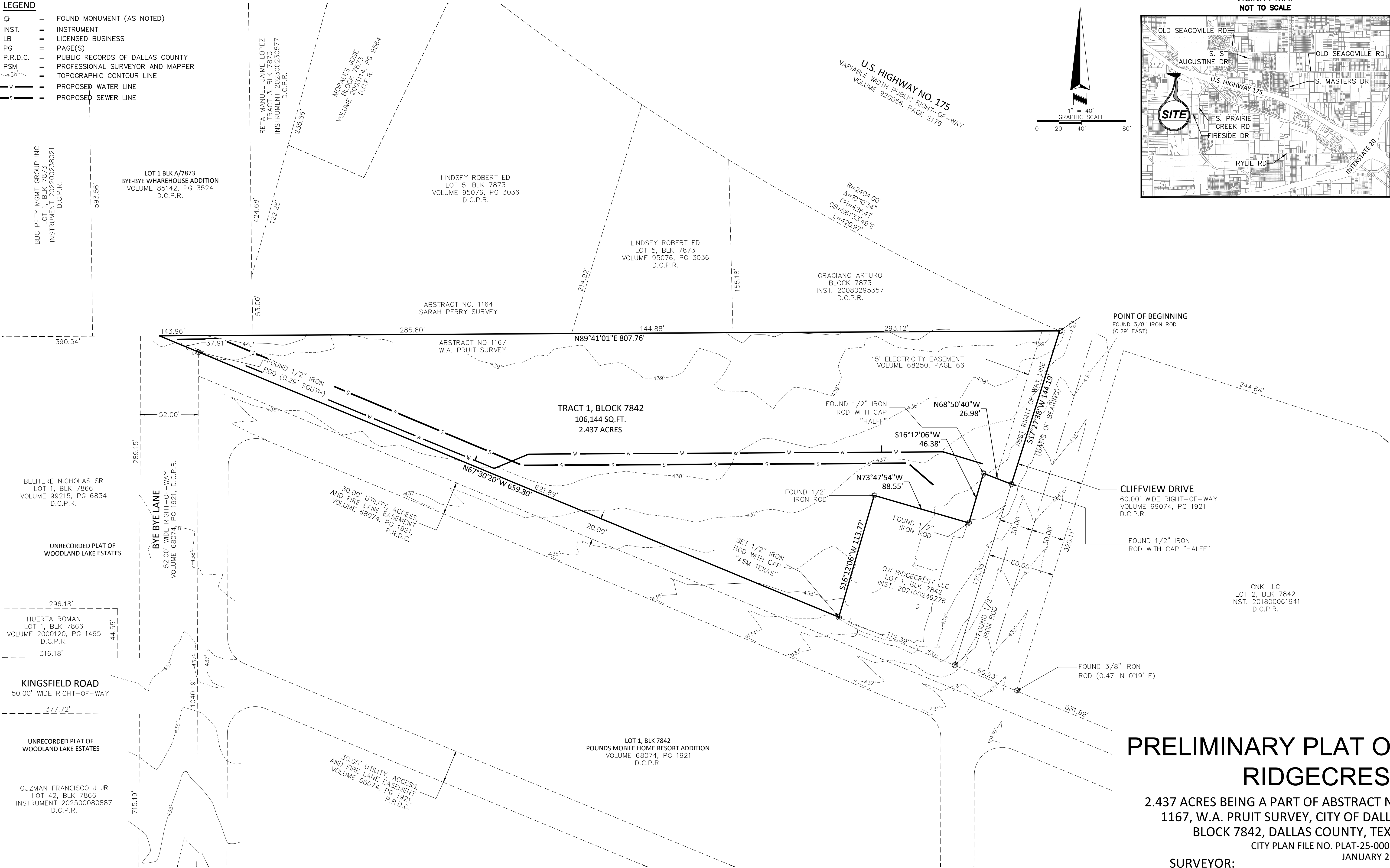
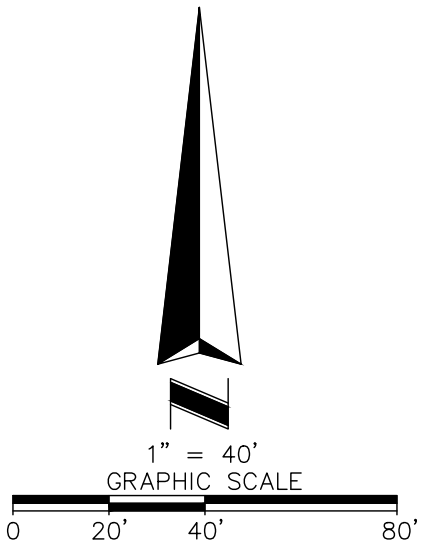
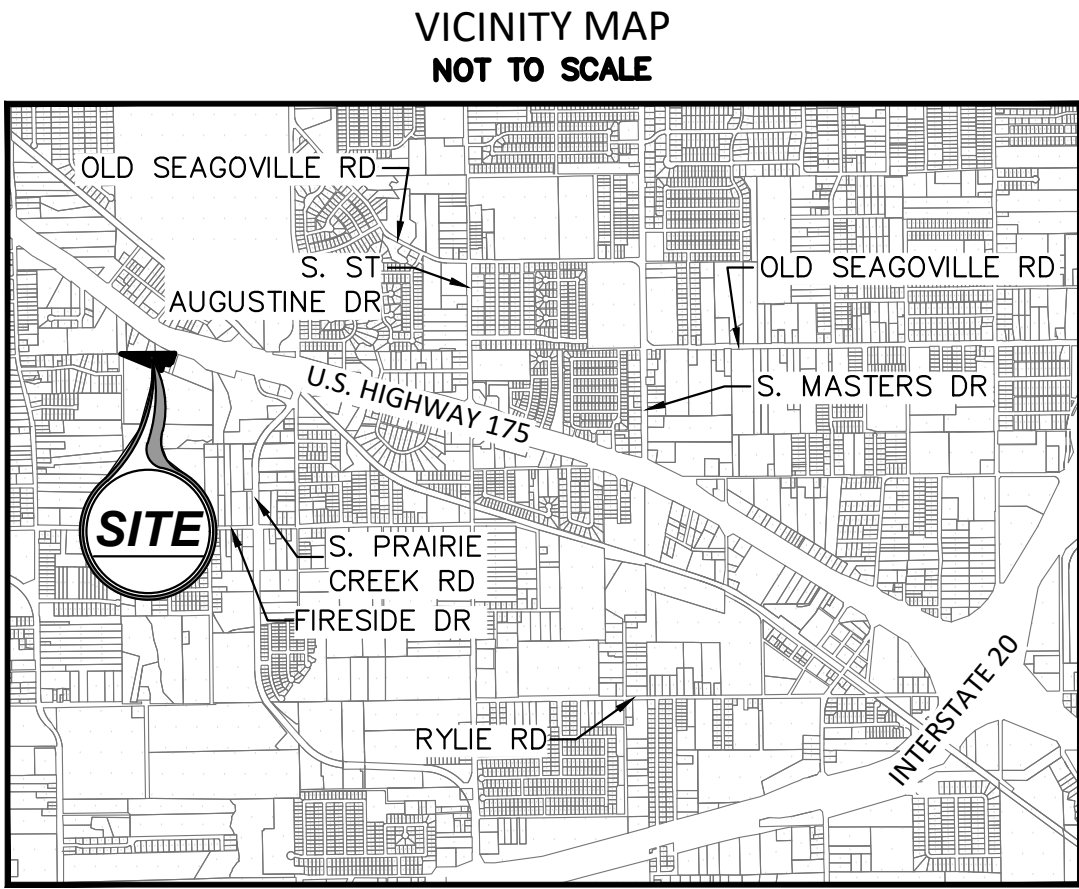


LEGEND

- = 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
- 4.35' = TOPOGRAPHIC CONTOUR LINE
- w = PROPOSED WATER LINE
- s = PROPOSED SEWER LINE



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.
LB#6393 221 Circle Drive, Maitland, FL 32751 nationalduediligenceservices.com 407-426-7979





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.

SURVEYOR'S NOTES

1. BEARINGS SHOWN HEREON ARE BASED ON THE WEST RIGHT OF WAY LINE OF CLIFFVIEW DRIVE WHICH BEARS SOUTH 17°27'37" WEST 144.20 FEET, PER VOLUME 92005, PAGE 2176, AND IS MONUMENTED AS SHOWN HEREON.
2. THE PURPOSE OF THIS PLAT IS TO CREATE 1 RECORDED LOT.
3. LOT-TO-LOT DRAINAGE WILL NOT BE PERMITTED WITHOUT CITY OF DALLAS PAVING & DRAINAGE ENGINEERING SECTION APPROVAL.
4. UNLESS OTHERWISE NOTED, ALL RECORDING INFORMATION SHOWN HEREON IS IN REFERENCE TO THE DALLAS COUNTY PUBLIC RECORDS (D.C.P.R.)

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
	= PROPOSED WATER LINE
	= PROPOSED SEWER LINE

OWNER'S CERTIFICATE:

WHEREAS OW RIDGECREST II LLC IS THE SOLE OWNER OF A TRACT OF LAND SITUATED IN THE W.A. PRUIT SURVEY, ABSTRACT NUMBER 1167, IN THE CITY OF DALLAS, DALLAS COUNTY, TEXAS, CITY OF DALLAS BLOCK 7842 BEING ALL THAT CERTAIN LOT, TRACT, OR PARCEL OF LAND LOCATED IN THE W.A. PRUITT SURVEY, ABSTRACT NO. 1167, CITY OF DALLAS BLOCK 7842, DALLAS COUNTY, TEXAS, AND BEING THE SAME TRACT OF LAND DESCRIBED IN DEED TO THE CITY OF DALLAS, RECORDED IN VOLUME 2001062, PAGE 2648, DEED RECORDS, DALLAS COUNTY, TEXAS, AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A 3/8" IRON ROD FOUND AT THE INTERSECTION OF THE SOUTH LINE OF U.S. HIGHWAY NO. 175 (C.F. HAWN FREEWAY), A VARIABLE WIDTH RIGHT-OF-WAY, WITH THE WEST LINE OF CLIFFVIEW DRIVE, A 60' RIGHT-OF-WAY, SAID POINT BEING THE EAST CORNER OF THAT TRACT OF LAND DESCRIBED IN DEED TO ARTURO GRACIANO, RECORDED IN INSTRUMENT NO. 20080295357, OFFICIAL PUBLIC RECORDS, DALLAS COUNTY, TEXAS;

THENCE SOUTH 17°27'37" WEST, ALONG SAID WEST LINE, A DISTANCE OF 144.20' TO A 1/2" IRON ROD WITH A YELLOW PLASTIC CAP STAMPED "RPLS 5310" SET AT THE MOST NORTHEASTERN NORTH- CENTRAL CORNER OF THAT TRACT OF LAND DESCRIBED IN DEED TO HENDRY ENTERPRISES, INC., RECORDED IN VOLUME 92005, PAGE 2176, DEED RECORDS, DALLAS COUNTY, TEXAS;

THENCE NORTHWESTERLY & SOUTHWESTERLY ALONG THE NORTH-CENTRAL LINES OF SAID HENDRY ENTERPRISES, INC. TRACT, THE FOLLOWING 4 COURSES AND DISTANCES;
1) NORTH 68°50'41" WEST, 26.98' TO A 1/2" IRON ROD FOUND FOR CORNER;
2) SOUTH 16°12'05" WEST, 46.38' TO A 1/2" IRON ROD WITH A YELLOW PLASTIC CAP STAMPED "HALFF" FOUND FOR CORNER;
3) NORTH 73°47'55" WEST, 88.55' TO A 1/2" IRON ROD FOUND FOR CORNER;
4) SOUTH 16°12'05" WEST, 113.77' TO A 1/2" IRON ROD FOUND IN THE NORTHEAST LINE OF BLOCK 1/7842, OF POUNDS MOBILE HOME RESORT ADDITION, AN ADDITION TO THE CITY OF DALLAS, DALLAS COUNTY, TEXAS, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 68074, PAGE 1921, MAP RECORDS, DALLAS COUNTY, TEXAS, AT THE MOST SOUTHWESTERLY NORTH-CENTRAL CORNER OF SAID HENDRY ENTERPRISES, INC. TRACT;

THENCE NORTH 67°30'21" WEST, ALONG SAID NORTHEAST LINE, PASSING AT A DISTANCE OF 622.41' A 1/2" IRON ROD FOUND AT THE NORTHWEST CORNER OF SAID BLOCK 1/7842, AND CONTINUING FOR A TOTAL DISTANCE OF 659.80' TO A 1/2" IRON ROD WITH A YELLOW PLASTIC CAP STAMPED "RPLS 5310" SET IN THE SOUTH LINE OF THAT TRACT OF LAND DESCRIBED IN DEED TO REEVES GROUP, LTD, RECORDED IN INSTRUMENT NO. 200512404297, OFFICIAL PUBLIC RECORDS, DALLAS COUNTY, TEXAS, AT THE NORTH CORNER OF THE DEAD END OF BYE BYE LANE, A 52' RIGHT-OF-WAY;

THENCE NORTH 89°41'00" EAST, A DISTANCE OF 807.76' TO THE PLACE OF BEGINNING AND CONTAINING 106,144 SQUARE FEET OR 2.437 ACRES OF LAND, MORE OR LESS.

SURVEYOR'S STATEMENT

I, _____, 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 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 THIS SIGNED FINAL PLAT.

DATED THIS _____ DAY OF _____, 20____

TEXAS REGISTERED PROFESSIONAL LAND SURVEYOR NO. _____

STATE OF _____
COUNTY OF _____

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 [] OR HAVE PRODUCED _____ AS IDENTIFICATION, 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

OWNER'S DEDICATION:

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS

THAT OW RIDGECREST II LLC, ACTING BY AND THROUGH ITS DULY AUTHORIZED AGENT, DOES HEREBY ADOPT THIS PLAT, DESIGNATING THE HEREIN DESCRIBED PROPERTY AS RIDGECREST, AND 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 HEREON.

STATE OF TEXAS
COUNTY OF _____

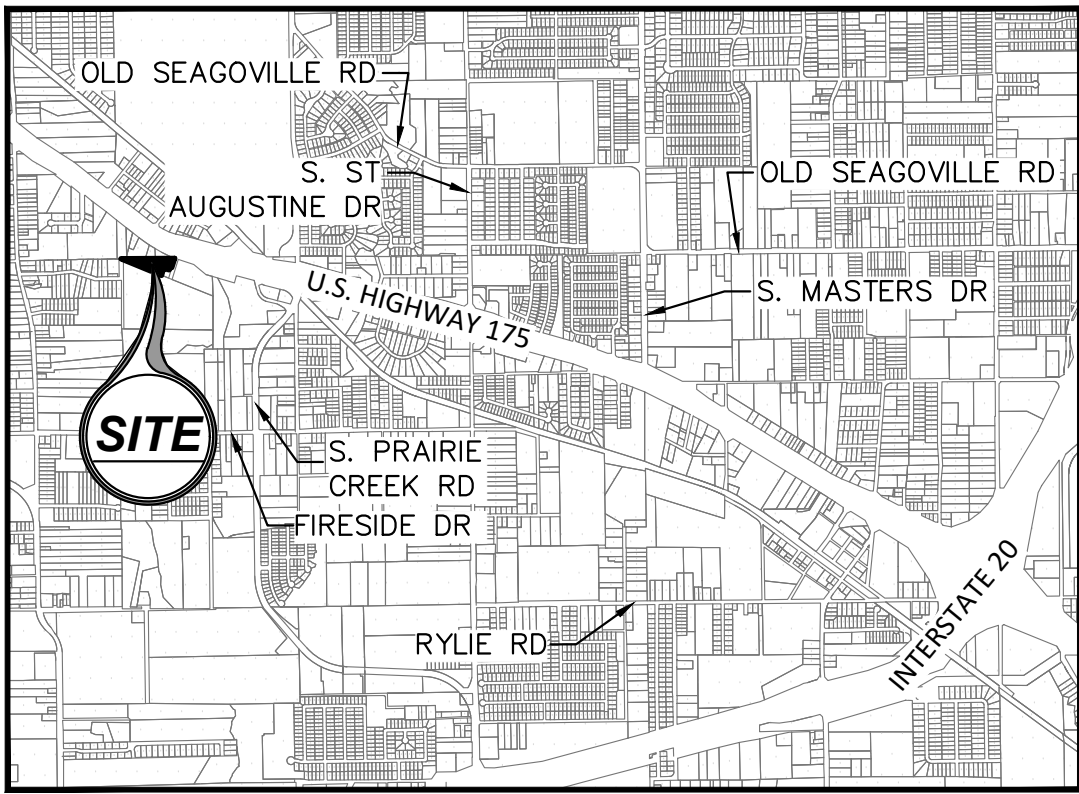
BEFORE ME, THE UNDERSIGNED AUTHORITY, A NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS, ON THIS DAY PERSONALLY APPEARED _____, [] KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT [] OR HAVE PRODUCED _____ AS IDENTIFICATION, AND ACKNOWLEDGED TO ME THAT THEY EXECUTED THE SAME 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

PRELIMINARY, THIS DOCUMENT SHALL NOT BE RECORDED FOR ANY PURPOSE AND SHALL NOT BE USED OR VIEWED OR RELIED UPON AS A FINAL SURVEY DOCUMENT.

VICINITY MAP
NOT TO SCALE



COUNTY RECORDING INFORMATION:

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

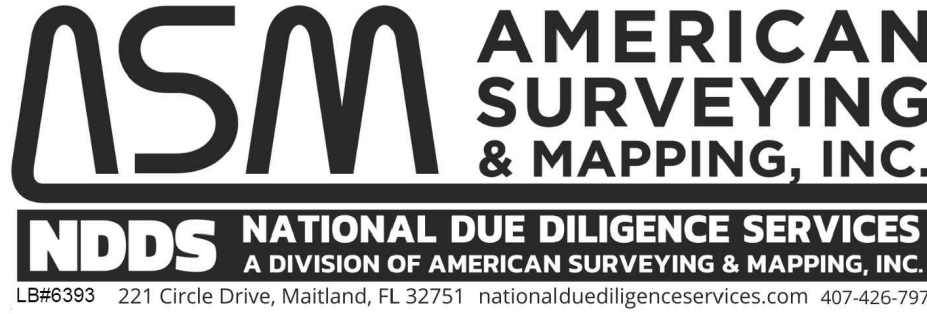
ATTEST:

SECRETARY

PRELIMINARY 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:



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

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