

## EXHIBIT C – TRACT 1

**STREET RIGHT-OF-WAY DEDICATION  
PART OF A 9.62 ACRE TRACT  
CITY BLOCK 8302  
SITUATED IN THE  
GEORGE FLOYD SURVEY, ABSTRACT NUMBER 463  
CITY OF DALLAS, DALLAS COUNTY, TEXAS**

DESCRIPTION of a 23,484 square foot (0.5391 acres) tract of land situated in the George Floyd Survey, Abstract Number 463, Block Number 8302, City of Dallas, Dallas County, Texas, and being part of a called 9.62 acre tract of land described in Special Warranty Deed to Paul Lawrence Keeton, as recorded in Instrument Number 202100242133 of the Official Public Records of Dallas County, Texas, (O.P.R.D.C.T.), and being more particularly described by metes and bounds as follows:

**COMMENCING** at a 1/2-inch found iron rod with 3-inch aluminum disc stamped "TCC ALTAMOORE ADDITION, HALFF" (hereinafter referred to as "A.D.") at the intersection of the south line of Cedardale Road (a 80-foot wide public right-of-way, dedicated by Volume 2676, Page 61 of the Deed Records of Dallas County, Texas, D.R.D.C.T.), with the northwesterly line of Altamoore Drive (a 60 foot wide right-of-way), as dedicated by the TCC Altamoore Addition, an addition to the City of Dallas, as recorded in Instrument Number 201900119558, O.P.R.D.C.T., and being on the north line of the Lot 1, Block A/8303 of Ridge South Dallas Addition, an addition to the City of Dallas, as recorded in Instrument Number 201400098280, O.P.R.D.C.T, from which a found mag nail with washer stamped "TCC ALTAMOORE ADDITION, HALFF" at the northeast corner of said Altamoore Drive right-of-way dedication bears North 87 degrees 11 minutes 35 seconds East, a distance of 60.08 feet, and a found A.D. bears along a curve, with a radius of 370.00 feet, whose chord bears South 41 degrees 30 minutes 29 seconds West, a distance of 487.29, through a central angle of 82 degrees 22 minutes 15 seconds, and an arc distance of 531.93 feet, and South 82 degrees 41 minutes 37 seconds West, a distance of 408.23 feet;

THENCE South 87 degrees 11 minutes 35 seconds West, along the common south line of said Cedardale Road and north line of said Ridge South Dallas addition, a distance of 23.71 feet to a 1/2-inch set iron rod with a yellow plastic cap stamped "HALFF" (hereinafter referred to as "with HALFF cap") for an angle point;

THENCE North 89 degrees 56 minutes 05 seconds West, continuing along said common line, passing at a calculated distance of 140.90 feet the easterly most northwest corner of said Ridge South Dallas addition, being the east corner of said Keeton tract, and continuing along the south line of said Cedardale Road and the common north line of said Keeton tract, in all a total distance of 200.00 feet to a 1/2-inch set iron rod with HALFF cap for an angle point;

THENCE North 87 degrees 11 minutes 48 seconds West, continuing along said common line, a distance of 200.25 feet to a 1/2-inch set iron rod with HALFF cap for an angle point;

(For SPRG use only)

Reviewed By: GS

Date: 7-12-22

SPRG NO.: 5846

## EXHIBIT C – TRACT 1

**STREET RIGHT-OF-WAY DEDICATION  
PART OF A 9.62 ACRE TRACT  
CITY BLOCK 8302  
SITUATED IN THE  
GEORGE FLOYD SURVEY, ABSTRACT NUMBER 463  
CITY OF DALLAS, DALLAS COUNTY, TEXAS**

THENCE South 89 degrees 56 minutes 27 seconds West, continuing along said common line, a distance of 476.61 feet to a 1/2-inch set iron rod with HALFF cap for the **POINT OF BEGINNING** of the herein described tract;

THENCE South 07 degrees 38 minutes 14 seconds East, departing said north and south lines, and over and across said Keeton tract, passing at a distance of 100.00 feet a 1/2-inch set iron rod with HALFF cap, and continuing over and across said Keeton tract, in all a total distance of 145.19 feet to a corner (not monumented) on the south line of said Keeton tract and the north line of the aforementioned Dallas South Ridge addition;

THENCE North 74 degrees 38 minutes 59 seconds West, along the south line of Keeton tract and the north line of said Dallas South Ridge addition, a distance of 21.58 feet to a corner (not monumented);

THENCE South 78 degrees 40 minutes 17 seconds West, continuing along the south line of said Keeton tract and the north line of said Ridge South Dallas addition, a distance of 135.62 feet to a corner (not monumented);

THENCE North 07 degrees 33 minutes 33 seconds West, departing said north and south lines, and over and across said Keeton tract, passing at a distance of 66.11 feet a 1/2-inch set iron rod with HALFF cap, and continuing over and across said Keeton tract, in all a total distance of 166.11 feet to a 1/2-inch set iron rod with HALFF cap for corner on the north line of the aforementioned Keeton tract and the south right-of-way line of the aforementioned Cedardale Road;

THENCE North 89 degrees 56 minutes 27 seconds East, along the north line of said Keeton tract and the south right-of-way line of said Cedardale Road, a distance of 156.34 feet to the **POINT OF BEGINNING AND CONTAINING** 23,484 square feet or 0.5391 acres of land, more or less.

(For SPRG use only)

Reviewed By: G.S.

Date: 7-12-22

SPRG NO.: 5846

STREET RIGHT-OF-WAY DEDICATION  
PART OF A 9.62 ACRE TRACT  
CITY BLOCK 8302  
SITUATED IN THE  
GEORGE FLOYD SURVEY, ABSTRACT NUMBER 463  
CITY OF DALLAS, DALLAS COUNTY, TEXAS

NOTES:

1. The Basis of Bearing is the State Plane Coordinate System, Texas North Central Zone (4202), North American Datum of 1983. Adjustment Realization 2011. All distances shown hereon are U.S. survey feet, displayed in surface value and may be converted to grid by dividing the TxDOT Dallas County Surface Adjustment Factor of 1.000136506.
2. A survey plat of even date accompanies this legal description.

Andrew J. Shafer June 30, 2022  
Andrew J. Shafer, R.P.L.S. Date  
Texas Registration No. 5017  
Halff Associates, Inc.  
1201 North Bowser Road  
Richardson, Texas 75081  
Tel (214) 346-6200  
TBPELS Firm No. 10029600



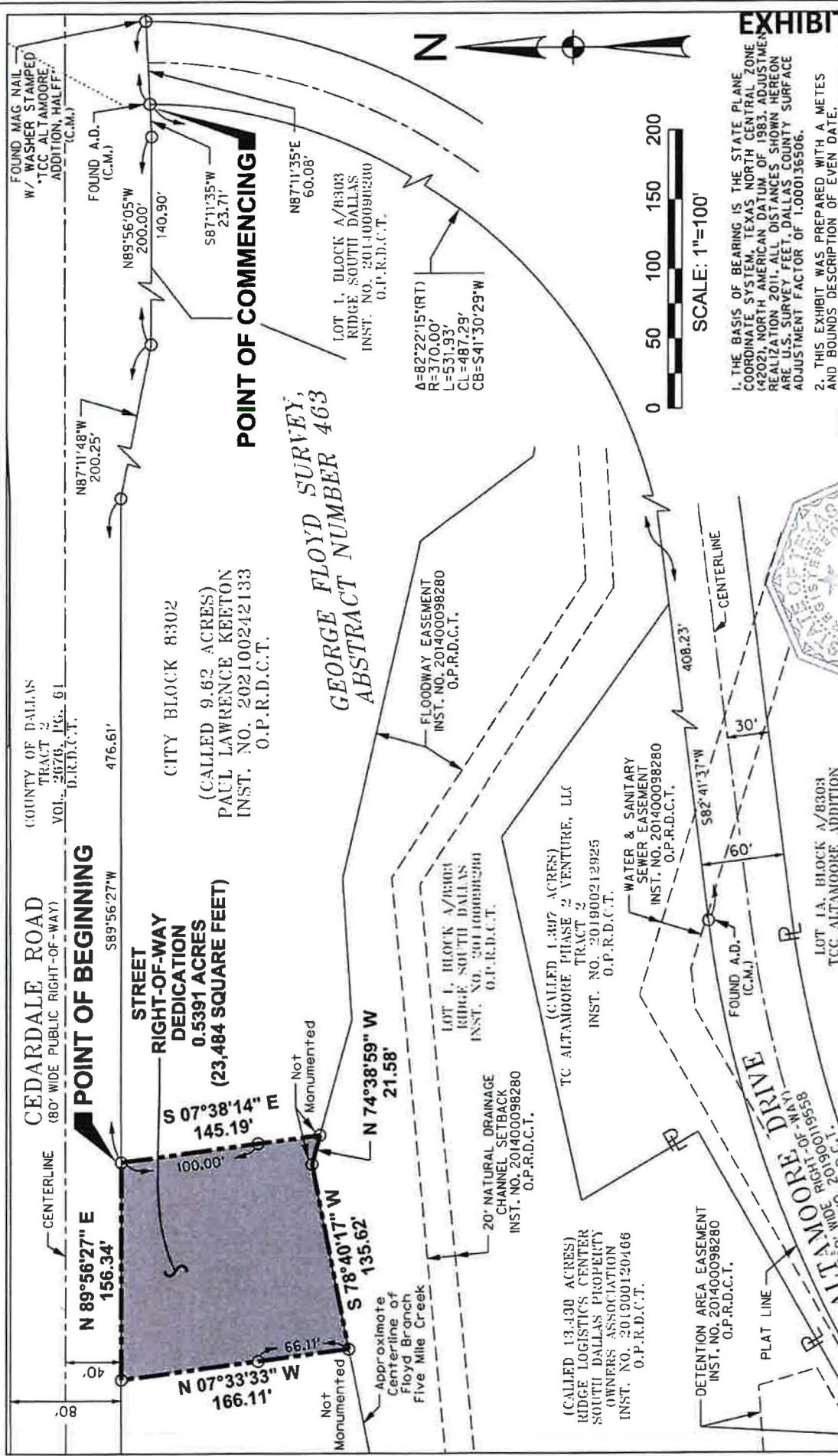
(For SPRG use only)

Reviewed By: GS

Date: 7-12-22

SPRG NO.: 5846





**C - TRACT 1**

**STREET RIGHT-OF-WAY DEDICATION**  
**PART OF A 9.62 ACRE TRACT**  
**CITY BLOCK 8302**

SITUATED IN THE  
GEORGE FLOYD SURVEY, ABSTRACT NUMBER 463  
CITY OF DALLAS, DALLAS COUNTY, TEXAS

PREPARED BY

 **HALFF**<sup>®</sup>

TPELS FIRM NO. 10029600  
HALFF ASSOCIATES, INC. ENGINEERS - SURVEYORS  
1201 NORTH BOWSER ROAD - RICHARDSON, TEXAS - 75084-2275  
SCALE: 1"=100' TELE (214)346-6200 AVO. 34601 JUNE, 2022

ANDREW J. SHAFER  
5017  
PROGRESSIVE  
LANDS

Andrew J. Shafer  
June 30, 2022

PAGE 4 OF 4

INST. NO. 201900119358  
O.P.R.D.C.T.

LEGEND

|                                                                                          |              |
|------------------------------------------------------------------------------------------|--------------|
| PROPERTY LINE                                                                            | <u>P</u>     |
| 1/2-INCH SET IRON ROD WITH A YELLOW PLASTIC CAP STAMPED "HALFF" (UNLESS OTHERWISE NOTED) | <u>O</u>     |
| 1/2-INCH IRON ROD WITH 3-INCH ALUMINUM DISC STAMPED "TCC ALTAMORE ADDITION, HALFF."      | A.D.         |
| VOLUME, PAGE                                                                             | VOL., PG.    |
| INSTRUMENT NUMBER                                                                        | INST. NO.    |
| CONTROLLING MONUMENT                                                                     | (C.M.)       |
| DEED RECORD DALLAS COUNTY, TEXAS                                                         | D.R.D.C.T.   |
| OFFICIAL PUBLIC RECORD DALLAS COUNTY, TEXAS                                              | O.P.R.D.C.T. |

(For SPRG use only)

|              |                |
|--------------|----------------|
| Reviewed By: | <u>G.S.</u>    |
| Date:        | <u>7-12-22</u> |
| SPRG NO.:    | <u>5846</u>    |



**STREET RIGHT-OF-WAY DEDICATION  
RIDGE SOUTH DALLAS ADDITION  
LOT 1, BLOCK A/8303  
SITUATED IN THE  
GEORGE FLOYD SURVEY, ABSTRACT NUMBER 463  
CITY OF DALLAS, DALLAS COUNTY, TEXAS**

DESCRIPTION of a 10,031 square foot (0.2303 acres) tract of land situated in the George Floyd Survey, Abstract Number 463, Block Number A/8303, City of Dallas, Dallas County, Texas, and being part of Lot 1, Block A/8303, Ridge South Dallas, an addition to the City of Dallas, Dallas County, Texas, as recorded in Instrument Number 201400098280 of the Official Public Records of Dallas County, Texas, (O.P.R.D.C.T.), and part of a called 1.397 acre tract of land described as "Tract 2" in Special Warranty Deed to TC Altamoores Phase 2 Venture, LLC, as recorded in Instrument Number 201900212925, O.P.R.D.C.T., and being more particularly described by metes and bounds as follows:

**COMMENCING** at a 1/2-inch found iron rod with 3-inch aluminum disc stamped "TCC ALTAMOORE ADDITION, HALFF" (hereinafter referred to as "A.D.") at the intersection of the south line of Cedardale Road (a 80-foot wide public right-of-way, dedicated by Volume 2676, Page 61 of the Deed Records of Dallas County, Texas (D.R.D.C.T.)), with the northwesterly line of Altamoores Drive (a 60 foot wide right-of-way), as dedicated by the TCC Altamoores Addition, an addition to the City of Dallas, as recorded in Instrument Number 201900119558, O.P.R.D.C.T., and the northeast corner of a called 13.438 acre tract of land described in Quit Claim Deed to Ridge Logistics Center South Dallas Property Owners Association, as recorded in Instrument Number 201900120466, O.P.R.D.C.T., from which a found mag nail with washer stamped "TCC ALTAMOORE ADDITION, HALFF" at the northeast corner of said Altamoores Drive right-of-way dedication bears North 87 degrees 11 minutes 35 seconds East, a distance of 60.08 feet, said corner being the point of curvature of a non-tangent circular curve to the right, having a radius of 370.00 feet, whose chord bears South 41 degrees 30 minutes 29 seconds West, a distance of 487.29 feet;

**THENCE** along the north right-of-way line of said Altamoores Drive, the following bearings and distances:

Southwesterly, along the southeast line of said 13.438 acre tract and with said curve, through a central angle of 82 degrees 22 minutes 15 minutes, an arc distance of 531.93 feet to a corner;

South 82 degrees 41 minutes 37 seconds West, continuing along said south line, passing at a distance of 179.19 feet to an interior corner of said 13.438 acre tract and the east corner of said called 1.397 acre tract, and continuing with the south line of said 1.397 acre tract, in all a total distance of 408.23 feet to a found A.D. for the point of curvature of a tangent circular curve to the left, having a radius of 860.00 feet, whose chord bears South 78 degrees 52 minutes 19 seconds West, a distance of 114.64 feet;

(For SPRG use only)

Reviewed By: GS.

Date: 7-12-22

SPRG NO.: 5848

**STREET RIGHT-OF-WAY DEDICATION  
RIDGE SOUTH DALLAS ADDITION  
LOT 1, BLOCK A/8303  
SITUATED IN THE  
GEORGE FLOYD SURVEY, ABSTRACT NUMBER 463  
CITY OF DALLAS, DALLAS COUNTY, TEXAS**

Westerly, along the south line of said 1.397 acre tract and with said curve, through a central angle of 07 degrees 38 minutes 35 seconds, an arc distance of 114.72 feet to a 1/2-inch set iron rod with yellow plastic cap stamped "HALFF" (hereinafter referred to as "with HALFF cap") for the **POINT OF BEGINNING** of the herein described tract, and being the beginning of a tangent curve to the left, having a radius of 860.00 feet, whose chord bears South 68 degrees 41 minutes 09 seconds West, a distance of 190.67 feet;

Westerly, continuing along the south line of said 1.397 acre tract and with said curve, through a central angle of 12 degrees 43 minutes 46 seconds, an arc distance of 191.07 feet to a 1/2-inch set iron rod with HALFF cap for the point of curvature of a non-tangent circular curve to the left, having a radius of 247.50 feet, whose chord bears North 33 degrees 50 minutes 13 seconds East, a distance of 36.89 feet;

THENCE Northerly, departing said north and south lines, over and across said 1.397 acre tract, and with said curve, through a central angle of 08 degrees 32 minutes 50 seconds, an arc distance of 36.92 feet to a 1/2-inch set iron rod with HALFF cap for corner on the north line of said 1.397 acre tract and the south line of the aforementioned 13.438 acre tract;

THENCE along said north line of said 1.397 acre tract and the south line of said 13.438 acre tract, the following bearings and distances:

North 60 degrees 01 minute 02 seconds East, a distance of 136.39 feet to a 1/2-inch found iron rod with cap stamped "WAI" for corner;

North 29 degrees 58 minutes 56 seconds West, a distance of 97.85 feet to a 5/8-inch found iron rod with a red plastic cap stamped "KHA" for a northerly "ell" corner of said 1.397 acre tract and a southerly "ell" corner of said 13.438 acre tract;

North 77 degrees 25 minutes 22 seconds East, a distance of 72.15 feet to a 1/2-inch set iron rod with HALFF cap for corner;

(For SPRG use only)

Reviewed By:     G.S.    

Date:     7-12-22    

SPRG NO.:     5848

**STREET RIGHT-OF-WAY DEDICATION  
RIDGE SOUTH DALLAS ADDITION  
LOT 1, BLOCK A/8303  
SITUATED IN THE  
GEORGE FLOYD SURVEY, ABSTRACT NUMBER 463  
CITY OF DALLAS, DALLAS COUNTY, TEXAS**

THENCE South 07 degrees 38 minutes 14 seconds East, departing said north and south lines, and over and across said 1.397 acre tract, a distance of 131.13 feet to the **POINT OF BEGINNING AND CONTAINING** 10,031 square feet or 0.2303 acres of land, more or less.

**NOTES:**

1. 1. The Basis of Bearing is the State Plane Coordinate System, Texas North Central Zone (4202), North American Datum of 1983. Adjustment Realization 2011. All distances shown hereon are U.S. survey feet, displayed in surface value and may be converted to grid by dividing the TxDOT Dallas County Surface Adjustment Factor of 1.000136506.
2. A survey plat of even date accompanies this legal description.

Andrew J. Shafer June 30, 2022  
 Andrew J. Shafer, R.P.L.S. Date  
 Texas Registration No. 5017  
 Halff Associates, Inc.  
 1201 North Bowser Road  
 Richardson, Texas 75081  
 Tel (214) 346-6200  
 TBPELS Firm No. 10029600



(For SPRG use only)

Reviewed By: G.S.  
 Date: 7-12-22  
 SPRG NO.: 5848





*Andrew Shaffer*  
June 30, 2022

| CURVE TABLE |               |         |         |                     |
|-------------|---------------|---------|---------|---------------------|
| CUR. NO.    | DELTA         | RADIUS  | LENGTH  | CHORD BEARING       |
| C1          | 12°43'46"(LT) | 860.00' | 191.07' | S68°41'09"W 190.67' |
| C2          | 08°32'50"(LT) | 247.50' | 36.92'  | N33°50'13"E 36.89'  |

CEDARDALE ROAD  
(80' WIDE PUBLIC RIGHT-OF-WAY)  
VOL. 2676, PG. 61  
H.R.D.C.T.

CITY BLOCK 8302  
(CALLED 9.62 ACRES)  
PAUL LAWRENCE KEFTON  
INST. NO. 202100212133  
O.P.R.D.C.T.

GEORGE FLOYD SURVEY,  
ABSTRACT NUMBER 463

FLOODWAY EASEMENT  
INST. NO. 201400098280  
O.P.R.D.C.T.

LOT 1, BLOCK A/8303  
RIDGE SOUTH DALLAS  
INST. NO. 201400098280  
O.P.R.D.C.T.

STREET RIGHT-OF-WAY  
DEDICATION  
0.2303 ACRE  
(10,031 SQUARE FEET)

(CALLED 1.397 ACRES)  
TC ALTAMORE PHASE 2  
VENTURE, LLC  
TRACT 2  
INST. NO. 201900212925  
O.P.R.D.C.T.

20' NATURAL DRAINAGE  
CHANNEL SETBACK  
INST. NO. 201400098280  
O.P.R.D.C.T.

POINT OF BEGINNING

LEGEND

- PROPERTY LINE
- 1/2-INCH SET IRON ROD WITH A YELLOW PLASTIC CAP STAMPED "HALFF" (UNLESS OTHERWISE NOTED)
- 1/2-INCH FOUND IRON ROD WITH 3-INCH ALUMINUM DISC STAMPED "TCC ALTAMORE ADDITION, HALFF"
- FOUND IRON ROD
- VOLUME, PAGE
- INSTRUMENT NUMBER
- CONTROLLING MONUMENT
- DEED RECORDS DALLAS COUNTY, TEXAS
- OFFICIAL PUBLIC RECORDS DALLAS COUNTY, TEXAS

(For SPRG use only)  
Reviewed By: C.S.  
Date: 7-12-22  
SPRG NO.: 5848

POINT OF COMMENCING

FOUND A.D.  
(C.M.)

FOUND MAG NAIL  
W/WASHER STAMPED  
"TCC ALTAMORE  
ADDITION, HALFF"  
(C.M.)

Δ=82°22'15"(RT)  
R=370.00'  
L=531.93'  
CL=487.29'  
CB=S41°30'29"W

(CALLED 13.438 ACRES)  
RIDGE LOGISTICS CENTER  
SOUTH DALLAS PROPERTY  
OWNERS ASSOCIATION  
INST. NO. 201900120466  
O.P.R.D.C.T.



SCALE: 1"=100'

1. THE BASIS OF BEARING IS THE STATE PLANE COORDINATE SYSTEM, TEXAS NORTH CENTRAL ZONE 42021, NORTH AMERICAN DATUM OF 1983. ADJUSTMENT REALIZATION 2011. ALL DISTANCES SHOWN HEREON ARE U.S. SURVEY FEET, DALLAS COUNTY SURFACE ADJUSTMENT FACTOR OF 1.000136506.
2. THIS EXHIBIT WAS PREPARED WITH A METES AND BOUNDS DESCRIPTION OF EVEN DATE.

## EXHIBIT C - TRACT 2

STREET RIGHT-OF-WAY DEDICATION  
RIDGE SOUTH DALLAS ADDITION  
LOT 1, BLOCK A/8303

SITUATED IN THE  
GEORGE FLOYD SURVEY, ABSTRACT NUMBER 463  
CITY OF DALLAS, DALLAS COUNTY, TEXAS

PREPARED BY  
**HALFF**

TBPELS FIRM NO. 10029600

HALFF ASSOCIATES, INC. ENGINEERS - SURVEYORS  
1201 NORTH BOWSER ROAD - RICHARDSON, TEXAS - 75081-2275  
SCALE: 1"=100' TELE (214)346-5200 AVO. 34601 JUNE, 2022

## EXHIBIT C – TRACT 3

**STREET RIGHT-OF-WAY DEDICATION  
TCC ALTAMOORE ADDITION  
LOT 1A, BLOCK A/8303  
SITUATED IN THE  
GEORGE FLOYD SURVEY, ABSTRACT NUMBER 463  
CITY OF DALLAS, DALLAS COUNTY, TEXAS**

DESCRIPTION of a 4,015 square foot (0.0922 acres) tract of land situated in the George Floyd Survey, Abstract Number 463, Block Number A/8303, City of Dallas, Dallas County, Texas, and being part of Lot 1A, Block A/8303 of TCC Altamoore Addition, an addition to the City of Dallas, Dallas County, Texas, as recorded in Instrument Number 201900119558 of the Official Public Records of Dallas County, Texas, (O.P.R.D.C.T.), and part of a called 41.21 acre tract of land described in Special Warranty Deed to TC Cedar-Alt Distribution Center, LLC, as recorded in Instrument Number 202100287747, O.P.R.D.C.T., and being more particularly described by metes and bounds as follows:

**COMMENCING** at a 1/2-inch found iron rod with 3-inch aluminum disc stamped "TCC ALTAMOORE ADDITION, HALFF" (hereinafter referred to as "found A.D.") for the northwest corner of said Lot 1A, and at the intersection of the northeast right-of-way line of Van Horn Drive (a 60-foot wide right-of-way, dedicated by Instrument 201400098280, O.P.R.D.C.T.) and the south right-of-way line of Altamoore Drive (a 60-foot wide right-of-way, dedicated by Instrument 201900119558, O.P.R.D.C.T.), said corner being on a cul-de-sac and the point of curvature of a non-tangent circular curve to the right, having a radius of 12.00 feet, whose chord bears North 23 degrees 54 minutes 08 seconds East, a distance of 11.45 feet;

**THENCE** along the common north line of said Lot 1A and the south right-of-way line of said Altamoore Drive, the following bearings and distances:

Northeasterly, with said curve, through a central angle of 56 degrees 59 minutes 31 seconds, an arc distance of 11.94 feet to a 1/2-inch found iron rod with yellow plastic cap stamped "HALFF" (hereinafter referred to as "with HALFF cap") for the point of reverse curvature of a tangent circular curve to the left, having a radius of 860.00 feet, whose chord bears North 45 degrees 19 minutes 06 seconds East, a distance of 211.99 feet;

Northeasterly, with said curve, through a central angle of 14 degrees 09 minutes 34 seconds, an arc distance of 212.53 feet to a found A.D. for the point of reverse curvature of a tangent circular curve to the right, having a radius of 800.00 feet, whose chord bears North 42 degrees 02 minutes 32 seconds East, a distance of 106.14 feet;

(For SPRG use only)

Reviewed By: G.S.

Date: 7-12-22

SPRG NO.: 5849



## EXHIBIT C – TRACT 3

**STREET RIGHT-OF-WAY DEDICATION  
TCC ALTAMOORE ADDITION  
LOT 1A, BLOCK A/8303  
SITUATED IN THE  
GEORGE FLOYD SURVEY, ABSTRACT NUMBER 463  
CITY OF DALLAS, DALLAS COUNTY, TEXAS**

Northeasterly, with said curve, through a central angle of 07 degrees 36 minutes 25 seconds, an arc distance of 106.21 feet to a 1/2-inch set iron rod with HALFF cap for the **POINT OF BEGINNING** of the herein described tract and the point of curvature of a tangent circular curve to the right, having a radius of 800.00 feet, whose chord bears North 56 degrees 41 minutes 50 seconds East, a distance of 301.23 feet;

Northeasterly, with said curve, through a central angle of 21 degrees 42 minutes 12 seconds, an arc distance of 303.03 feet to a 1/2-inch set iron rod with HALFF cap for corner;

THENCE over and across said Lot 1A, the following bearings and distances:

South 53 degrees 50 minutes 38 seconds West, departing said north and south lines, a distance of 106.31 feet to a 1/2-inch set iron rod with HALFF cap for the point of curvature of a non-tangent circular curve to the right, having a radius of 312.50 feet, whose chord bears South 54 degrees 46 minutes 07 seconds West, a distance of 57.18 feet;

Southwesterly, with said curve, through a central angle of 10 degrees 29 minutes 54 seconds, an arc distance of 57.26 feet to a 1/2-inch set iron rod with HALFF cap for corner;

South 60 degrees 01 minute 04 seconds West, a distance of 118.41 feet to a 1/2-inch set iron rod with HALFF cap for the point of curvature of a non-tangent circular curve to the left, having a radius of 247.50 feet, whose chord bears South 57 degrees 44 minutes 16 seconds West, a distance of 19.69 feet;

Southwesterly, with said curve, through a central angle of 04 degrees 33 minutes 36 seconds, an arc distance of 19.70 feet to the **POINT OF BEGINNING AND CONTAINING 4,015 square feet or 0.0922 acres of land, more or less.**

(For SPRG use only)

Reviewed By: G.S.

Date: 7-12-22

SPRG NO.: 5849



**STREET RIGHT-OF-WAY DEDICATION  
TCC ALTAMOORE ADDITION  
LOT 1A, BLOCK A/8303  
SITUATED IN THE  
GEORGE FLOYD SURVEY, ABSTRACT NUMBER 463  
CITY OF DALLAS, DALLAS COUNTY, TEXAS**

**NOTES:**

1. 1. The Basis of Bearing is the State Plane Coordinate System, Texas North Central Zone (4202), North American Datum of 1983. Adjustment Realization 2011. All distances shown hereon are U.S. survey feet, displayed in surface value and may be converted to grid by dividing the TxDOT Dallas County Surface Adjustment Factor of 1.000136506.
2. A survey plat of even date accompanies this legal description.

*Andrew J. Shafer June 30, 2022*

Andrew J. Shafer, R.P.L.S.      Date  
Texas Registration No. 5017  
Halff Associates, Inc.  
1201 North Bowser Road  
Richardson, Texas 75081  
Tel (214) 346-6200  
TBPELS Firm No. 10029600



(For SPRG use only)

Reviewed By: G.S.  
Date: 7-12-22  
SPRG NO.: 5849



**GEORGE FLOYD SURVEY, ABSTRACT NUMBER 463**

LOT 1, BLOCK A/8303  
RIDGE SOUTH DALLAS  
INST. NO. 201400098280  
O.P.R.D.C.T.

(CALLED 13.438 ACRES)  
RIDGE LOGISTICS CENTER  
SOUTH DALLAS PROPERTY  
OWNERS ASSOCIATION  
INST. NO. 201900120466  
O.P.R.D.C.T.

(CALLED 1.397 ACRES)  
TC ALTAMORE PHASE 2  
VENTI RE, LLC  
TRACT 2  
INST. NO. 201900212925  
O.P.R.D.C.T.

WATER & SANITARY  
EASEMENT  
INST. NO. 201400098280  
O.P.R.D.C.T.

DETENTION AREA  
EASEMENT  
INST. NO. 201400098280  
O.P.R.D.C.T.

$\Delta=21^{\circ}42'12''$ (RT)  
 $R=800.00'$   
 $L=303.03'$   
 $CL=301.23'$   
 $CB=N56^{\circ}41'50''E$

**ALTAMORE DRIVE**

160' WIDE RIGHT-OF-WAY  
INST. NO. 201900119558  
O.P.R.D.C.T.

LOT 1A, BLOCK A/8303  
TCC ALTAMORE ADDITION  
INST. NO. 201900119558  
O.P.R.D.C.T.

$\Delta=10^{\circ}29'54''$ (RT)  
 $R=312.50'$   
 $L=57.26'$   
 $CL=57.18'$   
 $CB=S54^{\circ}46'07''W$

**STREET RIGHT-OF-WAY  
DEDICATION  
0.0922 ACRE  
(4,015 SQUARE FEET)**

(CALLED 11.21 ACRES)  
TC CEDAR-ALT  
DISTRIBUTION CENTER, LLC  
INST. NO. 202100287747  
O.P.R.D.C.T.

**POINT OF BEGINNING**  
 $\Delta=04^{\circ}33'36''$ (LT)  
 $R=247.50'$   
 $L=19.70'$   
 $CL=19.69'$   
 $CB=S57^{\circ}44'16''W$

$\Delta=07^{\circ}36'25''$ (RT)  
 $R=800.00'$   
 $L=106.21'$   
 $CL=106.14'$   
 $CB=N42^{\circ}02'32''E$

$\Delta=14^{\circ}09'34''$ (LT)  
 $R=860.00'$   
 $L=212.53'$   
 $CL=211.99'$   
 $CB=N45^{\circ}19'06''E$

$\Delta=56^{\circ}59'31''$ (RT)  
 $R=12.00'$   
 $L=11.94'$   
 $CL=11.45'$   
 $CB=N23^{\circ}54'08''E$

**POINT OF COMMENCING**

**VAN HORN DRIVE**  
160' WIDE RIGHT-OF-WAY  
INST. NO. 201400098280  
O.P.R.D.C.T.

**STREET RIGHT-OF-WAY DEDICATION  
TCC ALTAMORE ADDITION  
LOT 1A, BLOCK A/8303**

SITUATED IN THE  
GEORGE FLOYD SURVEY, ABSTRACT NUMBER 463  
CITY OF DALLAS, DALLAS COUNTY, TEXAS



PREPARED BY  
TBPELS FIRM NO. 10029600  
HALFF ASSOCIATES, INC. ENGINEERS - SURVEYORS  
1201 NORTH BOWSER ROAD - RICHARDSON, TEXAS - 75081-2275  
SCALE: 1"=50' TELE (214)346-6200 AVO. 34601 JUNE, 2022



*Andrew J. Shafer*  
June 30, 2022

**LEGEND**

- $\overline{P}$  PROPERTY LINE
- $\bigcirc$  1/2-INCH SET IRON ROD WITH A YELLOW PLASTIC CAP STAMPED "HALFF" (UNLESS OTHERWISE NOTED)
- A.D. 1/2-INCH FOUND IRON ROD WITH 3-INCH ALUMINUM DISC STAMPED "TCC ALTAMORE, HALFF"
- INST. NO. INSTRUMENT NUMBER
- (C.M.) CONTROLLING MONUMENT
- O.P.R.D.C.T. OFFICIAL PUBLIC RECORDS DALLAS COUNTY, TEXAS

BLOCK A/8303

1. THE BASIS OF BEARING IS THE STATE PLANE COORDINATE SYSTEM, TEXAS NORTH CENTRAL ZONE 42021, NORTH AMERICAN DATUM OF 1983. ADJUSTMENT REALIZATION 2011. ALL DISTANCES SHOWN HEREON ARE U.S. SURVEY FEET. DALLAS COUNTY SURFACE ADJUSTMENT FACTOR OF 1.000136506.
2. THIS EXHIBIT WAS PREPARED WITH A METES AND BOUNDS DESCRIPTION OF EVEN DATE.

(For SPRG use only)

Reviewed By: G.S.

Date: 7-12-22

SPRG NO.: 5849



**STREET RIGHT-OF-WAY DEDICATION  
RIDGE SOUTH DALLAS ADDITION  
LOT 1, BLOCK A/8303  
SITUATED IN THE  
GEORGE FLOYD SURVEY, ABSTRACT NUMBER 463  
CITY OF DALLAS, DALLAS COUNTY, TEXAS**

DESCRIPTION of a 2,374 square foot (0.0545 acres) tract of land situated in the George Floyd Survey, Abstract Number 463, Block Number A/8303, City of Dallas, Dallas County, Texas, and being part of Lot 1, Block A/8303, Ridge South Dallas, an addition to the City of Dallas, Dallas County, Texas, as recorded in Instrument Number 201400098280 of the Official Public Records of Dallas County, Texas, (O.P.R.D.C.T.), and part of a called 1.397 acre tract of land described as "Tract 2" in Special Warranty Deed to TC Altamoores Phase 2 Venture, LLC, as recorded in Instrument Number 201900212925, O.P.R.D.C.T., and being more particularly described by metes and bounds as follows:

**BEGINNING** at a 1/2-inch found iron rod for the northwest corner of TCC Altamoores Addition, an addition to the City of Dallas, Dallas County, Texas, as recorded in Instrument Number 201900119558, O.P.R.D.C.T., the south corner of said 1.397 acre tract, and at the intersection of the northeast right-of-way line of Van Horn Drive (a 60-foot wide right-of-way, dedicated by Instrument 201400098280, O.P.R.D.C.T.) and the north right-of-way line of Altamoores Drive (a 60-foot wide right-of-way, dedicated by Instrument 201900119558, O.P.R.D.C.T.), said corner being on a cul-de-sac and the point of curvature of a non-tangent circular curve to the left, having a radius of 68.00 feet, whose chord bears North 66 degrees 29 minutes 51 seconds West, a distance of 9.90 feet;

THENCE Westerly, along the southwest line of said 1.397 acre tract, said cul-de-sac, and with said curve, through a central angle of 08 degrees 20 minutes 47 seconds, an arc distance of 9.91 feet to a 1/2-inch set iron rod with yellow plastic cap stamped "HALFF" (hereinafter referred to as "with HALFF cap"), from which a 5/8-inch found iron rod with a red plastic cap stamped "KHA" bears along a curve to the left, having a radius of 68.00 feet, whose chord bears North 78 degrees 09 minutes 43 seconds West, a distance of 17.73 feet, through a central angle of 14 degrees 58 minutes 56 seconds, and an arc distance of 17.78 feet;

THENCE over and across said 1.397 acre tract, the following bearings and distances:

North 82 degrees 34 minutes 32 seconds East, departing said cul-de-sac, a distance of 17.15 feet to a 1/2-inch set iron rod with HALFF cap for the point of curvature of a non-tangent circular curve to the left, having a radius of 417.50 feet, whose chord bears North 45 degrees 22 minutes 45 seconds East, a distance of 80.60 feet;

(For SPRG use only)

Reviewed By: G.S.

Date: 7-26-22

SPRG NO.: 5850



**STREET RIGHT-OF-WAY DEDICATION  
RIDGE SOUTH DALLAS ADDITION  
LOT 1, BLOCK A/8303  
SITUATED IN THE  
GEORGE FLOYD SURVEY, ABSTRACT NUMBER 463  
CITY OF DALLAS, DALLAS COUNTY, TEXAS**

Northeasterly, with said curve, through a central angle of 11 degrees 04 minutes 44 seconds, an arc distance of 80.73 feet to a 1/2-inch set iron rod with HALFF cap for corner;

North 39 degrees 50 minutes 23 seconds East, a distance of 152.55 feet to a 1/2-inch set iron rod with HALFF cap for the point of curvature of a non-tangent circular curve to the right, having a radius of 312.50 feet, whose chord bears North 49 degrees 47 minutes 07 seconds East, a distance of 107.95 feet;

Northeasterly, with said curve, through a central angle of 19 degrees 53 minutes 28 seconds, an arc distance of 108.49 feet to a 1/2-inch set iron rod with HALFF cap for corner on the southeast line of said 1.397 acre tract and the north right-of-way line of said Altamoores Drive, said corner being the point of curvature of a non-tangent circular curve to the left, having a radius of 860.00 feet, whose chord bears South 43 degrees 09 minutes 50 seconds West, a distance of 147.67 feet;

THENCE Southwesterly, along the south line of said 1.397 acre tract and the north right-of-way line of said Altamoores Drive, and with said curve, through a central angle of 09 degrees 51 minutes 02 seconds, an arc distance of 147.86 feet to a 1/2-inch found iron rod with 3-inch aluminum disc stamped "TCC ALTAMOORES ADDITION, HALFF" for corner, said corner being the point of reverse curvature of a tangent circular curve to the right, having a radius of 800.00 feet, whose chord bears South 45 degrees 30 minutes 32 seconds West, a distance of 202.48 feet;

THENCE Southwesterly, continuing along said north and south lines, and with said curve, through a central angle of 14 degrees 32 minutes 26 seconds, an arc distance of 203.02 feet to the **POINT OF BEGINNING AND CONTAINING 2,374 square feet or 0.0545 acres** of land, more or less.

(For SPRG use only)

Reviewed By: G.S.

Date: 7-26-22

SPRG NO.: 5850

**EXHIBIT C – TRACT 4**

**STREET RIGHT-OF-WAY DEDICATION  
RIDGE SOUTH DALLAS ADDITION  
LOT 1, BLOCK A/8303  
SITUATED IN THE  
GEORGE FLOYD SURVEY, ABSTRACT NUMBER 463  
CITY OF DALLAS, DALLAS COUNTY, TEXAS**

**NOTES:**

1. 1. The Basis of Bearing is the State Plane Coordinate System, Texas North Central Zone (4202), North American Datum of 1983. Adjustment Realization 2011. All distances shown hereon are U.S. survey feet, displayed in surface value and may be converted to grid by dividing the TxDOT Dallas County Surface Adjustment Factor of 1.000136506.
2. A survey plat of even date accompanies this legal description.

Andrew J. Shafer July 14, 2022  
Andrew J. Shafer, R.P.L.S. Date  
Texas Registration No. 5017  
Halff Associates, Inc.  
1201 North Bowser Road  
Richardson, Texas 75081  
Tel (214) 346-6200  
TBPELS Firm No. 10029600



(For SPRG use only)

Reviewed By: CS

Date: 7-26-22

SPRG NO.: 5850



(CALLED 1.397 ACRES) —  
TC ALTMORE PHASE 2 VENTURE, LLC  
TRACT 2  
INST. NO. 201900212925  
O.P.R.D.C.T.

BLOCK 1/8303

GEORGE FLOYD SURVEY  
ABSTRACT NUMBER 163

15' DETENTION AREA -  
ACCESS EASEMENT  
INST. NO. 201400098280  
O.P.R.D.C.T.

LOT 1, BLOCK A/8303  
RIDGE SOUTH DALLAS  
INST. NO. 201400098280

O.P.R.D.C.T.

(CALLED 13.438 VRES)  
RIDGE LOGISTICS CENTER  
SOUTH DALLAS PROPERTY  
OWNERS ASSOCIATION  
INST. NO. 201900120466  
O.P.R.D.C.T.

5/8" FIR W/—  
RED PLASTIC CAP  
STAMPED "KHA"  
(C.M.)

Δ=90°40'24"(RT)  
R=68.00'  
L=107.61'  
CL=96.73'  
CB=516°59'15"E

— WATER & SANITARY  
EASEMENT  
INST. NO. 20140009828  
O.P.R.D.C.T.

Δ=14°32'26"(RT)  
R=800.00'  
L=203.02'  
CL=202.48'  
CB=S45°30'32"W

LOT 1A, BLOCK A/8303  
TTC ALTMORE, ADDITION  
INST. NO. 201900119538  
O.P.R.D.C.T.

**STREET RIGHT-OF-WAY  
DEDICATION  
0.0545 ACRE  
(2,374 SQUARE FEET)**

AMOCO DRIVE  
(60" WIDE RIGHT-OF-WAY)  
INST. NO. 201900119558  
O.P.R.D.C.T.

ALTAMORE DRIVE  
160' WIDE PUBLIC HIGHWAY  
INST. NO. 20-4009B-80  
O.P.R.D.C.T.

## LEGEND

PROPERTY LINE  
1/2-INCH SET IRON ROD WITH A YELLOW PLASTIC  
CAP STAMPED "HALF" UNLESS OTHERWISE NOTED  
1/2-INCH FOUND IRON ROD WITH 3-INCH

HORN  
DRIVE  
PUB. NO. 201400098280  
WIDE (60)  
RIGHT-OF-WAY  
0.8 RD. C.T.

STREET RIGHT-OF-WAY DEDICATION  
RIDGE SOUTH DALLAS ADDITION  
LOT 1, BLOCK A/B303  
SITUATED IN THE  
GEORGE FLOYD SURVEY, ABSTRACT NUMBER 40  
CITY OF DALLAS, DALLAS COUNTY, TEXAS  
PREPARED BY



Reviewed By: C.S.  
Date: 7-26-22  
SPRG NO.: 5850

PROPERTY LINE  
1/2-INCH SET IRON ROD WITH A YELLOW PLASTIC  
CAP STAMPED "HALF" UNLESS OTHERWISE NOTED  
1/2-INCH FOUND IRON ROD WITH 3-INCH  
ALUMINUM DISC STAMPED "TCC ALTAMORE, HALF"  
FOUND IRON ROD  
INSTRUMENT NUMBER  
FIR  
INST. NO.  
A.D.  
O  
P  
C.M.M.  
P.C.A.D.C.T.

PAGE 4 OF 5

| CUR.<br>NO. | DELTA         | RADIUS  | LENGTH | CHORD<br>BEARING | CHORD<br>LENGTH |
|-------------|---------------|---------|--------|------------------|-----------------|
| C1          | 08°20'47"(LT) | 68.00'  | 9.91'  | N66°29'51"W      | 9.90'           |
| C2          | 1°04'44"(LT)  | 417.50' | 80.73' | N45°22'45"E      | 80.60'          |
| C3          | 14°58'56"(LT) | 68.00'  | 17.78' | N78°09'43"W      | 17.73'          |

| LINE TABLE |             |          |
|------------|-------------|----------|
| LINE NO.   | BEARING     | DISTANCE |
| L1         | N82°34'32"E | 17.15'   |

1. THE BASIS OF BEARING IS THE STATE PLANE COORDINATE SYSTEM, TEXAS NORTH CENTRAL ZONE 4202, NORTH AMERICAN DATUM OF 1983. ADJUSTMENT REALIZATION 2011. ALL DISTANCES SHOWN HEREON ARE US SURVEY FEET. DALLAS COUNTY SURFACE ADJUSTMENT FACTOR OF 1.000136506.

2. THIS EXHIBIT WAS PREPARED WITH A METES AND BOUNDS DESCRIPTION OF EVEN DATE.

2. THIS EXHIBIT WAS PREPARED WITH A METES AND BOUNDS DESCRIPTION OF EVEN DATE.

STREET RIGHT-OF-WAY DEDICATION  
RIDGE SOUTH DALLAS ADDITION  
LOT 1, BLOCK A/8303

LOT 1, BLOCK A/B303

GEORGE FLOYD SURVEY, ABSTRACT NUMBER 463  
CITY OF DALLAS, DALLAS COUNTY, TEXAS

PREPARED BY

TBPELS FIRM NO. 10029600  
 HALF ASSOCIATES, INC. ENGINEERS - SURVEYORS  
 1201 NORTH BOWSER ROAD - RICHARDSON, TEXAS - 75081-2277  
 SCALE: 1"=50' TELE: (214)346-6200 AVO. 34601 JUNE, 2022

EXHIBIT C - TRACT 4





LOT 1, BLOCK A/8303  
RIDGE SOUTH DALLAS  
INST. NO. 201400098280  
O.P.R.D.C.T.

DETENTION AREA  
EASEMENT  
INST. NO. 201400098280  
O.P.R.D.C.T.

WATER & SANITARY  
EASEMENT  
INST. NO. 201400098280  
O.P.R.D.C.T.

GEORGE FLOYD SURVEY,  
ABSTRACT NUMBER 463

(CALLED 1.397 ACRES)  
TC ALTAMORE PHASE 2  
VENTURE, LLC  
TRACT 2  
INST. NO. 201900212925  
O.P.R.D.C.T.

$\Delta=19^{\circ}53'28''$ (RT)  
 $R=312.50'$   
 $L=108.49'$   
 $CL=107.95'$   
 $CB=N49^{\circ}47'07''E$

(CALLED 13.138 ACRES)  
RIDGE LOGISTICS CENTER  
SOUTH DALLAS PROPERTY  
OWNERS ASSOCIATION  
INST. NO. 201900120166  
O.P.R.D.C.T.

STREET RIGHT-OF-WAY  
DEDICATION  
0.0545 ACRE  
(2,374 SQUARE FEET)

$N 39^{\circ}50'23'' E$   
152.55'

Match Line, See Sheet 4 of 5

$\Delta=14^{\circ}32'26''$ (RT)  
 $R=800.00'$   
 $L=203.02'$   
 $CL=202.48'$   
 $CB=S45^{\circ}30'32''W$

LEGEND

- $\overline{R}$  PROPERTY LINE
- $\bigcirc$  1/2-INCH SET IRON ROD WITH A YELLOW PLASTIC CAP STAMPED "HALFF" (UNLESS OTHERWISE NOTED)
- A.D. 1/2-INCH FOUND IRON ROD WITH 3-INCH ALUMINUM DISC STAMPED "TCC ALTAMORE, HALFF"
- FIR FOUND IRON ROD
- INST. NO. INSTRUMENT NUMBER
- (C.M.) CONTROLLING MONUMENT
- O.P.R.D.C.T. OFFICIAL PUBLIC RECORDS DALLAS COUNTY, TEXAS

(For SPRG use only)  
Reviewed By: G.S.  
Date: 7-26-22  
SPRG NO.: 5850

BLOCK A/8303



*Andrew J. Shafer*  
July 14, 2022

LOT 1A, BLOCK A/8303  
TCC ALTAMORE ADDITION  
INST. NO. 201900119556  
O.P.R.D.C.T.

1. THE BASIS OF BEARING IS THE STATE PLANE COORDINATE SYSTEM, TEXAS NORTH CENTRAL ZONE 42021, NORTH AMERICAN DATUM OF 1983. ADJUSTMENT REALIZATION 2011. ALL DISTANCES SHOWN HEREON ARE U.S. SURVEY FEET, DALLAS COUNTY SURFACE ADJUSTMENT FACTOR OF 1.000136506.
2. THIS EXHIBIT WAS PREPARED WITH A METES AND BOUNDS DESCRIPTION OF EVEN DATE.

**EXHIBIT C - TRACT 4**

STREET RIGHT-OF-WAY DEDICATION  
RIDGE SOUTH DALLAS ADDITION  
LOT 1, BLOCK A/8303

SITUATED IN THE  
GEORGE FLOYD SURVEY, ABSTRACT NUMBER 463  
CITY OF DALLAS, DALLAS COUNTY, TEXAS

PREPARED BY  
**HALFF**  
TBP&S FIRM NO. 10029600  
HALFF ASSOCIATES, INC. ENGINEERS - SURVEYORS  
1201 NORTH BOWSER ROAD - RICHARDSON, TEXAS - 75081-2275  
SCALE: 1"=50' TELE: (214) 346-6200 AVO. 34601 JUNE, 2022

**STREET RIGHT-OF-WAY DEDICATION EXHIBIT C – TRACT 5**  
**RIDGE SOUTH DALLAS ADDITION**  
**LOT 1, BLOCK A/8303**  
**SITUATED IN THE**  
**GEORGE FLOYD SURVEY, ABSTRACT NUMBER 463**  
**CITY OF DALLAS, DALLAS COUNTY, TEXAS**

DESCRIPTION of a 40,827 square foot (0.9373 acres) tract of land situated in the George Floyd Survey, Abstract Number 463, Block Number A/8303, City of Dallas, Dallas County, Texas, and being part of Lot 1, Block A/8303, Ridge South Dallas, an addition to the City of Dallas, Dallas County, Texas, as recorded in Instrument Number 201400098280 of the Official Public Records of Dallas County, Texas, (O.P.R.D.C.T.), and part of a called 13.438 acre tract of land described in Quit Claim Deed to Ridge Logistics Center South Dallas Property Owners Association, as recorded in Instrument Number 201900120466, O.P.R.D.C.T., and being more particularly described by metes and bounds as follows:

**COMMENCING** at a 1/2-inch found iron rod with 3-inch aluminum disc stamped "TCC ALTAMOORE ADDITION, HALFF" (hereinafter referred to as "A.D.") at the intersection of the south line of Cedardale Road (a 80-foot wide public right-of-way, dedicated by Volume 2676, Page 61 of the Deed Records of Dallas County, Texas (D.R.D.C.T.), with the northwesterly line of Altamoore Drive (a 60 foot wide right-of-way), as dedicated by the TCC Altamoore Addition, an addition to the City of Dallas, as recorded in Instrument Number 201900119558, O.P.R.D.C.T., and the northeast corner of said 13.438 acre tract, from which a found mag nail with washer stamped "TCC ALTAMOORE ADDITION, HALFF" at the northeast corner of said Altamoore Drive right-of-way dedication bears North 87 degrees 11 minutes 35 seconds East, a distance of 60.08 feet, said corner being the beginning of a non-tangent circular curve to the right, having a radius of 370.00 feet, whose chord bears South 41 degrees 30 minutes 29 seconds West, a distance of 487.29 feet;

**THENCE** Southwesterly, along the north right-of-way line of Altamoore Drive, the southeast line of said 13.438 acre tract, and with said curve, through a central angle of 82 degrees 22 minutes 15 seconds, an arc distance of 531.93 feet to a point for corner;

**THENCE** South 82 degrees 41 minutes 37 seconds West, continuing along said north and south lines, a distance of 179.19 feet to an interior corner of said 13.438 acre tract and the east corner of a called 1.397 acre tract of land described as "Tract 2" in Special Warranty Deed to TC Altamoore Phase 2 Venture, LLC, as recorded in Instrument Number 201900212925, O.P.R.D.C.T.;

**THENCE** along the south line of said 13.438 acre tract and the north line of said 1.397 acre tract, the following bearings and distances:

North 54 degrees 03 minutes 14 seconds West, departing said north right-of-way line, a distance of 206.32 feet to a 1/2-inch found iron rod with cap stamped "WAI" for corner;

(For SPRG use only)

Reviewed By: C.S.

Date: 7-26-22

SPRG NO.: 5851

**EXHIBIT C – TRACT 5**

**STREET RIGHT-OF-WAY DEDICATION  
RIDGE SOUTH DALLAS ADDITION  
LOT 1, BLOCK A/8303  
SITUATED IN THE  
GEORGE FLOYD SURVEY, ABSTRACT NUMBER 463  
CITY OF DALLAS, DALLAS COUNTY, TEXAS**

South 77 degrees 25 minutes 22 seconds West, a distance of 194.74 feet to a 1/2-inch set iron rod with yellow plastic cap stamped "HALFF" (hereinafter referred to as "with HALFF cap") for the **POINT OF BEGINNING**;

South 77 degrees 25 minutes 22 seconds West, a distance of 72.15 feet to a 5/8-inch found iron rod with plastic cap stamped "KHA" for an "ell" corner of said 13.438 acre tract and said 1.397 acre tract;

South 29 degrees 58 minutes 56 seconds East, a distance of 97.85 feet to a 1/2-inch found iron rod with plastic cap stamped "WAI" for an "ell" corner of said 1.397 acre tract;

South 60 degrees 01 minute 02 seconds West, a distance of 136.39 feet to a 1/2-inch set iron rod with HALFF cap for the point of curvature of a non-tangent circular curve to the left, having a radius of 247.50 feet, whose chord bears North 28 degrees 32 minutes 33 seconds East, a distance of 8.82 feet;

THENCE Northerly, departing said north and south lines, over and across said 13.438 acre tract and the aforementioned Lot 1, and with said curve, through a central angle of 02 degrees 02 minutes 31 seconds, an arc distance of 8.82 feet to a 1/2-inch set iron rod with HALFF cap for corner;

THENCE North 07 degrees 33 minutes 33 seconds West, continuing over and across said 13.438 acre tract and said Lot 1, a distance of 316.16 feet to a point for corner on the north line of said Ridge South Dallas addition, the north line of said 13.438 acre tract, and the south line of a called 9.62 acre tract of land described in Special Warranty Deed to Paul Lawrence Keeton, as recorded in Instrument Number 202100242133, O.P.R.D.C.T.;

THENCE North 78 degrees 40 minutes 17 seconds East, along the north line of said Ridge South Dallas addition, the north line of said 13.438 acre tract, and the south line of said Keeton tract, a distance of 135.62 feet to a point for corner;

THENCE South 74 degrees 38 minutes 59 seconds East, continuing along said north and south lines, a distance of 21.58 feet to a point for corner;

(For SPRG use only)

Reviewed By: G.S.

Date: 7-26-22

SPRG NO.: 5851



**EXHIBIT C – TRACT 5**

**STREET RIGHT-OF-WAY DEDICATION  
RIDGE SOUTH DALLAS ADDITION  
LOT 1, BLOCK A/8303  
SITUATED IN THE  
GEORGE FLOYD SURVEY, ABSTRACT NUMBER 463  
CITY OF DALLAS, DALLAS COUNTY, TEXAS**

THENCE South 07 degrees 38 minutes 14 seconds East, departing said north and south lines, and over and across said Ridge South Dallas addition and said 13.438 acre tract, a distance of 175.01 feet to the **POINT OF BEGINNING AND CONTAINING 40,827** square feet or 0.9373 acres of land, more or less.

**NOTES:**

1. 1. The Basis of Bearing is the State Plane Coordinate System, Texas North Central Zone (4202), North American Datum of 1983. Adjustment Realization 2011. All distances shown hereon are U.S. survey feet, displayed in surface value and may be converted to grid by dividing the TxDOT Dallas County Surface Adjustment Factor of 1.000136506.
2. A survey plat of even date accompanies this legal description.

Andrew J. Shafer July 14, 2022  
Andrew J. Shafer, R.P.L.S. Date  
Texas Registration No. 5017  
Halff Associates, Inc.  
1201 North Bowser Road  
Richardson, Texas 75081  
Tel (214) 346-6200  
TBPELS Firm No. 10029600



(For SPRG use only)

Reviewed By: G.S.

Date: 7-26-22

SPRG NO.: 5851





**STREET RIGHT-OF-WAY DEDICATION  
TCC ALTAMOORE ADDITION  
LOT 1A, BLOCK A/8303  
SITUATED IN THE  
GEORGE FLOYD SURVEY, ABSTRACT NUMBER 463  
CITY OF DALLAS, DALLAS COUNTY, TEXAS**

DESCRIPTION of a 364 square foot (0.0084 acres) tract of land situated in the George Floyd Survey, Abstract Number 463, Block Number A/8303, City of Dallas, Dallas County, Texas, and being part of Lot 1A, Block A/8303 of TCC Altamoores Addition, an addition to the City of Dallas, Dallas County, Texas, as recorded in Instrument Number 201900119558 of the Official Public Records of Dallas County, Texas, (O.P.R.D.C.T.), and part of a called 41.21 acre tract of land described in Special Warranty Deed to TC Cedar-Alt Distribution Center, LLC, as recorded in Instrument Number 202100287747, O.P.R.D.C.T., and being more particularly described by metes and bounds as follows:

**BEGINNING** at a 1/2-inch found iron rod with 3-inch aluminum disc stamped "TCC ALTAMOORE ADDITION, HALFF" (hereinafter referred to as "found A.D.") for the northwest corner of said Lot 1A, and at the intersection of the northeast right-of-way line of Van Horn Drive (a 60-foot wide right-of-way, dedicated by Instrument 201400098280, O.P.R.D.C.T.) and the southeast right-of-way line of Altamoores Drive (a 60-foot wide right-of-way, dedicated by Instrument 201900119558, O.P.R.D.C.T.), said corner being on a cul-de-sac and the point of curvature of a non-tangent circular curve to the right, having a radius of 12.00 feet, whose chord bears North 23 degrees 54 minutes 08 seconds East, a distance of 11.45 feet;

THENCE Northeasterly, along the common northwest line of said Lot 1A, the southeast right-of-way line of said Altamoores Drive, and with said curve, through a central angle of 56 degrees 59 minutes 31 seconds, an arc distance of 11.94 feet to a 1/2-inch found iron rod with yellow plastic cap stamped "HALFF" (hereinafter referred to as "with HALFF cap") for the point of reverse curvature of a tangent circular curve to the left, having a radius of 860.00 feet, whose chord bears North 49 degrees 20 minutes 51 seconds East, a distance of 91.54 feet;

THENCE Northeasterly, continuing along said common line, and with said curve, through a central angle of 06 degrees 06 minutes 05 seconds, an arc distance of 91.58 feet to a 1/2-inch set iron rod with HALFF cap for the point of curvature of a non-tangent circular curve to the right, having a radius of 482.50 feet, whose chord bears South 46 degrees 12 minutes 00 seconds West, a distance of 91.75 feet;

THENCE Southwesterly, departing said common line, over and across said Lot 1A, and with said curve, through a central angle of 10 degrees 54 minutes 41 seconds, an arc distance of 91.89 feet to a 1/2-inch set iron rod with HALFF cap for corner;

(For SPRG use only)

Reviewed By: CS

Date: 7-26-22

SPRG NO.: 5852



**STREET RIGHT-OF-WAY DEDICATION  
TCC ALTAMOORE ADDITION  
LOT 1A, BLOCK A/8303  
SITUATED IN THE  
GEORGE FLOYD SURVEY, ABSTRACT NUMBER 463  
CITY OF DALLAS, DALLAS COUNTY, TEXAS**

THENCE South 25 degrees 44 minutes 04 seconds West, continuing over and across said Lot 1A, a distance of 17.90 feet to a 1/2-inch set iron rod with HALFF cap for corner on the west line of said Lot 1A and the northeast right-of-way line of the aforementioned Van Horn Drive, said corner being the point of curvature of a non-tangent circular curve to the left, having a radius of 68.00 feet, whose chord bears North 00 degrees 34 minutes 44 seconds West, a distance of 9.52 feet;

THENCE Northerly, along said west and northeast lines, and with said curve, through a central angle of 08 degrees 01 minute 48 seconds, an arc distance of 9.53 feet to the **POINT OF BEGINNING AND CONTAINING 364 square feet or 0.0084 acres of land, more or less.**

**NOTES:**

1. 1. The Basis of Bearing is the State Plane Coordinate System, Texas North Central Zone (4202), North American Datum of 1983. Adjustment Realization 2011. All distances shown hereon are U.S. survey feet, displayed in surface value and may be converted to grid by dividing the TxDOT Dallas County Surface Adjustment Factor of 1.000136506.
2. A survey plat of even date accompanies this legal description.

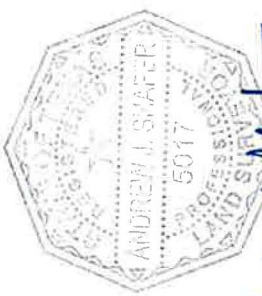
*Andrew J. Shafer* June 30, 2022

Andrew J. Shafer, R.P.L.S.      Date  
Texas Registration No. 5017  
Halff Associates, Inc.  
1201 North Bowser Road  
Richardson, Texas 75081  
Tel (214) 346-6200  
TBPELS Firm No. 10029600



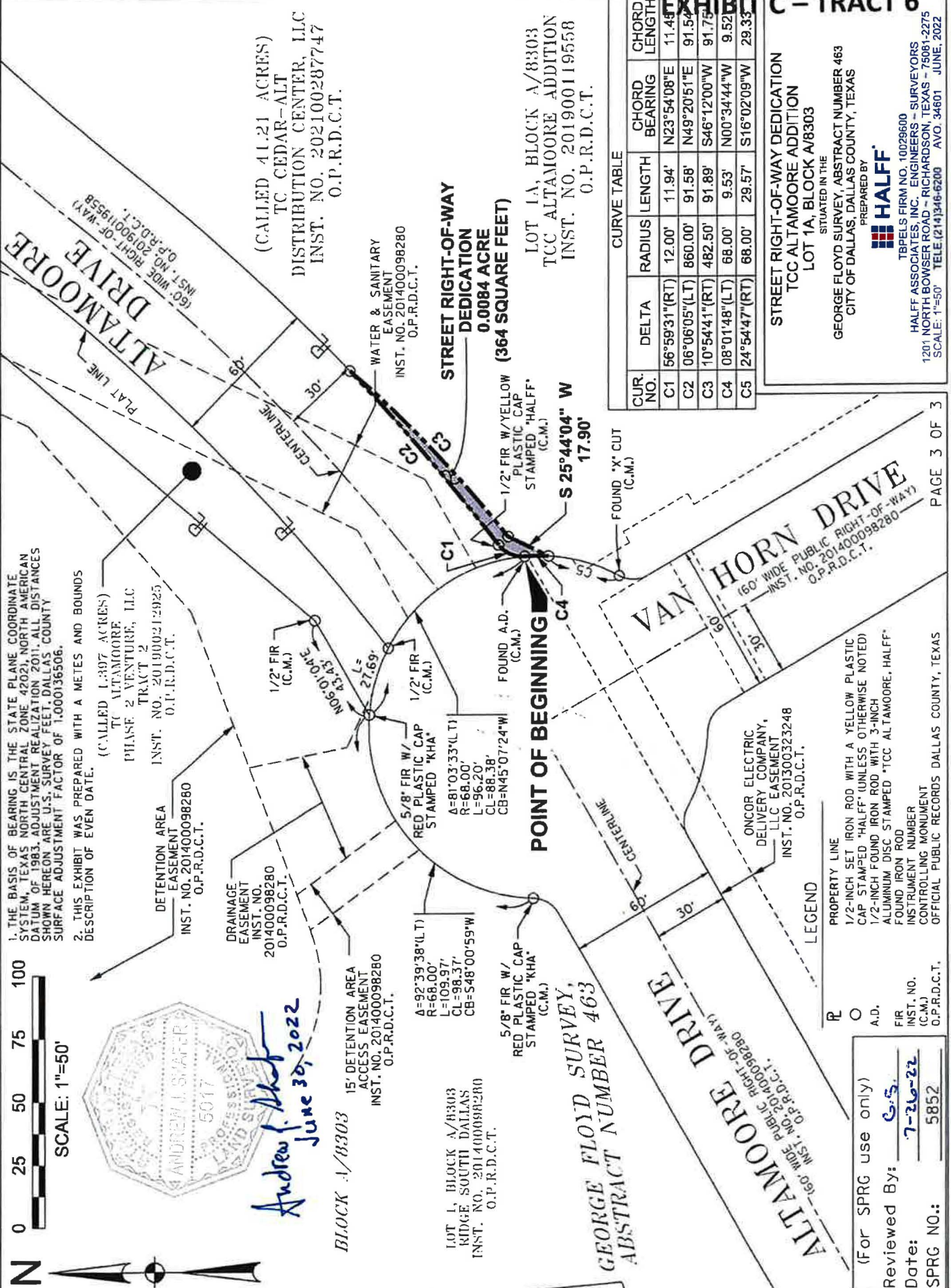
(For SPRG use only)

Reviewed By: G.S.  
Date: 7-26-22  
SPRG NO.: 5852



*Andrew J. Stafer*  
June 30, 2022

1. THE BASIS OF BEARING IS THE STATE PLANE COORDINATE SYSTEM, TEXAS NORTH CENTRAL ZONE 42021, NORTH AMERICAN DATUM OF 1983. ADJUSTMENT REALIZATION 2011. ALL DISTANCES SHOWN HEREON ARE U.S. SURVEY FEET. DALLAS COUNTY SURFACE ADJUSTMENT FACTOR OF 1.000136506.  
2. THIS EXHIBIT WAS PREPARED WITH A METES AND BOUNDS DESCRIPTION OF EVEN DATE.



**EXHIBIT C - TRACT 6**

STREET RIGHT-OF-WAY DEDICATION  
TCC ALTAMOORE ADDITION  
LOT 1A, BLOCK A/8303

SITUATED IN THE  
GEORGE FLOYD SURVEY, ABSTRACT NUMBER 463  
CITY OF DALLAS, DALLAS COUNTY, TEXAS  
PREPARED BY  
**HALFF**  
TBP&S FIRM NO. 10029600  
HALFF ASSOCIATES, INC. ENGINEERS - SURVEYORS  
1201 NORTH BOWSER ROAD - RICHARDSON, TEXAS - 75081-2275  
SCALE: 1"=50' TELE (214) 346-6200 AVO. 34601 JUNE, 2022

**CURVE TABLE**

| CUR. NO. | DELTA         | RADIUS  | LENGTH | CHORD BEARING | CHORD LENGTH |
|----------|---------------|---------|--------|---------------|--------------|
| C1       | 56°59'31"(RT) | 12.00'  | 11.94' | N23°54'08"E   | 11.44'       |
| C2       | 06°06'05"(LT) | 860.00' | 91.58' | N49°20'51"E   | 91.52'       |
| C3       | 10°54'41"(RT) | 482.50' | 91.89' | S46°12'00"W   | 91.75'       |
| C4       | 08°01'48"(LT) | 68.00'  | 9.53'  | N00°34'44"W   | 9.52'        |
| C5       | 24°54'47"(RT) | 68.00'  | 29.57' | S16°02'09"W   | 29.33'       |

**LEGEND**

- PROPERTY LINE
- 1/2-INCH SET IRON ROD WITH A YELLOW PLASTIC CAP STAMPED "HALFF" UNLESS OTHERWISE NOTED
- 1/2-INCH FOUND IRON ROD WITH 3-INCH ALUMINUM DISC STAMPED "TCC ALTAMOORE, HALFF"
- FOUND IRON ROD
- INSTRUMENT NUMBER
- CONTROLLING MONUMENT
- OFFICIAL PUBLIC RECORDS DALLAS COUNTY, TEXAS

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