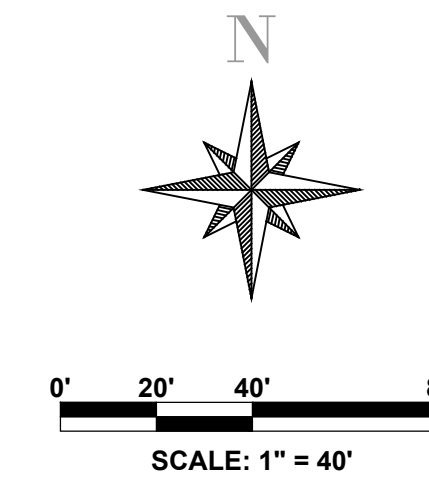
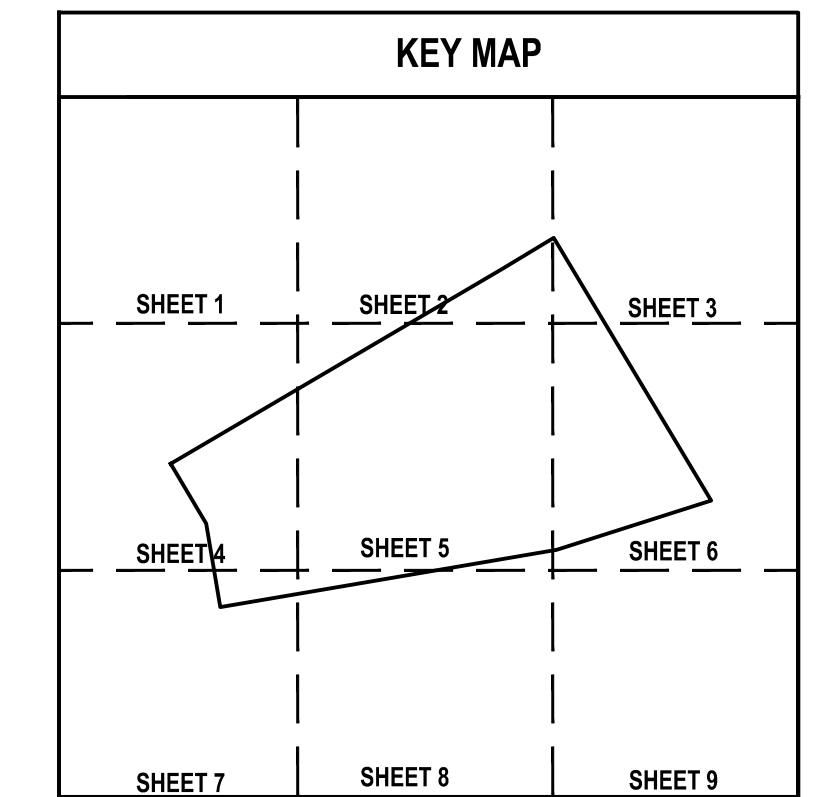
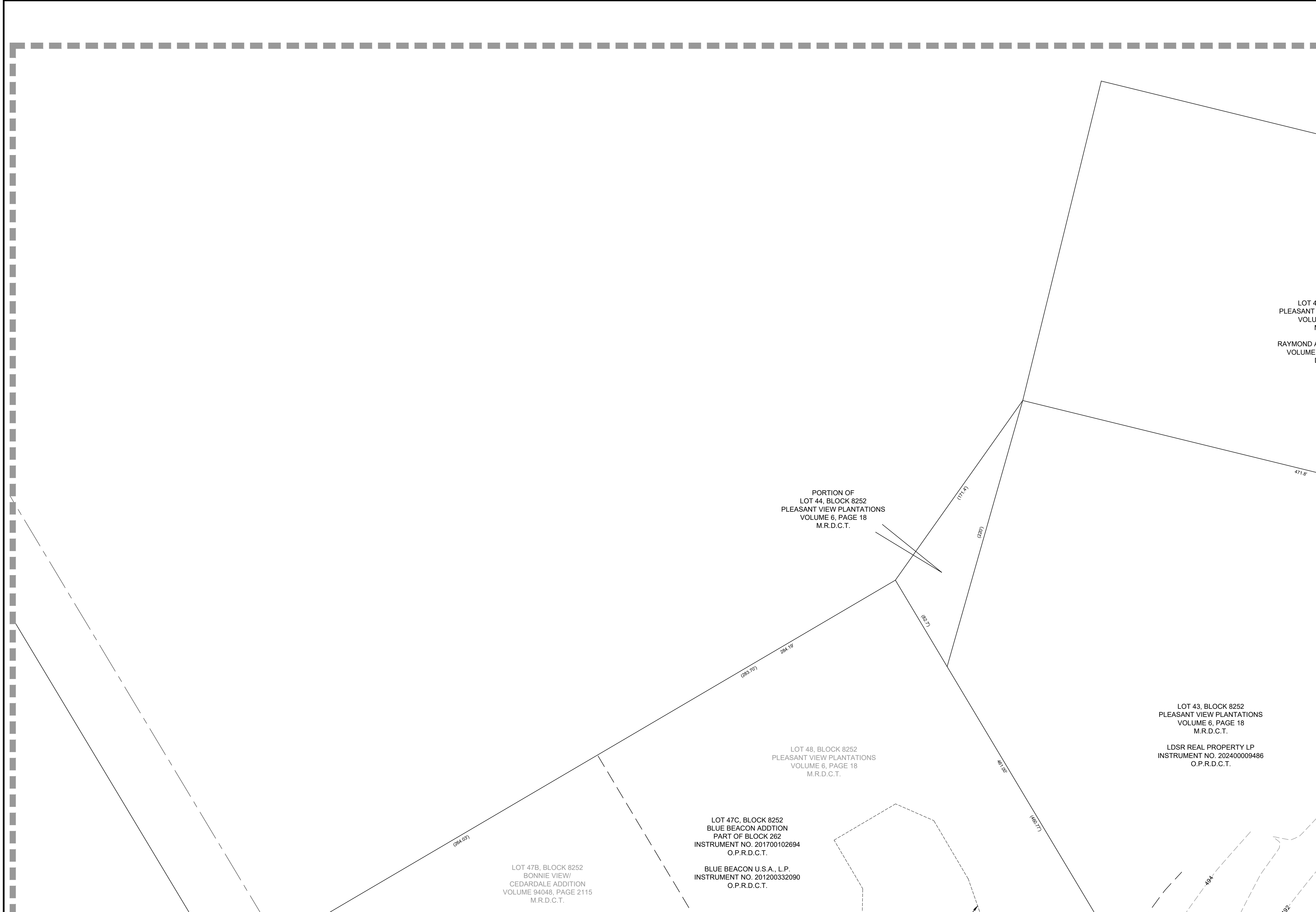


LOCATION MAP  
NTS



SHEET 2



PORTION OF  
LOT 44, BLOCK 8252  
PLEASANT VIEW PLANTATIONS  
VOLUME 6, PAGE 18  
M.R.D.C.T.

LOT 43, BLOCK 8252  
PLEASANT VIEW PLANTATIONS  
VOLUME 6, PAGE 18  
M.R.D.C.T.

LOT 48, BLOCK 8252  
PLEASANT VIEW PLANTATIONS  
VOLUME 6, PAGE 18  
M.R.D.C.T.

LDSR REAL PROPERTY LP  
INSTRUMENT NO. 20240009486  
O.P.R.D.C.T.

LOT 47C, BLOCK 8252  
BLUE BEACON ADDITION  
PART OF BLOCK 262  
INSTRUMENT NO. 201700102694  
O.P.R.D.C.T.

BLUE BEACON U.S.A., L.P.  
INSTRUMENT NO. 201200332090  
O.P.R.D.C.T.

LOT 47B, BLOCK 8252  
BONNIE VIEW/  
CEDARDALE ADDITION  
VOLUME 94048, PAGE 2115  
M.R.D.C.T.

SHEET 4

LEGEND:

- IRF - IRON ROD FOUND
- IRFC - IRON ROD FOUND CAPPED
- R.O.W. - RIGHT-OF-WAY
- CM - CONTROLLING MONUMENT
- M.R.D.C.T. - MAP RECORDS, DALLAS COUNTY, TEXAS
- D.R.D.C.T. - DEED RECORDS, DALLAS COUNTY, TEXAS
- O.P.R.D.C.T. - OFFICIAL PUBLIC RECORDS, DALLAS COUNTY, TEXAS
- INST. NO. - INSTRUMENT NUMBER
- P.O.B. - POINT OF BEGINNING
- FND. - FOUND
- ESMT- EASEMENT
- VOL. - VOLUME
- PG. - PAGE
- C.U.D. - COMMUNITY UNIT DEVELOPMENT
- F.M.M. - FLOODWAY MONUMENT SET
- MON SET - 3 1/4" METAL CAP STAMPED "LONGHORN TRUCK CENTER @ CEDARDAK RPLS NO. 1740"

GENERAL NOTES:

1. BASIS OF BEARING - THE BASIS OF BEARING OF THIS SURVEY IS TEXAS STATE PLANE COORDINATE SYSTEM, NORTH CENTRAL ZONE, NORTH AMERICAN DATUM OF 1983
2. LOT-TO-LOT DRAINAGE IS NOT PERMITTED WITHOUT ENGINEERING SECTION APPROVAL
3. THE PURPOSE OF THIS PLAT IS TO CREATE 1 LOT FROM A TRACT OF LAND
4. COORDINATES SHOWN ARE TEXAS STATE PLANE COORDINATE SYSTEM, NORTH CENTRAL ZONE, NORTH AMERICAN DATUM OF 1983 ON GRID COORDINATE VALUES, NO SCALE AND NO PROJECTION.
5. ALL STRUCTURES ON PROPERTY WILL REMAIN. ANY FLATWORK CROSSING PROPERTY LINE WILL BE REMOVED.
6. THE NUMBER OF LOTS PERMITTED BY THIS PLAT IS ONE.

PRELIMINARY PLAT  
LONGHORN TRUCK CENTER @ CEDARDALE  
BLOCK 8264

BEING A 19.85 ACRE TRACT OF  
LONGHORN TRUCK CENTER LLC  
INSTRUMENT NO. 202500152510  
OFFICIAL PUBLIC RECORDS, DALLAS COUNTY, TEXAS  
SITUATED IN THE  
LEVI DXON SURVEY, ABSTRACT NO. 380  
WILLIAM NEWTON, ABSTRACT NO. 1084  
CITY OF DALLAS, DALLAS COUNTY, TEXAS  
CITY PLAN FILE NO. PLAT-26-000134  
ENGINEER PLAN NO. \_\_\_\_\_

ENGINEER:  
ARMAN SOLUTIONS LLC  
PO Box 9187  
Longview, TX 75608  
(m) 409-454-6117  
CONTACT: Arun Srinivasan, P.E.  
www.armansolutionsllc.com

OWNER/DEVELOPER:  
LONGHORN TRUCK CENTER LLC  
1111 W MOCKINGBIRD LN STE 930  
DALLAS, TX 75247-5028

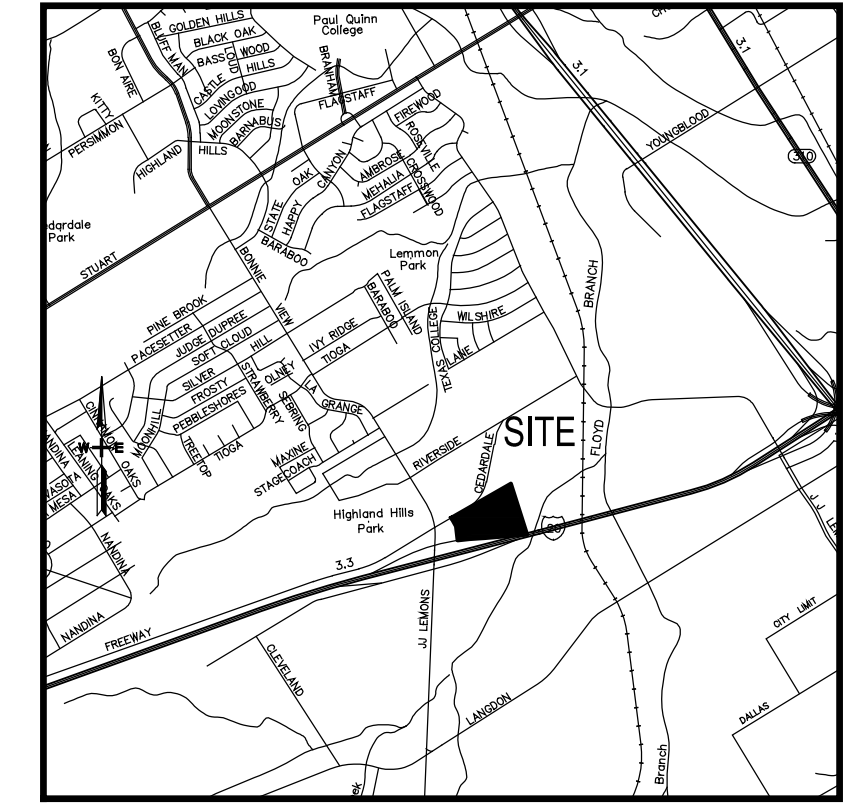
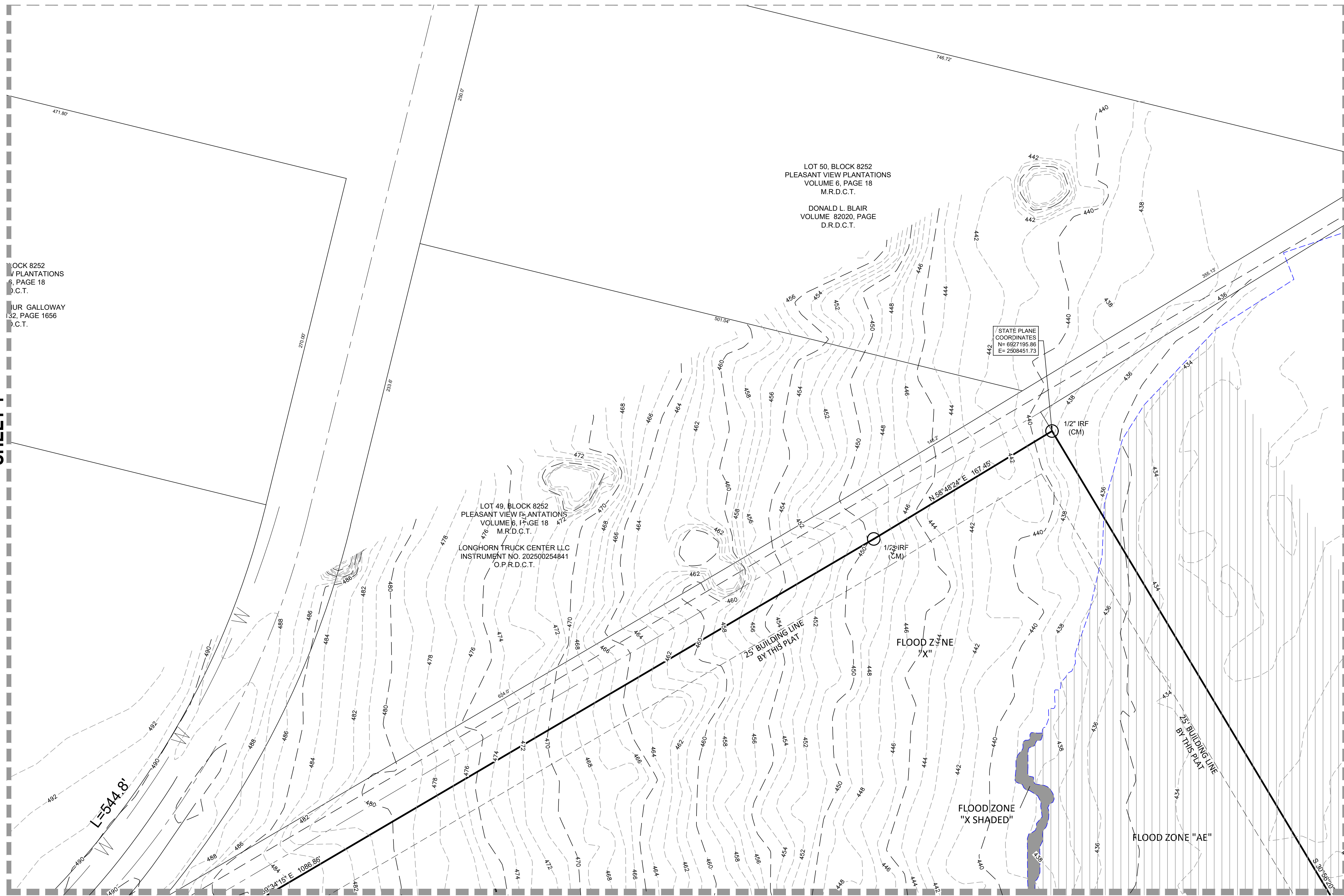
TBPS No. 101733-00

SHEET: 1 OF 10

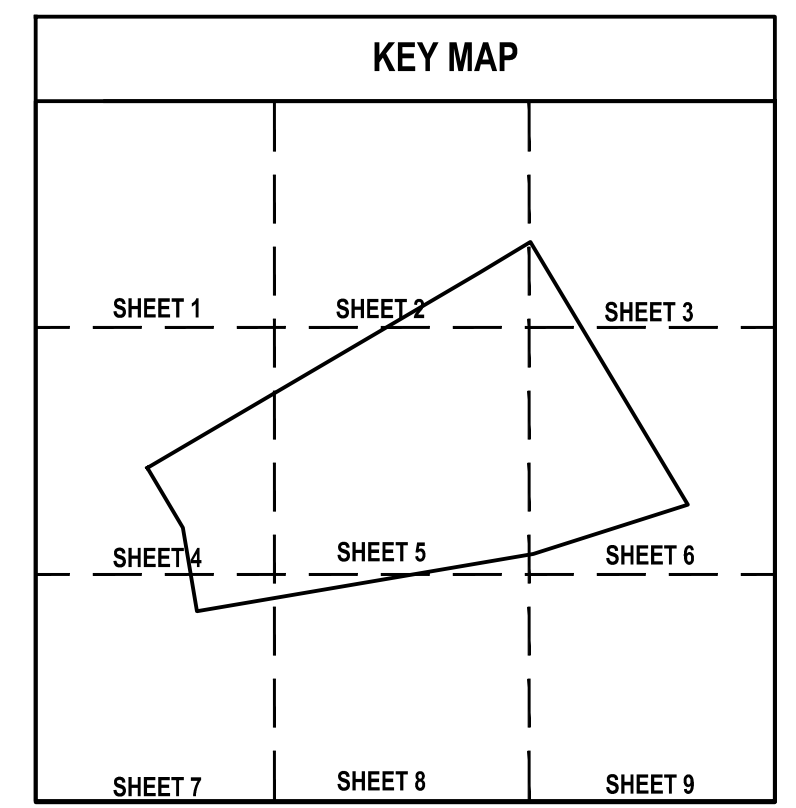
NO.	DATE	REVISION
1.		
2.		
3.		

<b>LARRY TURMAN RPLS #1740</b> TBPS No. 10194928		JOB NO.: 26-017
		DATE: May 1, 2026
1475 HERITAGE PKWY., STE 217 MANSFIELD, TEXAS 76063		SCALE: 1" = 60'
		DRAWN BY: R.M.

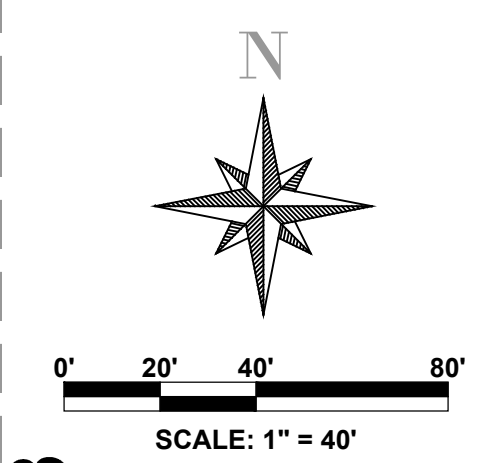
(817) 798-4039 CELL  
surveygroup@att.net



LOCATION MAP



KEY MAP



SHEET 3

SHEET 1

SHEET 5

LEGEND:

- IRF - IRON ROD FOUND
- IRFC - IRON ROD FOUND CAPPED
- R.O.W. - RIGHT-OF-WAY
- CM - CONTROLLING MONUMENT
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- MON SET - 3 1/4" METAL CAP STAMPED "LONGHORN TRUCK CENTER @ CEDARDAK RPLS NO. 1740"

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5. ALL STRUCTURES ON PROPERTY WILL REMAIN. ANY FLATWORK CROSSING PROPERTY LINE WILL BE REMOVED.
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PRELIMINARY PLAT  
**LONGHORN TRUCK CENTER @ CEDARDALE**  
 BLOCK 8264  
 BEING A 19.85 ACRE TRACT OF  
 LONGHORN TRUCK CENTER LLC  
 INSTRUMENT NO. 202500152510  
 OFFICIAL PUBLIC RECORDS, DALLAS COUNTY, TEXAS  
 SITUATED IN THE  
 LEVI DXON SURVEY, ABSTRACT NO. 380  
 WILLIAM NEWTON, ABSTRACT NO. 1084  
 CITY OF DALLAS, DALLAS COUNTY, TEXAS  
 CITY PLAN FILE NO. PLAT-26-000134  
 ENGINEER PLAN NO. \_\_\_\_\_

ENGINEER:  
 ARMAN SOLUTIONS LLC  
 PO Box 9187  
 Longview, TX 75608  
 (m) 409-454-6117  
 CONTACT: Arun Srinivasan, P.E.  
 www.armsolutionsllc.com

OWNER/DEVELOPER:  
 LONGHORN TRUCK CENTER LLC  
 1111 W MOCKINGBIRD LN STE 930  
 DALLAS, TX 75247-5028

TBPS No. 101733-00

NO.	DATE	REVISION
1.		
2.		
3.		

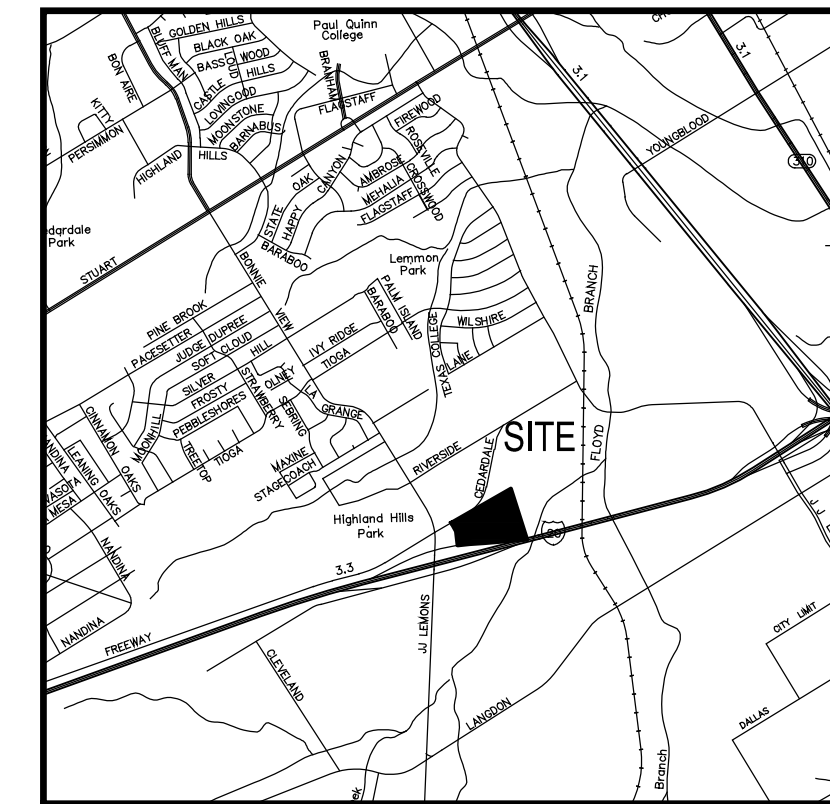
<b>LARRY TURMAN RPLS #1740</b> TBPS No. 10194928		JOB NO:	26-017
		DATE:	May 1, 2026
1475 HERITAGE PKWY., STE 217 MANSFIELD, TEXAS 76063		SCALE:	1" = 60'
		DRAWN BY:	R.M.

(817) 798-4039 CELL  
surveygroup@att.net

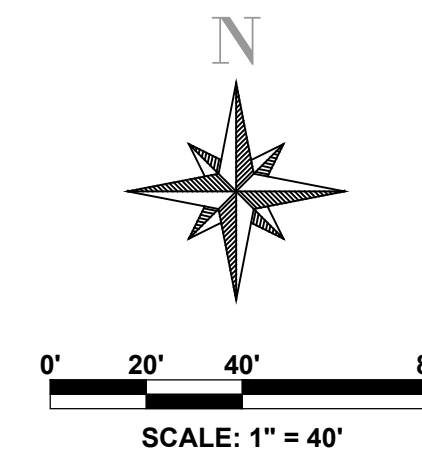
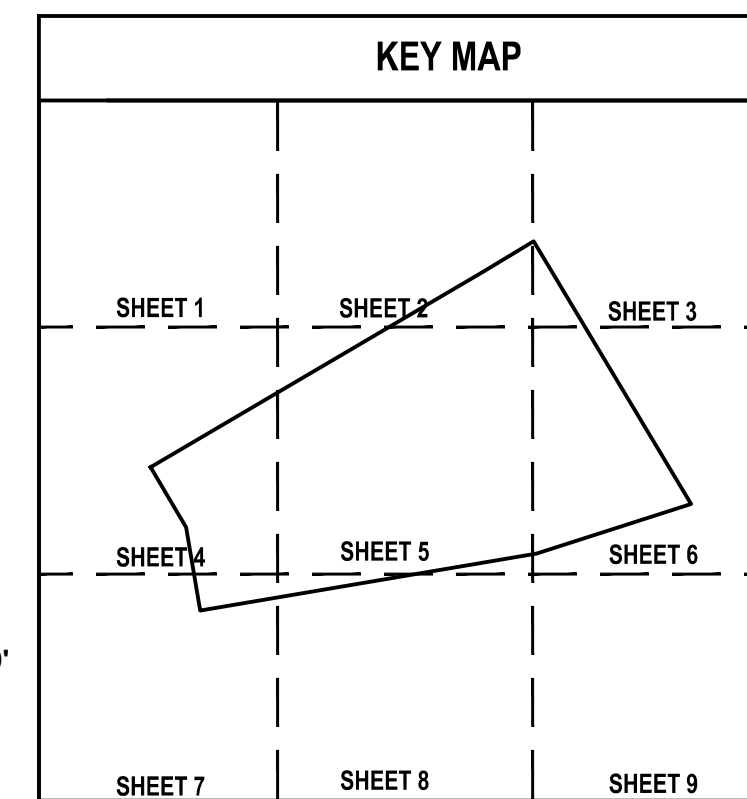
SHEET 2

TRACT 1  
LONGHORN TRUCK CENTER LLC  
INSTRUMENT NO. 202500254841  
O.P.R.D.C.T.

SHEET 6



LOCATION MAP  
NTS



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- VOL. - VOLUME
- PG. - PAGE
- C.U.D. - COMMUNITY UNIT DEVELOPMENT
- F.M.M. - FLOODWAY MONUMENT SET
- MON SET - 3 1/4" METAL CAP STAMPED "LONGHORN TRUCK CENTER @ CEDARDAK RPLS NO. 1740"

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PRELIMINARY PLAT  
**LONGHORN TRUCK CENTER @ CEDARDALE**  
BLOCK 8264  
BEING A 19.85 ACRE TRACT OF  
LONGHORN TRUCK CENTER LLC  
INSTRUMENT NO. 202500152510  
OFFICIAL PUBLIC RECORDS, DALLAS COUNTY, TEXAS  
SITUATED IN THE  
LEVI DXON SURVEY, ABSTRACT NO. 380  
WILLIAM NEWTON, ABSTRACT NO. 1084  
CITY OF DALLAS, DALLAS COUNTY, TEXAS  
CITY PLAN FILE NO. PLAT-26-000134  
ENGINEER PLAN NO. \_\_\_\_\_

ENGINEER:  
ARMAN SOLUTIONS LLC  
PO Box 9187  
Longview, TX 75608  
(m) 409-454-6117  
CONTACT: Arun Srinivasan, P.E.  
www.armansolutionsllc.com

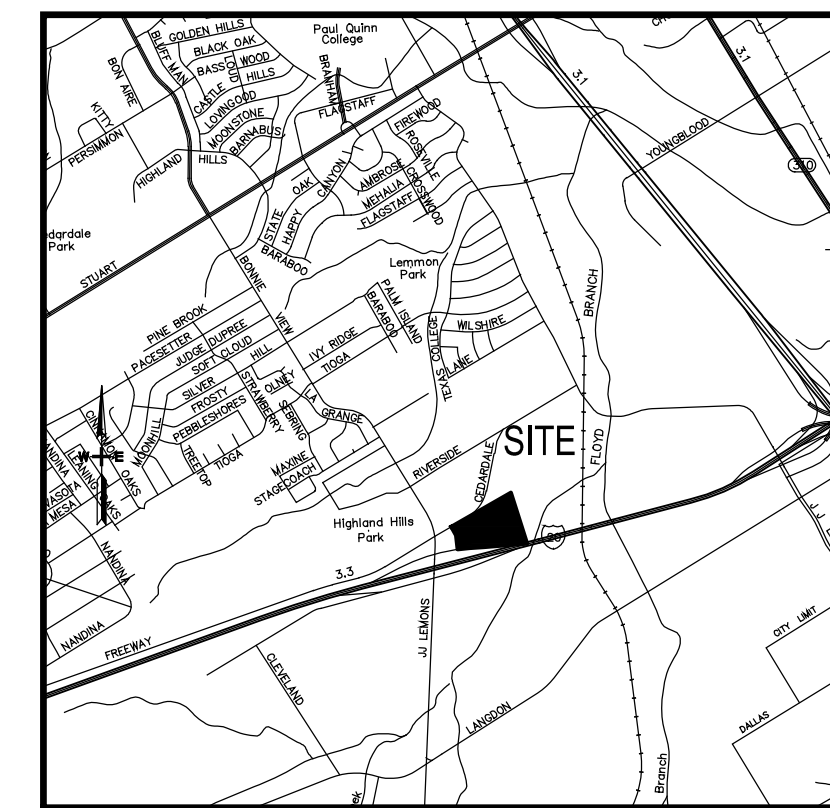
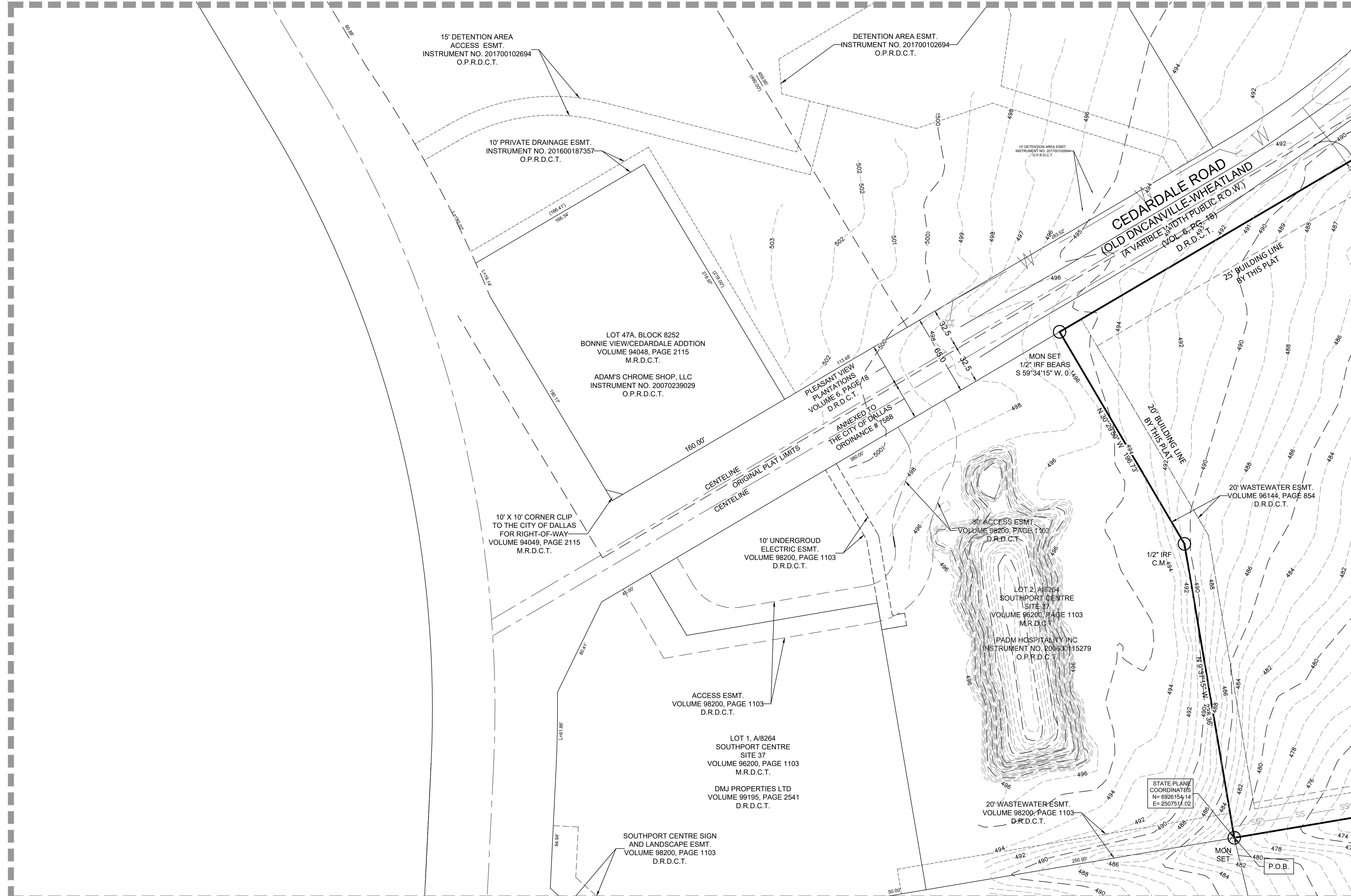
OWNER/DEVELOPER:  
LONGHORN TRUCK CENTER LLC  
1111 W MOCKINGBIRD LN STE 930  
DALLAS, TX 75247-5028

SHEET: 3 OF 10

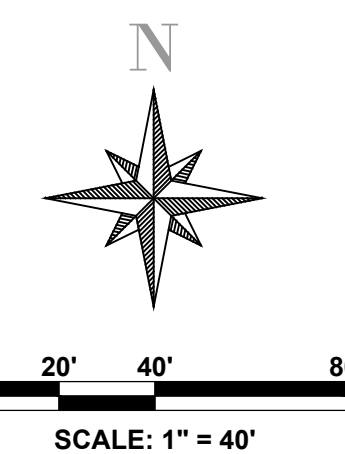
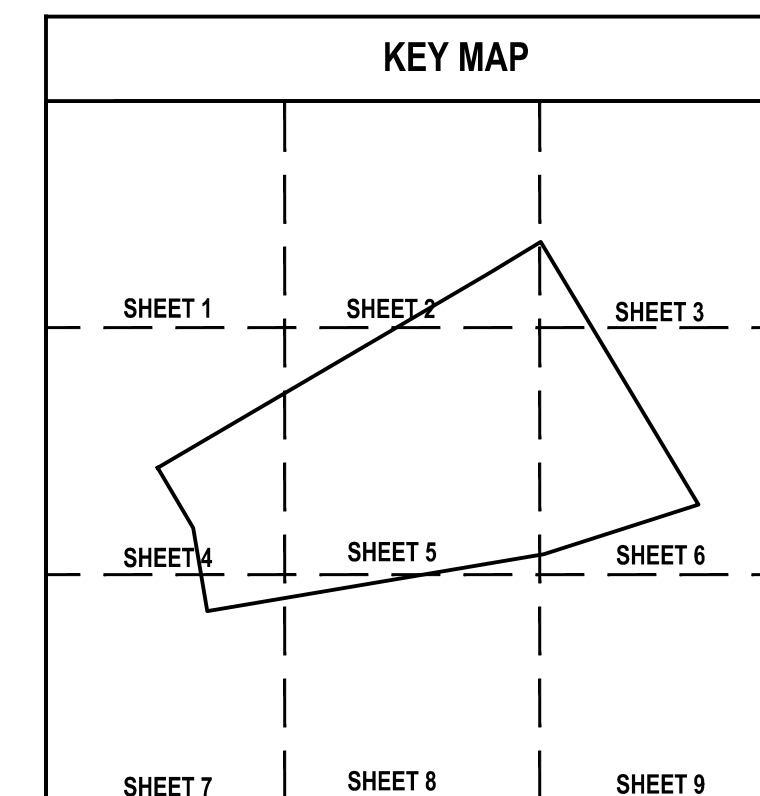
NO.	DATE	REVISION
1.		
2.		
3.		

<b>LARRY TURMAN RPLS #1740</b>		JOB NO.: 26-017
<b>TBPS No. 10194928</b>		DATE: May 1, 2026
1475 HERITAGE PKWY., STE 217 MANSFIELD, TEXAS 76063	(817) 798-4039 CELL surveygroup@att.net	SCALE: 1" = 60'
		DRAWN BY: R.M.

**SHEET 1**



LOCATION MAP  
NTS



**SHEET 5**

- LEGEND:
- IRF - IRON ROD FOUND
  - IRFC - IRON ROD FOUND CAPPED
  - R.O.W. - RIGHT-OF-WAY
  - CM - CONTROLLING MONUMENT
  - M.R.D.C.T. - MAP RECORDS, DALLAS COUNTY, TEXAS
  - D.R.D.C.T. - DEED RECORDS, DALLAS COUNTY, TEXAS
  - O.P.R.D.C.T. - OFFICIAL PUBLIC RECORDS, DALLAS COUNTY, TEXAS
  - INST. NO. - INSTRUMENT NUMBER
  - P.O.B. - POINT OF BEGINNING
  - FND. - FOUND
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  - VOL. - VOLUME
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  - C.U.D. - COMMUNITY UNIT DEVELOPMENT
  - F.M.M. - FLOODWAY MONUMENT SET
  - MON SET - 3 1/4" METAL CAP STAMPED "LONGHORN TRUCK CENTER @ CEDARDAK RPLS NO. 1740"

- GENERAL NOTES:
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  2. LOT-TO-LOT DRAINAGE IS NOT PERMITTED WITHOUT ENGINEERING SECTION APPROVAL
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**PRELIMINARY PLAT  
LONGHORN TRUCK CENTER @ CEDARDALE  
BLOCK 8264**  
BEING A 19.85 ACRE TRACT OF  
LONGHORN TRUCK CENTER LLC  
INSTRUMENT NO. 202500152510  
OFFICIAL PUBLIC RECORDS, DALLAS COUNTY, TEXAS  
SITUATED IN THE  
LEVI DXON SURVEY, ABSTRACT NO. 380  
WILLIAM NEWTON, ABSTRACT NO. 1084  
CITY OF DALLAS, DALLAS COUNTY, TEXAS  
CITY PLAN FILE NO. PLAT-26-000134  
ENGINEER PLAN NO. \_\_\_\_\_

ENGINEER:  
ARMAN SOLUTIONS LLC  
PO Box 9187  
Longview, TX 75608  
(m) 409-454-6117  
CONTACT: Arun Srinivasan, P.E.  
www.armansolutionsllc.com

OWNER/DEVELOPER:  
LONGHORN TRUCK CENTER LLC  
1111 W MOCKINGBIRD LN STE 930  
DALLAS, TX 75247-5028

**SHEET 7**

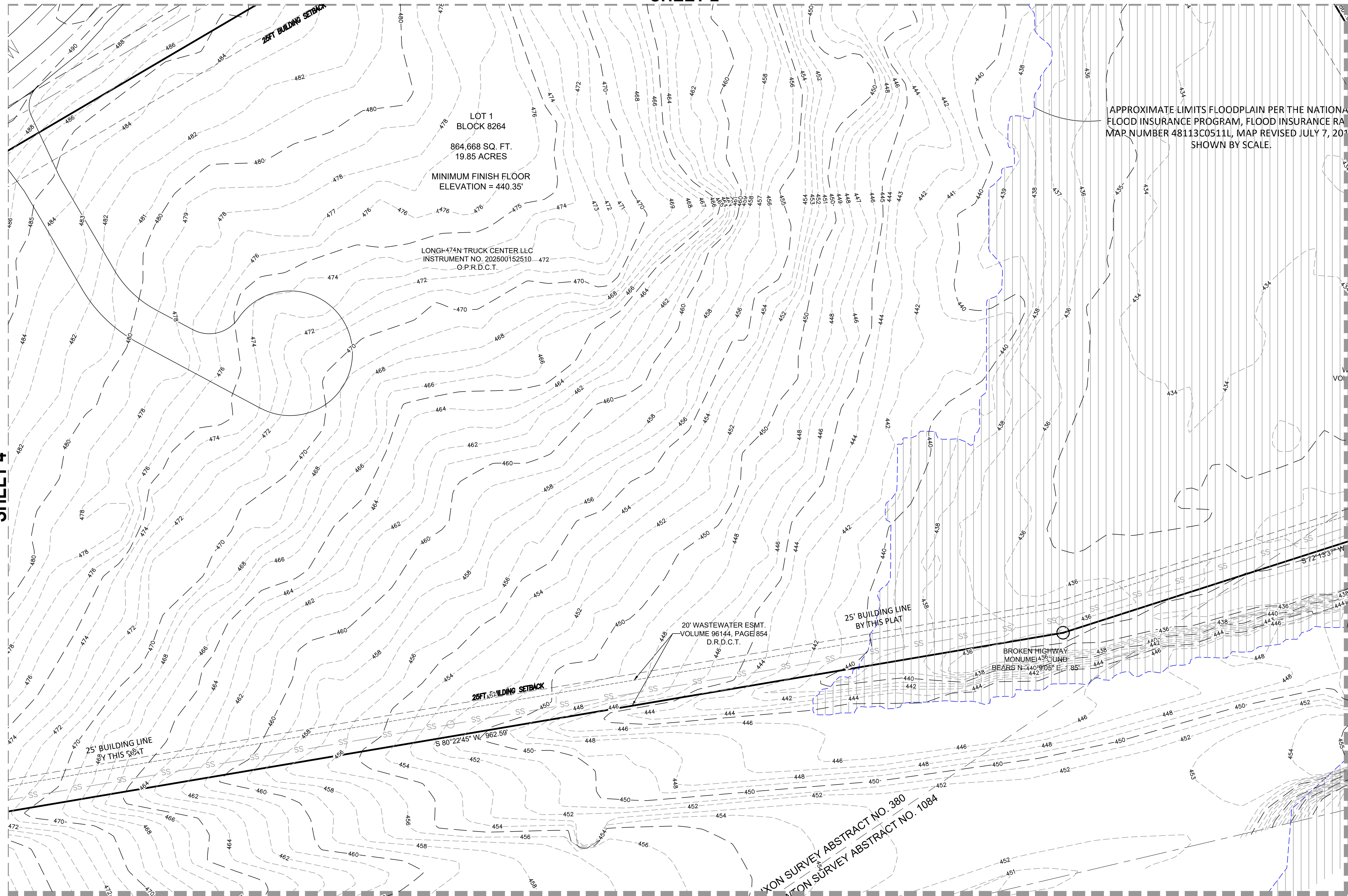
TBPS No. 101733-00

NO.	DATE	REVISION
1.		
2.		
3.		

SHEET: 4 OF 10

<b>LARRY TURMAN RPLS #1740</b>		JOB NO.: 26-017
<b>TBPS No. 10194928</b>		DATE: May 1, 2026
1475 HERITAGE PKWY., STE 217 MANSFIELD, TEXAS 76063	(817) 798-4039 CELL surveygroup@att.net	SCALE: 1" = 60'
		DRAWN BY: R.M.

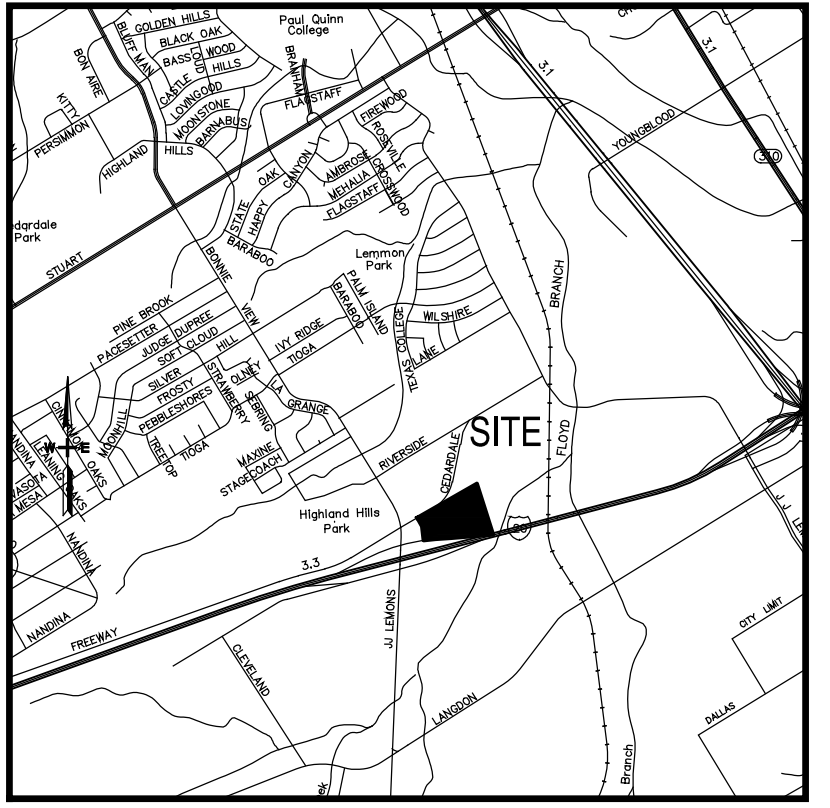
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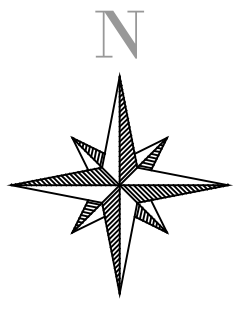
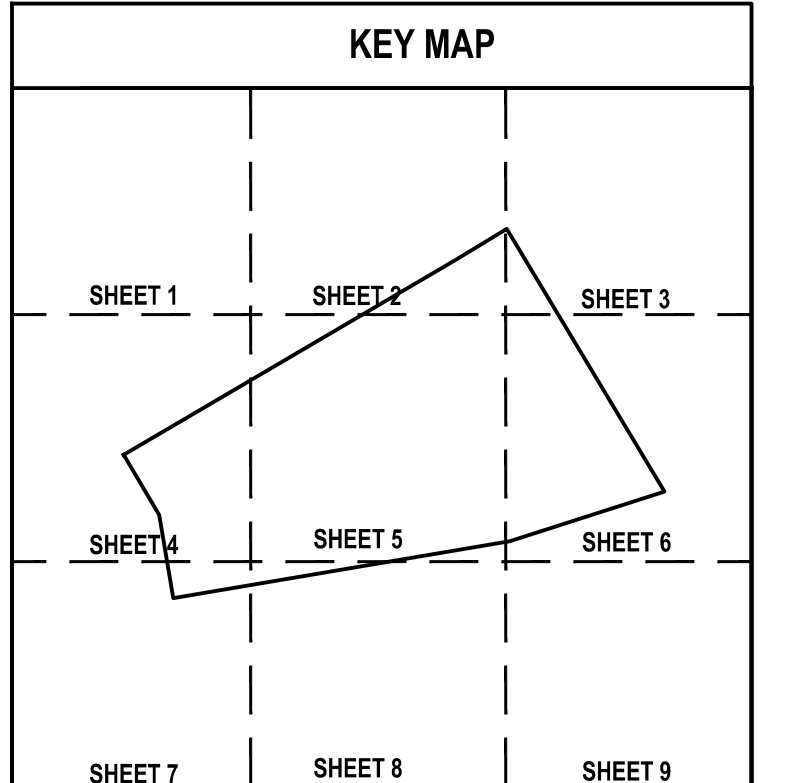
APPROXIMATE LIMITS FLOODPLAIN PER THE NATIONAL FLOOD INSURANCE PROGRAM, FLOOD INSURANCE RATE MAP NUMBER 48113C0511L, MAP REVISED JULY 7, 2017 SHOWN BY SCALE.

LOT 1  
BLOCK 8264  
864,668 SQ. FT.  
19.85 ACRES  
MINIMUM FINISH FLOOR  
ELEVATION = 440.35'

LONGHORN TRUCK CENTER LLC  
INSTRUMENT NO. 202500152510  
O.P.R.D.C.T.



LOCATION MAP  
NTS



SCALE: 1" = 40'

LEGEND:

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- MON SET - 3 1/4" METAL CAP STAMPED "LONGHORN TRUCK CENTER @ CEDARDALE RPLS NO. 1740"

GENERAL NOTES:

1. BASIS OF BEARING - THE BASIS OF BEARING OF THIS SURVEY IS TEXAS STATE PLANE COORDINATE SYSTEM, NORTH CENTRAL ZONE, NORTH AMERICAN DATUM OF 1983
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ENGINEER:  
ARMAN SOLUTIONS LLC  
PO Box 9187  
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(m) 409-454-6117  
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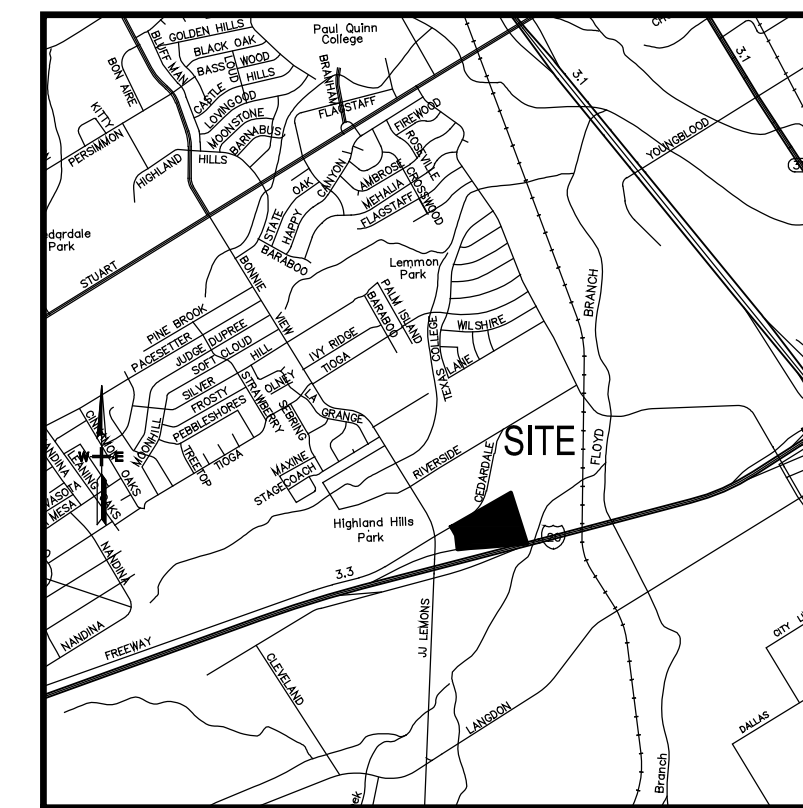
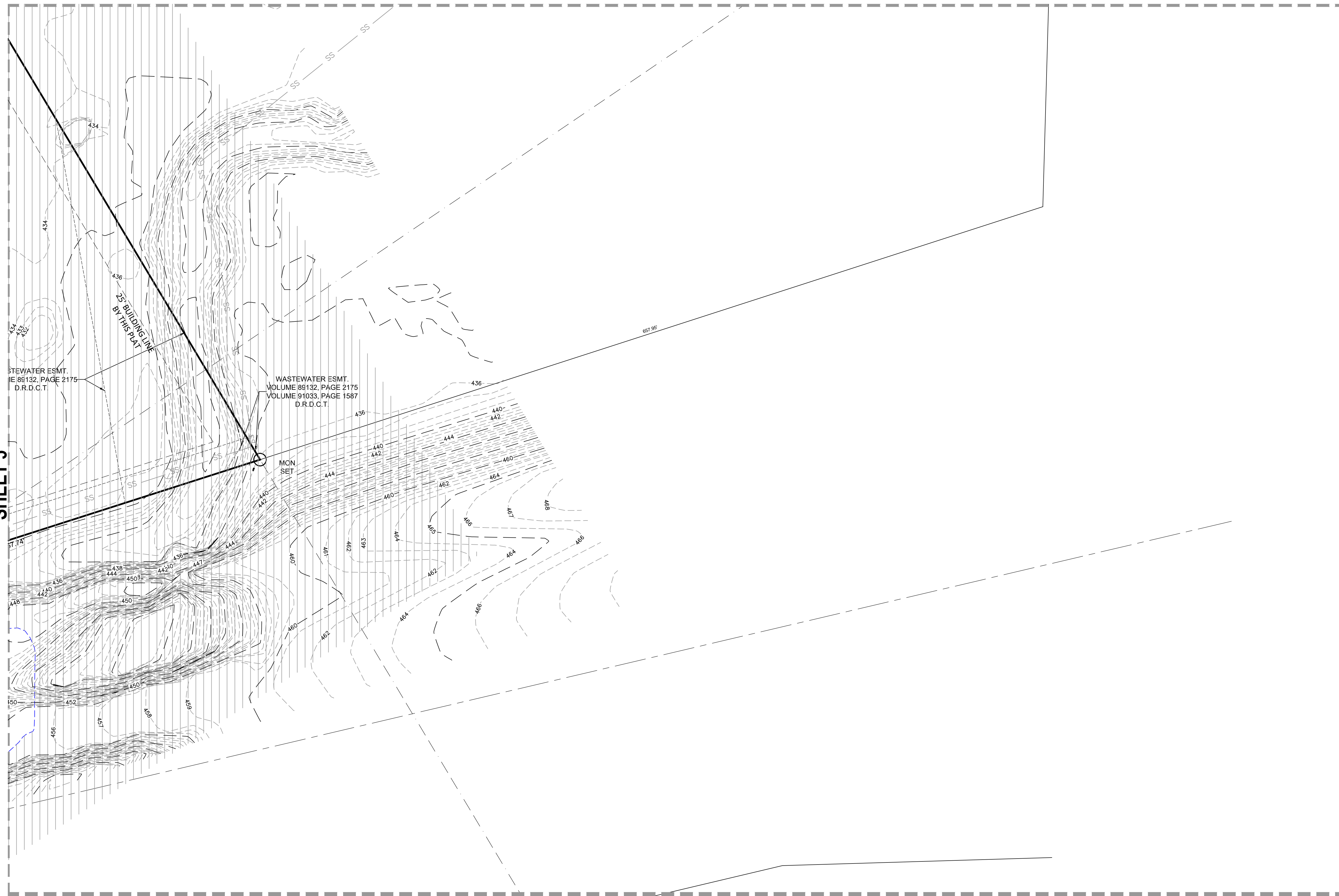
OWNER/DEVELOPER:  
LONGHORN TRUCK CENTER LLC  
1111 W MOCKINGBIRD LN STE 930  
DALLAS, TX 75247-5028

TBPS No. 101733-00

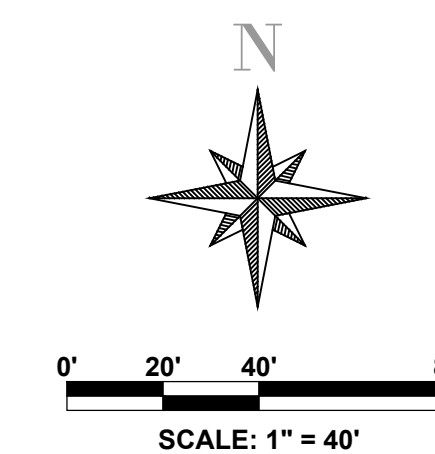
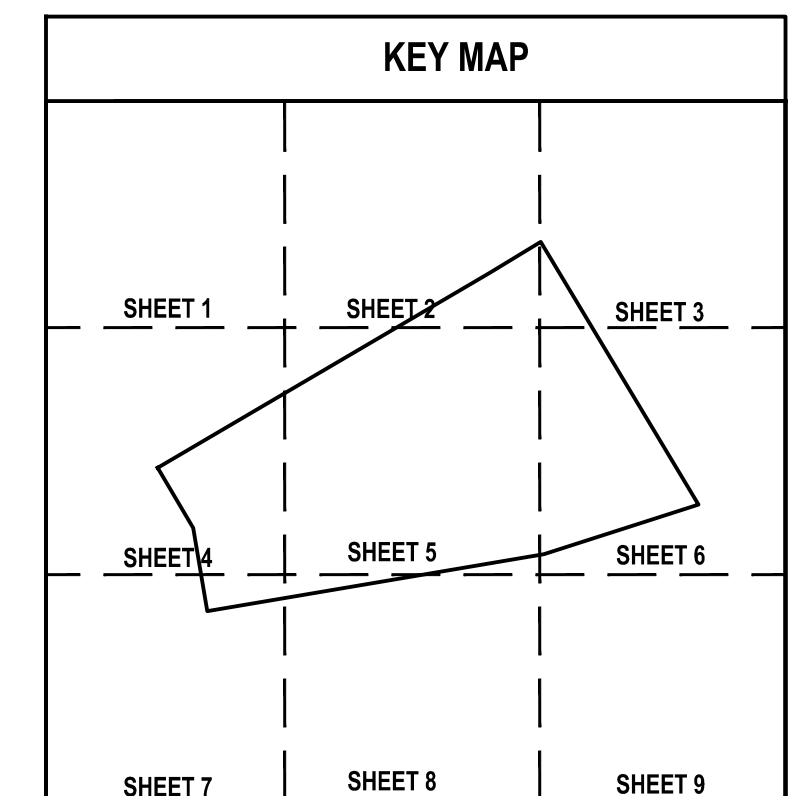
NO.	DATE	REVISION
1.		
2.		
3.		

<b>LARRY TURMAN RPLS #1740</b> TBPS No. 10194928		JOB NO.: 26-017
		DATE: May 1, 2026
1475 HERITAGE PKWY., STE 217 MANSFIELD, TEXAS 76063		SCALE: 1" = 60'
		DRAWN BY: R.M.

SHEET 6



LOCATION MAP  
NTS



LEGEND:

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ENGINEER:  
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 CONTACT: Arun Srinivasan, P.E.  
 www.armsolutionsllc.com

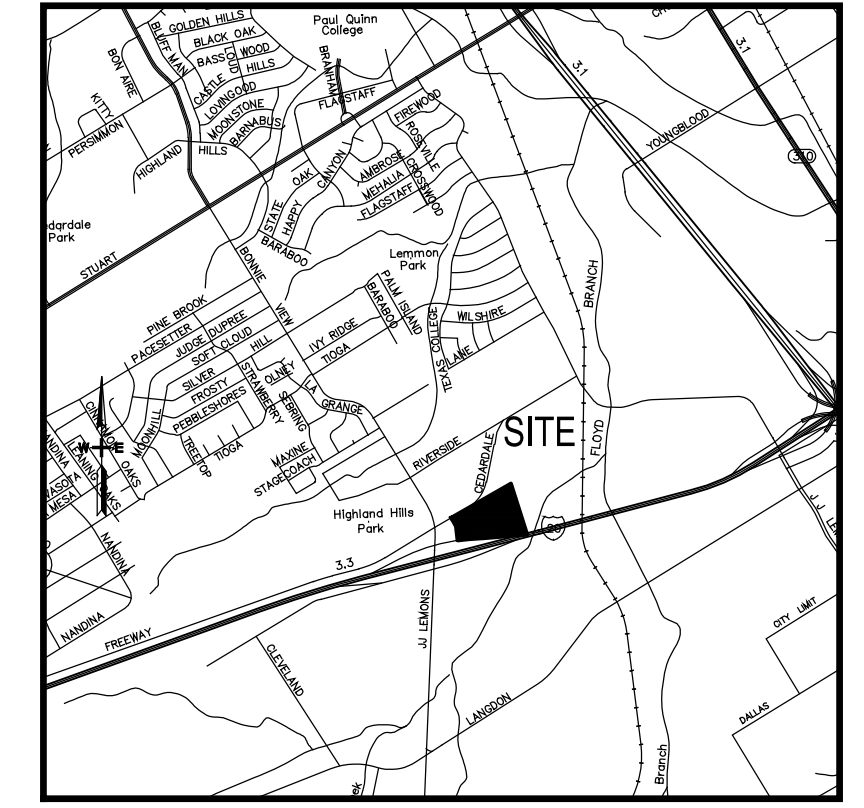
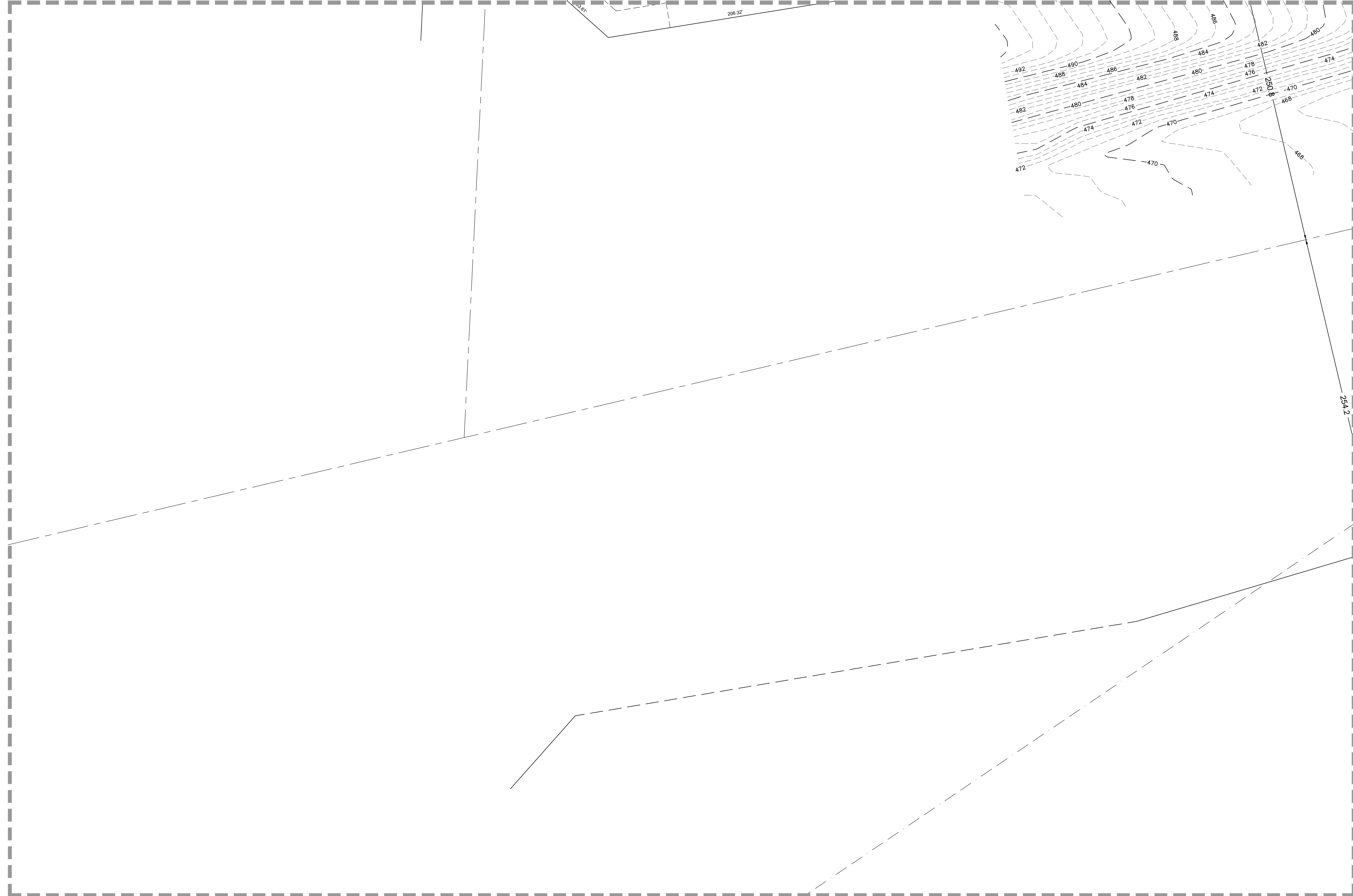
OWNER/DEVELOPER:  
 LONGHORN TRUCK CENTER LLC  
 1111 W MOCKINGBIRD LN STE 930  
 DALLAS, TX 75247-5028

TBPS No. 101733-00

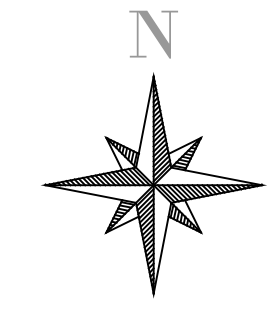
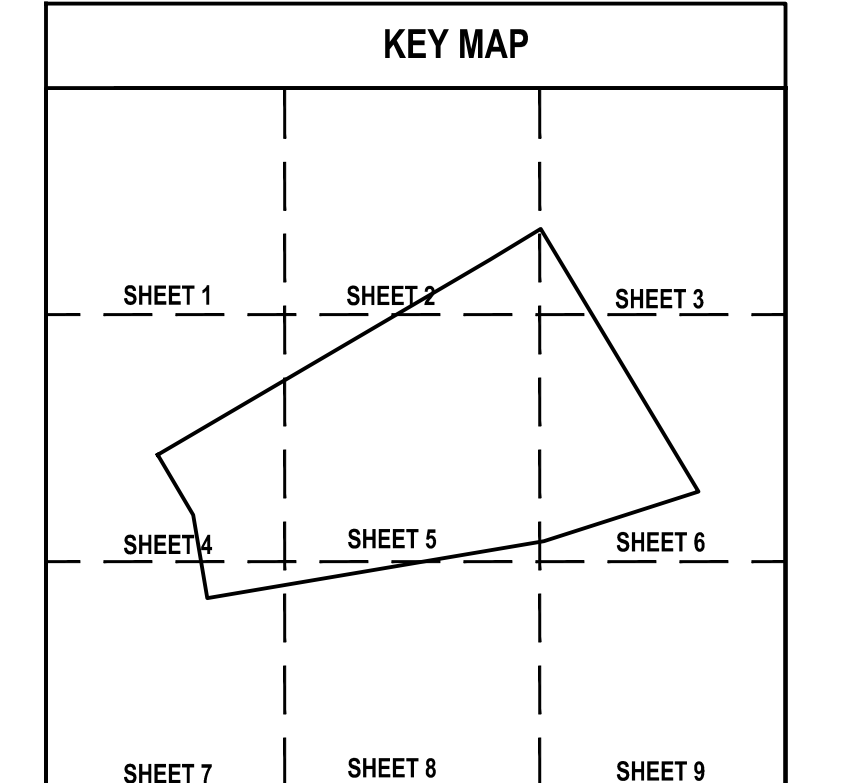
NO.	DATE	REVISION
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<b>LARRY TURMAN RPLS #1740</b> TBPS No. 10194928  1475 HERITAGE PKWY., STE 217 MANSFIELD, TEXAS 76063  (817) 798-4039 CELL surveygroup@att.net	JOB NO:	26-017
	DATE:	May 1, 2026
	SCALE:	1" = 60'
	DRAWN BY:	R.M.

**SHEET 4**



**LOCATION MAP**  
NTS



0' 20' 40' 80'  
SCALE: 1" = 40'

**SHEET 8**

**LEGEND:**

- IRF - IRON ROD FOUND
- IRFC - IRON ROD FOUND CAPPED
- R.O.W. - RIGHT-OF-WAY
- CM - CONTROLLING MONUMENT
- M.R.D.C.T. - MAP RECORDS, DALLAS COUNTY, TEXAS
- D.R.D.C.T. - DEED RECORDS, DALLAS COUNTY, TEXAS
- O.P.R.D.C.T. - OFFICIAL PUBLIC RECORDS, DALLAS COUNTY, TEXAS
- INST. NO. - INSTRUMENT NUMBER
- P.O.B. - POINT OF BEGINNING
- FND. - FOUND
- ESMT- EASEMENT
- VOL. - VOLUME
- PG. - PAGE
- C.U.D. - COMMUNITY UNIT DEVELOPMENT
- F.M.M. - FLOODWAY MONUMENT SET
- MON SET - 3 1/4" METAL CAP STAMPED "LONGHORN TRUCK CENTER @ CEDARDAK RPLS NO. 1740"

**GENERAL NOTES:**

1. BASIS OF BEARING - THE BASIS OF BEARING OF THIS SURVEY IS TEXAS STATE PLANE COORDINATE SYSTEM, NORTH CENTRAL ZONE, NORTH AMERICAN DATUM OF 1983
2. LOT-TO-LOT DRAINAGE IS NOT PERMITTED WITHOUT ENGINEERING SECTION APPROVAL.
3. THE PURPOSE OF THIS PLAT IS TO CREATE 1 LOT FROM A TRACT OF LAND
4. COORDINATES SHOWN ARE TEXAS STATE PLANE COORDINATE SYSTEM, NORTH CENTRAL ZONE, NORTH AMERICAN DATUM OF 1983 ON GRID COORDINATE VALUES, NO SCALE AND NO PROJECTION.
5. ALL STRUCTURES ON PROPERTY WILL REMAIN. ANY FLATWORK CROSSING PROPERTY LINE WILL BE REMOVED.
6. THE NUMBER OF LOTS PERMITTED BY THIS PLAT IS ONE.

**PRELIMINARY PLAT**  
**LONGHORN TRUCK CENTER @ CEDARDALE**  
 BLOCK 8264  
 BEING A 19.85 ACRE TRACT OF  
 LONGHORN TRUCK CENTER LLC  
 INSTRUMENT NO. 202500152510  
 OFFICIAL PUBLIC RECORDS, DALLAS COUNTY, TEXAS  
 SITUATED IN THE  
 LEVI DXON SURVEY, ABSTRACT NO. 380  
 WILLIAM NEWTON, ABSTRACT NO. 1084  
 CITY OF DALLAS, DALLAS COUNTY, TEXAS  
 CITY PLAN FILE NO. PLAT-26-000134  
 ENGINEER PLAN NO. \_\_\_\_\_

ENGINEER:  
 ARMAN SOLUTIONS LLC  
 PO Box 9187  
 Longview, TX 75608  
 (m) 409-454-6117  
 CONTACT: Arun Srinivasan, P.E.  
 www.armsolutionsllc.com

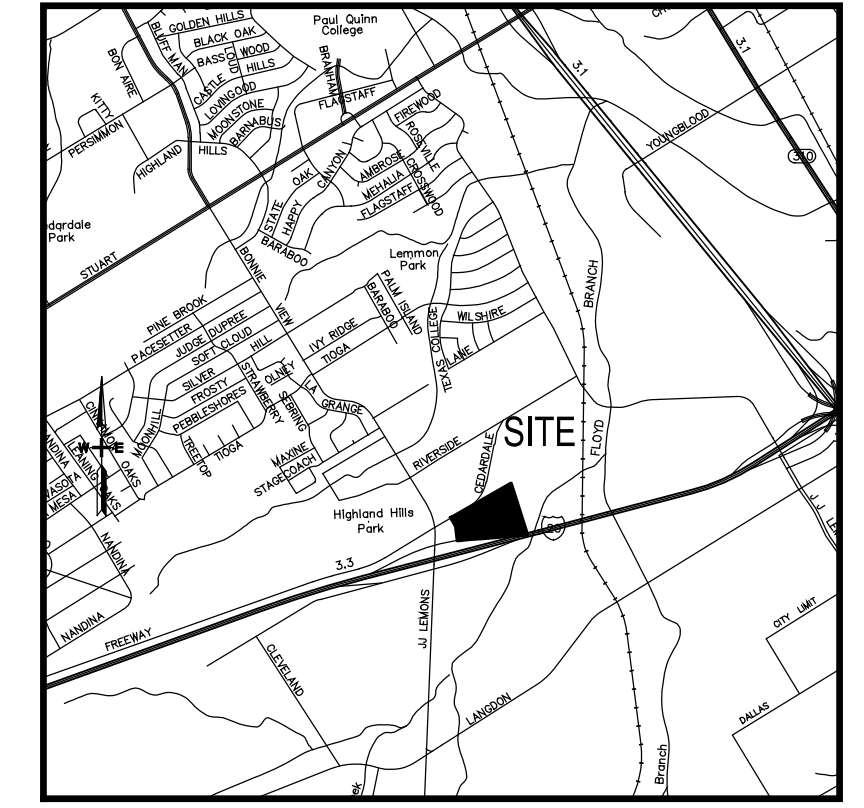
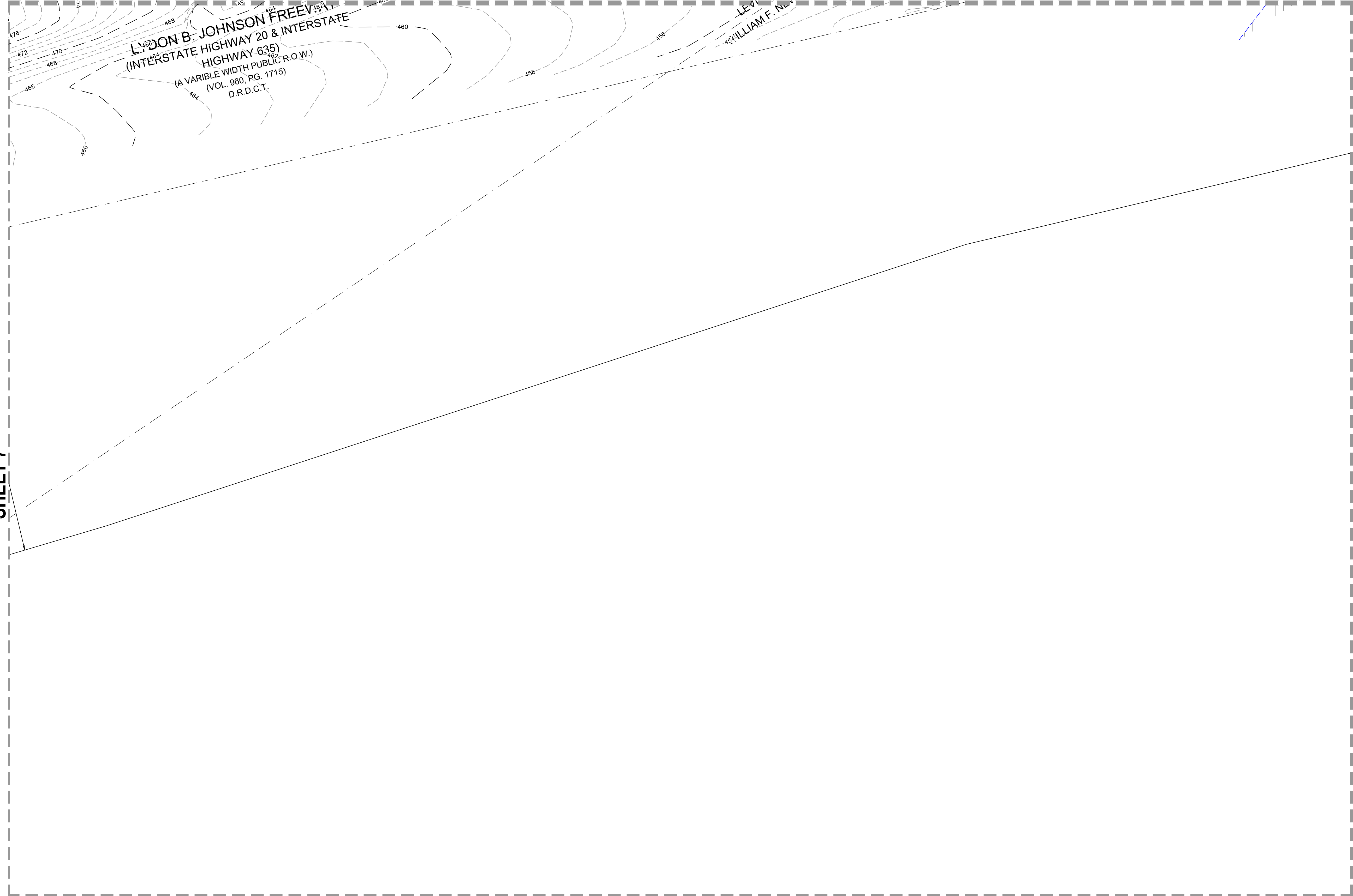
OWNER/DEVELOPER:  
 LONGHORN TRUCK CENTER LLC  
 1111 W MOCKINGBIRD LN STE 930  
 DALLAS, TX 75247-5028

TBPS No. 101733-00

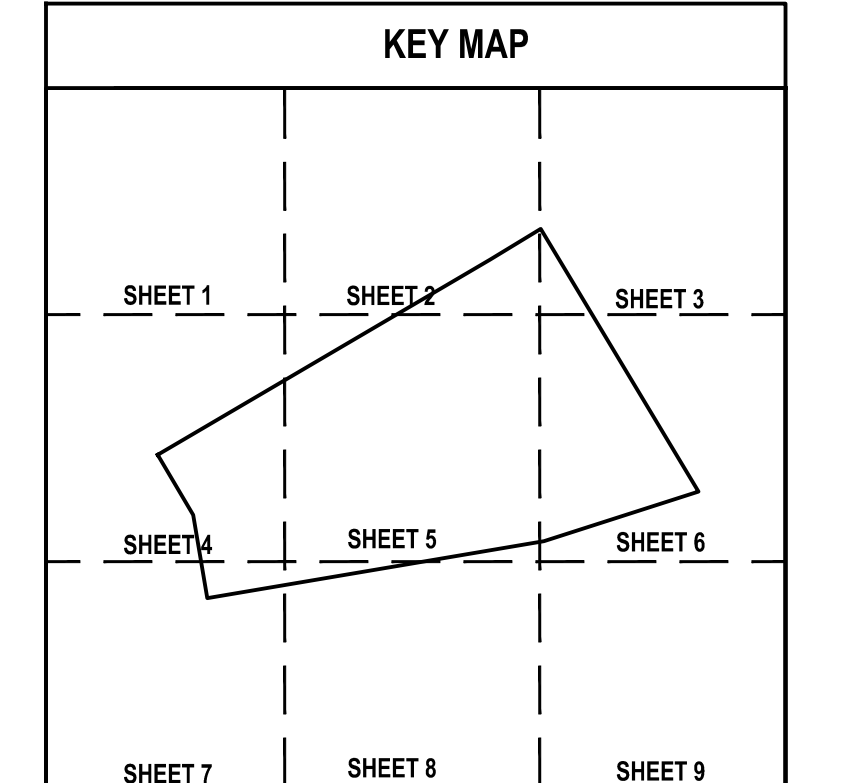
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<p><b>LARRY TURMAN RPLS #1740</b>  <b>TBPS No. 10194928</b></p> <p>1475 HERITAGE PKWY., STE 217                  MANSFIELD, TEXAS 76063</p> <p>(817) 798-4039 CELL                  surveygroup@att.net</p>	JOB NO.: 26-017
	DATE: May 1, 2026
	SCALE: 1" = 60'
	DRAWN BY: R.M.

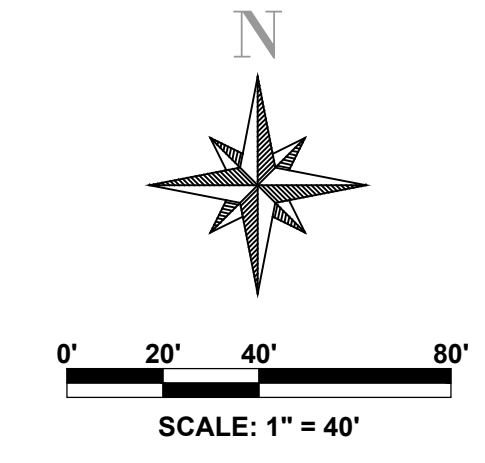
**SHEET 5**



**LOCATION MAP**  
NTS



**KEY MAP**



**SHEET 7**

**SHEET 9**

- LEGEND:**
- IRF - IRON ROD FOUND
  - IRFC - IRON ROD FOUND CAPPED
  - R.O.W. - RIGHT-OF-WAY
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  - M.R.D.C.T. - MAP RECORDS, DALLAS COUNTY, TEXAS
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- GENERAL NOTES:**
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**PRELIMINARY PLAT  
LONGHORN TRUCK CENTER @ CEDARDALE  
BLOCK 8264  
BEING A 19.85 ACRE TRACT OF  
LONGHORN TRUCK CENTER LLC  
INSTRUMENT NO. 202500152510  
OFFICIAL PUBLIC RECORDS, DALLAS COUNTY, TEXAS  
SITUATED IN THE  
LEVI DIXON SURVEY, ABSTRACT NO. 380  
WILLIAM NEWTON, ABSTRACT NO. 1084  
CITY OF DALLAS, DALLAS COUNTY, TEXAS  
CITY PLAN FILE NO. PLAT-26-000134  
ENGINEER PLAN NO. \_\_\_\_\_**

**ENGINEER:**  
ARMAN SOLUTIONS LLC  
PO Box 9187  
Longview, TX 75608  
(m) 409-454-6117  
CONTACT: Arun Srinivasan, P.E.  
www.armansolutionsllc.com

**OWNER/DEVELOPER:**  
LONGHORN TRUCK CENTER LLC  
1111 W MOCKINGBIRD LN STE 930  
DALLAS, TX 75247-5028

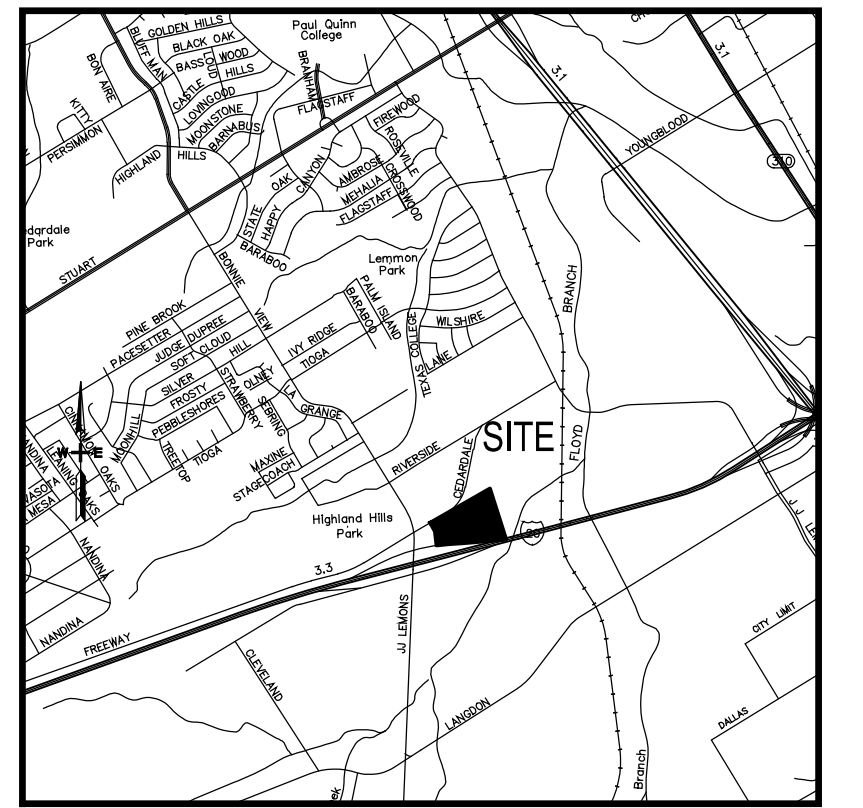
TBPS No. 101733-00

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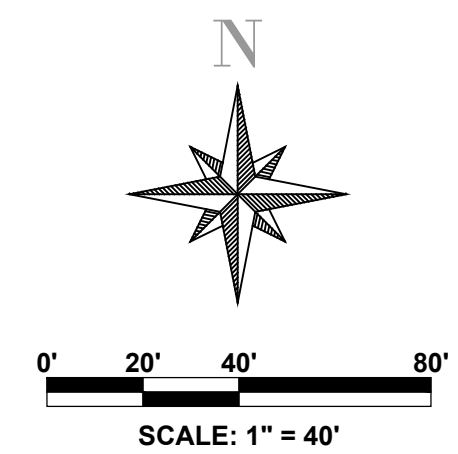
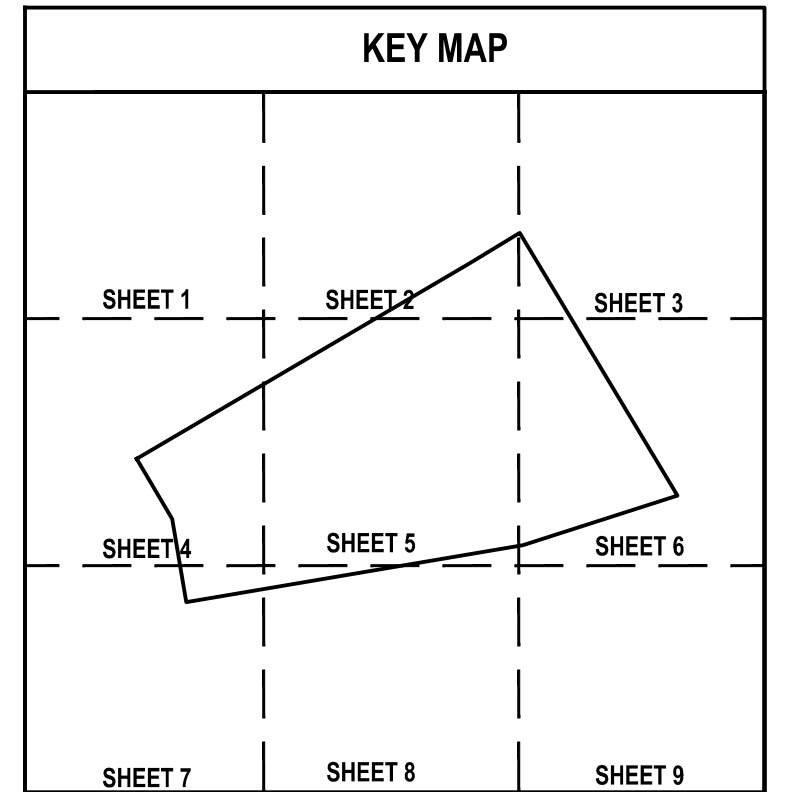
<p><b>LARRY TURMAN RPLS #1740</b> <b>TBPS No. 10194928</b></p> <p>1475 HERITAGE PKWY., STE 217 MANSFIELD, TEXAS 76063</p> <p>(817) 798-4039 CELL surveygroup@att.net</p>	JOB NO.: 26-017
	DATE: May 1, 2026
	SCALE: 1" = 60'
	DRAWN BY: R.M.

SHEET 6

SHEET 8



LOCATION MAP  
NTS



LEGEND:

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**PRELIMINARY PLAT**  
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 BLOCK 8264  
 BEING A 19.85 ACRE TRACT OF  
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 INSTRUMENT NO. 202500152510  
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OWNER/DEVELOPER:  
 LONGHORN TRUCK CENTER LLC  
 1111 W MOCKINGBIRD LN STE 930  
 DALLAS, TX 75247-5028

TBPS No. 101733-00

NO.	DATE	REVISION
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3.		

<b>LARRY TURMAN RPLS #1740</b>		JOB NO.: 26-017
<b>TBPS No. 10194928</b>		DATE: May 1, 2026
1475 HERITAGE PKWY., STE 217 MANSFIELD, TEXAS 76063	(817) 798-4039 CELL surveygroup@att.net	SCALE: 1" = 60'
		DRAWN BY: R.M.

**OWNER'S DEDICATION**

**NOW THEREFORE, KNOW ALL MEN BY THESE PRESENTS:**

That Longhorn Truck Center LLC, acting by and through their duly authorized agents, do hereby adopt this plat, designating the herein described property as Lot 1, Block 8264, LONGHORN TRUCK CENTER @ CEDARDALE, 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 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).

Notwithstanding the general easement language recited above, the floodway easement shown on this plat is hereby dedicated to the public use forever, and may not be used in a manner inconsistent with the FLOODWAY EASEMENT STATEMENT recited on this plat, which statement is hereby adopted and accepted.

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. Sidewalks shall be constructed by the builder as required by City Council Resolutions No. 68-1038 and in accordance with the requirements of the Director of Public Works.

WITNESS, my hand at Dallas, Texas, this the \_\_\_\_ day of \_\_\_\_\_, 2026.

Longhorn Truck Center LLC

BY: \_\_\_\_\_

PRINTED NAME : Vikramjeet S. Mann

TITLE: Manging Member

STATE OF TEXAS  
COUNTY OF DALLAS

BEFORE me, the undersigned authority, a Notary Public in and for said County and State, on this day personally appeared Vikramjeet S. Mann, Managing Manager, known to me to be the person or persons whose name is subscribed to the foregoing instrument, and acknowledged to me that he/she executed the same in the capacity herein stated.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this \_\_\_ day of \_\_\_\_\_, 2026.

Notary Public in and for Dallas County

By: \_\_\_\_\_

PRINTED NAME : Inderpreet S. Sidhu

By: Manging Member

STATE OF TEXAS  
COUNTY OF DALLAS

BEFORE me, the undersigned authority, a Notary Public in and for said County and State, on this day personally appeared Inderpreet S. Sidhu, Managing Manager, known to me to be the person or persons whose name is subscribed to the foregoing instrument, and acknowledged to me that he/she executed the same in the capacity herein stated.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this \_\_\_ day of \_\_\_\_\_, 2026.

Notary Public in and for Dallas County

By: \_\_\_\_\_

PRINTED NAME : Maninder Singh

By: Managing Member

STATE OF TEXAS  
COUNTY OF DALLAS

BEFORE me, the undersigned authority, a Notary Public in and for said County and State, on this day personally appeared Maninder Singh, Managing Manager, known to me to be the person or persons whose name is subscribed to the foregoing instrument, and acknowledged to me that he/she executed the same in the capacity herein stated.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this \_\_\_ day of \_\_\_\_\_, 2026.

Notary Public in and for Dallas County

By: \_\_\_\_\_

PRINTED NAME : Pardeep S. Mann

By: Managing Member

STATE OF TEXAS  
COUNTY OF DALLAS

BEFORE me, the undersigned authority, a Notary Public in and for said County and State, on this day personally appeared Pardeep S. Mann, Managing Manager, known to me to be the person or persons whose name is subscribed to the foregoing instrument, and acknowledged to me that he/she executed the same in the capacity herein stated.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this \_\_\_ day of \_\_\_\_\_, 2026.

Notary Public in and for Dallas County

**OWNER'S CERTIFICATE**

STATE OF TEXAS  
COUNTY OF DALLAS

Whereas Longhorn Truck Center LLC is the sole owner of all that certain 19.85 acre tract, or parcel of land located in the Levi Dixon Survey, Abstract No. 380 and the William Newton Survey, Abstract No. 1084 in Dallas County, Texas and being the same tract of land described in Special Warranty Deed to Longhorn Truck Center, LLC as recorded in Instrument No. 202500152510, Official Public Records, Dallas County, Texas and being more particularly described as follows:

BEGINNING at a 3 1/4 inch metallic disk stamped "LONGHORN TRUCK CENTER AT CEDARDALE RPLS NO. 1740" set for corner at the southwest corner of said called 19.85 acre tract and the southeast corner of Lot 2, Block A/8264, Southport Centre Site 37, an addition to the City of Dallas, according to the plat thereof recoded in Volume 96200, Page 1103, Map Records, Dallas County, Texas and being in the North Right-of-Way line of Lydon B. Johnson Freeway (Interstate Highway 635 & Interstate Highway 20, a variable width Right-of-Way) as recorded in Volume 960, Page 1715, Official Public Records, Dallas County, Texas;

THENCE N 09°37'15"W, depearting the North Right-of-Way line of Lydon B. Johnson Freeway (Interstate Highway 635 & Interstate Highway 20) and along the common line of said 19.85 acre tract of land described and said Lot 2, Block A/8264, Southport Centre Site 37, a distance of 238.36 feet (previously recorded as N 09°35'47" W) to a 1/2 inch iron rod found for corner, said point being an angle point of said 19.85 acre tract being described;

THENCE N 30°29'50"W, continuing along the common line of said 19.85 acre tract of land being described and said Lot 2, Block A/8264, Southport Centre Site 37, a distance of 196.73 feet (previously recorded as N 30°28'22"W), said point being in the Southerly Right-of-Way line of Cedardale Road (65' right-of-way) as shown on the plat of said Southport Centre Site 37 and from which a 1/2 inch iron rod found bears s 59°34'15" w, 0.4 feet, said point being the Northeast corner of Lot 2, Block A/8264, Southport Centre Site 37;

THENCE N 59°34'15"E, continuing along the Southerly Right-of-Way line of Cedardale Road and the Northerly line of said 19.85 acre tract land being described, same along the Old Duncanville-Wheatland Road (a platted 40' Right-of-Way, not constructed) as recorded in Volume 6, Page 18, Map Records, Dallas County, Texas, a distance of 1088.86 feet (previously recorded as N 59°35'43"E) to a 1/2 inch iron rod found for corner;

THENCE N 58°48'24"E, continuing along said North line of said 19.85 acre tract of land being described and the South line of said Old Duncanville-Wheatland Road, a distance of 167.45 feet (previously recorded as N 58°49'52" E, to a 1/2 inch iron rod found, said point being the Northeast corner of said called 19.85 acre tract, same point being in the West line of that certain called 22.098 acre tract of land described in General Warranty Deed with Vendor's Lien to Texas Truck Center LLC, as recorded in Instrument No. 20250025481, Official Public Records, Dallas County, Texas, ;

THENCE S 30°56'20"E, along the common line of the East line of said 19.85 acre tract of land being described and the West line of said 22.098 acre tract, a distance of 864.06 feet (previously recorded as S 30°54'52" E) to a 3 1/4 inch metallic disk stamped "LONGHORN TRUCK CENTER AT CEDARDALE RPLS NO. 1740" set for corner, said point being the Southeast corner of said 19.85 acre tract of land being described, the southwest corner of said called 22.098 acre tract and being in the North right-of-way line of the aforementioned Lydon B. Johnson Freeway;

THENCE S 72°13'37"W, along the common line of the South line of said 19.85 acre tract of land being described and the North line of said Lydon B. Johnson Freeway, a distance of 457.74 feet (previously recorded as S 72°15'05" W) to a 3 1/4 inch metallic disk stamped "LONGHORN TRUCK CENTER AT CEDARDALE RPLS NO. 1740" set for corner from which a broken Highway Monument bears N 37°29'05" E, 1.85 feet;

THENCE S 80°22'45"W, along the common line of the South line of said 19.85 acre tract of land being described and the North line of said Lydon B. Johnson Freeway, a distance of 962.59 feet (previously recorded as S 80°24'13" W) to the Point of Beginning and containing 864.868 square feet or 19.85 acres of computed land .

**Floodway Easement Statement  
(Within a Common Area)**

The existing water courses, creek or creeks described as Floodway Easement traversing along Block 8264 within the limits of this addition, will remain as an open channel at all times and will be maintained by the Homeowner's Association. The City of Dallas will not be responsible for the maintenance and operation of said watercourses, creek or creeks or for any damage to private property or person that results from the flow of water along said creek, or for the control of erosion in the Floodway Easement.

No obstruction to the natural flow of storm water run-off shall be permitted by filling or by construction of any type of dam, bridge, fence, walkway or any other structure within the Floodway Easements, as hereinafter defined in Block L/2313, unless approved by the Chief Engineer of Sustainable Development and Construction; provided, however, it is understood that in the event it becomes necessary for the City of Dallas to erect any type of drainage structure in order to improve the storm drainage that may be occasioned by the streets and alleys in or adjacent to the subdivision, then in such event, the City of Dallas shall have the right to enter upon the Floodway Easement at any point or points, to erect, construct and maintain any drainage facility deemed necessary for drainage purposes. The Homeowner's Association shall keep clean and free of debris, silt, and any substance which would result in unsanitary conditions and the City of Dallas shall have the right of ingress and egress for the purpose of inspection and supervision of maintenance work by the Homeowner's Association to alleviate any undesirable conditions, which may occur.

The natural drainage channels and watercourses through Block L/2313, as in the case of all natural channels are subject to storm water overflow and natural bank erosion to an extent which cannot be definitely defined. The City of Dallas shall not be held liable for any damages of any nature resulting from the occurrence of these natural phenomena, or resulting from the failure of any structure or structures within the Floodway Easement.

The natural drainage channel crossing each lot is shown by the Floodway Easement line as shown on the plat.

Floodway Marker monuments shall be installed, delineating the proposed Floodway Easement line, prior to filing of plat, along all rear or side lot lines that are adjacent to the creek as per City of Dallas drawing 424-109. The surveyor shall provide signed and sealed documentation that the Floodway Marker monuments have been installed prior to filing the Final Plat.

**SURVEYOR'S STATEMENT**

I, Larry Turman, 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 Land Surveying, 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.

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

Larry Turman \_\_\_\_\_ Date \_\_\_\_\_  
Registered Professional Land Surveyor, No. 1740

STATE OF TEXAS:  
COUNTY OF DALLAS:

BEFORE me, the undersigned authority, a Notary Public in and for said County and State, on this day personally appeared Larry Turman, known to me to be the person or persons whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed the same in the capacity herein stated and the act and deed of said company.  
GIVEN UNDER MY HAND AND SEAL OF OFFICE, this \_\_\_\_ day of \_\_\_\_\_, 2026.

Notary Public in and for Dallas County, Texas

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

ENGINEER:  
ARMAN SOLUTIONS LLC  
PO Box 9187  
Longview, TX 75608  
(m) 409-454-6117  
CONTACT: Arun Srinivasan, P.E.  
www.armansolutionsllc.com

OWNER/DEVELOPER:  
LONGHORN TRUCK CENTER LLC  
1111 W MOCKINGBIRD LN STE 930  
DALLAS, TX 75247-5028

PRELIMINARY PLAT  
LONGHORN TRUCK CENTER @ CEDARDALE  
BLOCK 8264  
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SITUATED IN THE  
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CITY PLAN FILE NO. PLAT-26-000134  
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SHEET: 10 OF 10

NO.	DATE	REVISION
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<b>LARRY TURMAN RPLS #1740</b> <b>TBPS No. 10194928</b>	JOB NO:	26-017
	DATE:	May 1, 2026
	SCALE:	#####
	DRAWN BY:	R.M.
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