

LOCATION MAP
NOT TO SCALE

GENERAL NOTES:

1. THE BASIS OF BEARINGS IS THE TEXAS COORDINATE SYSTEM, NORTH CENTRAL ZONE (4202), NORTH AMERICAN DATUM OF 1983 (2011 ADJUSTMENT) EPOCH 2010.00. ALL DISTANCES SHOWN HEREON ARE US SURVEY FEET, DISPLAYED IN SURFACE VALUES AND MAY BE CONVERTED TO GRID USING THE DALLAS COUNTY SCALE FACTOR OF 1.000136506.
2. LOT TO LOT DRAINAGE WILL NOT BE ALLOWED WITHOUT CITY DALLAS PAVING & DRAINAGE ENGINEERING SECTION APPROVAL.
3. THE PURPOSE OF THIS PLAT IS TO CREATE FOUR LOTS FROM THREE PLATTED LOTS.
4. COORDINATES SHOWN ARE BASED ON THE TEXAS STATE PLANE COORDINATE SYSTEM, NORTH CENTRAL ZONE (4202), NORTH AMERICAN DATUM OF 1983 ON GRID COORDINATE VALUES, NO SCALE AND NO PROJECTION.
5. ALL CORNERS LABELED FOUND "X" CUT, 1/2-INCH FOUND IRON ROD OR 1/2-INCH FOUND IRON RODS HAVING CAPS STAMPED "HALFF" WERE SET FOR PREVIOUS BOUNDARY SURVEYS BY THIS FIRM AND VERIFIED FOR THIS PLAT.
6. ALL EXISTING STRUCTURES LOCATED ON THE LOTS SHOWN HEREON ARE TO REMAIN. NO DEMOLITION OF EXISTING STRUCTURES IS PROPOSED AS PART OF THIS REPLAT.

PARCEL #	SQUARE FEET	ACREAGE
LOT 1B-R	2,645,827	60.740
LOT 1E-R	724,833	16.640
LOT 1F-R	960,777	22.056
LOT 1G	491,272	11.278
OVERALL	4,822,709	110.714

- LEGEND**
- (D) NUMBER OF PARKING SPACE
 - CA CENTRAL ANGLE
 - BOLL BOLLARD
 - CATP GAS CATHODIC PROTECTION
 - EB ELECTRIC BOX
 - EM ELECTRIC METER
 - FCS FIRE SPRINKLER CONNECTION
 - FH FIRE HYDRANT
 - GPLS GAS PIPELINE SIGN
 - GM GAS METER
 - GV GAS VALVE
 - HC HANDICAP SPACES
 - IR IRON ROD
 - ICV IRRIGATION CONTROL VALVE
 - LP LIGHT POLE
 - PB PULL BOX
 - RCP REINFORCED CONCRETE PIPE
 - RD ROOF DRAIN
 - SSEO SANITARY SEWER CLEANOUT
 - SSMH SANITARY SEWER MANHOLE
 - STMH STORM SEWER MANHOLE
 - TP TELEPHONE POLE
 - TS TRAFFIC SIGN
 - WAR WATER AIR RELEASE
 - WM WATER METER
 - WV WATER VALVE
 - FIR FOUND IRON ROD
 - SIR SET IRON ROD
 - W/ CAP WITH YELLOW PLASTIC CAP STAMPED "HALFF"
 - A.D. 3-INCH ALUMINUM DISC STAMPED "TCC ALTAMOORE ADDITION NO. 2, HALF"
 - VOL., PG. VOLUME, PAGE
 - INST. NO. INSTRUMENT NUMBER
 - C.M. CONTROLLING MONUMENT
 - M.R.D.C.T. MAP RECORDS OF DALLAS COUNTY, TEXAS
 - D.R.D.C.T. DEED RECORDS OF DALLAS COUNTY, TEXAS
 - O.P.R.D.C.T. OFFICIAL PUBLIC RECORDS OF DALLAS COUNTY, TEXAS

- LEGEND**
- SIRC SET IRON ROD W/CAP-AS NOTED
 - FIR FOUND IRON ROD
 - FIRC FOUND IRON ROD W/CAP-AS NOTED
 - FOUND A.D. 12-INCH FOUND IRON ROD WITH A 3-INCH ALUMINUM DISC STAMPED "CEDARDALE PARK ADDITION - HALF"
 - FOUND MONUMENT 12-INCH FOUND IRON ROD WITH A 3-INCH ALUMINUM DISC (STAMPED AS NOTED)
 - VOL. VOLUME
 - PG. PAGE
 - INST. NO. INSTRUMENT NUMBER
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 - D.R.D.C.T. DEED RECORDS OF DALLAS COUNTY, TEXAS
 - O.P.R.D.C.T. OFFICIAL PUBLIC RECORDS OF DALLAS COUNTY, TEXAS
 - FOUND MONUMENTS (AS NOTED)
 - POINT FOR CORNER (UNLESS OTHERWISE NOTED)

REPLAT OF CEDARDALE ALTAMOORE ADDITION
LOT 1B-R, BLOCK B/8310
LOTS 1F-R & 1E-R, BLOCK A/8303
& LOT 1G, BLOCK XXXX
 BEING PART OF
 TCC ALTAMOORE ADDITION NO. 3
 LOTS 1E & 1F, BLOCK A/ 8303
 AND
 CEDARDALE PARK ADDITION
 LOT 1B, BLOCK B/ 8310
 SITUATED IN THE
 GEORGE FLOYD SURVEY, ABSTRACT NO. 463
 CITY OF DALLAS, DALLAS COUNTY, TEXAS
 CITY PLAN FILE NO. PLAT-26-000103
 PREPARED BY

SURVEYOR
 HALFF ASSOCIATES, INC.
 8144 WALNUT HILL LANE, SUITE 550
 DALLAS, TX 75231
 CONTACT: JOHN P. ESCALANTE
 EMAIL: JESCALANTE@HALFF.COM
 PHONE: (972) 761-1650

OWNER
 TC CEDAR-ALT DISTRIBUTION CENTER, LLC
 2100 MCKINNEY AVE. SUITE 800
 DALLAS, TX 75201
 CONTACT: JAKE MARKS
 EMAIL: JMARKS@TRAMMELLCROW.COM
 PHONE: (214) 863-4276

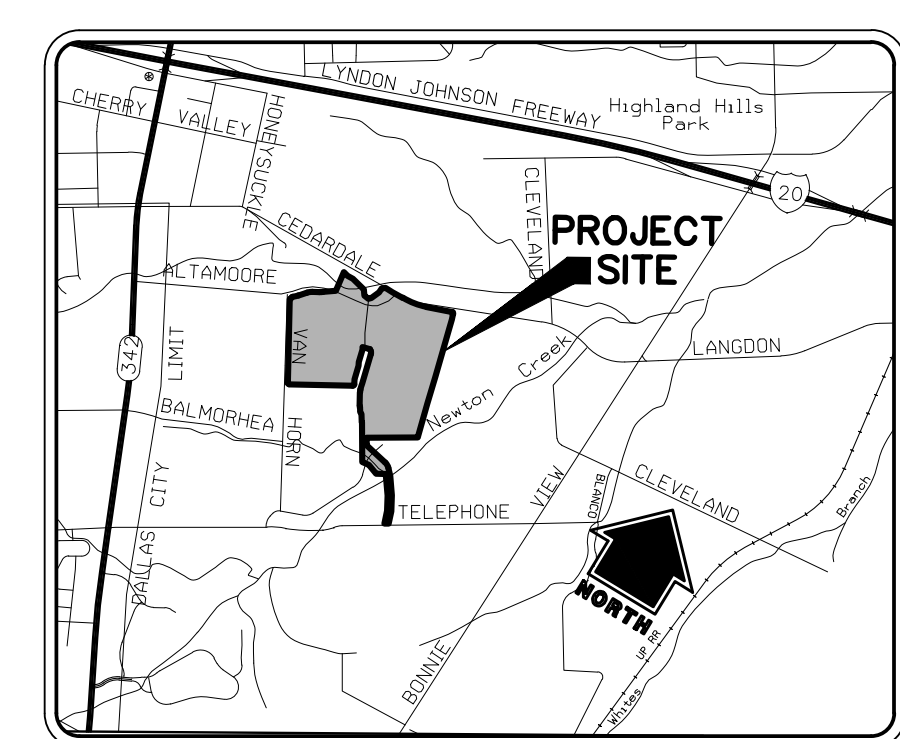


TBPELS FIRM NO. 10029600
 8144 WALNUT HILL LANE, SUITE 550
 DALLAS, TX 75231 TEL. (972) 761-1650
 SCALE: 1"=60' AVO: 58559.013 MARCH 2026

FILE NAME: A:\58000\31SUR\CADD\Sheets\1-PP-01-58559-01-3-835.dwg DATE: April 8, 2026, TIME: 10:28 AM, USER: ah1885

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NOT TO SCALE

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LEGEND

SIRC	SET IRON ROD W/CAP-AS NOTED
FIR	FOUND IRON ROD
FIRC	FOUND IRON ROD W/CAP-AS NOTED
FOUND A.D.	12-INCH FOUND IRON ROD WITH A 3-INCH ALUMINUM DISC STAMPED "CEDARDALE PARK ADDITION - HALFF"
FOUND MONUMENT	12-INCH FOUND IRON ROD WITH A 3-1/4 INCH ALUMINUM DISC (STAMPED AS NOTED)
VOL.	VOLUME
PG.	PAGE
INST. NO.	INSTRUMENT NUMBER
C.M.	CONTROLLING MONUMENT
D.R.D.C.T.	DEED RECORDS OF DALLAS COUNTY, TEXAS
O.P.R.D.C.T.	OFFICIAL PUBLIC RECORDS OF DALLAS COUNTY, TEXAS
●	FOUND MONUMENTS (AS NOTED)
○	POINT FOR CORNER (UNLESS OTHERWISE NOTED)

LEGEND

Ⓟ	NUMBER OF PARKING SPACE
CR	CENTRAL ANGLE
BOLL	BOLLARD
CATP	GAS CATHODIC PROTECTION
EB	ELECTRIC BOX
EM	ELECTRIC METER
FCS	FIRE SPRINKLER CONNECTION
FH	FIRE HYDRANT
GRLS	GAS PIPELINE SIGN
GM	GAS METER
GV	GAS VALVE
HC	HANDICAP SPACES
IR	IRON ROD
ICV	IRRIGATION CONTROL VALVE
LP	LIGHT POLE
PB	PULL BOX
RCP	REINFORCED CONCRETE PIPE
RD	ROOF DRAIN
SSCO	SANITARY SEWER CLEANOUT
SSMH	SANITARY SEWER MANHOLE
SSMH	STORM SEWER MANHOLE
TS	TELEPHONE POLE
TR	TRAFFIC SIGN
WAR	WATER AIR RELEASE
WM	WATER METER
WV	WATER VALVE
FIR	FOUND IRON ROD
SIR	SET IRON ROD
W/CAP	WITH "YELLOW PLASTIC CAP STAMPED "HALFF"
A.D.	3-INCH ALUMINUM DISC STAMPED "TCC ALTAMOORE ADDITION NO. 2, HALFF" ON 1/2-INCH IRON ROD
VOL., PG.	VOLUME, PAGE
INST. NO.	INSTRUMENT NUMBER
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D.R.D.C.T.	DEED RECORDS OF DALLAS COUNTY, TEXAS
O.P.R.D.C.T.	OFFICIAL PUBLIC RECORDS OF DALLAS COUNTY, TEXAS

REPLAT OF
CEDARDALE ALTAMOORE
ADDITION
LOT 1B-R, BLOCK B/8310
LOTS 1F-R & 1E-R, BLOCK A/8303
& LOT 1G, BLOCK XXXX
BEING PART OF
TCC ALTAMOORE ADDITION NO. 3
LOTS 1E & 1F, BLOCK A/8303
AND
CEDARDALE PARK ADDITION
LOT 1B, BLOCK B/8310
SITUATED IN THE
GEORGE FLOYD SURVEY, ABSTRACT NO. 463
CITY OF DALLAS, DALLAS COUNTY, TEXAS
CITY PLAN FILE NO. PLAT-26-000103
PREPARED BY



CEDARDALE ALTAMOORE
ADDITION
110.714 ACRES
(4,822,709 SQ. FT.)

LOT 1B-R
60.740 ACRES
(2,645,827 SQ. FT.)

ALL EXISTING STRUCTURES ON THIS LOT ARE TO REMAIN

CEDARDALE PARK ADDITION
LOT 1B, BLOCK B/8310
(INST. NO. 202400161392)
O.P.R.D.C.T.

(CALLED 61.87 ACRES)
TC CEDAR-ALT DISTRIBUTION CENTER, LLC
(INST. NO. 202100233182)
O.P.R.D.C.T.

GEORGE FLOYD SURVEY
ABSTRACT NUMBER 463

LINE TABLE

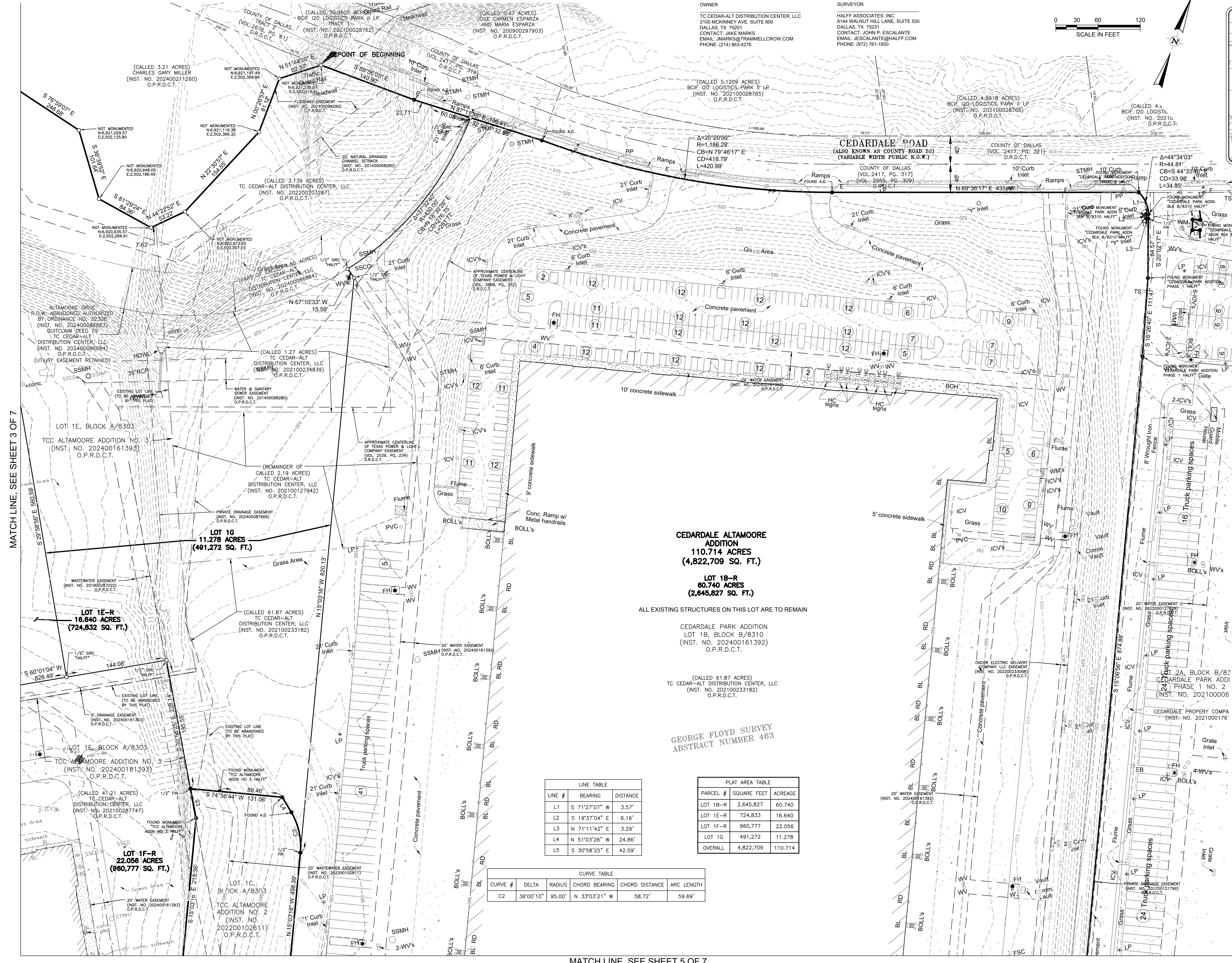
LINE #	BEARING	DISTANCE
L1	S 71°27'07" W	3.57'
L2	S 19°37'04" E	6.16'
L3	N 71°11'42" E	3.29'
L4	N 51°03'26" W	24.86'
L5	S 30°58'25" E	42.59'

PLAT AREA TABLE

PARCEL #	SQUARE FEET	ACREAGE
LOT 1B-R	2,645,827	60.740
LOT 1E-R	724,833	16.640
LOT 1F-R	960,777	22.056
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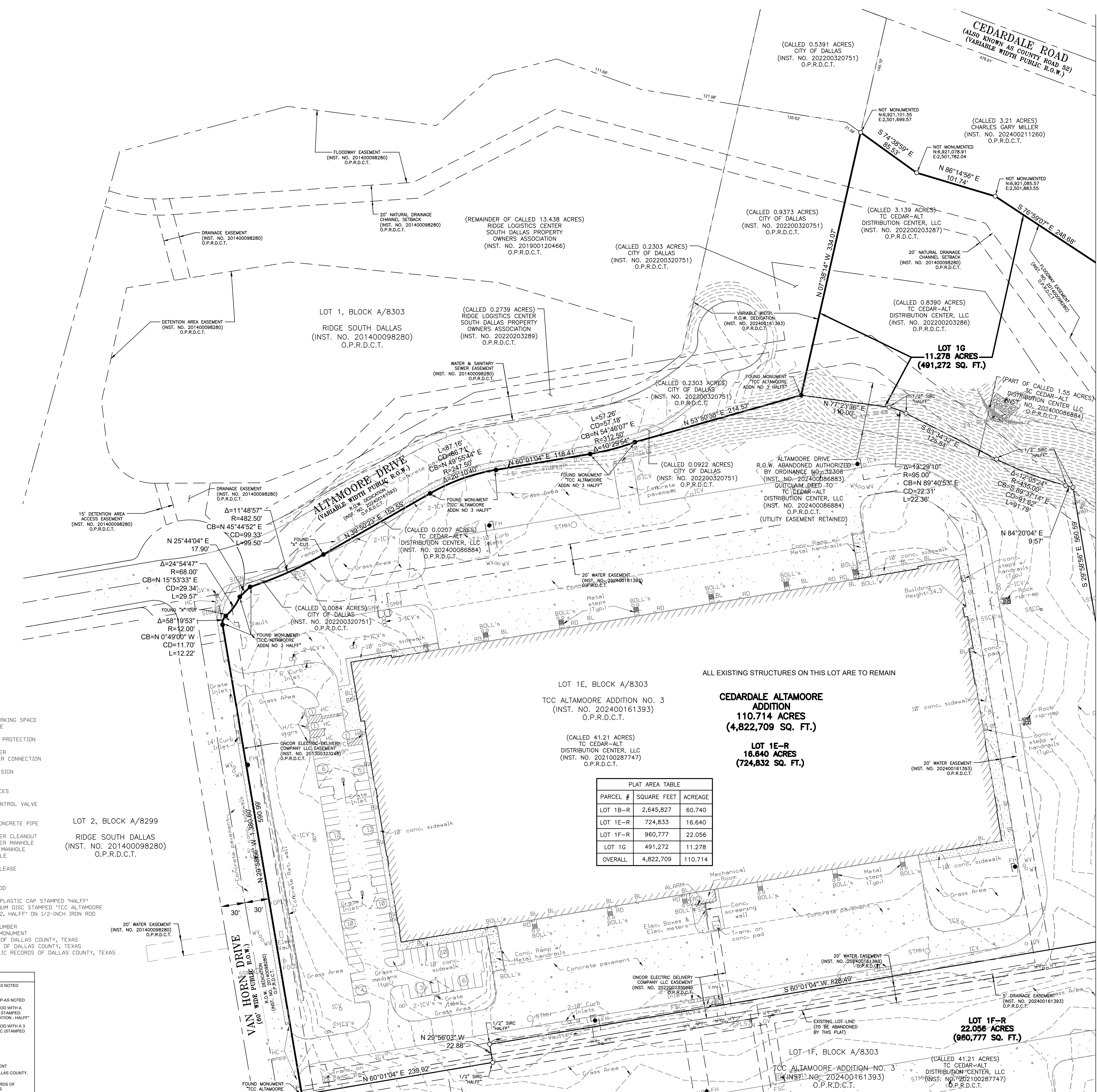
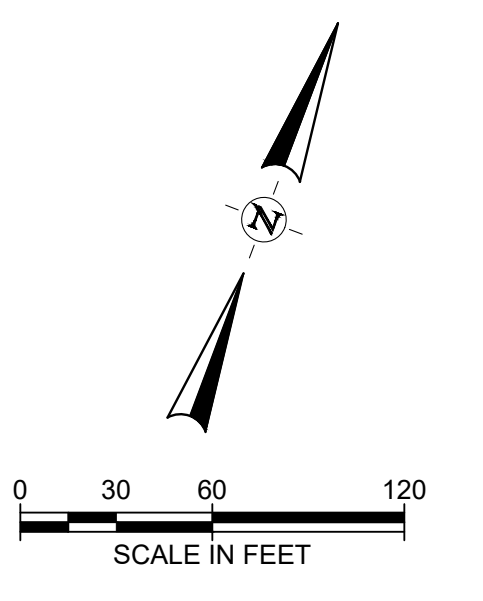
CURVE TABLE

CURVE #	DELTA	RADIUS	CHORD BEARING	CHORD DISTANCE	ARC LENGTH
C2	36°00'10"	95.00'	N 33°03'21" W	58.72'	59.69'



MATCH LINE, SEE SHEET 3 OF 7

MATCH LINE, SEE SHEET 5 OF 7



MATCH LINE - SEE SHEET 2 OF 7

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 - CATP GAS CATHODIC PROTECTION
 - EB ELECTRIC BOX
 - EM ELECTRIC METER
 - FCS FIRE SPRINKLER CONNECTION
 - FH FIRE HYDRANT
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 - GM GAS METER
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 - W/CAP WITH YELLOW PLASTIC CAP STAMPED "HALFF"
 - A.D. 3-INCH ALUMINUM DISC STAMPED "TCC ALTAMOORE ADDITION NO. 2, HALF"
 - OR 1/2-INCH IRON ROD
 - YCLINE, PAGE INSTRUMENT NUMBER
 - CM CONTROLLING MONUMENT
 - M.R.D.C.T. MAP RECORDS OF DALLAS COUNTY, TEXAS
 - D.R.D.C.T. DEED RECORDS OF DALLAS COUNTY, TEXAS
 - O.P.R.D.C.T. OFFICIAL PUBLIC RECORDS OF DALLAS COUNTY, TEXAS

- LEGEND**
- SIRC SET IRON ROD W/CAP-AS NOTED
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 - FOUND A.D. 1/2-INCH FOUND IRON ROD WITH A 3-INCH ALUMINUM DISC STAMPED "CEDARDALE PARK ADDITION - HALFF"
 - FOUND 1/2-INCH FOUND IRON ROD WITH A 3-INCH ALUMINUM DISC STAMPED "AS NOTED"
 - VOL. VOLUME
 - PG. PAGE
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MATCH LINE, SEE SHEET 4 OF 7

REPLAT OF CEDARDALE ALTAMOORE ADDITION
LOT 1B-R, BLOCK B/8310
LOTS 1F-R & 1E-R, BLOCK A/8303 & LOT 1G, BLOCK XXXX
 BEING PART OF
TCC ALTAMOORE ADDITION NO. 3
LOTS 1E & 1F, BLOCK A/ 8303 AND
CEDARDALE PARK ADDITION
LOT 1B, BLOCK B/ 8310
 SITUATED IN THE
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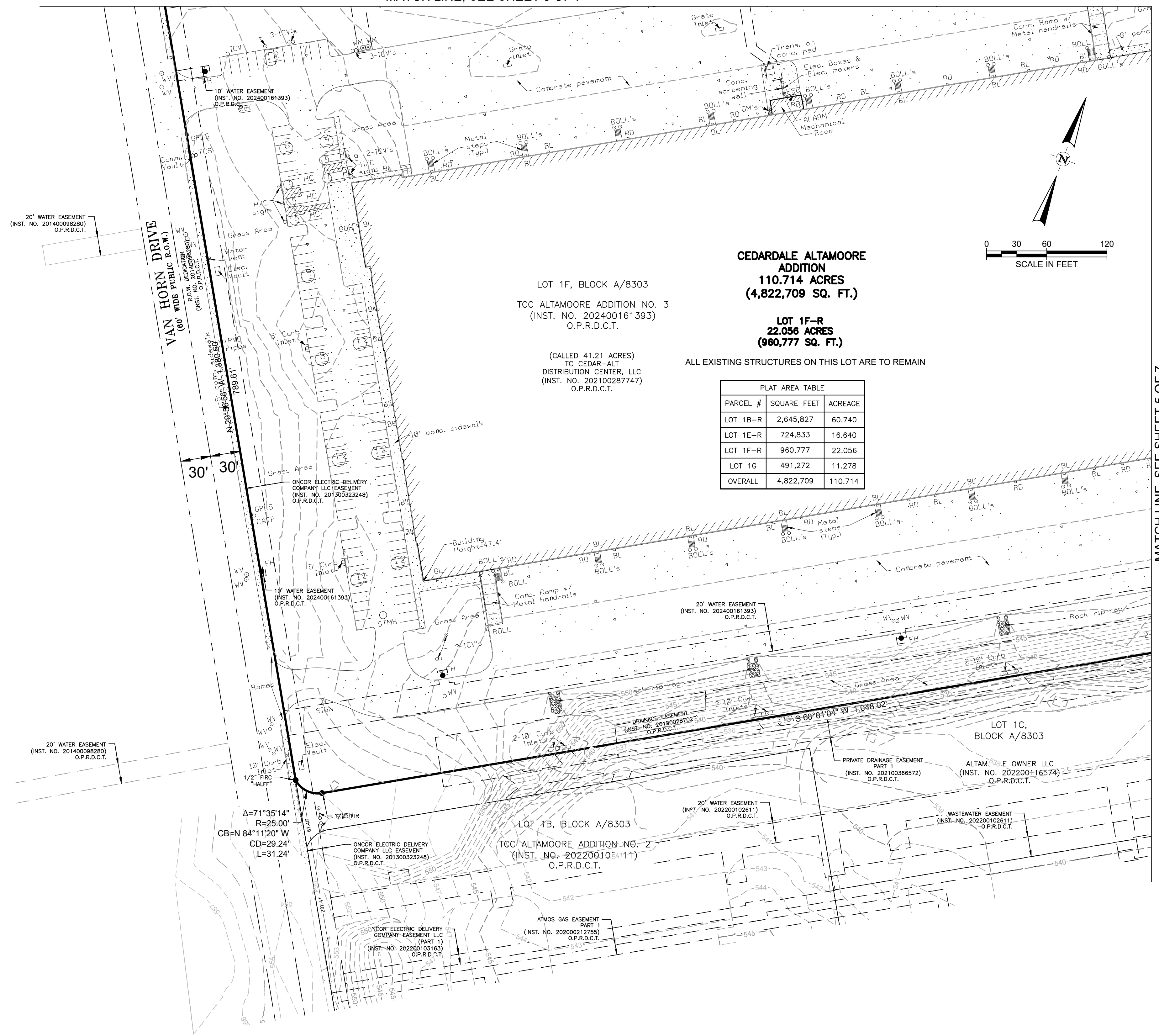
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 HALFF ASSOCIATES, INC.
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 CONTACT: JOHN P. ESCALANTE
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OWNER
 TCC CEDAR-ALT DISTRIBUTION CENTER, LLC
 2100 MCKINNEY AVE., SUITE 800
 DALLAS, TX 75201
 CONTACT: JAKE MARKS
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 PHONE: (214) 863-4276

TBPELS FIRM NO. 10029600
 8144 WALNUT HILL LANE, SUITE 550
 DALLAS, TX 75231 TEL. (972) 761-1650
 SCALE: 1"=60'



FILE NAME: A:\580003\5855901\3\SURV\CADD\Sheets\VP-01-5855901-3.dwg DATE: April 8, 2026, TIME: 10:28 AM, USER: ah1885



CEDARDALE ALTAMOORE ADDITION
110.714 ACRES
(4,822,709 SQ. FT.)

LOT 1F-R
22.056 ACRES
(960,777 SQ. FT.)

ALL EXISTING STRUCTURES ON THIS LOT ARE TO REMAIN

PARCEL #	SQUARE FEET	ACREAGE
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LOT 1E-R	724,833	16.640
LOT 1F-R	960,777	22.056
LOT 1G	491,272	11.278
OVERALL	4,822,709	110.714

LOT 1F, BLOCK A/8303
 TCC ALTAMOORE ADDITION NO. 3
 (INST. NO. 202400161393)
 O.P.R.D.C.T.

(CALLED 41.21 ACRES)
 TC CEDAR-ALT
 DISTRIBUTION CENTER, LLC
 (INST. NO. 202100287747)
 O.P.R.D.C.T.

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LEGEND

- ⓪ NUMBER OF PARKING SPACE
- CA CENTRAL ANGLE
- BOLL BOLLARD
- CHTP GAS CATHODIC PROTECTION
- EB ELECTRIC BOX
- EM ELECTRIC METER
- FCS FIRE SPRINKLER CONNECTION
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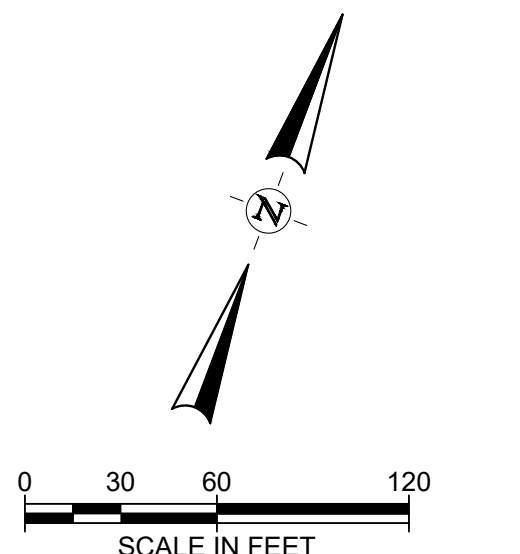
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REPLAT OF CEDARDALE ALTAMOORE ADDITION
LOT 1B-R, BLOCK B/8310
LOTS 1F-R & 1E-R, BLOCK A/8303
& LOT 1G, BLOCK XXXX

BEING PART OF
 TCC ALTAMOORE ADDITION NO. 3
 LOTS 1E & 1F, BLOCK A/ 8303
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 SITUATED IN THE
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TBPELS FIRM NO. 10029600
 8144 WALNUT HILL LANE, SUITE 550
 DALLAS, TX 75231 TEL. (972) 761-1650
 SCALE: 1"=60' AVO: 58559.013 MARCH 2026



GEORGE FLOYD SURVEY
ABSTRACT NUMBER 463

**CEDARDALE ALTA MOORE
ADDITION
110.714 ACRES
(4,822,709 SQ. FT.)**

ALL EXISTING STRUCTURES ON THIS LOT ARE TO REMAIN

**LOT 1B-R
60.740 ACRES
(2,645,827 SQ. FT.)**

CURVE TABLE

CURVE #	DELTA	RADIUS	CHORD BEARING	CHORD DISTANCE	ARC LENGTH
C1	18°41'58"	135.50'	N 21°05'01" W	44.03'	44.22'
C3	90°00'00"	25.00'	S 15°01'04" W	35.36'	39.27'

PLAT AREA TABLE

PARCEL #	SQUARE FEET	ACREAGE
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 2. LOT TO LOT DRAINAGE WILL NOT BE ALLOWED WITHOUT CITY DALLAS PAVING & DRAINAGE ENGINEERING SECTION APPROVAL.
 3. THE PURPOSE OF THIS PLAT IS TO CREATE FOUR LOTS FROM THREE PLATTED LOTS.
 4. COORDINATES SHOWN ARE BASED ON THE TEXAS STATE PLANE COORDINATE SYSTEM, NORTH CENTRAL ZONE (4202), NORTH AMERICAN DATUM OF 1983 ON GRID COORDINATE VALUES, NO SCALE AND NO PROJECTION.
 5. ALL CORNERS LABELED FOUND "X" CUT, 1/2-INCH FOUND IRON ROD OR 1/2-INCH FOUND IRON RODS HAVING CAPS STAMPED "HALFF" WERE SET FOR PREVIOUS BOUNDARY SURVEYS BY THIS FIRM AND VERIFIED FOR THIS PLAT.
 6. ALL EXISTING STRUCTURES LOCATED ON THE LOTS SHOWN HEREON ARE TO REMAIN. NO DEMOLITION OF EXISTING STRUCTURES IS PROPOSED AS PART OF THIS REPLAT.

- LEGEND**
- SRIC SET IRON ROD W/ CAPS AS NOTED
 - RR FOUND IRON ROD
 - FIR FOUND IRON ROD W/ CAPS AS NOTED
 - FOUND A.D. 1/2-INCH FOUND IRON ROD WITH A 3-INCH ALUMINUM DISC STAMPED "CEDARDALE PARK ADDITION - HALF"
 - FOUND MONUMENT 1/2-INCH FOUND IRON ROD WITH A 3-INCH ALUMINUM DISC STAMPED AS NOTED
 - VOL. VOLUME
 - PG. PAGE
 - INST. NO. INSTRUMENT NUMBER
 - C.M. CONTROLLING MONUMENT
 - D.R.D.C.T. DEED RECORDS OF DALLAS COUNTY, TEXAS
 - O.P.R.D.C.T. OFFICIAL PUBLIC RECORDS OF DALLAS COUNTY, TEXAS
 - FOUND MONUMENTS (AS NOTED)
 - POINT FOR CORNER (UNLESS OTHERWISE NOTED)
- OWNER**
- TC CEDAR-ALT DISTRIBUTION CENTER, LLC
2100 MCKINNEY AVE. SUITE 800
DALLAS, TX 75201
CONTACT: JAKE MARKS
EMAIL: JMARKS@TRAMMELLCROW.COM
PHONE: (214) 883-4276
- SURVEYOR**
- HALFF ASSOCIATES, INC.
8144 WALNUT HILL LANE, SUITE 550
DALLAS, TX 75231
CONTACT: JOHN P. ESCALANTE
EMAIL: JESCALANTE@HALFF.COM
PHONE: (972) 761-1650

**REPLAT OF
CEDARDALE ALTA MOORE
ADDITION
LOT 1B-R, BLOCK B/8310
LOTS 1F-R & 1E-R, BLOCK A/8303
& LOT 1G, BLOCK XXXX**

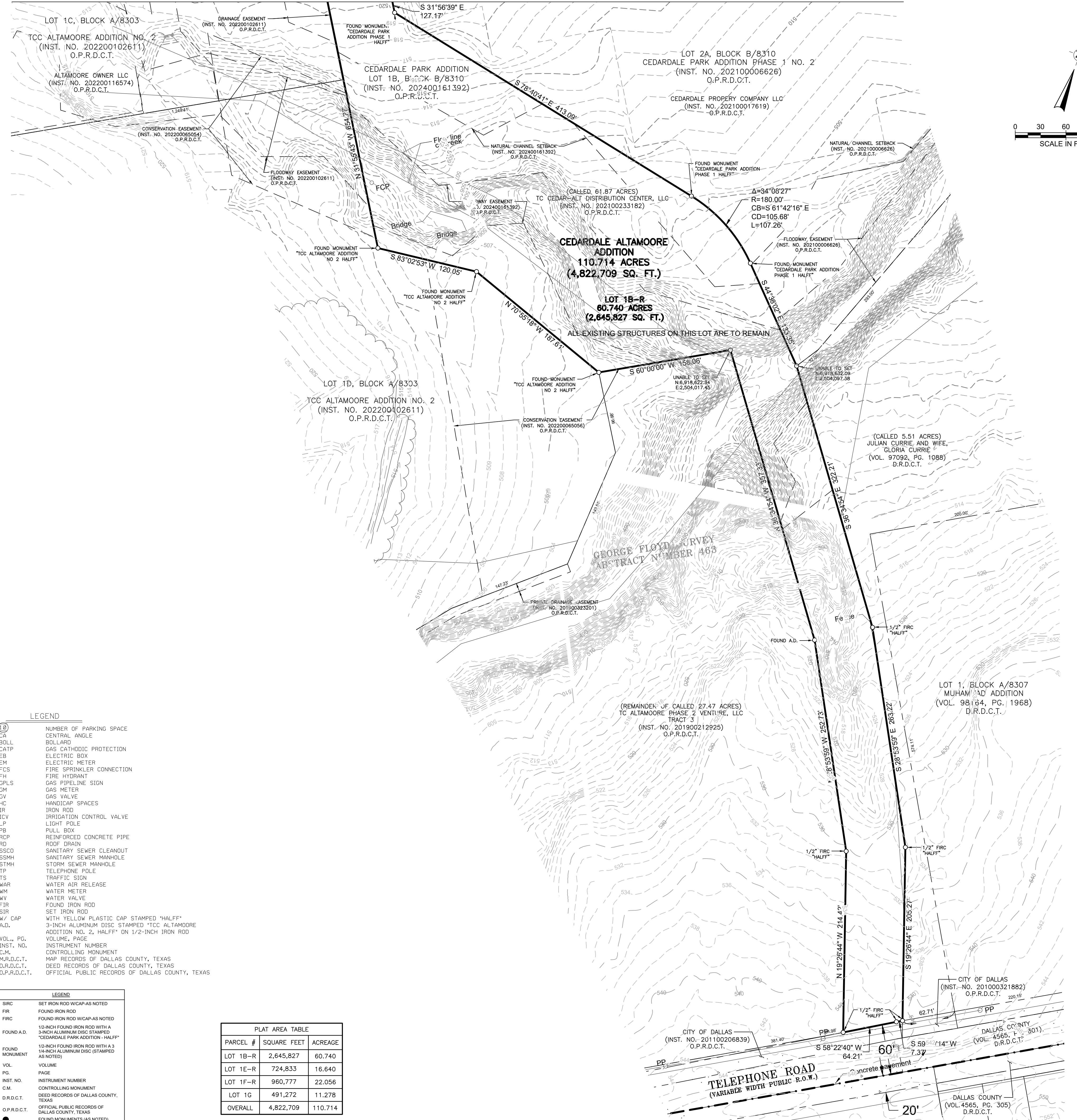
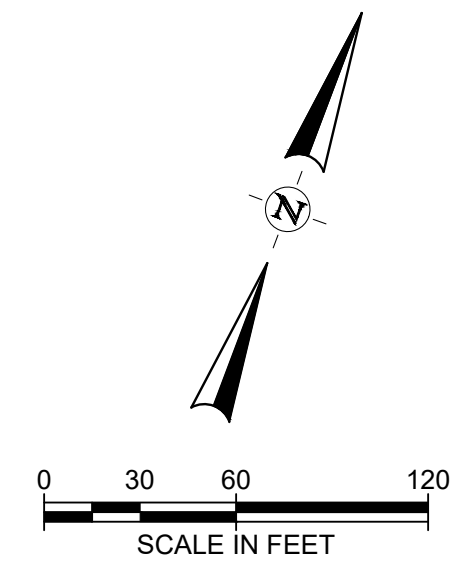
BEING PART OF
TCC ALTA MOORE ADDITION NO. 3
LOTS 1E & 1F, BLOCK A 8303
AND
CEDARDALE PARK ADDITION
LOT 1B, BLOCK B/8310
SITUATED IN THE
GEORGE FLOYD SURVEY, ABSTRACT NO. 463
CITY OF DALLAS, DALLAS COUNTY, TEXAS
CITY PLAN FILE NO. PLAT-26-000103
PREPARED BY

halff

TBPELLS FIRM NO. 10026600
8144 WALNUT HILL LANE, SUITE 550
DALLAS, TX 75231 (972) 761-1650
SCALE: 1"=60' AVO: 58559.013 MARCH 2026

MATCH LINE, SEE SHEET 4 OF 7

MATCH LINE, SEE SHEET 5 OF 7



CEDARDALE ALTA MOORE ADDITION
 110.714 ACRES
 (4,822,709 SQ. FT.)

LOT 1B-R
 60,740 ACRES
 (2,645,827 SQ. FT.)

ALL EXISTING STRUCTURES ON THIS LOT ARE TO REMAIN

LEGEND

- Ⓢ NUMBER OF PARKING SPACE
- CA CENTRAL ANGLE
- BOLL BOLLARD
- CATP GAS CATHODIC PROTECTION
- EB ELECTRIC BOX
- EM ELECTRIC METER
- FCS FIRE SPRINKLER CONNECTION
- FH FIRE HYDRANT
- GPLS GAS PIPELINE SIGN
- GM GAS METER
- GV GAS VALVE
- HC HANDICAP SPACES
- IR IRON ROD
- ICV IRRIGATION CONTROL VALVE
- LP LIGHT POLE
- PB PULL BOX
- RCP REINFORCED CONCRETE PIPE
- RD ROOF DRAIN
- SSCO SANITARY SEWER CLEANOUT
- SSMH SANITARY SEWER MANHOLE
- STMH STORM SEWER MANHOLE
- TP TELEPHONE POLE
- TS TRAFFIC SIGN
- WAR WATER AIR RELEASE
- WM WATER METER
- WV WATER VALVE
- FIR FOUND IRON ROD
- SIR SET IRON ROD
- W/CAP WITH YELLOW PLASTIC CAP STAMPED "HALFF"
- A.D. 3-INCH ALUMINUM DISC STAMPED "TCC ALTA MOORE ADDITION NO. 2, HALFF" ON 1/2-INCH IRON ROD
- VOLUME, PAGE
- INST. NO. INSTRUMENT NUMBER
- C.M. CONTROLLING MONUMENT
- D.R.D.C.T. DEED RECORDS OF DALLAS COUNTY, TEXAS
- O.P.R.D.C.T. OFFICIAL PUBLIC RECORDS OF DALLAS COUNTY, TEXAS

PLAT AREA TABLE

PARCEL #	SQUARE FEET	ACREAGE
LOT 1B-R	2,645,827	60.740
LOT 1E-R	724,833	16.640
LOT 1F-R	960,777	22.056
LOT 1G	491,272	11.278
OVERALL	4,822,709	110.714

LEGEND

- SIRC SET IRON ROD W/CAP-AS NOTED
- FIR FOUND IRON ROD
- FIRC FOUND IRON ROD W/CAP-AS NOTED
- FOUND A.D. 1/2-INCH FOUND IRON ROD WITH A 3-INCH ALUMINUM DISC STAMPED "CEDARDALE PARK ADDITION - HALFF"
- FOUND MONUMENT 1/2-INCH FOUND IRON ROD WITH A 3-INCH ALUMINUM DISC (STAMPED AS NOTED)
- VOL. VOLUME
- P.G. PAGE
- INST. NO. INSTRUMENT NUMBER
- C.M. CONTROLLING MONUMENT
- D.R.D.C.T. DEED RECORDS OF DALLAS COUNTY, TEXAS
- O.P.R.D.C.T. OFFICIAL PUBLIC RECORDS OF DALLAS COUNTY, TEXAS
- FOUND MONUMENTS (AS NOTED)
- POINT FOR CORNER (UNLESS OTHERWISE NOTED)

- GENERAL NOTES:**
1. THE BASIS OF BEARINGS IS THE TEXAS COORDINATE SYSTEM, NORTH CENTRAL ZONE (4202), NORTH AMERICAN DATUM OF 1983 (2011 ADJUSTMENT) EPOCH 2010.00. ALL DISTANCES SHOWN HEREON ARE US SURVEY FEET, DISPLAYED IN SURFACE VALUES AND MAY BE CONVERTED TO GRID USING THE DALLAS COUNTY SCALE FACTOR OF 1.000136506
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REPLAT OF CEDARDALE ALTA MOORE ADDITION
LOT 1B-R, BLOCK B/8310
LOTS 1E-R & 1F-R, BLOCK A/8303
& LOT 1G, BLOCK XXXX
 BEING PART OF
TCC ALTA MOORE ADDITION NO. 3
LOTS 1E & 1F, BLOCK A/ 8303
 AND
CEDARDALE PARK ADDITION
LOT 1B, BLOCK B/ 8310
 SITUATED IN THE
GEORGE FLOYD SURVEY, ABSTRACT NO. 463
CITY OF DALLAS, DALLAS COUNTY, TEXAS
 CITY PLAN FILE NO. PLAT-26-000103
 PREPARED BY

SURVEYOR
 HALFF ASSOCIATES, INC.
 8144 WALNUT HILL LANE, SUITE 550
 DALLAS, TX 75231
 CONTACT: JOHN P. ESCALANTE
 EMAIL: JESCALANTE@HALFF.COM
 PHONE: (972) 761-1650

OWNER
 TC CEDAR-ALT DISTRIBUTION CENTER, LLC
 2100 MCKINNEY AVE. SUITE 800
 DALLAS, TX 75201
 CONTACT: JAKE MARKS
 EMAIL: JMARKS@TRAMELLOW.COM
 PHONE: (214) 863-4276

TBPELS FIRM NO. 10029600
 8144 WALNUT HILL LANE, SUITE 550
 DALLAS, TX 75231 TEL. (972) 761-1650
 SCALE: 1"=60' AVO: 58559.013 MARCH 2026

FILE NAME: A:\58000\58559\013\SURV\CADD\Sheets\V-PP-01-58559-01-3-835.dwg DATE: April 8, 2026, TIME: 10:29 AM, USER: ah1865

Owner's Certificate

State of Texas §
County of Dallas §

WHEREAS **TC Cedar-ALT Distribution Center, LLC** is the owner of a 110.7157 acres (4,822,777 square feet) tract of land situated in the George Floyd Survey, Abstract Number 463, City of Dallas, Dallas County, Texas, and being all of Lot 1B, Block B/8310 of Cedarale Park Addition, an addition to the City of Dallas, Dallas County, Texas, as recorded in Instrument Number 202400161392 of the Official Public Records of Dallas County, Texas (O.P.R.D.C.T.), all of Lots 1E and lot 1F, Block A/8303 of TCC Altamooore Addition No. 3, an addition to the City of Dallas, Dallas County, Texas, as recorded in Instrument Number 202400161393, O.P.R.D.C.T., all of a called 61.87 acre tract of land described in Special Warranty Deed to TC Cedar-Alt Distribution Center, LLC, as recorded in Instrument Number 20210023182, O.P.R.D.C.T., all 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., all of a called 3.139 acre tract of land described in Deed without Warranty to TC Cedar-Alt Distribution Center, LLC, as recorded in Instrument Number 202202023287, O.P.R.D.C.T., all of a called 0.3717 acre tract of land described in Special Warranty Deed to TC Cedar-Alt Distribution Center, LLC, as recorded in Instrument Number 202100234837, O.P.R.D.C.T., and all of a called 0.0123 acre tract of land described in Special Warranty Deed to TC Cedar-Alt Distribution Center, LLC, as recorded in Instrument Number 202100234838, O.P.R.D.C.T., all of that 0.0207 acre tract and part of that 1.55 acre tract both being part of Altamooore Drive abandoned by City of Dallas Ordinance No.32305, recorded in Instrument Number 202400068883, O.P.R.D.C.T., and described in Quitclaim Deed to TC Cedar-Alt Distribution Center, LLC by Instrument Number 202400068884, O.P.R.D.C.T., part of a called 2.19 acre tract of land described in Special Warranty Deed to TC Cedar-Alt Distribution Center, LLC, as recorded in Instrument Number 202100217942, O.P.R.D.C.T., part of a called 1.27 acre tract of land described in Special Warranty Deed to TC Altamooore Phase 2 Venture, LLC, as recorded in Instrument Number 202100234839, O.P.R.D.C.T., and being more particularly described by metes and bounds as follows:

BEGINNING at the northernmost northwest corner (not monumented) of said 1B, the most northerly corner of said 3.139 acre tract, the northeast corner of a called 3.21 acre tract of land described in General Warranty Deed with Vendor's Lien to Charles Gary Miller as recorded in Instrument Number 202400211260, O.P.R.D.C.T., and on the south right-of-way line of Cedarale Road (a variable width right-of-way);

Thence with the south right-of-way line Cedarale Road and the north line of said lot 1B, the following bearings and distances:

South 89 degrees 56 minutes 05 seconds East, with the north line of said 3.139 acre tract, a distance of 140.90 feet to a 1/2-inch iron rod found with a 3-inch aluminum disc stamped "CEDARDALE PARK ADDITION - HALFF" (hereinafter referred to as "found aluminum disk") for corner;

North 87 degrees 11 minutes 35 seconds East, continuing with the north line of said 3.139 acre tract, passing at a distance of 23.71 feet the northeast corner of said 3.139 acre tract, and being at the intersection of the south right-of-way line of said Cedarale Road with the northwest line of said 1.55 acre portion of abandoned Altamooore Drive, and continuing with the north line of said TCC Altamooore Addition, passing at a distance of 83.79 feet the southeast line of said 1.55 acre portion of abandoned Altamooore Drive the northerly corner of said 1.27 acre tract, and continuing with said north line, passing at a distance of 116.78 feet the common northerly northeast corner of said 1.27 acre tract and the northernmost northwest corner of said 2.19 acre remainder tract, and continuing, in all a total distance of 190.41 feet to a found aluminum disc for the point of curvature of a non-tangent circular curve to the left;

Easterly, with said curve to the left, through a central angle of 20 degrees 20 minutes 00 seconds, having a radius 1186.28 feet, a chord bearing of North 79 degrees 46 minutes 17 seconds East, a chord distance of 418.79 feet, an arc length of 420.99 feet to a found aluminum disc for corner;

North 69 degrees 36 minutes 17 seconds East, a distance of 435.46 feet to a 1/2-inch iron rod found with a 3-inch aluminum disc stamped "CEDARDALE PARK ADDITION PHASE 1 - HALFF" (hereinafter referred to as "found monument") for the northeast corner of said lot 1B and the northeast corner of lot 2A, Block B/8310 of Cedarale Park Addition, Phase 1 No. 2, an addition to the City of Dallas, Dallas County, Texas, as recorded in Instrument Number 202100006626, O.P.R.D.C.T., and the beginning of a non-tangent circular curve to the right;

Thence with the east line of said lot 1B and the west line of said lot 2A, the following bearings and distances:

Southerly, departing the south right-of-way line of said Cedarale road and with said curve to the right, through a central angle of 44 degrees 34 minutes 03 seconds, having a radius 44.80 feet, a chord bearing of South 44 degrees 33 minutes 46 seconds East, a chord distance of 33.98 feet, an arc length of 34.85 feet to a 1/2-inch iron rod found with a 3-inch aluminum disc stamped "CEDARDALE PARK ADDN BLK B/8310 - HALFF" for corner;

South 71 degrees 27 minutes 07 seconds West, a distance of 3.57 feet to a 1/2-inch iron rod found with a 3-inch aluminum disc stamped "CEDARDALE PARK ADDN BLK B/8310 - HALFF" for corner;

South 19 degrees 37 minutes 04 seconds East, a distance of 6.16 feet to a 1/2-inch iron rod found with a 3-inch aluminum disc stamped "CEDARDALE PARK ADDN BLK B/8310 - HALFF" for corner;

North 71 degrees 11 minutes 42 seconds East, a distance of 3.29 feet to a 1/2-inch found iron rod for corner;

South 20 degrees 02 minutes 17 seconds East, a distance of 84.57 feet to a found monument for corner;

South 16 degrees 26 minutes 40 seconds East, a distance of 111.47 feet to a found monument for corner;

South 15 degrees 06 minutes 56 seconds East, a distance of 874.88 feet to a found monument for corner;

South 15 degrees 05 minutes 03 seconds East, a distance of 458.20 feet to a found monument for corner;

North 74 degrees 56 minutes 44 seconds East, a distance of 0.96 feet to a found monument for corner;

South 15 degrees 03 minutes 16 seconds East, a distance of 577.51 feet to a found monument for corner;

South 58 degrees 03 minutes 21 seconds West, a distance of 840.51 feet to a found monument for corner;

Thence continuing with the east line of said Lot 1B and with the southwest line of said Lot 2A, the following bearings and distances:

South 31 degrees 56 minutes 39 seconds East, a distance of 127.17 feet to a found monument for corner;

South 78 degrees 40 minutes 41 seconds East, a distance of 413.09 feet to a found monument for the beginning of a tangent circular curve to the right;

Easterly, with said curve to the right, through a central angle of 34 degrees 08 minutes 27 seconds, having a radius 180.00 feet, a chord bearing of South 61 degrees 42 minutes 16 seconds East, a chord distance of 105.68 feet, an arc length of 107.26 feet to a found monument for corner;

South 44 degrees 38 minutes 02 seconds East, a distance of 133.35 feet to the south corner (unable to set) of said Lot 2A, said point being the westerly corner of a called 5.51 acre tract of land described in Warranty Deed to Julian Currie and wife, Gloria Currie as recorded in Volume 97092, Page 1088, D.R.D.C.T.;

Thence continuing with the east line of said Lot 1B and the southwesterly line of said 5.51 acre tract, the following bearings and distances:

South 36 degrees 34 minutes 54 seconds East, departing the southwest line of said Lot 2A, a distance of 322.21 feet to a 1/2-inch found iron rod with a yellow plastic cap stamped "HALFF" (hereinafter referred to as "with HALFF cap") for corner;

South 28 degrees 53 minutes 59 seconds East, a distance of 263.22 feet to a 1/2-inch found iron rod with HALFF cap for corner;

South 19 degrees 26 minutes 44 seconds East, a distance of 205.27 feet to a 1/2-inch found iron rod with HALFF cap for corner, said corner being on the northern right-of-way line of Telephone Road (a variable width right-of-way);

Thence South 59 degrees 04 minutes 14 seconds West, with the southeast line of said 61.87 acre tract and the northwest right-of-way line of said Telephone Road, a distance of 7.37 feet to a 1/2-inch found iron rod with HALFF cap for corner;

Thence South 58 degrees 22 minutes 40 seconds West, continuing with said northwest and southeast lines, a distance of 64.21 feet to a 1/2-inch found iron rod with HALFF cap for corner, said point being the southeast corner of the remainder of that tract of land described as tract 3 in Special Warranty Deed to TC Altamooore Phase 2 Venture, LLC as recorded in Instrument Number 201900212925, O.P.R.D.C.T.;

Thence with the southwest line of said lot 1B, and the northeast line of the remainder of said TC Altamooore Phase 2 Venture, LLC tract, the following bearings and distances:

North 19 degrees 26 minutes 44 seconds West, departing said northwest right-of-way line, a distance of 214.42 feet to a 1/2-inch found iron rod with HALFF cap for corner;

North 28 degrees 53 minutes 59 seconds West, a distance of 252.73 feet to a found aluminum disk for corner;

North 36 degrees 34 minutes 54 seconds West, a distance of 357.33 feet to a corner (unable to set), being the north corner of the said remainder of the TC Altamooore Phase 2 Venture, LLC tract;

South 60 degrees 00 minutes 00 seconds West, a distance of 158.06 feet to a 1/2-inch iron rod with a 3-inch aluminum disc stamped "TCC ALTAMOOORE ADDITION NO. 2 HALFF" at an angle point in the northeast line of Lot 1D, Block A/8303 of TCC Altamooore Addition No. 2, an addition to the City of Dallas, Dallas County, Texas, as recorded in Instrument Number 202200102611, O.P.R.D.C.T.;

Thence continuing with the southwest line of said 61.87 acre tract and along the northeast line of said TCC Altamooore Addition No. 2, the following bearings and distances:

North 70 degrees 55 minutes 18 seconds West, departing said TC Altamooore Phase 2 Venture, LLC tract, a distance of 187.61 feet to a 1/2-inch iron rod with a 3-inch aluminum disc stamped "TCC ALTAMOOORE ADDITION NO. 2 HALFF" for corner;

South 83 degrees 02 minutes 53 seconds West, a distance of 120.05 feet to a 1/2-inch iron rod with a 3-inch aluminum disc stamped "TCC ALTAMOOORE ADDITION NO. 2 HALFF" for corner;

North 31 degrees 55 minutes 43 seconds West, a distance of 654.77 feet to a found aluminum disc for the southeast corner of said 0.3717 acre tract;

Thence South 70 degrees 27 minutes 41 seconds West, departing the southwest line of said 61.87 acre tract and with the south line of said 0.3717 acre tract and continuing with the northeast line of said TCC Altamooore Addition No. 2, a distance of 4.63 feet to a 1/2-inch iron rod found with a 3-inch aluminum disc stamped "CEDARDALE PARK ADDN BLK B/8310 - HALFF" for corner;

Thence with the southwest line of said Lot 1B and of said 0.3717 acre tract, continuing with the northeast line of said TCC Altamooore Addition No. 2, the following bearings and distances:

North 32 degrees 03 minutes 16 seconds West, a distance of 134.48 feet to a found aluminum disc for corner;

North 65 degrees 11 minutes 01 second West, a distance of 42.14 feet to a 1/2-inch iron rod found with a 3-inch aluminum disc stamped "CEDARDALE PARK ADDN BLK B/8310 - HALFF" for corner;

North 29 degrees 58 minutes 56 seconds West, a distance of 49.28 feet to a found aluminum disc for corner;

North 47 degrees 27 minutes 01 second West, a distance of 23.22 feet to a found aluminum disc for the beginning of a tangent circular curve to the right;

Northwesterly, with said curve to the right, through a central angle of 17 degrees 01 minute 01 second, having a radius 95.50 feet, a chord bearing of North 38 degrees 56 minutes 30 seconds West, a chord distance of 28.26 feet, an arc length of 28.36 feet to a found aluminum disc for corner;

North 30 degrees 26 minutes 00 seconds West, a distance of 222.73 feet to a found aluminum disc for the beginning of a tangent circular curve to the right;

Northwesterly, with said curve to the right, through a central angle of 18 degrees 41 minutes 58 seconds, having a radius 135.50 feet, a chord bearing of North 21 degrees 05 minutes 01 second West, a chord distance of 44.03 feet, an arc length of 44.22 feet to a found aluminum disc for corner;

North 14 degrees 50 minutes 39 seconds West, passing at a distance of 47.42 feet the northerly northwest corner of said 0.3717 acre tract, and the south corner of the aforementioned 0.0123 acre tract, and continuing with the west line of said 0.0123 acre tract, in all a total distance of 110.71 feet to a found aluminum disc for corner;

Thence continuing with the southwest line of said Lot 1B and the northeast line of said TCC Altamooore Addition No. 2, the following bearings and distances:

North 15 degrees 03 minutes 16 seconds West, a distance of 498.38 feet to a 1/2-inch found iron rod for the beginning of a tangent circular to the left;

Northwesterly, with said curve to the left, through a central angle of 36 degrees 00 minutes 10 seconds, having a radius 95.00 feet, a chord bearing of North 33 degrees 03 minutes 21 seconds West, a chord distance of 58.72 feet, an arc length of 59.69 feet to a found aluminum disc for corner;

North 51 degrees 03 minutes 26 seconds West, a distance of 24.86 feet to a found aluminum disc for corner;

South 74 degrees 56 minutes 44 seconds West, passing at a distance of 89.46 feet a common angle point of said Lot 1B and of said Lot 1F, Block A/8303 of said TCC Altamooore Addition No. 3, continuing with the east line of said lot 1F, in all a total distance of 131.06 feet to a 1/2-inch found iron rod for the northernmost northwest corner of said TCC Altamooore Addition No. 2;

Thence continuing with the northwest line of said TCC Altamooore Addition No. 2 and the southeast line of said TCC Altamooore Addition No. 3, the following bearings and distances:

South 30 degrees 58 minutes 25 seconds East, a distance of 42.59 feet to a 1/2-inch iron rod found with a 3-inch aluminum disc stamped "TCC ALTAMOOORE ADDN NO. 3 - HALFF" for corner;

South 15 degrees 03 minutes 16 seconds East, a distance of 215.36 feet to a 1/2-inch iron rod found with a 3-inch aluminum disc stamped "TCC ALTAMOOORE ADDN NO. 3 - HALFF" for corner;

South 26 degrees 59 minutes 25 seconds East, a distance of 58.02 feet to a 1/2-inch iron rod found with a 3-inch aluminum disc stamped "TCC ALTAMOOORE ADDN NO. 3 - HALFF" for corner;

South 15 degrees 03 minutes 16 seconds East, a distance of 237.61 feet to a 1/2-inch iron rod found with a 3-inch aluminum disc stamped "TCC ALTAMOOORE ADDN NO. 3 - HALFF" for corner;

South 29 degrees 58 minutes 56 seconds East, a distance of 80.87 feet to a 1/2-inch iron rod found with a 3-inch aluminum disc stamped "TCC ALTAMOOORE ADDN NO. 3 - HALFF" for the beginning of a tangent circular curve to the right;

Southerly, with said curve to the right, through a central angle of 90 degrees 00 minutes 00 seconds, having a radius 25.00 feet, a chord bearing of South 15 degrees 01 minute 04 seconds West, a chord distance of 35.36 feet, an arc length of 39.27 feet to a 1/2-inch iron rod found with a 3-inch aluminum disc stamped "TCC ALTAMOOORE ADDN NO. 3 - HALFF" for corner;

South 60 degrees 01 minute 04 seconds West, a distance of 1,048.02 feet to a 1/2-inch found iron rod for the beginning of a tangent circular curve to the right;

Westerly, with said curve to the right, through a central angle of 71 degrees 35 minutes 14 seconds, having a radius 25.00 feet, a chord bearing of North 84 degrees 11 minutes 20 seconds West, a chord distance of 29.24 feet, an arc length of 31.24 feet to a 1/2-inch found iron rod with a yellow plastic cap stamped "HALFF" for corner on the northeast right-of-way line of Van Horn Drive (a 60-foot wide right-of-way).

Thence North 29 degrees 58 minutes 56 seconds West, with the southwest line of said TCC Altamooore Addition No. 2 and the northeast right-of-way line of said Van Horn Drive, passing at a distance of 789.61 feet a 1/2-inch iron rod found with a 3-inch aluminum disc stamped "TCC ALTAMOOORE ADDN NO. 3 HALFF" for the northwest corner of Lot 1F and the southwest corner of Lot 1E both lots of said TCC Altamooore Addition No. 3, continuing with said southwest line and said northeast right-of-way line, a total distance of 1,380.60 feet to a 1/2-inch iron rod found with a 3-inch aluminum disc stamped "TCC ALTAMOOORE ADDN NO. 3 - HALFF" for the beginning of a tangent circular curve to the right;

Thence Northerly, with the west line of said Lot 1E, the northeast right-of-way line of said Van Horn Drive, and said curve to the right, through a central angle of 58 degrees 19 minutes 53 seconds, having a radius 12.00 feet, a chord bearing of North 00 degrees 49 minutes 00 seconds West, a distance of 11.70 feet, an arc length of 12.22 feet to a found "X" cut for the point of reverse curvature of a tangent circular curve to the left;

Thence Northerly, continuing with the west line of Lot 1E, the northeast right-of-way line of said Van Horn Drive, and with said curve to the left, through a central angle of 24 degrees 54 minutes 47 seconds, having a radius 88.00 feet, a chord bearing of North 15 degrees 53 minutes 33 seconds East, a chord distance of 29.34 feet, an arc length of 29.57 feet to a 1/2-inch iron rod found with a 3-inch aluminum disc stamped "TCC ALTAMOOORE ADDN NO. 3 - HALFF" for corner, said point being on the southeasterly line of Altamooore Drive, a variable width right-of-way as dedicated by said TCC Altamooore Addition No. 3;

Thence northeasterly, along the southeasterly right-of-way line of said Altamooore Drive and the northwest line of said lot 1E, the following bearings and distances:

North 25 degrees 44 minutes 04 seconds East, departing said Van Horn Drive, a distance of 17.90 feet to a 1/2-inch iron rod found with a 3-inch aluminum disc stamped "TCC ALTAMOOORE ADDN NO. 3 - HALFF" for the beginning of a non-tangent circular curve to the left;

Northeasterly, with said curve to the left, through a central angle of 11 degrees 48 minutes 52 seconds, having a radius 482.50 feet, a chord bearing of North 45 degrees 44 minutes 57 seconds East, a chord distance of 99.33 feet, an arc length of 99.50 feet to a found "X" cut for corner;

North 39 degrees 50 minutes 23 seconds East, a distance of 152.55 feet to a 1/2-inch iron rod found with a 3-inch aluminum disc stamped "TCC ALTAMOOORE ADDN NO. 3 - HALFF" for the beginning of a tangent circular curve to the right;

Easterly, with said curve to the right, through a central angle of 20 degrees 10 minutes 40 seconds, having a radius 247.50 feet, a chord bearing of North 49 degrees 55 minutes 44 seconds East, a chord distance of 86.71 feet, an arc length of 87.16 feet to a 1/2-inch iron rod found with a 3-inch aluminum disc stamped "TCC ALTAMOOORE ADDN NO. 3 - HALFF" for corner;

North 60 degrees 01 minute 04 seconds East, a distance of 118.41 feet to a 1/2-inch iron rod found with a 3-inch aluminum disc stamped "TCC ALTAMOOORE ADDN NO. 3 - HALFF" for the beginning of a tangent circular curve to the left;

Easterly, with said curve to the left, through a central angle of 10 degrees 29 minutes 54 seconds, having a radius 312.50 feet, a chord bearing of North 54 degrees 46 minutes 07 seconds East, a chord distance of 57.18 feet, an arc length of 57.26 feet to a 1/2-inch iron rod found with a 3-inch aluminum disc stamped "TCC ALTAMOOORE ADDN NO. 3 - HALFF" for corner;

North 53 degrees 50 minutes 38 seconds East, a distance of 214.52 feet to a 1/2-inch iron rod found with a 3-inch aluminum disc stamped "TCC ALTAMOOORE ADDN NO. 3 - HALFF" for corner;

North 07 degrees 38 minutes 14 seconds West, a distance of 334.07 feet to a point for the northernmost northwest corner of said Lot 1E and the southwest corner of said 3.21 acre tract;

Thence with the north line of said Lot 1E and the south line of said 3.21 acre tract, the following bearings and distances:

South 74 degrees 38 minutes 59 seconds East, a distance of 85.53 feet to a point for corner;

North 86 degrees 14 minutes 56 seconds East, a distance of 101.74 feet to a point for corner;

South 76 degrees 59 minutes 07 seconds East, a distance of 248.68 feet to a point for corner;

South 36 degrees 39 minutes 52 seconds East, a distance of 101.64 feet to a point for corner;

South 81 degrees 29 minutes 24 seconds East, a distance of 84.36 feet to a point for corner;

North 44 degrees 22 minutes 52 seconds East, passing at a distance of 7.63 feet the northeast corner of said Lot 1E and the westernmost northwest corner of said Lot 1B, continuing with the southeast line of said 3.21 acre tract and the northwest line of said Lot 1B, a total distance of 53.22 feet to a point for corner;

Thence with the northwest line of said Lot 1B and the southeast line of said 3.21 acre tract, the following bearings and distances:

North 22 degrees 30 minutes 57 seconds East, a distance of 154.55 feet to a point for corner;

North 10 degrees 26 minutes 57 seconds East, a distance of 81.12 feet to a point for corner;

North 51 degrees 44 minutes 50 seconds East, a distance of 62.37 feet to the **POINT OF BEGINNING** and containing 110.714 acres (4,822,709 square feet) of land, more or less.

GENERAL NOTES:

- 1. The Basis of Bearing is the Texas Coordinate System, North Central Zone (4202), North American Datum of 1983 (2011 Adjustment) Epoch 2010.00. All distances shown hereon are US Survey Feet, displayed in surface values and may be converted to grid using the Dallas County Scale Factor of 1.000136506.
- 2. Lot-to-lot drainage will not be allowed without City Dallas Paving & Drainage Engineering Section approval.
- 3. The purpose of this plat is to create four lots from three platted lots.
- 4. Coordinates shown are based on the Texas State Plane Coordinate System, North Central Zone (4202), North American Datum of 1983 on grid coordinate values, no scale and no projection.
- 5. All corners labeled found "X" cut, 1/2-inch found iron rod or 1/2-inch found iron rods having caps stamped "HALFF" were set for previous boundary surveys by this firm and verified for this plat.
- 6. All existing structures located on the lots shown hereon are to remain. No demolition of existing structures is proposed as part of this replat.

SURVEYOR'S STATEMENT:

I, John P. Escalante, 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 filed operations and other reliable documentation; and that this plat substantially complies with the rules and regulations of the Texas Board of Professional Engineers and Land Surveyors, the City of Dallas Development Code (Ordinance No. 19455, as amended), and Texas Local Government Code, Chapter 212. I further affirm that monumentation shown hereon was either found or placed in compliance with the City of Dallas Development Code, Sec. 51a-8.617 (a)(b)(c)(d) & (e); and that the digital drawing file accompanying this plat is a precise representation of the signed final plat.

Dated is the ____ day of _____, 2026.

John P. Escalante
Texas Registered Professional Land Surveyor
Texas Registration No. 7135
TBPELS Firm No. 10029600

State of Texas
County of Dallas

Before me, the undersigned, a Notary Public in and for the said County and State, on this day personally appeared John P. Escalante, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same for the purpose therein expressed and under oath stated that the statements in the foregoing certificate are true.

Given under my hand and seal of office this ____ day of _____, 2026.

Notary Public in and for the State of Texas

OWNER'S DEDICATION

NOW THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

That **TC Cedar-Alt Distribution Center, LLC**, acting by and through its duly authorized agent Jake Marks, does hereby adopt this plat, designating the herein above described property as **CEDARDALE ALTAMOOORE ADDITION**, an addition to the City of Dallas, Dallas County, Texas, and does hereby dedicate, in fee simple, to the public use forever any streets and alleys 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 and the detention area easement shown on this plat are 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.

Witness, my hand at Dallas, Texas, this the ____ day of _____, 2026.

TC Cedar-Alt Distribution Center, LLC
a Delaware limited liability company

By: **Cedardale Associates, LLC**
a Delaware limited liability company
its Managing Member

By: **TC Cedardale Member, LLC**
a Delaware limited liability company
its managing member

by: **TCDFW Industrial Development, Inc.**
a Delaware corporation
its Managing Member

Jake Marks, Vice President

State of Texas
County of Dallas

Before me, the undersigned, a Notary Public in and for the said County and State, on this day personally appeared Jake Marks, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same for the purpose therein expressed and under oath stated that the statements in the foregoing certificate are true.

Given under my hand and seal of office this ____ day of _____, 2026.

Notary Public in and for the State of Texas
my Commission expires:

FLOODWAY EASEMENT STATEMENT

The existing water courses, creek or creeks described as Floodway Easement traversing along Blocks A/8303 and B/8310 within the limits of this addition, will remain as an open channel at all times and will be maintained by the individual owners of the lot or lots that are traversed by or adjacent to the drainage courses in Blocks A/8303 and B/8310. The City of Dallas will not be responsible for the maintenance and operation of said water courses, 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 Blocks A/8303 and B/8310 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. Each property owner 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 property owner to alleviate any undesirable conditions, which may occur.

The natural drainage channels and watercourses through Blocks A/8303 and B/8310, as in the case of all natural channels are subject to storm water overflow and natural bank erosion to an extent which cannot be