

CITY PLAN COMMISSION**THURSDAY, MAY 7, 2026****FILE NUMBER:** PLAT-26-000103**SENIOR PLANNER:** Sharmila Shrestha**LOCATION:** Van Horn Drive, at the terminus of Altamorre Drive**DATE FILED:** April 10, 2026**ZONING:** LI, PD 980**PD LINK:** <https://dallascityhall.com/departments/city-attorney/Articles/PDF/Article%20980.pdf>**CITY COUNCIL DISTRICT:** 8**SIZE OF REQUEST:** 110.714-acres**APPLICANT/OWNER:** TC Cedar-ALT Distribution Center, LLC

REQUEST: An application to replat a 110.714-acre tract of land containing all of Lot 1B in City Block B/8310 and all of Lots 1E and 1F in City Block A/8303 to create four lots ranging in size from 11.2780-acre to 60.740-acre on property located on Van Horn Drive, at the terminus of Altamorre Drive.

SUBDIVISION HISTORY:

1. S234-086 was a request northeast of the present request to create one 4.970-acre lot from a tract of land containing part of City Block 8311 on property located on Cedardale Road, southwest of Cleveland Road. The request was approved on May 2, 2024, but has not been recorded.
2. S223-041 was a request at the same location as present request to replat a 47.313-acre tract of land containing part of Lot 1A in City Block A/8303 to create one 22.847-acre lot and one 21.700-acre lot and to dedicate right-of-way on property located on Altamoore Drive, east of Van Horn Drive. The request was approved on December 15, 2022, and was recorded on August 23, 2024.
3. S212-347 was a request southeast of the present request to create one 20.780-acre lot and one 13.277-acre lot from a 34.057-acre tract of land in City Block 8308 on property located on Telephone Road, west of Bonnie View Road. The request was approved on October 13, 2022 but has not been recorded.
4. S212-159 was a request southeast of the present request to create one 20.780-acre lot from a tract of land in City Block 8308 on property located on Telephone Road, west of Bonnie View Road. The request was approved on April 21, 2022 and was withdrawn on September 21, 2022.
5. S201-630 was a request at the same location as present request to replat a 41.80-acre tract of land containing part of Lot 1A in City Block A/8303 to create one 18.80-acre lot and one 23.0-acre lot on property located on Altamoore Drive, east of Van Horn Drive. The request was approved on April 22, 2021 was recorded on August 23, 2024.
6. S201-615 was a request north of the present request to replat a 180.0041-acre tract of land containing all of Lots 1 through 8 in City Block 37/7618, all of Lot 1 in City Block A/8290, all of Lot 1 in City Block A/8312, and a tract of land in City Blocks A/8290, 83123,A/8312, 8289, 8290, and to dedicate right-of-way, to

create 6 lots on property located on Cedardale Road at Honeysuckle Lane, south of Interstate Highway No. 20. The request was approved on April 8, 2021. Phase A S201-615A was submitted and recorded on December 22, 2023.

STAFF RECOMMENDATION: The request complies with the requirements of the LI Light Manufacturing District and PD980; therefore, staff recommends approval of the request subject to compliance with the following conditions:

General Conditions:

1. The final plat must conform to all requirements of the Dallas Development Code, Texas Local Government Code, Texas Land Surveying Practices Act and the General Rules and Regulations of the Texas Board of Land Surveying.
2. Department of Development Services, Engineering Division must verify that the plat conforms with the water, wastewater, and easement requirements under the provisions of Chapter 49 of the Dallas City Code.
3. Compliance with all plans, contracts, ordinances, and requirements of the City of Dallas. *Section 51A-8.102(a), (b), (c), and (d)*
4. The number and location of fire hydrants must comply with the Dallas Fire Code.
5. Any new or existing structure may not extend across new property lines. *Section 51A-8.503(e)*
6. On the final plat, all easement abandonments, and ROW abandonments must be by separate instrument with the recording information shown on the face of the plat. A release from the Real Estate Division is required prior to the plat being submitted to the Chairman for signature.
7. On the final plat, include two boundary corners tagged with these coordinates: "Texas State Plane Coordinate System, North Central Zone, North American Datum of 1983 on Grid Coordinate values, No Scale and no Projection."
8. On the final plat, monument all set corners per the Monumentation Ordinance. Prior to submittal of the final plat for the Chairman's signature. The monuments must be verified by the Chief City Surveyors Office in the Public Works Department. *Section 51A-8.617*
9. Provide ALL supporting documentation (i.e. deeds, plats, ordinances, easements...etc) with a completed Final Plat Checklist to the Survey Plat Review Group (**SPRG**) with the Final Plat Submittal **after** City Plan Commission Approval.
10. Prior to the final plat, submit a tree survey to the Arborist. A release from the arborist is required prior to an early release request or the recordation of the plat, whichever occurs first.
11. The number of lots permitted by this plat is 4.

Paving & Drainage Conditions:

12. Submit a full set of Civil Engineering Plans (drainage, paving, street signage/markings/lighting) prepared per City Standards by a licensed (TX) Professional Engineer to Engineering Division in Room 200, Oak Cliff Municipal Center (i.e. 311T/DP). Additions and alterations to the public infrastructure require approval and may require private development contracts with bonds. 51A-8.102 (c); 8.601(b)(4),(5),(6),(7),(8),(9)
13. Detention may be required if the capacity of available outfall is not adequate to carry the developed runoff. Section 51A-8.611(c).
14. "Lot-to-Lot drainage will not be allowed without proper City of Dallas Engineering Division approval" (Note must be on the Plat). 51A 8.611(e)
15. Existing drainage conveyance within the property is required to be sized in compliance with Section 51A-8.611(a)(1) of the City of Dallas Code.

Right-of way Requirements Conditions:

16. On the final plat, dedicate 40 feet of right-of-way (via fee simple) from the established center line of Telephone Road. *Section 51A 8.602(c)*
17. On the final plat, dedicate 30 feet of right-of-way (via fee simple or street easement) from the established centerline of Altamoores Drive. *Sections 51A-8.602(c), 51A-8.604(c) and 51A-8.611(c).*

Flood Plain Conditions:

18. On the final plat, determine the 100-year water surface elevation across this addition.
19. On the final plat, dedicate floodway easement, floodway management area or floodway easement (within common area), with the appropriate easement statement included on the face of the Plat. 51A 8.611(d); DWU Floodplain Management; Drainage Design Manual Addendum V
20. On the final plat, include additional paragraph in Owner's Certificate (pertaining to the floodplain). 51A 8.611(d); DWU Floodplain Management; Drainage Design Manual Addendum V
21. On the final plat, specify minimum fill and minimum finished floor elevations. *Section 51A-8.611(d), Trinity Watershed Management.*
22. On the final plat, show the natural channel set back from the crest of the natural channel. *Section 51A-8.611(d), Trinity Watershed Management.*
23. Prior to submission of the final plat, set floodway monument markers and provide documentation that the monuments have been set. *Section 51A-8.617(d)(1), (2), (3), and (4)*
24. Provide information regarding Fill Permit or Floodplain Alteration Permit if such permit is applied for.

Survey (SPRG) Conditions:

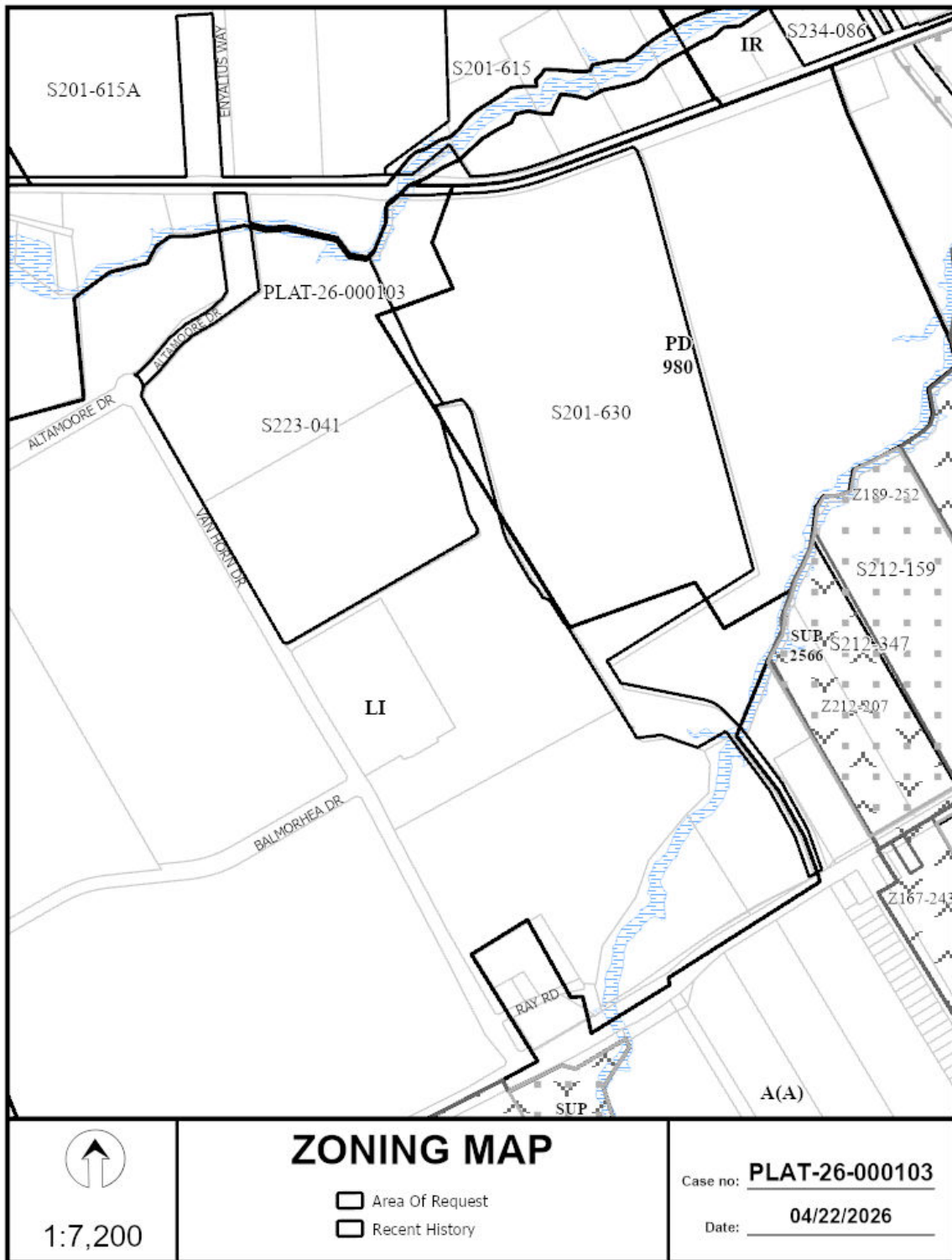
25. Prior to final plat, submit a completed final plat checklist and all supporting documents.

Dallas Water Utilities Conditions:

26. Additional design information is required for assessment. Site plan must be submitted showing proposed development, building finished floor elevation, development, existing mains – including downstream manhole, and proposed water and wastewater service locations. Submit water/wastewater engineering plans to 320 E. Jefferson Blvd., Room 200, Attention: Water and Wastewater Engineering.
27. Water and Wastewater main improvements may be required by Private Development Contract. Submit water/wastewater engineering plans to 320 E. Jefferson Blvd., Room 200, Attention: Water and Wastewater Engineering.
28. Existing and any proposed Water and Wastewater Easements must be shown and/or increased to conform to current design standards. **Notice:** Minimum DWU easement size 20' for one utility and 25' for both water and sewer. Larger diameter or deeper mains may require additional width.

Zoning/ Street Name/ GIS, Lot & Block Conditions:

29. The applicant is proposing to decrease lot 1B-R and add the remainder to Lot 1G. The Land use for Lot 1G must be permitted in both PD 980 and LI. PD 980 conceptual plan must be amended to show the development for the new portion of Lot 1G and a development plan is required for the portion of Lot 1G in PD 980 prior submitting a building permit.
30. On the final plat, change "Cedardale Road (AKA County Road 52)" to "Cedardale Road (AKA Cedardale Drive FKA County Road No. 52)". Section 51A-8.403(a)(1)(A)(xii).
31. On the final plat, identify the property as Lot 1G (east lot), 1H, 1I & 1J in City Block B/8310.



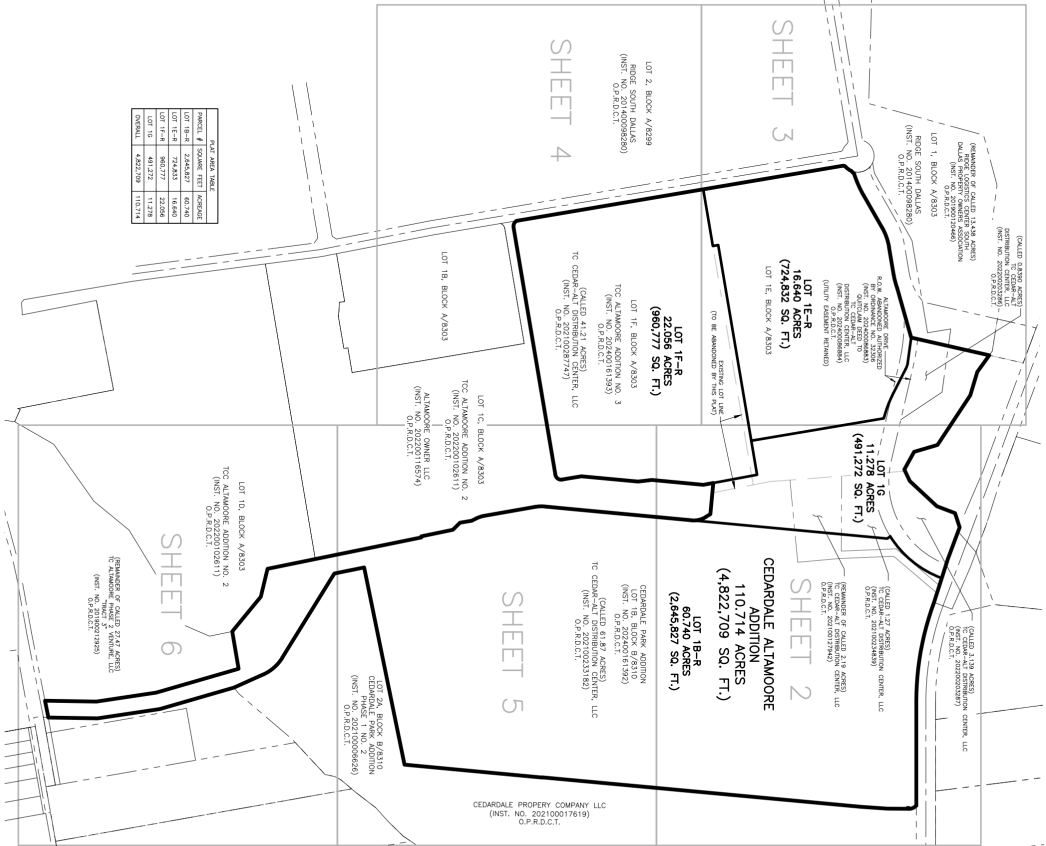


 1:7,200	<h2>AERIAL MAP</h2> <ul style="list-style-type: none"> <input type="checkbox"/> Area Of Request <input type="checkbox"/> Recent History 	Case no: PLAT-26-000103 Date: 04/22/2026
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LEGEND

- 01 CENTERLINE
- 02 DRAINAGE
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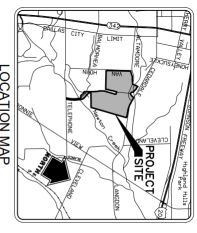
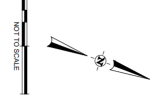
LOT	ACRES	DATE	TIME
LOT 1A	11.272	04/08/26	10:26
LOT 1B	6.974	04/08/26	10:26
LOT 1C	4.822	04/08/26	10:26
LOT 1D	1.071	04/08/26	10:26
LOT 1E	16.840	04/08/26	10:26
LOT 1F	22.056	04/08/26	10:26
LOT 1G	1.071	04/08/26	10:26
LOT 1H	1.071	04/08/26	10:26
LOT 1I	1.071	04/08/26	10:26
LOT 1J	1.071	04/08/26	10:26
LOT 1K	1.071	04/08/26	10:26
LOT 1L	1.071	04/08/26	10:26
LOT 1M	1.071	04/08/26	10:26
LOT 1N	1.071	04/08/26	10:26
LOT 1O	1.071	04/08/26	10:26
LOT 1P	1.071	04/08/26	10:26
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LOT 1Z	1.071	04/08/26	10:26



DATE: 04/08/26
 TIME: 10:26
 USER: wh1885

PROJECT: CEDARDALE ALTAMORE
 LOT 1A, 1B, 1C, 1D, 1E, 1F, 1G, 1H, 1I, 1J, 1K, 1L, 1M, 1N, 1O, 1P, 1Q, 1R, 1S, 1T, 1U, 1V, 1W, 1X, 1Y, 1Z

REPLAT OF
 CEDARDALE ALTAMORE
 LOT 1A, 1B, 1C, 1D, 1E, 1F, 1G, 1H, 1I, 1J, 1K, 1L, 1M, 1N, 1O, 1P, 1Q, 1R, 1S, 1T, 1U, 1V, 1W, 1X, 1Y, 1Z
 BEING PART OF
 THE CEDARDALE ALTAMORE
 GENERAL AND
 LOT 1B, BLOCK 8, 810
 GEORGE FLOYD SUPERVISOR DISTRICT NO. 48
 CITY OF DALLAS, DALLAS COUNTY, TEXAS
 CITY PLAN REINSTATEMENT NO. 48
 PREPARED BY: [Logo]



GENERAL NOTES:

- THE BASIS OF REVISIONS IS THE TEXAS GOVERNMENT SYSTEMS (TGS) ADJUSTMENTS. REVISIONS TO THE ORIGINAL PLAN SHALL BE MADE BY THE ENGINEER AND SHALL BE CONSIDERED TO BE PART OF THE ORIGINAL PLAN.
- LOT 1A, 1B, 1C, 1D, 1E, 1F, 1G, 1H, 1I, 1J, 1K, 1L, 1M, 1N, 1O, 1P, 1Q, 1R, 1S, 1T, 1U, 1V, 1W, 1X, 1Y, 1Z ARE TO BE CONVEYED TO THE CITY OF DALLAS.
- THE REPORT OF THIS REVISION IS TO BE FILED WITH THE CITY OF DALLAS.
- CONVEYANCES SHALL BE BASED ON THE TEXAS STATE NORTH AMERICAN DATUM OF 1983, ON GRID COORDINATE SYSTEMS.
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MATCH LINE, SEE SHEET 3 OF 7



MATCHLINE, SEE SHEET 5 OF 7

LINE #	BEARING	DISTANCE
L1	S 17°22'00" E	2.52'
L2	N 89°59'57" W	1.28'
L3	N 27°11'42" E	1.28'
L4	N 25°03'28" E	2.48'
L5	S 25°02'28" E	4.29'

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L1	S 17°22'00" E	2.52'
L2	N 89°59'57" W	1.28'
L3	N 27°11'42" E	1.28'
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GEORGE ALTAMORE
 1105 W. 4TH ST.
 (4622,709 SO. FT.)
 LOT 18-AS
 807-76 CASH
 (24,444 SQ. FT.)

ALL EXISTING STRUCTURES ON THIS LOT ARE TO REMAIN

GEORGE PIVOT SURVEY
 GEOMETRIC NUMBER 463

LEGEND

Symbol	Description
Circle with dot	PROPOSED UTILITY
Circle with cross	EXISTING UTILITY
Circle with horizontal lines	PROPOSED DRIVEWAY
Circle with vertical lines	EXISTING DRIVEWAY
Circle with diagonal lines	PROPOSED SIDEWALK
Circle with wavy lines	EXISTING SIDEWALK
Circle with dots	PROPOSED PAVEMENT
Circle with dashes	EXISTING PAVEMENT
Circle with triangles	PROPOSED CURB
Circle with squares	EXISTING CURB
Circle with stars	PROPOSED SIGNAGE
Circle with diamonds	EXISTING SIGNAGE

GENERAL NOTES:

1. THE MAJOR SHOWN IS THE LOCAL GOVERNMENT STATE OF TEXAS. THE LOCAL GOVERNMENT SHALL BE RESPONSIBLE FOR THE DESIGN AND CONSTRUCTION OF THE PROJECT. THE DESIGNER SHALL BE RESPONSIBLE FOR THE DESIGN AND CONSTRUCTION OF THE PROJECT.

2. ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE TEXAS CONSTRUCTION CODES AND THE LATEST EDITIONS OF THE INTERNATIONAL BUILDING CODES.

3. ALL EXISTING STRUCTURES LOCATED ON THE LOTS SHOWN ARE TO REMAIN UNLESS OTHERWISE NOTED.

4. ALL EXISTING UTILITIES SHALL BE MAINTAINED AND PROTECTED.

5. ALL EXISTING DRIVEWAYS SHALL BE MAINTAINED AND PROTECTED.

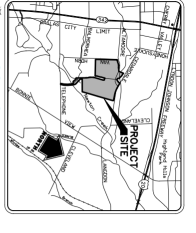
6. ALL EXISTING SIDEWALKS SHALL BE MAINTAINED AND PROTECTED.

7. ALL EXISTING PAVEMENT SHALL BE MAINTAINED AND PROTECTED.

8. ALL EXISTING CURBS SHALL BE MAINTAINED AND PROTECTED.

9. ALL EXISTING SIGNAGE SHALL BE MAINTAINED AND PROTECTED.

10. ALL EXISTING UTILITIES SHALL BE MAINTAINED AND PROTECTED.



REPEAT OF
 CEDARDALE ALTAMORE
 ADDITION
 LOT 18-R, BLOCK B/8310
 & LOT 16, BLOCK XXXX

TOP ALTAMORE ADDITION NO. 3
 LOTS 16 & 18

GEORGE PIVOT SURVEY
 GEOMETRIC NUMBER 463
 CITY OF DALLAS, DALLAS COUNTY, TEXAS

GENERAL NOTES:

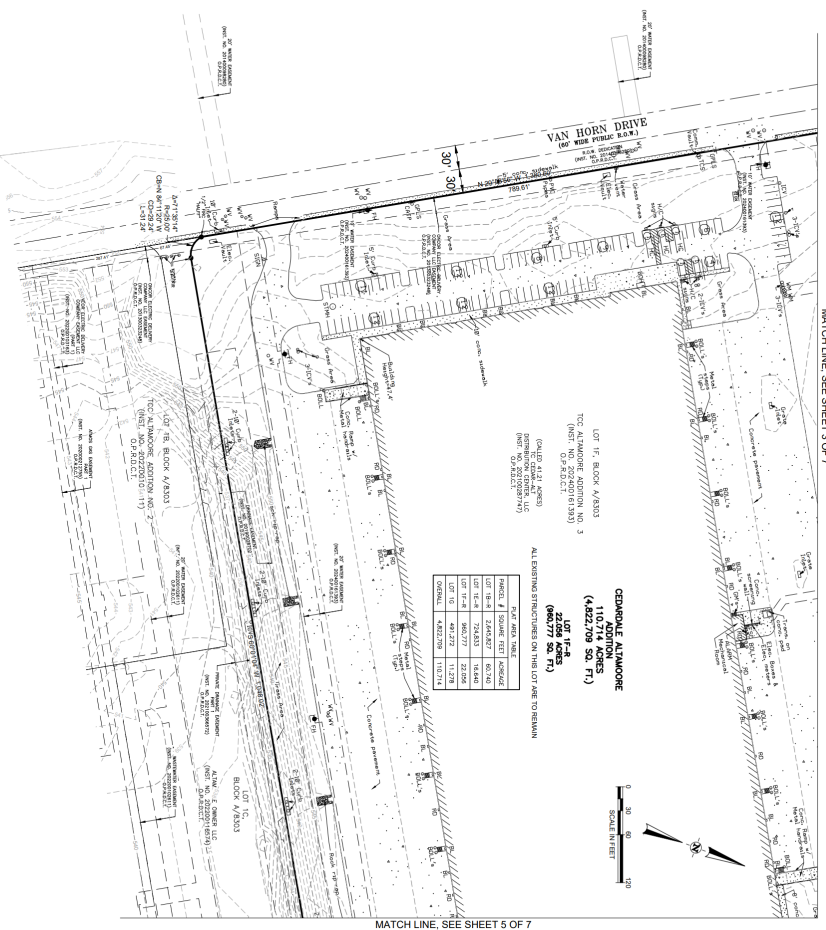
1. THE BASIS OF DIMENSIONS IN THIS PLAN IS THE 2024 TEXAS STATE PLATTING ACT, AS AMENDED, AND THE 2024 TEXAS STATE PLATTING ACT, AS AMENDED, AND THE 2024 TEXAS STATE PLATTING ACT, AS AMENDED.
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LEGEND

Symbol	Description
Circle with dot	WELL
Circle with cross	WATER METER
Circle with 'X'	WATER VALVE
Circle with 'V'	VALVE
Circle with 'S'	SEWER
Circle with 'W'	WATER
Circle with 'G'	GAS
Circle with 'E'	ELECTRIC
Circle with 'T'	TELEPHONE
Circle with 'C'	CABLE
Circle with 'F'	FIRE
Circle with 'P'	PUMP
Circle with 'D'	DRAIN
Circle with 'O'	OPENING
Circle with 'R'	RAILROAD
Circle with 'H'	HIGHWAY
Circle with 'L'	LOCAL
Circle with 'M'	MILE
Circle with 'N'	NORTH
Circle with 'S'	SOUTH
Circle with 'E'	EAST
Circle with 'W'	WEST
Circle with 'NE'	NORTHEAST
Circle with 'NW'	NORTHWEST
Circle with 'SE'	SOUTHEAST
Circle with 'SW'	SOUTHWEST
Circle with 'NNE'	NORTH-NORTHEAST
Circle with 'NWN'	NORTH-NORTHWEST
Circle with 'SSE'	SOUTH-SOUTHEAST
Circle with 'SSW'	SOUTH-SOUTHWEST
Circle with 'ENE'	EAST-NORTHEAST
Circle with 'ENW'	EAST-NORTHWEST
Circle with 'ESSE'	EAST-SOUTHEAST
Circle with 'ESW'	EAST-SOUTHWEST
Circle with 'WSNE'	WEST-NORTHEAST
Circle with 'WSNW'	WEST-NORTHWEST
Circle with 'WSSE'	WEST-SOUTHEAST
Circle with 'WSW'	WEST-SOUTHWEST
Circle with 'NNE'	NORTH-NORTHEAST
Circle with 'NWN'	NORTH-NORTHWEST
Circle with 'SSE'	SOUTH-SOUTHEAST
Circle with 'SSW'	SOUTH-SOUTHWEST
Circle with 'ENE'	EAST-NORTHEAST
Circle with 'ENW'	EAST-NORTHWEST
Circle with 'ESSE'	EAST-SOUTHEAST
Circle with 'ESW'	EAST-SOUTHWEST
Circle with 'WSNE'	WEST-NORTHEAST
Circle with 'WSNW'	WEST-NORTHWEST
Circle with 'WSSE'	WEST-SOUTHEAST
Circle with 'WSW'	WEST-SOUTHWEST

REPLAT OF CEDARDALE ALTAMOORE ADDITION
 LOTS 1B-R & 1E-R, BLOCK B88310 & LOT 1G, BLOCK XXXX
 TOP ALTAMOORE ADDITION NO. 3
 CEDARDALE ALTAMOORE ADDITION
 GEORGE BLOVD, STRADDLING THE BOUNDARY BETWEEN THE CITY OF DALLAS, DALLAS COUNTY, TEXAS
 CITY PLAN COMMISSION DATE: 05/07/2026

REPLAT OF CEDARDALE ALTAMOORE ADDITION
 LOTS 1B-R & 1E-R, BLOCK B88310 & LOT 1G, BLOCK XXXX
 TOP ALTAMOORE ADDITION NO. 3
 CEDARDALE ALTAMOORE ADDITION
 GEORGE BLOVD, STRADDLING THE BOUNDARY BETWEEN THE CITY OF DALLAS, DALLAS COUNTY, TEXAS
 CITY PLAN COMMISSION DATE: 05/07/2026



County Ordinance

Section 1
The Board of Commissioners of Tarrant County, Texas, do hereby amend Ordinance No. 14627, as amended, which was adopted on August 11, 2014, and which is hereby renumbered as Ordinance No. 14627, as amended, to read as follows: **Section 1.01. Purpose and Intent.** The purpose and intent of this ordinance is to amend Ordinance No. 14627, as amended, to read as follows: **Section 1.02. Definitions.** The following definitions shall apply to this ordinance: **Section 1.03. Findings and Intent.** The Board of Commissioners finds that it is in the best interests of the County to amend Ordinance No. 14627, as amended, to read as follows: **Section 1.04. Ordinance.** The Board of Commissioners hereby amends Ordinance No. 14627, as amended, to read as follows: **Section 1.05. Effective Date.** This ordinance shall take effect on the date of its adoption by the Board of Commissioners.

Section 1.01. Purpose and Intent. The purpose and intent of this ordinance is to amend Ordinance No. 14627, as amended, to read as follows: **Section 1.02. Definitions.** The following definitions shall apply to this ordinance: **Section 1.03. Findings and Intent.** The Board of Commissioners finds that it is in the best interests of the County to amend Ordinance No. 14627, as amended, to read as follows: **Section 1.04. Ordinance.** The Board of Commissioners hereby amends Ordinance No. 14627, as amended, to read as follows: **Section 1.05. Effective Date.** This ordinance shall take effect on the date of its adoption by the Board of Commissioners.

Section 1.01. Purpose and Intent. The purpose and intent of this ordinance is to amend Ordinance No. 14627, as amended, to read as follows: **Section 1.02. Definitions.** The following definitions shall apply to this ordinance: **Section 1.03. Findings and Intent.** The Board of Commissioners finds that it is in the best interests of the County to amend Ordinance No. 14627, as amended, to read as follows: **Section 1.04. Ordinance.** The Board of Commissioners hereby amends Ordinance No. 14627, as amended, to read as follows: **Section 1.05. Effective Date.** This ordinance shall take effect on the date of its adoption by the Board of Commissioners.

Section 1.01. Purpose and Intent. The purpose and intent of this ordinance is to amend Ordinance No. 14627, as amended, to read as follows: **Section 1.02. Definitions.** The following definitions shall apply to this ordinance: **Section 1.03. Findings and Intent.** The Board of Commissioners finds that it is in the best interests of the County to amend Ordinance No. 14627, as amended, to read as follows: **Section 1.04. Ordinance.** The Board of Commissioners hereby amends Ordinance No. 14627, as amended, to read as follows: **Section 1.05. Effective Date.** This ordinance shall take effect on the date of its adoption by the Board of Commissioners.

Section 1.01. Purpose and Intent. The purpose and intent of this ordinance is to amend Ordinance No. 14627, as amended, to read as follows: **Section 1.02. Definitions.** The following definitions shall apply to this ordinance: **Section 1.03. Findings and Intent.** The Board of Commissioners finds that it is in the best interests of the County to amend Ordinance No. 14627, as amended, to read as follows: **Section 1.04. Ordinance.** The Board of Commissioners hereby amends Ordinance No. 14627, as amended, to read as follows: **Section 1.05. Effective Date.** This ordinance shall take effect on the date of its adoption by the Board of Commissioners.

Section 1.01. Purpose and Intent. The purpose and intent of this ordinance is to amend Ordinance No. 14627, as amended, to read as follows: **Section 1.02. Definitions.** The following definitions shall apply to this ordinance: **Section 1.03. Findings and Intent.** The Board of Commissioners finds that it is in the best interests of the County to amend Ordinance No. 14627, as amended, to read as follows: **Section 1.04. Ordinance.** The Board of Commissioners hereby amends Ordinance No. 14627, as amended, to read as follows: **Section 1.05. Effective Date.** This ordinance shall take effect on the date of its adoption by the Board of Commissioners.

PLACEMENT OF RECORDING LABEL HERE

CERTIFICATE OF APPROVAL

_____, Mayor of the City of Dallas, Texas, do hereby certify that the foregoing is a true and correct copy of the Ordinance of the City of Dallas, Texas, as adopted by the City Council on this _____ day of _____, 2020.

_____, City Clerk, do hereby certify that the foregoing is a true and correct copy of the Ordinance of the City of Dallas, Texas, as adopted by the City Council on this _____ day of _____, 2020.

REPLAT OF CEDARDALE ALTAMORE ADDITION LOT 1B-R, BLOCK B18310 & LOT 1B, BLOCK XXXX LOT 1B-R, ADDITION NO. 3 LOT 1B-R, BLOCK XXXX AND CEDARDALE PARK ADDITION CITY OF DALLAS, TEXAS

half

FOR RECEIPT BY COMRAST AT THE OFFICE OF THE COUNTY CLERK, TARRANT COUNTY, TEXAS, ON _____ DAY OF _____, 2020.

RECEIVED DATE: _____

FILED: _____

NOTARY PUBLIC: _____