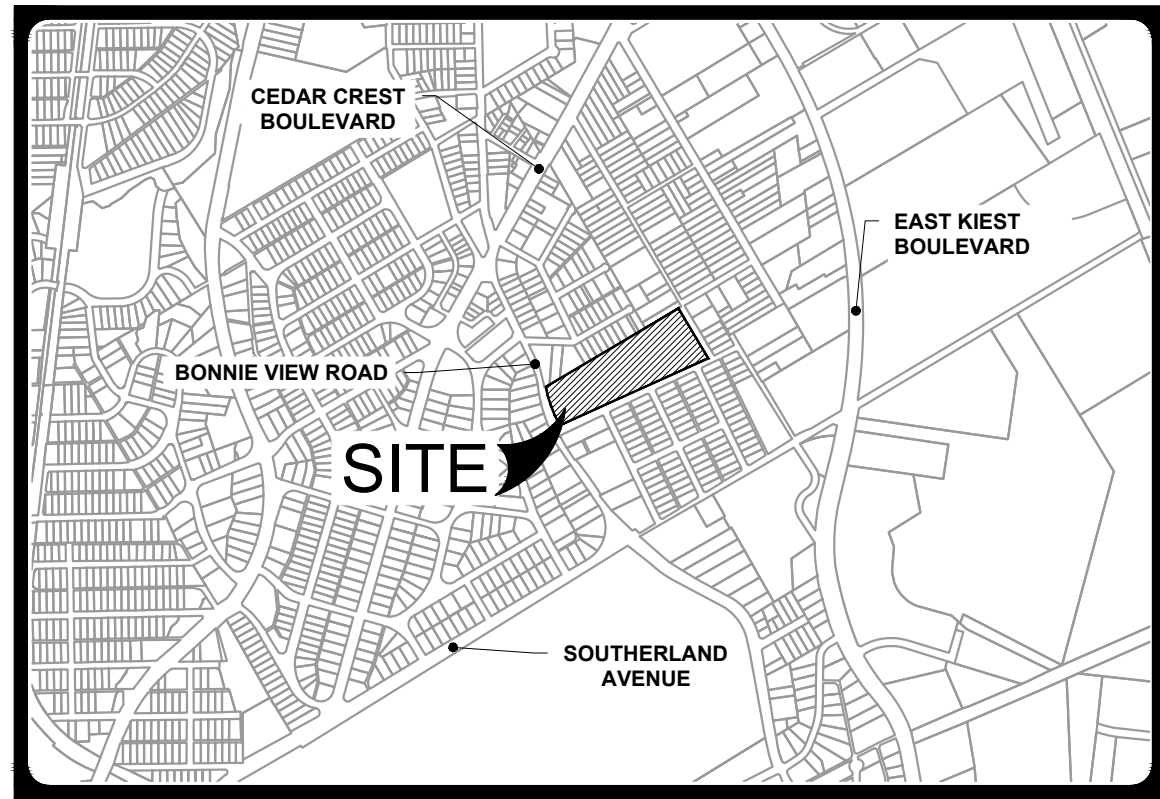


BEARINGS BASED ON THE STATE PLANE COORDINATE SYSTEM, TEXAS NORTH CENTRAL ZONE 4202, NORTH AMERICAN DATUM OF 1983. ADJUSTMENT REALIZATION 2011. ALL DIMENSIONS SHOWN ARE GROUND DISTANCES.

THE COORDINATES SHOWN ARE BASED UPON THE TEXAS STATE PLANE COORDINATE SYSTEM, NORTH CENTRAL ZONE 4202, NORTH AMERICAN DATUM OF 1983 ON GRID COORDINATE VALUES.

FOR SURFACE COORDINATE VALUES, MULTIPLY GRID COORDINATE VALUES BY A COMBINED SCALE FACTOR OF 1.00013021695.

VICINITY MAP
NOT TO SCALE



LEGEND

O.R.D.C.T. - OFFICIAL RECORDS, DALLAS COUNTY, TEXAS
D.R.D.C.T. - DEED RECORDS, DALLAS COUNTY, TEXAS
M.R.D.C.T. - MAP RECORDS, DALLAS COUNTY, TEXAS
C.M. - CONTROLLING MONUMENT
F.I.R. - FOUND IRON ROD
R.O.W. - RIGHT-OF-WAY
W - EXISTING WATER/WASTE WATER LINES

CURVE DATA TABLE					
CURVE#	ARC	RADIUS	DELTA	CHORD BEARING	CHORD
C1	54.82'	500.00'	6°16'57"	N27°39'34"W	54.80'
C2	58.12'	37.00'	90°00'00"	N14°11'58"E	52.33'
C3	58.12'	37.00'	90°00'00"	S75°48'02"E	52.33'
C4	54.82'	500.00'	6°16'57"	S27°39'34"E	54.80'
C5	8.04'	473.50'	0°58'22"	N25°00'17"W	8.04'
C6	31.27'	526.50'	3°24'11"	N26°13'11"W	31.27'
C7	43.88'	473.50'	5°18'34"	N28°08'45"W	43.86'
C8	26.46'	526.50'	2°52'46"	N29°21'40"W	26.46'
C9	27.42'	50.00'	31°25'33"	N15°49'49"W	27.08'
C10	40.00'	50.00'	45°50'12"	N54°27'41"W	38.94'
C11	41.06'	50.00'	47°02'45"	S79°05'51"W	39.91'
C12	23.61'	50.00'	27°03'31"	S42°02'43"W	23.39'
C13	28.92'	50.00'	33°08'18"	S73°18'49"W	28.52'
C14	36.67'	50.00'	42°01'01"	S35°44'10"W	35.85'
C15	36.67'	50.00'	42°01'01"	S06°16'51"E	35.85'
C16	29.84'	50.00'	34°11'41"	S44°23'12"E	29.40'
C17	14.43'	473.50'	1°44'46"	S29°55'39"E	14.43'
C18	37.49'	473.50'	4°32'11"	S26°47'11"E	37.48'
C19	57.73'	526.50'	6°16'57"	S27°39'34"E	57.70'

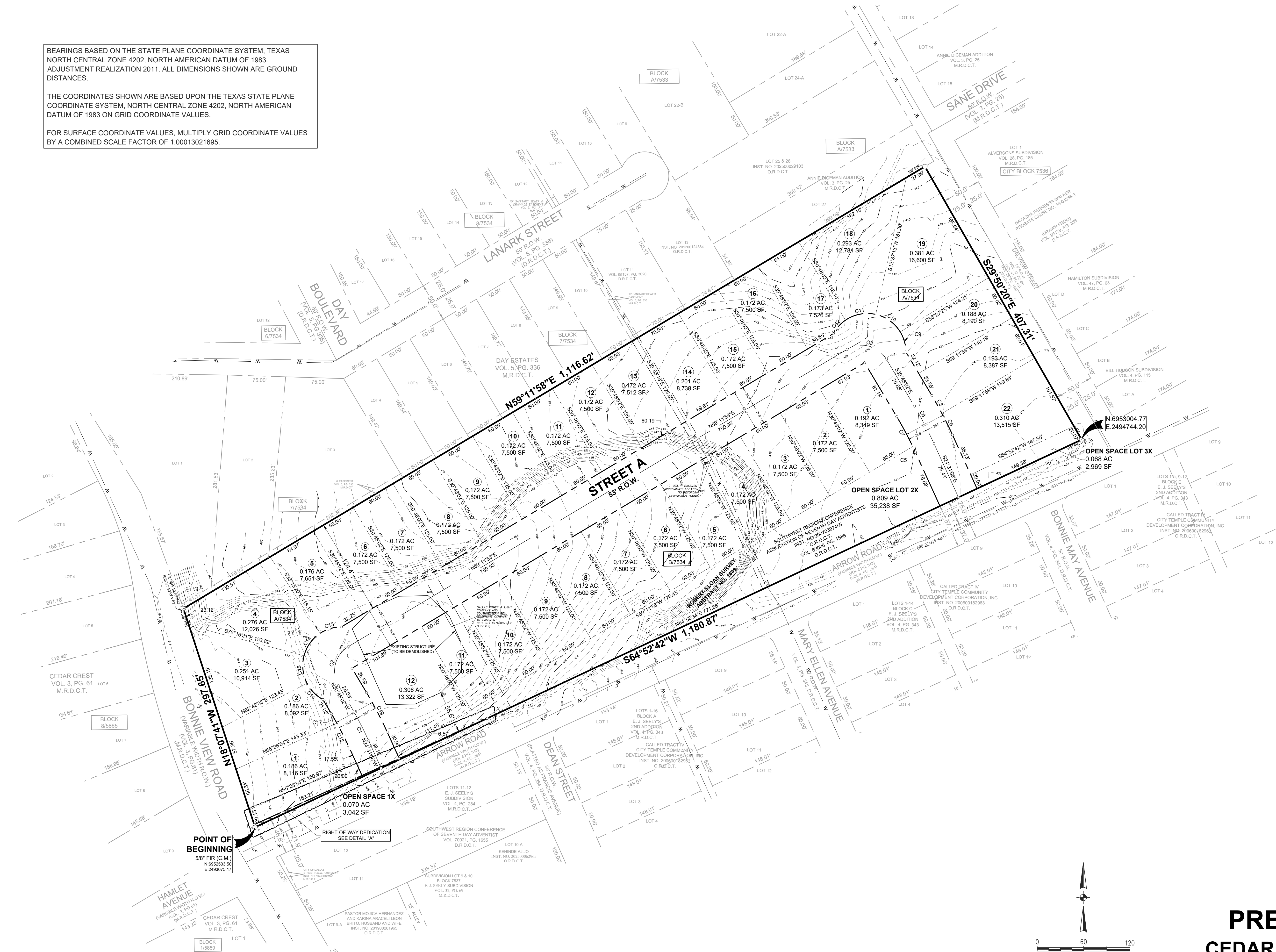
PRELIMINARY

THIS DOCUMENT SHALL NOT BE RECORDED FOR ANY PURPOSE AND SHALL NOT BE VIEWED OR RELIED UPON AS A FINAL SURVEY DOCUMENT DATED 6/25/2026

PRELIMINARY PLAT CEDAR CREST LEGACY NORTH

LOTS 1-22, BLOCK A/7534 & LOTS 1-12, BLOCK B/7534

BEING 9.224 ACRES SITUATED IN THE
ROBERT SLOAN SURVEY, ABST. NO. 1449,
CITY OF DALLAS, DALLAS COUNTY, TEXAS
CITY PLAN FILE NO. PLAT-26-000170



- NOTES:
- THE BASIS OF BEARINGS IS THE STATE PLANE COORDINATE SYSTEM, TEXAS NORTH CENTRAL ZONE 4202, NORTH AMERICAN DATUM 1983, ADJUSTMENT REALIZATION 2011.
 - THE PURPOSE OF THIS PLAT IS TO SUBDIVIDE SUBJECT PROPERTY INTO 34 LOTS AND 3 OPEN SPACE LOTS FROM A 9.224 ACRE TRACT OF LAND.
 - THE BUILDING SETBACKS ARE NOT ESTABLISHED BY THIS PLAT. THE CURRENT ZONING DISTRICT GOVERNS AND ESTABLISHES THE SETBACKS FOR THIS PROPERTY.
 - STRUCTURES ON THE PROPERTY TO BE DEMOLISHED.
 - NOTICE: SELLING A PORTION OF THIS ADDITION BY METES AND BOUNDS IS A VIOLATION OF CITY SUBDIVISION ORDINANCE AND STATE PLATTING STATUTES AND IS SUBJECT TO FINES AND WITHHOLDING OF UTILITIES AND BUILDING CERTIFICATES.
 - LOT-TO-LOT DRAINAGE WILL NOT BE ALLOWED WITHOUT PROPER CITY OF DALLAS ENGINEERING DEPARTMENT APPROVAL.
 - ALL CORNERS, PC'S AND PT'S ARE SET 1/2 INCH IRON RODS WITH CAPS STAMPED "STRAND", UNLESS OTHERWISE NOTED. INTERIOR MONUMENTS TO BE SET AT THE CONCLUSION OF CONSTRUCTION.
 - ACCORDING TO A GRAPHICAL PLOTTING OF THE FLOOD INSURANCE RATE MAP FOR DALLAS COUNTY, TEXAS AND INCORPORATED AREAS, PANEL 485 OF 725, MAP NUMBER 48113C0485J, MAP EFFECTIVE DATE: AUGUST 23, 2001, THE SUBJECT TRACT IS SITUATED IN ZONE "X" (UNSHADED) DEFINED AS AREAS DETERMINED TO BE OUTSIDE THE 500-YEAR FLOODPLAIN. THIS STATEMENT DOES NOT REFLECT ANY TYPE OF FLOOD STUDY BY THIS FIRM. MAP NUMBER 48113C0485J IS THE MOST CURRENT FEMA FIRM AVAILABLE AT THE TIME THIS SURVEY WAS ISSUED.
 - COORDINATES SHOWN ON PLAT ARE IN GRID, FOR SURFACE COORDINATE CONVERSION SCALE FACTOR IS 1.00013021695.

OWNER:

SOUTHWEST REGION
CONFERENCE ASSOCIATION OF
SEVENTH DAY ADVENTISTS
2215 LANARK AVENUE
DALLAS, TEXAS, 75203

DEVELOPER:

D.R. HORTON - DFW CENTRAL
2600 NORTH CENTRAL
EXPRESSWAY, STE 250
RICHARDSON, TEXAS
75082

ENGINEER/SURVEYOR

STRAND
10003 WEST TECHNOLOGY BLVD.
DALLAS, TEXAS, 75220
972-620-8204
WESLEY.BETTERTON@STRANDAE.COM

STRAND

10003 WEST TECHNOLOGY
BLVD. WEST
DALLAS, TX 75220
972-620-8204
TBPELS FIRM NO: 10194076
DATE: 6/25/2026

OWNER'S CERTIFICATE

STATE OF TEXAS §
COUNTY OF DALLAS §

WHEREAS SOUTHWEST REGION CONFERENCE ASSOCIATION OF SEVENTH DAY ADVENTISTS IS THE OWNER OF A 9.224 ACRE (401,808 SQUARE FOOT) TRACT OF LAND SITUATED IN THE ROBERT SLOAN SURVEY, ABSTRACT NUMBER 1449, CITY OF DALLAS, DALLAS COUNTY, TEXAS, AND BEING THE SAME TRACT OF LAND DESCRIBED BY QUITCLAIM DEED RECORDED IN INSTRUMENT NO. 20070397455 OF THE OFFICIAL RECORDS OF DALLAS COUNTY, TEXAS, AND BEING FURTHER DESCRIBED BY DEED RECORDED IN VOLUME 69006, PAGE 1588, OF THE DEED RECORDS OF DALLAS COUNTY, TEXAS, AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT A FOUND 5/8 INCH IRON ROD (CONTROLLING MONUMENT) FOR THE SOUTHWEST CORNER OF SAID TRACT BEING DESCRIBED HEREIN AND BEING THE INTERSECTION OF THE NORTHWESTERLY RIGHT-OF-WAY LINE OF ARROW ROAD (A VARIABLE WIDTH RIGHT-OF-WAY AS SHOWN ON PLATS RECORDED IN VOLUME 4, PAGE 343 AND VOLUME 4, PAGE 284, MAP RECORDS, DALLAS COUNTY, TEXAS), AND THE EASTERLY RIGHT-OF-WAY LINE OF BONNIE VIEW ROAD (A VARIABLE WIDTH RIGHT-OF-WAY AS SHOWN ON PLAT RECORDED IN VOLUME 3, PAGE 61, MAP RECORDS, DALLAS COUNTY, TEXAS);

THENCE NORTH 18°07'41" WEST, A DISTANCE OF 297.65 FEET ALONG THE EASTERLY LINE OF SAID BONNIE VIEW ROAD TO A FOUND 5/8 INCH IRON ROD FOR THE NORTHWEST CORNER OF SAID TRACT BEING DESCRIBED HEREIN, SAME BEING THE SOUTHWEST CORNER OF DAY ESTATES, AS SHOWN ON THE PLAT THEREOF RECORDED IN VOLUME 5, PAGE 336, OF THE MAP RECORDS OF DALLAS COUNTY, TEXAS, FROM WHICH AN IRON ROD FOUND BEARS SOUTH 88°57'49" WEST, A DISTANCE OF 1.82 FEET;

THENCE NORTH 59°11'58" EAST, A DISTANCE OF 1,116.62 FEET ALONG THE SOUTHEASTERLY LINE OF SAID DAY ESTATES TO A FOUND 1/2 INCH IRON ROD FOR THE NORTHEAST CORNER OF SAID TRACT BEING DESCRIBED HEREIN, AND BEING IN THE SOUTHWESTERLY LINE OF DALVIEW ROAD (A 50' PUBLIC RIGHT-OF-WAY AS SHOWN ON PLATS RECORDED IN VOLUME 47, PAGE 63 AND VOLUME 28, PAGE 185, MAP RECORDS, DALLAS COUNTY, TEXAS);

THENCE SOUTH 29°50'20" EAST, A DISTANCE OF 407.31 FEET TO A FOUND 1/2 INCH IRON ROD FOR THE SOUTHEAST CORNER OF SAID TRACT BEING DESCRIBED HEREIN, AND BEING THE INTERSECTION OF THE SOUTHEASTERLY RIGHT-OF-WAY LINE OF SAID DALVIEW ROAD AND THE NORTHWESTERLY RIGHT-OF-WAY LINE OF SAID ARROW ROAD;

THENCE SOUTH 64°52'42" WEST, A DISTANCE OF 1,180.87 FEET ALONG THE NORTHWESTERLY RIGHT-OF-WAY LINE OF SAID ARROW ROAD TO THE POINT OF BEGINNING AND CONTAINING 9.224 ACRES OR 401,808 SQ.FT. OF LAND, MORE OR LESS.

OWNERS DEDICATION:

STATE OF TEXAS §
COUNTY OF DALLAS §

NOW THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

THAT, _____, DOES HEREBY ADOPT THIS PLAT, DESIGNATING THE HEREIN DESCRIBED PROPERTY AS **CEDAR CREST LEGACY NORTH**, 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 UNITES, 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 PLACES UPON, OVER OR ACROSS THE EASEMENTS 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 AND UPON THE SAID EASEMENTS FOR THE PURPOSE OF CONSTRUCTING, RECONSTRUCTION, INSPECTING, PATROLLING, MAINTAINING AND ADDING TO OR REMOVING ALL OR PARTS OF ITS RESPECTIVE SYSTEMS WITHOUT THE NECESSITY AT ANY TIME OR 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).

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 ____, 20__.

BY: _____
(OWNER OR AUTHORIZED REPRESENTATIVE)

STATE OF TEXAS §
COUNTY OF DALLAS §

BEFORE ME, THE UNDERSIGNED AUTHORITY, A NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS, ON THIS DAY PERSONALLY APPEARED _____, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT AND ACKNOWLEDGED TO ME THAT HE/SHE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATION THEREIN EXPRESSED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS _____ DAY OF _____, 20__.

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

MY COMMISSION EXPIRES ON _____

SURVEYOR'S STATEMENT

STATE OF TEXAS §
COUNTY OF DALLAS §

I, BRYAN E. FOSTER, A REGISTERED PROFESSIONAL LAND SURVEYOR, LICENSED BY THE STATE OF TEXAS, AFFIRM THAT THIS PLAT WAS PREPARED UNDER MY DIRECT SUPERVISION, FROM RECORDED DOCUMENTATION, EVIDENCE COLLECTED ON THE GROUND DURING FIELD OPERATIONS AND OTHER RELIABLE DOCUMENTATION; AND THAT THIS PLAT SUBSTANTIALLY COMPLIES WITH THE RULES AND REGULATIONS OF THE TEXAS BOARD OF PROFESSIONAL ENGINEERS AND 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 THIS THE _____ DAY OF _____, 20__.

BRYAN E. FOSTER
TEXAS REGISTERED SURVEYOR NO. 7049

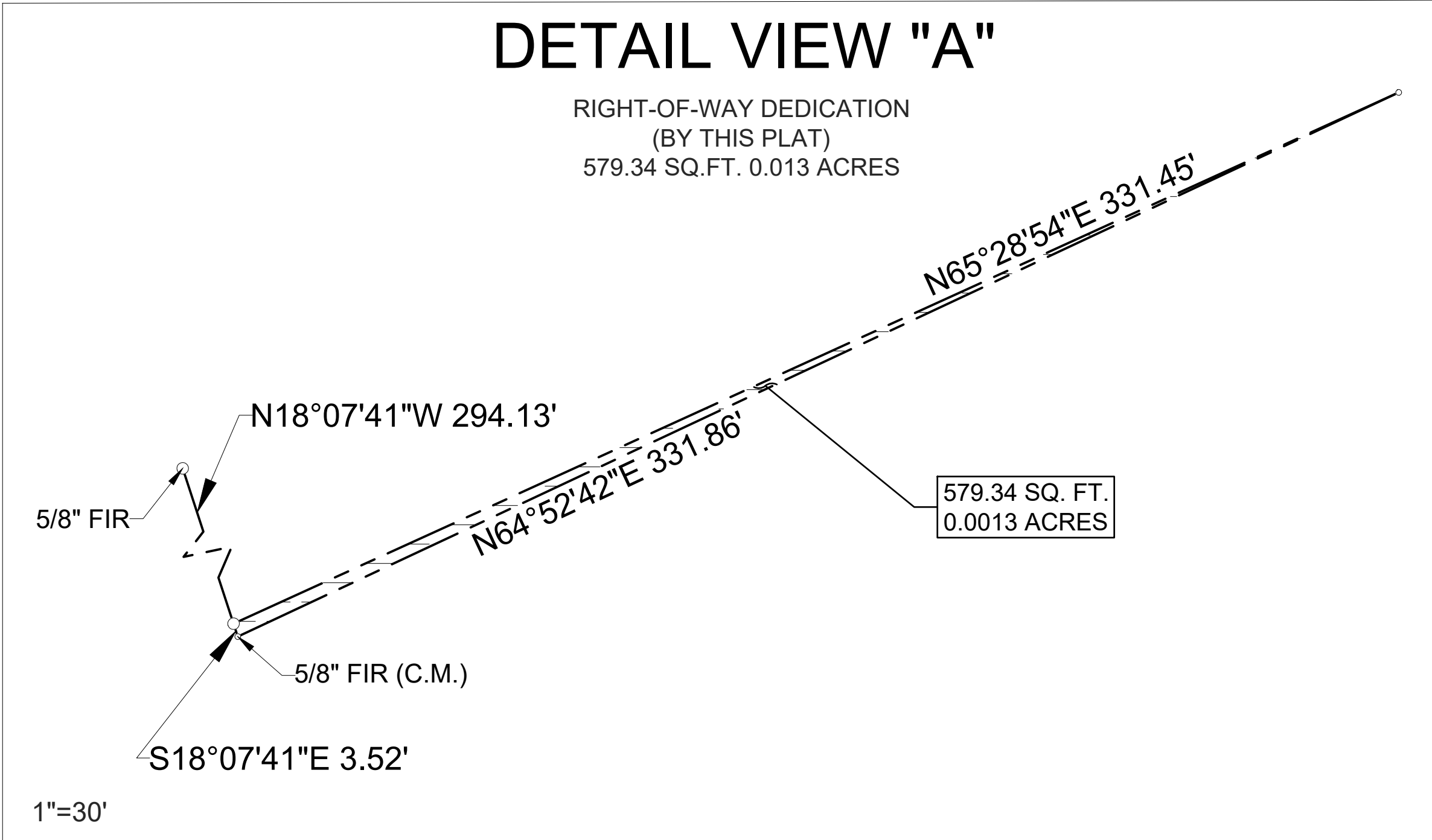
STATE OF TEXAS §
COUNTY OF DALLAS §

BEFORE ME, THE UNDERSIGNED AUTHORITY, A NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS, ON THIS DAY PERSONALLY APPEARED BRYAN E. FOSTER, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT AND ACKNOWLEDGED TO ME THAT THEY EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATION THEREIN EXPRESSED.

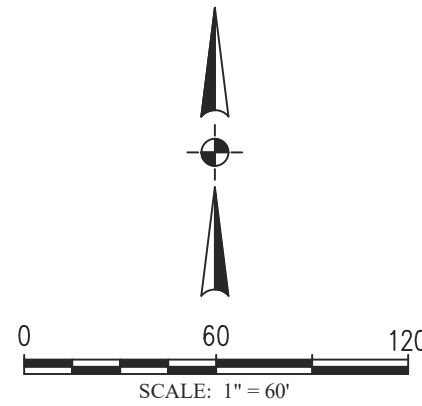
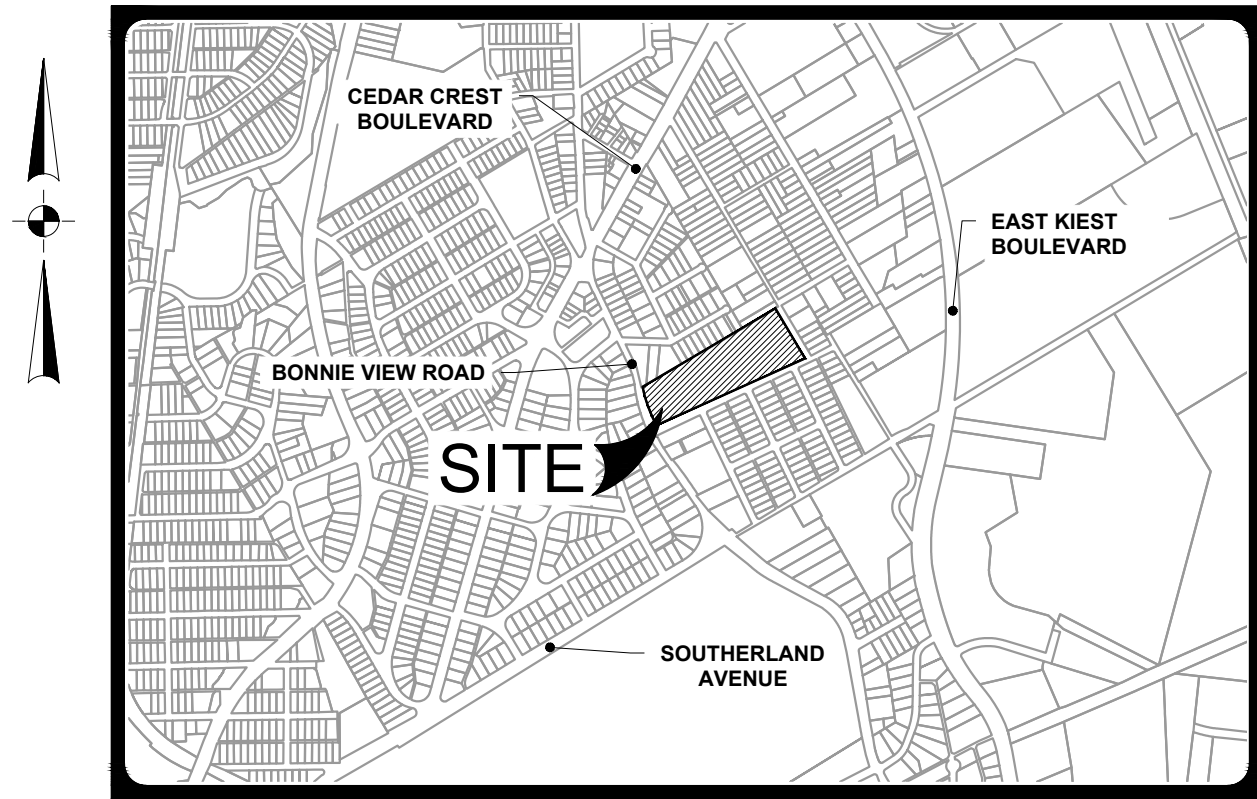
GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS _____ DAY OF _____, 20__.

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

MY COMMISSION EXPIRES ON _____



VICINITY MAP
NOT TO SCALE



PRELIMINARY

THIS DOCUMENT SHALL NOT BE RECORDED FOR ANY PURPOSE AND SHALL NOT BE VIEWED OR RELIED UPON AS A FINAL SURVEY DOCUMENT DATED 6/25/2026

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

PRELIMINARY PLAT
CEDAR CREST LEGACY NORTH
LOTS 1-22, BLOCK A/7534 & LOTS 1-12, BLOCK B/7534
BEING 9.224 ACRES SITUATED IN THE
ROBERT SLOAN SURVEY, ABST. NO. 1449,
CITY OF DALLAS, DALLAS COUNTY, TEXAS
CITY PLAN FILE NO. PLAT-26-000170

NOTES:

1. THE BASIS OF BEARINGS IS THE STATE PLANE COORDINATE SYSTEM, TEXAS NORTH CENTRAL ZONE 4202, NORTH AMERICAN DATUM 1983, ADJUSTMENT REALIZATION 2011.
2. THE PURPOSE OF THIS PLAT IS TO SUBDIVIDE SUBJECT PROPERTY INTO 34 LOTS AND 3 OPEN SPACE LOTS FROM A 9.224 ACRE TRACT OF LAND.
3. THE BUILDING SETBACKS ARE NOT ESTABLISHED BY THIS PLAT. THE CURRENT ZONING DISTRICT GOVERNS AND ESTABLISHES THE SETBACKS FOR THIS PROPERTY.
4. STRUCTURES ON THE PROPERTY TO BE DEMOLISHED.
5. NOTICE: SELLING A PORTION OF THIS ADDITION BY METES AND BOUNDS IS A VIOLATION OF CITY SUBDIVISION ORDINANCE AND STATE PLATTING STATUTES AND IS SUBJECT TO FINES AND WITHHOLDING OF UTILITIES AND BUILDING CERTIFICATES.
6. LOT-TO-LOT DRAINAGE WILL NOT BE ALLOWED WITHOUT PROPER CITY OF DALLAS ENGINEERING DEPARTMENT APPROVAL.
7. ALL CORNERS, PC'S AND PT'S ARE SET 1/2 INCH IRON RODS WITH CAPS STAMPED "STRAND", UNLESS OTHERWISE NOTED. INTERIOR MONUMENTS TO BE SET AT THE CONCLUSION OF CONSTRUCTION.
8. ACCORDING TO A GRAPHICAL PLOTTING OF THE FLOOD INSURANCE RATE MAP FOR DALLAS COUNTY, TEXAS AND INCORPORATED AREAS, PANEL 485 OF 725, MAP NUMBER 48113C0485J, MAP EFFECTIVE DATE: AUGUST 23, 2001, THE SUBJECT TRACT IS SITUATED IN ZONE "X" (UNSHADED) DEFINED AS AREAS DETERMINED TO BE OUTSIDE THE 500-YEAR FLOODPLAIN. THIS STATEMENT DOES NOT REFLECT ANY TYPE OF FLOOD STUDY BY THIS FIRM. MAP NUMBER 48113C0485J IS THE MOST CURRENT FEMA FIRM AVAILABLE AT THE TIME THIS SURVEY WAS ISSUED.
9. COORDINATES SHOWN ON PLAT ARE IN GRID, FOR SURFACE COORDINATE CONVERSION SCALE FACTOR IS 1.00013021695.

OWNER:

SOUTHWEST REGION
CONFERENCE ASSOCIATION OF
SEVENTH DAY ADVENTISTS
2215 LANARK AVENUE
DALLAS, TEXAS, 75203

DEVELOPER:

D.R. HORTON - DFW CENTRAL
2600 NORTH CENTRAL
EXPRESSWAY, STE 250
RICHARDSON, TEXAS
75082

ENGINEER/SURVEYOR

STRAND
10003 WEST TECHNOLOGY BLVD.
DALLAS, TEXAS, 75220
972-620-8204
WESLEY.BETTERTON@STRANDAE.COM

STRAND

10003 WEST TECHNOLOGY
BLVD. WEST
DALLAS, TX 75220
972-620-8204
TBPELS FIRM NO: 10194076
DATE: 6/25/2026