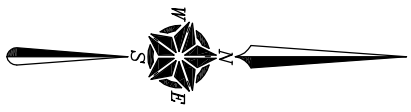
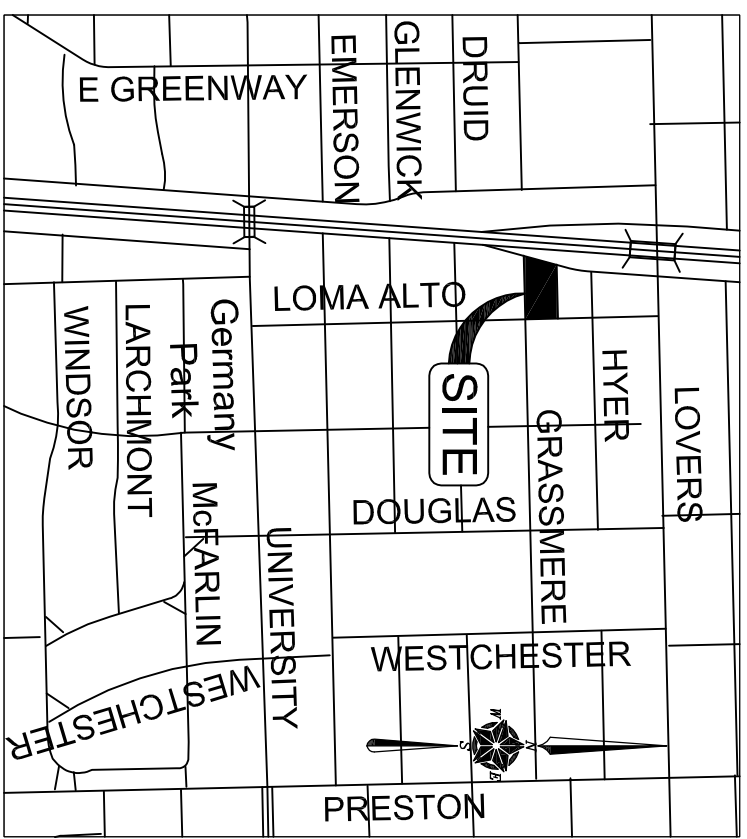
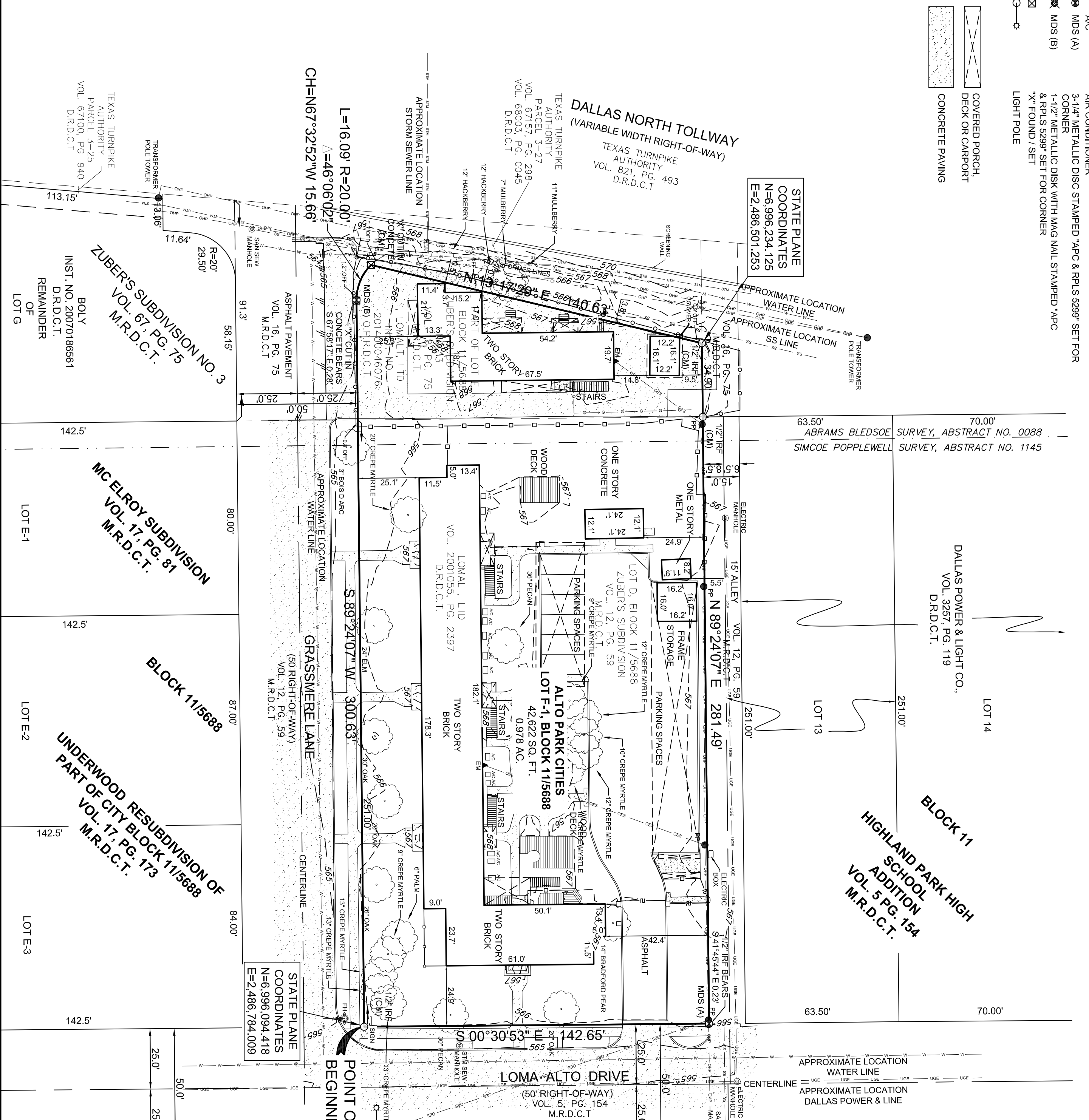
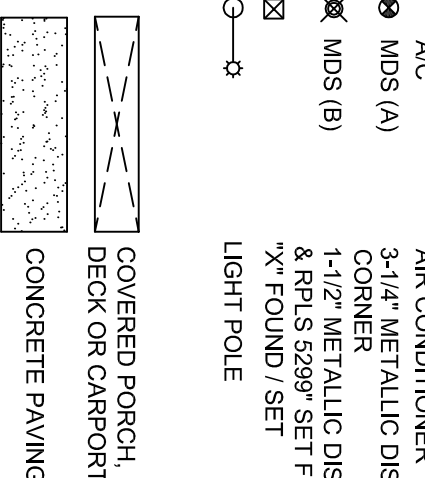


VICINITY MAP - NOT TO SCALE



- LEGEND**
- D.R.D.C.T.
 - M.A.P.R.E.C.O.R.D.S., D.A.L.L.A.S. C.O.U.N.T.Y., T.E.X.A.S.
 - I.N.S.T.R.U.M.E.N.T. N.O.
 - V.O.L., P.G.
 - S.Q.F.T.
 - A.C.
 - A.C.R.E.S. O.F. L.A.N.D.
 - C.O.N.T.R.O.L.L.I.N.G. M.E.A.S.U.R.E.M.E.N.T.
 - S.S.M.H.
 - S.T.W. S.E.W.
 - P.P.
 - F.H.
 - A.C.
 - M.O.S. (A)
 - M.O.S. (B)
 - 1-1/2" METALLIC DISK WITH MAG NAIL STAMPED "APC"
 - "X" FOUND / SET
 - LIGHT POLE

- ASPHALT PAVING
- CHAIN LINK FENCE
- WOOD FENCE
- OVERHEAD ELECTRIC SERVICE
- OH-P
- OVERHEAD POWER LINE
- SS
- SANITARY SEWER LINE
- G
- GAS LINE
- UNDERGROUND ELECTRIC LINE



GENERAL NOTES:

- 1) BEARINGS ARE BASED UPON THE TEXAS STATE PLANE COORDINATE SYSTEMS, NORTH CENTRAL ZONE (4202), NORTH AMERICAN DATUM OF 1983 (2011)
- 2) THE PURPOSE OF THIS PLAT IS TO COMBINE THE REMAINDER OF LOT F AND ALL OF LOT D INTO ONE LOT.
- 3) LOT D TOLOT DRAINAGE WILL NOT BE ALLOWED WITHOUT CITY OF DALLAS PAVING AND DRAINAGE ENGINEERING SECTION APPROVAL.
- 4) ACCORDING TO THE F.I.R.M. PANEL NO. 4811303030 J THE SUBJECT PROPERTY LIES IN ZONE X DOES NOT LIE WITHIN A FLOOD PRONE HAZARDOUS AREA, AS SHOWN THEREON.
- 5) COORDINATES SHOWN ARE TEXAS STATE PLANE COORDINATE SYSTEMS NORTH CENTRAL ZONE (4202), NORTH AMERICAN DATUM OF 1983 ON GRID COORDINATE VALUES, NO SCALE AND NO PROJECTION.
- 6) ALL STRUCTURES ON THE SUBJECT TRACT ARE TO BE REMOVED.

OWNERS CERTIFICATE
STATE OF TEXAS
COUNTY OF DALLAS

WHEREAS, Lomalt, Ltd., a Texas limited partnership is the sole owner of a two tracts of land situated in the Simcoe Popplewell Survey Abstract No. 1145 and Abram Bledsoe Survey Abstract No. 0088 and being a part of Lot F, Block 11/15688, Zuber's Subdivision No. 3, an addition to the City of Dallas, Dallas County, Texas, according to the plat recorded in Volume 16, Page 75 Map Records, Dallas County, Texas, and being all of Lot D, Block 11/15688, Zuber's Subdivision, an addition to the City of Dallas, Dallas County, Texas, and being a tract of land as described by Special Warranty Deed with Vendor's Lien, to Lomalt, Ltd., a Texas limited partnership, as recorded in Volume 200/1055, Page 2391, Deed Records of Dallas County, Texas, and being a tract of land as described by Special Warranty Deed with Vendor's Lien, to Lomalt, Ltd., a Texas limited partnership, as recorded in Instrument No. 201/400046076, Official Public Records of Dallas County, Texas, and together being more particularly described by metes and bounds as follows:

BEGINNING at a 1/2 inch iron rod found lying in the northerly right-of-way line of Grassmere Lane (50 foot right-of-way and the westerly right-of-way line of Loma Alto Drive (called 50 foot right-of-way) and being the southeasterly corner of said Lot D, Block 11/15688;

THENCE South 89 degrees 24 minutes 07 seconds West, along the southerly line of said Lot D, Block 11/15688, passing at 231.00 feet to point and being the southeasterly corner of said Lot F, Block 11/15688, and continuing a total distance of 300.36 to a 1/2" metallic disk with mag nail stamped "APC & RPLS 5299" set for corner from which a "X" cut in concrete found bears South 67 degrees 56 minutes 17 seconds East a distance of 0.20 feet and said corner being the beginning of a tangent curve to the right having a radius of 20 feet;

THENCE along said tangent curve to the right having a central angle of 46 degrees 06 minutes 02 seconds, a chord that bears North 67 degrees 32 minutes 52 seconds West, a chord distance of 15.66 feet, and an arc length of 16.09 feet to a "X" cut in concrete found at the end of said curve and lying the southeasterly right-of-way line of Dallas North Tollway (variable width right-of-way);

THENCE North 13 degrees 17 minutes 29 seconds East, along the northeasterly line of the remainder of said Lot F, Block 11/15688 and with the common line of said Dallas North Tollway, a distance of 140.63 feet to a 1/2 inch iron rod found lying on the southerly right-of-way line of 15 foot alley;

THENCE North 89 degrees 24 minutes 07 seconds East, along southerly right-of-way line of said 15 foot alley and with the northerly line of said Lot F, Block 11/15688, passing at 34.90 feet to a 1/2 inch iron rod found for the northeasterly corner of said Lot D, Block 11/15688 and continuing a total distance of 281.49 feet to a 3" Metallic Disk, stamped "APC & RPLS 5299" set for corner lying on the westerly right-of-way line of said Loma Alto Drive from which a 1/2 inch iron rod found bears South 41 degrees 45 minutes 44 seconds East, a distance of 0.23 feet;

THENCE South 00 degrees 30 minutes 53 seconds East, along the easterly line of said Lot D, Block 11/15688 and with the common line of said Grassmere Lane, a distance of 142.65 feet to a the POINT OF BEGINNING and containing 42.62 square feet or 0.978 acre of land.

OWNERS DEDICATION
NOW THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

THAT Lomalt, Ltd., a Texas limited partnership acting by and through its duly authorized agent Sheila Fenyes, does hereby adopt this plat, designating the herein described property as **ALTO PARK CITIES**, 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 hereon 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 and upon the said easements for the purpose of constructing, reconstructing, inspecting, paralleling, maintaining and adding to or removing all or parts of its respective systems without the necessity of any type 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).

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 pletting ordinances, rules, regulations and resolutions of the City of Dallas, Texas.

WITNESS MY HAND THIS _____ DAY OF _____, 2018.

Lomalt, Ltd., a Texas limited partnership

Sheila Fenyes, Director

STATE OF TEXAS
COUNTY OF DALLAS

BEFORE ME, the undersigned authority, a Notary Public in and for the said County and State, on this day personally appeared Sheila Fenyes, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he/she/it executed the same for the purposes and considerations therein expressed and in the capacity therein stated and as the act and deed therein stated.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this _____ day of _____, 2018.

Notary Signature _____

SURVEYOR'S STATEMENT

I, Gary E. Johnson, 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-4.617 (a)(b)(c)(d) & (e); and that the digital drawing file accompanying this plat is a precise representation of this Signed Final Plat.

Dated this the _____ day of _____, 2018.

PRELIMINARY: THIS DOCUMENT SHALL NOT BE RECORDED FOR ANY PURPOSES AND SHALL NOT BE USED OR VIEWED OR RELIED UPON AS A FINAL SURVEY DOCUMENT. 11/19/2018
Gary E. Johnson
Texas Registered Professional Land Surveyor No. 5299

STATE OF TEXAS
COUNTY OF DALLAS

BEFORE ME, the undersigned authority, a Notary Public in and for the said County and State, on this day personally appeared Gary E. Johnson, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that she executed the same for the purposes and considerations therein expressed and in the capacity therein stated and as the act and deed therein stated.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this _____ day of _____, 2018.

Notary Signature _____

TEXAS HERITAGE SURVEYING, LLC
SURVEYOR

10610 Metric Drive, Suite 124, Dallas, TX 75243
Office 214-340-9700 Fax 214-340-9710
lheritage.com Firm #10169300

PRELIMINARY PLAT
ALTO PARK CITIES
LOT F-1, BLOCK 11/15688
REPLAT OF A PART OF LOT F, BLOCK 11/15688
ALL OF LOT D, BLOCK 11/15688

ZUBER'S SUBDIVISION AND ZUBER'S SUBDIVISION NO. 3
ABRAM BLEDSOE SURVEY, ABSTRACT NO. 0088
SIMCOE POPPLEWELL SURVEY, ABSTRACT NO. 1145
CITY OF DALLAS, DALLAS COUNTY, TEXAS
CITY PLAN FILE NO. S189-110

OWNER
LOMALT LTD.
SHEILA FENYES, DIRECTOR
DALLAS, TEXAS 75205
214-528-1120