



LEGEND:
(MRD) = MONUMENT OF RECORD DIGNITY
PTC = POINT FOR CORNER
I.P. = IRON PIPE
I.R. = IRON ROD
FND = FOUND
R.O.W. = RIGHT-OF-WAY
D.R.D.C.T. = DEED RECORDS, DALLAS COUNTY, TEXAS
M.R.D.C.T. = MAP RECORDS, DALLAS COUNTY, TEXAS
O.P.R.D.C.T. = OFFICIAL PUBLIC RECORDS, DALLAS COUNTY, TEXAS
CC# = COUNTY CLERK'S FILE NUMBER
ADS = SET 5/8" IRON ROD WITH 3 1/4" ALUMINUM DISK STAMPED "RPLS 7003 AND _____ ADDITION"
ESMT. = EASEMENT

NOTES:
1) LOT TO LOT DRAINAGE WILL NOT BE ALLOWED WITHOUT PROPER CITY OF DALLAS ENGINEERING DIVISION APPROVAL.
2) THE PURPOSE OF THIS REPLAT IS TO CREATE 2 PLATTED LOTS.
3) BASIS OF BEARINGS DETERMINED BY TEXAS STATE PLANE COORDINATE SYSTEM, NORTH CENTRAL ZONE (4202), NORTH AMERICAN DATUM OF 1983, (2011).
4) ALL COORDINATES SHOWN HEREON ARE BASED ON TEXAS STATE PLANE COORDINATES SYSTEM, NORTH CENTRAL ZONE (4202) NORTH AMERICAN DATUM OF 1983 ON GRID COORDINATE VALUES, NO SCALE AND NO PROJECTION.

OWNER'S CERTIFICATE
STATE OF TEXAS
COUNTY OF DALLAS
WHEREAS, MEADOW LOMO ALTO PROPERTIES, LP IS THE OWNER OF A TRACT OF LAND SITUATED IN THE CRAWFORD GRIGSBY SURVEY, ABSTRACT NO. 532, IN DALLAS COUNTY, TEXAS, BEING ALL OF LOT 1-R, BLOCK 3/2041, NORTH OAK LAWN ADDITION PHASE II, AN ADDITION TO THE CITY OF DALLAS, DALLAS COUNTY, TEXAS, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 97021, PAGE 4066, MAP RECORDS, DALLAS COUNTY, TEXAS AND BEING ALL OF A TRACT OF LAND DESCRIBED AS "TRACT 5" IN SPECIAL WARRANTY DEED WITH VENDOR'S LIEN TO MEADOW LOMO ALTO PROPERTIES, LP, OF RECORD UNDER COUNTY CLERK'S INSTRUMENT NUMBER 201200374533, OF THE OFFICIAL PUBLIC RECORDS OF DALLAS COUNTY, TEXAS, AND BEING ALL OF A TRACT OF LAND DESCRIBED IN SPECIAL WARRANTY DEED TO MEADOW LOMO ALTO PROPERTIES, LP, RECORDED UNDER COUNTY CLERK'S INSTRUMENT NUMBER 201900011538, OF THE OFFICIAL PUBLIC RECORDS OF DALLAS COUNTY, TEXAS, AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT A 1/2" IRON ROD FOUND FOR THE MOST EASTERN CORNER OF SAID LOT 1-R IN THE NORTHWEST RIGHT-OF-WAY LINE OF PRESCOTT AVENUE (VARIABLE WIDTH RIGHT-OF-WAY) AND IN THE SOUTHWEST LINE OF A 15' ALLEY RIGHT-OF-WAY;

THENCE SOUTH 44°40'41" WEST, ALONG SAID NORTHWEST RIGHT-OF-WAY LINE, A DISTANCE OF 145.00 FEET TO A POINT FOR CORNER AT THE MOST EASTERN SOUTHEAST CORNER OF SAID LOT 1-R;

THENCE SOUTH 89°37'04" WEST, A DISTANCE OF 14.14 FEET TO A POINT FOR CORNER AT THE MOST SOUTHERN SOUTHWEST CORNER OF SAID LOT 1-R, IN THE NORTHEAST RIGHT-OF-WAY LINE OF LEMMON AVENUE (VARIABLE WIDTH RIGHT-OF-WAY);

THENCE NORTH 45°24'55" WEST, ALONG SAID NORTHEAST RIGHT-OF-WAY LINE, PASSING AT A DISTANCE OF 72.49 FEET A "X" FOUND IN CONCRETE AT THE MOST WESTERN CORNER OF SAID MEADOW LOMO ALTO TRACT, AND AT THE MOST SOUTHERN CORNER OF SAID TRACT 5, AND CONTINUING IN ALL A TOTAL DISTANCE OF 323.49 FEET TO A POINT FOR CORNER AT THE MOST WESTERN SOUTHWEST CORNER OF SAID LOT 1-R, FROM WHICH A "X" FOUND IN CONCRETE BEARS NORTH 43°50'59" WEST, A DISTANCE OF 11.20 FEET;

THENCE NORTH 00°24'18" WEST, A DISTANCE OF 14.09 FEET TO A POINT FOR CORNER AT THE MOST WESTERN NORTHWEST CORNER OF SAID LOT 1-R, IN THE SOUTHEAST LINE OF A TRACT OF LAND AS DESCRIBED AS "TRACT 1" IN SPECIAL WARRANTY DEED WITH VENDOR'S LIEN TO MEADOW LOMO ALTO PROPERTIES, LP, RECORDED UNDER COUNTY CLERK'S FILE NUMBER 201200374533, OF THE OFFICIAL PUBLIC RECORDS OF DALLAS COUNTY, TEXAS, AND FROM WHICH A 1/2" IRON ROD FOUND BEARS SOUTH 44°39'52" WEST, A DISTANCE OF 14.38 FEET;

THENCE NORTH 44°39'52" EAST, ALONG THE COMMON LINE OF SAID LOT 1-R AND SAID TRACT 1, A DISTANCE OF 145.62 FEET TO A POINT FOR CORNER AT THE MOST NORTHERN CORNER OF SAID LOT 1-R AND IN THE SOUTHWEST LINE OF A 15' ALLEY RIGHT-OF-WAY DESCRIBED IN VOLUME 1162, PAGE 129 OF THE DEED RECORDS OF DALLAS COUNTY, TEXAS;

THENCE SOUTH 45°18'57" EAST, ALONG THE COMMON LINE OF SAID LOT 1-R AND SAID 15' ALLEY RIGHT-OF-WAY, A DISTANCE OF 343.49 FEET TO THE POINT OF BEGINNING AND CONTAINING 53,239 SQUARE FEET OR 1.222 ACRES OF LAND.

OWNER'S DEDICATION
NOW THEREFORE, KNOW ALL MEN BY THESE PRESENTS:
THAT MEADOW LOMO ALTO PROPERTIES, LP, ACTING BY AND THROUGH ITS DULY AUTHORIZED REPRESENTATIVE, DOES HEREBY ADOPT THIS PLAT, DESIGNATING THE HEREIN DESCRIBED PROPERTY AS **LOT 1-R1 AND LOT 2-R1, BLOCK 3/2041, MEADOW LOMO ALTO ADDITION**, AN ADDITION TO THE CITY OF DALLAS, DALLAS COUNTY, TEXAS, AND DO HEREBY DEDICATE, IN FEE SIMPLE, TO THE PUBLIC USE FOREVER ANY STREETS, ALLEYS, AND FLOODWAY MANAGEMENT AREAS SHOWN THEREON. THE EASEMENTS SHOWN THEREON ARE HEREBY RESERVED FOR THE PURPOSES INDICATED. THE UTILITY AND FIRE LANE EASEMENTS SHALL BE OPEN TO THE PUBLIC, FIRE AND POLICE UNITS, GARBAGE AND RUBBISH COLLECTION AGENCIES, AND ALL PUBLIC AND PRIVATE UTILITIES FOR EACH PARTICULAR USE. THE MAINTENANCE OF PAVING ON THE UTILITY AND FIRE LANE EASEMENTS IS THE RESPONSIBILITY OF THE PROPERTY OWNER. NO BUILDINGS, FENCES, TREES, SHRUBS, OR OTHER IMPROVEMENTS OR GROWTHS SHALL BE CONSTRUCTED, RECONSTRUCTED OR PLACED UPON, OVER OR ACROSS THE EASEMENTS AS SHOWN. SAID EASEMENTS BEING HEREBY RESERVED FOR THE MUTUAL USE AND ACCOMMODATION OF ALL PUBLIC UTILITIES USING OR DESIRING TO USE SAME, ALL AND ANY PUBLIC UTILITY SHALL HAVE THE RIGHT TO REMOVE AND KEEP REMOVED ALL OR PARTS OF ANY BUILDING, FENCES, TREES, SHRUBS, OR OTHER IMPROVEMENTS OR GROWTHS WHICH IN ANY WAY MAY ENDANGER OR INTERFERE WITH THE CONSTRUCTION, MAINTENANCE OR EFFICIENCY OF ITS RESPECTIVE SYSTEM ON THE EASEMENTS, AND ALL PUBLIC UTILITIES SHALL AT ALL TIMES HAVE THE FULL RIGHT OF INGRESS AND EGRESS TO OR FROM THE SAID EASEMENTS FOR THE PURPOSE OF CONSTRUCTING, RECONSTRUCTING, INSPECTING, PATROLLING, MAINTAINING AND ADDING TO OR REMOVING ALL OR PARTS OF ITS RESPECTIVE SYSTEMS WITHOUT THE NECESSITY AT ANY TIME OF PROCURING THE PERMISSION OF ANYONE. (ANY PUBLIC UTILITY SHALL HAVE THE RIGHT OF INGRESS AND EGRESS TO PRIVATE PROPERTY FOR THE PURPOSE OF READING METERS AND ANY MAINTENANCE OR SERVICE REQUIRED OR ORDINARILY PERFORMED BY THAT UTILITY).

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.

PRELIMINARY, THIS DOCUMENT SHALL NOT BE RECORDED FOR ANY PURPOSE AND SHALL NOT BE USED OR VIEWED OR RELIED UPON AS A FINAL SURVEY DOCUMENT.

MEADOW LOMO ALTO PROPERTIES, LP

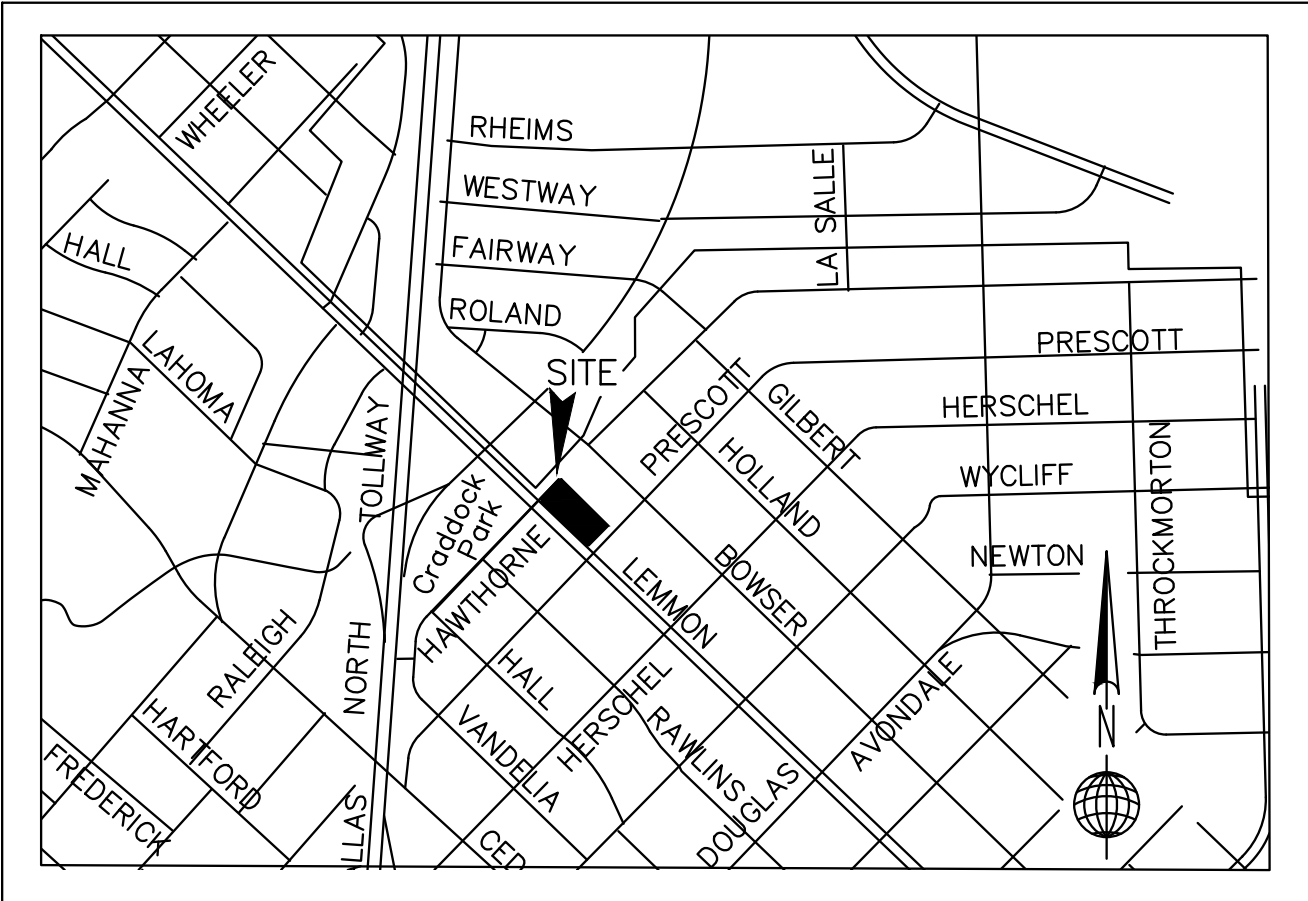
AUTHORIZED REPRESENTATIVE: _____

STATE OF TEXAS
COUNTY OF DALLAS

BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE ON THIS DAY PERSONALLY APPEARED _____, KNOWN BY 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.

GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS ____ DAY OF _____, 2026.

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS
MY COMMISSION EXPIRES: _____



VICINITY MAP
1"=1000'

SURVEYOR'S STATEMENT
STATE OF TEXAS
COUNTY OF DALLAS
I, HOLLIE L. HEBNER, 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 THIS SIGNED FINAL PLAT.

DATED THIS THE ____ DAY OF _____, 2026.

PRELIMINARY, THIS DOCUMENT SHALL NOT BE RECORDED FOR ANY PURPOSE AND SHALL NOT BE USED OR VIEWED OR RELIED UPON AS A FINAL SURVEY DOCUMENT.

HOLLIE L. HEBNER
TEXAS REGISTERED PROFESSIONAL LAND SURVEYOR NO. 7003

STATE OF TEXAS
COUNTY OF DALLAS
BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE ON THIS DAY PERSONALLY APPEARED HOLLIE L. HEBNER, R.P.L.S. NO. 7003, STATE OF TEXAS, 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 PURPOSES AND CONSIDERATIONS THEREIN EXPRESSED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, THIS ____ DAY OF _____, 2026.

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS
MY COMMISSION EXPIRES: _____

CERTIFICATE OF APPROVAL	
I, _____, CHAIRPERSON OR 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
LOT 1-R1, AND LOT 2-R1, BLOCK 3/2041
MEADOW LOMO ALTO ADDITION
BEING A REPLAT OF 1-R, BLOCK 3/2041
NORTH OAK LAWN ADDITION, PHASE II
AN ADDITION TO THE CITY OF DALLAS, DALLAS COUNTY, TEXAS
BEING 1.222 ACRES OF LAND SITUATED IN THE
CRAWFORD GRIGSBY SURVEY, ABSTRACT NUMBER 532
CITY OF DALLAS, DALLAS COUNTY, TEXAS

CITY PLAN FILE NO. 26-000150

OWNER:
MEADOW LOMO ALTO PROPERTIES, LP
NAME
ADDRESS
PHONE
EMAIL
JOB NO.: 26-04-133
PREPARED: MAY 2026
SURVEYOR:
HOLLIE L. HEBNER
GLOBAL LAND SURVEYING, INC.
17111 PRESTON RD.
DALLAS, TX 75248
PHONE (972) 881-1700
INFO@GLS-INC.COM
TBPELS FIRM NO. 10016300