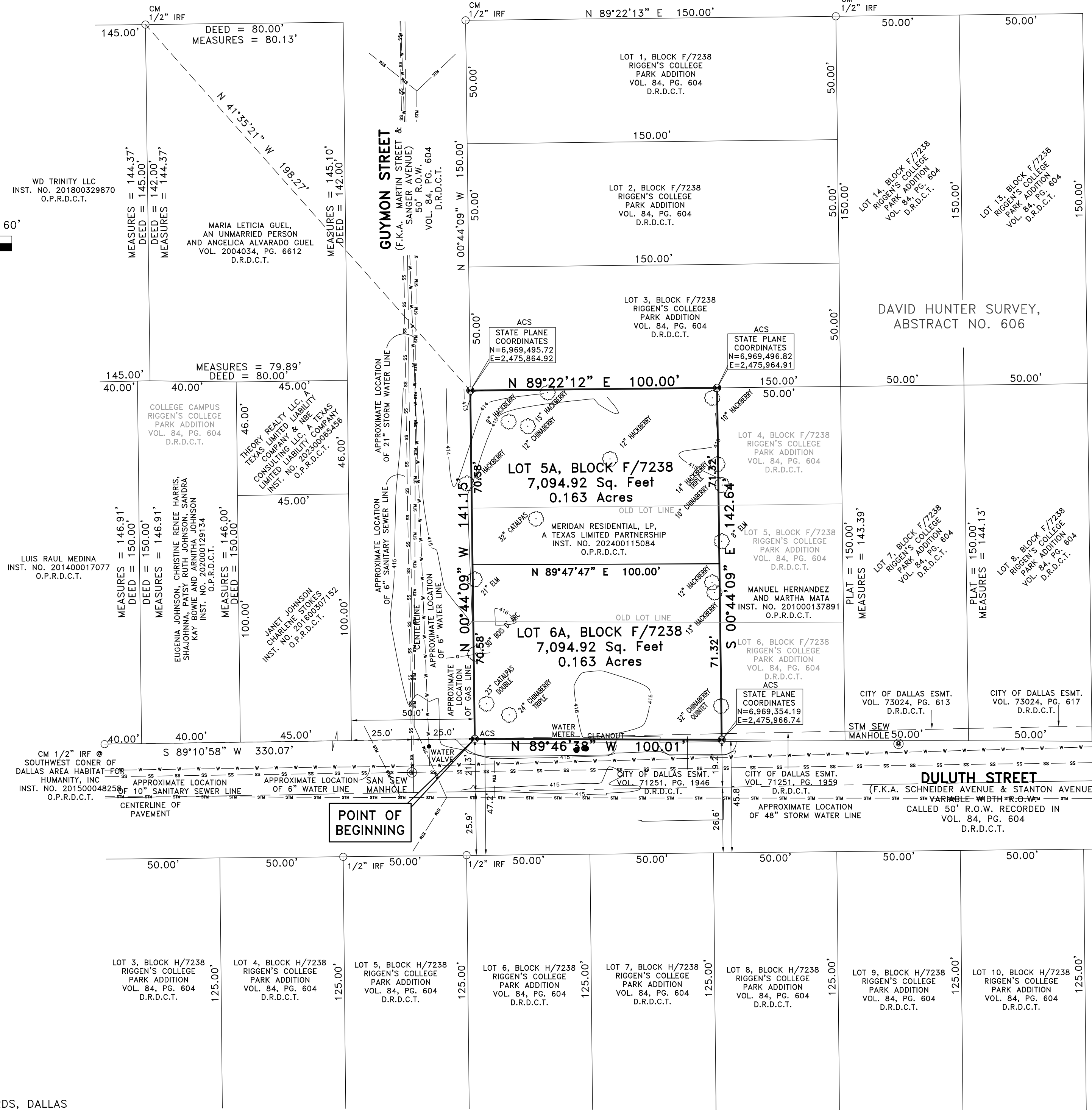
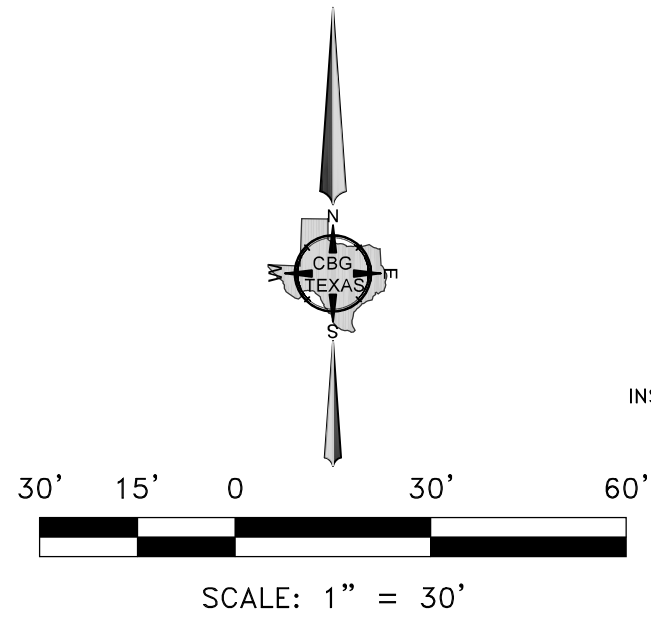


VICINITY MAP
NOT TO SCALE



LEGEND
 O.P.R.D.C.T. = OFFICIAL PUBLIC RECORDS, DALLAS COUNTY, TEXAS
 D.R.D.C.T. = DEED RECORDS, DALLAS COUNTY, TEXAS
 VOL. = VOLUME
 PG. = PAGE
 INST. NO. = INSTRUMENT NUMBER
 ESMT. = EASEMENT
 CM = CONTROLLING MONUMENT
 R.O.W. = RIGHT-OF-WAY
 1/2" IRF = 1/2 INCH IRON ROD FOUND
 A.C.S. = 3-1/4" ALUMINUM DISK STAMPED "MA RPLS 5513" SET OVER A 1/2 INCH IRON ROD SET
 PFC = POINT FOR CORNER

GENERAL NOTES
 1) BEARINGS SHOWN ARE BASED ON THE STATE PLANE COORDINATE SYSTEM, NORTH TEXAS CENTRAL ZONE, AND 83 (2011).
 2) THE PURPOSE OF THIS PLAT IS TO CREATE TWO LOTS OUT OF THE PORTIONS OF LOTS 4, 5 AND 6, BLOCK F/7238, RIGGEN'S COLLEGE PARK ADDITION, FOR DEVELOPMENT.
 3) LOT TO LOT DRAINAGE WILL NOT BE ALLOWED WITHOUT PROPER CITY OF DALLAS ENGINEERING DEPARTMENT APPROVAL.
 4) ANY STRUCTURE NEW OR EXISTING MAY NOT EXTEND ACROSS NEW PROPERTY LINES.
 5) COORDINATES SHOWN HEREON ARE TEXAS STATE PLANE COORDINATE SYSTEM, NORTH CENTRAL ZONE, NORTH AMERICAN DATUM OF 1983 ON GRID COORDINATE VALUES, NO SCALE AND NO PROJECTION.

OWNER'S CERTIFICATE
 STATE OF TEXAS
 COUNTY OF DALLAS
 Whereas Meridan Residential, L.P. a Texas limited partnership is the owner of a 14,189.84 square foot tract of land situated in the David Hunter Survey, Abstract No. 606, City of Dallas, Dallas County, Texas, same being a portion of Lots 4, 5 and 6, Block F/7238, Riggen's College Park Addition, an Addition to the City of Dallas, Dallas County, Texas, according to the Plat thereof recorded in Volume 84, Page 604, Deed Records, Dallas County, Texas, same being a tract of land conveyed to Meridan Residential, L.P. a Texas limited partnership, by General Warranty Deed recorded in Instrument Number 202400115084, Official Public Records, Dallas County, Texas, and being more particularly described by metes and bounds as follows:

BEGINNING at a 3-1/4 inch aluminum disk stamped "MA RPLS 5513" set over a 1/2 inch iron rod set for corner, said corner being in the intersection of the North right-of-way line of Duluth Street (a variable width right-of-way) recorded in Volume 84, Page 604, Deed Records, Dallas County, Texas, and the East right of way line of Guymon Street (a 50 foot right-of-way) recorded in Volume 84, Page 604, Deed Records, Dallas County, Texas;

THENCE North 00 degree 44 minutes 09 seconds West, along the East right of way line of said Guymon Street, a distance of 141.15 feet to a 3-1/4 inch aluminum disk stamped "MA RPLS 5513" set over a 1/2 inch iron rod set for corner, said corner being the Southwest corner of Lot 3, Block F/7238, of said Riggen's College Park Addition;

THENCE North 89 degrees 22 minutes 12 seconds East, along the South line of said Lot 3, a distance of 100.00 feet to a 3-1/4 inch aluminum disk stamped "MA RPLS 5513" set over a 1/2 inch iron rod set for corner, said corner being the Northwest corner of a tract of land conveyed to Manuel Hernandez and Martha Mata, by Deed recorded in Instrument Number 201000137891, Official Public Records, Dallas County, Texas;

THENCE South 00 degree 44 minutes 09 seconds East, along the West line of said Hernandez / Mata tract, a distance of 142.64 feet to a 3-1/4 inch aluminum disk stamped "MA RPLS 5513" set over a 1/2 inch iron rod set for corner, said corner being along the North right of way line of said Duluth Street;

THENCE North 89 degrees 46 minutes 38 seconds West, along the North right of way line of said Duluth Street, a distance of 100.01 feet to the POINT OF BEGINNING and containing 14,189.84 square feet and or 0.326 acres of land.
OWNER'S DEDICATION

NOW THEREFORE, KNOW ALL MEN BY THESE PRESENTS:
 That Meridan Residential, L.P., acting through their authorized agent, Steven M. Fluker, do hereby adopt this plat, designating the herein described property as **MERIDAN ADDITION** on 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 _____, 2024.
 Meridan Residential, L.P.

By: _____
 Steven M. Fluker (Vice President)

STATE OF TEXAS
 COUNTY OF DALLAS
 BEFORE ME, the undersigned, a Notary Public in and for said County and State on this day appears Steven M. Fluker 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 considerations therein expressed.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this the _____ day of _____, 2024.

Notary Public in and for Dallas County, Texas.

SURVEYOR'S STATEMENT:
 I, Bryan Connally, 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 _____, 2024.

RELEASED FOR REVIEW 08/23/2024 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.
 Bryan Connally
 Texas Registered Professional Land Surveyor No. 5513

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 Bryan Connally 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 _____, 2024.

Notary Public in and for the State of Texas

CERTIFICATE OF APPROVAL
 I, Tony Shidid, Chairperson or Brent Rubin, 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
MERIDAN ADDITION
 LOTS 5A & 6A, BLOCK F/7238
 14,189.84 SQ. FT / 0.326 ACRES
 BEING A REPLAT OF A
 PORTION OF LOTS 4, 5 AND 6, BLOCK F/7238
 RIGGEN'S COLLEGE PARK ADDITION
 DAVID HUNTER SURVEY, ABSTRACT NO. 606
 CITY OF DALLAS, DALLAS COUNTY, TEXAS
 CITY PLAN FILE NO. S234-187

OWNER: MERIDAN RESIDENTIAL, LP, A
 TEXAS LIMITED PARTNERSHIP
 5055 KELLER SPRINGS ROAD STE. 500
 ADDISON, TEXAS 75209
 PHONE: 214-545-0959
 EMAIL: STEVE@TRZCAPITAL.COM