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OWNER'S CERTIFICATE

STATE OF TEXAS §
COUNTY OF DALLAS §

WHEREAS LOMALT, LTD., A TEXAS LIMITED PARTNER IS THE SOLE OWNER OF TWO TRACTS OF LAND SITUATED IN THE SIMCOE POPPLEWELL SURVEY, ABSTRACT NUMBER 1145 AND THE ABRAM BLEDSOE SURVEY, ABSTRACT NUMBER 88, AND BEING A PART OF LOT F, BLOCK 11/5688, ZUBER'S SUBDIVISION NO. 3, AN ADDITION TO THE CITY OF DALLAS, DALLAS COUNTY, TEXAS BY PLAT THEREOF RECORDED IN VOLUME 16, PAGE 75, MAP RECORDS, DALLAS COUNTY, TEXAS (M.R.D.C.T.) AND ALL OF LOT D, BLOCK 11/5688, ZUBER'S SUBDIVISION, AN ADDITION TO THE CITY OF DALLAS, DALLAS COUNTY, TEXAS BY PLAT THEREOF RECORDED IN VOLUME 12, PAGE 59, (M.R.D.C.T.), SAME 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 2001055, PAGE 2397, DEED RECORDS, DALLAS COUNTY, TEXAS (D.R.D.C.T.) AND 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 NUMBER 201400046076, OFFICIAL PUBLIC RECORDS, DALLAS COUNTY, TEXAS (O.P.R.D.C.T.), AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT A 1/2" IRON ROD WITH YELLOW CAP STAMPED "SPIARS ENG" FOUND IN THE WEST LINE OF LOMO ALTO DRIVE (50' WIDE RIGHT-OF-WAY) AND THE SOUTH LINE OF A 15' WIDE ALLEY AS DEDICATED BY VOLUME 12, PAGE 59, (M.R.D.C.T.), SAME BEING THE NORTHEAST CORNER OF SAID LOT D, BLOCK 11/5688;

THENCE SOUTH 00 DEGREES 30 MINUTES 46 SECONDS EAST, A DISTANCE OF 142.54 FEET TO A 1/2" IRON ROD FOUND AT THE INTERSECTION OF THE WEST LINE OF LOMO ALTO DRIVE AND THE NORTH LINE OF GRASSMERE LANE (50' WIDE RIGHT-OF-WAY), SAME BEING THE SOUTHEAST CORNER OF SAID LOT D, BLOCK 11/5688;

THENCE SOUTH 89 DEGREES 22 MINUTES 37 SECONDS WEST, ALONG THE NORTH LINE OF GRASSMERE LANE, SAME BEING THE COMMON SOUTH LINE OF SAID LOT D, BLOCK 11/5688 AND LOT F, BLOCK 11/5688, A DISTANCE OF 300.12 FEET TO AN "X" FOUND AT THE BEGINNING OF A CURVE TO THE RIGHT HAVING A DELTA ANGLE OF 45 DEGREES 49 MINUTES 54 SECONDS, A RADIUS OF 20.00 FEET AND A LONG CHORD THAT BEARS NORTH 67 DEGREES 36 MINUTES 03 SECONDS WEST FOR A DISTANCE OF 15.58 FEET;

THENCE NORTHWESTERLY ALONG SAID CURVE TO THE RIGHT, AN ARC LENGTH OF 16.00 FEET TO A 1/2" IRON ROD WITH YELLOW CAP STAMPED "SPIARS ENG." FOUND IN THE SOUTHEAST LINE OF DALLAS NORTH TOLLWAY (VARIABLE WIDTH RIGHT-OF-WAY);

THENCE NORTH 13 DEGREES 03 MINUTES 58 SECONDS EAST, ALONG THE SOUTHEAST LINE OF DALLAS NORTH TOLLWAY, A DISTANCE OF 140.44 FEET TO A 1/2" IRON ROD WITH YELLOW CAP STAMPED "SPIARS ENG." FOUND IN THE SOUTH LINE OF A 15' WIDE ALLEY AS DEDICATED BY VOLUME 16, PAGE 75, (M.R.D.C.T.);

THENCE NORTH 89 DEGREES 22 MINUTES 37 SECONDS EAST, ALONG THE SOUTH LINE OF SAID 15' WIDE ALLEY (VOLUME 16, PAGE 75 AND VOLUME 12, PAGE 59), SAME BEING THE COMMON NORTH LINE OF SAID LOT F, BLOCK 11/5688 AND SAID LOT D, BLOCK 11/5688, A DISTANCE OF 281.49 FEET TO THE PLACE OF BEGINNING AND CONTAINING 42,458 SQUARE FEET (0.975 ACRES) OF LAND, MORE OR LESS.

OWNER'S DEDICATION

NOW THEREFORE, KNOW ALL BY THESE PRESENTS:

THAT LOMALT, LTD., A TEXAS LIMITED PARTNERSHIP ACTING BY AND THROUGH ITS DULY AUTHORIZED AGENT, SHEILA FENYVES 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 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 AND UPON 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 THE 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, TEXAS.

WITNESS MY HAND THIS _____ DAY OF _____, 2024.

LOMALT, LTD., A TEXAS LIMITED PARTNERSHIP

BY: _____

TITLE: _____

STATE OF TEXAS §
COUNTY OF DALLAS §

BEFORE ME, THE UNDERSIGNED AUTHORITY 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 EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATIONS THEREIN EXPRESSED IN THE CAPACITY THEREIN STATED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE ON THIS _____ DAY OF _____, 2024

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

SURVEYOR'S STATEMENT

I, DANIEL CHASE O'NEAL, 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.

"PRELIMINARY, THIS DOCUMENT SHALL NOT BE RECORDED FOR ANY PURPOSE."

DANIEL CHASE O'NEAL
TEXAS REGISTERED PROFESSIONAL LAND SURVEYOR NO. 6570

STATE OF TEXAS §
COUNTY OF DALLAS §

BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED DANIEL CHASE O'NEAL, 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 IN THE CAPACITY THEREIN STATED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE ON THIS _____ DAY OF _____, 2024

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

PLACE COUNTY RECORDING LABEL HERE

CERTIFICATE OF APPROVAL
I, Tony Shildt, 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
ALTO PARK CITIES
LOTS F-1, BLOCK 11/5688
REPLAT OF A PART OF LOT F, BLOCK 11/5688
ALL OF LOT D, BLOCK 11/5688
ZUBER'S SUBDIVISION AND ZUBER'S SUBDIVISION NO. 3
ABRAM BLEDSOE SURVEY, ABSTRACT NO. 88
SIMCOE POPPLEWELL SURVEY, ABSTRACT NO. 1145
CITY OF DALLAS, DALLAS COUNTY, TEXAS
CITY PLAN FILE NUMBER S234-143
ENGINEERING FILE NUMBER 311T-

O'NEAL SURVEYING CO.
205 WINDCO CIR., STE. 100
WYLIE, TX 75098
TBPES FIRM # 10194132
WWW.ONEALSURVEYING.COM

DRAWN BY DCO CHECKED BY DCO SCALE 1:30 DATE 6/9/2024 PROJECT NO. 24042.00 SHEET NO. 1 OF 1

LEGEND OF ABBREVIATIONS
P.O.B. POINT OF BEGINNING
I.R.F. IRON ROD FOUND
(CM) CONTROLLING MONUMENT
VOL. VOLUME
PG. PAGE
VAR. VARIABLE
(XXX') RECORD DISTANCE
INST. NO. INSTRUMENT NUMBER
M.R.D.C.T. MAP RECORDS, DALLAS COUNTY, TEXAS
D.R.D.C.T. DEED RECORDS, DALLAS COUNTY, TEXAS
O.P.R.D.C.T. OFFICIAL PUBLIC RECORDS, DALLAS COUNTY, TEXAS
ESMT. EASEMENT
AC. ACRE
SQ. FT. SQUARE FOOT
R.O.W. RIGHT-OF-WAY

LEGEND OF SYMBOLS AND LINETYPE
CHAIN LINK FENCE
WOOD/ORNAMENTAL FENCE
SANITARY SEWER LINE
STORM SEWER LINE
OVERHEAD ELECTRIC LINE
UNDERGROUND ELECTRIC LINE
UNDERGROUND GAS LINE
ELECTRIC MANHOLE
POWER POLE
WATER VALVE
SANITARY MANHOLE
CLEAN OUT
ELECTRIC BOX
FIRE HYDRANT
WATER METER
LIGHT POLE
SIGN
STORM MANHOLE

ENGINEER
KFM ENGINEERING AND DESIGN
3501 OLYMPUS BLVD., STE. 100
DALLAS, TX 75019
PHONE: 469-889-0536

OWNER:
LOMALT LTD.
4554 GLENWICK LANE, STE 1104
DALLAS, TX 75205

GENERAL NOTES:
1. THE BEARINGS SHOWN HEREON ARE BASED ON THE STATE PLANE COORDINATE SYSTEM, TEXAS NORTH CENTRAL ZONE 4202, NORTH AMERICAN DATUM OF 1983, ADJUSTMENT REALIZATION 2011.
2. THE COORDINATES SHOWN HEREON ARE BASED ON THE STATE PLANE COORDINATE SYSTEM, TEXAS NORTH CENTRAL ZONE 4202, NORTH AMERICAN DATUM OF 1983, ADJUSTMENT REALIZATION 2011.
3. LOT TO LOT DRAINAGE WILL NOT BE ALLOWED WITHOUT CITY OF DALLAS PAVING & DRAINAGE ENGINEERING SECTION APPROVAL.
4. THE PURPOSE OF THIS PLAT IS TO COMBINE TWO TRACTS INTO ONE
5. ALL STRUCTURES AND BUILDINGS ON SITE TO BE REMOVED