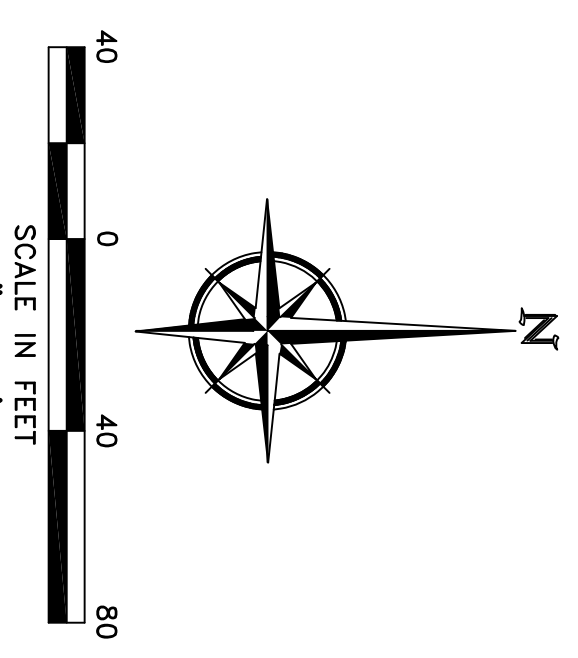


VICINITY MAP
NOT TO SCALE



| LEGEND | |
|----------|--|
| CRS | 5/8" IRON ROD SET WITH CAP STAMPED, RPL'S 6234 |
| IRF | IRON ROD FOUND |
| CM | CONTROL MONUMENT |
| AD | ALUMINUM DISK FOUND |
| SX | SET "X" IN CONCRETE |
| FX | FOUND "X" IN CONCRETE |
| REF. | REFERENCE |
| OP&L | DALLAS POWER & LIGHT |
| SWBT | SOUTHWESTERN BELL TELEPHONE |
| SO, FT. | SQUARE FEET |
| (MROCC) | MAP RECORDS, DALLAS COUNTY, TEXAS |
| (OPROCC) | OFFICIAL PUBLIC RECORDS, DALLAS COUNTY, TEXAS |
| ▲ | INDICATES POINT IN WATER |
| ◆ | INDICATES POINT ON EDGE OF SLOPE |

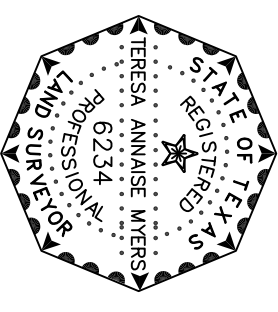
SURVEYOR'S STATEMENT:

I, Teresa A. Myers, 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.8.017, (a)(9)(G)(i)&(e); and that the original drawing the accompanying this plat is a precise representation of this signed final plat.

Dated this: _____ day of _____, 2016.

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, and no warranty, past or present, is made by the City of Dallas.

Texas Registered Professional Land Surveyor No. 6234



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 Teresa A. Myers 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 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 _____, 2016.

Notary Public in and for the State of Texas
My commission expires:

OWNER'S CERTIFICATE:

STATE OF TEXAS
COUNTY OF DALLAS

WHEREAS HOWARD HALLAM, FANCHON HALLAM, BARRY DAVIS, AND ANTONIETTE DAVIS are the owners of a 3.492 acre tract of land situated in the John L. Farquhar Survey, Abstract No. 455, City of Dallas Block 5588, Dallas County, Texas, and being all of Lot 1A, Block 5588 of Erwin Estates, an addition to the City of Dallas, according to the plat thereof recorded in Volume 93185, Page 4091 of the Deed Records of Dallas County, Texas (DRDCL), and being all of Lot 12A, Block 5588 of Sanric Estates, an addition to the City of Dallas, according to the plat thereof recorded in Volume 99074, Page 102 (DRDCL), and being all of certain tracts of land conveyed to Howard and Fanchon Hallam, recorded in the following instruments: (1) Volume 99074, Page 2928 (DRDCL); and (2) Instrument No. 201600052472 of the Dallas Public Records of Dallas County, Texas (OPROCC), and being more particularly described as follows:

BEGINNING at a 1/2" capped rod found on or the northeast corner of said Lot 12A at the intersection of the east right-of-way line of Meadowbrook Drive (60' right-of-way by use and occupation) and the south right-of-way line of Dentwood Drive (30' right-of-way by use and occupation);

THENCE South 79°31'1" East along the south right-of-way line of said Dentwood Drive and the north line of said Lot 12A, a distance of 352.83 feet to an aluminum disk found for corner at the beginning of a tangent curve to the left, having a radius of 264.13 feet and a chord which bears North 81°23'36" East, a distance of 172.47 feet;

THENCE in an easterly direction along said curve to the left, through a central angle of 38°06'40", passing at an arc distance of 96.84 feet an iron rod stamped, "RPL'S 6234", set for reference bears North 08°22'16" East, a distance of 24.42 feet;

THENCE South 1°19'38"11" West along the east line of said Lot 1A, a distance of 251.70 feet to a point in water at the southeast corner of said Lot 1A, from which a 5/8" capped rod found on rod stamped, "RPL'S 6234", set for reference bears North 67°34'17" West, a distance of 40.27 feet;

THENCE along the south line of said Lot 1A as follows:

South 34°11'14" West along the north line of Lots 5 and 4 (respectively, Block 5588 of Dentwood Addition No. 2, an addition to the City of Dallas, according to the plat thereof recorded in Volume 15, Page 214 of the Map Records of Dallas County, Texas, a distance of 97.00 feet to an angle point for corner in water, from which a 5/8" capped rod found on rod stamped, "RPL'S 6234", set for reference bears North 31°11'58" West, a distance of 32.85 feet;

South 88°24'49" West continuing along the north line of said Lot 4, a distance of 147.13 feet to an angle point for corner in water, from which a 5/8" capped rod found on rod stamped, "RPL'S 6234", set for reference bears North 08°22'16" East, a distance of 24.42 feet;

North 32°19'11" West continuing along the north line of said Lot 4, a distance of 68.52 feet to a point for corner in water at the most westerly southwest corner of said Lot 1A and being in the east line of said Lot 12A;

THENCE South 1°19'38"39" West along the common line of said Lots 12A and 4, a distance of 35.63 feet to a point for corner on the edge of slope, and being the most easterly northeast corner of Lot 5A of said Sanric Estates;

THENCE along the common line of said Lots 3A and 12A as follows:

North 19°35'52" West, a distance of 25.84 feet to an angle point for corner on the edge of slope, to a 60°" nail set for reference bears North 35°30'04" West, a distance of 0.74 feet;

North 02°09'42" East, a distance of 36.53 feet to a 3/8" iron rod found at an angle point for corner;

South 80°32'22" West, at 8.19 feet passing an aluminum disk found at an angle point of a floodway easement recorded in Volume 99074, Page 102 (DRDCL), and continuing for a total distance of 131.38 feet to a 1/2" capped rod found at an angle point for corner; North 13°20'12" West, at 35.79 feet passing a 40°" nail found for reference, and continuing for a total distance of 56.59 feet to an angle point for corner in water;

South 45°35'49" West, a distance of 96.62 feet to an angle point for corner in water;

South 82°47'49" West, a distance of 95.79 feet to a point for corner in water at the common west corner of said Lots 3A and 12A, an being in the east right-of-way line of said Meadowbrook Drive, from which an "X" set for reference in the concrete pavement of Meadowbrook Drive bears North 77°48'24" West, a distance of 15.45 feet;

THENCE North 15°41'06" West along the east right-of-way line of said Meadowbrook and the west line of said Lot 1A, a distance of 78.65 feet to an "X" found for corner at the beginning of a tangent curve to the right, having a radius of 671.70 feet and a chord which bears North 04°58'24" West, a distance of 247.04 feet;

THENCE in a northerly direction along said curve to the right, through a central angle of 21°11'35", an arc distance of 248.45 feet to the POINT OF BEGINNING and containing 3.492 acres, or 152,723 square feet, of land.

NOTES:

1. Bearings are based on Texas State Plane Coordinate, Projection: State Plane North, Zone D, Datum of 1983 (1988) Texas North Central Zone 4202, Lambert Conformal Conic, Feet (7X83-NCP).
2. Coordinates shown hereon are from the Texas State Plane Coordinate System, North Central Zone, North American Datum of 1983 on Grid Coordinate values; No Scale and No Projection.
3. The existing structures on the property are to remain and no new structures are being added.
4. The purpose of this replat is to move the lot lines surrounding the Easement area described in Volume 93227, Page 2938 (DRDCL) between Lots 1R and 12R.
5. According to my interpretations of the Dallas County, Texas and Incorporated Areas Flood Hazard Ordinance, 481 TAC 03.20, dated August 23, 2001, the subject property is within Flood Zone "X" and is subject to the special Flood Hazard Area. This statement does not imply that the property and/or structures thereon will be free from flooding or flood damage. On rare occasions, greater floods can and will occur and flood heights may be increased by man-made or natural causes. This statement shall not create liability on the part of the surveyor.
6. Lot to lot drainage will not be allowed without Engineering Section approval.
7. The Aluminum Disks ("AD") found are either "Flowway Markers" and not stamped or are stamped, "SANRIC ESTATES, RPL'S 5963", according to the previous Sanric Estates Replat, recorded in 99074, Page 102 (DRDCL). As of 03/15/2016, the date of this on the ground survey, the ADs are illegible.
8. Points in water or on edge of slope cannot be set due to water or area lying on fallen trees, rocks, etc. at the edge of slope.
9. Computations shown hereon were obtained from www.fdmrps.com on 03/23/2016.
9. Water, wastewater, and stormwater shown hereon were obtained from City of Dallas plans unless otherwise noted.

OWNERS:
HOWARD & FANCHON HALLAM
ALLIANCE FOR HABITAT, INC.
5380 S. BENTWOOD DRIVE
DALLAS, TEXAS 75229

ANTONETTE & BARRY DAVIS
9269 MEADOWBROOK DRIVE
DALLAS, TEXAS 75229

SURVEYOR:
LAND RESOLUTIONS, INC.
5911 GREENSON DRIVE
GARLAND, TEXAS 75043
Firm No. 10198970

PRELIMINARY/FINAL PLAT
HALLAM ESTATES
LOTS 1R AND 12R, BLOCK 5588
BEING A REPLAT OF
LOT 1A, BLOCK 5588, ERWIN ESTATES AND
LOT 12A, BLOCK 5588, SANRIC ESTATES
3.492 ACRES SITUATED IN THE

JOHN L. FARQUHAR SURVEY, ABST. NO. 455
CITY OF DALLAS, DALLAS COUNTY, TEXAS
CITY PLAN FILE NO. S156-188

