

LEGEND
 M.R.D.C.T.
 D.R.D.C.T.
 O.P.R.D.C.T.
 INST. NO.
 VOL., PG.
 SQ. FT.
 O'IRF
 O'IPF
 O'X' FND
 <CM>

MAP RECORDS, DALLAS COUNTY, TEXAS
 DEED RECORDS, DALLAS COUNTY, TEXAS
 OFFICIAL PUBLIC RECORDS, DALLAS COUNTY, TEXAS
 INSTRUMENT NUMBER
 VOLUME, PAGE
 SQUARE FEET
 IRON ROD FOUND
 IRON PIPE FOUND
 X CUT IN CONCRETE FOUND
 CONTROL MONUMENT

ASPHALT
 EASEMENT LINE
 BOUNDARY LINE
 CENTERLINE
 SANITARY SEWER LINE
 WATER LINE
 OVERHEAD SERVICE LINE
 OVERHEAD POWER LINE
 WOOD FENCE
 WROUGHT IRON FENCE

OWNER'S CERTIFICATE

STATE OF TEXAS
 COUNTY OF DALLAS

WHEREAS, **ROBERT HALLAM JR.**, the owner of a tract of land situated in the William Grigsby Survey Abstract No. 501, in the City of Dallas, Dallas County, Texas, being all of Lot 4A, Block A/2024 of the Replat of Lot 5-A and part of Lots 4 & 6A in City Block A/2024 of Turtle Creek Estates, an addition to the City of Dallas, Dallas County, Texas, according to the plat recorded in Volume 91083, Page 130, Deed Records, Dallas County, Texas, also being all of Lot 4, Block A/2024 of Turtle Creek Estates, an addition to the City of Dallas County, Texas, according to the map recorded in Volume 3, Page 321, Map Records, Dallas County, Texas, and being that same tract of land described in General Warranty Deed to Robert Hallam Jr. recorded in Instrument No. 202300124009, Official Public Records, Dallas County, Texas, together with that same tract of land described in General Warranty Deed to Robert Hallam Jr. recorded in Instrument Number 202300124009, Official Public Records, Dallas County, Texas, and together being more particularly described by metes and bounds as follows:

BEGINNING at a 3/4 inch iron pipe found for corner, said point being the northwest corner of said Lot 4, Block A/2024, also being the southwest corner of Lot 3, Block A/2024 of said Turtle Creek Estates, lying on the easterly right-of-way line of Turtle Creek Plaza (called 20' right-of-way), from which a 1/2 inch iron rod found bears South 10 degrees 31 minutes 54 seconds East, a distance of 1.40 feet for reference;

THENCE South 73 degrees 17 minutes 56 seconds East, departing the said easterly right-of-way line of Turtle Creek Plaza Drive, along the southerly line of said Lot 3, Block A/2024, a distance of 126.36 feet to a 3/4 inch iron pipe found for corner, said point being an angle point along the said southerly line of Lot 3, Block A/2024, from which a 1/2 inch iron pipe found bears North 81 degrees 06 minutes 07 seconds West, a distance of 1.32 feet for reference;

THENCE South 45 degrees 52 minutes 36 seconds East, continuing along the said southerly line of Lot 3, Block A/2024, a distance of 123.19 feet to a 1/2 inch iron pipe found, said point being the southeast corner of said Lot 3, Block A/2024, also being the northeast corner of said Lot 4, Block A/2024, lying on the westerly right-of-way line of City of Dallas Katy Trail (called 60' right-of-way);

THENCE South 28 degrees 48 minutes 14 seconds West, along the said westerly right-of-way line of Katy Trail, a distance of 100.46 feet to a 1/2 inch iron rod found with a yellow plastic cap stamped "TXHS", said point being the northeast corner of said Lot 4A, Block A/2024;

THENCE South 32 degrees 08 minutes 15 seconds West, continuing along said westerly right-of-way line of Katy Trail, a distance of 74.54 feet to a 1/2 inch iron rod found, said point being an angle point on the easterly line of said Lot 4A, Block A/2024;

THENCE South 38 degrees 40 minutes 38 seconds West, continuing along said westerly right-of-way line of Katy Trail, a distance of 46.14 feet to a 1/2 inch iron rod found, said point being the southeast corner of said Lot 4A, Block A/2024, said point also being the northeast corner of that certain tract of land described as Tract 2 in General Warranty Deed with Vendors Lien to Michael Karns recorded in Instrument Number 201600060552, Official Public Records, Dallas County, Texas, said point also being the northeast corner of remainder Lot 6A, Block A/2024 of said Turtle Creek Estates;

THENCE North 54 degrees 46 minutes 12 seconds West, departing the said westerly right-of-way line of Katy Trail, along the northeasterly line of said Tract 2, also being the southwesterly line of said Lot 4A, Block A/2024, a distance 58.45 feet to an "X" in concrete found, said point being the northwest corner of said Tract 2, lying on the southeasterly right-of-way line of said Turtle Creek Plaza Drive, said point also being the beginning of a non-tangent curve to the left having a radius of 134.10 feet;

THENCE along said non-tangent curve to the left having a delta angle of 53 degrees 07 minutes 27 seconds, a chord that bears North 00 degrees 56 minutes 45 seconds East, a chord distance of 119.93 feet, and an arc length of 124.34 feet to a 1/2 inch iron rod found at the end of said curve.

THENCE North 26 degrees 12 minutes 51 seconds West, continuing along the said southeasterly right-of-way line of Turtle Creek Plaza Drive, a distance of 33.80 feet to a 1/2 inch iron rod found, said point being the beginning of a tangent curve to the right having a radius of 337.70 feet;

THENCE along the said southeasterly right-of-way line of Turtle Creek Plaza Drive, also along said tangent curve to the right having a delta angle of 22 degrees 04 minutes 23 seconds, a chord that bears North 14 degrees 16 minutes 35 seconds West, a chord distance of 129.29 feet, and an arc length of 130.10 feet to the POINT OF BEGINNING and containing 33,841 square feet or 0.777 an acre of land.

OWNER'S DEDICATION

NOW THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

THAT, **ROBERT HALLAM JR.**, does hereby adopt this plat, designating the herein described property as **TC ESTATES** an addition to the City of Dallas, Dallas County, Texas, and does 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 dedicated 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 dedicated 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 or egress to or from and upon said easements for the purpose of constructing, reconstructing, inspecting, patrolling, maintaining and adding to or removing all of 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 or 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 _____, 2023.

By: _____
 Robert Hallam Jr. - Owner

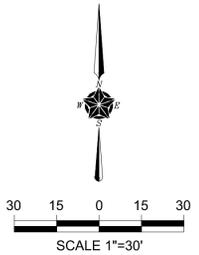
GENERAL NOTES:

- The purpose of this plat is to create one lot out of two platted lots.
- The maximum number of lots permitted by this plat is one.
- Lot to lot drainage will not be allowed without City of Dallas Paving & Drainage Engineering Section approval.
- Bearings are based upon the Texas State Plane Coordinate System, North Central Zone 4202, North American Datum of 1983, (2011).
- Coordinates shown hereon are based on Texas State Plane Coordinate System, North Central Zone 4202, North American Datum of 1983 on Grid Coordinate values, No Scale and No Projection.
- Structure to be removed off subject property.
- City of Dallas Water Dept. benchmarks used:
 35-Y-1 Square cut on end of concrete curb of Cole Avenue at center of 2.5' X 13.3' storm sewer drop inlet and 425 feet south of Elizabeth Street.
 N: 6.983.129.564 E=2,492.535.277 Elevation= 502.37'
 35-W-8 Square cut is cut on concrete curb on north side of Knight Street at centerline of alley 250 foot west of Lemmon Avenue.
 N: 6.983.402.651 E=2,487.780.260 Elevation= 485.89'
- According to the F.I.R.M. Panel No. 48113C0335K, the subject property lies in Zone X (NFHA) and does not lie within a flood prone hazard area.

STATE PLANE COORDINATES
 N=6,983,222.473
 E=2,491,190.749
 POINT OF BEGINNING

STATE PLANE COORDINATES
 N=6,983,100.391
 E=2,491,400.216

LOT 4B, BLOCK A/2024
 TC ESTATES
 33,841 SQ. FT. /
 0.777 ACRES



LINE TABLE			CURVE TABLE				
LINE #	LENGTH	DIRECTION	CURVE #	LENGTH	RADIUS	DELTA	CHORD
L1	58.45'	N54°46'12"W	C1	124.34'	134.10'	53°07'27"	N0° 56' 45"E 119.93'
L2	33.80'	N26°12'51"W	C2	130.10'	337.70'	22°04'23"	N14° 16' 35"W 129.29'

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 Robert Hallam Jr., 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 _____, 2023.

Notary Public in and for the State of Texas

SURVEYOR'S STATEMENT

STATE OF TEXAS

I, J.R. January, 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 _____, 2023.

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. (11/13/2023)

J.R. January
 Texas Registered Professional Land Surveyor No. 5382

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 J.R. January, 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 _____, 2023.

Notary Public in and for the State of Texas

PLACE COUNTY
RECORDING LABEL HERE

CERTIFICATE OF APPROVAL
 I, Tony Shiddi, 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
TC ESTATES
LOT 4B, BLOCK A/2024
 BEING A REPLAT OF LOT 4, BLOCK A/2024 OF TURTLE CREEK ESTATES AND LOT 4A, BLOCK A/2024 OF REPLAT OF LOT 5-A AND PART OF LOTS 4 & 6A IN CITY BLOCK A/2024 OF TURTLE CREEK ESTATES
 SITUATED IN THE WILLIAM GRIGSBY SURVEY, ABSTRACT NO. 501
 CITY OF DALLAS, DALLAS COUNTY, TEXAS
 CITY PLAN FILE NO. S 234-030
 ENGINEERING PLAN NO. 311T-____

SURVEYOR
TEXAS HERITAGE
SURVEYING, LLC
 10610 Metric Drive, Suite 124, Dallas, TX 75243
 Office 214-340-9700 Fax 214-340-9710
 txheritage.com Firm No. 10169300

OWNER
 ROBERT HALLAM JR
 4430 ABBOTT AVENUE
 DALLAS, TEXAS 75225