



OWNERSHIP TABLE	
LOT BLOCK	OWNER
1 /660	AHC DEVELOPMENT DALLAS I, LLC
2 /660	AHC DEVELOPMENT DALLAS I, LLC
3 /660	AHC DEVELOPMENT PRAIRIE CARROLL, LLC
4 /660	AHC DEVELOPMENT PRAIRIE CARROLL, LLC
7 /660	AHC DEVELOPMENT DALLAS I, LLC
8 /660	AHC DEVELOPMENT DALLAS I, LLC
9 /660	AHC DEVELOPMENT DALLAS I, LLC
10 /660	AHC DEVELOPMENT DALLAS I, LLC
11 /660	AHC DEVELOPMENT DALLAS I, LLC
12 /660	AHC DEVELOPMENT DALLAS I, LLC

RECORDING INFORMATION	
INST. NO. 201600234929	O.P.R.D.C.T.
INST. NO. 201600234929	O.P.R.D.C.T.
INST. NO. 201600166565	O.P.R.D.C.T.
INST. NO. 201600166408	O.P.R.D.C.T.
INST. NO. 201600247978	O.P.R.D.C.T.
INST. NO. 201600247619	O.P.R.D.C.T.
INST. NO. 201600234929	O.P.R.D.C.T.
INST. NO. 201600234929	O.P.R.D.C.T.
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INST. NO. 201600234929	O.P.R.D.C.T.

GENERAL NOTES:

- THE BEARINGS SHOWN HEREON ARE BASED ON THE TEXAS STATE PLANE COORDINATE SYSTEM OF 1983, NORTH CENTRAL ZONE.
- LOT TO LOT DRAINAGE IS NOT PERMITTED WITHOUT ENGINEERING APPROVAL.
- THE PURPOSE OF THIS PLAT IS TO CREATE ONE LOT FROM TEN ORIGINAL LOTS AND TWO ABANDONED ALLEYS
- NO BUILDINGS EXIST ON PROPERTY.
- ALL COORDINATES SHOWN HEREON ARE BASED ON THE TEXAS STATE PLANE COORDINATE SYSTEM OF 1983, NORTH CENTRAL ZONE.
- ACCORDING TO MAP NO. 48113C0345J, DATED AUGUST 23, 2011 OF THE NATIONAL FLOOD INSURANCE RATE MAP PREPARED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY, THIS PROPERTY LIES WITHIN ZONE "X", (AREAS DETERMINED TO BE OUTSIDE OF THE 0.2% ANNUAL CHANCE FLOODPLAIN). THIS FLOOD STATEMENT DOES NOT IMPLY THAT THE PROPERTY AND/OR STRUCTURES THEREON WILL BE FREE FROM FLOODING OR FLOOD DAMAGE, OR RARE OCCASIONS, GREATER FLOODS CAN AND WILL OCCUR AND FLOOD HEIGHTS MAY BE INCREASED BY MAN-MADE OR NATURAL CAUSES. THIS FLOOD STATEMENT SHALL NOT CREATE LIABILITY ON THE PART OF THE SURVEYOR.

**O'NEAL SURVEYING CO.**  
3111 COLE AVE., STE 103  
DALLAS, TX 75204  
(903) 708-2691  
TBPLS FIRM # 10194132  
WWW.ONEALSURVEYING.COM

OWNER:  
AHC DEVELOPMENT DALLAS I, LLC  
1603 ORRINGTON AVE., SUITE 990  
EVANSTON, IL 60201

AHC DEVELOPMENT  
PRAIRIE CARROLL, LLC  
1603 ORRINGTON AVE., SUITE 990  
EVANSTON, IL 60201

ENGINEER  
URBAN STRUCTURE  
8140 WALNUT HILL LANE, STE 905  
DALLAS, TX 75204

SURVEYOR  
O'NEAL SURVEYING CO.  
3111 COLE AVE, STE 103  
DALLAS, TX 75204  
TBPLS FIRM NO. 10194132

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 COMPLES 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-8.617, (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 \_\_\_\_\_, 2017.

**"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 \_\_\_\_\_, 2017

NOTARY PUBLIC IN AND FOR THE STATE OF \_\_\_\_\_

OWNER'S CERTIFICATE

STATE OF TEXAS §  
COUNTY OF DALLAS §

WHEREAS, AHC DEVELOPMENT DALLAS I, LLC AND AHC DEVELOPMENT PRAIRIE CARROLL, LLC IS THE OWNER OF A TRACT OF LAND SITUATED IN THE JOHN GRIGSBY SURVEY, ABSTRACT NUMBER 495, CITY OF DALLAS, DALLAS COUNTY, TEXAS, BEING ALL OF LOTS 1 THROUGH 4 AND LOTS 7 THROUGH 12, BLOCK 1/660, OF DEERE PARK, AN ADDITION TO THE CITY OF DALLAS, DALLAS COUNTY, TEXAS, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 1, PAGE 55, MAP RECORDS, DALLAS COUNTY, TEXAS (MRDCT) AS CONVEYED TO AHC DEVELOPMENT DALLAS I, LLC BY SPECIAL WARRANT DEED RECORDED IN INSTRUMENT NUMBER 201600234929 AND GENERAL WARRANTY DEED RECORDED IN INSTRUMENT NUMBER 201600247978 AND INSTRUMENT NUMBER 201600166565 AND INSTRUMENT NUMBER 201600166408, ALL OF THE OFFICIAL PUBLIC RECORDS, DALLAS COUNTY, TEXAS (OPRDCT), ALSO BEING ALL OF AN ABANDONED 15' WIDE ALLEY, AUTHORIZED BY ORDINANCE NUMBER \_\_\_\_\_, RECORDED IN INSTRUMENT NUMBER \_\_\_\_\_, (OPRDCT) AND ALL OF AN ABANDONED 15' WIDE ALLEY, AUTHORIZED BY ORDINANCE NUMBER \_\_\_\_\_, RECORDED IN INSTRUMENT NUMBER \_\_\_\_\_, (OPRDCT) AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT A 1/2" IRON ROD WITH CAP STAMPED "J.B.I." FOUND AT THE WEST CORNER OF THE ABOVE MENTIONED BLOCK 1/660, DEERE PARK AND BEING AT THE INTERSECTION OF THE SOUTHEAST LINE OF CABELL DRIVE (50' RIGHT-OF-WAY AS DEDICATED IN VOLUME 1, PAGE 55) AND THE NORTHEAST LINE OF ASHBY STREET (VARIABLE WIDTH RIGHT-OF-WAY AS DEDICATED IN VOLUME 1, PAGE 55, MRDCT, AND INSTRUMENT NUMBER 201600095551, OPRDCT);

THENCE NORTH 45 DEGREES 47 MINUTES 42 SECONDS EAST, A DISTANCE OF 315.00 FEET TO A 1/2" IRON ROD FOUND AT THE NORTH CORNER OF SAID BLOCK 1/660, DEERE PARK AND BEING THE INTERSECTION OF THE ABOVE MENTIONED CABELL DRIVE SOUTHEAST LINE AND THE SOUTHWEST LINE OF CARROLL AVENUE (60' RIGHT-OF-WAY AS DEDICATED IN VOLUME 1, PAGE 55, MRDCT);

THENCE SOUTH 44 DEGREES 43 MINUTES 43 SECONDS EAST, ALONG THE ABOVE MENTIONED CARROLL AVENUE SOUTHWEST LINE AND THE COMMON NORTHEAST LINE OF SAID BLOCK 1/660, A DISTANCE OF 212.00 FEET TO A 1/2" IRON ROD WITH CAP STAMPED "PACHECO KOCH" FOUND AT THE EAST CORNER OF THE ABOVE MENTIONED LOT 4, BLOCK 1/660, SAME BEING THE NORTH CORNER OF LOT 5A, BLOCK 1/660, DEERE PARK III ADDITION, AN ADDITION TO THE CITY OF DALLAS, DALLAS COUNTY, TEXAS BY PLAT THEREOF RECORDED IN VOLUME 2004040, PAGE 970, DEED RECORDS, DALLAS COUNTY, TEXAS (DRDCT);

THENCE SOUTH 45 DEGREES 47 MINUTES 42 SECONDS WEST, A DISTANCE OF 150.00 FEET TO A 1/2" IRON ROD WITH CAP STAMPED "PACHECO KOCH" FOUND IN THE NORTHEAST LINE OF THE ABOVE MENTIONED 15' WIDE ABANDONED ALLEY (INSTRUMENT NUMBER \_\_\_\_\_) AT THE SOUTH CORNER OF SAID LOT 4 AND THE WEST CORNER OF THE ABOVE MENTIONED LOT 5A;

THENCE SOUTH 44 DEGREES 43 MINUTES 43 SECONDS EAST, A DISTANCE OF 103.00 FEET TO A 1/2" IRON ROD WITH CAP STAMPED "PACHECO KOCH" FOUND IN THE NORTHWEST LINE OF LA FAYETTE STREET (50' RIGHT-OF-WAY AS DEDICATED BY VOLUME 1, PAGE 55, MRDCT) AT THE SOUTH CORNER OF SAID LOT 5A AND THE EAST CORNER OF SAID 15' WIDE ABANDONED ALLEY (INSTRUMENT NUMBER \_\_\_\_\_);  
THENCE SOUTH 45 DEGREES 47 MINUTES 42 SECONDS WEST, ALONG THE ABOVE MENTIONED LA FAYETTE STREET NORTHWEST LINE AND THE COMMON SOUTHEAST LINE OF SAID 15' WIDE ABANDONED ALLEY (INSTRUMENT NUMBER \_\_\_\_\_) AND SAID BLOCK 1/660, A DISTANCE OF 165.00 FEET TO A 1/2" IRON ROD WITH RED CAP STAMPED "ONEAL 6570" FOUND (PREVIOUSLY SET) AT THE SOUTH CORNER OF SAID BLOCK 1/660 AND BEING THE INTERSECTION OF SAID LA FAYETTE STREET NORTHWEST LINE AND THE ABOVE MENTIONED ASHBY STREET NORTHEAST LINE;  
THENCE NORTH 44 DEGREES 43 MINUTES 43 SECONDS WEST, ALONG SAID ASHBY STREET NORTHEAST LINE AND THE COMMON SOUTHWEST LINE OF SAID BLOCK 1/660, A DISTANCE OF 315.00 FEET TO THE POINT OF BEGINNING AND CONTAINING 1.923 ACRES (83,772 SQUARE FEET) OF LAND, MORE OR LESS.

OWNER'S DEDICATION

NOW THEREFORE, KNOW ALL BY THESE PRESENTS:

THAT AHC DEVELOPMENT DALLAS I, LLC AND AHC DEVELOPMENT PRAIRIE CARROLL, LLC, BY AND THROUGH THE UNDERSIGNED, THEIR AUTHORIZED AGENT(S), DO HEREBY ADOPT THIS PLAT, DESIGNATING THE HEREIN DESCRIBED PROPERTY AS **NORA 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 AND UPON THE 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 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 \_\_\_\_\_, 2017.

AHC DEVELOPMENT I, LLC

AHC DEVELOPMENT PRAIRIE CARROLL, LLC

BY: ROB GILBERT

BY: ROB GILBERT

STATE OF TEXAS §  
COUNTY OF DALLAS §

BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED ROB GILBERT, 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 \_\_\_\_\_, 2017

NOTARY PUBLIC IN AND FOR THE STATE OF \_\_\_\_\_

**PRELIMINARY PLAT**  
**NORA ADDITION**

**LOT 1A, BLOCK I/660**  
**1.923 ACRES / 83,772 SQUARE FEET**  
**BEING A REPLAT OF LOTS 1-4, LOTS 7-12 AND**  
**TWO 15' WIDE ABANDONED ALLEYS**  
**BLOCK I/660 DEERE PARK**  
as recorded in Volume 1, Page 55 Map Records, Dallas County, Texas  
**JOHN GRIGSBY SURVEY - ABSTRACT NUMBER 495**  
**CITY OF DALLAS, DALLAS COUNTY, TEXAS**  
**CITY PLAN FILE NUMBER S178-033**

SCALE: 1"=40' NOVEMBER, 2017 SHEET 1 OF 1