

LOCATION MAP
(NOT TO SCALE)

OWNER'S CERTIFICATE

STATE OF TEXAS §
COUNTY OF DALLAS §

WHEREAS, BEACON'S END, LLC IS THE OWNER OF THAT CERTAIN TRACT OF LAND SITUATED IN THE ROBERT RAY SURVEY, ABSTRACT NO. 1242, DALLAS COUNTY, TEXAS; SAID TRACT BEING PART OF LOT 1, ALL OF LOTS 2, 3, 4 AND 5 OUT OF DALLAS BLOCK 19/1874, MUNGER PLACE ADDITION RECORDED IN VOLUME 1, PAGE 557 OF THE MAP RECORDS OF DALLAS COUNTY, TEXAS (M.R.D.C.T.); SAID TRACT ALSO BEING ALL OF LOT 6-B OUT OF THE REPLAT OF LOT 6-A OF THE MAGGIORE WILLIAMS SUBDIVISION RECORDED IN VOLUME 92227, PAGE 5205 DEED RECORDS OF DALLAS COUNTY, TEXAS (D.R.D.C.T.); SAID TRACT ALSO BEING PART OF THAT CERTAIN TRACT OF LAND DESCRIBED IN GENERAL WARRANTY DEED TO BEACON'S END LLC RECORDED IN INSTRUMENT NUMBER 20160010586 OF THE OFFICIAL PUBLIC RECORDS OF DALLAS COUNTY, TEXAS (O.P.R.D.C.T.), HEREINAFTER REFERRED TO AS TRACT 1; SAID TRACT BEING PART OF THAT CERTAIN TRACT OF LAND DESCRIBED IN GENERAL WARRANTY DEED TO BEACON'S END, LLC RECORDED IN INSTRUMENT NUMBER 20160010585 (O.P.R.D.C.T.), HEREINAFTER REFERRED TO AS TRACT 2; SAID TRACT BEING PART OF THAT CERTAIN TRACT OF LAND DESCRIBED IN GENERAL WARRANTY DEED TO BEACON'S END, LLC RECORDED IN INSTRUMENT NUMBER 201300281097 (O.P.R.D.C.T.), HEREINAFTER REFERRED TO AS TRACT 3; SAID TRACT BEING PART OF THAT CERTAIN TRACT OF LAND TO BEACON'S END, LLC RECORDED IN INSTRUMENT NUMBER 201300281155 (O.P.R.D.C.T.) HEREINAFTER REFERRED TO AS TRACT 4; SAID TRACT ALSO BEING PART OF THAT CERTAIN TRACT OF LAND DESCRIBED IN GENERAL WARRANTY DEED TO BEACON'S END, LLC RECORDED IN INSTRUMENT NUMBER 201300281197 (O.P.R.D.C.T.), HEREINAFTER REFERRED TO AS TRACT 5; AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING, AT A 5/8-INCH IRON ROD WITH A 3-INCH YELLOW CAP STAMPED "DCA" FOUND IN THE SOUTHEAST RIGHT-OF-WAY LINE OF A 15-FOOT WIDE ALLEY, DEDICATED BY SAID VOLUME 1, PAGE 557, SAID POINT ALSO BEING THE NORTHWEST CORNER OF SAID LOT 6-B AND THE SOUTHWEST CORNER OF LOT 7-A BOTH OUT OF SAID MAGGIORE ADDITION;

THENCE, SOUTH 45 DEGREES 00 MINUTES 00 SECONDS WEST, ALONG THE SAID SOUTHEAST RIGHT-OF-WAY LINE OF THE 15-FOOT WIDE ALLEY, PASSING AT A

DISTANCE OF 94.24 FEET A 1/2-INCH IRON ROD FOUND FOR THE SOUTHWEST CORNER OF SAID LOT 5 AND THE NORTHWEST CORNER OF SAID LOT 4, THEN PASSING AT A DISTANCE OF 244.24 FEET A 1/2-INCH IRON ROD FOUND FOR THE SOUTHWEST CORNER OF SAID LOT 2 AND THE NORTHWEST CORNER OF SAID LOT 1, CONTINUING IN ALL A TOTAL DISTANCE OF 264.24 FEET TO A 1/2-INCH IRON ROD SET WITH ORANGE CAP STAMPED "U.S. PLUS SURVEY, HEREINAFTER REFERRED TO AS "WITH CAP";

THENCE, SOUTH 00 DEGREES 35 MINUTES 53 SECONDS WEST, DEPARTING SAID SOUTHEAST RIGHT-OF-WAY LINE OF THE 15-FOOT WIDE ALLEY, A DISTANCE OF 42.27 FEET TO A 1/2-INCH IRON ROD SET "WITH CAP";

THENCE, SOUTH 44 DEGREES 48 MINUTES 53 SECONDS EAST, DEPARTING SAID SOUTH RIGHT-OF-WAY LINE OF THE 15-FOOT WIDE ALLEY, ALONG THE SOUTHWEST LINE OF SAID TRACT 1, AND THE NORTHEAST LINE OF THAT CERTAIN TRACT OF LAND DESCRIBED IN WARRANTY DEED TO MARIA A. LOPEZ RECORDED IN VOLUME 77044, PAGE 1371 (D.R.D.C.T.), A DISTANCE OF 100.42 FEET TO A 1/2-INCH IRON ROD SET "WITH CAP" IN THE NORTHWEST RIGHT-OF-WAY LINE OF LIVE OAK STREET, A VARIABLE WIDTH WIDE PUBLIC RIGHT-OF-WAY;

THENCE, NORTH 45 DEGREES 00 MINUTES 00 SECONDS EAST, ALONG SAID NORTHWEST RIGHT-OF-WAY LINE OF LIVE OAK, PASSING AT A DISTANCE OF 50.19 FEET A 1/2-INCH IRON ROD FOUND FOR THE NORTHEAST CORNER OF SAID TRACT 1 AND THE SOUTHWEST CORNER OF SAID TRACT 2, THEN PASSING AT A DISTANCE OF 100.19 FEET A 1/2-INCH IRON ROD FOUND WITH A YELLOW CAP STAMPED "TXHS" FOR THE NORTHEAST CORNER OF SAID TRACT 2 AND THE SOUTHWEST CORNER OF SAID TRACT 3, THEN PASSING AT A DISTANCE OF 200.19 FEET A 1/2-INCH IRON ROD FOUND WITH A YELLOW CAP STAMPED "TXHS" FOR THE NORTHEAST CORNER OF SAID TRACT 3 AND THE SOUTHWEST CORNER OF SAID TRACT 4, CONTINUING IN ALL A TOTAL DISTANCE OF 293.99 FEET TO A 1/2-INCH IRON ROD SET WITH CAP FOR THE NORTHEAST CORNER OF SAID TRACT 5;

THENCE, NORTH 44 DEGREES 39 MINUTES 24 SECONDS WEST, DEPARTING SAID NORTHWEST RIGHT-OF-WAY LINE OF LIVE OAK, ALONG THE NORTHEAST LINE OF SAID TRACT 5 AND THE SOUTHWEST LINE OF SAID LOT 7-A, A DISTANCE OF 130.00 FEET TO THE POINT OF BEGINNING AND CONTAINING 37,810 SQUARE FEET OF LAND OR 0.868 ACRES OF LAND MORE OR LESS;

GENERAL NOTES:

- ACCORDING TO FLOOD INSURANCE RATE MAP (FIRM) MAP NO. 48113C0345J DATED 08/23/2001 PREPARED BY FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) FOR DALLAS COUNTY, TEXAS, THIS PROPERTY IS WITHIN ZONE "X" BY GRAPHICAL PLOTTING.
- THE BASIS OF BEARINGS IS THE EAST LINE OF LOT 6-A MAGGIORE WILLIAMS RESUBDIVISION (VOL. 9227, PG. 5205)
- SUBJECT PROPERTY HAS DIRECT ACCESS TO LIVE OAK, WHICH IS A DEDICATED PUBLIC RIGHT-OF-WAY MAINTAINED BY THE CITY OF DALLAS, AS SHOWN.
- THE UTILITIES SHOWN WERE LOCATED FROM THE FIELD SURVEY INFORMATION. SURVEY MAKES NO GUARANTEE THAT ALL THE UTILITIES ARE SHOWN. THE SURVEYOR HAS NOT PHYSICALLY LOCATED THE UNDERGROUND UTILITIES.
- LOT-TO-LOT DRAINAGE WILL NOT BE ALLOWED WITHOUT THE CITY OF DALLAS PAVING AND DRAINAGE ENGINEERING APPROVAL.
- ALL RECORDING INFORMATION IS SHOWN HEREON IS PER:
 - O.P.R.D.C.T. - OFFICIAL PUBLIC RECORDS, DALLAS COUNTY, TEXAS
 - D.R.D.C.T. - DEED RECORDS, DALLAS COUNTY, TEXAS
 - M.R.D.C.T. - MAP RECORDS, DALLAS COUNTY, TEXAS
- THE PURPOSE OF THIS PLAT IS TO CREATE ONE LOT FROM 6 EXISTING LOTS (PT LOT 1 AND ALL OF LOTS 2, 3, 4, 5, 6, 8.)
- ALL STRUCTURES ON SITE TO BE DEMOLISHED.

OWNER'S DEDICATION

NOW THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

THAT, BEACON'S END, LLC DOES HEREBY ADOPT THIS PLAT, DESIGNATING THE HEREIN DESCRIBED PROPERTY AS AHC LIVE OAK, 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 MUTUAL USE AND ACCOMMODATION OF ALL PUBLIC UTILITIES 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 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, TEXAS.

WITNESS MY HAND THIS _____ DAY OF _____, 2020.

BEACON'S END, LLC

(NAME OF REPRESENTATIVE, TITLE)

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 (NAME OF REPRESENTATIVE), 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 AND IN THE CAPACITY THEREIN STATED AND AS THE ACT AND DEED THEREIN STATED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, THIS _____ DAY OF _____, 20____.

NOTARY SIGNATURE

SURVEYOR'S STATEMENT

I, JEFF MONTANYA, 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-8-6.17 (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 _____, 20____.

PRELIMINARY, THIS DOCUMENT SHALL NOT BE RECORDED FOR ANY PURPOSE

JEFF MONTANYA
TEXAS REGISTERED PROFESSIONAL LAND SURVEYOR NO. 6762

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 JEFF MONTANYA, 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 AND IN THE CAPACITY THEREIN STATED AND AS THE ACT AND DEED THEREIN STATED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, THIS THE _____ DAY OF _____, 20____.

NOTARY SIGNATURE

LEGEND

P.O.B.	POINT OF BEGINNING	⊙FH	FIRE HYDRANT
(C.M.)	CONTROLLING MONUMENT	⊙	SIGN
CC#	COUNTY CLERK	⊙	LIGHT POLE
DCAD	DALLAS COUNTY APPRAISAL DISTRICT	⊙	POWER POLE
EMT	EASEMENT	⊙	SANITARY SEWER MANHOLE
ELEC	ELECTRIC	⊙	STORM MANHOLE
CAB	CABINET	⊙	ELECTRIC MANHOLE
VOL	VOLUME	⊙	TELEPHONE MANHOLE
PAGE	PAGE	⊙	GAS MANHOLE
INST.	INSTRUMENT	⊙	OVERHEAD ELECTRIC LINE
NO	NUMBER	⊙	PARKING SPACES
ORFC	IRON ROD FOUND CAPPED	⊙	GLY WIRE
IRS	IRON ROD SET W/ ORANGE URBAN STRUCT. CAP "U.S. PLUS SURVEY" (UNLESS OTHERWISE NOTED)	⊙	RIGHT-OF-WAY
WM	WATER METER	⊙	ASPHALT
WV	WATER VALVE		
CO	CLEANOUT		
GM	GAS METER		
GTS	GAS PIPE WARNING POLE		
EM	ELECTRIC METER		

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.

"PRELIMINARY PLAT" OF AHC LIVE OAK ADDITION

A REPLAT OF PT LOT 1, 2-5, MUNGER PLACE ADDITION AND LOT 6B, MAGGIORE WILLIAMS BLOCK 19/1874

THE PURPOSE OF THE PLAT IS TO CREATE ONE LOT

0.868 ACRES OUT OF THE ROBERT RAY SURVEY ABSTRACT NO. 1242 CITY OF DALLAS, DALLAS COUNTY, TEXAS

CITY PLAN FILE NUMBER S190-217 ENGINEERING NO. 311T-XXXX

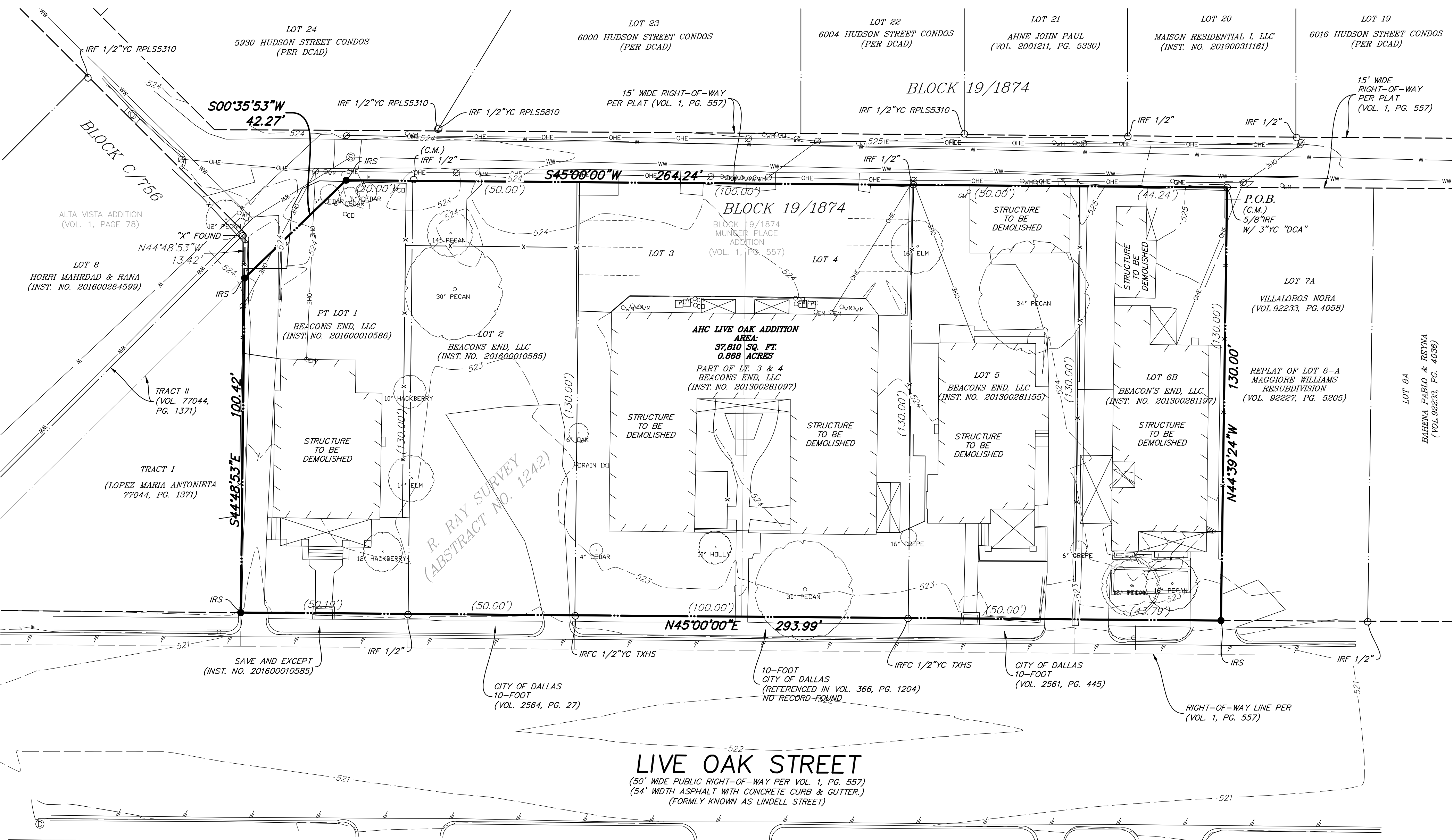


8140 Walnut Hill Lane, Suite 905
Dallas, Texas 75231
Firm Registration #10194610
www.urbanstruct.com
TEL: 214-295-5775

DEVELOPER
AHC
1603 ORRINGTON AVE
SUITE 990
EVANSTON, ILLINOIS 60021
PHONE: (847) 733-2246
ROBERT V. GILBERT
RGLBERT@AHCFUNDS.COM

ENGINEER
URBAN STRUCTURE
8140 WALNUT HILL LANE, SUITE 905
DALLAS, TX 75231
PHONE: (214) 295-5775
DOUGLAS BARRILLEAUX, P.E.
DBARRILLEAUX@URBANSTRUCT.COM

SURVEYOR
URBAN STRUCTURE
8140 WALNUT HILL LANE, SUITE 905
DALLAS, TX 75231
PHONE: (214) 295-5775
JEFFERY MONTANYA, R.P.L.S.
JMONTANYA@URBANSTRUCT.COM



LIVE OAK STREET
(50' WIDE PUBLIC RIGHT-OF-WAY PER VOL. 1, PG. 557)
(54' WIDTH ASPHALT WITH CONCRETE CURB & GUTTER)
(FORMERLY KNOWN AS LINDELL STREET)

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