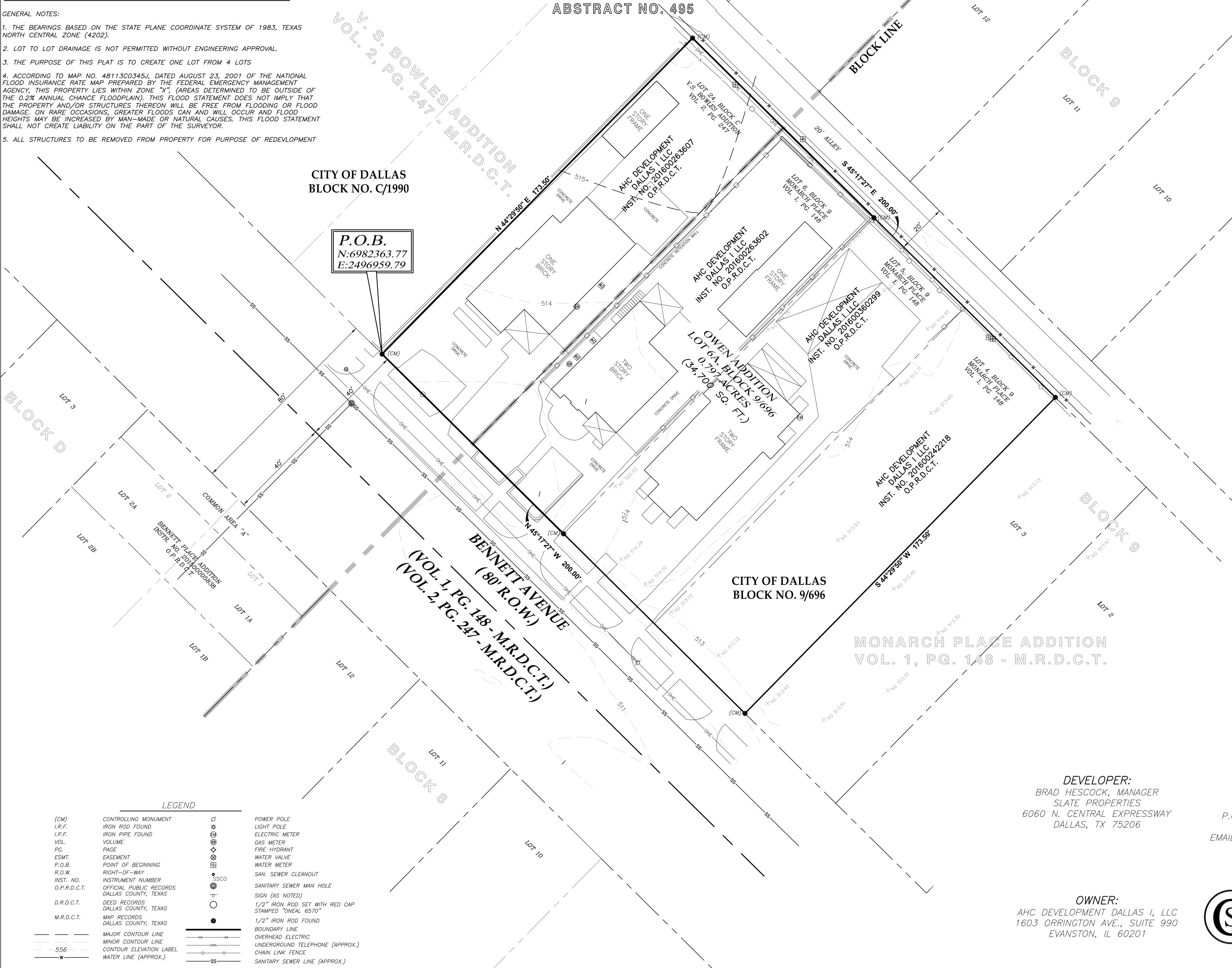


LOT 3A, BLOCK C/1990
4.456 ACRES
JLB BENNETT ADDITION
INSTR. NO. 201400096488

- GENERAL NOTES:**
1. THE BEARINGS BASED ON THE STATE PLANE COORDINATE SYSTEM OF 1983, TEXAS NORTH CENTRAL ZONE (4202).
 2. LOT TO LOT DRAINAGE IS NOT PERMITTED WITHOUT ENGINEERING APPROVAL.
 3. THE PURPOSE OF THIS PLAT IS TO CREATE ONE LOT FROM 4 LOTS
 4. ACCORDING TO MAP NO. 48113CO345J, DATED AUGUST 23, 2001 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. ON 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.
 5. ALL STRUCTURES TO BE REMOVED FROM PROPERTY FOR PURPOSE OF REDEVELOPMENT



LEGEND

(CM)	CONTROLLING MONUMENT	⊕	POWER POLE
I.R.F.	IRON ROD FOUND	⊙	LIGHT POLE
I.P.F.	IRON PIPE FOUND	⊗	ELECTRIC METER
VOL.	VOLUME	⊘	GAS METER
PG.	PAGE	⊙	FIRE HYDRANT
ESMT.	EASEMENT	⊙	WATER VALVE
P.O.B.	POINT OF BEGINNING	⊙	WATER METER
R.O.W.	RIGHT-OF-WAY	⊙	SAN. SEWER CLEANOUT
INST. NO.	INSTRUMENT NUMBER	⊙	SANITARY SEWER MAN HOLE
O.P.R.D.C.T.	OFFICIAL PUBLIC RECORDS DALLAS COUNTY, TEXAS	⊙	SIGN (AS NOTED)
D.R.D.C.T.	DEED RECORDS DALLAS COUNTY, TEXAS	⊙	1/2" IRON ROD SET WITH RED CAP STAMPED "ONEAL 6570"
M.R.D.C.T.	MAP RECORDS DALLAS COUNTY, TEXAS	⊙	1/2" IRON ROD FOUND
---	MAJOR CONTOUR LINE	---	BOUNDARY LINE
---	MINOR CONTOUR LINE	---	OVERHEAD ELECTRIC
---	CONTOUR ELEVATION LABEL	---	UNDERGROUND TELEPHONE (APPROX.)
---	WATER LINE (APPROX.)	---	CHAIN LINK FENCE
---		---	SANITARY SEWER LINE (APPROX.)

OWNER'S CERTIFICATE

STATE OF TEXAS §
COUNTY OF DALLAS §

WHEREAS, AHC Development Dallas I, LLC, acting by and through the undersigned, its duly authorized agent, is the owner of a 0.797 acre tract of land situated in the John Grigsby Survey, Abstract No. 495, and being all of Lot 24, Block C, V.S. Bowles Addition, an addition to the City of Dallas by plat thereof recorded in Volume 2, Page 247, Plat Records, Dallas County, Texas (P.R.D.C.T.) and all of Lots 4, 5 and 6, Block 9, Monarch Place Addition, an addition to the City of Dallas by plat thereof recorded in Volume 1, Page 148, (P.R.D.C.T.), some being a tract of land conveyed to AHC Development Dallas I, LLC by deeds recorded in Instrument Number 20160023607, 20160023602, 201600360299 and 201600242218, Official Public Records, Dallas County, Texas (O.P.R.D.C.T.) and being more particularly described as follows:

BEGINNING at a 1/2" iron rod found in the northeast right-of-way line of Bennett Avenue (80' right-of-way) at the west corner of the above mentioned Lot 24, Block C;

THENCE North 44 Degrees 29 Minutes 50 Seconds East, a distance of 173.50 feet to a 1/2" iron rod found in the southwest line of a 20 foot wide alley at the north corner of said Lot 24, Block C;

THENCE South 45 Degrees 17 Minutes 27 Seconds East, along the above mentioned southwest alley line, a distance of 200.00 feet to a 1/2" iron rod found at the east corner of the above mentioned Lot 6, Block 9;

THENCE South 44 Degrees 29 Minutes 50 Seconds West, a distance of 173.50 feet to a 1/2" iron rod found in the above mentioned northeast right-of-way line of Bennett Avenue at the south corner of said Lot 6, Block 9;

THENCE North 44 Degrees 29 Minutes 50 Seconds West, along said northeast right-of-way line, a distance of 200.00 feet to the POINT OF BEGINNING and containing 34,700 square feet or 0.797 acres of land.

OWNER'S DEDICATION

NOW THEREFORE, KNOW ALL BY THESE PRESENTS:

THAT AHC DEVELOPMENT DALLAS I, LLC by and through the undersigned, their authorized agent(s), do hereby adopt this plat, designating the herein described property as OWEN 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 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 _____, 2016.

TITLE

STATE OF _____ §
COUNTY OF _____ §

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 _____, 2016

NOTARY PUBLIC IN AND FOR THE STATE OF _____

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 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. 514-8.617 (c)(1)(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 _____ §

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 TEXAS

DEVELOPER:
BRAD HESCOCK, MANAGER
SLATE PROPERTIES
6060 N. CENTRAL EXPRESSWAY
DALLAS, TX 75206

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

SURVEYOR:
DANIEL CHASE O'NEAL
O'NEAL SURVEYING COMPANY
P.O. BOX 361, ATHENS TX 75751
PHONE: 903-708-2891
EMAIL: daniel.oneal@onealsurveying.com

O'NEAL SURVEYING CO.
P.O. BOX 361
ATHENS, TX 75751
(903) 708-2891
TBPLS FIRM # 10194132
WWW.ONEALSURVEYING.COM

**PRELIMINARY PLAT
OWEN ADDITION
LOT 6A, BLOCK 9/696
OF A
0.797 ACRE TRACT
BEING ALL OF
LOT 24, BLOCK C, V.S. BOWLES ADDITION
AND
LOTS 4 THROUGH 6, BLOCK 9, MONARCH PLACE ADDITION
SITUATED IN THE
JOHN GRIGSBY SURVEY, ABSTRACT NO. 495
CITY OF DALLAS, DALLAS COUNTY, TEXAS**

**FEBRUARY, 2017
1 LOT
SHEET 1 OF 1
CITY PLAN FILE NO. S167-099**