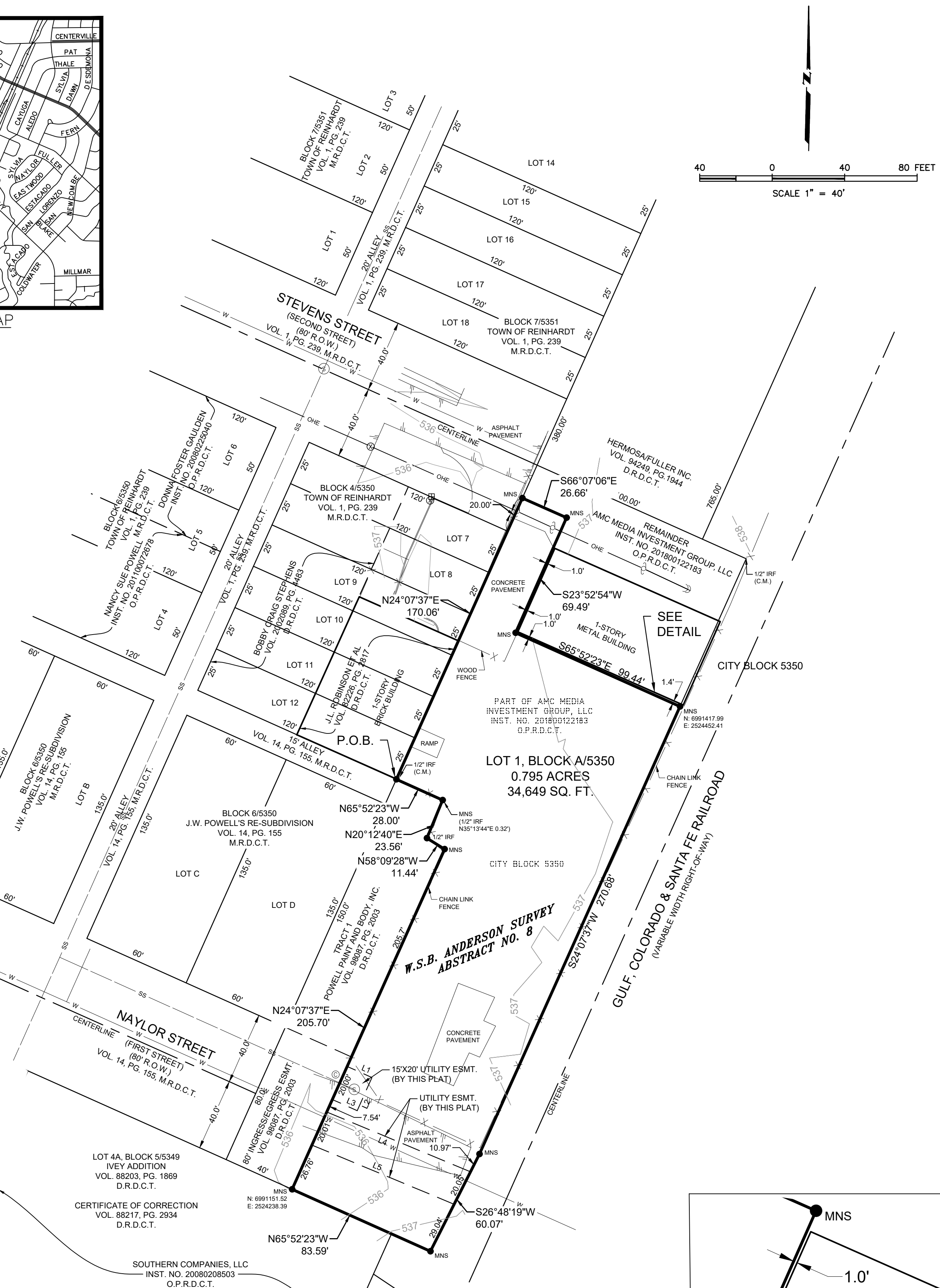


LOCATION MAP  
NTS

NO.	BEARING	LENGTH
L1	S65°52'23"E	15.00'
L2	S24°07'37"W	20.00'
L3	N65°52'23"W	15.00'
L4	S67°23'35"E	85.91'
L5	S67°23'35"E	84.98'



**OWNER'S CERTIFICATE**

STATE OF TEXAS §  
COUNTY OF DALLAS §

WHEREAS AMC MEDIA INVESTMENT GROUP, LLC is the owner of a tracts of land situated in the W.S.B. Anderson Survey, Abstract No. 8 and City Block 5350, Official Block Numbers of the City of Dallas, Dallas County, Texas, and being all of that tract of land conveyed to AMC Media Investment Group, LLC by Special Warranty Deed recorded in Instrument No. 201800122183, Official Public Records, Dallas County, Texas (O.P.R.D.C.T.) and being more particularly described as follows:

**BEGINNING** at a 1/2-inch iron rod found at the south corner of Lot 12, Block 4/5350, Town of Reinhardt, an addition to the City of Dallas according to the plat thereof recorded in Volume 1, Page 239, Map Records, Dallas County, Texas (M.R.D.C.T.), the northeast terminus of a 15-foot wide alley and the westernmost southwest corner of said AMC Media Investment Group, LLC tract;

**THENCE** N 24° 07' 37" E, along the common line of said Block 4/5350 and said AMC Media Investment Group, LLC, at a distance of 150.06 feet passing the southwest right-of-way line of Stevens Street (Second Street; an 80-foot wide right-of-way) and continuing for a total distance of 170.06 feet to a 1/2-inch iron rod with 3 1/4-inch metal cap stamped "Anvil Town - RPLS 5867" set for corner;

**THENCE** departing said common line, the following courses and distances:

S 66° 07' 06" E, a distance of 26.66 feet to a 1/2-inch iron rod with 3 1/4-inch metal cap stamped "Anvil Town - RPLS 5867" set for corner;

S 23° 52' 54" W, a distance of 69.49 feet to a 1/2-inch iron rod with 3 1/4-inch metal cap stamped "Anvil Town - RPLS 5867" set for corner;

S 65° 52' 23" E, a distance of 99.44 feet to a 1/2-inch iron rod with 3 1/4-inch metal cap stamped "Anvil Town - RPLS 5867" set for corner in the southeast line of said AMC Media Investment Group, LLC tract;

**THENCE** along said southeast line of the AMC Media Investment Group, LLC tract, the following courses and distances:

S 24° 07' 37" W, a distance of 270.68 feet to a 1/2-inch iron rod with 3 1/4-inch metal cap stamped "Anvil Town - RPLS 5867" set for corner;

S 26° 48' 19" W, a distance of 60.07 feet to a 1/2-inch iron rod with 3 1/4-inch metal cap stamped "Anvil Town - RPLS 5867" set for corner;

**THENCE** N 65° 52' 23" W, along the south line of said AMC Media Investment Group, LLC tract and the northeast line of Lot 4A, Block 5/5439, Ivey Addition, an addition to the City of Dallas, Texas according to the plat thereof recorded in Volume 88203, Page 1869, D.R.D.C.T. as affected by Certificate of Correction recorded in Volume 88217, Page 2934, D.R.D.C.T., a distance of 83.59 feet to a 1/2-inch iron rod with 3 1/4-inch metal cap stamped "Anvil Town - RPLS 5867" set at the southwest corner of said AMC Media Investment Group, LLC tract; same being the south corner of a tract of land conveyed as Tract 1 by Special Warranty Deed to Powell Paint and Body, Inc. recorded in Volume 98087, Page 2003, D.R.D.C.T.:

**THENCE** along the common line of said AMC Media Investment Group, LLC tract and said Tract 1, the following courses and distances:

N 24° 07' 37" E, a distance of 205.70 feet to a 1/2-inch iron rod with 3 1/4-inch metal cap stamped "Anvil Town - RPLS 5867" set for corner;

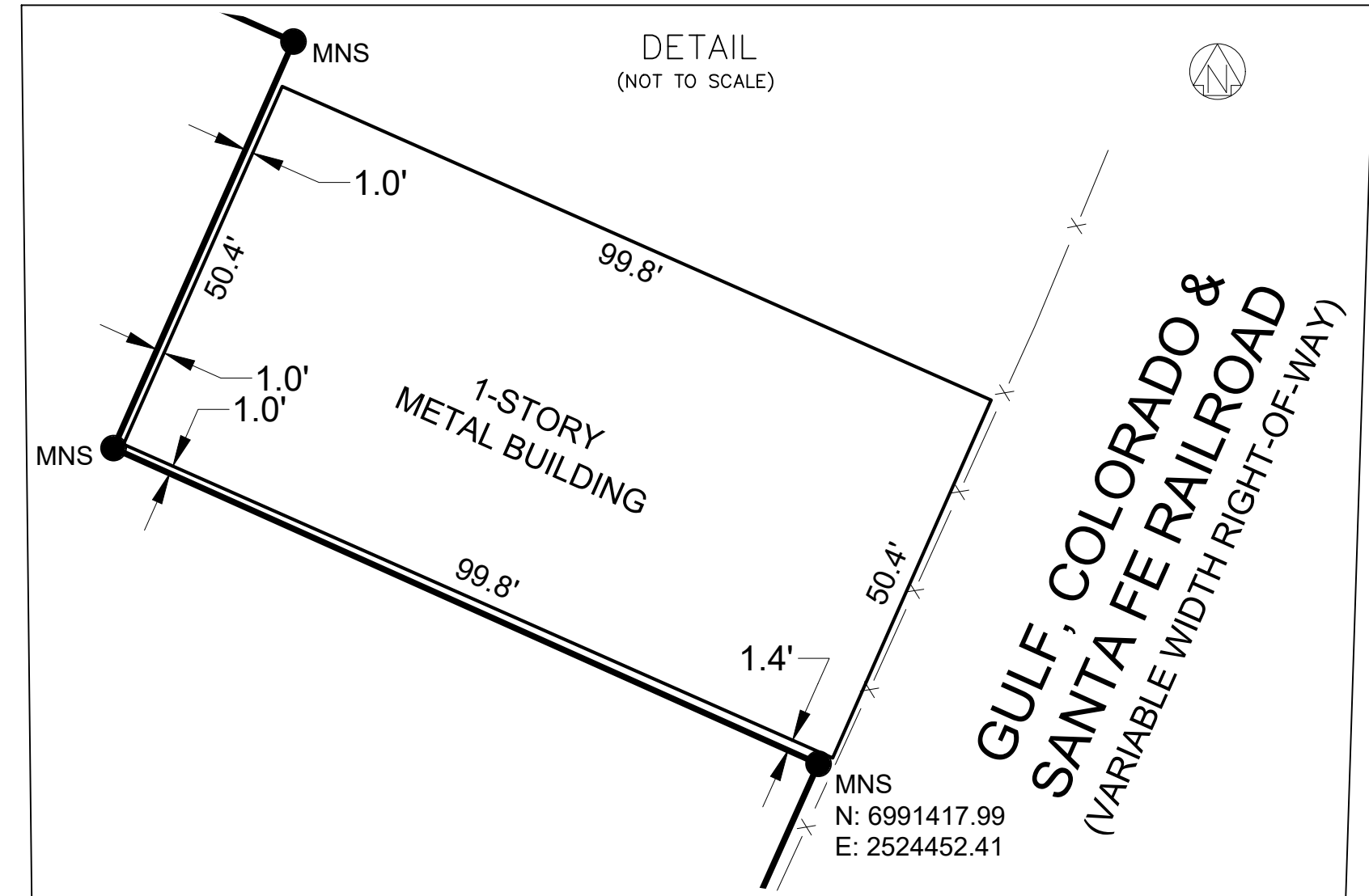
N 58° 09' 28" W, a distance of 11.44 feet to a 1/2-inch iron rod found for corner;

N 20° 12' 40" E, a distance of 23.56 feet to a 1/2-inch iron rod with 3 1/4-inch metal cap stamped "Anvil Town - RPLS 5867" set for corner, from which a 1/2-inch iron rod found bears N 35° 13' 44" E, a distance of 0.32 feet;

N 65° 52' 23" W, a distance of 28.00 feet to the **POINT OF BEGINNING** and containing 34,649 square feet or 0.795 acres of land, more or less.

**NOTES:**

- LOT TO LOT DRAINAGE WILL NOT BE ALLOWED WITHOUT CITY OF DALLAS PAVING & DRAINAGE ENGINEERING SECTION APPROVAL.
- THE BASIS OF BEARINGS FOR THIS SURVEY IS THE STATE PLANE COORDINATE SYSTEM, NORTH TEXAS CENTRAL ZONE 4202, NORTH AMERICAN DATUM OF 1983, ADJUSTMENT REALIZATION 2011.
- COORDINATES SHOWN ARE BASED ON THE STATE PLANE COORDINATE SYSTEM, NORTH TEXAS CENTRAL ZONE 4202, NORTH AMERICAN DATUM OF 1983 ON GRID COORDINATE VALUES, NO SCALE AND NO PROJECTION.
- THE PURPOSE OF THIS PLAT IS TO ESTABLISH ONE LOT FROM A PORTION OF AN UNPLATTED TRACT OF LAND.
- SUBJECT PROPERTY IS IN "ZONE X" ACCORDING TO THE NATIONAL FLOOD INSURANCE PROGRAM FLOOD INSURANCE RATE MAP NO. 480171 0355K, REVISED DATE JULY 7, 2014.  
"ZONE X" OTHER AREAS: AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN
- THERE ARE NO EXISTING STRUCTURES ON THE SURVEYED PROPERTY.
- THERE ARE NO EXISTING TREES ON THE SURVEYED PROPERTY.



**OWNER'S DEDICATION**

NOW THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

That AMC Media Investment Group, LLC, acting by and through their duly authorized agents, do hereby adopt this plat, designating the herein described property as **ANVIL TOWN**, 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 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 the \_\_\_\_ day of \_\_\_\_\_, 2019.

By: AMC Media Investment Group, LLC

Andrew Alexander, Owner

STATE OF TEXAS §  
COUNTY OF DALLAS §

Before me, the undersigned authority, a Notary Public in and for the County and State on this day personally appeared Andrew Alexander, known to me to be the person and officer whose name is subscribed to the foregoing instrument, and acknowledged to me that she executed the same for the purpose and consideration therein and in the capacity therein stated.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this \_\_\_\_ day of \_\_\_\_\_, 2019.

Notary Public, State of Texas

WITNESS my hand this the \_\_\_\_ day of \_\_\_\_\_, 2019.

**SURVEYOR'S STATEMENT**

I, Candy Hone, 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 no 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 \_\_\_\_\_, 2019.

**PRELIMINARY**

RELEASED 10/16/2019 FOR REVIEW PURPOSES ONLY. THIS DOCUMENT SHALL NOT BE RECORDED FOR ANY PURPOSE AND SHALL NOT BE USED OR VIEWED OR RELIED UPON AS A FINAL SURVEY DOCUMENT.

Candy Hone, Registered Professional Land Surveyor, No. 5867  
Votex Surveying Company - Firm No. 10013600 - (469) 333-8831

STATE OF TEXAS §  
COUNTY OF DALLAS §

Before me, the undersigned, a Notary Public in and for the County and State on this day personally appeared Candy Hone, 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 and consideration therein expressed and in the capacity therein stated.

GIVEN UNDER MY HAND AND SEAL OF OFFICE this the \_\_\_\_ of \_\_\_\_\_, 2019.

Notary Public, State of Texas

**PRELIMINARY PLAT**  
**ANVIL TOWN**  
LOT 2, BLOCK 5350  
PART OF CITY BLOCK 5350  
0.795 ACRES

OUT OF THE  
W.S.B. ANDERSON SURVEY, ABSTRACT NO. 8  
CITY OF DALLAS, DALLAS COUNTY, TEXAS  
CITY PLAN FILE NO. S190-028  
ENGINEERING NUMBER 3111-

OWNER  
AMC MEDIA INVESTMENT GROUP, LLC  
CONTACT: ANDREW ALEXANDER  
1523 STEVENS STREET  
PLANO, TEXAS 75093  
PH. 972-824-0041  
EMAIL: AndrewAlexander3378@me.com

VOTEX SURVEYING COMPANY - TBPLS FIRM NO. 10013600  
10440 N. CENTRAL EXPWY, STE. 800 DALLAS, TEXAS 75231  
PH. (469) 333-8831; candy@votexsurveying.com  
PROJECT NO. 2019-014

- LEGEND**
- ⊕ POWER POLE
  - ⊙ CLEAN OUT
  - ⊗ GAS METER
  - ⊕ IRRIGATION CONTROL VALVE
  - GUY WIRE
  - ⊕ SANITARY SEWER MAN HOLE
  - ⊕ WATER METER
  - OVERHEAD ELECTRIC LINE
  - IRON ROD FOUND
  - MNS 1/2" IRON ROD W/ 3-1/4" METAL CAP STAMPED "ANVIL TOWN-RPLS 5867" SET
  - (C.M.) CONTROLLING MONUMENT
  - P.O.B. POINT OF BEGINNING
  - VOL. VOLUME
  - PG. PAGE
  - INST. NO. INSTRUMENT NUMBER
  - R.O.W. RIGHT-OF-WAY
  - ESMT. EASEMENT
  - D.R.D.C.T. DEED RECORDS, DALLAS COUNTY, TEXAS
  - O.P.R.D.C.T. OFFICIAL PUBLIC RECORDS, DALLAS COUNTY, TEXAS