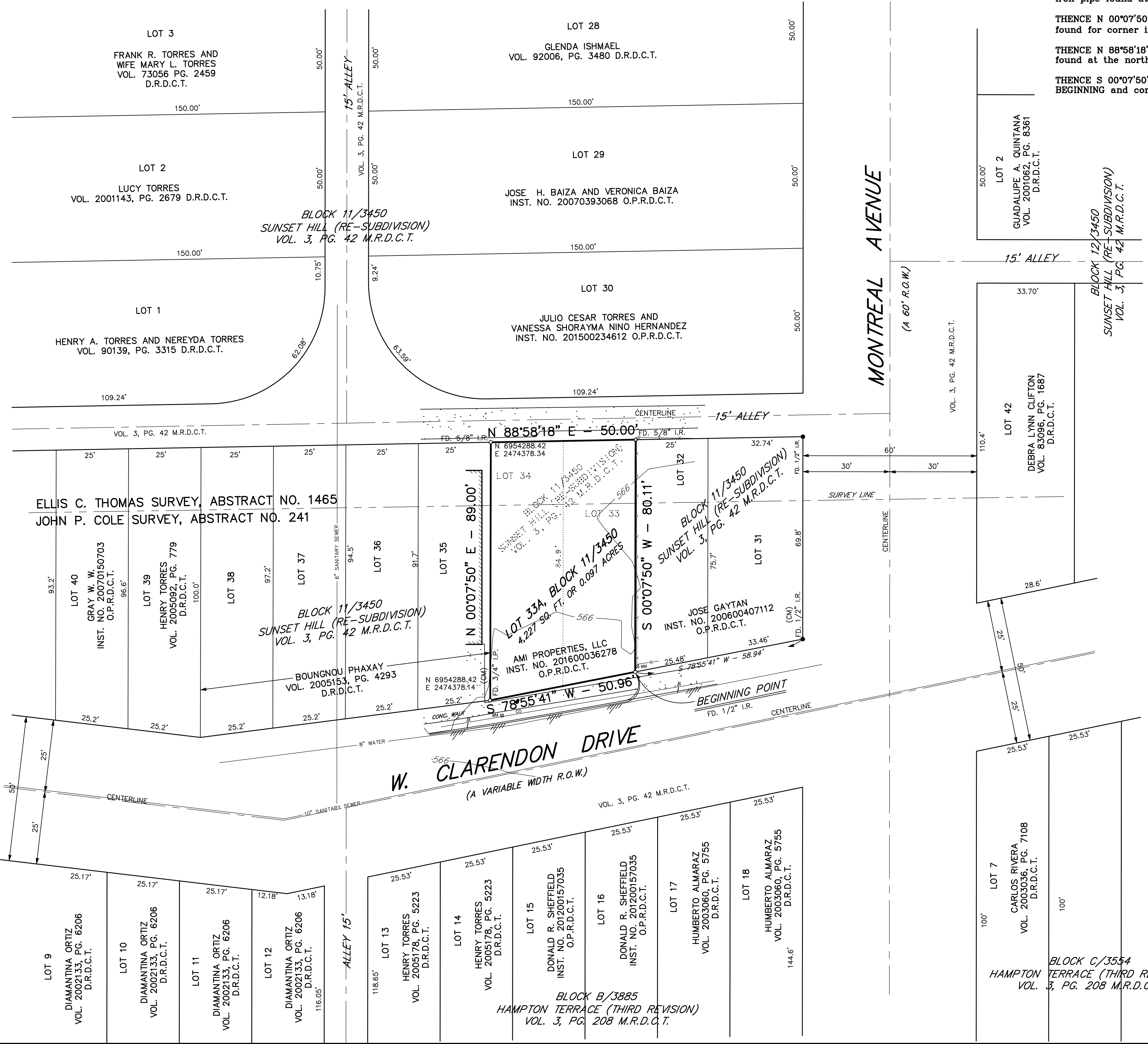


LEGEND
 R.O.W. RIGHT-OF-WAY
 D.R.D.C.T. DEED RECORDS, DALLAS COUNTY, TEXAS
 M.R.D.C.T. MAP RECORDS, DALLAS COUNTY, TEXAS
 O.P.R.D.C.T. OFFICIAL PUBLIC RECORDS, DALLAS COUNTY, TEXAS
 VOL. VOLUME
 PG. PAGE
 INST. INSTRUMENT
 NO. NUMBER
 (CM) CONTROLLING MONUMENT
 FD. FOUND
 I.R. IRON ROD
 I.P. IRON PIPE
 C/L CHAIN LINK
 B/W BARBED WIRE
 BLDG. BUILDING
 WM WATER METER
 CO CLEANOUT
 CONC. CONCRETE
 ASPHALT



OWNER'S CERTIFICATE
 STATE OF TEXAS:
 COUNTY OF DALLAS:
 WHEREAS AMI Properties, LLC is the owner of all of Lot 33 & 34, Block 11/3450 of SUNSET HILL (RE-SUBDIVISION), an addition to the City of Dallas, Texas, recorded in Volume 3, Page 42 of the Map Records of Dallas County, Texas, and being situated in the Ellis C. Thomas Survey, Abstract No. 1465 and the John P. Cole Survey, Abstract No. 241, and being that same tract of land described in Warranty Deed to AMI Properties, LLC, recorded in Instrument Number 201600036278 of the Official Public Records of Dallas County, Texas, and said tract being more particularly described as follows:
 BEGINNING at a 1/2" iron rod found at the southwest corner of Lot 32, Block 11/3450 of the above mentioned Sunset Hill (Re-Subdivision) addition; said point being in the north R.O.W. line of W. Clarendon Drive (a variable width R.O.W.) and being S 78°55'41" W, 58.94' from the present intersection of the north line of W. Clarendon Drive with the west R.O.W. line of Montreal Avenue (a 60' R.O.W.);
 THENCE S 78°55'41" W, 50.96' along the north line of W. Clarendon Drive to a 3/4" iron pipe found at the southeast corner of Lot 35 of said addition;
 THENCE N 00°07'50" E, 89.00' along the east line of said Lot 35 to a 5/8" iron rod found for corner in the south line of a 15' wide alley;
 THENCE N 88°58'18" E, 50.00' along the south line of said alley to a 5/8" iron rod found at the northwest corner of the aforementioned Lot 32;
 THENCE S 00°07'50" W, 80.11' along the west line of said Lot 32 to the POINT OF BEGINNING and containing 4,227 square feet 0.097 acres of land.

OWNER'S DEDICATION
 NOW THEREFORE, KNOW ALL MEN BY THESE PRESENTS:
 That AMI Properties, LLC, acting by and through its duly authorized agent, does hereby adopt this plat, designating the herein described property as **AMI 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 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.

GENERAL NOTES:
 1. Bearings based on State Plane Coordinate System, North Central Zone, North American Datum of 1983, (1986).
 2. Lot to lot drainage will not be allowed without engineering section approval.
 3. The purpose of this plat is to create 1 Lot from 2 existing Lots.
 4. Coordinates shown are Texas State Plane Coordinate System, North Central Zone, North American datum of 1983 on grid coordinate values, no scale and no projection.
 5. No structures on site.

This plat approved subject to all platting ordinances, rules, regulations, and resolutions of the City of Dallas.
 WITNESS, my hand at Dallas, Texas, this the ____ day of _____, 2018.
 AMI PROPERTIES, LLC
 David Abelar, President
 STATE OF TEXAS:
 COUNTY OF DALLAS:
 BEFORE ME, the undersigned, a Notary Public in and for said State, on this day personally appeared David Abelar, 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.
 GIVEN under my hand and seal of office, this the ____ day of _____, 2018.
 Notary Public in and for the State of Texas.

SURVEYOR'S STATEMENT:
 I, SCOTT DAVIS, 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-8.617 (a)(b)(c)(d) & (e); and that the digital drawing file accompanying this plat is a precise representation of this Signed Final Plat.

STATE OF TEXAS:
 COUNTY OF DALLAS:
 BEFORE ME, the undersigned, a Notary Public in and for said State, on this day personally appeared Scott Davis, 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.
 GIVEN under my hand and seal of office, this the ____ day of _____, 2018.
 Notary Public in and for the State of Texas.

RELEASED FOR PRELIMINARY REVIEW ONLY. THIS DOCUMENT SHALL NOT BE RECORDED FOR ANY PURPOSE.
 SCOTT DAVIS
 REGISTERED PROFESSIONAL LAND SURVEYOR NO. 5111

PRELIMINARY PLAT
AMI ADDITION
 LOT 33A, BLOCK 11/3450
 A REPLAT OF LOTS 33 & 34, BLOCK 11/3450 OF SUNSET HILL (RE-SUBDIVISION), SITUATED IN THE ELLIS C. THOMAS SURVEY, ABSTRACT NO. 1465 AND THE JOHN P. COLE SURVEY, ABSTRACT NO. 241, CITY OF DALLAS, DALLAS COUNTY, TEXAS.
 CITY PLAN FILE NO. S 178-184
 OWNER
 AMI PROPERTIES, LLC,
 1504 HANSBORO AVENUE
 DALLAS, TEXAS 75224
 PH. 469-223-7981
 DAVIS LAND SURVEYING CO., INC.
 9777 FERGUSON ROAD, SUITE 105
 DALLAS, TEXAS 75228
 DATE: 04/20/18
 JOB NO. 18013
 FIRM REG. NO. 10009600