State of Texas
County of Dallas

Whereas Antonys, LLC, being the sole owner of that certain 2.924 acre tract of land out of City Block 8270, being situated in the CASWELL C. OVERTON SURVEY, ABSTRACT No. 1102, Dallas County, Texas, and being all of those certain Tracts 1 and 2 conveyed to Antonys, LLC in Clerk's File No. 20220100124220, Deed Records, Dallas County, Texas (D.R.D.C.T.); and being further described by metes and bounds as follows:

The following Bearings, Distances, and/or Areas derived from GNSS observations performed by Texas Surveying & Engineering, Inc. and reflect N.A.D. 1983, Texas State Plane Coordinate System, North Central Zone 4202 (Grid - US Survey Feet).

BEGINNING at a found 1/2" iron rod at the northwest intersection of Cleveland Road (a variable width right-of-way) and M.K. & T. Railroad (100 feet wide), and at the southwest corner of said Tract 1, for the southwest and beginning corner of this tract;

THENCE N 33°43'15" E, 405.99 feet, with the east right-of-way of said railroad, to a found 1/2" iron rod at a corner in the west line of Tract 1, for a corner of this tract;

THENCE along the arc of a curve to the left, having a radius of 2200.00 feet, an arc length of 102.22 feet, and whose chord bears N 29°47'22" E, 101.99 feet, with the east right-of-way of said railroad, to a found 5/8" iron rod at a westerly corner of a certain tract of land conveyed to REITER in Clerk's File No. 20070318849, D.R.D.C.T., and at the northerly common corner of said Tracts 1 and 2, for the northwest corner of this tract;

THENCE S 61°16'53" E, 1216 feet, to a found 5/8" capped iron rod at the northeast corner of said Tract 2, for the most northerly northeast corner of this tract;

THENCE S 04°48'38" E, 154.56 feet, to a found 5/8" capped iron rod at the southeast corner of said Tract 2, for the most easterly northeast corner of this tract;

THENCE S 30°22'47" W, at 373.87 feet, passing a found 5/8" capped iron rod at a the common corner of said Tracts 1 and 2, and a certain tract of land conveyed to REITER in Clerk's File No. 20220100047510, D.R.D.C.T., and in all 405.00 feet to a found 1/2" capped iron rod in the north right-of-way of said road, for the most southerly southeast corner of this tract, from which a found 1/2" iron rod bears S 30°24'47" W, 0.37 feet;

for the southwest corner of this tract, BEGINNING a found railroad spike in the north right-of-way of said road and at the southwest corner of said REITER (20220000047510) tract bears S 05°06'40" E, 61.53 feet;

THENCE S 77°40'39" W, 151.52 feet, with the north right-of-way of said road, to a found 5/8" iron rod at a corner of said Tract 1, for a corner of this tract;

THENCE S 85°13'31" W, 146.77 feet, with the north right-of-way of said road, to the POINT OF BEGINNING and containing 2.924 acres, more or less.

Surveyor's Certificate

Know All Men By These Presents:

That I, Zachariah R. Savory, do hereby certify that I prepared this plat from an actual and accurate survey of the land, that the corner monuments shown thereon as "set" were properly placed under my personal supervision, in accordance with the City of Dallas Development and Land Use Regulations.

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.

Zachariah R. Savory, Registered Professional Land Surveyor No. 5966
Texas Surveying & Engineering, Inc.
104 S. Walnut St, Weatherford, TX 76086
weatherford-tse.com · 817-594-0400
Project ID: W2500008-P
Field Date: October 15, 2025
Revised Date: January 22, 2026

Surveyor's Notes:

1) Currently this tract appears to be located within the following area(s):

Special Flood Hazard Area, Zone "AE" - Area determined to be within the 1% annual chance (100 year) Special Flood Hazard Area - With Base Flood Elevation (BFE).

Other Areas, Zone "X" - Areas determined to be outside the 0.2% annual chance floodplain

According to Flood Insurance Rate Map (FIRM) No. 48113C0535L, dated July 7, 2014, for up to date flood hazard information always visit the official F.I.R.M. website at fema.gov.

2) Bearings, Distances, and/or Areas derived from GNSS observations and reflect N.A.D. 1983, Texas State Plane Coordinate System, North Central Zone 4202 (Grid - US Survey Feet).

3) Underground utilities were located during this survey, per Texas811 Ticket No. 251071065. Always call 811 and/or Utility Providers before excavation or construction.

4) Before construction, please consult all applicable governing entities regarding rules and regulations that may affect construction on this property (i.e. architectural control committee, municipal departments, home-owners assoc., etc.).

5) No abstract of title or title commitment was provided to this surveyor. Record research was limited to that necessary for the purpose of determining the boundary of this property and of the adjoining parcels. Record documents other than those shown on this survey may exist and encumber this property.

6) Elevation data shown hereon represents North American Vertical Datum of 1988 (NAVD 88), as computed using the National Geodetic Survey Geoid Model 18B.

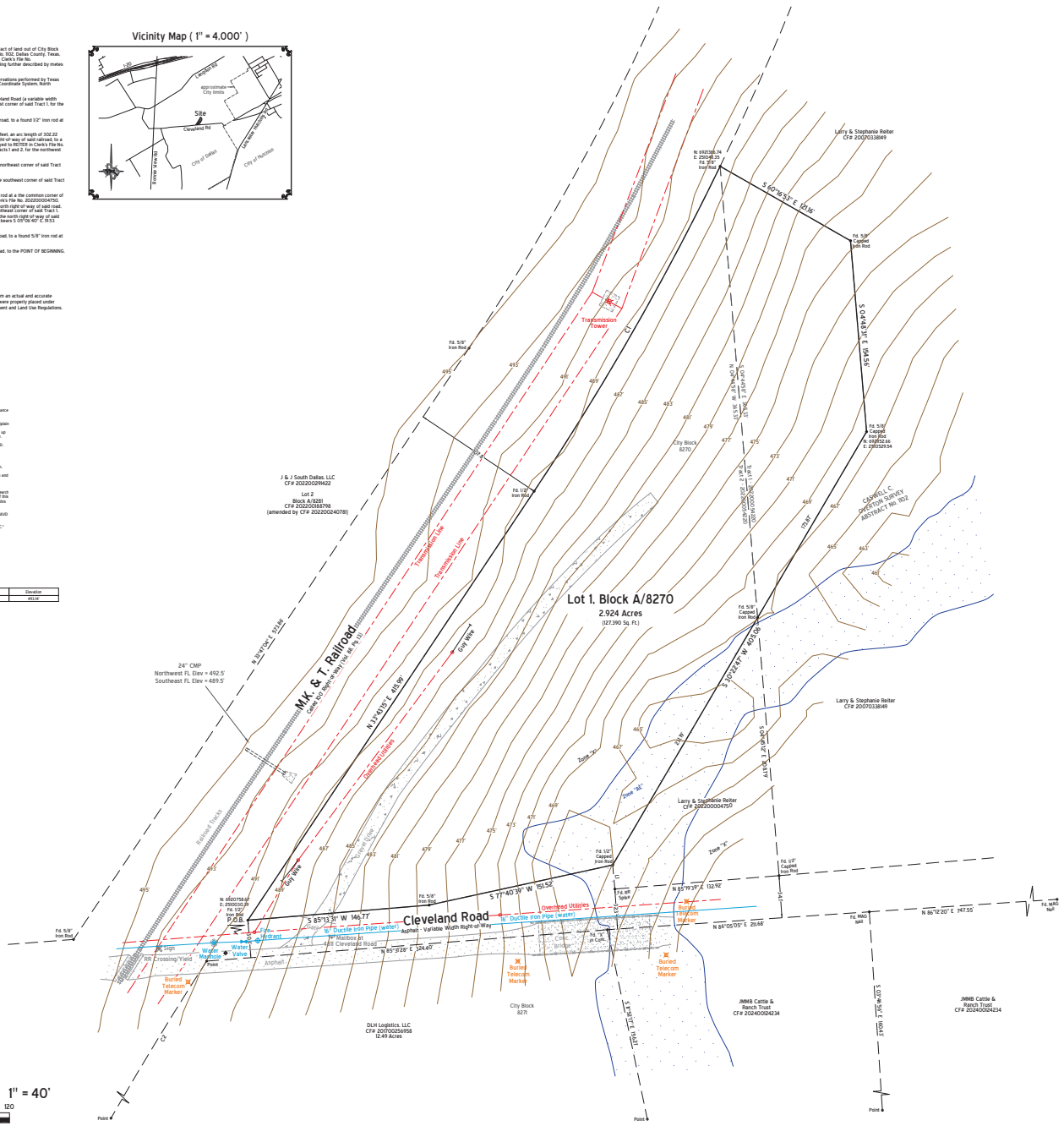
7) C.I.R.S. = set 1/2" capped iron rod, with plastic cap stamped "TEXAS SURVEYING INC."

CURVE	RADIUS	ARC	CHORD BRG	CHORD
C1	2200.00'	102.22'	N 29°47'22" E	101.99'
C2	2773.89'	1267.50'	S 19°47'00" W	1256.50'

Adj Call	Bearing	Distance
L1	S 05°06'40" E	61.53'

Label	Type	Northing	Easting	Elevation
pkd	Set Nail, Nail in Asphalt	6907212.12	2350202.35	492.14'

Vicinity Map (1" = 4,000')



Surveyor:
Zachariah R. Savory, R.P.L.S.
104 S. Walnut St
Weatherford, TX 76086
weatherford-tse.com
817-594-0400

Owner(s):
Antonys, LLC
Attn: Tom M. Sini
5916 Exeter Ave
McKinney, TX 75070

1" = 40'
0 40 80 120

Now, Therefore, Know All Men By These Presents:

That Antonys, LLC, acting herein by and through its duly authorized officer(s), do(es) hereby adopt this plat designating the herein above described property as **Lot 1, Block A/8270, Antony's Place, an addition to the City of Dallas, Dallas County, Texas** and do(es) hereby dedicate to the public's use the streets, rights-of-way and easements shown thereon.

This plat approved subject to all platting ordinances, rules, regulations and resolutions of the City of Dallas, Dallas County, Texas.

Witness, my hand, this the _____ day of _____, 2026.

By:

_____
Antonys, LLC (Owner)
Tom M. Sini (Director)

State of Texas
County of _____

Before me, the undersigned authority, a notary public in and for the State of Texas, on this day personally appeared _____ known to me to be the person whose name is subscribed to the above and foregoing instrument, and acknowledged to me that he/she executed the same for the purpose and considerations therein expressed, on behalf of said entities and in the capacities stated.

given under my hand and seal of office on this the _____ day of _____, 2026.

_____
Notary Public in and for the State of Texas

City of Dallas Notes:

A) The purpose of this plat is to combine existing deed tracts into a single lot.

B) Lot drainage will not be allowed without proper City of Dallas Engineering Department approval.

Flood Statements

C) The existing water courses, creek or creeks described as Zone "AE", traversing along Block A/8270 within the limits of this addition, will remain as an open channel at all times and will be maintained by the individual owners of the lot or lots that are traversed by or adjacent to the drainage courses in Block A/827. The City of Dallas will not be responsible for the maintenance and operation of said watercourses, creek or creeks or for any damage to private property or person that results from the flow of water along said creej, or for the control of erosion in the Zone "AE" Floodplain.

D) No obstruction to the natural flow of storm water run-off shall be permitted by filling or by construction of any type of dam, bridge, fence, walkway or any other structure within the Zone "AE" Floodplain, as hereinafter defined in Block A/827, unless approved by the Directors of Development Services and Dallas Water Utilities, provided, however, it is understood that in the event it becomes necessary for the City of Dallas to erect any type of drainage structure in order to improve the storm drainage that may be occasioned by the streets and alleys in or adjacent to the subdivision, then in such event, the City of Dallas shall have the right to enter upon the Zone "AE" Floodplain at any point or points, to erect, construct and maintain any drainage facility deemed necessary for drainage purposes. Each property owner shall keep clean and free of debris, silt, and any substance which would result in unsanitary deposits, the natural channel in the Zone "AE" Floodplain across and egress for the purpose of inspection and supervision of maintenance work by the property owner to alleviate any undesirable conditions, which may occur.

PLACE COUNTY
RECORDING LABEL HERE

Certificate of Approval

I, _____ Chairperson or
I, _____ Vice Chairperson of the City Plan Commission of the City of Dallas, State of Texas, hereby certify that the attached plat was duly filed for approval with the City Plan Commission of the City of Dallas on the _____ day of _____ A.D. 20____ and same was duly approved on the _____ day of _____ A.D. 20____ by said Commission.

_____
Chairperson or Vice Chairperson
City Plan Commission
Dallas, Texas

Attest:

_____
Secretary

City Plan File No. PLAT-26-000018

Preliminary Plat
Lot 1, Block A/8270
Antony's Place
an addition to the City of Dallas,
Dallas County, Texas

Being a 2.924 acre tract out of City Block 8270,
being situated in the CASWELL C. OVERTON SURVEY,
Abstract No. 1102, Dallas County, Texas

January 2026

TEXAS SURVEYING & ENGINEERING INC.
WEATHERFORD - MINERAL WELLS - ALEDO
SURVEYING FIRM NO. 10100000 - ENGINEERING FIRM NO. F-17586