

LEGEND

ROOF DRAIN	GREASE TRAP	INST. NO.	INSTRUMENT NUMBER
MONITORING WELL	MAIL BOX	VOL. PG.	VOLUME / PAGE
ELECTRIC BOX	SANITARY SEWER CLEAN OUT	IRSC	5" IRON ROD W/ "RMA" CAP SET
FLOOD LIGHT	SANITARY SEWER MANHOLE	PRC	POINT FOR CORNER
GUY ANCHOR	STORM SEWER DRAIN	IRF	IRON ROD FOUND
GUY ANCHOR POLE	STORM SEWER MANHOLE	XS	"X" CUT IN CONCRETE SET
LIGHT STANDARD	TRAFFIC BOLLARD	XF	"X" CUT IN CONCRETE FOUND
ELECTRIC METER	TRAFFIC SIGNAL	C.M.	CONTROLLING MONUMENT
ELECTRIC MANHOLE	UNIDENTIFIED BOX	(xx.xx)	RECORD DIMENSION
UTILITY POLE	FIRE DEPT. CONNECTION	O.P.R.D.C.T.	OFFICIAL PUBLIC RECORDS
ELECTRIC TRANSFORMER	FIRE HYDRANT	DALLAS COUNTY, TEXAS	DALLAS COUNTY, TEXAS
ELECTRIC VALVE	WATER METER	D.R.D.C.T.	DEED RECORDS
HANDICAPPED PARKING	WATER VALVE	DALLAS COUNTY, TEXAS	DALLAS COUNTY, TEXAS
SIGN			

LINE TYPE LEGEND

--- (dashed)	BOUNDARY LINE
--- (long-dash/short-dash)	ADJACENT PROPERTY LINE
--- (dotted)	EASEMENT LINE
--- (solid)	BUILDING LINE
--- (dashed)	CONTOUR
--- (dashed)	OVERHEAD UTILITY LINE
--- (dashed)	FENCE
--- (dashed)	CONCRETE PAVEMENT
--- (dashed)	ASPHALT PAVEMENT

- NOTES:**
- Bearings based on the State Plane Coordinate System, Texas North Central Zone 4202, North American Datum of 1983, Adjustment Realization 2011.
 - The purpose of this plat is to replat two lots for development and create easements.
 - Lot to Lot drainage will not be allowed without City of Dallas Paving & Drainage Engineering section approval.
 - Buildings shown hereon within platted boundary are to be demolished unless noted otherwise.
 - Building lines to be removed by this plat.

LINE TABLE

NO.	BEARING	LENGTH
L1	S32°55'48"E	434.17'
L2	S12°04'12"W	37.28'
L3	S57°04'12"W	334.86'
L4	S32°55'48"E	19.50'
L5	S57°04'12"W	20.00'
L6	N32°55'48"W	19.50'
L7	S57°04'12"W	293.16'
L8	N77°55'48"W	37.03'
L9	N32°55'48"W	166.38'
L10	S57°04'12"W	17.50'
L11	N32°55'48"W	20.00'
L12	N57°04'12"E	17.50'
L13	N32°55'48"W	247.53'
L14	S32°55'48"E	425.64'
L15	S77°55'48"E	20.46'
L16	N57°04'12"E	631.46'
L17	N12°04'12"E	20.71'
L18	N32°55'48"W	425.87'

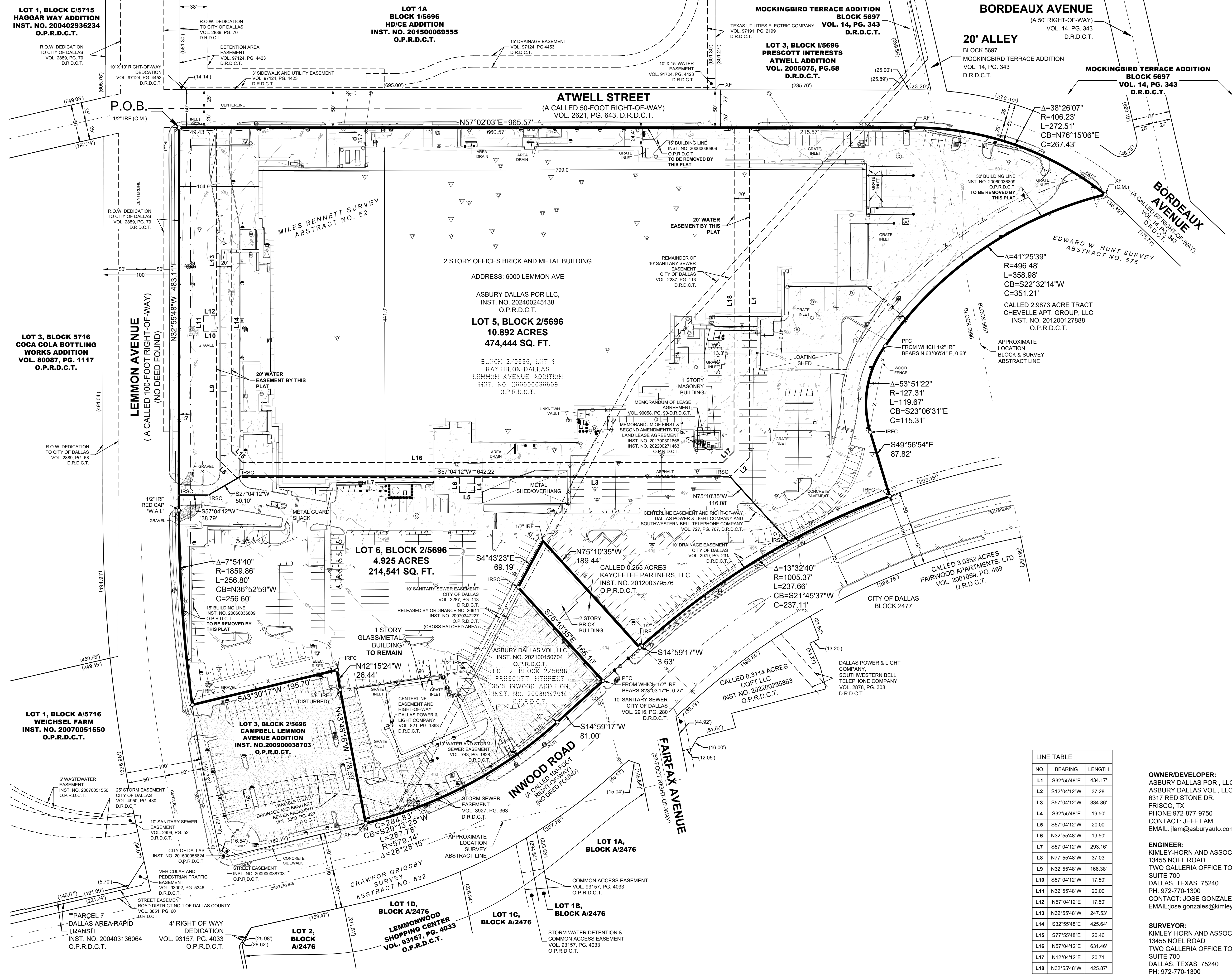
OWNER/DEVELOPER:
 ASBURY DALLAS POR, LLC
 ASBURY DALLAS VOL., LLC
 6317 RED STONE DR.
 FRISCO, TX
 PHONE: 972-977-9750
 CONTACT: JEFF LAM
 EMAIL: jlam@asburyauto.com

ENGINEER:
 KIMLEY-HORN AND ASSOC., INC.
 13455 NOEL ROAD
 TWO GALLERIA OFFICE TOWER,
 SUITE 700
 DALLAS, TEXAS 75240
 PH: 972-770-1300
 CONTACT: JOSE GONZALES, P.E.
 EMAIL: jose.gonzales@kimley-horn.com

SURVEYOR:
 KIMLEY-HORN AND ASSOC., INC.
 13455 NOEL ROAD
 TWO GALLERIA OFFICE TOWER,
 SUITE 700
 DALLAS, TEXAS 75240
 PH: 972-770-1300
 CONTACT: DAVID DE WEIRD, R.P.L.S.
 EMAIL: david.deweirdt@kimley-horn.com

PRELIMINARY PLAT
ASBURY DALLAS ADDITION
LOT 5 & 6, BLOCK 2/5696
 BEING A REPLAT OF LOT 2, BLOCK 2/5696
 PRESCOTT INTEREST 3515 INWOOD ADDITION
 AND LOT 1, BLOCK 2/5696
 RAYTHEON-DALLAS LEMMON AVENUE ADDITION
 15.817 ACRES SITUATED IN THE
 MILES BENNETT SURVEY, ABSTRACT NO. 52
 EDWARD W. HUNT SURVEY, ABSTRACT NO. 576
 CITY OF DALLAS, DALLAS COUNTY, TEXAS
 CITY PLAN FILE No. S245-046
 ENGINEERING No. ___ T-___

Kimley»Horn
 13455 Noel Road, Two Galleria Office Tower, Suite 700, Dallas, Texas 75240 FIRM # 10115500 Tel. No. (972) 770-1300 Fax No. (972) 239-3620
 Scale Drawn by Checked by Date Project No. Sheet No.
 1" = 60' AEL DJD Jan. 2025 064517708 1 OF 2



OWNERS CERTIFICATE

STATE OF TEXAS §
COUNTY OF DALLAS §

WHEREAS ASBURY DALLAS POR, LLC, and ASBURY DALLAS VOL, LLC, is the owner of a tract of land situated in the Miles Bennett Survey, Abstract No. 52, and the Edward W. Hunt Survey, Abstract No. 576, Dallas County, Texas, and being all of Lot 1, Block 2/5696, of Raytheon-Dallas Lemmon Avenue Addition, an addition to the City of Dallas, Texas, according to the plat thereof recorded in Instrument No. 200500036809, Official Public Records, Dallas County, Texas, all of Lot 2, Block 2/5696, Prescott Interest 3515 Inwood Addition, an addition to the City of Dallas, Texas, according to the plat thereof recorded in Instrument No. 20080147914, Official Public Records, Dallas County, Texas, and being all of that certain tract of land described in the Special Warranty Deed to Asbury Dallas POR, LLC, recorded in Instrument No. 202400245138, Official Public Records, Dallas County, Texas, and being all of that certain tract of land described in the Special Warranty Deed to Asbury Dallas VOL, LLC, recorded in Instrument No. 202100150704, Official Public Records, Dallas County, Texas, and being more particularly described as follows:

BEGINNING at a 1/2-inch iron rod found at the intersection of the northeast right-of-way line of Lemmon Avenue (a 100-foot right-of-way) and the southeast right-of-way line of Atwell Street (a 50-foot right-of-way), and being the most westerly northwest corner of said Lot 1, Block 2/5696;

THENCE with the southeast right-of-way line of said Atwell Street and the northwest line of said Lot 1, Block 2/5696, the following courses and distances:

North 57°02'03" East, a distance of 965.57 feet to a cut "X" found in concrete for the beginning of a tangent curve to the right with a radius of 406.23 feet, a central angle of 38°26'07", and a chord bearing and distance of North 76°15'06" East, 267.43 feet;

In a northeasterly direction, with said tangent curve to the right, an arc distance of 272.51 feet to a cut "X" found in concrete for the most northerly northeast corner of said Lot 1, Block 2/5696, same being the most northerly northwest corner of a called 2.9873 acre tract of land described in the Special Warranty Deed to Chevelle Apt. Group, LLC, recorded in Instrument No. 201200127888, Official Public Records, Dallas County, Texas, and being the beginning of a non-tangent curve to the left with a radius of 496.48 feet, a central angle of 41°25'39", and a chord bearing and distance of South 22°32'14" West, 351.21 feet;

THENCE with the east line of said Lot 1, Block 2/5696, and the west line of said 2.9873 acre tract, the following courses and distances:

In a southwesterly direction, with said non-tangent curve to the left, an arc distance of 358.98 feet to the beginning of a non-tangent curve to the left with a radius of 127.31 feet, a central angle of 53°51'22", and a chord bearing and distance of South 23°06'31" East, 115.31 feet, and from which a 1/2-inch iron rod found bears North 63°06'51" East, 0.63 feet;

In a southeasterly direction, with said non-tangent curve to the left, an arc distance of 119.67 feet to a 5/8-inch iron rod with red plastic cap stamped "KHA" found for corner;

South 49°56'54" East, a distance of 87.82 feet to a 5/8-inch iron rod with red plastic cap stamped "KHA" found for the most easterly southeast corner of said Lot 1, Block 2/5696, and being the south corner of said 2.9873 acre tract, and being in the northwest right-of-way line of Inwood Road (a 100-foot right-of-way), and being the beginning of a non-tangent curve to the left with a radius of 1,005.37 feet, a central angle of 21°50'13", and a chord bearing and distance of South 25°54'24" West, 380.86 feet;

THENCE with the northwest right-of-way line of said Inwood Road, and the southeast line of said Lot 1, Block 2/5696, the following courses and distances:

In a southwesterly direction, with said non-tangent curve to the left, an arc distance of 383.17 feet to a 1/2-inch iron rod found for corner;

South 14°59'17" West, a distance of 3.63 feet to a 1/2-inch iron rod found for the east corner of a called 0.265 acre tract of land described in the General Warranty Deed to KayCeeTee Partners, LLC, recorded in Instrument No. 201200379576, Official Public Records, Dallas County, Texas;

THENCE with the common line of said Lot 1, Block 2/5696 and said 0.265 acre tract, the following courses and distances:

North 75°10'35" West, a distance of 189.44 feet to a 1/2-inch iron rod found for an interior el corner of said Lot 1, Block 2/5696, and being the north corner of said 0.265 acre tract;

South 04°43'23" East, a distance of 69.05 feet to a 5/8-inch iron rod with red plastic cap set for the most northerly northwest corner of said Lot 2, Block 2/5696, and the west corner of said 0.265 acre tract;

THENCE South 75°10'24" East, with the north line of said Lot 2, Block 2/5696, and the south line of said 0.265 acre tract, a distance of 166.15 feet to a point in the west right-of-way line of said Inwood Road, from which a 1/2-inch iron rod found bears, South 23°03'17" East, 0.27 feet;

THENCE with the west right-of-way line of said Inwood Road, and the east line of said Lot 2, Block 2/5696, the following courses and distances:

South 14°59'17" West, a distance of 81.12 feet to a cut "X" found in concrete at the beginning of a tangent curve to the right with a radius of 579.14 feet, a central angle of 28°28'15", and a chord bearing and distance of South 29°13'25" West, 284.83 feet;

In a southwesterly direction, with said tangent curve to the right, an arc distance of 287.78 feet to a cut "X" found in concrete for the south corner of said Lot 2, Block 2/5696, and being the east corner of Lot 3, Block 2/5696, of Campbell Lemmon Avenue Addition, an addition to the City of Dallas, Texas, according to the plat thereof recorded in Instrument No. 200900038703, Official Public Records, Dallas County, Texas;

THENCE North 43°48'16" West, with the common line of said Lot 2, Block 2/5696 and said Lot 3, Block 2/5696, a distance of 178.59 feet to a 5/8-inch iron rod found (disturbed) for the west corner of said Lot 2, Block 2/5696, and a southwest corner of said Lot 1, Block 2/5696;

THENCE with the common line of said Lot 1, Block 2/5696, and said Lot 3, Block 2/5696, the following courses and distances:

North 42°15'24" West, a distance of 26.44 feet to a 5/8-inch iron rod with red plastic cap stamped "KHA" found for corner;

South 43°30'17" West, a distance of 195.70 feet to a 5/8-inch iron rod with red plastic cap stamped "KHA" found for the south corner of said Lot 1, Block 2/5696, and being the west corner of said Lot 3, Block 2/5696, and being in the northeast right-of-way line of said Lemmon Avenue, and being at the beginning of a non-tangent curve to the right with a radius of 1,859.86 feet, a central angle of 07°54'40", and a chord bearing and distance of North 36°52'59" West, 256.60 feet;

THENCE with the northeast right-of-way line of said Inwood Road and the southwest line of said Lot 1, Block 2/5696, the following courses and distances:

In a northwesterly direction, with said non-tangent curve to the right, an arc distance of 256.80 feet to a 1/2-inch iron rod with red plastic cap stamped "W.A.I." found for corner;

North 32°55'48" West, a distance of 502.94 feet to the **POINT OF BEGINNING** and containing a computed area of 688,985 square feet or 15.817 acres of land.

OWNER'S DEDICATION

NOW THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

THAT, **ASBURY DALLAS POR, LLC, and ASBURY DALLAS VOL, LLC,** acting by and through their duly authorized agent, do hereby adopt this plat, designating the herein described property as **ASBURY DALLAS 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.

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 _____, 20_____.

By: **ASBURY DALLAS POR, LLC,**

Name: _____

Title: _____

STATE OF TEXAS §
COUNTY OF DALLAS §

BEFORE ME, the undersigned, a Notary Public in and for said State, 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 purpose therein expressed and under oath stated that the statements in the foregoing certificate are true.

GIVEN UNDER MY HAND AND SEAL OF OFFICE this _____ day of _____, 20_____.

Notary Public in and for the State of Texas

WITNESS, my hand at Dallas, Texas, this the _____ day of _____, 20_____.

By: **ASBURY DALLAS VOL, LLC,**

Name: _____

Title: _____

STATE OF TEXAS §
COUNTY OF DALLAS §

BEFORE ME, the undersigned, a Notary Public in and for said State, 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 purpose therein expressed and under oath stated that the statements in the foregoing certificate are true.

GIVEN UNDER MY HAND AND SEAL OF OFFICE this _____ day of _____, 20_____.

Notary Public in and for the State of Texas

SURVEYOR'S STATEMENT:

I, David J. De Weirdt, 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 Engineers and Land Surveyors, the City of Dallas Dallas Development Code (Ordinance no. 1944, 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 Plat.

Dated this the _____ day of _____, 20_____.

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

1/6/2025

David J. De Weirdt
Registered Professional Land Surveyor No. 5066
Kimley-Horn and Associates, Inc.
13455 Noel Road
Two Galleria Office Tower, Suite 700
Dallas, Texas 75240
Ph. (972) 770-1300
david.deweirdt@kimley-horn.com

STATE OF TEXAS §
COUNTY OF DALLAS §

BEFORE ME, the undersigned, a Notary Public in and for the said State, on this day personally appeared David J. De Weirdt known to me to be the person whose name is subscribed to the foregoing instrument and acknowledge to me that he executed the same purpose therein expressed and under oath stated that the statements in the foregoing certificate are true.

GIVEN UNDER MY HAND AND SEAL OF OFFICE this _____ day of _____, 20_____.

Notary Public in and for the State of Texas

PLACE COUNTY
RECORDING LABEL HERE

CERTIFICATE OF APPROVAL
I, Tony Shiddi, Chairperson or Brent Rubin, 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

PRELIMINARY PLAT
ASBURY DALLAS ADDITION
LOT 5 & 6, BLOCK 2/5696
BEING A REPLAT OF LOT 2, BLOCK 2/5696
PRESCOTT INTEREST 3515 INWOOD ADDITION
AND LOT 1, BLOCK 2/5696
RAYTHEON-DALLAS LEMMON AVENUE ADDITION
15.817 ACRES SITUATED IN THE
MILES BENNETT SURVEY, ABSTRACT NO. 52
EDWARD W. HUNT SURVEY, ABSTRACT NO. 576
CITY OF DALLAS, DALLAS COUNTY, TEXAS
CITY PLAN FILE No. S245-046
ENGINEERING No. ____ T-____

<h1 style="margin: 0;">Kimley»Horn</h1>					
13455 Noel Road, Two Galleria Office Tower, Suite 700, Dallas, Texas 75240			FIRM # 10115500		Tel. No. (972) 770-1300 Fax No. (972) 239-3620
Scale	Drawn by	Checked by	Date	Project No.	Sheet No.
N/A	AEL	DJD	Jan. 2025	064517708	2 OF 2