

SURVEYOR'S NOTES:

- Bearings and distances are based on State Plane Coordinate System, Texas North Central Zone (4202) North American Datum of 1983 (NAD 83) (U.S. Foot) with a combined scale factor of 1.000136506.
- This property lies within Zone "X" (Unshaded) of the Flood Insurance Rate Map for Dallas County, Texas and Incorporated Areas, map no. 48113C0330 J, dated August 23, 2001, via scaled map location and graphic plotting.
- Notice: Selling a portion of this addition by metes and bounds is a violation of City subdivision ordinance and state platting statutes and is subject to fines and withholding of utilities and building certificates.
- The purpose of this plat is to create 1 platted lot from a previously unplatted tract of land.
- There was no observed evidence of any trees on the subject property at the time of survey.

LEGEND OF ABBREVIATIONS

- D.R.D.C.T. DEED RECORDS, DALLAS COUNTY, TEXAS
- O.P.R.D.C.T. OFFICIAL PUBLIC RECORDS, DALLAS COUNTY, TEXAS
- M.R.D.C.T. MAP RECORDS, DALLAS COUNTY, TEXAS
- ROW RIGHT OF WAY
- IRS 1/2" REBAR WITH CAP STAMPED "WINDROSE" SET
- C.M. CONTROLLING MONUMENT

STATE OF TEXAS §
 COUNTY OF DENTON §
 This is to certify that I, Thomas W. Mauk, a Registered Professional Land Surveyor of the State of Texas, have platted the subdivision from an actual survey on the ground, and that this plat correctly represents that survey made by me or under my direction and supervision.
PRELIMINARY
THIS DOCUMENT SHALL NOT BE RECORDED FOR ANY PURPOSE AND SHALL NOT BE VIEWED OR RELED UPON AS A FINAL SURVEY DOCUMENT DATED 12/28/2017
 Thomas W. Mauk, R.P.L.S.
 No. 5119

STATE OF TEXAS §
 COUNTY OF DENTON §
 BEFORE ME, the undersigned authority, a Notary Public in and for the State of Texas, on this day personally appeared Mark N. Peoples, 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 purposes and consideration therein expressed.

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

Notary Public in and for the State of Texas

AVIGATION EASEMENT AND RELEASE

KNOW ALL MEN BY THESE PRESENTS:

WHEREAS, AN Luxury Imports, Ltd., hereinafter called "Owner" is the owner of that certain parcel of land situated in the City of Dallas, Dallas County, Texas, being more particularly described hereon and incorporated herein for all purposes;

NOW, THEREFORE, in consideration of the sum of ONE AND 00/100 (\$1.00) DOLLAR, and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged and confessed, Owner does hereby grant, sell and convey an Avigation Easement for free and unobstructed passage of aircraft through the airspace above said described property, unto the City of Dallas, Texas, its successors and assigns, hereinafter called "City", for the use and benefit of the public and its agencies, to have and to hold such Easement, together with all and singular the rights and appurtenances thereto in any wise belonging, and Owner does hereby bind itself, its successors and assigns, to forever warrant and defend all and singular the said rights granted herein unto said City, its successors and assigns, against every person whomsoever lawfully claiming or who might hereafter claim the same or any part thereof.

As an appurtenance to this grant, Owner does hereby waive, release, remise, quitclaim and forever hold harmless the said City, its successors and assigns, from any and all claims for damages of any kind that Owner may now have or hereinafter have by reason of the passage of any and all aircraft ("aircraft" being defined as any contrivance now known or hereinafter invented used or designed for navigation of, or flight in the air), by whomsoever owned or operated, in the airspace above said described property, above a level measured from a height of the greater of: (i) forty-eight (48) feet above the highest point of surface of the property or (ii) a Mean Sea Level of 477 feet, to an infinite height above same. Such release shall include, but not be limited to, any damages to Owner's property, such as noise, vibration, fumes, dust, fuel and lubricant particles, and all other effects from the operation of aircraft flight over said property, or landing at, or taking off from, or operating at or on the Dallas Love Field Airport, whether such a claim be for injury or death to person or persons or damage to or taking of property.

The easement, rights and privileges herein granted shall be for as long as Grantee or its assigns shall operate Dallas Love Field.

This release shall be biding upon Owner, its successors, and assigns, and shall be a covenant running with the land, same to be recorded in the Deed Records of Dallas County, Texas.

Executed this _____ day of _____, 20____.

AN LUXURY IMPORTS, LTD.

Authorized Agent

STATE OF TEXAS §
 COUNTY OF DALLAS §

WHEREAS, AN Luxury Imports, Ltd. is the owner of a 3.633 acre tract of land situated in Miles Bennett Survey, Abstract No. 52, in City of Dallas Block 5718, Official City Number, Dallas County, Texas, being all that same tract of land described as "Tract 1" and "Tract 3" to AN Luxury Imports, Ltd. by deed recorded in Instrument No. 20070331588 of the Official Public Records of Dallas County, Texas, and being more particularly described by metes and bounds as follows (Bearings and distances are based on State Plane Coordinate System, Texas North Central Zone (4202) North American Datum of 1983 (NAD 83) (U.S. Foot) with a combined scale factor of 1.000136506):

BEGINNING at an "X" found in concrete for the southernmost East corner of a tract of land described to Scenic Valley, Ltd. by deed recorded in Instrument No. 2007090262 of the Official Public Records of Dallas County, Texas, same being the South corner of said AN Luxury Imports, Ltd. tract, and lying on the Northwest right-of-way line of Manor Way (50 foot public right-of-way);

THENCE North 46 Degrees 00 Minutes 46 Seconds West, departing the Northwest right-of-way line of said Manor Way, with the easternmost Northeast line of said Scenic Valley, Ltd. tract, a distance of 411.90 feet to a point for an interior "ell" corner of said Scenic Valley, Ltd. tract;

THENCE North 43 Degrees 59 Minutes 14 Seconds East, with an interior Southeast line of said Scenic Valley, Ltd. tract, a distance of 32.58 feet to a point for the northernmost East corner of said Scenic Valley, Ltd. tract;

THENCE North 46 Degrees 00 Minutes 46 Seconds West, with the northernmost Northeast line of said Scenic Valley, Ltd. tract, a distance of 171.54 feet to a point for corner lying on the South line of a tract of land described to M.K. & T. Railroad by deed recorded in Volume 2131, Page 441 of the Deed Records of Dallas County, Texas, said point being at the beginning of a non-tangent curve to the right, having a central angle of 69 Degrees 43 Minutes 53 Seconds, a radius of 456.28 feet and a chord bearing and distance of South 82 Degrees 24 Minutes 28 Seconds East, 521.67 feet;

THENCE, in a southeasterly direction, with the South line of said M.K. & T. Railroad tract, and along said non-tangent curve to the right, an arc length of 555.31 feet to a point for corner, from which a 5/8 inch rebar found for reference bears North 56 Degrees 29 Minutes West, a distance of 0.4 feet;

THENCE South 45 Degrees 20 Minutes 46 Seconds East, continuing with the Southwest line of said M.K. & T. Railroad tract, a distance of 27.40 feet to a point for corner at the beginning of a tangent curve to the left, having a central angle of 09 Degrees 47 Minutes 31 Seconds, a radius of 797.74 feet, and a chord bearing and distance of South 49 Degrees 26 Minutes 44 Seconds East, 136.17 feet, from said point a 5/8 inch rebar found for reference bears North 41 Degrees 51 Minutes West, a distance of 0.5 feet;

THENCE, in a southeasterly direction, continuing with the Southwest line of said M.K. & T. Railroad tract, and along said tangent curve to the left, an arc length of 136.34 feet to a 5/8 inch rebar found for the South corner of said M.K. & T. Railroad tract, same being the East corner of said "Tract 3", and lying on the Northwest right-of-way line of said Manor Way;

THENCE South 43 Degrees 57 Minutes 14 Seconds West, with the Northwest right-of-way line of said Manor Way, a distance of 349.95 feet to the **POINT OF BEGINNING** and containing 158,274 square feet or 3.633 acres of land, more or less.

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS

That AN Luxury Imports, Ltd., acting by and through its duly authorized agent, does hereby adopt this plat, designating the herein described property as **BMW OFFSITE ADDITION, LOT 1, BLOCK A/5718**, 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 hereon. The easements shown thereon are hereby reserved for the purposes indicated. The utility and fire line 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 line 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 the same. All, and any public utility shall have the right to remove and keep removed all or parts of any buildings, 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 or working space for construction and maintenance of the systems. Additional easement area is also conveyed to 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____.

AN LUXURY IMPORTS, LTD.

By: _____
 Authorized Representative

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 foregoing instrument and acknowledged to me that she executed the same for the purposes and consideration therein expressed.

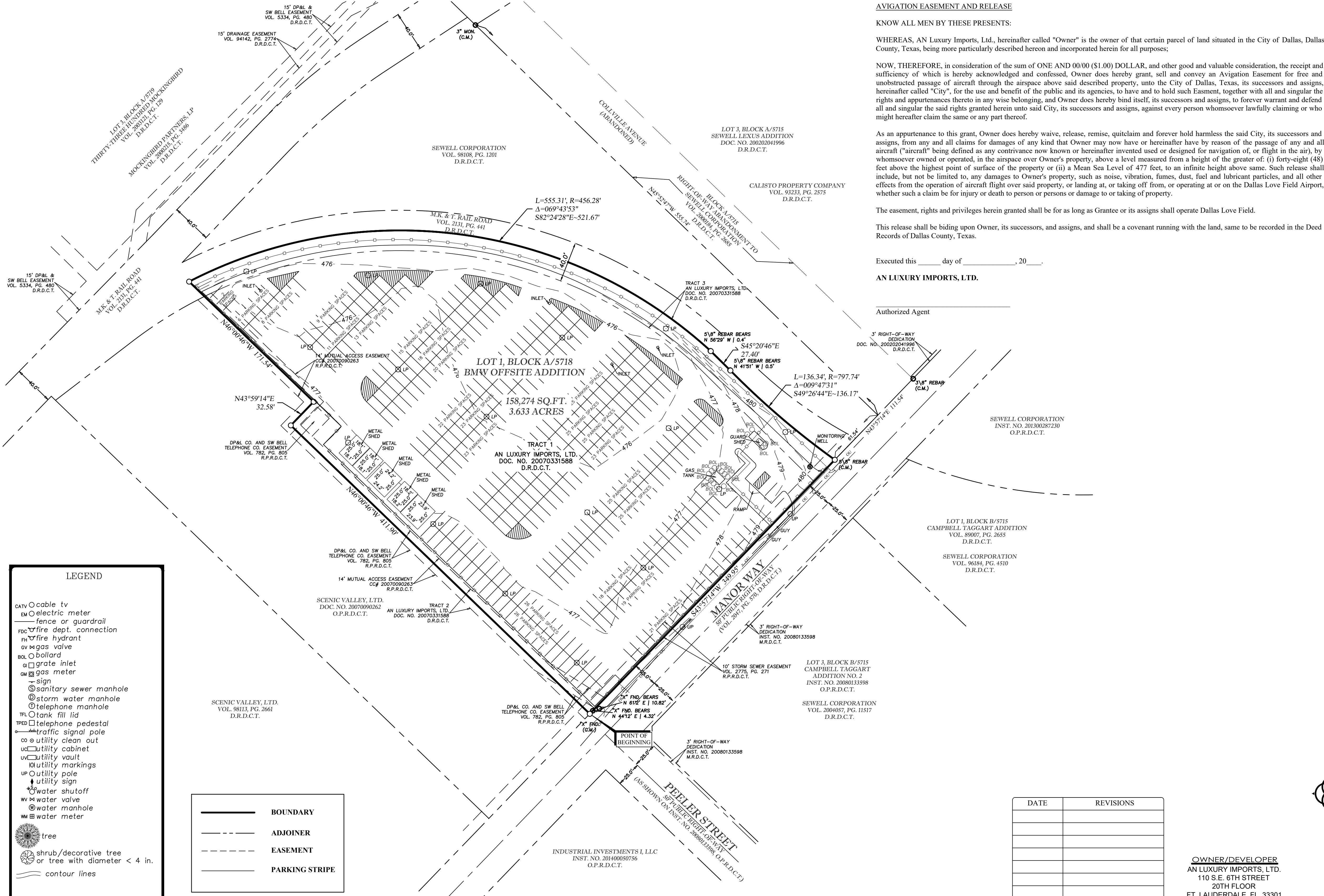
GIVEN UNDER MY HAND AND SEAL OF OFFICE this _____ day of _____, 20____.

Notary Public in and for the State of Texas

CERTIFICATE OF APPROVAL:

I _____ chairman 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.

Chairman, City Plan Commission, Dallas, Texas



LEGEND

- catv Cable tv
- em Electric meter
- fence or guardrail
- fd Fire dept. connection
- fh Fire hydrant
- gv Gas valve
- bol. grate inlet
- gm Gas meter
- sign
- sm Sanitary sewer manhole
- sw Storm water manhole
- tm Telephone manhole
- tl Tank fill lid
- tp Telephone pedestal
- tr Traffic signal pole
- uc Utility clean out
- uc Utility cabinet
- uv Utility vault
- um Utility markings
- up Utility pole
- us Utility sign
- ws Water shutoff
- wv Water valve
- wm Water manhole
- wt Water meter
- tree
- shrub/decorative tree or tree with diameter < 4 in.
- contour lines

BOUNDARY

ADJOINER

EASEMENT

PARKING STRIPE

DATE	REVISIONS

OWNER/DEVELOPER
 AN LUXURY IMPORTS, LTD.
 110 S.E. 6TH STREET
 20TH FLOOR
 FT. LAUDERDALE, FL, 33301

WINDROSE
 LAND SURVEYING | PLATTING
 220 ELM STREET, SUITE 200 | LEWISVILLE, TX 75057 | 214.217.2544
 FIRM REGISTRATION NO. 10194331 | WINDROSESERVICES.COM

ARTHUR
 LAND SURVEYING
 220 Elm St., # 200 - Lewisville, TX 75057
 Ph. 214.217.2544 - T/Fax 1006.3800
 arthur@arthurlandsurveying.com Established 1986

PRELIMINARY PLAT
BMW OFFSITE ADDITION
LOT 1, BLOCK A/5718
 3.633 ACRES OUT OF THE
 MILES BENNETT SURVEY
 ABSTRACT NO. 52,
 CITY OF DALLAS BLOCK 5718
 DALLAS COUNTY, TEXAS
 City Plan File No. S178-156