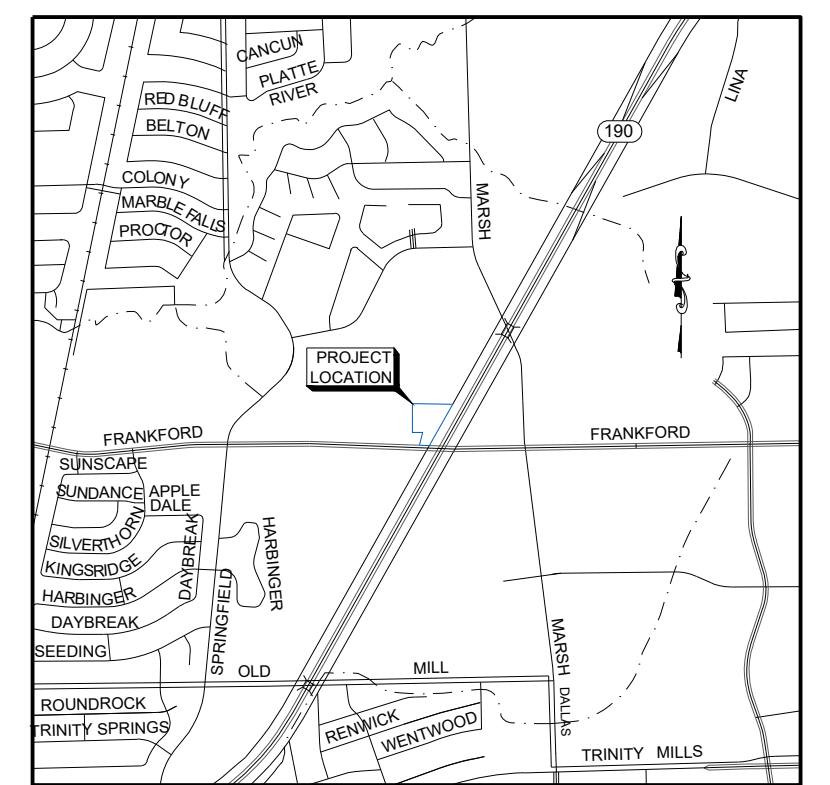
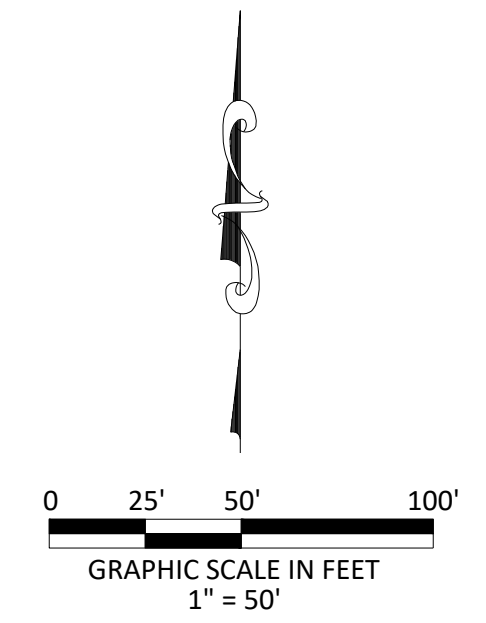


LOT 2, BLOCK W/8751  
SUNSET OAKS/SUNSET  
PLACE ADDITION  
CAB. D, PG. 42,  
P.R.D.C.T.

EX. 25' FIRE LANES,  
ACCESS & UTILITY ESMT.  
CAB. D, PG. 42,  
P.R.D.C.T.

EX. 15' S.S. ESMT.  
CAB. D, PG. 42,  
P.R.D.C.T.

ALUM. MON. SET  
FROM WHICH A 1/2" IRF BEARS  
S55°12'01"W - 0.45'



\* VICINITY MAP \*  
(NOT TO SCALE)

**\* GENERAL NOTES \***

- The bearings, distances and coordinates shown hereon are referenced to the Texas Coordinate System of 1983, Texas North Central Zone 4202, and are based on the North American Datum of 1983, 2011 Adjustment. Coordinates shown are scaled to surface distances at 0.0 using a combined scale factor of 1.000150630. All areas shown hereon are calculated based on surface measurements.
- Vertical control is NAVD88, established from the City of Dallas Benchmark No. 03-G-2, having a published elevation of 588.14.
- According to the Flood Insurance Rate Map published by the Federal Emergency Management Agency, Department of Homeland Security and by graphic plotting only, the subject property appears to be located in Zone "X" (areas determined to be outside the 0.2 % annual chance floodplain) as shown on Map No. 48121C0730G; map revised April 18, 2011, for Denton County and incorporated areas. This flood statement does not imply that the property and/or structures located in Zone "X" will be free from flooding or flood damage. This flood statement shall not create liability on the part of the Surveyor.
- This survey was prepared the benefit of a Title Commitment prepared by a title company. The easements shown hereon are the only easements known by Spooner & Associates and does not imply that the any other easements, covenants, restrictions, or other matters of record do not affect the subject property. No other research was performed by Spooner & Associates, Inc.
- Underground utilities shown hereon were taken from record information, actual locations were not field verified except at surface structures such as manholes, fire hydrants, etc. No statement is made concerning the existence of underground or overhead containers or facilities, which may affect the use or development of the subject tract of land.
- All visible underground utilities that were marked from Texas One Call 811 are shown on this survey. Underground Sewer, Water and Storm Drain lines shown are from visible evidence and provided utility plans. Pipe sizes of all underground utilities were unknown at the time of survey.
- Lot-to-lot drainage will not be allowed without engineering section approval.
- Unless shown otherwise hereon, all exterior subdivision corners are monumented with a 3 inch aluminum monument stamped "MCKAMY SHOPPING CENTER - SPOONER". All interior lot corners are monumented with a 5/8 inch iron rod with a cap stamped "SPOONER 5922".
- Distances shown outside the boundary of this plat are not field measured.
- The purpose of this plat is to revise the lot line between Lots 4 and 5.
- See Page 2 of 2 for Owner's Certificate, Owner's Dedication, and Surveyor's Certificate.

LINE TABLE		
LINE	BEARING	DISTANCE
L1	S89°22'28"W	203.98'
L2	N33°02'22"E	107.79'
L3	N33°02'22"E	14.55'

**\* LEGEND \***

- |              |  |  |                      |
|--------------|--|--|----------------------|
| ALUM. MON.   | ALUMINUM MONUMENT                            |  | LIGHT POLE           |
| IRF          | IRON ROD FOUND                               |  | POWER POLE           |
| CIRF         | IRON ROD WITH CAP FOUND                      |  | SAN. SEWER MANHOLE   |
| XCF          | "X" CUT FOUND                                |  | SIGN                 |
| (CM)         | (CONTROLLING MONUMENT)                       |  | SPRINKLER VALVE      |
| D.R.D.C.T.   | DEED RECORDS, DENTON COUNTY, TEXAS           |  | STORM DRAIN MANHOLE  |
| O.P.R.D.C.T. | OFFICIAL PUBLIC RECORDS DENTON COUNTY, TEXAS |  | TRAFFIC SIGNAL BOX   |
| P.R.D.C.T.   | PLAT RECORDS, DENTON COUNTY, TEXAS           |  | TRAFFIC SIGNAL LIGHT |
|              | ELECTRIC PULL BOX                            |  | UTILITY MANHOLE      |
|              | FIBER OPTIC MARKER                           |  | UTILITY RISER/BOX    |
|              | FIRE HYDRANT                                 |  | WATER METER          |
|              | GUY WIRE                                     |  | OVERHEAD ELEC.       |
|              | INLET RIM                                    |  | U.G. WATER           |
|              | LIGHT POLE                                   |  | U.G. SAN. SEWER      |
|              | POWER POLE                                   |  | U.G. STORM DRAIN     |
|              | SAN. SEWER MANHOLE SIGN                      |  | CONCRETE AREA        |

STATE HIGHWAY NO. 190  
(VARIABLE WIDTH PUBLIC R.O.W.)

E1 EX. 25' LANDSCAPE BUFFER VOL. 4199, PG. 550, D.R.D.C.T.

E2 EX. 30' LANDSCAPE BUFFER VOL. 4199, PG. 550, D.R.D.C.T.

E3 EX. 20' WATER ESMT. CAB. V, PG. 249, P.R.D.C.T.

**McKAMY CROSSING SHOPPING CENTER  
LOTS 4 & 5, BLOCK W/8751**

BEING A PRELIMINARY PLAT OF LOT 4, BLOCK W/8751, MCKAMY CROSSING SHOPPING CENTER II - PHASE I, ACCORDING TO THE PLAT THEREOF FILED FOR RECORD IN CABINET V, PAGE 925, P.R.T.C.T. AND LOT 5, BLOCK W/8751, MCKAMY CROSSING SHOPPING CENTER II, ACCORDING TO THE PLAT THEREOF FILED FOR RECORD IN CAB. V, PG. 249, P.R.D.C.T.

WILLIAM MILLER SURVEY, ABSTRACT NO. 883  
CITY OF DALLAS, DENTON COUNTY, TEXAS

CITY PLAN FILE NO. \_\_\_\_\_  
CITY ENGINEERING PLAN FILE NO. \_\_\_\_\_  
& PLAN FILE NO. S201-574

SURVEYOR:

**SPOONER & ASSOCIATES**  
REGISTERED PROFESSIONAL LAND SURVEYORS  
OVER 25 YEARS OF SERVICE

309 BYERS STREET, SUITE 100, EULESS, TEXAS 76039  
(817) 685-8448 WWW.SPOONERSURVEYORS.COM  
TBPLS FIRM NO. 110054900 - S&A Job No. 15083.PP  
ATTN: ERIC S. SPOONER, RPS

OWNER/APPLICANT:  
ARMSTRONG FRANKFORD, 190 LLC  
9060 E. VIA LINDA, SUITE 215  
SCOTTSDALE, AZ 85258  
PH: 602-385-4103  
ATTN: KEVIN R. PARKER, PE

OWNER/APPLICANT:  
BUCKNER INVESTMENTS, LLC  
2415 W. NORTHWEST  
HIGHWAY, SUITE 105  
DALLAS, TX 75220  
PH: 214-350-0453  
ATTN: SHANALI N. BHAGAT

OWNER/APPLICANT:  
MCKAMY HOLDINGS, LTD.  
2415 W. NORTHWEST  
HIGHWAY, SUITE 105  
DALLAS, TX 75220  
PH: 214-350-0453  
ATTN: SHANALI N. BHAGAT

ENGINEER:  
PACHECO KOCH  
7557 RAMBLER RD, #1400  
DALLAS, TEXAS 75231  
(972) 235-3051  
ATTN: RYAN KOCH, PE



\* OWNER'S CERTIFICATE \*

STATE OF TEXAS §

COUNTY OF DENTON §

WHEREAS ARMSTRONG FRANKFORD 190, LLC, BUCKNER INVESTMENTS, LLC and McKAMY HOLDINGS, LTD. are owners of a 11.7239 acre tract of land located in the William Miller Survey, Abstract No. 883, City of Dallas, Denton County, Texas, said 11.7239 acre tract of land being a portion of the remainder of LOT 5, BLOCK W/8751, MCKAMY CROSSING SHOPPING CENTER II, being an Addition to the said City and State, according to the plat thereof filed for record in Cabinet V, Page 249, Plat Records, Denton County, Texas (P.R.D.C.T.), said 11.7239 acre tract of land also being all of LOT 4, BLOCK W/8751, MCKAMY CROSSING SHOPPING CENTER III, PHASE I, being an Addition to the said City and State, according to the plat thereof filed for record in Cabinet V, Page 925, P.R.D.C.T., said 11.7239 acre tract of land also being all of that certain tract of land conveyed to BUCKNER INVESTMENTS, LLC, by deed thereof filed for record in Denton County Clerk's Instrument No. 2016-163618, Official Public Records, Denton County, Texas (O.P.R.D.C.T.), said 11.7239 acre tract of land also being a portion of those certain tracts of land conveyed to MCKAMY HOLDINGS, LTD., by the deeds thereof filed for record in Volume 4777, Page 725, Volume 4963, Page 1508, and Volume 5084, Page 307, Deed Records, Denton County, Texas (D.R.D.C.T.), said 11.7239 acre tract of land also being a portion of that certain tract of land conveyed to ARMSTRONG FRANKFORD 190, LLC, by deed thereof filed for record in Denton County Clerk's Instrument No. 2007-92536, O.P.R.D.C.T., said 11.7239 acre tract of land being more particularly described by metes and bounds as follows said 11.7239 acre tract of land being more particularly described by metes and bounds as follows:

BEGINNING at a 3 inch aluminum monument found (Controlling Monument) at the most northerly northwest lot corner of said Lot 5, same being the northeast lot corner of Lot 2A, Block W/8751, of said McKamy Crossing Shopping Center II, said monument found also being on the south lot line of Lot 2, Block R/8751, Sunset Oaks/Sunset Place Addition, being an Addition to the said City and State, according to the plat thereof filed for record in Cabinet D, Page 42, P.R.D.C.T.;

THENCE South 89°58'32" East, along the common lot line of said Lots 2 and 5, a distance of 957.02 feet to a 3 inch aluminum monument with stamped "MCKAMMY SHOPPING CENTER - SPOONER 5922" set (hereinafter referred to as a monument set) point for corner at the northeast lot corner of said Lot 5, same being the southeast lot corner of said Lot 2, and being on the northwest right-of-way line of State Highway No. 190 (being a variable width public right-of-way with controlled access, a portion of said right-of-way being conveyed to the State of Texas, by the deeds thereof filed for record in Volume 4182, Page 588, D.R.D.C.T. and Denton County Clerk's Instrument No. 96-R0013312 and Instrument No. 96-13312, O.P.R.D.C.T.), from which a 1/2 inch iron rod found bears South 55°12'01" West, a distance of 0.45 feet;

THENCE South 36°42'33" West, along a southeast lot line of said Lot 5 and along the said northwest right-of-way line, a distance of 378.42 feet to a Texas Department of Transportation aluminum monument found (Controlling Monument) at a southeast lot corner of said Lot 5, same being at an angle point in the said right-of-way line;

THENCE South 33°03'46" West, continuing along the said lot line and the said right-of-way line, at a distance of 208.95 feet passing an "X" cut in concrete found at the most easterly southeast lot corner of said Lot 5, same being the northeast lot corner of the aforesaid Lot 4, and continuing along the southeast lot line of said Lot 4 and along the said right-of-way line, in all a total distance of 302.83 feet to a 1/2 inch iron rod found (Controlling Monument) at a southeast lot corner of said Lot 4, same being at an angle point in the said northwest right-of-way line;

THENCE South 42°27'53" West, continuing along the said southeast lot line of Lot 4 and along the said northwest right-of-way line, a distance of 205.66 feet to a 1/2 inch iron rod with a cap stamped "BRITTAIN & CRAWFORD" found (Controlling Monument);

THENCE South 22°43'15" West, continuing along the said southeast lot line and along the said northwest right-of-way line, a distance of 173.38 feet to a 3 inch aluminum monument stamped "MCKAMY CROSSING SHOPPING CENTER" found (Controlling Monument) at the most southerly southeast lot corner of said Lot 4, same being at the intersection of the said northwest right-of-way line with the north right-of-way line of Frankford Road (being a called 100 feet wide public right-of-way with controlled access, a portion of said right-of-way being conveyed to the State of Texas, by the deed thereof filed for record in Volume \_\_\_\_\_, Page \_\_\_\_\_, D.R.D.C.T.);

THENCE South 89°22'28" West, along the south lot line of said Lot 4 and along the said north-of-way line of Frankford Road, a distance of 203.98 feet to an "X" cut in concrete found at the southwest lot corner of said Lot 4, same being the southeast lot corner of Lot 5B, Block W/8751 of said McKamy Crossing Shopping Center III - Phase I (Cabinet V, Page 925), from which an "X" cut in concrete found bears North 57°55'24" West, a distance of 0.77 feet;

THENCE North 00°36'31" West, along the common lot line of said Lots 4 and 5B, a distance of 189.88 feet to a point for corner from which an "X" cut in concrete found bears North 52°18'53" West, a distance of 0.30 feet;

THENCE North 33°02'22" East, continuing along the said common lot line, a distance of 107.79 feet to a 1/2 inch iron rod found (Controlling Monument) at the northeast lot corner of said Lot 5B;

THENCE South 88°57'00" West, along the north lot line of said Lot 5B, a distance of 201.71 feet to a 3 inch aluminum monument found (Controlling Monument) at the intersection of the said north lot line with the west lot line of the aforementioned Lot 5, same being the east lot line of the aforesaid Lot 2A;

THENCE North 01°03'00" West, along the common lot line of said Lots 2A and 5, a distance of 595.00 feet to the POINT OF BEGINNING.

The hereinabove described tract of land contains a computed area of 11.7239 acres (510,695 square feet) of land, more or less.

\* OWNER'S DEDICATION \*

STATE OF TEXAS §

COUNTY OF DENTON §

NOW THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

That we, ARMSTRONG FRANKFORD 190, LLC, BUCKNER INVESTMENTS, LLC and McKAMY HOLDINGS, LTD. do hereby adopt this plat, designating the herein described property as MCKAMY CROSSING SHOPPING CENTER, an addition to the City of Dallas, Denton 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 this the \_\_\_ day of \_\_\_\_, 2021.

ARMSTRONG FRANKFORD 190, LLC, a Texas limited liability company  
By: Gustine Investments, Inc., its Majority Member

Name: Kevin R. Parker, PE  
Title:

BUCKNER INVESTMENTS, LLC, a Texas limited liability company  
By: US realty Holdings, Ltd., a Texas limited partnership, its managing partner

Name: Shanali N. Bhagat, President, CEO  
Title: Manger of its General Partner

McKAMY HOLDINGS, LTD.  
By: McKamy Investments GP, LLC, its general partner

Name: Shanali N. Bhagat, President, CEO  
Title:

\* OWNER'S DEDICATION \*

STATE OF TEXAS §

COUNTY OF DALLAS §

BEFORE ME, the undersigned, a Notary Public in and for the said County and State, on this day personally appeared KEVIN R. PARKER, PE, a duly authorized agent for ARMSTRONG FRANKFORD 190, LLC known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he/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, on this the \_\_\_\_\_ day of \_\_\_\_\_, 2021.

Notary Public, State of Texas

STATE OF TEXAS §

COUNTY OF DALLAS §

BEFORE ME, the undersigned, a Notary Public in and for the said County and State, on this day personally appeared Shanali N. Bhagat, a duly authorized agent for BUCKNER INVESTMENTS, LLC and McKAMY CREEK SHOPPING CENTER, LTD. known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he/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, on this the \_\_\_\_\_ day of \_\_\_\_\_, 2021.

Notary Public, State of Texas

\* SURVEYOR'S STATEMENT \*

I, ERIC S. SPOONER, 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 the 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.

THIS DOCUMENT IS PRELIMINARY THIS DOCUMENT SHALL NOT BE RECORDED FOR NAY PURPOSE AND SHALL NOT BE USED OR VIEWED OR RELIED UPON AS A FINAL SURVEY DOCUMENT. January 23, 2021

Eric S. Spooner, RPLS Date  
Texas Registration No. 5922  
TBPLS Firm No. 10054900

STATE OF TEXAS §

COUNTY OF TARRANT §

BEFORE ME, the undersigned, a Notary Public in and for the said County and State, on this day personally appeared ERIC S. SPOONER, 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 and consideration therein expressed, and in the capacity therein stated.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, on this the \_\_\_\_\_ day of \_\_\_\_\_, 2021.

Notary Public, State of Texas

\* GENERAL NOTES \*

- 1. The bearings, distances and coordinates shown hereon are referenced to the Texas Coordinate System of 1983, Texas North Central Zone 4202, and are based on the North American Datum of 1983, 2011 Adjustment. Coordinates shown are scaled to surface distances at 0,0 using a combined scale factor of 1.000150630. All areas shown hereon are calculated based on surface measurements.
- 2. Vertical control is NAVD88, established from the City of Dallas Benchmark No. 03-G-2, having a published elevation of 588.14.
- 3. According to the Flood Insurance Rate Map published by the Federal Emergency Management Agency, Department of Homeland Security and by graphic plotting only, the subject property appears to be located in Zone "X" (areas determined to be outside the 0.2 % annual chance floodplain) as shown on Map No. 48121C0730G, map revised April 18, 2011, for Denton County and incorporated areas. This flood statement does not imply that the property and/or structures located in Zone "X" will be free from flooding or flood damage. This flood statement shall not create liability on the part of the Surveyor.
- 4. This survey was prepared the benefit of a Title Commitment prepared by a title company. The easements shown hereon are the only easements known by Spooner & Associates and does not imply that the any other easements, covenants, restrictions, or other matters of record do not affect the subject property. No other research was performed by Spooner & Associates, Inc.
- 5. Underground utilities shown hereon were taken from record information, actual locations were not field verified except at surface structures such as manholes, fire hydrants, etc. No attempt has been made as a part of this Survey to confirm, obtain or show data concerning the depth or condition of any utility or municipal/public service facility. Subsurface and environmental conditions were not examined or considered as a part of this Survey. No statement is made concerning the existence of underground or overhead containers or facilities, which may affect the use or development of the subject tract of land.
- 6. All visible underground utilities that were marked from Texas One Call 811 are shown on this survey. Underground Sewer, Water and Storm Drain lines shown are from visible evidence and provided utility plans. Pipe sizes of all underground utilities were unknown at the time of survey.
- 7. Lot-to-lot drainage will not be allowed without engineering section approval.
- 8. Unless shown otherwise hereon, all exterior subdivision corners are monumented with a 3 inch aluminum monument stamped "MCKAMY SHOPPING CENTER - SPOONER". All interior lot corners are monumented with a 5/8 inch iron rod with a cap stamped "SPOONER 5922".
- 9. Distances shown outside the boundary of this plat are not field measured.
- 10. The purpose of this plat is revise the lot line between Lots 4 and 5.

PRELIMINARY PLAT

McKAMY CROSSING SHOPPING CENTER LOTS 4 & 5, BLOCK W/8751

BEING A PRELIMINARY PLAT OF LOT 4, BLOCK W/8751, MCKAMY CROSSING SHOPPING CENTER II - PHASE I, ACCORDING TO THE PLAT THEREOF FILED FOR RECORD IN CABINET V, PAGE 925, P.R.T.C.T. AND LOT 5, BLOCK W/8751, MCKAMY CROSSING SHOPPING CENTER II, ACCORDING TO THE PLAT THEREOF FILED FOR RECORD IN CAB. V, PG. 249, P.R.D.C.T.

WILLIAM MILLER SURVEY, ABSTRACT NO. 883 CITY OF DALLAS, DENTON COUNTY, TEXAS

CITY PLAN FILE NO. \_\_\_\_\_ CITY ENGINEERING PLAN FILE NO. \_\_\_\_\_ & PLAN FILE NO. S201-574

11.7239 ACRES SHEET 2 OF 2

SURVEYOR:



309 BYERS STREET, SUITE 100, EULESS, TEXAS 76039 (817) 685-8448 WWW.SPOONERSURVEYORS.COM TBPLS FIRM NO. 10054900 - S&A Job No. 19083.ppt ATTN: ERIC S. SPOONER, RPLS

ENGINEER:

PACHECO KOCH 7557 RAMBLER RD, #1400 DALLAS, TEXAS 75231 (972) 235-3051 ATTN: RYAN KOCH, PE

OWNER/APPLICANT:

ARMSTRONG FRANKFORD, 190 LLC 9060 E. VIA LINDA, SUITE 215 SCOTTSDALE, AZ 85258 PH: 602-385-4103 ATTN: KEVIN R. PARKER, PE

OWNER/APPLICANT:

BUCKNER INVESTMENTS, LLC 2415 W. NORTHWEST HIGHWAY, SUITE 105 DALLAS, TX 75220 PH: 214-350-0453 ATTN: SHANALI N. BHAGAT

OWNER/APPLICANT:

McKAMY HOLDINGS, LTD. 2415 W. NORTHWEST HIGHWAY, SUITE 105 DALLAS, TX 75220 PH: 214-350-0453 ATTN: SHANALI N. BHAGAT