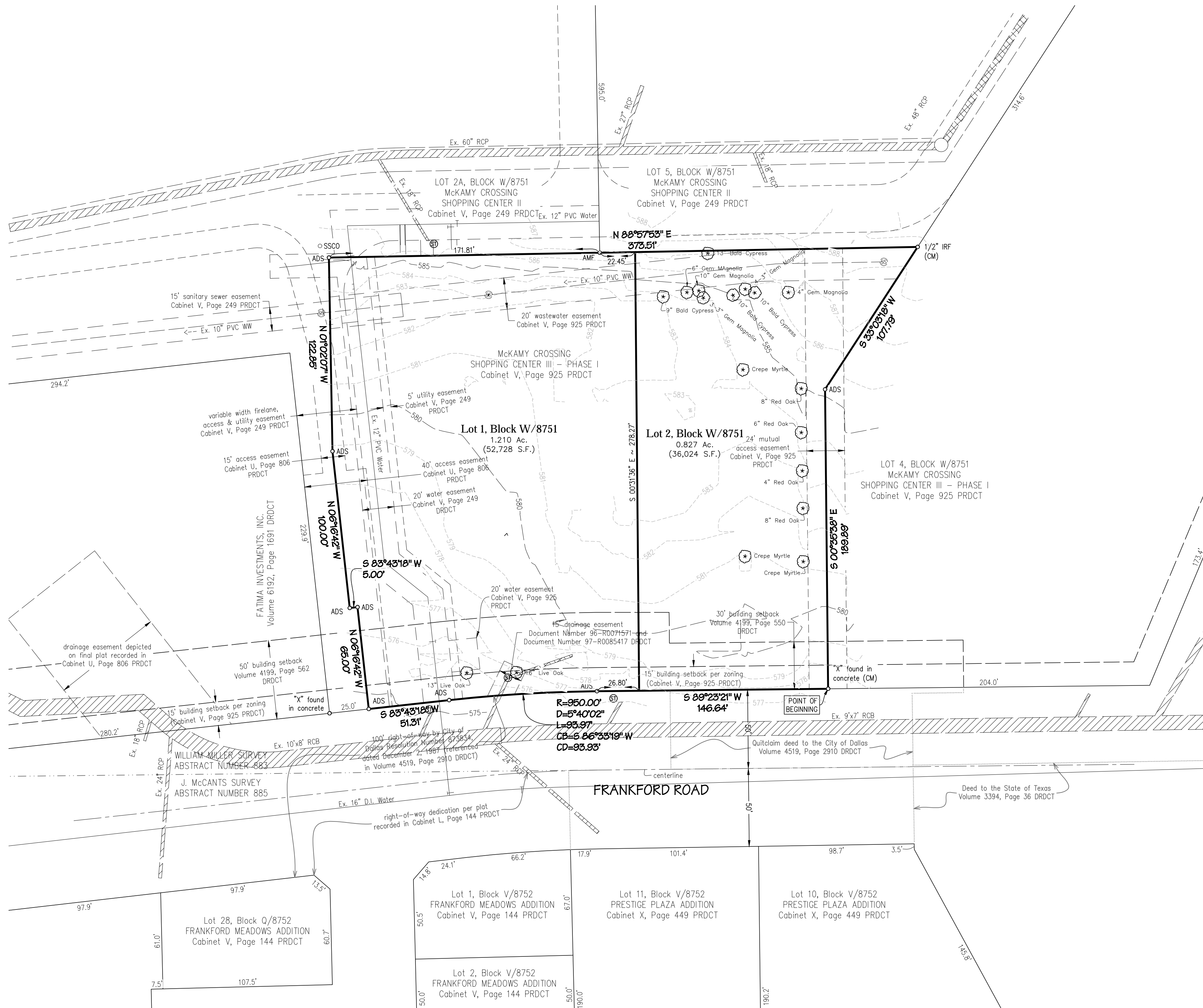


LOCATION MAP
1" = 2000'



- NOTES:**
1. Basis of bearing: State Plane Coordinate System, North Texas Central Zone 4202, North American Datum of 1983. Adjustment Realization 2011.
 2. 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.
 3. Selling a portion of this addition by metes and bounds is a violation of City ordinance and state law and is subject to fines and withholding of utilities and building permits.
 4. The purpose of this plat is to create two lots from one.
 5. No buildings exist onsite.

LEGEND	
IRF	IRON ROD FOUND
AMF	ALUMINUM MONUMENT FOUND
ADS	3-1/4" ALUMINUM DISC STAMPED "TCW ADDITION SPIARSENG RPLS 5252" SET
(CM)	CONTROLLING MONUMENT
DRDCT	DEED RECORDS, DENTON COUNTY, TEXAS
PRDCT	PLAT RECORDS, DENTON COUNTY, TEXAS
OPRDC	OFFICIAL PUBLIC RECORDS, DENTON COUNTY, TEXAS

OWNER'S CERTIFICATE
STATE OF TEXAS §
COUNTY OF DALLAS §

BEING a 88,751 square feet or 2.037 acres tract of land situated in the William Miller Survey, Abstract No. 883, City of Dallas, Dallas County, Texas, being all of Lot 5B, Block W/8751, McKamy Crossing Shopping Center III-Phase I, an addition to the City of Dallas according to the plat thereof recorded in Cabinet V, Page 925, Plat Records, Denton County, Texas (PRDCT), as conveyed by a special warranty deed with vendor's lien to Gin Landholdings, LLC, recorded in Document Number 2022-75310, Official Public Records, Denton County, Texas, (OPRDC1), with the subject tract being more particularly described as follows:

BEGINNING at an "X" found in concrete on the north line of Frankford Road, a 100-foot-wide right-of-way by City of Dallas Resolution Number 873834, dated December 2, 1987, referenced as such in a quitclaim deed to the City of Dallas, recorded in Volume 4519, Page 2910, Deed Records, Denton County, Texas, being the southeast corner of Lot 5B and the southwest corner of Lot 4, Block W/8751, McKamy Crossing Shopping Center III-Phase I;

THENCE along the north line of Frankford Road, the following:

S 89°23'21" W, 146.64 feet to a 3-1/4" aluminum disc stamped "TCW ADDITION SPIARSENG RPLS 5252" set;

A tangent curve to the left having a central angle of 05°40'02", a radius of 950.00 feet, a chord of S 86°33'19" W - 93.93 feet, an arc length of 93.97 feet to a 3-1/4" aluminum disc stamped "TCW ADDITION SPIARSENG RPLS 5252" set;

And S 83°43'18" W, 51.31 feet to a 3-1/4" aluminum disc stamped "TCW ADDITION SPIARSENG RPLS 5252" set for the southwest corner of Lot 5B, being the lower southeast corner of Lot 2A, Block W/8751, McKamy Crossing Shopping Center III-Phase I, an addition to the City of Dallas according to the plat thereof recorded in Cabinet V, Page 249 PRDCT;

THENCE along the common line thereof, the following:

N 06°16'42" W, 65.00 feet to a 3-1/4" aluminum disc stamped "TCW ADDITION SPIARSENG RPLS 5252" set;

S 83°43'18" W, 5.00 feet to a 3-1/4" aluminum disc stamped "TCW ADDITION SPIARSENG RPLS 5252" set;

N 06°16'42" W, 100.00 feet to a 3-1/4" aluminum disc stamped "TCW ADDITION SPIARSENG RPLS 5252" set;

N 01°02'07" W, 122.85 feet to a 3-1/4" aluminum disc stamped "TCW ADDITION SPIARSENG RPLS 5252" set;

And N 88°57'53" E, passing at 171.81 feet an aluminum monument found for the upper southeast corner of Lot 2A, being a southwest corner of Lot 5, Block W/8751, McKamy Crossing Shopping Center III-Phase I, an addition to the City of Dallas according to the plat thereof recorded in Cabinet V, Page 249 PRDCT, and continuing along a southerly line thereof a total distance of 373.51 feet to a 1/2" iron rod found for a southeast corner of Lot 5, and being on the west line of Lot 4;

THENCE S 33°03'18" W, 107.79 feet along the common line thereof to a 3-1/4" aluminum disc stamped "TCW ADDITION SPIARSENG RPLS 5252" set;

THENCE S 00°35'38" E, 189.89 feet continuing along the common line thereof to the POINT OF BEGINNING with the subject tract containing 88,751 square feet or 2.037 acres of land, as noted in the preamble above.

SURVEYOR'S STATEMENT

I, Darren K. Brown, 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 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.

Dated this the ____ day of _____, 2023.

DARREN K. BROWN, R.P.L.S. NO. 5252



STATE OF TEXAS §
COUNTY OF COLLIN §

BEFORE ME, the undersigned, a Notary Public in and for the State of Texas, on this day personally appeared Darren K. Brown, known to me to be the person and officer whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed the same for the purposes and considerations therein expressed and in the capacity therein stated.

Given under my hand and seal of office this the ____ day of _____, 2023.

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

Notary Public, State of Texas

OWNER'S DEDICATION

OWNER'S DEDICATION

NOW THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

That Gin Landholdings, LLC, acting by and through its duly authorized agent, does hereby adopt this plat, designating the herein described property as TOMMY CAR WASH ADDITION, Lots 1 and 2, Block W/8751, an addition to the City of Dallas, Dallas County, Texas, and does hereby dedicate, in fee simple, to the public use forever any streets, alleys, and roadway 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).

Notwithstanding the general easement language recited above, the detention area easement shown on this plat is hereby dedicated to the public use forever, and may not be used in a manner inconsistent with the DETENTION AREA EASEMENT STATEMENT recited on this plat, which statement is hereby adopted and accepted.

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 _____, 2023.

Gin Landholdings, LLC

By: Michael Roesbury, Manager

STATE OF TEXAS §
COUNTY OF DALLAS §

BEFORE ME, the undersigned, a Notary Public in and for the State of Texas, on this day personally appeared Michael Roesbury, known to me to be the person and officer whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed the same for the purposes and considerations therein expressed and in the capacity therein stated.

GIVEN UNDER MY HAND AND SEAL OF OFFICE this the ____ day of _____, 2023.

Notary Public, State of Texas

PRELIMINARY PLAT

TOMMY CAR WASH ADDITION

LOTS 1 AND 2, BLOCK W/8751

BEING A REPLAT OF LOT 5A, BLOCK W/8751
McKAMY CROSSING SHOPPING CENTER III - PHASE I
WILLIAM MILLER SURVEY, ABSTRACT NUMBER 883
CITY OF DALLAS, DENTON COUNTY, TEXAS
TOTAL AREA - 2.037 ACRES
CITY PLAN FILE NO. S223-142
CITY ENGINEER PLAN FILE NO. DP22-151

OWNER / APPLICANT
Gin Landholdings, LLC
PO Box 92548
Southlake, Texas 76092
Telephone (925) 519-1546
Contact: Mike Roesbury

ENGINEER / SURVEYOR
Spiars Engineering, Inc.
501 President George Bush Highway, Suite 200
Richardson, TX 75080
Telephone: (972) 422-0077
TBPELS No. F-2121 and No. F-10043100
Contact: David Bond