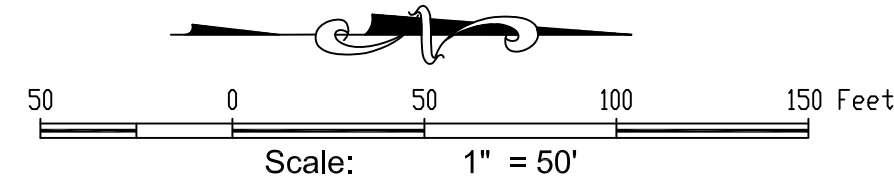


VICINITY MAP 1" = 2000'



State of Texas §
County of Denton §

I, Douglas L. Arthur, a Registered Professional Land Surveyor, licensed by the State of Texas, affirm that this plat was prepared under my direct supervision...

Dated this the \_\_\_\_\_ day of \_\_\_\_\_, 2016.

PRELIMINARY

THIS DOCUMENT SHALL NOT BE RECORDED FOR ANY PURPOSE AND SHALL NOT BE VIEWED OR RELIED UPON AS A FINAL SURVEY DOCUMENT DATED 8/11/2016

Douglas L. Arthur, R.P.L.S. No. 4357

State of Texas §
County of Dallas §

BEFORE me, the undersigned authority, a Notary Public in and for the said County and State, on this day personally appeared Douglas L. Arthur, 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 in the capacity therein stated.

Given under my hand and seal of office, this \_\_\_\_\_ day of \_\_\_\_\_, 2016.

Notary Public in and for the State of Texas

NOTES:

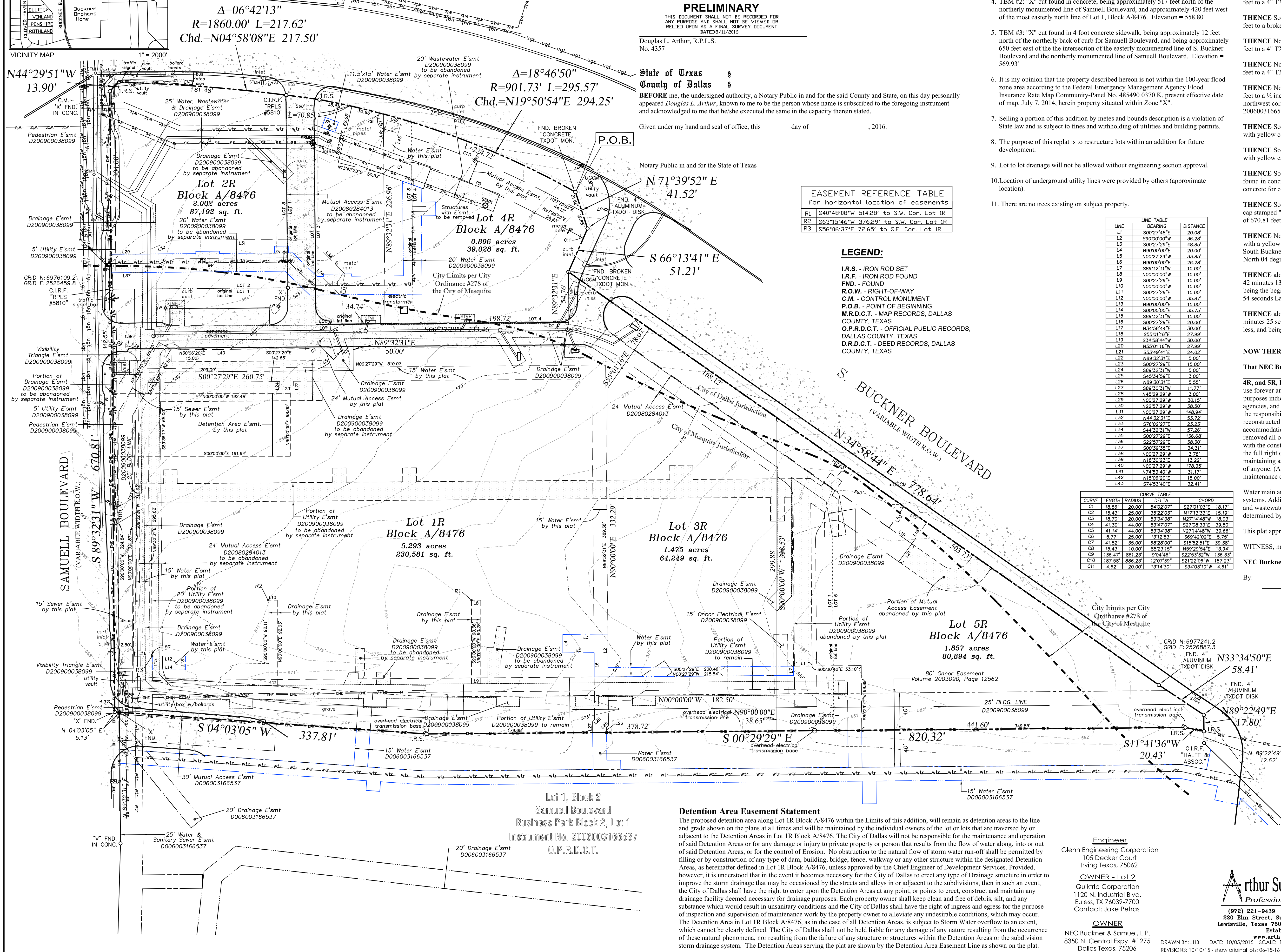
- 1. Bearings shown are based on record plat of Buckner Crossing, as recorded under Instrument Number 200900038099, Map Records, Dallas County, Texas.
2. Contours and elevations shown are based on City of Dallas GIS network, monument numbers 1559 and 1305
3. TBM #1: "X" cut found at the southeasterly corner of a concrete curb inlet, located approximately 165 feet north of the northerly monumented line of Samuel Boulevard, same being in the easterly back of curb of Buckner Boulevard. Elevation=558.80'
4. TBM #2: "X" cut found in concrete, being approximately 517 feet north of the northerly monumented line of Samuel Boulevard, and approximately 420 feet west of the most easterly north line of Lot 1, Block A/8476. Elevation = 558.80'
5. TBM #3: "X" cut found in 4 foot concrete sidewalk, being approximately 12 feet north of the northerly back of curb for Samuel Boulevard, and being approximately 650 feet east of the intersection of the easterly monumented line of S. Buckner Boulevard and the northerly monumented line of Samuel Boulevard. Elevation = 569.93'

EASEMENT REFERENCE TABLE for horizontal location of easements. Table with columns: LINE, BEARING, DISTANCE. Includes entries for R1, R2, R3.

LEGEND:

- I.R.S. - IRON ROD SET
I.R.F. - IRON ROD FOUND
FND. - FOUND
R.O.W. - RIGHT-OF-WAY
C.M. - CONTROL MONUMENT
P.O.B. - POINT OF BEGINNING
M.R.D.C.T. - MAP RECORDS, DALLAS COUNTY, TEXAS
P.O.P.R.C.T. - OFFICIAL PUBLIC RECORDS, DALLAS COUNTY, TEXAS
D.R.D.C.T. - DEED RECORDS, DALLAS COUNTY, TEXAS

CURVE TABLE. Table with columns: CURVE, LENGTH, RADIUS, DELTA, CHORD. Includes entries C1 through C11.



Detention Area Easement Statement

The proposed detention area along Lot 1R Block A/8476 within the Limits of this addition, will remain as detention areas to the line and grade shown on the plans at all times and will be maintained by the individual owners of the lot or lots that are traversed by or adjacent to the Detention Areas in Lot 1R Block A/8476.

Engineer: Glenn Engineering Corporation
OWNER - Lot 2: Quiktrip Corporation
OWNER: NEC Buckner & Samuel, L.P.

State of Texas §
County of Dallas §
Owner's Dedication

WHEREAS NEC Buckner & Samuel, L.P. and Quiktrip Corporation are the owners of a 11.523 acre tract of land situated in the William Chennault Survey, Abstract Number 276 and the Isaac Beerman Survey, Abstract Number 82, Cities of Dallas and Mesquite, Texas, being Lots 1, 2, 3, 4 and 5, in Block A/8476, of Buckner Crossing, an addition to the City of Dallas and the City of Mesquite, Dallas County, Texas, according to the plat thereof, as recorded under Instrument Number 200900038099, of the Map Records of Dallas County, Texas (M.R.D.C.T.), said 11.523 acre tract being more particularly described as follows:

- BEGINNING at a broken concrete Texas Department of Transportation (TXDOT) monument found for a most westerly northwest corner of the herein described tract, said point being in the southeast line of South Buckner Boulevard (also known as Texas Loop 12);
THENCE North 71 degrees 39 minutes 52 seconds East, with the southeast line of said South Buckner Boulevard, a distance of 41.52 feet to a 4" TXDOT aluminum disk found for corner;
THENCE South 66 degrees 13 minutes 41 seconds East, with the southeast line of said South Buckner Boulevard, a distance of 51.21 feet to a broken concrete TXDOT monument found for corner;
THENCE North 34 degrees 58 minutes 44 seconds East, with the southeast line of said South Buckner Boulevard, a distance of 778.64 feet to a 4" TXDOT aluminum disk found for corner;
THENCE North 33 degrees 34 minutes 50 seconds East, with the southeast line of said South Buckner Boulevard, a distance of 58.41 feet to a 4" TXDOT aluminum disk found for corner;
THENCE North 89 degrees 22 minutes 49 seconds East, with the southeast line of said South Buckner Boulevard, a distance of 17.80 feet to a 1/2 inch iron rod with yellow cap stamped "Arthur Surveying Company" (ASC) set for corner, same being the most westerly northwest corner of Lot 1, in Block 2, of Samuel Boulevard Business Park Block 2, Lot 1, as recorded under Instrument Number 2006003166537, M.R.D.C.T.;

- THENCE South 11 degrees 41 minutes 36 seconds West, with the west line of said Lot 1, a distance of 20.43 feet to a 1/2 inch iron rod with yellow cap stamped "ASC" set for corner;
THENCE South 00 degrees 29 minutes 29 seconds East, with the west line of said Lot 1, a distance of 820.32 feet to a 1/2 inch iron rod with yellow cap stamped "ASC" set for corner;

- THENCE South 04 degrees 03 minutes 05 seconds West, with the west line of said Lot 1, passing at a distance of 337.81 feet an "X" cut found in concrete for the southwest corner thereof, continuing on said course for a total distance of 337.81 feet to an "X" cut found in concrete for corner, said point being in the north line of Samuel Boulevard;

- THENCE South 89 degrees 32 minutes 31 seconds West, with the north line of said Samuel Boulevard, passing a 1/2 inch iron rod with cap stamped "#5810" found for the common south corner of Lot 1 and Lot 2 for a distance of 456.81 and continuing for a total distance of 670.81 feet to an "X" cut found in concrete for the southwest corner of said Lot 2;

- THENCE North 44 degrees 29 minutes 51 seconds West, with the southwest line of said Lot 2, a distance of 13.90 feet a 1/2 inch iron rod with yellow cap stamped "ASC" set for corner, being the most westerly southwest corner of said Lot 2 and being in the east line of South Buckner Boulevard, said point being in a non-tangent curve to the right, having a radius of 1860.00 feet, and whose chord bears North 04 degrees 58 minutes 08 seconds East, a distance of 217.50 feet;

- THENCE along said curve to the right, with the southeast line of said South Buckner Boulevard, through a central angle of 06 degrees 42 minutes 13 seconds, for an arc distance of 217.62 feet, to a 1/2 inch iron rod with yellow cap stamped "ASC" set for corner, said point being the beginning of a compound curve to the right, having a radius of 901.73 feet, and whose chord bears North 19 degrees 50 minutes 54 seconds East, a distance of 294.25 feet;

- THENCE along said curve to the right, with the southeast line of said South Buckner Boulevard, through a central angle of 12 degrees 16 minutes 25 seconds, for an arc distance of 295.57 feet to the POINT OF BEGINNING and containing 11.523 acres of land, more or less, and being subject to any and all easements that may affect.

Owner's Certificate

NOW THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

That NEC Buckner & Samuel, L.P. and Quiktrip Corporation, acting by and through its duly authorized agent, do hereby adopt this plat, designating the herein described property as Buckner Crossing, Lots 1R, 2R, 3R, 4R, and 5R, Block A/8476, 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 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 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 \_\_\_\_\_ this the \_\_\_\_\_ day of \_\_\_\_\_, 2016.

NEC Buckner & Samuel, L.P.

QUIKTRIP CORPORATION

By: \_\_\_\_\_

By: \_\_\_\_\_

State of Texas §
County of Dallas §

BEFORE me, the undersigned authority, a Notary Public in and for the said County and 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/she executed the same in the capacity therein stated.

Given under my hand and seal of office, this \_\_\_\_\_ day of \_\_\_\_\_, 2016.

Notary Public in and for the State of Texas

State of Texas §
County of Dallas §

BEFORE me, the undersigned authority, a Notary Public in and for the said County and 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/she executed the same in the capacity therein stated.

Given under my hand and seal of office, this \_\_\_\_\_ day of \_\_\_\_\_, 2016.

Notary Public in and for the State of Texas

CITY PLAN # S156-271

PRELIMINARY PLAT
BUCKNER CROSSING
Lots 1R, 2R, 3R, 4R and 5R, Block A/8476
Being a replat of Lots 1 through 5, Block A/8476, Buckner Crossing, City of Mesquite and City of Dallas, Dallas County, Texas, as recorded under Doc. No. 200900038099, M.R.D.C.T.



(972) 221-9439 ~ Fax (972) 221-4675
220 Elm Street, Suite 200 ~ P.O. Box 54
Lewisville, Texas 75087 ~ TFRN No. 10063800

OWNER: NEC Buckner & Samuel, L.P. 8350 N. Central Expy. # 1275 Dallas TEXAS, 75206

DRAWN BY: JHB DATE: 10/05/2015 SCALE: 1"=50' CHECKED BY: DLA ASC NO.: 1507260-4 REVISIONS: 10/10/15 - show original lots; 06-15-16 - rename detention esmt; 08-16-16 - add lot 2