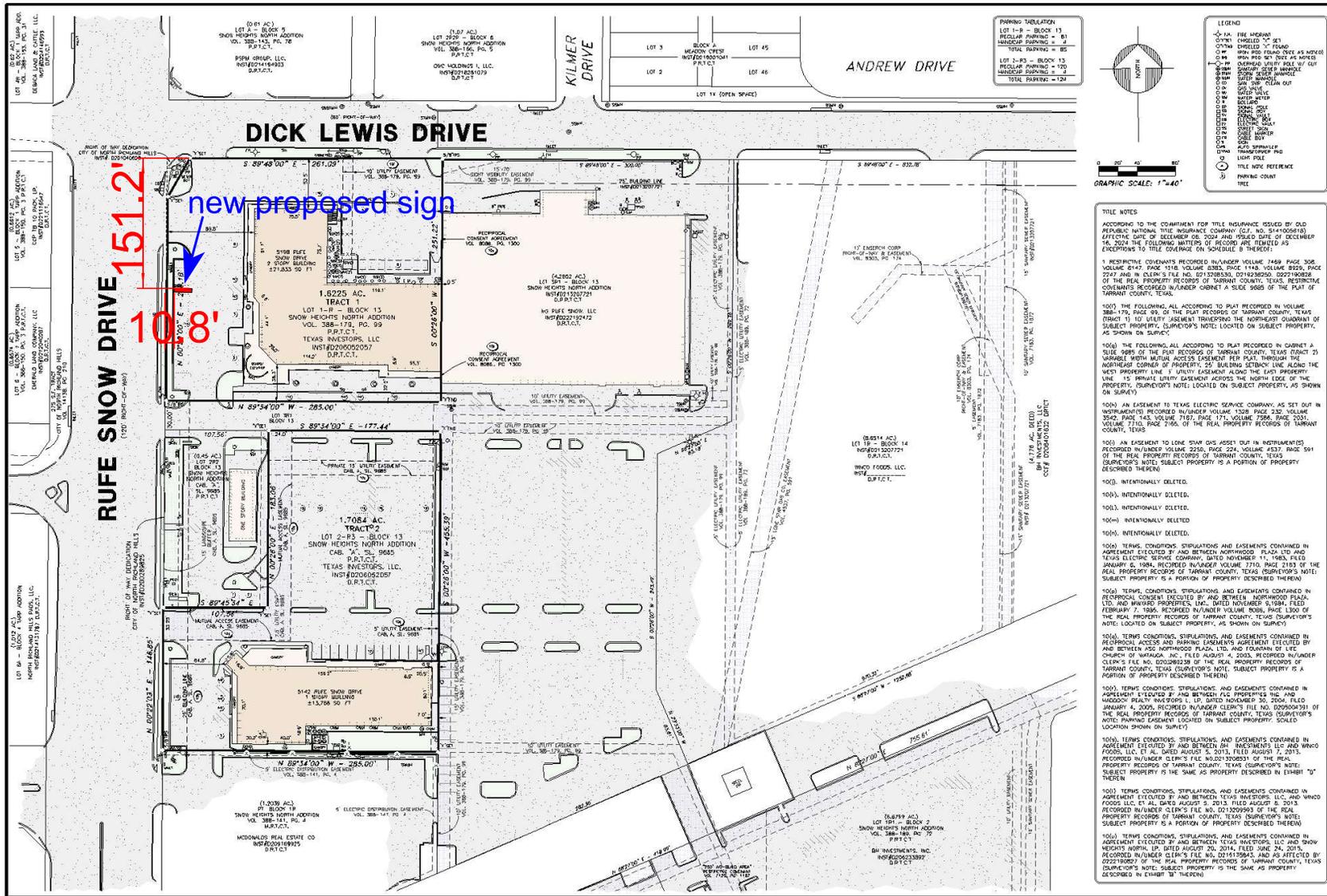


THE SHOPPES AT CROWN POINT

JOB DESCRIPTION		DATE	BY	REV
CUSTOMER NAME	D/F Illuminate Monument			
CUSTOMER CONTACT	The Shoppes at Crown Point	05-19-25	LL	
ADDRESS	XX			
PHONE #/EMAIL	5198 Rufe Snow Dr. North Richland Hills, TX			
SALES PERSON	XX			
JOB #	Arron Pracht			
	XX			

16580 US 380, Suite 703
Krum, TX. 7624
940-783-0721
MET. FUI 98902 TDLR# 19154





PARKING TABULATION

LOT 1-8 - BLOCK 13	REGULAR PARKING = 61
MANEUVER PARKING = 4	
TOTAL PARKING = 65	
LOT 2-83 - BLOCK 13	REGULAR PARKING = 152
MANEUVER PARKING = 12	
TOTAL PARKING = 164	

LEGEND

- 1. THE HAZARD SYMBOLS SHOWN ON THIS SURVEY ARE FOR INFORMATION ONLY AND DO NOT CONSTITUTE A WARRANTY OR REPRESENTATION BY THE SURVEYOR AS TO THE ACCURACY OF THE INFORMATION PROVIDED.
- 2. THE HAZARD SYMBOLS SHOWN ON THIS SURVEY ARE FOR INFORMATION ONLY AND DO NOT CONSTITUTE A WARRANTY OR REPRESENTATION BY THE SURVEYOR AS TO THE ACCURACY OF THE INFORMATION PROVIDED.
- 3. THE HAZARD SYMBOLS SHOWN ON THIS SURVEY ARE FOR INFORMATION ONLY AND DO NOT CONSTITUTE A WARRANTY OR REPRESENTATION BY THE SURVEYOR AS TO THE ACCURACY OF THE INFORMATION PROVIDED.
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- 10. THE HAZARD SYMBOLS SHOWN ON THIS SURVEY ARE FOR INFORMATION ONLY AND DO NOT CONSTITUTE A WARRANTY OR REPRESENTATION BY THE SURVEYOR AS TO THE ACCURACY OF THE INFORMATION PROVIDED.



GRAPHIC SCALE: 1"=40'

- TITLE NOTES**
1. ACCORDING TO THE COMMITMENT FOR TITLE INSURANCE ISSUED BY OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY (C.F. NO. 0141005618) EFFECTIVE DATE OF BEGINNING OF SURVEY AND PLOTTED DATE OF DECEMBER 16, 2024 THE FOLLOWING MATTERS OF RECORD ARE RECORDED AS EXCEPTIONS TO TITLE COVERAGE ON SCHEDULE B THEREIN:
 2. RESERVING COVENANTS RECORDED IN/LANDER VOLUME 8888, PAGE 306; VOLUME 8147, PAGE 1118; VOLUME 8383, PAGE 1148; VOLUME 8229, PAGE 1277 AND IN CLEM FILE NO. 017030808 OF TARRANT COUNTY, TEXAS (SURVEYOR'S NOTE: SUBJECT PROPERTY IS A PORTION OF PROPERTY DESCRIBED IN EXHIBIT "A" OF THE REAL PROPERTY RECORDS OF TARRANT COUNTY, TEXAS (SURVEYOR'S NOTE: LOCATED ON SUBJECT PROPERTY, AS SHOWN ON SURVEY)).
 3. THE FOLLOWING, ALL ACCORDING TO PLAT RECORDED IN VOLUME 1888-19, PAGE 818 OF THE REAL PROPERTY RECORDS OF TARRANT COUNTY, TEXAS (TRACT 1) 10 UTILITY EASEMENT TRAVELING THE NORTHEAST QUADRANT OF SUBJECT PROPERTY, (SURVEYOR'S NOTE: LOCATED ON SUBJECT PROPERTY, AS SHOWN ON SURVEY).
 4. THE FOLLOWING, ALL ACCORDING TO PLAT RECORDED IN CABINET A SLIDE 9888 OF THE PLAT RECORDS OF TARRANT COUNTY, TEXAS (TRACT 2) VARIABLE WIDTH MUTUAL ACCESS EASEMENT FOR PLAT, TRAVELING THE NORTHEAST CORNER OF PROPERTY, 25' BUILDING SETBACK LINE, ALONG THE WEST PROPERTY LINE, A UTILITY EASEMENT ALONG THE EAST PROPERTY LINE, 15' PRIVATE UTILITY EASEMENT ACROSS THE NORTH EDGE OF THE PROPERTY, (SURVEYOR'S NOTE: LOCATED ON SUBJECT PROPERTY, AS SHOWN ON SURVEY)).
 5. AN EASEMENT TO TEXAS ELECTRIC SERVICE COMPANY, AS SET OUT IN RESERVING COVENANTS RECORDED IN/LANDER VOLUME 1302, PAGE 232; VOLUME 3542, PAGE 143; VOLUME 7187, PAGE 171; VOLUME 7396, PAGE 1031; VOLUME 7110, PAGE 2166, OF THE REAL PROPERTY RECORDS OF TARRANT COUNTY, TEXAS.
 6. AN EASEMENT TO LONG STAR OPS ASSOCIATES (IN INSTRUMENTS) RECORDED IN/LANDER VOLUME 2250, PAGE 224; VOLUME 4537, PAGE 561 OF THE REAL PROPERTY RECORDS OF TARRANT COUNTY, TEXAS (SURVEYOR'S NOTE: SUBJECT PROPERTY IS A PORTION OF PROPERTY DESCRIBED THEREIN).
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SURVEY PLAT

TO ALL PARTIES INTERESTED IN PREMISES SURVEYED:

THIS IS TO CERTIFY THAT I HAVE, THIS DATE, MADE A CAREFUL AND ACCURATE SURVEY ON THE GROUND OF FOLLOWING DESCRIBED PROPERTY, TRACT 1

LOT 1-8, BLOCK 13, OF SNOW HEIGHTS NORTH ADDITION, AN ADDITION TO THE CITY OF NORTH RICHLAND HILLS, TARRANT COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN VOLUME 888-19, PAGE 98, OF THE PLAT RECORDS OF TARRANT COUNTY, TEXAS.

TRACT 2

LOT 2-83, BLOCK 13, OF SNOW HEIGHTS NORTH ADDITION, AN ADDITION TO THE CITY OF NORTH RICHLAND HILLS, TARRANT COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN CABINET A SLIDE 9888 OF THE PLAT RECORDS OF TARRANT COUNTY, TEXAS.

FLOOD NOTE

ACCORDING TO THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) - NATIONAL FLOOD INSURANCE PROGRAM (NFIP) - FLOOD INSURANCE RATE MAP (FIRM) - FOR THE TARRANT COUNTY, TEXAS AND INCORPORATED AREAS - MAP NO. 483900020, MAP REFILED MARCH 21, 2016, THE PROPERTY SHOWN HEREON LIES IN ZONE "1" (OTHER AREAS)

ZONE "1" (OTHER AREAS) IS DEFINED AS "AREAS DETERMINED TO BE OUTSIDE THE 1% ANNUAL CHANCE FLOODPLAIN."

THIS FLOOD STATEMENT DOES NOT IMPLY THAT THE PROPERTY AND/OR THE STRUCTURE THEREON WILL BE FREE FROM FLOODING OR FLOOD DAMAGE ON MORE OCCASIONS. GREATER FLOODS CAN AND WILL OCCUR AND FLOOD HEIGHTS MAY BE INCREASED BY MAN-MADE OR NATURAL CAUSES. THIS FLOOD STATEMENT SHALL NOT CREATE LIABILITY ON THE PART OF THE SURVEYOR.

CERTIFICATION

TO: SHOPPES AT CROWN POINT, LLC, A TEXAS LIMITED LIABILITY COMPANY, TEXAS INVESTORS, LLC, A MISSOURI LIMITED LIABILITY COMPANY, AND OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY (C.F. NO. 0141005618).

THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2021 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/SUR LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ACTS AND NOTES, AND INCLUDES ITEMS 1, 2, 3, 4, 7(a), 8, 13, 16, 18 & 9 OF TABLE A THEREOF.

David Petrie

DAVID PETRIE
REGISTERED PROFESSIONAL
LAND SURVEYOR NO. 19820

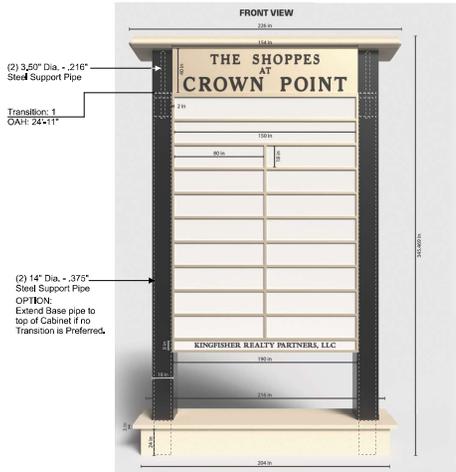
REPRINTED DECEMBER 16, 2024 - UPDATED TTEL COMMITMENT

ALTA/SUR LAND TITLE SURVEY
LOTS 1-R & 2R-3 - BLOCK 13
SNOW HEIGHTS NORTH ADDITION
W.W. WALLACE SURVEY - ABSTRACT NO. 1808
NORTH RICHLAND HILLS, TARRANT COUNTY, TEXAS

DATE OF REVISION: 12/16/2024
 DRAWN BY: DAVID PETRIE
 SCALE: 1"=40'
 PLOTTED BY: DAVID PETRIE
 PLOT NO: 24-0000

SHEET 1 OF 2
 DATE: NOVEMBER 14, 2024
 SCALE: 1"=40'
 DRAWN BY: DAVID PETRIE
 PLOTTED BY: DAVID PETRIE
 PLOT NO: 24-0000

ME #: 71104

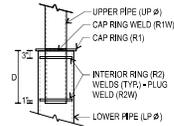


McFarland Engineering
 183 S. Lawrence Ct.
 McKinney, TX 75069
 P: (214) 815-3429
 F: (972) 725-2348
 E: sean@seanmcfarland.com
 W: www.seanmcfarland.com

THE SHOPPES AT CROWN POINT
 Address: 5198 RUFÉ SNOW DR.
 City/State: NORTH RICHLAND HILLS, TX
 Client: OXCART LETTER-R&L, LLC
 M&M Drawn: 171104.DWG
 NC Firm Registration: F-4136
 Texas Expiration Date: 6/30/2025
 Texas Firm Registration: F-6996
 Date: 5-19-2025
 Sheet #: 1 of 2



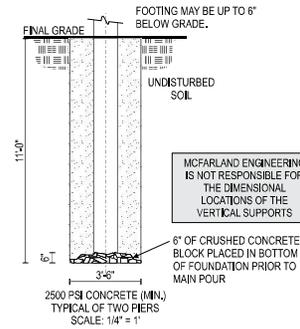
ME #: 71104



- (4) 1/2" Wide x 2" Long Plug Welds (4x24" Dia.)
- (8) 1/2" Wide x 2" Long Plug Welds (24" to 48" Dia.)
- (8) 5/8" Wide x 2-1/2" Long Plug Welds (48 Dia.)

TRANSITION TABLE

#	UP Ø	LP Ø	D	R1	R1(D)W	R2	R2(D)W	R1W	R2W
1	3.50"	14"	1.75"	3/4"	15"	1/2"	13"	1/4"	1/4"



McFarland Engineering
 183 S. Lawrence Ct.
 McKinney, TX 75069
 P: (214) 815-3429
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 W: www.seanmcfarland.com

THE SHOPPES AT CROWN POINT
 Address: 5198 RUFÉ SNOW DR.
 City/State: NORTH RICHLAND HILLS, TX
 Client: OXCART LETTER-R&L, LLC
 M&M Drawn: 171104.DWG
 NC Firm Registration: F-4136
 Texas Expiration Date: 6/30/2025
 Texas Firm Registration: F-6996
 Date: 5-19-2025
 Sheet #: 2 of 2



JOB DESCRIPTION	D/F Illuminate Monument	DATE	BY	REV
CUSTOMER NAME	The Shoppes at Crown Point	05-19-25	LL	
CUSTOMER CONTACT	XX			R1 XX
ADDRESS	5198 Rufe Snow Dr. North Richland Hills, TX			
PHONE #/EMAIL	XX			
SALES PERSON	Arron Pracht			
JOB #	XX			

16580 US 380, Suite 703
 Krum, TX. 7624
 940-783-0721
 MET **FUI 98902 TDLR# 19154**



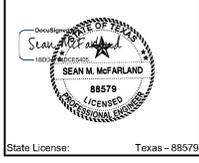
DocuSign Envelope ID: B06096A47574302A11D4F989612DC41A

Date: 5/19/25 City, State: North Richland Hills, TX SHEET: 1 OF 3
 Client: OxCart Letter Fab, LLC Overall Height: 28'-9" Sean M. McFarland, P.E.
 Sign: The Shoppes at Crown Point Wind Speed: 110 mph McFarland Engineering

Sign Description: 5198 Rufe Snow Dr Table of Contents
 # Columns: 2 Content: Page
 ME Job: 71104 Design Loads: 1
 Height: Varies ULTIMATE LOADS Support Design: 1-2
 Width: Varies 42 KSI STEEL PIPE General Notes: 3

Structural Variables and Code Loading Specifications
 Cabinet Type: Miscellaneous Code: 2018 IBC
 Structural Section: Steel Pipe - 42000psi Wind Speed: 110
 Number of Zones: 6 Wind Exposure: C
 Wind Loads Per ASCE 7-16

Zone	Cabinet Wt. Per Sq. Ft.	Weight	Transition (Y or N)
1	5	7.6 #/FT	
2	20	7.6 #/FT	y
3	20	54.6 #/FT	
4	5	54.6 #/FT	
5	15	54.6 #/FT	
6	0	54.6 #/FT	y
7	0		
8	0		



Zone	Top Elevation	Height	* Approx. Width	Pressure	Force	Approx. Weight
1	28.75 FT	0.50 FT	18.83 FT *	41.24 PSF	0.39 K	55 #
2	28.25 FT	3.33 FT	15.83 FT *	16.87 PSF	0.90 K	1,106 #
3	24.92 FT	17.67 FT	15.83 FT *	37.50 PSF	10.49 K	7,524 #
4	7.25 FT	5.00 FT	3.00 FT *	16.42 PSF	0.25 K	620 #
5	2.25 FT	0.25 FT	18.00 FT *	35.12 PSF	0.16 K	95 #
6	2.00 FT	2.00 FT	17.00 FT *	16.05 PSF	0.55 K	218 #
Total Wind Force =				12.72 K		9,618 #

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Date: 5/19/25 City, State: North Richland Hills, TX SHEET: 2 OF 3
 Client: OxCart Letter Fab, LLC Overall Height: 28'-9" Sean M. McFarland, P.E.
 Sign: The Shoppes at Crown Point Wind Speed: 110 mph McFarland Engineering

ME Job: 71104 5198 Rufe Snow Dr

Zone	Lateral Force	Mom. Arm	Mom. Arm
1	0.39 K	26.50 FT	3.58 FT
2	0.90 K	26.58 FT	1.87 FT
3	10.49 K	16.08 FT	
4	0.25 K	4.75 FT	
5	0.16 K	2.13 FT	
6	0.55 K	1.00 FT	
205.64 K-FT		2.88 K-FT	

Section Properties: 44.51 IN³ ,62 IN³

Zone	Option	Pipes Dim.	Wall t.	Weight	Sxx	d/t	Sxx Req'd
6	Pipes	14.00 IN	0.375 IN	54.6 #/FT	50.06 IN ³	37.33	44.51 IN ³
2	Pipes	3.50 IN	0.216 IN	7.6 #/FT	1.62 IN ³	16.20	0.62 IN ³

OPTION: EXTEND BASE PIPES TO TOP OF CABINET IF NO TRANSITION IS PREFERRED.

# Req'd	Size	Wall Thickness
2	14.00 IN	0.375 IN
2	3.50 IN	0.216 IN

DocuSign Envelope ID: B06096A47574302A11D4F989612DC41A

Date: 5/19/25 City, State: North Richland Hills, TX SHEET: 3 OF 3
 Client: OxCart Letter Fab, LLC Overall Height: 28'-9" Sean M. McFarland, P.E.
 Sign: The Shoppes at Crown Point Wind Speed: 110 mph McFarland Engineering

ME Job: 71104 5198 Rufe Snow Dr

Pier Footing Design: *Select the footing and soil type.*
 $d = A / 2 * (1 + (1 + (4.36 * h) / A)^{1/2})$ Footing: Round
 where $A = (2.34 * P) / (S_1 * b)$ Vert. Soil Bearing (psf): 1500
 Lat. Soil Bearing (psf): 150

Mmax = 102,621 #-FT
 Pmax (Lateral) = 6,362 #
 LSBP = 150 PCF
 S1 = 1,085 PCF X d
 d = 3,500 FT
 A = 3.99 FT²
 h = 16,161 FT
 d = 10,619 FT
 USE: 3.50 FT, RND X 11.00 FT DEEP HERS

Soil Bearing Check:
 DLMax = 9,618 LBS
 Area of Footing = 9.82 FT²
 Actual SBP = 1,000 PSF
 Allowable SBP = 3,000 PSF (Includes code allowed 20% increase for every foot of footing below 12" into natural grade.)
 1,000 PSF < 3,000 PSF THEREFORE OK

- General Notes
- Contractor shall verify all dimensions and conditions on job site.
 - Structural steel pipe shall conform to ASTM A53 grade B type E or S, Fy=55 ksi min.
 - Structural steel tube shall conform to ASTM A500 grade B, Fy=46 ksi min.
 - Structural steel angles and plates shall conform to ASTM A36.
 - Welding shall conform to AISC specs or local codes and performed by certified welder using arc process E70XX electrodes.
 - Isolate Aluminum from Steel.
 - All bolt holes to be drilled or punched.
 - 2500 psi (min) 28-day Concrete Compressive Strength.
 - All electrical work to conform to the requirements of UL48 and section 600 of NEC.
 - UL and Data sheets required.
 - Sign to be a minimum of 6'-1" horizontal & 124" vertical from high voltage wires.
 - If there is no stub pipe to be used in the top cabinet, the supporting member immediately below the stub pipe shown can be extended to the top of the uppermost cabinet.
 - All Pipe sizes shown are minimum sizes. Pipe with a larger diameter and/or greater Sxx may be substituted.
 - All structural lengths required are approximations only. Actual length may vary slightly depending on sign cabinet conditions.

JOB DESCRIPTION	D/F Illuminate Monument	DATE	BY	REV
CUSTOMER NAME	The Shoppes at Crown Point	05-19-25	LL	
CUSTOMER CONTACT	XX			R1 XX
ADDRESS	5198 Rufe Snow Dr. North Richland Hills, TX			
PHONE #/EMAIL	XX			
SALES PERSON	Arron Pracht			
JOB #	XX			

16580 US 380, Suite 703
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