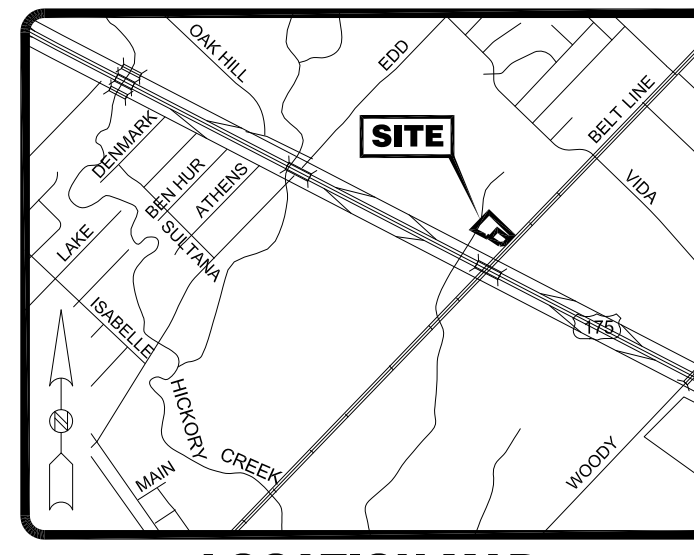


LEGEND

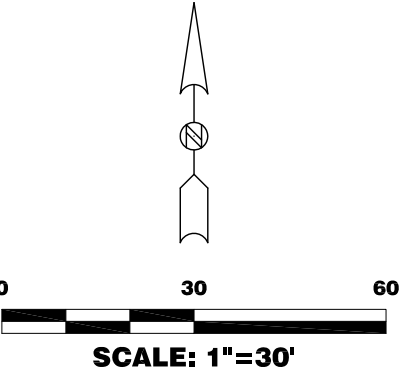
5/8" I.R.S.	5/8" IRON ROD SET WITH PLASTIC CAP STAMPED "SCI"
(C.M.)	CONTROLLING MONUMENT
DIP	DUCTILE IRON PIPE
D.R.D.C.T.	DEED RECORDS, DALLAS COUNTY, TEXAS
EB	ELECTRIC BOX
EM	ELECTRIC METER
FH	FIRE HYDRANT
GL	GAS LINE
GM	GAS METER
GW	GUY WIRE
ICV	IRRIGATION CONTROL VALVE
I.R.F.	IRON ROD FOUND
I.R.F.C.	IRON ROD FOUND CAPPED
LP	"XXXXXXXXXX" LIGHT POLE
M.R.D.C.T.	MAP RECORDS, DALLAS, COUNTY, TEXAS
NTS	NOT TO SCALE
O.P.R.D.C.T.	OFFICIAL PUBLIC RECORDS, DALLAS COUNTY, TEXAS
PG	PAGE
P.O.B.	POINT OF BEGINNING
PP	POWER POLE
PPWT	POWER POLE WITH TRANSFORMER
RCP	REINFORCED CONCRETE PIPE
R.O.W.	RIGHT-OF-WAY
STMH	STORM MANHOLE
SSCO	SANITARY SEWER CLEANOUT
SSMH	SANITARY SEWER MANHOLE
TCB	TRAFFIC CONTROL BOX
TMH	TELEPHONE MANHOLE
TR	TELEPHONE RISER
TS	TRAFFIC SIGN
TSP	TRAFFIC SIGNAL BOX
TVA	TELEPHONE VAULT
UMU	UNDERGROUND MARKER, UNIDENTIFIED
VCT	VITREOUS CLAY TILE PIPE
VOL.	VOLUME
WM	WATER METER
WW	WATER VALVE

BOUNDARY LINE (SUBJECT PROPERTY)
BOUNDARY LINE (OFF SITE)
EASEMENT LINE
UNDERGROUND SANITARY SEWER
UNDERGROUND WATER
UNDERGROUND GAS
BARBED WIRE FENCE
WOOD FENCE
CHAIN-LINK FENCE
WROUGHT IRON FENCE
HANDRAIL

N 45°00'00" E 1000.00' BOUNDARY DIMENSIONS
100.00' LOT DIMENSIONS
100.00' EASEMENT DIMENSIONS



LOCATION MAP
SCALE: 1"=2000'



SCALE: 1"=30'

BASIS OF BEARINGS
NORTHWEST R.O.W. LINE OF
BELT LINE ROAD
(S 45°00'00" W)
INSTRUMENT NO. 201100283093
O.P.R.D.C.T.

GENERAL NOTES

Lot-to-lot drainage is not permitted without Engineering Section approval.

The purpose of this plat is to create one (1) lot from two (2) existing tracts of land for redevelopment.

The bearings shown hereon are referenced to the third call of that legal description, called Exhibit "A", contained in that certain Special Warranty Deed to OM Shanti ARP, L.L.C., as recorded by Instrument No. 201100289093, Official Public Records, Dallas County, Texas. The northwest right-of-way line of Belt Line Road, held as South 45 degrees 00 minutes 00 seconds West.

Coordinates shown hereon are referenced to the Texas State Plane Coordinate System, North Central Zone (4202), North American Datum of 1983 (NAD83) on Grid Coordinate Values, No Scale and No Projection.

Texas Department of Transportation (TxDOT) approval may be required for any driveway modification or new access point(s).

**PRELIMINARY PLAT
QT 1942 ADDITION
LOT 1, BLOCK 8821**
BEING A REPLAT OF
PARTS OF LOTS 13 AND 14
WILDWOOD ACRES
(VOL. 8, PG. 343, M.R.D.C.T.)
being 1.525 ACRES
out of the
ROBERT KLEBURG SURVEY, ABSTRACT No. 716
CITY OF DALLAS, DALLAS COUNTY, TEXAS

CITY PLAN FILE NO. S189-270
ENGINEERING PLAN FILE NO. _____

OWNER:
QUINTRIP CORPORATION
1120 North Industrial Boulevard
Ft. Worth, Texas 76103
(817) 358-7680

PROJECT INFORMATION
Date of Survey: 9/29/2018
Job Number: 18149181
Drawn By: A.L.B./wj
Date of Drawing: 07/18/2019
File: 18149181 PLAT.Dwg
SHEET 1 OF 2

SCI
Survey Consultants, Inc.
903 N. Bowser Road, Suite 240
Richardson, Texas 75081
(972) 424-7002 Voice
(972) 633-1702 Fax
WWW.SurveyConsultantsInc.com
TBPLS Firm No. 10139600

OWNERS CERTIFICATE

STATE OF TEXAS §
COUNTY OF DALLAS §

WHEREAS QuikTrip Corporation, an Oklahoma corporation, is the owner of a tract of land located in the City of Dallas, Dallas County, Texas, part of the Robert Kleburg Survey, Abstract No. 716, part of City Block No. 8821, parts of **LOTS 12, 13 and 14 of WILDWOOD ACRES**, an addition to the County of Dallas, Texas, according to the plat thereof recorded in Volume 8, Page 343, Map Records, Dallas County, Texas, and being all of that 0.3696 acre tract of land described by that certain General Warranty Deed to Nancy Powers, as recorded by Instrument No. 201600247204, Official Public Records, Dallas County, Texas, and being all of that called 1.15 acre tract of land described by that certain Special Warranty Deed with Vendor's Lien to OM Shanti ARP, L.L.C., as recorded by Instrument No. 201100283093, Official Public Records, Dallas County, Texas, and being more particularly described by metes and bounds as follows:

BEGINNING at a 5/8 inch iron rod with plastic cap stamped "SCI" set for the intersection of the northeast right-of-way line of United States Highway No. 175 (US-175; a variable width public right-of-way) and the northwest right-of-way line of Belt Line Road (100 foot wide public right-of-way), same being located South 45 degrees 00 minutes 00 seconds West, a distance of 124.10 feet from a 1/2 inch iron rod with plastic stamped "TXHS" found for the east corner of said 1.15 acre tract of land;

THENCE along said northeast right-of-way line as follows:

South 85 degrees 01 minutes 35 seconds West, a distance of 49.25 feet to a 5/8 inch iron rod with plastic cap stamped "SCI" set;

North 55 degrees 28 minutes 25 seconds West, passing at a distance of 121.10 feet the most westerly corner of said 0.3696 acre tract and a southerly corner of said 1.1557 acre tract, continuing for a total distance of 162.66 feet to a 5/8 inch iron rod with plastic cap stamped "SCI" set for an ell corner of said 1.15 acre tract.

South 37 degrees 47 minutes 05 seconds West, a distance of 10.61 feet to a 5/8 inch iron rod with plastic cap stamped "SCI" set;

North 61 degrees 10 minutes 55 seconds West, a distance of 157.75 feet to a 5/8 inch iron rod with plastic cap stamped "SCI" set, from which a 3 inch steel fence post stub is located at 3.31 feet in a southwesterly direction along the northwest line of the herein described, said iron being located at the south corner of that tract of land described by Warranty Deed to Jerry D. Armstrong, Sr., as recorded by Instrument No. 200900205197, Official Public Records, Dallas County, Texas;

THENCE, departing said northeast right-of-way line and along the common line of said 1.15 acre tract and said Armstrong tract, North 45 degrees 01 minutes 23 seconds East, a distance of 246.00 feet to a 1/2 inch iron rod with plastic cap stamped "TXHS" found for the north corner of said 1.15 acre tract, same being in the southwest line of a tract of land (called Tract 40) described by that certain Special Warranty Deed to Kamy Real Property Trust, as recorded by Instrument No. 201400183053, Official Public Records, Dallas County, Texas;

THENCE, along said southwest line and the southwest line of that called 0.574 acre tract of land described by that certain Warranty Deed to Crare, Inc., as recorded by Instrument No. 200503538528, Official Public Records, Dallas County, Texas, South 44 degrees 58 minutes 37 seconds East, a distance of 341.70 feet to a 1/2" iron rod with cap stamped "TXHS" found for the most easterly corner of said 1.1557 acre tract, being in the northwest right-of-way line of said Belt Line Road;

THENCE, along said northwest right-of-way line, South 45 degrees 00 minutes 00 seconds West, passing at a distance of 52.91 feet the most easterly south corner of said 1.1557 acre tract and the east corner of said 0.3696 acre tract, continuing for a total distance of 124.10 feet to the **POINT OF BEGINNING**, containing 66,442 square feet or 1.5253 acres of land, more or less.

OWNERS DEDICATION

NOW THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

That **QUIKTRIP CORPORATION**, acting by and through its duly authorized agent does hereby adopt this plat, designating the herein described property as **QT 1935 ADDITION**, 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 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, Texas.

WITNESS, my hand at Dallas, Texas this the ____ day of _____, 2019.

BY: **QUIKTRIP CORPORATION**

BY: _____
Joseph S. Faust
Director of Real Estate

STATE OF TEXAS §
COUNTY OF TARRANT §

BEFORE me, the undersigned authority, a Notary Public for the State of Texas, on this day personally appeared **JOSEPH S. FAUST**, 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 purposes and considerations therein expressed.

GIVEN UNDER MY HAND AND SEAL OF OFFICE this the____,day of_____, 2019.

Notary Public in and for the State of Oklahoma

SURVEYOR'S STATEMENT

I, Douglas S. Loomis, 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 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 _____, 2019.

PRELIMINARY FOR REVIEW PURPOSES ONLY. THIS DOCUMENT SHALL NOT BE RECORDED FOR ANY PURPOSE AND SHALL NOT BE USED OR VIEWED OR RELIED UPON AS A FINAL SURVEY DOCUMENT.

Douglas S. Loomis
Texas Registered Professional Land Surveyor No. 5199

STATE OF TEXAS §
COUNTY OF DALLAS §

BEFORE me, the undersigned authority, a Notary Public for the State of Texas, on this day personally appeared **DOUGLAS S. LOOMIS**, known to me to be the person whose name is subscribed to the forgoing instrument, and acknowledged to me that he executed the same for the purposes and considerations therein expressed.

GIVEN UNDER MY HAND AND SEAL OF OFFICE this the____,day of_____, 2019.

Notary Public in and for the State of Texas

PRELIMINARY PLAT
QT 1942 ADDITION
LOT 1, BLOCK 8821

BEING A REPLAT OF
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SHEET 2 OF 2



903 N. Bowser Road, Suite 240
Richardson, Texas 75081
(972) 424-7002 Voice
(972) 633-1702 Fax
WWW.SurveyConsultantsInc.Com
TBPLS Firm No. 10139600