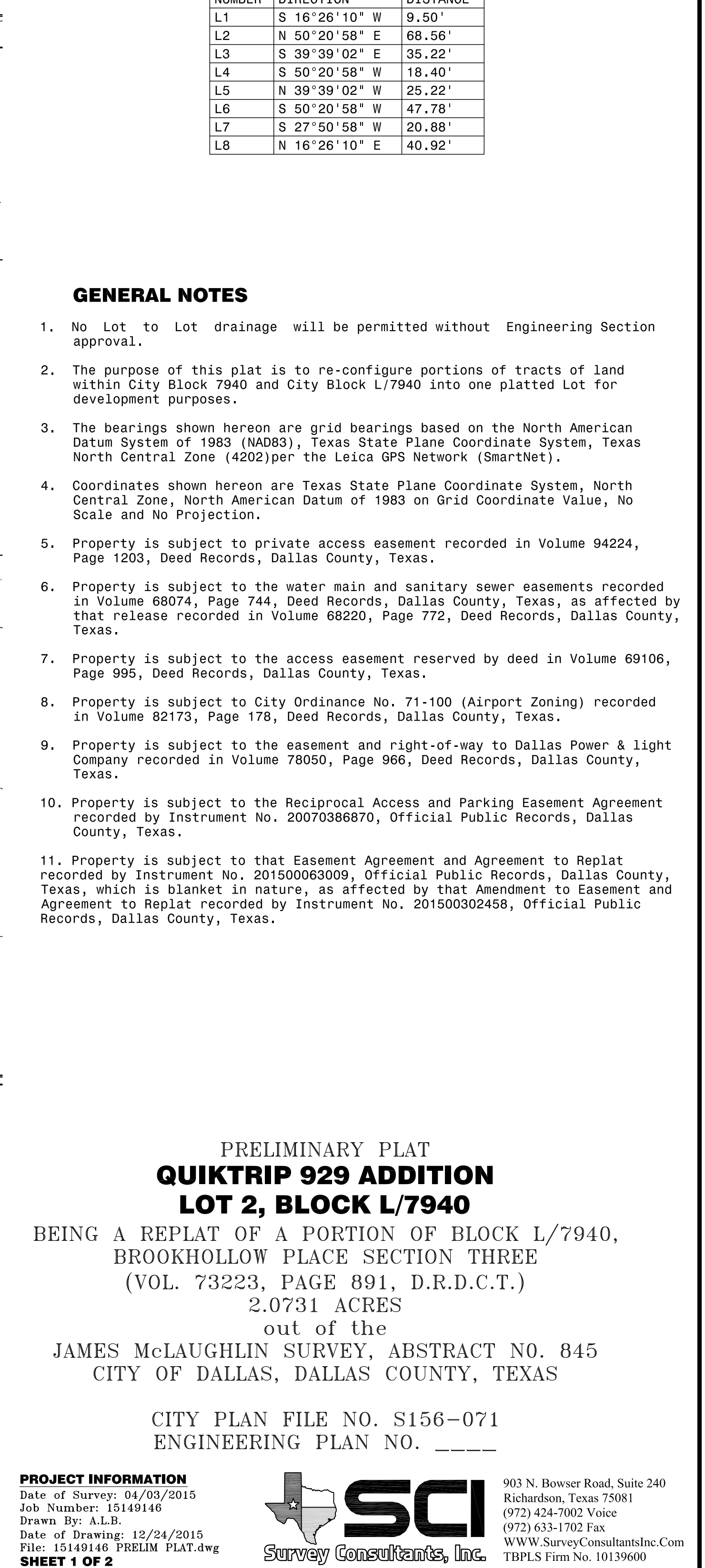


_____	SUBJECT BOUNDARY LINE
_____	BOUNDARY LINE (OFF SITE)
_____	CENTERLINE OF RIGHT-OF-WAY
_____	EASEMENT
N 45°00'00" E 1000.00'	BOUNDARY DIMENSIONS
100.00'	MISC. DIMENSIONS
100.00'	EASEMENT DIMENSIONS



drainage will be permitted without Engineering Section

is plat is to re-configure portions of tracts of land
7940 and City Block L/7940 into one platted Lot for
ses.

n hereon are grid bearings based on the North American
983 (NAD83), Texas State Plane Coordinate System, Texas
e (4202)per the Leica GPS Network (SmartNet).

hereon are Texas State Plane Coordinate System, North
the American Datum of 1983 on Grid Coordinate Value, No
ection.

ct to private access easement recorded in Volume 94224,
records, Dallas County, Texas.

ct to the water main and sanitary sewer easements recorded
Page 744, Deed Records, Dallas County, Texas, as affected by
rded in Volume 68220, Page 772, Deed Records, Dallas County,

ct to the access easement reserved by deed in Volume 69106,
ords, Dallas County, Texas.

ct to City Ordinance No. 71-100 (Airport Zoning) recorded
Page 178, Deed Records, Dallas County, Texas.

ct to the easement and right-of-way to Dallas Power & light
in Volume 78050, Page 966, Deed Records, Dallas County,

ct to the Reciprocal Access and Parking Easement Agreement
ument No. 20070386870, Official Public Records, Dallas

ct to that Easement Agreement and Agreement to Replat
t No. 201500063009, Official Public Records, Dallas County,
et in nature, as affected by that Amendment to Easement and
recorded by Instrument No. 201500302458, Official Public
ys, Texas.

1. No Lot to Lot drainage will be permitted without Engineering Section approval.
2. The purpose of this plat is to re-configure portions of tracts of land within City Block 7940 and City Block L/7940 into one platted Lot for development purposes.
3. The bearings shown hereon are grid bearings based on the North American Datum System of 1983 (NAD83), Texas State Plane Coordinate System, Texas North Central Zone (4202)per the Leica GPS Network (SmartNet).
4. Coordinates shown hereon are Texas State Plane Coordinate System, North Central Zone, North American Datum of 1983 on Grid Coordinate Value, No Scale and No Projection.
5. Property is subject to private access easement recorded in Volume 94224, Page 1203, Deed Records, Dallas County, Texas.
6. Property is subject to the water main and sanitary sewer easements recorded in Volume 68074, Page 744, Deed Records, Dallas County, Texas, as affected by that release recorded in Volume 68220, Page 772, Deed Records, Dallas County, Texas.
7. Property is subject to the access easement reserved by deed in Volume 69106, Page 995, Deed Records, Dallas County, Texas.
8. Property is subject to City Ordinance No. 71-100 (Airport Zoning) recorded in Volume 82173, Page 178, Deed Records, Dallas County, Texas.
9. Property is subject to the easement and right-of-way to Dallas Power & light Company recorded in Volume 78050, Page 966, Deed Records, Dallas County, Texas.
10. Property is subject to the Reciprocal Access and Parking Easement Agreement recorded by Instrument No. 20070386870, Official Public Records, Dallas County, Texas.
11. Property is subject to that Easement Agreement and Agreement to Replat recorded by Instrument No. 201500063009, Official Public Records, Dallas County, Texas, which is blanket in nature, as affected by that Amendment to Easement and Agreement to Replat recorded by Instrument No. 201500302458, Official Public Records, Dallas County, Texas.

PRELIMINARY PLAT
QUIKTRIP 929 ADDITION
LOT 2, BLOCK L/7940
 BEING A REPLAT OF A PORTION OF BLOCK L/7940,
 BROOKHOLLOW PLACE SECTION THREE
 (VOL. 73223, PAGE 891, D.R.D.C.T.)
 2.0731 ACRES
 out of the
 JAMES McLAUGHLIN SURVEY, ABSTRACT NO. 845
 CITY OF DALLAS, DALLAS COUNTY, TEXAS

CITY PLAN FILE NO. S156-071
ENGINEERING PLAN NO. _____

PROJECT INFORMATION
 Date of Survey: 04/03/2015
 Job Number: 15149146
 Drawn By: A.L.B.
 Date of Drawing: 12/24/2015
 File: 15149146 PRELIM PLAT.dwg
SHEET 1 OF 2

 **SCI**
 Survey Consultants, Inc.

903 N. Bowser Road, Suite 240
 Richardson, Texas 75081
 (972) 424-7002 Office
 (972) 633-1702 Fax
 WWW.SurveyConsultantsInc.Com
 TBPLS Firm No. 01139600

TREE TABLE				
NO.	DIA.	TRK.	SPECIES	GENUS
79274	6"	(1)	LIVE OAK	QUERCUS VIRGINIANA
79275	6"	(1)	CEDAR	JUNIPERUS ASHEI
79276	6"	(1)	CEDAR	JUNIPERUS ASHEI
79277	4"	(1)	LIVE OAK	QUERCUS VIRGINIANA
79278	6"	(1)	LIVE OAK	QUERCUS VIRGINIANA
79279	11"	(1)	LIVE OAK	QUERCUS VIRGINIANA
79280	18"	(1)	LIVE OAK	QUERCUS VIRGINIANA
79281	10"	(1)	LIVE OAK	QUERCUS VIRGINIANA
79282	11"	(1)	LIVE OAK	QUERCUS VIRGINIANA
79283	8"	(1)	HACKBERRY	CELTIS OCCIDENTALIS
79284	11"	(1)	LIVE OAK	QUERCUS VIRGINIANA
79285	11"	(1)	LIVE OAK	QUERCUS VIRGINIANA
79286	9"	(1)	LIVE OAK	QUERCUS VIRGINIANA
79287	7"	(1)	LIVE OAK	QUERCUS VIRGINIANA
79288	7"	(1)	LIVE OAK	QUERCUS VIRGINIANA
79289	6"	(1)	LIVE OAK	QUERCUS VIRGINIANA
79290	13"	(1)	LIVE OAK	QUERCUS VIRGINIANA
79291	15"	(1)	LIVE OAK	QUERCUS VIRGINIANA
79292	9"	(1)	SOAPBERRY	SAPINDUS SAPONARIA
79293	11"	(1)	SOAPBERRY	SAPINDUS SAPONARIA
79294	15"	(1)	LIVE OAK	QUERCUS VIRGINIANA
79295	15"	(1)	LIVE OAK	QUERCUS VIRGINIANA
79300	7"	(1)	LIVE OAK	QUERCUS VIRGINIANA
79301	6"	(1)	LIVE OAK	QUERCUS VIRGINIANA
79302	12"	(1)	LIVE OAK	QUERCUS VIRGINIANA
79303	9"	(1)	LIVE OAK	QUERCUS VIRGINIANA
79305	11"	(1)	LIVE OAK	QUERCUS VIRGINIANA
79306	13"	(1)	CEDAR ELM	ULMUS CRASSIFOLIA
79307	13"	(1)	CEDAR ELM	ULMUS CRASSIFOLIA
79308	12"	(1)	CEDAR ELM	ULMUS CRASSIFOLIA
79309	9"	(1)	LIVE OAK	QUERCUS VIRGINIANA
79310	9"	(9)	CREPE MYRTLE	LAGERSTROEMIA INDICA
79311	4"	(4)	CREPE MYRTLE	LAGERSTROEMIA INDICA
79312	4"	(4)	CREPE MYRTLE	LAGERSTROEMIA INDICA
79313	3"	(3)	CREPE MYRTLE	LAGERSTROEMIA INDICA
79314	17"	(1)	LIVE OAK	QUERCUS VIRGINIANA
79315	8"	(1)	HACKBERRY	CELTIS OCCIDENTALIS
79316	8"	(1)	LIVE OAK	QUERCUS VIRGINIANA
79317	9"	(1)	LIVE OAK	QUERCUS VIRGINIANA
79318	10"	(1)	LIVE OAK	QUERCUS VIRGINIANA
79319	12"	(1)	LIVE OAK	QUERCUS VIRGINIANA

OWNER'S CERTIFICATE

STATE OF TEXAS §
COUNTY OF DALLAS §

WHEREAS, QuikTrip Corporation is the owner of that certain tract of land situated in the City of Dallas, Dallas County, Texas, being a part of the James McLaughlin Survey, Abstract No. 845, a portion of City of Dallas Block 7940, a portion of City of Dallas Block L/7940, and being all of that called 2.0731 acre tract of land described in deed to QuikTrip Corporation, as recorded by Instrument No. 201500302459, Official Public Records, Dallas County, Texas, and being more particularly described as follows:

BEGINNING at a 1/2" iron rod found in the southeasterly right-of-way line of Mockingbird Lane (a 100' public right-of-way) for the north corner of Lot 1, Block L/7940, Exxon Mockingbird Addition, an addition to the City of Dallas, according to the plat thereof recorded in Volume 87186, Page 2308, Deed Records, Dallas County, Texas;

THENCE, along said southeast right-of-way line, North 50 degrees 22 minutes 42 seconds East, a distance of 132.38 feet to a 1/2" iron rod;

THENCE, continuing along said southeast right-of-way line, North 50 degrees 18 minutes 06 seconds East, a distance of 79.92 feet to an "X" cut in concrete found for most westerly southwest corner of the remainder of that called 3.6002 acre tract of land described in deed to Asset 1250 Mockingbird, LP, Donn B. Conner and Michael J. Kazanjian, as recorded by Instrument No. 200600302442, Official Public Records, Dallas County, Texas and the north corner of the herein described tract;

THENCE, departing said southeast right-of-way line, along the southwest line of said remainder, South 39 degrees 38 minutes 07 seconds East, a distance of 292.76 feet to a 5/8" iron rod found with plastic cap stamped "SG1 RPLS 3664" for an ell corner of said remainder and the east corner of the herein described tract;

THENCE, along a northwesterly line of said remainder, South 50 degrees 18 minutes 55 seconds West, a distance of 79.35 feet to a "P-K" nail found for the north corner of that called 1.367 acre tract of land described in deed to Asset 1250 Mockingbird, LP, Donn Conner, Marsden Investments, LLC and Dennis B. Hayes, as recorded by Instrument No. 201500063010, Official Public Records, Dallas County, Texas;

THENCE, along the northwest line of said 1.367 acre tract, South 49 degrees 56 minutes 14 seconds West, a distance of 329.08 feet to an "X" cut in concrete found in a northeasterly line of that called 4.963 acre tract of land described in deed to Pegasus Villas Ltd., as recorded in Volume 2003007, Page 7114, Deed Records, Dallas County, Texas;

THENCE, along said northeasterly line, North 39 degrees 36 minutes 48 seconds West, a distance of 105.08 feet to a 60-D nail found for an ell corner of said 4.963 acre tract;

THENCE, along the most westerly northwest line of said 4.963 acre tract as follows:

South 48 degrees 48 minutes 21 seconds West, a distance of 8.94 feet to a 1/2" iron rod found for the beginning of a curve to the left;

Along said curve to the left, through a central angle of 18 degrees 25 minutes 57 seconds, a radius of 214.70 feet, an arc length of 69.07 feet, with a chord bearing of South 41 degrees 21 minutes 02 seconds West and a chord distance of 68.77 feet to a 5/8" iron rod found in the east right-of-way line of Interstate Highway 35E (AKA Stenmons Freeway, a variable width public right-of-way) for the most westerly northwest corner of said 4.963 acre tract and the southwest corner of said Exxon Mockingbird Addition;

THENCE, departing said east right-of-way line, along the southerly line of said Exxon Mockingbird Addition as follows:

North 16 degrees 26 minutes 10 seconds East, a distance of 50.42 feet to an "X" cut in concrete found;

North 39 degrees 30 minutes 26 seconds East, a distance of 93.62 feet to a 1" iron rod found;

North 50 degrees 11 minutes 16 seconds East, a distance of 139.33 feet to a 3/8" iron rod found for the east corner of said Exxon Mockingbird Addition and an ell corner of the herein described tract;

THENCE, along the northeasterly line of said Exxon Mockingbird Addition, North 39 degrees 41 minutes 52 seconds West, a distance of 154.96 feet to the POINT OF BEGINNING; and containing 90,303 square feet or 2.0731 acres of land more or less.

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 _____, 2015.

RELEASED 12/18/2015 FOR REVIEW PURPOSES ONLY.
PRELIMINARY-THIS DOCUMENT SHALL NOT BE RECORDED FOR ANY PURPOSE.
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_____, 2015.

Notary Public in and for the State of Texas

OWNER'S 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 above described property as **QUIKTRIP 929 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.

WITNESS, my hand at Dallas, Texas, this the ____ day of _____, 2015.

By: **QUIKTRIP CORPORATION**
RELEASED 12/24/2015 FOR REVIEW PURPOSES ONLY.
By: **PRELIMINARY-THIS DOCUMENT SHALL NOT BE RECORDED FOR ANY PURPOSE.**
Joseph S. Faust
Director of Real Estate

STATE OF TEXAS §
COUNTY OF DALLAS §

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 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_____, 2015.

Notary Public in and for the State of Texas

PRELIMINARY PLAT
QUIKTRIP 929 ADDITION
LOT 2, BLOCK L/7940
BEING A REPLAT OF A PORTION OF BLOCK L/7940,
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JAMES McLAUGHLIN SURVEY, ABSTRACT NO. 845
CITY OF DALLAS, DALLAS COUNTY, TEXAS

CITY PLAN FILE NO. S156-071
ENGINEERING PLAN NO. ____

OWNER/APPLICANT
QUIKTRIP CORPORATION
1120 North Industrial Boulevard
Euless, Texas 76039
(817) 358-7680

PROJECT INFORMATION
Date of Survey: 04/03/2015
Job Number: 15149146
Drawn By: A.L.B.
Date of Drawing: 12/24/2015
File: 15149146 PRELIM PLAT.dwg
SHEET 2 OF 2

 903 N. Bowser Road, Suite 240
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