

OWNERS CERTIFICATE

OWNERS DEDICATION

STATE OF TEXAS §
COUNTY OF DALLAS §

WHEREAS QuikTrip Corporation is the owner of a tract of land located in the City of Dallas, Dallas County, Texas, part of the James McLaughlin Survey, Abstract No. 845, being part of Lot 1, Block 42/7940, Carpenter Regal Addition, an addition to the City of Dallas according to the plat thereof as recorded in Volume 81161, Page 1021, Deed Records, Dallas County, Texas, being part of Lot 2, Block 42/7940, Carpenter Regal Addition, an addition to the City of Dallas according to the plat thereof as recorded in Volume 93215, Page 8950, Deed Records, Dallas County, Texas, being all of a called 0.7403 acre tract of land described in Special Warranty Deed to QuikTrip Corporation as recorded as Instrument No. 201500257704, Official Public Records, Dallas County, Texas, being all of a called 0.8369 acre tract of land described in General Warranty Deed to QuikTrip Corporation as recorded as Instrument No. 201600034866, Official Public Records, Dallas County, Texas, being all of a called 1.8812 acre tract described in Special Warranty Deed to QuikTrip Corporation, as recorded as Instrument No. 201600298112, Official Public Records, Dallas County, Texas; and being more particularly described as follows:

BEGINNING at a 3/4" iron rod found for the west corner of said Lot 1, being in the southeast right-of-way line of Regal Row (a 200' right-of-way) and being in the northeast line of a 40' wide Railroad Spur right-of-way as shown on plat of Brook Hollow Industrial District Number One (revised) as recorded in Volume 28, Page 235, Map Records, Dallas County, Texas;

THENCE, along the southeast line of Regal Row and the northwest line of said Lot 1, North 45 degrees 32 minutes 00 seconds East, passing at a distance of 201.47 feet a 5/8" iron rod found for the most westerly north corner of said Lot 1, being the west corner of said Lot 2, continuing for a total distance of 297.40 feet to a TXDOT monument found, being the southwest corner of a called 0.2376 acre TXDOT right-of-way tract (Parcel 23) as described in Notice of Lis Pendens as recorded as Instrument No. 201400111424, Official Public Records, Dallas County, Texas;

THENCE, along the southerly line of said 0.2376 acre tract as follows: North 70 degrees 36 minutes 52 seconds East, a distance of 49.98 feet to an "X" in concrete set;

South 70 degrees 50 minutes 49 seconds East, a distance of 50.00 feet to an "X" in concrete set;

South 51 degrees 50 minutes 32 seconds East, a distance of 55.13 feet to an "X" in concrete found;

South 56 degrees 52 minutes 19 seconds East, a distance of 84.61 feet to a TXDOT monument found being the southeast corner of said 0.2376 acre tract, the southwest corner of a 0.1359 acre TXDOT right-of-way tract described in document recorded as Instrument No. 201500249684, Official Public Records, Dallas County, Texas, being in the southeast line of said Lot 2 and the northerly west line of said Lot 1, and being in the northwesterly line of said 2.0235 acre tract;

THENCE, along the southerly line of said 0.1359 acre tract as follows: South 58 degrees 48 minutes 50 seconds East, a distance of 75.34 feet to an "X" in concrete found;

South 54 degrees 32 minutes 50 seconds East, a distance of 80.09 feet to an "X" in concrete found;

South 51 degrees 53 minutes 34 seconds East, a distance of 36.36 feet to a TXDOT monument found for the southeast corner of said 0.1359 acre tract, being in the southeast line of said Lot 1, being in the northwest line of a tract of land conveyed to MDL, LLC as described by deed recorded in Volume 2002122, Page 3595, Real Property Records, Dallas County, Texas;

THENCE, along the northwest line of said MDL, LLC tract and the southeast line of said Lot 1, South 38 degrees 06 minutes 04 seconds West, a distance of 373.18 feet to a 5/8" iron rod with plastic cap stamped "RPLS 5199" set for the south corner of said Lot 1, the west corner of said MDL, LLC tract, and being in the northeast line of aforementioned 40' Railroad Spur right-of-way;

THENCE, along said northeast line of said Railroad Spur right-of-way and the southwest line of said Lot 1, North 51 degrees 55 minutes 03 seconds West, a distance of 443.21 feet to the POINT OF BEGINNING and containing 150,613 square feet or 3.4576 acres of land more or less.

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 ___, 2017.

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 ___, 2017.

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 ___, 2017.

RELEASED 10/20/2017 FOR REVIEW PURPOSES ONLY. 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 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 ___, 2017.

Notary Public in and for the State of Texas

PRELIMINARY PLAT
QT 1935 ADDITION
LOT 1A, BLOCK 42/7940
BEING A REPLAT OF
LOT 1, BLOCK 42/7940,
CARPENTER REGAL ADDITION
(VOL. 81161, PG. 1021, D.R.D.C.T.) &
LOT 1, BLOCK 42/7940,
CARPENTER REGAL ADDITION
(VOL. 93215, PG. 8950, D.R.D.C.T.)
3.458 ACRES
out of the
JAMES McLAUGHLIN SURVEY, ABSTRACT No. 845
CITY OF DALLAS, DALLAS COUNTY, TEXAS

CITY PLAN FILE NO. S178-013

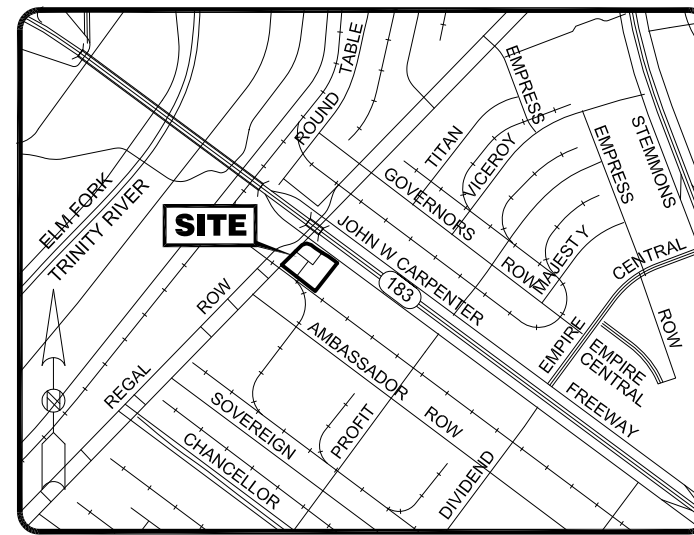
PREPARED FOR:
QUIKTRIP CORPORATION
1120 North Industrial Boulevard
Euless, Texas 76039
(817) 358-7680

PROJECT INFORMATION
Date of Survey: 10/19/2015
Job Number: 15149148
Drawn By: W.J.L.
Date of Drawing: 10/20/2017
File: Plat-Prelim.Dwg
SHEET 1 OF 1

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

GENERAL NOTES

- 1. No Lot to Lot drainage will be permitted without Engineering Section approval.
2. The purpose of this plat is to create one (1) lot from two (2) existing lots for redevelopment.
3. The bearings shown hereon are based on Plat recorded as Volume 81161, Page 1021 Official Public Records, Dallas County, Texas. The northwest line of Lot 1, Block 42/7940 held as South 45 degrees 32 minutes 00 seconds East.
4. Coordinates shown hereon are Texas State Plane Coordinate System, North Central Zone, North American Datum of 1983 on Grid Coordinate Values, No Scale and No Projection.



LOCATION MAP
SCALE: 1"=2000'

