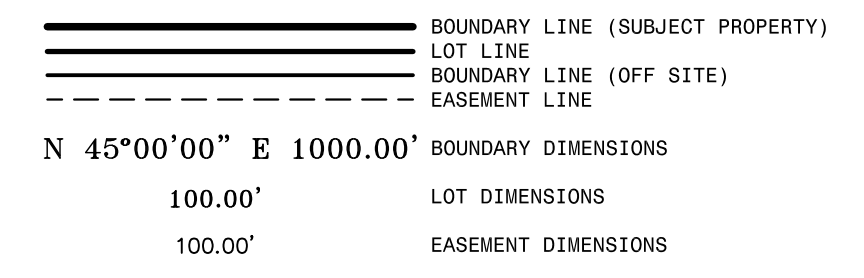


LEGEND

60DF	60d NAIL FOUND
(CM)	CONTROLLING MONUMENT
DART	DALLAS AREA RAPID TRANSIT
D.R.D.C.T.	DEED RECORDS, DALLAS COUNTY, TEXAS
EB	ELECTRIC BOX
EM	ELECTRIC METER
EMH	ELECTRIC MANHOLE
FH	FIRE HYDRANT
FM	FORCE MAIN
F.H.S.	CITY OF DALLAS FLOODWAY MONUMENT SET
G1	GRATE INLET
GM	GAS METER
GWH	GAS MANHOLE
GW	GUY WIRE
GV	GAS VALVE
I.R.F.	IRON ROD FOUND
I.R.F.C.	IRON ROD FOUND WITH CAP
LP	LIGHT POLE
MON. FND.	TAXOT 3.25" ALUMINUM DISK FOUND
N.R.D.C.T.	MAP RECORDS, DALLAS COUNTY, TEXAS
MW	MONITORING WELL
NTS	NOT TO SCALE
OE	OVERHEAD ELECTRIC
O.P.R.D.C.T.	OFFICIAL PUBLIC RECORDS, DALLAS COUNTY, TEXAS
PS.	PAGE
P.O.B.	POINT OF BEGINNING
PP	POWER POLE
PPWC	POWER POLE WITH CONDUIT
PPWL	POWER POLE WITH LIGHT
PPWT	POWER POLE WITH METER
PPWT	POWER POLE WITH TRANSFORMER
PPSP	PEDESTRIAN SIGNAL POLE
PVC	POLYVINYL CHLORIDE PIPE
RCB	REINFORCED CONCRETE BOX
RCP	REINFORCED CONCRETE PIPE
R.O.W.	RIGHT-OF-WAY
SN	SIGN
SHT.	SHEET
STMH	STORM MANHOLE
SSCO	SANITARY SEWER CLEANOUT
SSMH	SANITARY SEWER MANHOLE
TCCB	TRAFFIC CONTROL BOX
TMH	TELEPHONE MANHOLE
TR	TELEPHONE RISER
TS	TRAFFIC SIGN
TSAC	TELEPHONE SAC BOX
TSSB	TRAFFIC SIGNAL BOX
TSP	TRAFFIC SIGNAL POLE
UCTV	UNDERGROUND CABLE TELEVISION
UG	UNDERGROUND GAS
UMC	UNDERGROUND MARKER, CABLE
UMG	UNDERGROUND MARKER, GAS
UMT	UNDERGROUND MARKER, TELEPHONE
VA	VAULT
VOL.	VOLUME
WM	WATER METER
WV	WATER VALVE
X FND	CUT "X" IN CONCRETE FOUND
X SET	CUT "X" IN CONCRETE SET



**PRELIMINARY PLAT
QT 976 ADDITION
LOT 1A, BLOCK 7913**
BEING A REPLAT OF ALL OF
LOT 1, BLOCK 7913
SPEED CAR WASH
(VOLUME 86158, PAGE 2007, D.R.D.C.T.)
1.7100 ACRES out of the
HIRAM BENNETT SURVEY, ABSTRACT No. 83
CITY OF DALLAS, DALLAS COUNTY, TEXAS

CITY PLAN FILE NO. S178-106
ENGINEERING PLAN NO. 311T-9519

OWNER:
ADELPHI GROUP, LTD.
900 Dragon Street
Suite 150
Dallas, Texas 75207

APPLICANT:
QUIKTRIP CORPORATION
1120 North Industrial Boulevard
Eules, Texas 76039
(817) 358-7680

PROJECT INFORMATION
Original Date of Survey: 4/26/2017
Job Number: 17149171
Drawn By: A.L.B./w.j.j.
Date of Drawing: 02/02/2018
File: 17149171 Prelim 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

FLOODWAY EASEMENT STATEMENT

This plat is approved by the Chief Engineer of Development Services of the City of Dallas and accepted by the Owner, subject to the following conditions, which shall be binding upon the Owner, his heirs, grantees and assigns:

The existing water courses, creek or creeks described as Floodway Easement traversing along Block 7913 within the limits of this addition, will remain as an open channel at all times, and will be maintained by the individual owners of the lot or lots that are traversed by or adjacent to the drainage courses in Block 7913. The City of Dallas will not be responsible for the maintenance and operation of said watercourses, creek or creeks or for any damage to private property or person that results from the flow of water along said creek, or for the control or erosion in the Floodway Easement.

No obstruction to the natural flow of storm sewer run-off shall be permitted by filling or by construction of any type of dam, bridge, fence, walkway or any other structure within the Floodway Easement(s), as hereinafter defined in Block 7913, unless approved by the Chief Engineer of Development Services; provided, however, it is understood that in the event it becomes necessary for the City of Dallas to erect any type of drainage structure in order to improve the storm drainage that may be occasioned by the streets and alleys in or adjacent to the subdivision, then in such event, the City of Dallas shall have the right to enter upon the Floodway Easement at any point or points, to erect, construct and maintain any drainage facility deemed necessary for drainage purposes. Each property owner shall keep clean and free of debris, silt, and any substance which would result in unsanitary conditions and the City of Dallas shall have the right of ingress and egress for the purpose of inspection and supervision of maintenance work by the property owner to alleviate undesirable conditions, which may occur.

The natural drainage channels and watercourses in Block 7913, as in the case of all natural channels are subject to storm water overflow and natural bank erosion to an extent which cannot be definitely defined. The City of Dallas shall not be held liable for any damages of any nature resulting from the occurrence of these natural phenomena, or resulting from the failure of any structure or structures within the Floodway Easement.

The natural drainage channel crossing each lot is shown by the Floodway Easement line as shown on the plat.

Floodway Marker monuments shall be installed, delineating the proposed Floodway Easement line, prior to filing of the plat, along the rear or side lot lines that are adjacent to the creek as per City of Dallas drawing 424-109. The surveyor shall provide signed and sealed documentation that the Floodway Marker monuments have been in stalled prior to filing the Final Plat.

OWNERS CERTIFICATE

STATE OF TEXAS §
COUNTY OF DALLAS §

WHEREAS ADELPHI GROUP, LTD., a Texas limited partnership, is the owner of that certain tract of land located in the City of Dallas, Dallas County, Texas, part of the Hiram Bennett Survey, Abstract No. 83, being all of LOT 1, BLOCK 7913, SPEED CAR WASH, an addition to the City of Dallas, Dallas County, Texas, according to the plat thereof recorded in Volume 86158, Page 2007, Deed Records, Dallas County, Texas, and being all of that certain called 1.7100 acres tract of land described by Special Warranty Deed to Adelphi Group, Ltd., as recorded by Instrument No. 201700326955, Official Public Records, Dallas County, Texas, and being more particularly described as follows:

BEGINNING at an "X" cut in concrete set for the northwest corner of said Lot 1, Block 7913, being in the south right-of-way line of Irving Boulevard (also known as State Highway No. 356; formerly known as County Road No. 411, formerly known as Industrial Boulevard; a 130 feet wide public right-of-way) for the beginning of a curve to the right, same being located at the most northerly northeast corner of that certain tract of land, called Tract 4, described by Deed (without warranties) to City of Dallas, as recorded by Instrument No. 20130031683, Official Public Records, Dallas County, Texas;

THENCE, along said south right-of-way line and said curve to the right, through a central angle of 09 degrees 07 minutes 26 seconds, a radius of 1367.69 feet, an arc length of 217.79 feet, having a chord bearing of South 82 degrees 58 minutes 38 seconds East, and a chord distance of 217.56 feet to a 5/8 inch iron rod with plastic cap stamped "SCI" set at the intersection of said south right-of-way line and the westerly line of Inwood Road (formerly known as County Road No. 79, formerly known as County Road No. 139, formerly known as N. Hampton Road; a 136 feet wide public right-of-way), same being the beginning of a non-tangent curve to the right, from which a TXDOT 3.25 inch aluminum disk found bears North 05 degrees 10 minutes 23 seconds West, a distance of 0.49 feet;

THENCE, along said westerly right-of-way line and said non-tangent curve to the right, through a central angle of 47 degrees 42 minutes 58 seconds, a radius of 115.00 feet, an arc length of 95.77 feet, having a chord bearing of South 29 degrees 16 minutes 38 seconds East, and a chord distance of 93.03 feet to a TXDOT 3.25 inch aluminum disk found;

THENCE, continuing along said westerly right-of-way line, South 26 degrees 33 minutes 30 seconds West, a distance of 153.86 feet to a 1/2 inch iron rod found at the most easterly northeast corner of said Tract 4;

THENCE, departing said westerly right-of-way line, along a northerly and along an easterly line of said Tract 4 as follows:

South 71 degrees 18 minutes 02 seconds West, a distance of 176.76 feet to a 1/2 inch iron rod found;

South 74 degrees 12 minutes 20 seconds West, a distance of 116.92 feet to a 1/2 inch iron rod with plastic cap stamped "Metropolx" found for an inside ell corner of said Tract 4;

North 14 degrees 39 minutes 17 seconds East, at a distance of 341.59 feet pass a cut 'X' in concrete found, and continue for a total distance of 345.09 feet to the POINT OF BEGINNING, containing 74,486 square feet or 1.7100 acres of land, more or less.

GENERAL NOTES

- 1. Lot-to-lot drainage is not permitted without Engineering Section approval.
- 2. The purpose of this plat is to create new easements.
- 3. Basis of bearing is the east line of Lot 1, Block 7913, South 26 degrees 33 minutes 30 seconds West, as shown on the plat of SPEED CAR WASH, as recorded in Volume 86158, Page 2007, Deed Records, Dallas County, Texas.
- 4. Coordinates shown hereon are Texas State Plane Coordinate System, North Central Zone (4202), North American Datum of 1983 on Grid Coordinate Values, with a convergence angle of 0°53'57.4", and a combined scaled factor of 0.99986645721.
- 5. All improvements within the subject tract to be demolished for future development.

OWNERS DEDICATION

NOW THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

That ADELPHI GROUP, LTS., acting by and through its duly authorized agent, does hereby adopt this plat, designating the herein described property as QT 976 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).

Notwithstanding the general easement language recited above, the floodway easement shown on this plat is hereby dedicated to the public use forever, and may not be used in a manner inconsistent with the FLOODWAY EASEMENT STATEMENT recited on this plat, which statement is hereby adopted and accepted.

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 _____, 2018.

BY: ADELPHI GROUP, LTD.

(AUTHORIZED SIGNATURE)

STATE OF TEXAS §
COUNTY OF DALLAS §

BEFORE me, the undersigned authority, a Notary Public for the State of Texas, on this day personally appeared _____, 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 _____, 2018.

Notary Public in and for the State of Texas

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 _____, 2018.

RELEASED 1/15/2018 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 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 _____, 2018.

Notary Public in and for the State of Texas

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LOT 1A, BLOCK 7913
BEING A REPLAT OF ALL OF
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SHEET 2 OF 2

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