

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, part of the Edward Wilburn Survey, Abstract No. 1583, part of the Thomas Garvin Survey, Abstract No. 524, the remainder of Lot 1 and all of Lots 2 and 4, Block A/7418, Alpha Preston Center, an addition to the City of Dallas, Dallas County, Texas, according to the plat thereof as recorded in Volume 93059, Page 1759, Deed Records, Dallas County, Texas, as conveyed by deed to QuikTrip Corporation, as recorded by Instrument No. _____, Official Public Records, Dallas County, Texas, and being more particularly described as follows:

BEGINNING at a 3" aluminum disk stamped "QT 1900 Addition RPLS 5199" set in the north right-of-way line of Alpha Road (a variable width public right-of-way), being the southeast corner of said Lot 1 remainder, being the southwest corner of Lot 5, Block A/7418, Preston Creekview Estates, an addition to the City of Dallas, according to the plat thereof recorded in Volume 94086, Page 7191, Deed Records, Dallas County, Texas, being the northeast corner of Street, Drainage & Utility Easement to the City of Dallas described as Tract No. 2 by instrument recorded by Volume 83157, Page 2061, Deed Records, Dallas County, Texas, from which an "X" cut in concrete found bears South 00 degrees 59 minutes 28 seconds East, a distance of 14.44 feet;

THENCE, along the north right-of-way line of Alpha Road and the north line of said Tract No. 2 as follows:

South 88 degrees 50 minutes 17 seconds West, a distance of 50.00 feet to a 3" aluminum disk stamped "QT 1900 Addition RPLS 5199" set;

South 83 degrees 33 minutes 17 seconds West, a distance of 79.83 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 00 degrees 30 minutes 50 seconds, with a radius of 685.00 feet, an arc length of 6.14 feet, a chord bearing of South 77 degrees 41 minutes 03 seconds West and a chord distance of 6.14 feet to a 3" aluminum disk stamped "QT 1900 Addition RPLS 5199" set for the beginning of a compound curve to the left;

Along said compound curve to the left, through a central angle of 15 degrees 42 minutes 43 seconds, with a radius of 615.47 feet, an arc length of 168.78 feet, a chord bearing of South 71 degrees 30 minutes 12 seconds West, with a chord distance of 168.25 feet to a 3" aluminum disk stamped "QT 1900 Addition RPLS 5199" set for the southwest corner of said remainder of said Lot 1, being in the east line of that certain called 0.396 acre tract of land described by deed to Fonberg Real Estate Investments, Ltd. as recorded in Volume 98254, Page 305, Deed Records, Dallas County, Texas, from which an "X" cut in concrete found for the southwest corner of that called 858 square feet easement to the City of Dallas described as Tract No. 1, by instrument recorded by Volume 83157, Page 2061, Deed Records, Dallas County, Texas bears South 00 degrees 25 minutes 35 seconds East, a distance of 25.70 feet;

THENCE, departing the north right-of-way line of Alpha Road, along the east line of said 0.396 acre tract, North 00 degrees 25 minutes 35 seconds West, a distance of 134.51 feet to a "Mag-Nail" with washer stamped "QT 1900 Addition RPLS 5199" set for an inside ell corner of said Lot 2, being the northeast corner of said 0.396 acre tract;

THENCE, along a southerly line of said Lot 2 and the north line of said 0.396 acre tract, South 84 degrees 12 minutes 58 seconds West, a distance of 94.58 feet to a 3" aluminum disk stamped "QT 1900 Addition RPLS 5199" set for the southwest corner of said Lot 2, being in the east right-of-way line of Preston Road (a variable width public right-of-way);

THENCE, along said east right-of-way line and the west lines of said Lots 2 and 4, North 06 degrees 10 minutes 16 seconds West, a distance of 170.64 feet to an "X" cut in concrete found for the most westerly northwest corner of said Lot 4, same being the southwest corner of Lot 3, Block A/7418, said Alpha Preston Center;

THENCE, along the common lines of said Lots 3 and 4 as follows:

East, a distance of 139.44 feet to an "X" in concrete found;

North, a distance of 165.88 feet to an "X" in concrete found;

East, a distance of 6.00 feet to an "X in concrete found;

THENCE, North, passing at a distance of 28.31 feet to a "Mag-Nail" with washer stamped "QT 1900 Addition RPLS 5199" set for witness, and continuing for a total distance of 54.91 feet to a point for the most northerly northeast corner of said Lot 3;

THENCE, West, a distance of 37.34 feet to a point in the east line of Lot 4, Block 1/7418, Preston North Estates, an addition to the City of Dallas, Dallas County, Texas according to the plat thereof recorded in Volume 44, Page 19, Map Records, Dallas County, Texas, from which a "Mag-Nail" with washer stamped "QT 1900 Addition RPLS 5199 set for witness bears South 00 degrees 02 minutes 45 seconds West, a distance of 46.50 feet;

THENCE, North 00 degrees 02 minutes 45 seconds West, a distance of 59.01 feet a point for the most northerly northwest corner of said Lot 4, Block A/7418, being the southwest corner of Lot 5, Block 1/7418 of said Preston North Estates, also being in the approximate centerline of a creek;

THENCE, along the south line of said Lot 5 and the approximate centerline of said creek as follows:

South 58 degrees 23 minutes 15 seconds East, a distance of 55.18 feet;

North 82 degrees 06 minutes 45 seconds East, a distance of 84.30 feet;

South 89 degrees 33 minutes 15 seconds East, a distance of 28.83 feet to the northeast corner of said Lot 4, Block A/7418 and the northwest corner of Preston Creekview Estates, an addition to the City of Dallas, Dallas County, Texas, according to the plat thereof recorded in Volume 94086, Page 7191, Deed Records, Dallas County, Texas;

THENCE, departing the south line of said Lot 5, the approximate centerline of said creek and along the west line of said Preston Creekview Estates as follows:

South 24 degrees 33 minutes 32 seconds East, a distance of 331.16 feet to a 5/8" iron rod with red plastic cap stamped "SCI" set, same being an angle point in the west line of Lot 7, Block A/7418 of said Preston Creekview Estates;

South 00 degrees 59 minutes 28 seconds East, a distance of 191.01 feet to the **POINT OF BEGINNING** and containing 140,167 square feet or 3.2178 acres of land, more or less

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 **QT 1900 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 _____, 2016.

By: **QUIKTRIP CORPORATION**

RELEASED 2/5/2016 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 _____, 2016.

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 _____, 2016.

RELEASED 2/5/2016 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 _____, 2016.

Notary Public in and for the State of Texas

PRELIMINARY PLAT
QT 1900 ADDITION
LOT 1R, BLOCK A/7418
BEING A REPLAT OF LOTS 1, 2 AND 4, BLOCK A/7418
ALPHA PRESTON CENTER
(VOLUME 93059, PAGE 1759, D.R.D.C.T.)
out of the
E. WILBURN SURVEY, ABSTRACT No. 1583
and
T. GARVIN SURVEY, ABSTRACT No. 524
CITY OF DALLAS, DALLAS COUNTY, TEXAS

CITY PLAN FILE No. S156-113
ENGINEERING PLAN No. _____

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

PROJECT INFORMATION
Date of Survey: 08/07/2015
Job Number: 15149150
Drawn By: A.L.B.
Date Drawn: 02/05/2016
File: 15149150 PRELIM PLAT.Dwg
SHEET 2 OF 2



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