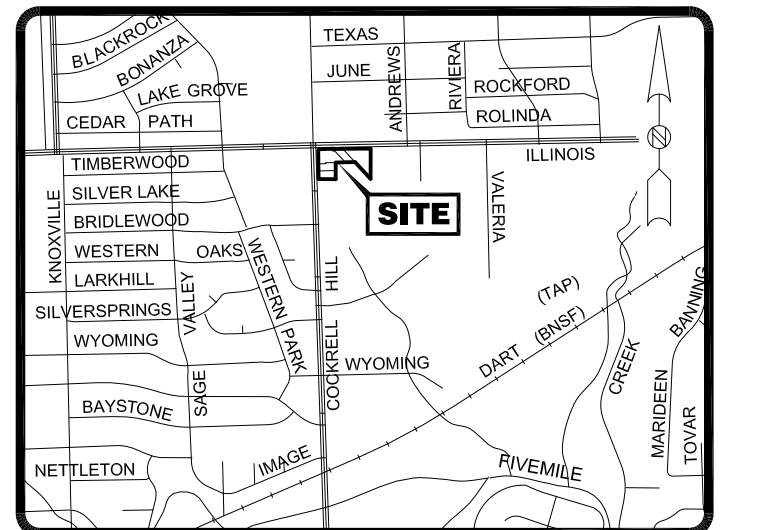


SCALE: 1"=30'

LEGEND

A.D.S.	3" ALUMINUM DISK STAMPED "OT 978 ADD. RPLS 5199"
1/2" I.R.F.C.	1/2" IRON ROD FOUND WITH PLASTIC CAP (STAMP WAS ILLIGIBLE AT TIME OF SURVEY)
5/8" I.R.F.C.	5/8" IRON ROD FOUND WITH PLASTIC CAP STAMPED "655 RPLS 4604"
60-D.N.F.	60# NAIL FOUND
BOLL.	BOLLARD
C.L.	CENTERLINE
(CM)	CONTROLLING MONUMENT
COL	COLLIER
CP	CABLEIN
D.R.D.C.T.	DEED RECORDS, DALLAS COUNTY, TEXAS
EW	ELECTRIC BOX
EM	ELECTRIC METER
EP	ELECTRIC MONOPOLE
FF	FINISHED FLOOR
FL	FIRE HYDRANT
FLT	FLOOD LIGHT
FND	FOUND
GI	GRATE INLET
GM	GAS METER
GT	GAS METER
GW	GUY WIRE
ICV	IRRIGATION CONTROL VALVE
I.R.F.	IRON ROD FOUND
LP	LIGHT POLE
MAG-NAIL SET	*MAG-NAIL WITH WASHER STAMPED
M.R.D.C.T.	*OT 978 ADD. RPLS 5199
O.P.R.D.C.T.	MAP RECORDS, DALLAS COUNTY, TEXAS
PG	OFFICIAL PUBLIC RECORDS, DALLAS COUNTY, TEXAS
PK FND	PAGE
P.O.B.	P-K NAIL FOUND
R.O.W.	POINT OF BEGINNING
R.O.W.	RIGHT-OF-WAY
SSCO	SANITARY SEWER CLEANOUT
SSMH	SANITARY SEWER MANHOLE
TCS	TRAFFIC CONTROL BOX
TCI	TOP CURB INLET
TMH	TELEPHONE MANHOLE
TR	TELEPHONE RISER
UE	UNDERGROUND ELECTRIC
UFO	UNDERGROUND FIBER OPTIC
UG	UNDERGROUND GAS
USS	UNDERGROUND SANITARY SEWER
UST	UNDERGROUND STORM SEWER
UW	UNDERGROUND WATER
VOL.	VOLUME
WM	WATER METER
WMH	WATER MANHOLE
WV	WATER VALVE
WVA	WATER VAULT
X FND	*X OUT IN CONCRETE FOUND
---	BOUNDARY LINE (SUBJECT PROPERTY)
---	LOT LINE
---	BOUNDARY LINE (OFF SITE)
---	EASEMENT LINE

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



GENERAL NOTES

- No Lot to Lot drainage will be permitted without Engineering Section approval.
- The purpose of this plat is to combine 5 separate tracts into 1 lot for redevelopment.
- The bearings shown hereon are based on deed recorded Volume 98079, Page 3166, Deed Records, Dallas County, Texas. Being the southwest line of that called 1.051 acre tract; held as North 42 degrees 54 minutes 00 seconds West.
- 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.
- Property is subject to Easements as recorded in Volume 3048, Page 113, Volume 305, Page 151, Volume 463, Page 746, Volume 4395, Page 362 (and as affected by Volume 873, Page 1265), Volume 631, Page 1154, Volume 873, Page 1240 and Volume 67093, Page 82, Deed Records, Dallas County, Texas.
- Property is subject to Blanket Easements as recorded in Volume 1910, Page 521 and Volume 1936, Page 104, Deed Records, Dallas County, Texas.
- All existing buildings to be demolished and removed.

PRELIMINARY PLAT
QT 978 ADDITION
LOT 1, BLOCK 1
 BEING A REPLAT OF LOT D, BLOCK 3/6983 AND UNPLATTED PORTIONS OF BLOCKS 6114, 6983 & 6990 2.7920 ACRES out of the ABRAHAM BAST SURVEY, ABSTRACT No. 109 CITY OF DALLAS, DALLAS COUNTY, TEXAS

CITY PLAN FILE NO. S167-129
 ENGINEERING PLAN NO. _____

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

PROJECT INFORMATION
 Date of Survey: 4/01/2015
 Job Number: 14149139
 Drawn By: A.L.B./w.j.j.
 Date of Drawing: 03/01/2017
 File: 14149139 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

TREE TABLE

NO.	DIA.	TRK.	SPECIES	NO.	DIA.	TRK.	SPECIES
72068	6"	(1)	LIVE OAK	72085	6"	(1)	SOAPBERRY
72069	10"	(1)	CEDAR ELM	72086	6"	(1)	HACKBERRY
72070	7"	(1)	HACKBERRY	72087	9"	(1)	SOAPBERRY
72071	15"	(2)	CEDAR ELM	72088	13"	(1)	LIVE OAK
72072	10"	(1)	HACKBERRY	72089	12"	(1)	LIVE OAK
72073	6"	(1)	HACKBERRY	72090	16"	(1)	LIVE OAK
72074	6"	(1)	HACKBERRY	72091	13"	(1)	LIVE OAK
72075	32"	(1)	ELM	72092	16"	(1)	LIVE OAK
72076	13"	(1)	CEDAR ELM	72093	14"	(6)	CREPE MYRTLE
72077	7"	(1)	HACKBERRY	72094	11"	(4)	CREPE MYRTLE
72078	10"	(1)	HACKBERRY	72095	8"	(3)	CREPE MYRTLE
72079	12"	(1)	ELM	72096	10"	(8)	CREPE MYRTLE
72080	8"	(1)	ELM	72097	6"	(1)	ELM
72081	7"	(1)	HACKBERRY	72098	8"	(1)	ELM
72082	6"	(1)	ELM	3163	12"	(1)	UNKNOWN
72083	13"	(1)	ELM	3164	4"	(1)	UNKNOWN
72084	6"	(1)	ELM	3165	13"	(1)	LIVE OAK

OWNER'S 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, being a part of the Abraham Bast Survey, Abstract No. 109, being all of that 1.0520 acre tract of land recorded as General Warranty Deed to QuikTrip Corporation as recorded as Instrument No. 201600350770, Official Public Records, Dallas County, Texas, all of that 0.3269 acre tract of land described in _____ Warranty Deed to QuikTrip Corporation as recorded as Instrument No. 2017 _____ Official Public Records, Dallas County, Texas, all of that 0.7267 acre tract of land described in Special Warranty Deed to QuikTrip Corporation as recorded as Instrument No. 201600130932, Official Public Records, Dallas County, Texas, said 0.7267 acre tract being all of Lot D, Block 3/6983, Miller Kyle Addition, an addition to the City of Dallas according to the plat thereof as recorded in Volume 91141, Page 2844, Deed Records, Dallas County, Texas, also being all of that 0.3258 acre tract of land described in General Warranty Deed to QuikTrip Corporation as recorded as Instrument No. 201600196753, Official Public Records, Dallas County, Texas and all of that 0.3606 acre tract of land described in General Warranty Deed to QuikTrip Corporation as recorded as Instrument No. 201600173418, Official Public Records, Dallas County, Texas, and being more particularly described as follows:

BEGINNING at a 1/2" iron rod with cap (illegible) found for the northeast corner of said 1.0520 acre tract, being the northwest corner of a called 12.243 acre (net) tract of land described in deed to the City of Dallas as recorded in Volume 75041, Page 427, Deed Records, Dallas County, Texas, being in the south right-of-way line of Illinois Avenue (variable width R.O.W.);

THENCE, along the east line of said 1.0520 acre tract and the west line of said 12.243 acre City of Dallas tract, South 00 degrees 08 minutes 30 seconds West, a distance of 313.84 feet to a 1/2" iron rod found for the south corner of said 1.0520 acre tract, being in the northeast line of a 3.0 acre tract of land described in deed to the City of Dallas as recorded as Instrument No. 200900071519, Official Public Records, Dallas County, Texas;

THENCE, along the southwest line of said 1.0520 acre tract and the northeast line of said 3.0 acre tract, North 42 degrees 54 minutes 00 seconds West, a distance of 237.60 feet to a 3" aluminum disk stamped "QT 978 ADD. RPLS 5199" set for the southeast corner of said 0.3269 acre tract;

THENCE, departing the southwest line of said 1.0520 acre tract, along the south line of said 0.3269 acre tract, South 88 degrees 46 minutes 11 seconds West, passing at a distance of 100.08 feet a 1/2 inch iron rod found for the southeast corner of said 0.7267 acre tract, being the southeast corner of said Lot D, Block 3/6983 and the northeast corner of Lot B, Block 3/6983, Village Green No. 3, an addition to the City of Dallas, Dallas County, Texas, according to the plat thereof recorded in Volume 70239, Page 1264, Deed Records, Dallas County, Texas, continuing for a total distance of 201.46 feet to a 3" aluminum disk stamped "QT 978 ADD. RPLS 5199" set in the south line of said Lot D, being the most northerly northwest corner of said Lot B, being the northeast corner of said 0.3258 acre tract;

THENCE, departing the south line of said Lot D, along a west line of said Lot B, South 00 degrees 14 minutes 32 seconds West, passing at a distance of 83.95 feet to the a 1/2" iron rod found for the southeast corner of said 0.3258 acre tract and the northeast corner of said 0.3606 acre tract, continuing for a total distance of 173.35 feet a 3" aluminum disk stamped "QT 978 ADD. RPLS 5199" set for the southeast corner of said 3.3606 acre tract, being an inside ell corner of said Lot B and being in the north line of Peppertree Lane (a 50' Private Drive);

THENCE, along the south line of said 0.3606 acre tract, the westerly north line of said Lot B, same being the north line of said Peppertree Lane, North 89 degrees 38 minutes 41 seconds West, a distance of 178.50 feet to a 1/2" iron rod found for the southwest corner of said 0.3606 acre tract, the westerly northwest corner of said Lot B and being in the east right-of-way line of said Cockrell Hill Road (100' R.O.W.);

THENCE, along east right-of-way line of Cockrell Hill Road, the west line of said 0.3606 acre tract, the west line of said 0.3258 acre tract and the west line of said 0.7267 acre tract, North 00 degrees 30 minutes 03 seconds West, a distance of 299.89 feet to a 3" aluminum disk stamped "QT 978 ADD. RPLS 5199" set for the southwest end of the right-of-way corner clip situated at the intersection of the east right-of-way line of Cockrell Hill Road and the south right-of-way line of Illinois Avenue, being the westerly northwest corner of said 0.7267 acre tract and said Lot D;

THENCE, along said right-of-way corner clip, North 43 degrees 29 minutes 24 seconds East, a distance of 14.33 feet to the northeast end of said corner clip, being the northerly northwest corner of said 0.7267 acre tract and said Lot D and being in the south right-of-way line of Illinois Avenue;

THENCE along the south right-of-way line of Illinois Avenue, the north line of said 0.7267 acre tract and said Lot D, North 87 degrees 42 minutes 56 seconds East, a distance of 148.26 feet to the northeast corner of said 0.7267 acre tract and the northeast corner of said Lot D;

THENCE, along the east line of said 0.7267 acre tract and said Lot D, South 00 degrees 45 minutes 27 seconds East, a distance of 4.96 feet to a 1/2" iron rod found for the northeast corner of aforementioned 0.3269 acre tract;

THENCE, continuing along the south right-of-way line of Illinois Avenue and along the north line of said 0.3269 acre tract, North 87 degrees 50 minutes 09 seconds East, a distance of 96.73 feet to a 1/2" iron rod found for the northeast corner of said 0.3269 acre tract, being the northwest corner of aforementioned 1.0520 acre tract;

THENCE, continuing along the south right-of-way line of Illinois Avenue and the north line of said 1.0520 acre tract as follows:
North 89 degrees 11 minutes 00 seconds East, a distance of 38.34 feet to a 1/2" iron rod found for the beginning of a curve to the right;

Along said curve to the right through a central angle of 01 degrees 00 minutes 00 seconds, a radius of 11,414.15 feet, an arc length of 199.21 feet, a chord bearing of North 89 degrees 41 minutes 00 seconds East and a chord distance of 199.21 feet to a 3" aluminum disk stamped "QT 978 ADD. RPLS 5199" set;

South 89 degrees 49 minutes 00 seconds East, a distance of 53.50 feet to the **POINT OF BEGINNING** and containing 121,617 square feet or 2.7920 acres of land more or less.

OWNER'S DEDICATION

NOW THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

That QuikTrip Corporation, an Oklahoma Corporation, acting by and through its duly authorized agent, does hereby adopt this plat, designating the herein above described property as **QT 978 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 _____, 2017.

BY: QUIKTRIP CORPORATION, AN OKLAHOMA CORPORATION
RELEASED 3/8/2017 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 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 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 _____, 2017.

RELEASED 3/8/2017 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 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 978 ADDITION
LOT 1, BLOCK 1**

BEING A REPLAT OF LOT D, BLOCK 3/6983 AND UNPLATTED PORTIONS OF BLOCKS 6114, 6983 & 6990
2.7920 ACRES out of the
ABRAHAM BAST SURVEY, ABSTRACT No. 109
CITY OF DALLAS, DALLAS COUNTY, TEXAS

CITY PLAN FILE NO. S167-129
ENGINEERING PLAN NO. _____

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

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SHEET 2 OF 2

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