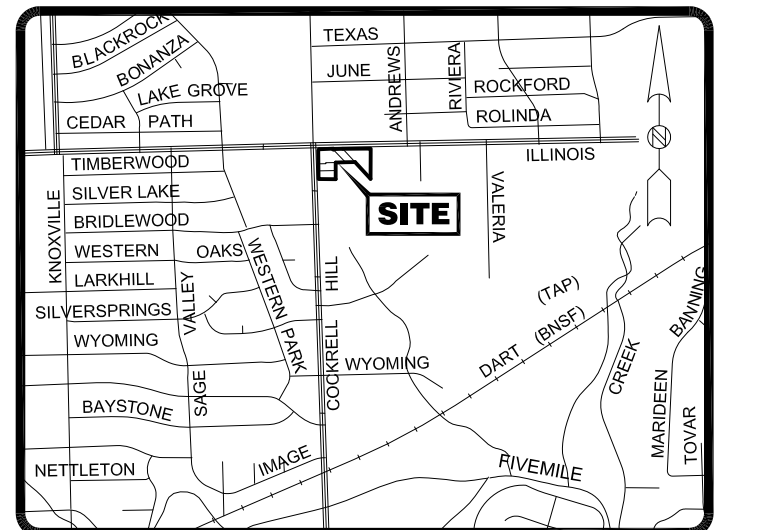


LEGEND

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
BOL.	BOLLARD
C.L.	CENTERLINE
(CM)	CONTROLLING MONUMENT
COL	COLLIER
CP	CABLE IN CEDESTAL
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
GMI	GAS MANHOLE
GT	GREASE TRAP
GW	GUY WIRE
ICV	IRRIGATION CONTROL VALVE
I.R.F.	IRON ROD FOUND
LP	LIGHT POLE
MAG-NAIL SET	*MAG-NAIL WITH WASHER STAMPED
L.R.F.	*LOT 978 ADD. RPLS 5199
M.R.D.C.T.	MAP RECORDS, DALLAS COUNTY, TEXAS
O.P.R.D.C.T.	OFFICIAL PUBLIC RECORDS, DALLAS COUNTY, TEXAS
PG	PAGE
PK FND	P-K NAIL FOUND
P.O.B.	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
TM	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	** 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



LOCATION MAP
SCALE: 1"=2000'

GENERAL NOTES

1. No Lot to Lot drainage will be permitted without Engineering Section approval.
2. The purpose of this plat is to combine 5 separate tracts into 1 lot for redevelopment.
3. 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.
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.
5. 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.
6. Property is subject to Blanket Easements as recorded in Volume 1910, Page 521 and Volume 1936, Page 104, Deed Records, Dallas County, Texas.
7. All existing buildings to be demolished and removed.

PRELIMINARY PLAT
QT 978 ADDITION
LOT 1, BLOCK 3/6983
 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

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: 04/12/2017
 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	
Z2068	6"	(1)	LIVE OAK	Z2085	6"	(1)	SOAPBERRY	
Z2069	10"	(1)	CEDAR ELM	Z2086	6"	(1)	HACKBERRY	
Z2070	7"	(1)	HACKBERRY	Z2087	9"	(1)	SOAPBERRY	
Z2071	15"	(2)	CEDAR ELM	Z2088	13"	(1)	LIVE OAK	
Z2072	10"	(1)	HACKBERRY	Z2089	12"	(1)	LIVE OAK	
Z2073	6"	(1)	HACKBERRY	Z2090	16"	(1)	LIVE OAK	
Z2074	6"	(1)	HACKBERRY	Z2091	13"	(1)	LIVE OAK	
Z2075	32"	(1)	ELM	Z2092	16"	(1)	LIVE OAK	
Z2076	13"	(1)	HACKBERRY	Z2093	14"	(6)	CREPE MYRTLE	
Z2077	7"	(1)	HACKBERRY	Z2094	11"	(4)	CREPE MYRTLE	
Z2078	10"	(1)	HACKBERRY	Z2095	8"	(3)	CREPE MYRTLE	
Z2079	12"	(1)	ELM	Z2096	10"	(8)	CREPE MYRTLE	
Z2080	8"	(1)	ELM	Z2097	6"	(1)	ELM	
Z2081	7"	(1)	HACKBERRY	Z2098	8"	(1)	ELM	
Z2082	6"	(1)	ELM	Z2099	3164	4"	(1)	UNKNOWN
Z2083	13"	(1)	ELM	Z2100	3165	4"	(1)	UNKNOWN
Z2084	6"	(1)	ELM	Z2101	3165	13"	(1)	LIVE OAK

**STATE OF TEXAS §
COUNTY OF DALLAS §**

OWNERS CERTIFICATE

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 described in General Warranty Deed to Quiktrip Corporation as recorded as Instrument No. 201600350770, Official Public Records, Dallas County, Texas; all of that 0.3289 acre tract of land described in _____ Warranty Deed to Quiktrip Dallas County, Texas, being a part of the _____ tract of land described in _____ 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 9141, Page 2844, Deed recorded in General Warranty Deed to Quiktrip Corporation as recorded as Instrument No. 201600196753, Official Public Records, Dallas County, Texas; and all of that 0.3806 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 (illipebble) found for the northeast corner of said 1,0520 acre tract; being the northeast 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 54 seconds West; a distance of 237.60 feet to a 3" aluminum disk stamped "Q1 978 A00. 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; North 80 degrees 08 minutes 08 seconds West; passing at a distance of 100.05 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 702293, Page 1264, Deed Records, Dallas County, Texas; and being in the north line of Peppertree Lane (a 50' Private Drive);

THENCE, along the south line of said 0.3806 acre tract; the westerly north line of said Lot B, same being the north line of said Peppertree Lane; North 88 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 0.3806 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 the southwest line of said 1,0520 acre tract, the west line of said 0.3806 acre tract, the west line of said 0.3269 acre tract and the west line of said 0.7267 acre tract; North 00 degrees 03 minutes 03 seconds West; a distance of 299.89 feet to a 3" aluminum disk stamped "Q1 978 A00. 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 said 0.3269 acre tract, 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 0.7267 acre tract; North 87 degrees 50 minutes 03 seconds East; a distance of 129.20 feet to the northeast corner of said 0.7267 acre tract and said Lot D; and being in the south right-of-way line of Illinois Avenue;

THENCE, continuing along the south right-of-way line of Illinois Avenue and along the north line of said 0.3269 acre tract, being the northeast 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: 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 "Q1 978 A00. 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.

OWNERS DEDICATION

NOW THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

That Quiktrip Corporation, an Oklahoma corporation, acting by and through its duly authorized agent, hereby adopts this plat designating the herein above described property as **QT 978 ADDITION**, in fee simple, to the City of Dallas, Dallas County, Texas, and do hereby dedicate, in full and complete, to the public use forever any streets, alleys, and roadway 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 refuse collection, and other public uses, and the utility and fire lane easements in 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. The easements shall be subject to the easements, rules, regulations, ordinances, rules, parts of any building, fences, shrubs, or other improvements or growths which in any way may encumber 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 easements for the purpose of constructing, reconstructing, inspecting, maintaining, managing and adding to or removing any parts of its respective system of 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 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 4/20/2017 FOR REVIEW PURPOSES ONLY.

BY: PRELIMINARY-HIS 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 appears in 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

SURVEYORS STATEMENT

I, Douglas S. Loomis, a Registered Professional Land Surveyor, licensed by the State of Texas, hereby certify that I have personally examined the original survey field operations records, 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. 212.05, and that the monumentation shown hereon is in accordance with the accompanying plat is a precise representation of this Signed Final Plat.

Dated this ____ day of _____, 2017.
RELEASED 3/6/2017 FOR REVIEW PURPOSES ONLY.
PRELIMINARY-HIS 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

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QT 978 ADDITION
LOT 1, BLOCK 3/6983
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
CTY OF DALLAS, DALLAS COUNTY, TEXAS

CITY PLAN FILE NO. S167-184
ENGINEERING PLAN NO. _____

OWNER/APPLICANT
QUIKTRIP CORPORATION
1120
Business, Texas 76039
(817) 358-7690

PROJECT INFORMATION
Date of Survey: 4/01/2015
Drawn By: L.L.H./K.L.S.
Date of Drawing: 04/12/2017

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