

#### TREE TABLE NO. DIA. TRK. SPECIES DIA. TRK. SPECIES NO. DIA. TRK. SPECIES NO. DIA. TRK. SPECIES NO. DIA. TRK. SPECIES |81537 | 8" | (1) |<sub>FIM</sub> |81501 | 8" | (1) |ELM 81573 9" (1) PEC 81609 9" (1) LIVE OAK 85789 | 10'' | (1) | CEDAR ELM 81502 8" (1) CEDAR |81538 | 8" | (1) |ELM |81574 | 8" | (1) |LIVE OAK |81610 | 13" | (1) |LIVE OAK |85790 | 11" | (1) |CEDAR ELM |81503 | 8" | (1) |CEDAR |81539 | 8" | (1) |ELM |81575 | 18" | (3) | COTTONWOOD | 81611 | 13" | (1) | LIVE OAK 85791 9" (1) CEDAR ELM 81504 | 12" | (1) | CEDAR | 81576 | 11" | (1) | COTTONWOOD | 81612 | 18" | (1) | LIVE OAK |81540 | 12" | (1) |DOGWOOD 85792 | 12" | (1) | CEDAR ELM 81505 8" (1) CEDAR |81541 | 10'' | (1) |DOGWOOD | 81577 | 13" | (1) | COTTONWOOD | 81613 | 14" | (1) | LIVE OAK |85793 | 9" | (1) | CEDAR ELM 81506 | 13" | (1) | CEDAR |85794 | 8" | (1) |CEDAR |81542 | 9" | (1) |COTTONWOOD |81578 | 10" | (1) |PEC |81614 | 15" | (1) |LIVE OAK 81507 | 16" | (2) | ELM 85795 | 12" | (1) | CEDAR |81543 | 19" | (3) |COTTONWOOD |81579 | 11" | (1) |ELM |81615 | 17" | (1) |LIVE OAK 81508 | 12" | (1) | CEDAR 81544 | 14" | (2) | COTTONWOOD | 81580 | 11" | (2) | ELM |81616 | 10" | (2) |COTTONWOOD |85796 | 8" | (1) |CEDAR 81509 | 13" | (1) | CEDAR |85797 | 12" | (1) |CEDAR |81545 | 17" | (2) | COTTONWOOD |81581 | 30" | (3) | DOGWOOD | 85761 | 11" | (1) | LIVE OAK |81510 | 24" | (1) |ELM |85815 | 8" | (1) |ELM |85762 | 15" | (1) |LIVE OAK |81511 | 13" | (1) |CEDAR |81547 | 10" | (1) |CEDAR |81583 | 10" | (2) |ELM |85763 | 15" | (1) |LIVE OAK |85816 | 22'' | (2) |ELM 81512 8" (1) CEDAR |81584 | 10'' | (1) |ELM |81548 | 10'' | (1) |CEDAR |85764 | 12'' | (1) |LIVE OAK |85817 | 9'' | (1) |CEDAR ELM 81513 | 13" | (1) | ELM |81549 | 10'' | (1) |CEDAR 81585 | 20" | (3) | ELM |85765 | 12'' | (2) |ELM | 85818 | 13" | (1) | CEDAR ELM 81514 8" (1) ELM |81550 | 11" | (1) |ELM 81586 | 18'' | (2) | DOGWOOD 85766 | 12" | (4) | ELM |85819 | 14" | (1) |OAK 85820 | 13" | (1) | CEDAR ELM |81515 | 12" | (1) |LIVE OAK |81551 | 8'' | (1) |CEDAR |81587 | 23" | (2) | DOGWOOD |85767 | 8" | (1) |CEDAR |81552 | 13" | (2) | CEDAR 85768 | 18" | (1) | CEDAR ELM |81516 | 13" | (1) |ELM |81588 | 9" | (1) |ELM | 85821 | 11" | (1) | CEDAR ELM |81517 | 15" | (1) |ELM 81553 | 12" | (1) | FLM |81589 | 11" | (1) |CEDAR |85769 | 9'' | (1) |ELM 85822 | 10" | (1) | ELM 81518 9" (1) CEDAR 81554 | 12" | (5) | BOIS D'ARC |81590 | 9" | (1) |ELM | 85770 | 15" | (1) | CEDAR ELM 85823 | 13" | (1) | CEDAR ELM 81519 | 13" | (1) | ELM |81591 | 9" | (1) |ELM |81555 | 10" | (1) |CEDAR |85771 | 16" | (1) | CEDAR ELM |85824 | 16'' | (1) |CEDAR ELM |81520 | 14" | (2) |ELM 81556 | 9" | (1) | CEDAR 81592 | 31" | (2) | COTTONWOOD | 85772 | 12" | (1) | CEDAR ELM |85825 | 11" | (1) |ELM |81521 | 10" | (1) |FLM 81557 | 20" | (2) | COTTONWOOD | 81593 | 17" | (2) | PEC 85826 | 20'' | (3) | CEDAR ELM |85773 | 8" | (1) |CEDAR ELM 81522 | 11" | (2) | ELM |81558 | 8" | (1) |ELM 81594 | 12" | (1) | COTTONWOOD | 85774 | 15" | (1) | CEDAR ELM 85827 | 14" | (1) | CEDAR ELM |81523 | 8" | (1) |<sub>ELM</sub> |81595 | 13" | (1) |COTTONWOOD |85775 | 12" | (1) |CEDAR ELM |81559 | 10'' | (1) |CEDAR |85828 | 12" | (1) |ELM 81524 8" (1) ELM |81560 | 13" | (2) |PEC |81596 | 11'' | (1) |ELM 85776 | 13" | (1) | CEDAR ELM |85829 | 9" | (1) |LIVE OAK |81525 | 17" | (1) |ELM |81561 | 16" | (1) |ELM |81597 | 14" | (1) |ELM | 85777 | 12'' | (1) | CEDAR ELM |85830 | 12" | (1) |CEDAR ELM 81526 | 23" | (1) | DOGWOOD |81562 | 13" | (1) |ELM |81598 | 15" | (1) | DOGWOOD |85831 | 9" | (1) |ELM | 85778 | 10" | (1) | CEDAR ELM 81599 | 12" | (1) | DOGWOOD 85779 9" (1) CEDAR ELM 81527 | 15" | (2) | ELM |81563 | 9" | (1) |ELM |85832 | 13" | (1) |CEDAR ELM 81528 9" (1) ELM |81564 | 12'' | (1) |WILLOW | 85780 | 14'' | (1) | CEDAR ELM | 85833 | 12" | (1) | CEDAR ELM |81529 | 8" | (1) | EIM |81565 | 12" | (1) |WILLOW |81601 | 15" | (1) |WILLOW |85781 | 18'' | (1) |ELM 85834 | 10" | (1) | CEDAR ELM |81530 | 8" | (1) |ELM |81566 | 12'' | (1) |WILLOW |81602 | 8'' | (1) |LIVE OAK |85782 | 10'' | (1) |CEDAR ELM | 85835 | 12'' | (1) | CEDAR ELM 81531 9" (1) ELM 81567 | 12" | (1) | WILLOW |81603 | 8'' | (1) |LIVE OAK |85783 | 8" | (1) |CEDAR ELM |85836 | 12" | (1) |CEDAR ELM 81532 | 21" | (2) | ELM 85784 8" (1) CEDAR ELM |81568 | 15" | (1) | COTTONWOOD |81604 | 8" | (1) |LIVE OAK |85837 | 12" | (1) |CEDAR ELM

|81569 | 17" | (1) |COTTONWOOD |81605 | 21" | (1) |COTTONWOOD |85785 | 8" | (1) |CEDAR ELM

| 81606 | 13" | (1) | COTTONWOOD | 85786 | 11" | (1) | CEDAR ELM

|81607 | 13" | (1) | COTTONWOOD |85787 | 10" | (1) | CEDAR ELM

| 81608 | 24" | (1) | COTTONWOOD | 85788 | 10" | (1) | CEDAR ELM

| 85838 | 14" | (1) | CEDAR ELM

|85839 | 15" | (1) | CEDAR ELM

|85840 | 8" | (1) |ELM

# **BENCHMARKS**

|81570 | 10'' | (1) |ELM

|81571 | 8" | (1) | PEC

|81572 | 8" | (1) |PEC

81533 | 21" | (2) | ELM

|81534 | 9" | (1) | CEDAR

| 81535 | 10" | (1) | CEDAF

|81536 | 8" | (1) |ELM

BM-1: City of Dallas Benchmark No. 1328: Located at the intersection of Fort Worth Avenue and Hartsdale Drive, a square cut in concrete on top of a concrete curb in the center of a storm sewer drop inlet and ±200 feet south of the centerline of Fort Worth Avenue at the west property line of Hartsdale.

Elevation=567.03

BM-2: City of Dallas Benchmark No. 1331: Located at the intersection of Colorado Boulevard and Walter Drive, a standard Water Department Benchmark (WDBM) set on top of concrete curb in the center of a storm sewer drop inlet on the northwest corner of the intersection

Elevation=571.30

BM-3: City of Dallas Benchmark No. 1311: Located at the intersection of Singleton Boulevard and Esmalda Drive, a standard WDBM in concrete nose of median at the centerline of Singleton Boulevard and ±38.7 feet west of the centerline of Esmalda Drive

Elevation=422.36

BM-4: City of Dallas Benchmark No. 1312: Located at the intersection of Singleton Boulevard and Furey Street, a standard WDBM in concrete nose of median on west side of intersection at the centerline of Singleton Boulevard and ±31.2 feet west of the centerline of Furey Street.

Elevation=427.06

TBM-1: Square cut w/ "X" in concrete at the center radius of a curb return, located on the south side of Interstate No. 30, at the southeast corner of the intersection of Interstate No. 30 and Westmoreland Road.

Elevation=511.88

TBM-2: Square cut w/ "X" in concrete on the southeast corner of curb inlet, located on the east side of Westmoreland Road at the intersection of Westmoreland Road and Remond Drive.

Elevation=552.42

### **OWNERS CERTIFICATE**

STATE OF TEXAS COUNTY OF DALLAS

WHEREAS QuikTrip Corporation, an Oklahoma corporation, is the owner of a tract of land situated in the City of Dallas, Dallas County, Texas, situated in the John C. Read Survey, Abstract No. 1186, being that certain called 9.2476 acres of land described by Special Warranty Deed to QuikTrip Corporation, an Oklahoma corporation, as recorded by Instrument No. \_ , Official Public Records, Dallas County, Texas, said tract of land being part of that certain called 15.6324 acres tract of land described by Special Warranty Deed to Dallas County Hospital District, as recorded in Volume 92253, Page 4016, Deed Records, Dallas County, Texas, and being more particularly described as follows:

BEGINNING at a 5/8 inch iron rod with plastic cap stamped "BURY" found in the east right-of-way line of Westmoreland Road (a variable width public right-of-way), being in the south line of that certain called 1.0188 acre tract of land described by Exchange Deed to Texas Utilities Electric Company (TUEC), as recorded in Volume 94213, Page 1138, Deed Records, Dallas County, Texas, same being located at the northeast corner of that certain called 0.053 acre tract of land described by Special Warranty Deed to City of Dallas, as recorded by Instrument No. 201300067264, Official Public Records, Dallas County, Texas;

THENCE, along the south line of said TUEC tract, South 82 degrees 56 minutes 15 seconds East, a distance of 394.01 feet to a 5/8 inch iron rod with plastic cap stamped "Bury" found for the southeast corner of said TUEC tract;

THENCE, along the east line of said TUEC tract, North 07 degrees 03 minutes 35 seconds East, a distance of 120.00 feet to a 5/8 inch iron rod with plastic cap stamped "Bury" found in the south right-of-way line of Interstate Highway 30 (a variable width public right-of-way);

**THENCE**, along said south right-of-way as follows:

South 82 degrees 56 minutes 15 seconds East, a distance of 126.87 feet to a point for the beginning of a curve to the left, from which a 5/8 inch iron rod found bears South 77 degrees 31 minutes 57 seconds West, a distance of 0.47 feet;

Along said curve to the left, through a central angle of 04 degrees 55 minutes 11 seconds, a radius of 2893.79 feet, an arc distance of 248.48 feet, having a chord bearing of South 85 degrees 23 minutes 49 seconds East, and a chord distance of 248.40 feet to a 5/8 inch iron rod with plastic cap stamped

South 87 degrees 51 minutes 24 seconds East, a distance of 143.64 feet to a 5/8 inch iron rod with plastic cap stamped "Bury" found for the northeast corner of the remainder of that certain called 15.7148 acres tract of land described by Special Warranty Deed to Stallion International, Inc., as recorded by Volume 92253, Page 4009, Deed Records, Dallas County, Texas;

THENCE, departing said south right-of-way line and along said remainder tract as follows:

South 02 degrees 07 minutes 55 seconds East, a distance of 60.00 feet to a 1/2 inch iron rod found for the southwest corner of said Stallion remainder

South 87 degrees 51 minutes 24 seconds East, a distance of 60.43 feet to a point in the west line of that certain called 75.00 acres of land described by General Warranty Deed to United States Postal Service, as recorded by Volume 72129, Page 301, Deed Records, Dallas County, Texas;

THENCE, along said west line, South 02 degrees 05 minutes 49 seconds East, distance of 452.06 feet to a 1/2 inch iron rod with plastic cap stamped "LIM ASSOC. RPLS 5322" found for the most easterly northeast corner of Lot 1A, Block B/6160, Parkland Deharo-Saldivar Health Center, an addition to the City of Dallas, Dallas County, Texas, according to the plat thereof recorded by Instrument No. 201300026690, Official Public Records, Dallas County, Texas, from which a 3.5 inch brass disk stamped "U.S. Army Corps of Engineers Survey Mark" found for the southwest corner of said U.S. Postal tract, same being in the north right-of-way line of Remond Drive (a 60' public right-of-way), bears South 02 degrees 05 minutes 49 seconds East. a distance of 315.35 feet:

**THENCE**, along the north line of said Lot 1A as follows:

- North 87 degrees 54 minutes 47 seconds West, a distance of 300.05 feet to a 1/2 inch iron rod with plastic cap stamped "LIM ASSOC, RPLS 5322" found:
- North 02 degrees 05 minutes 13 seconds East, a distance of 118.19 feet to a
- 1/2 inch iron rod with plastic cap stamped "LIM ÁSSOC. RPLS 5322" found;
- 1/2 inch iron rod with plastic cap stamped "LIM ASSOC. RPLS 5322" found;

North 87 degrees 54 minutes 47 seconds West, a distance of 462.20 feet to a

South 02 degrees 05 minutes 13 seconds West, a distance of 118.19 feet to a 1/2 inch iron rod with plastic cap stamped "LIM ASSOC. RPLS 5322" found;

North 87 degrees 54 minutes 47 seconds West, a distance of 81.63 feet to a 5/8 inch iron rod with plastic cap stamped "Bury" found in the east-northeast right-of-way line of said Westmoreland Road, being the northwest corner of said Lot 1A and the beginning of a non-tangent curve to the right;

THENCE, along said east-northeast right-of-way as follows:

Along said curve to the right, through a central angle of 29 degrees 36 minutes 40 seconds, a radius of 521.53 feet, an arc distance of 269.53 feet, having a chord bearing of North 32 degrees 37 minutes 22 seconds West, and a chord distance of 266.54 feet to a 5/8 inch iron rod with plastic cap stamped "Bury" found for the southwest corner of said 0.053 acre City of Dallas tract;

North 13 degrees 05 minutes 06 seconds East, a distance of 21.07 feet to 5/8 inch iron rod with plastic cap stamped "Bury" found for the beginning of a non-tangent curve to the right;

Along said curve to the right, through a central angle of 15 degrees 23 minutes 02 seconds, a radius of 511.03 feet, an arc distance of 137.21 feet, having a chord bearing of North O8 degrees O5 minutes 53 seconds West, and a chord distance of 136.80 feet to 5/8 inch iron rod with plastic cap stamped "Bury" found;

North 00 degrees 21 minutes 41 seconds West, a distance of 73.06 feet to the POINT OF BEGINNING, containing 402,826 square feet or 9.2476 acres of land, more or less.

Dallas, Texas 75235

(214) 590-8000

# 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 977 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	
By: QUIK	ΓRΙF	CORP	ORA	ATION						

RELEASED 8/31/2017 FOR REVIEW PURPOSES ONLY. THIS DOCUMENT SHALL NOT BE RECORDED FOR ANY PURPOSE Joseph S. Faust

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\_\_\_\_\_, 2017

Notary Public in and for the State of Texas

Director of Real Estate

## SURVEYOR'S STATEMENT

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.

RELEASED 8/31/2017 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 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 \_\_\_\_\_, 2017.

Notary Public in and for the State of Texas

PRELIMINARY PLAT **QT 977 ADDITION** 

**LOT 1, BLOCK A/6160** being 9.2476 acres

out of the JOHN C. READ SURVEY, ABSTRACT No. 1186 CITY OF DALLAS, DALLAS COUNTY, TEXAS

CITY PLAN FILE No. S167-276 ENGINEERING PLAN FILE No. \_\_\_\_\_

PROJECT INFORMATION Date of Survey: 3/10/2016 Drawn By: A.L.B./wjj Date of Drawing: 08/31/2017 File: Prelim Plat.Dwg

SHEET 2 OF 2



903 N. Bowser Road, Suite 240 Richardson, Texas 75081 (972) 424-7002 Voice (972) 633-1702 Fax WWW.SurveyConsultantsInc.Com

**APPLICANT** DALLAS COUNTY HOSPITAL DISTRICT QUIKTRIP CORPORATION 5201 Harry Hines Boulevard 1120 North Industrial Boulevard Job Number: 16149160

Euless, Texas 76039 (817) 358-7680