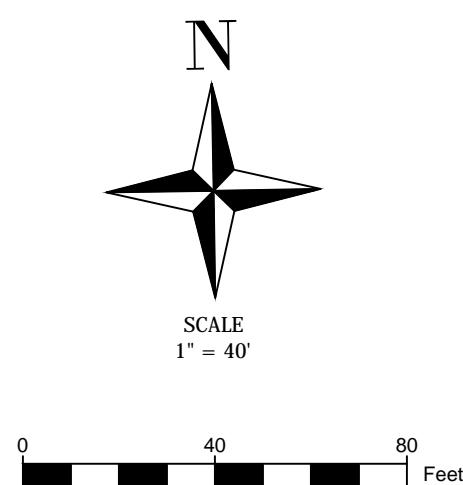


VICINITY MAP  
NOT TO SCALE



NOTES

1. Bearings based on the Texas Coordinate System of the North American Datum of 1983 (2011), North Central Zone 4202 from GPS observations using the RTX Cooperative Network. Elevations are based on the following City of Dallas benchmarks:

Monuments:

Benchmark 45-Q-2  
A City of Dallas Bench Mark is set on top of a concrete curb at the Southwest corner of a Storm Sewer Drop Inlet at the Southeast corner of the intersection.  
Northing: 6970320.449  
Easting: 2492603.472  
Elevation: 442.69

Benchmark 45-Q-3  
A City of Dallas Bench Mark is set on top of a concrete curb 20' South of the centerline of Ervas Street.  
Northing: 6970594.091  
Easting: 2491949.556  
Elevation: 443.34

2. According to graphical plotting of the Flood Insurance Rate Map for Tarrant County, Texas, Incorporated Areas, Panel 345 of 725, Map Numbers 48113C0345 J, Map Effective Date: August 23, 2001, the subject property is located in "Areas determined to be outside 500-year floodplain."  
This statement does not reflect any type of flood study by this firm.

3. The underground utilities shown herein are based on visible appurtenant fixtures, above-ground markings, all buried or subsurface utilities either abandoned or in service may not be shown herein. Caution should be used and all utility companies and municipal inspectors should be consulted prior to construction.

4. The purpose for this plat is to create 1 lot from 2 deeded tracts of land.

5. No structures on site.

OWNERS:

SAMADIAN FAMILY LIMITED PARTNERSHIP  
4020 MAIN STREET  
DALLAS, TEXAS, 75226

SHENKEL PARTNERS, LTD  
P. O. BOX 703806  
DALLAS, TEXAS, 75370-3806

ENGINEER:

EVOLVING TEXAS  
420 THROCKMORTON STREET, SUITE 930  
FORT WORTH, TX 76102

SURVEYOR:

YAZEL PEEBLES & ASSOCIATES LLC  
PO BOX 210097  
BEDFORD, TX 76095  
PHONE: 682.233.2030

SYMBOL	DESCRIPTION
( )	DEED CALL
DRDCT	DEED RECORDS DALLAS COUNTY, TEXAS
MRDCT	MAP RECORDS DALLAS COUNTY, TEXAS
.....	OLD LOT LINE

LINE TYPE LEGEND	
—	BOUNDARY LINE
- - -	EASEMENT LINE
—	BUILDING LINE
— W —	WATER LINE
— SS —	SANITARY SEWER LINE
—	STORM SEWER LINE
— GAS —	UNDERGROUND GAS LINE
— OH —	OVERHEAD UTILITY LINE
— UGE —	UNDERGROUND ELECTRIC LINE
— TEL —	UNDERGROUND TELEPHONE LINE
—	FENCE
—	CONCRETE PAVEMENT
—	ASPHALT PAVEMENT
OPRDC	OFFICIAL PUBLIC RECORDS DALLAS COUNTY TEXAS
OWNER	OWNER PER DALLAS CENTRAL APPRAISAL DISTRICT
( )	DEED CALL
SIR	SITE INVESTIGATION REPORT

STATE OF TEXAS §

COUNTY OF DALLAS §

NOW THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

That Shenkel Partners LTD., does hereby adopt this plat of Lot 12, and 13, in Block 420, in the City of Dallas, Dallas County, Texas and do hereby dedicate to the public's use forever the rights-of-way and easements shown hereon.

EXECUTED at Dallas, Texas, this \_\_\_ day of \_\_\_\_\_, 2016.

Shenkel Partners LTD.

By: \_\_\_\_\_

For 7-Eleven, Inc.

STATE OF TEXAS -

COUNTY OF DALLAS -

Before Me, the undersigned authority, on this day personally appeared \_\_\_\_\_, for Shenkel Partners LTD., 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 purpose and consideration therein expressed, in the capacity therein stated and as the act and deed of said corporation.

Given under my hand and seal of office this \_\_\_ day of \_\_\_\_\_, 2016.

Notary Public in and for the State of Texas

My commission expires \_\_\_\_\_

STATE OF TEXAS §

COUNTY OF DALLAS §

NOW THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

That Samadian Family Limited Partnership, does hereby adopt this plat of Lot 10, and 11, in Block 420, in the City of Dallas, Dallas County, Texas and do hereby dedicate to the public's use forever the rights-of-way and easements shown hereon.

EXECUTED at Dallas, Texas, this \_\_\_ day of \_\_\_\_\_, 2016.

Samadian Family Limited Partnership.

By: \_\_\_\_\_

For 7-Eleven, Inc.

STATE OF TEXAS -

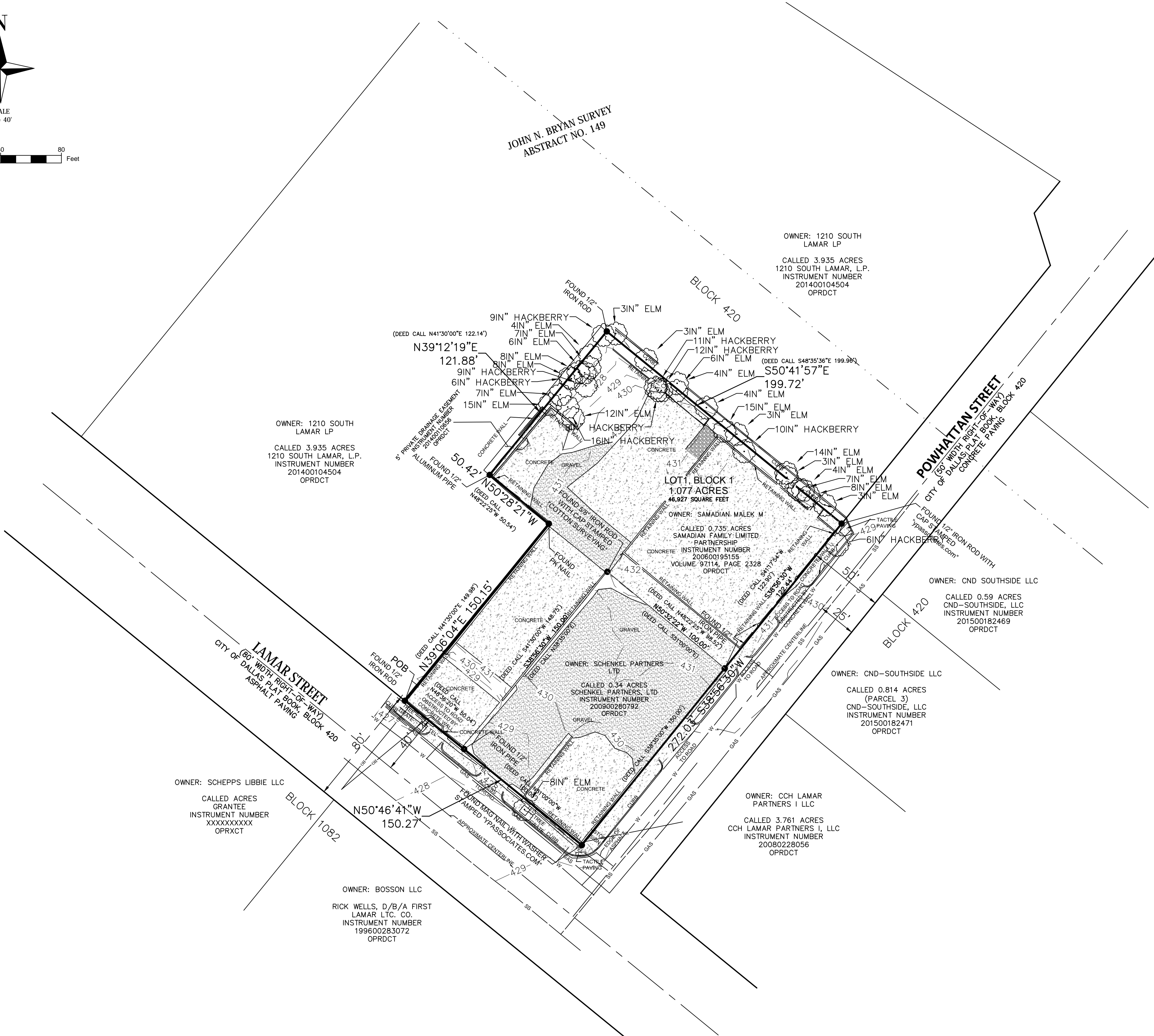
COUNTY OF DALLAS -

Before Me, the undersigned authority, on this day personally appeared \_\_\_\_\_, for Samadian Family Limited Partnership, 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 purpose and consideration therein expressed, in the capacity therein stated and as the act and deed of said corporation.

Given under my hand and seal of office this \_\_\_ day of \_\_\_\_\_, 2016.

Notary Public in and for the State of Texas

My commission expires \_\_\_\_\_



OWNER'S CERTIFICATE

STATE OF TEXAS §

COUNTY OF DALLAS §

WHEREAS 7-ELEVEN INC., is the owner of a tract of 1.077 acre tract of land situated in the John N. Bryan Survey, Abstract Number 149, located in the City of Dallas, Dallas County, Texas, being all of called 0.735 acre tract of land described in the Special Warranty Deed to Samadian Family Limited Partnership, recorded in Instrument Number 200600195155 of the Official Public Records, Dallas County, Texas, (OPRDC), and being all of a called 0.34 acre tract of land described in the General Warranty Assumption Deed to Shenkel Partners recorded in Instrument Number 20090280792 of the Official Public Records, Dallas County, Texas, (OPRDC), said 1.077 acre tract being more particularly described as follows:

BEGINNING at a found 1/2" iron rod at the southern most west corner of said Samadian Family Limited Partnership tract, and the most south corner of called 3.935 acre tract of land described in special Warranty Deed with Vendor's Lien to 1210 South Lamar LP, recorded in Instrument Number 201400104504 of the Official Public Records, Dallas County, Texas, (OPRDC), on the northeast right-of-way line of Lamar Street (80' wide):

THENCE Easterly with the common line between said Samadian Tract and the said 1210 South Lamar tract the following 4 Calls:

1. North 39 degrees 06 minutes 04 seconds East, a distance of 150.15 feet to a found pk nail;
2. North 50 degrees 28 minutes 21 seconds West, a distance of 50.42 feet to a found 1/2" aluminum pipe;
3. North 39 degrees 12 minutes 19 seconds East, a distance of 121.88 feet to a found 1/2" iron rod;
4. South 50 degrees 41 minutes 57 seconds East, a distance of 199.72 feet to a set 1/2" iron rod with cap stamped "ypassociates.com" on the northwest right-of-way line of said Powhattan Street (50' wide);

THENCE South 38 degrees 56 minutes 30 seconds West, with the southeast line of said Samadian tract and the northwest right-of-way line of said Powhattan Street passing at a distance of 122.44 feet to a found 1/2" iron rod at the eastern most south corner of said Samadian tract and the east corner of said Shenkel tract, continuing with the southeast line of said Shenkel tract a total distance of 272.03 feet to a set mag nail with washer stamped "YPASSOCIATES.COM" at the south corner of said Shenkel tract at the intersection of northwest right-of-way line of said Powhattan Street with the northeast right-of-way line of said Lamar Street;

THENCE North 50 degrees 46 minutes 41 seconds West, with the southwest line of said Shenkel tract and the northeast right-of-way line of said Lamar Street, passing at a distance of 100.00 feet to a found 1/2" iron pipe at the southern most south corner of said Shenkel tract and the south most south corner of a said Samadian tract, continuing with the southwest line of said Samadian tract a total distance of 150.27 to the POINT OF BEGINNING and containing 1.077 acres, or 46,927 square feet of land, more or less.

OWNER DEDICATION

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

THAT Samadian Family Limited Partnership, does hereby adopt this preliminary final plat designating the hereinabove described property as LOT 1, LAMAR STREET 7-ELEVEN ADDITION, in the City of Dallas, Dallas County, Texas and does hereby dedicate to the public and the city of McKinney the water easements and utility easements shown hereon, as shown, for mutual use and accommodation of the city of McKinney and all public utilities to use or using same. Samadian Family Limited Partnership, does hereby dedicate to the public and Dallas County in fee simple forever the streets shown hereon and dedicates the drainage easements shown hereon, as shown, for mutual use and accommodation of Dallas County. All and any public utility and the City of Dallas shall have the right to remove and keep removed all or parts of any building, fences, shrubs, trees or other improvements or growths, which in any way endanger or interfere with the construction, maintenance, or efficiency of its respective systems on said easements, and the City of Dallas and Dallas County and all public utilities 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.

WITNESS MY HAND this the \_\_\_ day of \_\_\_\_\_, 2016

By: Samadian Family Limited Partnership

By: \_\_\_\_\_

NAME: \_\_\_\_\_ TITLE: \_\_\_\_\_

FOR Samadian Family Limited Partnership

OWNER DEDICATION

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

THAT SHENKEL PARTNERS LTD, does hereby adopt this preliminary final plat designating the hereinabove described property as LOT 1, LAMAR STREET 7-ELEVEN ADDITION, in the City of Dallas, Dallas County, Texas and does hereby dedicate to the public and the city of McKinney the water easements and utility easements shown hereon, as shown, for mutual use and accommodation of the city of McKinney and all public utilities to use or using same. SHENKEL PARTNERS LTD, does hereby dedicate to the public and Dallas County in fee simple forever the streets shown hereon and dedicates the drainage easements shown hereon, as shown, for mutual use and accommodation of Dallas County. All and any public utility and the City of Dallas shall have the right to remove and keep removed all or parts of any building, fences, shrubs, trees or other improvements or growths, which in any way endanger or interfere with the construction, maintenance, or efficiency of its respective systems on said easements, and the City of Dallas and Dallas County and all public utilities 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.

WITNESS MY HAND this the \_\_\_ day of \_\_\_\_\_, 2016

By: Shenkel Partners LTD.

By: \_\_\_\_\_

NAME: \_\_\_\_\_ TITLE: \_\_\_\_\_

FOR Shenkel Partners LTD.

Preliminary, this document shall not be recorded for any purpose and shall not be used or viewed or relied upon as a final survey document.

Surveyor's Certificate

I, the undersigned, hereby certify that this map is an accurate representation of an actual survey made on the ground under my direction and supervision in the month of September, 2014

Kenneth H. Yazel Jr.  
Registered Professional Land Surveyor No. 6182

PRELIMINARY PLAT  
LAMAR STREET 7-ELEVEN ADDITION  
LOT 1, BLOCK 420  
1.077 ACRES

BEING A PLAT OF TRACT 10, 11, 12, AND 13  
IN BLOCK 420 CITY OF DALLAS  
SITUATED IN THE ALEXANDER MOTOR CO SURVEY, ABSTRACT 781

CITY OF DALLAS  
DALLAS COUNTY, TEXAS