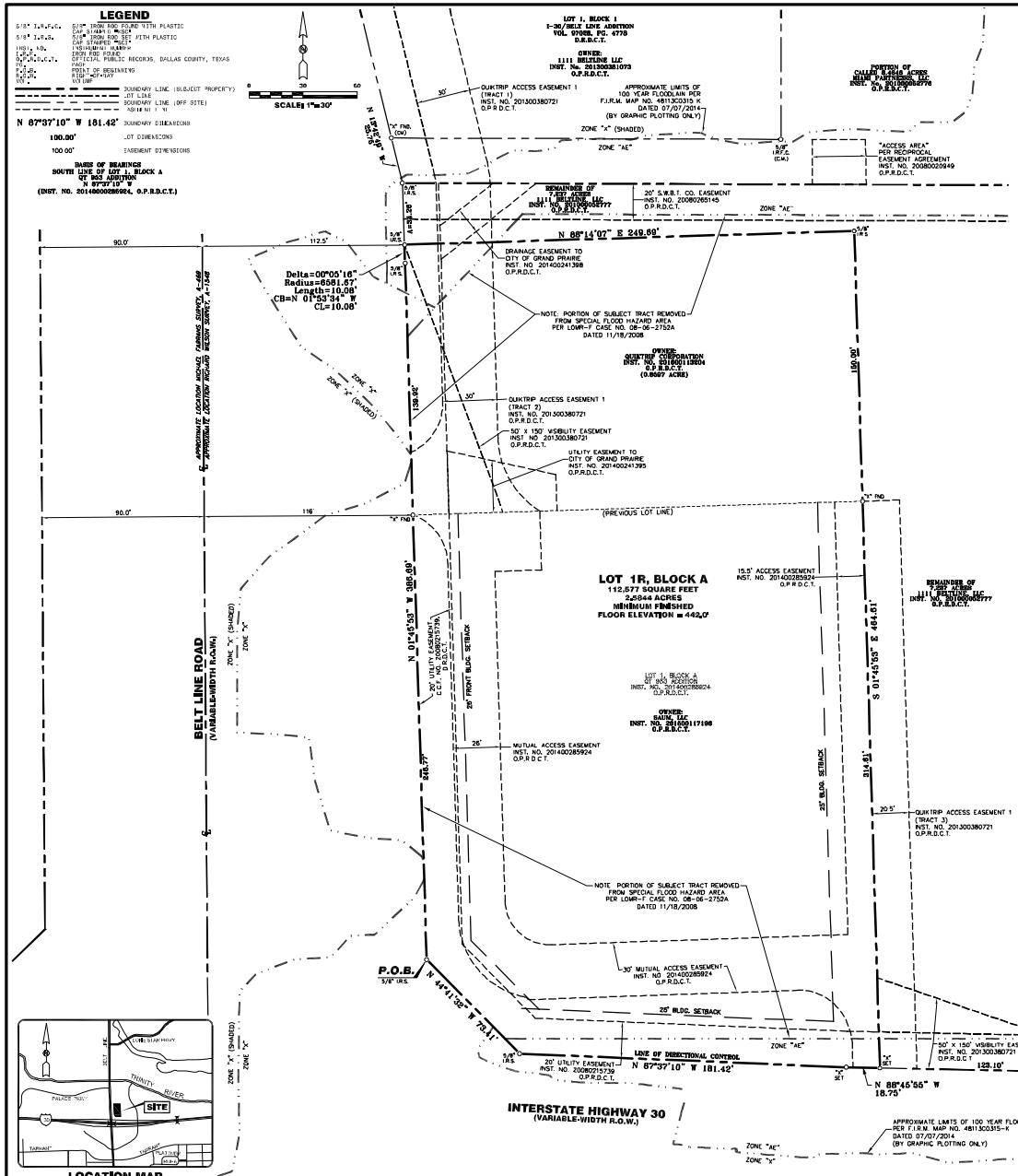

OWNERS CERTIFICATION

WHEREAS QUIKTRIP CORPORATION, an Oklahoma corporation and SAUM LLC, a Georgia limited liability company, are the owners of a tract of land located in the City of Grand Prairie, Dallas County, Texas, being all of that certain called 0.8597 acre tract described in Special Warranty Deed to QuikTrip Corporation, as recorded as Instrument No. 201600113204, Official Public Records, Dallas County, Texas, being all of Lot 1, Block A, **QT 953 ADDITION**, an addition to the City of Grand Prairie, Dallas County, Texas, according to the plat thereof recorded as Instrument No. 201400285924, Official Public Records, Dallas County, Texas, said Lot 1 being conveyed to SAUM, LLC by deed recorded as Instrument No. 201500117196, Official Public Records, Dallas County, Texas and being more particularly described as follows:

BEGINNING at a 5/8" Iron rod with red plastic cap stamped "R.P.L.S. 5198" set for the westerly southwest corner of said Lot 1, being the northwest end of a right-of-way corner clip at the intersection of the east right-of-way line of Belt Line Road (a variable width public R.O.W.) and the north right-of-way line of Interstate Highway 30 (a variable width public R.O.W.);

THENCE, along the east right-of-way line of Belt Line Road, the west line of said Lot 1 and the west line of said 0.8597 acre tract, North 01 degrees 45 minutes 53 seconds West, at a distance of 246.77 feet pass a cut "X" in concrete found for the northwest corner of said Lot 1, and continue for a total distance of 386.69 feet to a 5/8 inch iron rod with plastic cap stamped "SCI" set for the beginning of a non-tangent curve to the left;

THENCE, continuing along said east right-of-way line, the west line of said 0.8857 acre tract and along said curve to the left, through a central angle of 00 degrees 05 minutes 16 seconds, with a radius of 6561.67 feet, an arc distance of 10.08 feet, having a chord bearing of North 01 degrees 53 minutes 34 seconds West and a chord distance of 10.08 feet to a 5/8 inch iron rod with plastic cap stamped "SCI" set for the northwest corner of said 0.8597 acre tract;

THENCE, departing said east right-of-way line and along the north line of said 0.8597 acre tract, North 88 degrees 14 minutes 07 seconds East, a distance of 249.89 feet to a 5/8" iron rod with red plastic cap stamped "SCI" set;

THENCE, along the east line of said 0.8597 acre tract and the east line of said Lot 1, South 01 degrees 45 minutes 53 seconds East, at a distance of 150.00 feet pass the southeast corner of said 0.8597 acre tract, same being the northeast corner of said Lot 1, and continue for a total distance of 464.61 feet to a cut "X" in concrete set in the north right-of-way line of Interstate Highway 30 for the southeast corner of said Lot 1;

THENCE, along the south line of said Lot 1 and said north right-of-way as follows:

North 88 degrees 45 minutes 55 seconds West, a distance of 18.75 feet to a cut "X" in concrete set;

North 87 degrees 37 minutes 10 seconds West, a distance of 181.42 feet to a 5/8" iron rod with red plastic cap stamped "R.P.L.S. 5198" set for the southeast corner of the aforementioned right-of-way corner clip;

THENCE, along said corner clip, North 44 degrees 41 minutes 32 seconds West, a distance of 79.41 feet to the **POINT OF BEGINNING**, containing 112,577 square feet or 2.5844 acres of land, more or less.

NOTES:

1. The purpose of this replat is to add acreage to the previous Lot 1, Block A.
2. Existing or future minimum setbacks established by City Ordinance shall take precedence over building lines indicated on this plat.
3. Zoning classification indicated on this plat reflect the zoning in place at the time this plat was approved and does not represent a vested right to the zoning indicated.

FLOOD STATEMENT

By graphic plotting only, the property described hereon lies in Zone "AE", areas determined to be within the 100-year flood plain and Zone "X", areas determined to be outside the 500 year flood plain, as indicated on documents issued by the Federal Emergency Management Agency, entitled "Flood Insurance Rate Map, for Dallas County, Texas and Incorporated Areas, Community Panel Number 48113C0315K, Map Revised Date, July 07, 2014, as affected by LOMR-F (Letter of Map Revision based on Fill) case No, 08-06-2752A, dated November 18, 2008. This flood statement does not imply that the property and /or structures thereon will be free from flooding or flood damage. On rare occasions, greater floods can and will occur and flood heights may be increased by man-made or natural causes. This flood statement shall not create liability on the part of the surveyor.

OWNERS DEDICATION

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

That QUIKTRIP CORPORATION, an Oklahoma corporation, and SAUM LLC, Georgia limited liability company do hereby adopt this plat designating the hereon above described property as **QT 953 ADDITION REVISED,** an addition to the City of Grand Prairie, Texas and do hereby dedicate to the City of Grand Prairie in fee simple forever the streets, alleys and storm water management areas shown thereon. The easements shown thereon are hereby dedicated and reserved for the purposes as indicated. The utility, access, GPS monuments and fire lane easements shall be open to the public and private utilities for each particular use. The maintenance of paving on the utility, access and fire lane easements is the responsibility of the property owner. No buildings or other improvements, including fences, shall be permitted in an erosion hazard easement. No buildings or other improvements or growths, except fences, vegetation, driveways, and sidewalks less than 6 feet in width shall be constructed or placed upon, over or across the easements as shown except as permitted by City Ordinances. No improvements that may obstruct the flow of water may be constructed or placed in drainage easements. Any public utility shall have the right to remove and keep removed all or parts of the encroachments allowed above which in any way 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 and upon 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 and service required or ordinarily performed by that utility.

This plat approved subject to all platting ordinances, rules, regulations and resolutions of the City of Grand Prairie, Texas.

BY: QuikTrip Corporation, an Oklahoma corporation

BY: _____
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 consideration therein expressed.

GIVEN under my hand and seal of office this the ___ day of _____,2017.

_____
Notary Public for the State of Texas

BY: SAUM LLC, a Georgia limited liability company

BY: _____
(AUTHORIZED SIGNATURE)

STATE OF _____ §
COUNTY OF _____ §

BEFORE me, the undersigned authority, a Notary Public for the State of Texas, on this day personally appeared _____, 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 consideration therein expressed.

GIVEN under my hand and seal of office this the ___ day of _____,2017.

_____
Notary Public for the State of Texas

I, Douglas S. Loomis, a Registered Professional Land Surveyor of the State of Texas, do hereby certify that I prepared this plat from an actual accurate survey of the land and that the corner monuments shown hereon were properly placed under my personal supervision and in accordance with the subdivision regulations of the City of Grand Prairie, Texas.

RELEASED 5/17/2017 FOR REVIEW PURPOSES ONLY. THIS DOCUMENT SHALL NOT BE RECORDED FOR ANY PURPOSE.

Douglas S. Loomis
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 consideration therein expressed.

GIVEN under my hand and seal of office this the ___ day of _____,2017.

_____
Notary Public for the State of Texas

THIS PLAT FILED AS:
INST. NO. _____
O.P.R.D.C.T.

OWNER:
SAUM LLC
2145 Duluth Highway 120
Suite A
Duluth, Georgia 30097

OWNER:
QUIKTRIP CORPORATION
1120 North Industrial Boulevard
Euless, Texas 76039
(817) 355-7000

CASE NO. _____

REPLAT
QT 953 ADDITION REVISED
BLOCK A, LOT 1R
(INST. NO. 201500117196, O.P.R.D.C.T.)
(INST. NO. 201600113204, O.P.R.D.C.T.)
2.5844 ACRES out of the
R. WILSON SURVEY, ABSTRACT NO. 1548
CITY OF GRAND PRAIRIE, DALLAS COUNTY, TEXAS

PROJECT INFORMATION
Date of Survey: 05/15/2015
Job Number: 13149132
Drawn By: A.L.R.
Date of Drawing: 05/17/2017
File: 13149132 Replat.Dwg
SHEET 1 OF 1

Survey Consultants, Inc.
903 N. Bowser Road, Suite 240
Richardson, Texas 75081
(972) 424-7012 Voice
(972) 633-1732 Fax
WWW.SurveyConsultantsInc.Com
TBPLS Firm No. 10193900