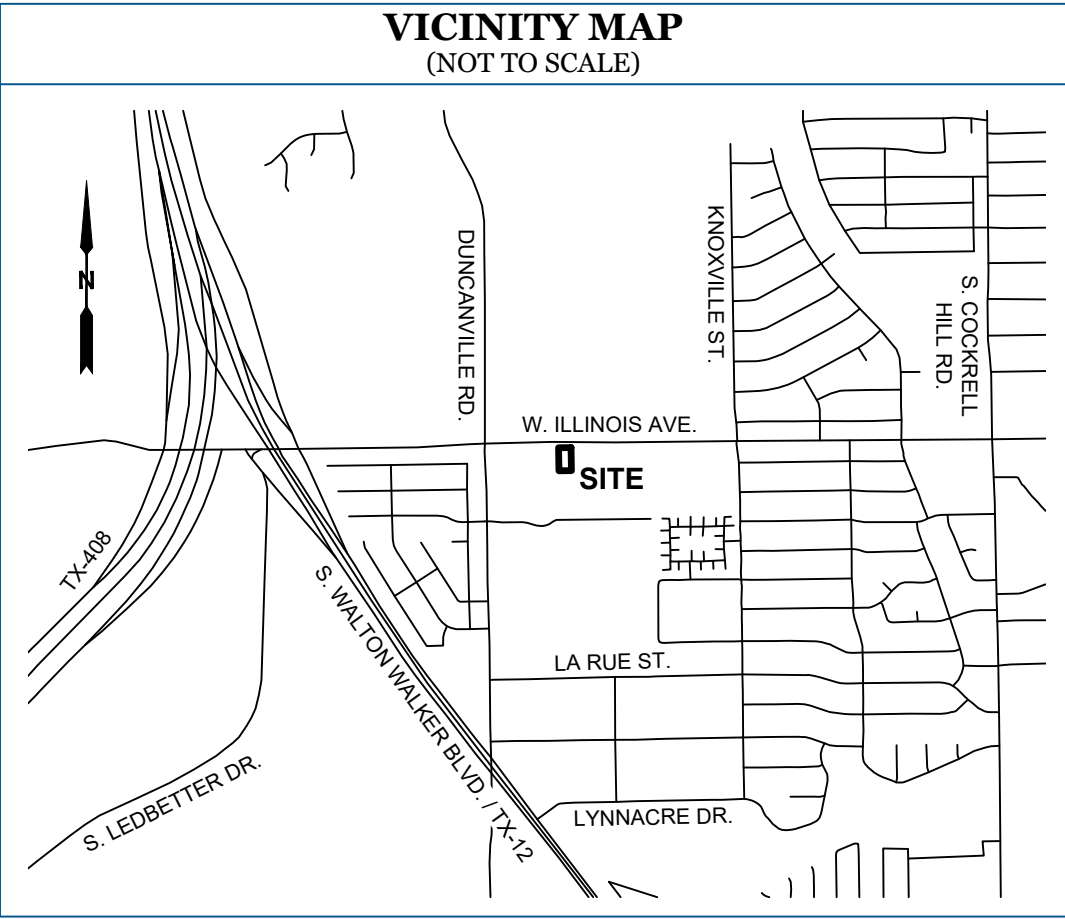




- GENERAL NOTES**
- The purpose of this plat is to create one (1) lot from a portion of an existing lot of record, and to dedicate easements.
 - The bearings shown on this survey are based on GPS observations utilizing the AllTerra RTK Network. North American Datum of 1983 (Adjustment Realization 2011).
 - Lot-to-Lot drainage will not be allowed without proper City of Dallas Engineering Division approval.
 - Coordinates based on Texas State Plane Coordinate System, North Central Zone, North American Datum of 1983 on grid coordinate values, no scale and no projection.
 - The existing structures are to remain.
 - There are no trees within the boundaries of this addition.

SURVEYOR'S STATEMENT

STATE OF TEXAS §
COUNTY OF DENTON §

I, **MATTHEW RAABE**, 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 Engineers and Land Surveyors, 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 _____, 20____.

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
Matthew Raabe, R.P.L.S. # 6402

STATE OF TEXAS §
COUNTY OF DENTON §

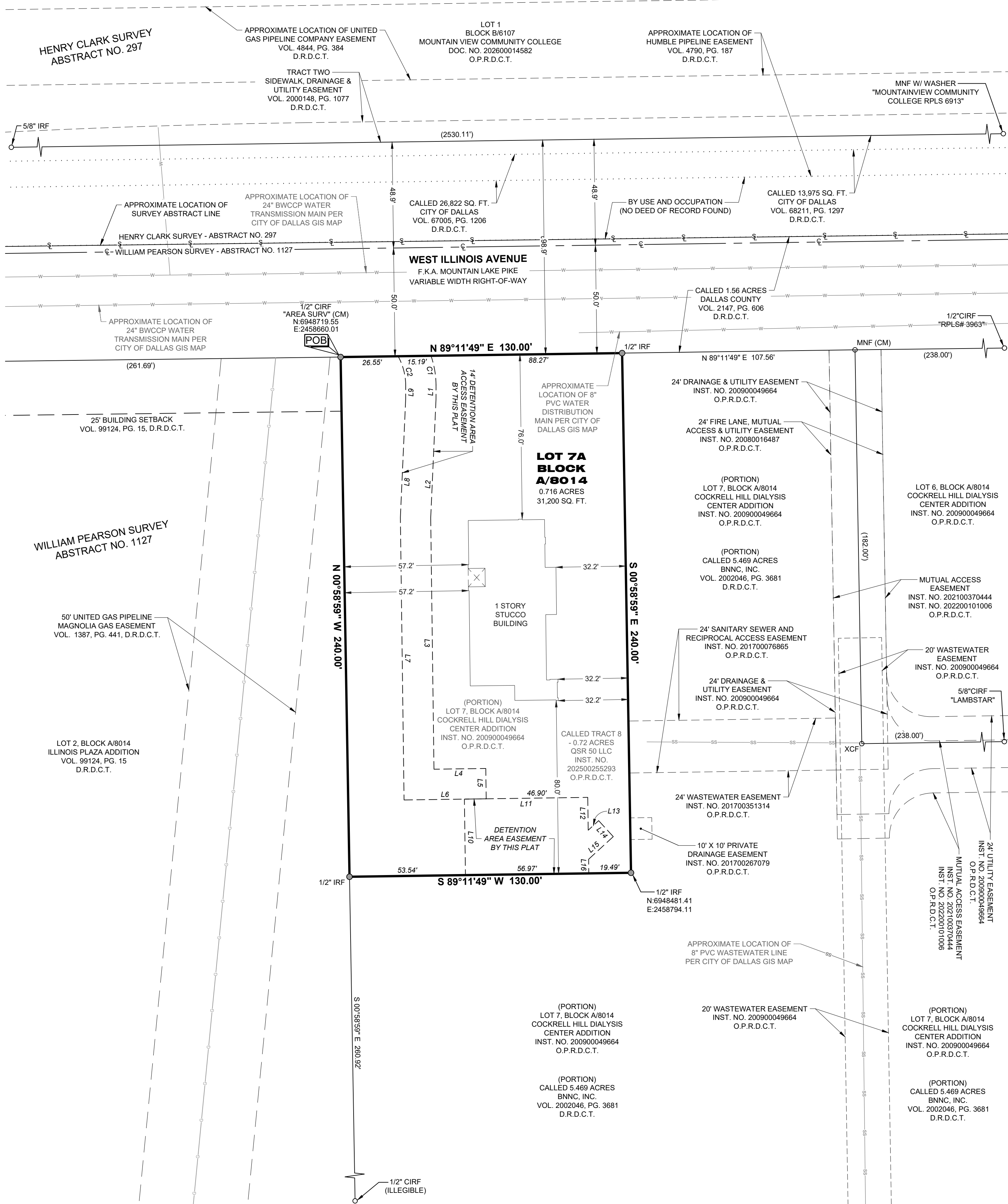
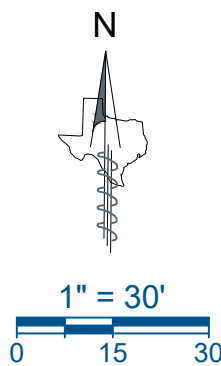
Before me, the undersigned Notary Public in and for said County and State on this day personally appeared **MATTHEW RAABE**, known to me to be the person whose name is subscribed to the foregoing considerations therein expressed, and in the capacity therein stated.

Given under my hand and seal of office this _____ day of _____, 20____.

Notary Public in and for the State of Texas

LEGEND

POB	= POINT OF BEGINNING
F.K.A.	= FORMERLY KNOWN AS
()	= RECORD CALL
SQ. FT.	= SQUARE FEET
(CM)	= CONTROLLING MONUMENT
MNF	= MAG NAIL W/ WASHER FOUND
XCF	= "X" CUT FOUND
IRF	= IRON ROD FOUND
CIRF	= CAPPED IRON ROD FOUND
VOL.	= VOLUME
PG.	= PAGE
INST. NO.	= INSTRUMENT NUMBER
D.R.D.C.T.	= DEED RECORDS, DALLAS COUNTY, TEXAS
O.P.R.D.C.T.	= OFFICIAL PUBLIC RECORDS, DALLAS COUNTY, TEXAS
---	SUBJECT BOUNDARY LINE
- - - -	EASEMENT
- C -	CENTERLINE
- S -	SURVEY ABSTRACT LINE



STATE OF TEXAS §
COUNTY OF DALLAS §

WHEREAS; QSR 50 LLC, is the owner of a 0.716 acre tract of land out of the William Pearson Survey, Abstract Number 1127, situated in the City of Dallas, Dallas County, Texas, and being all of a called Tract 8 - 0.72 acre tract of land conveyed to QSR 50 LLC by Special Warranty Deed of record in Document Number 202500255293 of the Official Public Records of Dallas County, Texas, and being a portion of Lot 7, Block A/8014 of Cockrell Hill Dialysis Center Addition, an addition to the City of Dallas, recorded in Instrument Number 200900049664 of said Official Public Records, and being more particularly described by metes & bounds as follows:

BEGINNING, at a 1/2 inch iron rod with a plastic cap stamped "AREA SURVEYING" found in the South right-of-way line of West Illinois Avenue (F.K.A. Mountain Lake Pike, right-of-way width varies), being the Northeast corner of Lot 2, Block A/8014 of Illinois Plaza Addition, a subdivision of record in Volume 99124, Page 15 of the Deed Records of Dallas County, Texas, also being the Northwest corner of said Tract 8 and said Lot 7;

THENCE, N89°11'49"E, along the South right-of-way line of West Illinois Avenue, being the common North line of said Tract 8 and said Lot 7, a distance of 130.00 feet to a 1/2 inch iron rod found at the Northeast corner of said Tract 8;

THENCE, S00°58'59"E, leaving the South right-of-way line of West Illinois Avenue, over and across said Lot 7, along the East line of said Tract 8, a distance of 240.00 feet to a 1/2 inch iron rod found at the Southeast corner of said Tract 8;

THENCE, S89°11'49"W, continuing over and across said Lot 7, along the South line of said Tract 8, a distance of 130.00 feet to a 1/2 inch iron rod found in the East line of said Lot 2 and the West line of said Lot 7, being the Southwest corner of said Tract 8;

THENCE, N00°58'59"W, along the East line of said Lot 2, being the common West line of said Lot 7 and said Tract 8, a distance of 240.00 feet to the **POINT OF BEGINNING**, containing an area of 0.716 acres (31,200 square feet) of land, more or less.

OWNER'S DEDICATION

NOW THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

THAT **QSR 50 LLC**, acting by and through its duly authorized agent does hereby adopt this plat, designating the herein described property as **BK ILLINOIS ADDITION**, an addition to the City of Dallas, Dallas County, Texas and does 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 _____, 20____.

OWNER: **QSR 50 LLC**

BY: _____
AUTHORIZED AGENT SIGNATURE

BY: _____
AUTHORIZED AGENT, PRINTED NAME & TITLE

STATE OF _____ §
COUNTY OF _____ §

Before me, the undersigned Notary Public in and for said County and State on this day personally appeared _____, known to me to be the person whose name is subscribed to the foregoing considerations therein expressed, and in the capacity therein stated.

Given under my hand and seal of office this _____ day of _____, 20____.

Notary Public in and for the State of _____

CURVE TABLE					
CURVE	RADIUS	ARC LENGTH	DELTA ANGLE	CHORD BEARING	CHORD LENGTH
C1	42.05'	13.73'	18°42'35"	S 09°49'21" E	13.67'
C2	28.05'	13.91'	28°25'13"	N 14°47'32" W	13.77'

LINE TABLE		
LINE	BEARING	DISTANCE
L1	S 00°02'33" W	6.61'
L2	S 02°33'43" W	54.89'
L3	S 00°44'50" E	115.99'
L4	N 89°11'49" E	23.92'
L5	S 00°48'11" E	14.00'
L6	S 89°11'49" W	37.93'
L7	N 00°44'50" W	130.41'
L8	N 02°33'43" E	54.99'
L9	N 00°02'33" E	6.24'
L10	N 00°48'11" W	35.10'
L11	N 89°11'49" E	56.97'
L12	S 00°48'11" E	15.16'
L13	N 47°30'43" E	6.53'
L14	S 42°29'17" E	10.00'
L15	N 47°30'43" W	15.44'
L16	S 00°48'11" E	6.55'

SURVEYOR
Eagle Surveying, LLC
Contact: David Jett
210 S. Elm Street, Suite: 104
Denton, TX 76201
(940) 222-3009

ENGINEER
Homeyer Engineering, Inc.
Contact: William Curtis Bouldin
P.O. Box 294527
Dallas, TX 75244
(972) 906-9985

OWNER
QSR 50 LLC
Contact: _____
4515 Lyndon B. Johnson Freeway
Dallas, TX 75244
() _____



Eagle Surveying, LLC
210 South Elm Street
Suite: 104
Denton, TX 76201
940.222.3009
www.eaglesurveying.com
TX Firm # 10194177