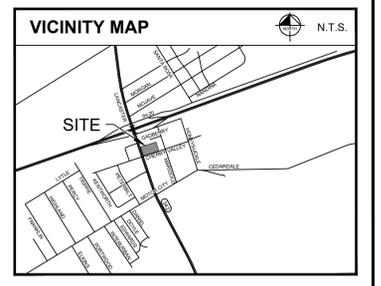


- NOTES**
1. Lot to lot drainage will not be allowed without City of Dallas Paving & Drainage Engineering Section approval.
  2. The bearing system for this survey is based on the State Plane Coordinate System of 1983 (2011), Texas North Central 4202 based on observations made on 05/31/2024 with an applied combined scale factor of 1.000136506.
  3. The grid coordinates shown hereon are based on the State Plane Coordinate System of 1983 (2011), Texas North Central Zone 4202, no scale and no projection.
  4. According to Federal Emergency Management Agency's Flood Insurance Rate Map No. 48113C0495K, for Dallas County, Texas and incorporated areas, dated July 7, 2014 this property is located within Zone X (unshaded) defined as "Areas determined to be outside the 0.2% annual chance floodplain" If this site is not within an identified special flood hazard area, this flood statement does not imply that the property and/or the 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.
  5. The purpose of this plat is to create one lot from two platted lots.
  6. Notice: Selling a portion of any lot within this addition by metes and bounds is a violation of state law and city ordinance and is subject to fines and withholding of utility services and building permits.
  7. All existing improvements to be demolished when construction begins, improvements have been shaded for clarity.
  8. All structures on the property are to be demolished.



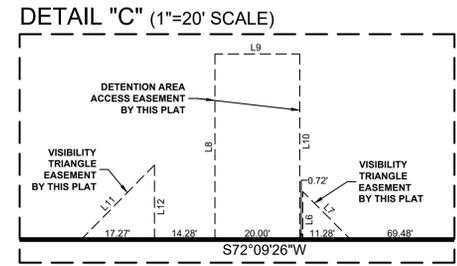
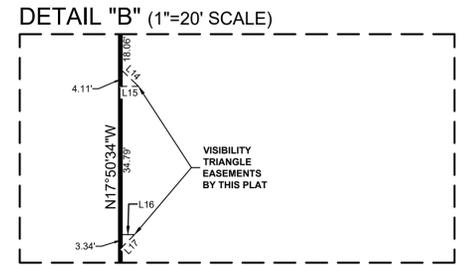
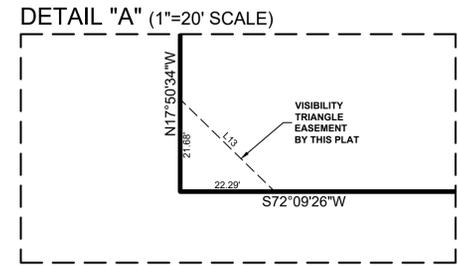
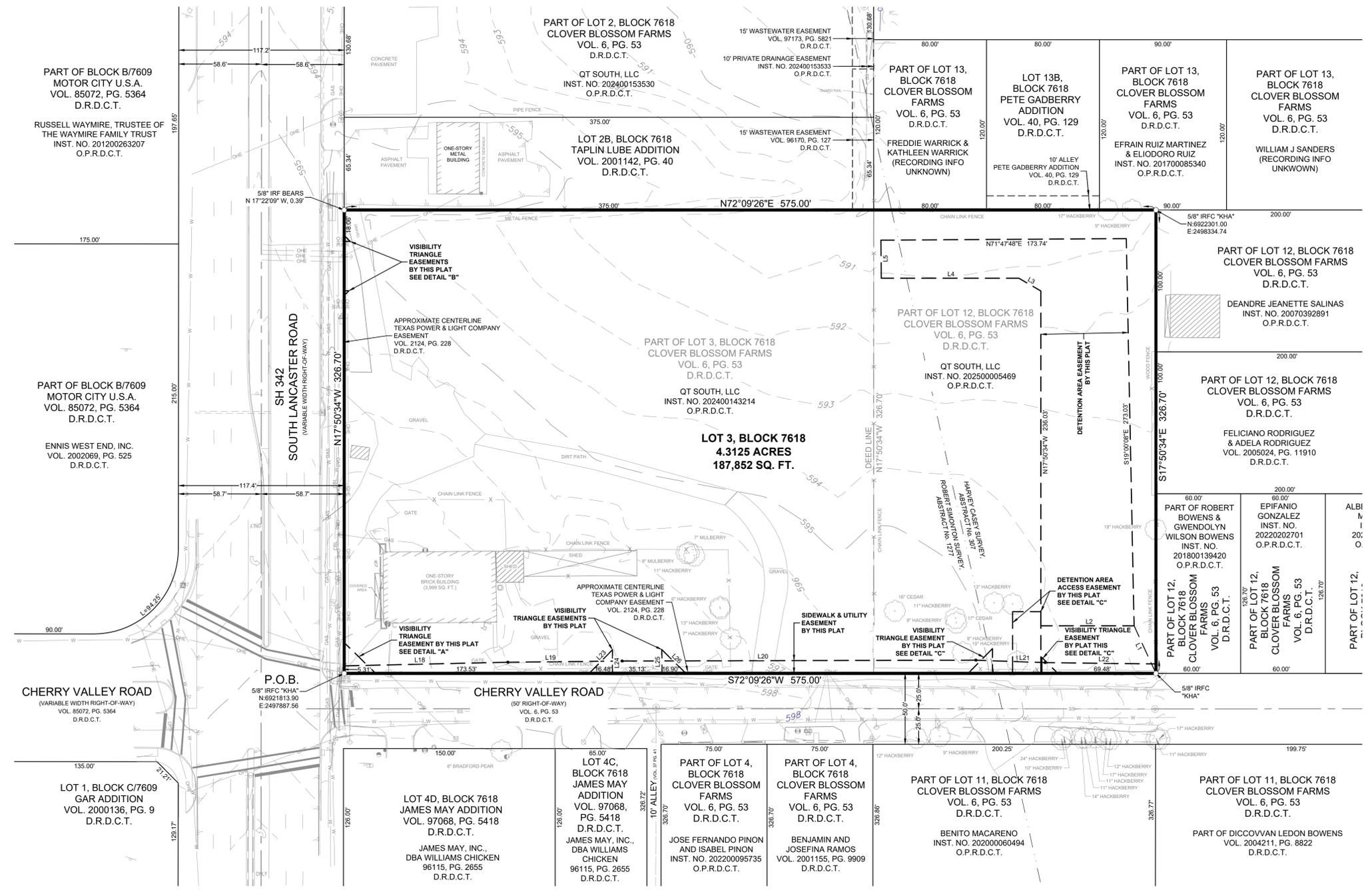
**LINE TYPE LEGEND**

—	BOUNDARY LINE
- - -	ADJACENT PROPERTY LINE
- · - · -	EXISTING EASEMENT LINE
- - - - -	PROPOSED EASEMENT LINE
- · - · - · -	DEEDAL OF ACCESS LINE

**LEGEND**  
 P.O.B. = POINT OF BEGINNING  
 IRFC = IRON ROD FOUND  
 IRFC = 5/8" IRON ROD FOUND WITH A RED CAP STAMPED "KHA"  
 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

**LINE TABLE**

NO.	BEARING	LENGTH
L1	N42°36'57"W	36.95'
L2	S72°09'26"W	66.00'
L3	N77°50'34"W	18.06'
L4	S72°09'26"W	97.46'
L5	N18°12'12"W	26.82'
L6	N17°50'34"W	11.27'
L7	S62°52'59"E	15.95'
L8	N17°50'34"W	43.55'
L9	N72°09'26"E	20.00'
L10	S17°50'34"E	43.55'
L11	N26°47'47"E	24.58'
L12	S17°50'34"E	17.49'
L13	S63°38'03"E	31.10'
L14	S64°02'26"E	5.93'
L15	S72°09'26"W	4.28'
L16	N72°15'05"E	3.34'
L17	S27°15'50"W	4.72'
L18	N70°53'22"E	115.93'
L19	N71°33'05"E	80.95'
L20	N72°01'04"E	250.59'
L21	N74°10'34"E	49.06'
L22	N72°51'11"E	78.53'
L23	N26°51'16"E	23.44'
L24	S17°50'34"E	16.66'
L25	N18°29'47"W	16.84'
L26	S63°16'28"E	23.99'



**PRELIMINARY PLAT**  
**QT 1895 ADDITION**  
**LOT 3, BLOCK 7618**  
 BEING A REPLAT OF PART OF  
 LOTS 3 AND 12, BLOCK 7618  
 CLOVER BLOSSOM FARMS  
 ROBERT SIMONTON SURVEY,  
 ABSTRACT No. 1277  
 HARVEY CASEY SURVEY,  
 ABSTRACT No. 307  
 PART OF CITY OF DALLAS BLOCK 7618  
 CITY OF DALLAS, DALLAS COUNTY, TEXAS  
 CITY PLAT FILE NO. PLAT-25-000135  
 ENGINEERING No. \_\_\_\_\_

**Kimley»Horn**

110 N. College Avenue, Suite 1800  
 Tyler, Texas 75702  
 Tel. No. (817) 335-6511  
 www.kimley-horn.com

**OWNER**  
 QT SOUTH, LLC  
 8700 FREEPORT PARKWAY  
 SUITE 115  
 IRVING, TEXAS 75063  
 CONTACT: COREY VAUGHAN

Scale	Drawn by	Checked by	Date	Project No.	Sheet No.
1" = 40'	BSG	SCR	03/11/2025	069304958	1 OF 2

**OWNER'S CERTIFICATE**

STATE OF TEXAS §  
COUNTY OF DALLAS §

WHEREAS QT SOUTH, LLC is the owner of a 4.3125 acre (187,852 square foot) tract of land situated in the Robert Simonton Survey, Abstract No. 1277, and the Harvey Casey Survey, Abstract No. 307, Dallas County, Texas, said tract being part of official City of Dallas Block 7618; said tract being a portion of Lot 3 and Lot 12, Block 7618, Clover Blossom Farms, an addition to the City of Dallas according to the plat recorded in Volume 6, Page 53, Deed Records, Dallas County, Texas (D.R.D.C.T.); said tract being all of a tract of land described in Special Warranty Deed to QT South, LLC recorded in Instrument No. 202400143214, Official Public Records, Dallas County, Texas (O.P.R.D.C.T.) and all of a tract of land described in Special Warranty Deed to QT South LLC recorded in Instrument No. 202500005469 O.P.R.D.C.T., said 4.3125 acre (187,852 square foot) tract being more particularly described by metes and bounds as follows:

**BEGINNING** at a 5/8" iron rod with cap stamped "KHA" found at the intersection of the northwest right-of-way line of Cherry Valley Boulevard (a 50' right-of-way) and the northeast right-of-way line of SH 342 (a variable width right-of-way);

**THENCE** North 17°50'34" West, along the said northeast right-of-way line of SH 342, a distance of 326.70 feet to a point for corner, from which a 5/8" iron rod found bears North 17°22'09" East, 0.39 feet, said point being in the north line of said Lot 3 and the southwest corner of Lot 2B, Block 7618, Taplin Lube Addition, an addition to the City of Dallas according to the plat recorded in Volume 2001142, Page 40, D.R.D.C.T.;

**THENCE** North 72°09'26" East, departing the said northeast right-of-way line of SH 342 and along the said north line of Lot 3, a distance of 575.00 feet to a 5/8" iron rod with cap stamped "KHA" found for the northeast corner of said QT South, LLC tract recorded in Instrument No. 202500005469, O.P.R.D.C.T. and the northwest corner of a tract of land described in Warranty Deed to Deandre Jeanette Salinas recorded in Instrument Number 20070392891, O.P.R.D.C.T.;

**THENCE** South 17°50'34" East, a distance of 326.70 feet to a 5/8" iron rod with cap stamped "KHA" found in the said northwest right-of-way line of Cherry Valley Boulevard;

**THENCE** South 72°09'26" West, along the said northwest right-of-way line of Cherry Valley Boulevard, a distance of 575.00 feet to the **POINT OF BEGINNING** and containing 187,852 square feet or 4.3125 acres of land, more or less.

**OWNER'S DEDICATION**

**NOW THEREFORE, KNOW ALL MEN BY THESE PRESENTS:**

That, **QT SOUTH, LLC**, acting by and through their duly authorized agent, does hereby adopt this plat, designating the herein described property as **QT 1895 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 \_\_\_\_ day of \_\_\_\_\_, 2025.

**QT SOUTH, LLC**

By: \_\_\_\_\_  
Name: Thomas P. Edwards  
Title: Division Real Estate Manager

STATE OF \_\_\_\_\_ §  
COUNTY OF \_\_\_\_\_ §

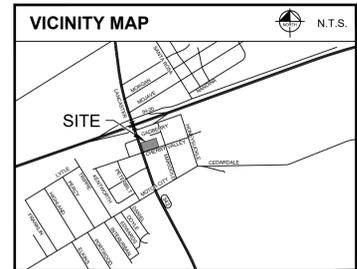
BEFORE ME, the undersigned, a Notary Public in and for the said County and State, on this day personally appeared Thomas P. Edwards, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same for the purpose therein expressed and under oath stated that the statements in the foregoing certificate are true.

GIVEN UNDER MY HAND AND SEAL OF OFFICE this \_\_\_\_ day of \_\_\_\_\_, 2025.

\_\_\_\_\_  
Notary Public in and for the State of \_\_\_\_\_

**NOTES**

- Lot to lot drainage will not be allowed without City of Dallas Paving & Drainage Engineering Section approval.
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- Notice: Selling a portion of any lot within this addition by metes and bounds is a violation of state law and city ordinance and is subject to fines and withholding of utility services and building permits.
- All existing improvements to be demolished when construction begins, improvements have been shaded for clarity.
- All structures on the property are to be demolished.



**SURVEYOR'S STATEMENT**

I, Stanley Crawford Russell, 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 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 13th day of March, 2025.

\_\_\_\_\_  
Stanley Crawford Russell  
Registered Professional Land Surveyor No. 7080  
Kimley-Horn and Associates, Inc.  
801 Cherry Street, Unit 11, Suite 1300  
Fort Worth, TX 76102  
Ph. 817-335-6511  
StanC.Russell@Kimley-Horn.com

**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

STATE OF TEXAS §  
COUNTY OF TARRANT §

BEFORE ME, the undersigned, a Notary Public in and for the said County and State, on this day personally appeared Stanley Crawford Russell 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 therein expressed and under oath stated that the statements in the foregoing certificate are true.

GIVEN UNDER MY HAND AND SEAL OF OFFICE this \_\_\_\_ day of \_\_\_\_\_, 2025.

\_\_\_\_\_  
Notary Public in and for the State of Texas

PLACE COUNTY  
RECORDING LABEL HERE

**CERTIFICATE OF APPROVAL**

I, \_\_\_\_\_, Chairperson or  
I, \_\_\_\_\_, Vice Chairperson  
of the City Plan Commission of the City of Dallas, State of Texas, hereby certify that the attached plat was duly filed for approval with the City Plan Commission of the City of Dallas on the \_\_\_\_ day of \_\_\_\_\_ A.D. 20\_\_\_\_ and same was duly approved on the \_\_\_\_ day of \_\_\_\_\_ A.D. 20\_\_\_\_ by said Commission.

\_\_\_\_\_  
Chairperson or Vice Chairperson  
City Plan Commission  
Dallas, Texas

Attest:

\_\_\_\_\_  
Secretary

PRELIMINARY PLAT  
QT 1895 ADDITION  
LOT 3, BLOCK 7618  
BEING A REPLAT OF PART OF  
LOTS 3 AND 12, BLOCK 7618  
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ENGINEERING No. \_\_\_\_\_

**Kimley»Horn**

Scale	Drawn by	Checked by	Date	Project No.	Sheet No.
N/A	BSG	SCR	03/11/2025	069304958	2 OF 2

**SURVEYOR**  
KIMLEY-HORN AND ASSOC. INC.  
110 N. COLLEGE AVENUE, SUITE 1800  
TYLER, TEXAS 75702  
STANLEY CRAWFORD RUSSELL, RPLS  
TEL. NO. 817-335-6511  
StanC.Russell@Kimley-Horn.com

**OWNER**  
QT SOUTH, LLC  
8700 FREEPORT PARKWAY  
SUITE 115  
IRVING, TEXAS 75063  
CONTACT: COREY VAUGHAN