

LOCATION MAP
NOT TO SCALE

BENCHMARK NOTES:

TBM "1" RAILROAD SPIKE ON NORTH SIDE OF POWER POLE LOCATED +/-125'
SOUTHEAST FROM THE INTERSECTION OF INTERSTATE HIGHWAY 20
SERVICE ROAD AND DOWDY FERRY ROAD.

Elevation=404.42'

TBM "2" RAILROAD SPIKE ON EAST SIDE OF POWER POLE LOCATED +/-600'
NORTHWEST FROM THE INTERSECTION OF INTERSTATE HIGHWAY 20
SERVICE ROAD AND DOWDY FERRY ROAD AND +/-6' WEST OF WEST
CURB LINE OF DOWDY FERRY ROAD.

Elevation=416.16'

SURVEY LEGEND

EXISTING UTILITIES	
ohe	Overhead Electric
ssmh	Storm Sewer Line
wtr	Water Line
---	Survey Line
□	Utility Pedestal/Riser-Plus Type Of Utility
◇	Utility Pole-Plus Type Of Utility
⊙	Utility Manhole
⊞	Utility Meter
⊞	Utility Valve
CO	Utility Clean Out
←	Guy Wire
⊞	Light Pole
⊞	Fire Hydrant
⊞	Single Post Sign
⊞	Tree
↙ ↘	Traffic Arrows
●	Ballard

CONTROL LEGEND

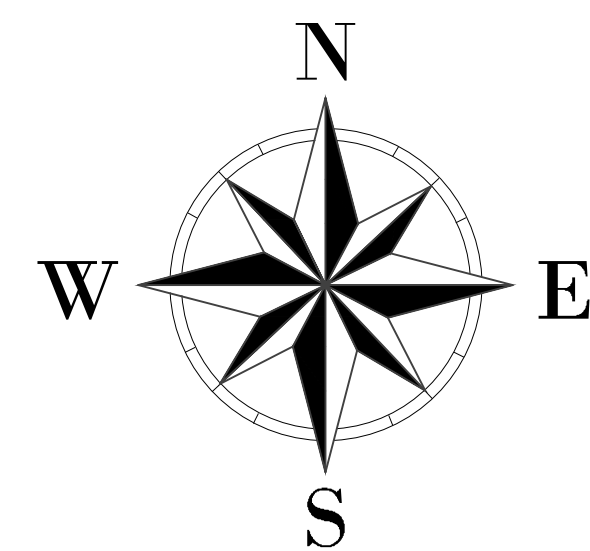
○	Brass Cap
●	Property Corner (Found)
●	Property Corner (Set)
⊙	Benchmark

ABBREVIATION STANDARDS FOR QT SURVEYS

EB	Electric Box
EM	Electric Meter
FH	Fire Hydrant
GUY	Guy Wire
POB	Point Of Beginning
SDMH	Storm Sewer Manhole
(T)BM	(Temporary) Bench Mark
KVT	KV Tower
WMH	Water Manhole
PP	Power Pole
WM	Water Meter
WV	Water Valve
±	Plus/Minus
RCP	Reinforced Concrete Pipe
N/S/E/W	North/South/East/West
CMS	Iron Rod With Cap Set
(C.M.)	Controlling Monument
O.P.R.D.C.T.	Official Public Records Dallas County, Texas
P.R.D.C.T.	Plat Records Dallas County, Texas
D.R.D.C.T.	Deed Records Dallas County, Texas
TXDOT	TEXAS DEPARTMENT OF TRANSPORTATION

EXISTING FEATURES

---	Property R/W Line
---	Property R/W Lot Line (Others)
---	Curb Line
---	Edge Of Asphalt
---	Edge Of Concrete
---	Major Contour
---	Minor Contour
---	Hedge/Tree Line
---	Fence
---	Guardrail
---	Limit of Flood Zone



SCALE: 1" = 40'

PRELIMINARY PLAT

QT STORE No. 1893 ADDITION

LOT 1, BLOCK 8524

CITY BLOCK No. 8524

**BEING A 2.0631 ACRE TRACT OF LAND
JOHN R. FONDREN SURVEY, ABSTRACT NO. 476
CITY OF DALLAS, DALLAS COUNTY, TEXAS**

CITY PLAN FILE NO. S234-066

DEVELOPER:
QT South, LLC
8700 Free PKWY,
Suite 115
Irving, TX 750603
945-455-6727
cvaughan@quiktrip.com

PREPARED BY:
Bowman Consulting Group, Ltd.
Jonathan E. Cooper, RPLS
jcooper@bowman.com
2805 Dallas Parkway
Suite 310
Plano, TX, 75093
972-497-2990

Bowman

© 2024 Bowman Consulting Group, Ltd.
2805 Dallas Parkway, Suite 310
Plano, Texas 75093
TBPELS #10120600
Phone: (976) 497-2990
www.Bowman.com

JOB NO. 210721

DATE: 2024-02-07

DRAWN BY: RBM

CHECKED BY: JEC

SHEET 1 OF 2 SHEETS

**** SEE NOTES ON SHEET NO. 2 ****

TREE TABLE		
TREE NO.	DBH (Inches)	COMON NAME
1	24	HACKBERRY
2	21	HACKBERRY
3	8	HACKBERRY
4	6	HACKBERRY
5	6	HACKBERRY
6	10	COTTONWOOD
7	11	(2) DOUBLE 11" HACKBERRY
8	21	HACKBERRY
9	8	HACKBERRY
10	11	HACKBERRY
11	8	BOIS D'ARC
12	6	(3) TRIPLE 6" BOIS D'ARC
13	18	COTTONWOOD
14	13	COTTONWOOD
15	26	COTTONWOOD
16	26	COTTONWOOD
17	24	COTTONWOOD
18	16	HACKBERRY
19	16	HACKBERRY
20	12	COTTONWOOD
21	21	(2) COTTONWOOD
22	12	HACKBERRY
23	12	HACKBERRY
24	12	HACKBERRY
25	8	(2) DOUBLE 8" HACKBERRY
26	23	COTTONWOOD
27	8	(3) TRIPLE 8" BOIS D'ARC
28	10	(3) TRIPLE 10" BOIS D'ARC
29	6	(4) FOUR 6" BOIS D'ARC
30	6	(3) TRIPLE 6" BOIS D'ARC
31	10	BOIS D'ARC
32	16	HACKBERRY
33	26	COTTONWOOD
34	13	COTTONWOOD
35	21	PINE
36	10	HACKBERRY
37	12	HACKBERRY
38	10	HACKBERRY
39	13	HACKBERRY
40	10	HACKBERRY
41	10	HACKBERRY
42	12	HACKBERRY
43	16	HACKBERRY
44	20	CEDAR
45	20	CEDAR
46	6	HACKBERRY
47	6	(2) DOUBLE 6" ASH
48	6	ASH
49	6	ASH
50	6	ASH
51	8	ASH
52	12	ASH

LEGAL DESCRIPTION

BEING a 2.0631 acre tract of land situated within the John R. Fondren Survey, Abstract No. 476, City of Dallas, Dallas County, Texas, being a portion of a called 84.2933 acre tract of land titled "Tract 1" as described in the deed to 635-Dowdy Venture recorded in volume 84229, page 1910 of the Deed Records of Dallas County, Texas. Said 2.0631 acre tract of land being more particularly described by metes and bounds as follows:

BEGINNING at a 3-1/4 inch brass disk stamped "Texas Department of Transportation" found at the southwest corner of said Tract 1, being the intersection of the northwesterly right-of-way line of Interstate Highway 20 (variable width right-of-way) as described in the Judgement in favor of the State of Texas under Cause No. 87-2558-8 recorded in Volume 68054, Page 35 of said Deed Records with the northeasterly right-of-way line of Dowdy Ferry Road (100' right-of-way) as described in the deeds to the County of Dallas recorded in Volume 72075, Page 1221 and Volume 1892, Page 203 of said Deed Records;

THENCE North 42 degrees 49 minutes 31 seconds West, 141.78 feet with the northeast right of way line of said Dowdy Ferry Road to a 1/2 inch iron rod with cap stamped "1519 Surveying" found at the beginning of a non-tangent curve;

THENCE northwesterly, coincident with the northeast right of way line of said Dowdy Ferry Road and said non-tangent curve, concave to the northeast, having a radius of 668.20 feet and a chord bearing and distance of NORTH 25 degrees 21 minutes 56 seconds WEST, 225.89 feet, an arc length of 225.88 feet to a 1/2-inch capped iron rod stamped "BOWMAN PROP COR" found, from which a 1/2 inch iron rod with cap stamped "1519 Surveying" found at the end of a curve bears a chord bearing and distance of NORTH 08 degrees 08 minutes 47 seconds WEST, 172.98 feet;

THENCE NORTH 73 degrees 54 minutes 46 seconds EAST, 43.46 feet though the interior of said called Tract 1 to a 1/2-inch capped iron rod stamped "BOWMAN PROP COR" found;

THENCE NORTH 80 degrees 27 minutes 09 seconds EAST, 271.24 feet though the interior of said called Tract 1 to a 1/2-inch capped iron rod stamped "BOWMAN PROP COR" found;

THENCE SOUTH 09 degrees 32 minutes 26 seconds EAST, 340.49 feet though the interior of said called Tract 1 to a 1/2-inch capped iron rod stamped "BOWMAN PROP COR" found on the north right of way line of said Interstate Highway 20;

THENCE SOUTH 80 degrees 20 minutes 45 seconds WEST, 175.01 feet with the north right of way line of said Interstate Highway 20 to the POINT OF BEGINNING, containing 2.0631 acres.

NOTES

- BEARINGS SYSTEM FOR THIS SURVEY IS BASED ON THE STATE PLANE COORDINATE SYSTEM, NORTH AMERICAN DATUM OF 1983 (2011), TEXAS NORTH CENTRAL ZONE 4202. ALL COORDINATES ARE STATE "GRID COORDINATE VALUES, NO SCALE, AND NO PROJECTION DISTANCE REPORTED HAVE BEEN SCALED BY APPLYING THE DALLAS COUNTY TXDOT SCALE FACTOR OF 1.000136506.
- THE PURPOSE OF THIS PLAT IS TO CREATE ONE (1) LOT FROM A 84.2933 ACRE TRACT OF LAND.
- UNDERGROUND UTILITIES MARKINGS WERE LOCATED ON THE PROPERTY (SHOWN ON SURVEY). THE SURVEYOR MAKES NO GUARANTEE THAT THE UNDERGROUND UTILITIES SHOWN COMPRISE ALL SUCH UTILITIES IN THE AREA, EITHER IN SERVICE OR ABANDONED. THE SURVEYOR FURTHER DOES NOT WARRANT THAT THE UNDERGROUND UTILITIES SHOWN ARE IN THE EXACT LOCATION INDICATED. THE SURVEYOR HAS NOT PHYSICALLY LOCATED THE UNDERGROUND UTILITIES.
- AS DETERMINED BY THE FLOOD INSURANCE RATE MAPS FOR DALLAS COUNTY, TEXAS, PER MAP NUMBER 48113C0520K DATED JULY 7, 2014 PANEL 520 OF 725, SUBJECT TRACT IS LOCATED IN ZONES X (UNSHADED), X (SHADED) AREAS DETERMINED RESPECTIVELY TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN, AREA OF 2% ANNUAL CHANCE FLOOD; AREAS OF 1% ANNUAL CHANCE FLOOD WITH AVERAGE DEPTH OF LESS THAN 1 FOOT OR WITH DRAINAGE AREAS LESS THAN 1 SQUARE MILE; AND AREAS PROTECTED BY LEVEES FROM 1% ANNUAL CHANCE FLOOD.
- LOT TO LOT DRAINAGE WILL NOT BE ALLOWED WITHOUT CITY OF DALLAS PAVING AND DRAINAGE ENGINEERING SECTION APPROVAL.

OWNER'S DEDICATION

NOW THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

THAT, The 635-Dowdy Venture, acting by and through the undersigned duly authorized agent, do hereby adopt this plat, designating the herein above described property as QT Store No. 1893 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 _____, 20__.

635-Dowdy Venture

By: _____
Signature Name Title

STATE OF TEXAS \$
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 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_____, 20__.

Notary Public in and for the State of Texas

SURVEYOR'S STATEMENT

I, Jonathan E. Cooper, 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.

Dated this the ____ day of _____, 20__.

RELEASED FOR REVIEW PURPOSES ONLY. 2023-12
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.

Jonathan E. Cooper Texas Registered Professional Land Surveyor No. 5369

STATE OF TEXAS \$
COUNTY OF _____ \$

BEFORE me, the undersigned authority, a Notary Public for the State of Texas, on this day personally appeared Jonathan E. Cooper 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 _____, 20__.

Notary Public in and for the State of Texas

CERTIFICATE OF APPROVAL

I, Tony Shidid, Chairperson or Brent Rubin, 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 STORE No. 1893 ADDITION

LOT 1, BLOCK 8524

CITY BLOCK No. 8524

BEING A 2.0631 ACRE TRACT OF LAND
JOHN R. FONDREN SURVEY, ABSTRACT NO. 476
CITY OF DALLAS, DALLAS COUNTY, TEXAS

CITY PLAN FILE NO. S234-066

DEVELOPER:
QT South, LLC
8700 Free PKWY,
Suite 115
Irving, TX 750603
945-455-6727
cvaughan@quiktrip.com

PREPARED BY:
Bowman Consulting Group, Ltd.
Jonathan E. Cooper, RPLS
jcooper@bowman.com
2805 Dallas Parkway
Suite 310
Plano, TX. 75093
972-497-2990

Bowman

© 2024 Bowman Consulting Group, Ltd.
2805 Dallas Parkway, Suite 310 Phone: (976) 497-2990
Plano, Texas 75093 www.Bowman.com
TBPELS #10120600

JOB NO. 210721

DATE: 2024-02-07

DRAWN BY: RBM

CHECKED BY: JEC

SHEET 2 OF 2 SHEETS