

**PEDESTRIAN ACCESS EASEMENT
539 SQUARE FEET (0.0124 ACRE)
DALLAS CITY BLOCK NO. 6114 AND DALLAS CITY BLOCK NO. 6983
ABRAHAM BAST SURVEY, ABSTRACT NO. 109
CITY OF DALLAS, DALLAS COUNTY, TEXAS**

BEING a 539 square foot (0.0124 acre) unplatted tract of land situated in the City of Dallas, Dallas County, Texas, part of the Abraham Bast Survey, Abstract No. 109, being 406 square feet (0.0093 acre) out of City of Dallas Block No. 6114, a part of that called 1.0520 acre tract of land described in that certain General Warranty Deed to QuikTrip Corporation, as recorded by Instrument No. 201600350770, Official Public Records, Dallas County, Texas, being 133 square feet (0.0031 acre) out of City Block No. 6983, part of that called 3.0 acre tract of land (called Parcel II) described in that certain Special Warranty Deed to the City of Dallas, as recorded by Instrument No. 200900071519, Official Public Records, Dallas County, Texas, and being more particularly described as follows:

BEGINNING at 1/2" iron rod found in the south right-of-way line of Illinois Avenue (a 100 feet wide public right-of-way at this point) for the northwest corner of said 1.0520 acre tract, being in the northeast line of said 3.0 acre tract and being the southwest corner of that tract of land described in Warranty Deed to the City of Dallas for street purposes, as recorded in Volume 3778, Page 564, and ratified by that certain Quitclaim Deed recorded in Volume 4571, Page 148, both of the Deed Records, Dallas County, Texas;

THENCE, along said south right-of-way line and the north line of said 1.052 acre tract as follows:

North 89 degrees 11 minutes 00 seconds East, a distance of 38.34 feet to a 1/2 inch iron rod with plastic cap (illegible) found for the beginning of a curve to the right;

Along said curve to the right, through a delta angle of 00 degrees 08 minutes 51 seconds, a radius of 11,414.15 feet, an arc length of 29.38 feet, having a chord bearing of North 89 degrees 15 minutes 26 seconds East, and a chord distance of 29.38 feet to a 5/8 inch iron rod with plastic cap stamped "SCI" set;

THENCE, departing said south right-of-way line, and over and across said 1.052 acre tract and said 3.0 acre tract as follows:

South 00 degrees 08 minutes 30 seconds West, a distance of 7.92 feet to a 5/8 inch iron rod with plastic cap stamped "SCI" set:

North 79 degrees 33 minutes 09 seconds West, a distance of 9.55 feet to a 5/8 inch iron rod with plastic cap stamped "SCI" set;

South 89 degrees 06 minutes 01 seconds West, at a distance of 52.67 feet, passing the southwest line of said 1.052 acre tract and the northeast line of said 3.0 acre tract, and continuing for a total distance of 66.18 feet to a 5/8 inch iron rod with plastic cap stamped "SCI" set;

North 77 degrees 09 minutes 51 seconds West, a distance of 23.18 feet to a 5/8 inch iron rod with plastic cap stamped "SCI" set in the south right-of-way line of said Illinois Avenue and the north line of said 3.0 acre tract;

THENCE, along said south right-of-way line and said north line, North 87 degrees 50 minutes 09 seconds East, a distance of 30.48 feet to the **POINT OF BEGINNING**, containing 539 square feet or 0.0124 acres of land, more or less.

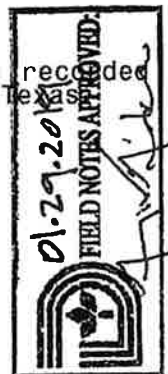
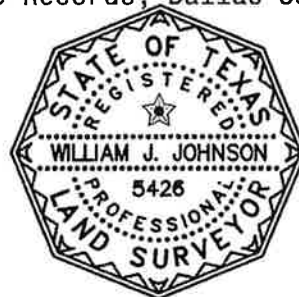
NOTE: A plat of survey of even date accompanies this legal description.

BASIS OF BEARINGS: Southwest line of that called 1.0520 acre tract, as recorded by Instrument No. 201600350770, Official Public Records, Dallas County, Texas.

William J. Johnson 1/29/2019
William J. Johnson
Registered Professional Land Surveyor No. 5426



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539 SQUARE FEET (0.0124 ACRE)
DALLAS CITY BLOCK NO. 6114 AND DALLAS CITY BLOCK NO. 6983
ABRAHAM BAST SURVEY, ABSTRACT NO. 109
CITY OF DALLAS, DALLAS COUNTY, TEXAS**

LEGEND

0 30 60

**SCALE: 1"=60'**

BASIS OF BEARINGS
SOUTHWEST LINE OF
1.0520 ACRE TRACT
(N 42°54'00" W)
INST. NO. 201600350770
O.P.R.D.C.T.



1/2" I.R.F.C.

5/8" I.R.S.

I.R.F.

(CM)

D.R.D.C.T.

O.P.R.D.C.T.

PL

PG.

P.O.B.

R.O.W.

VOLUME

1/2" IRON ROD FOUND WITH PLASTIC

CAP (CAPS WERE ILLEGIBLE)

5/8" IRON ROD SET WITH CAP STAMPED "SCI"

IRON ROD FOUND

CONTROLLING MONUMENT

DEED RECORDS, DALLAS COUNTY, TEXAS

OFFICIAL PUBLIC RECORDS, DALLAS COUNTY, TEXAS

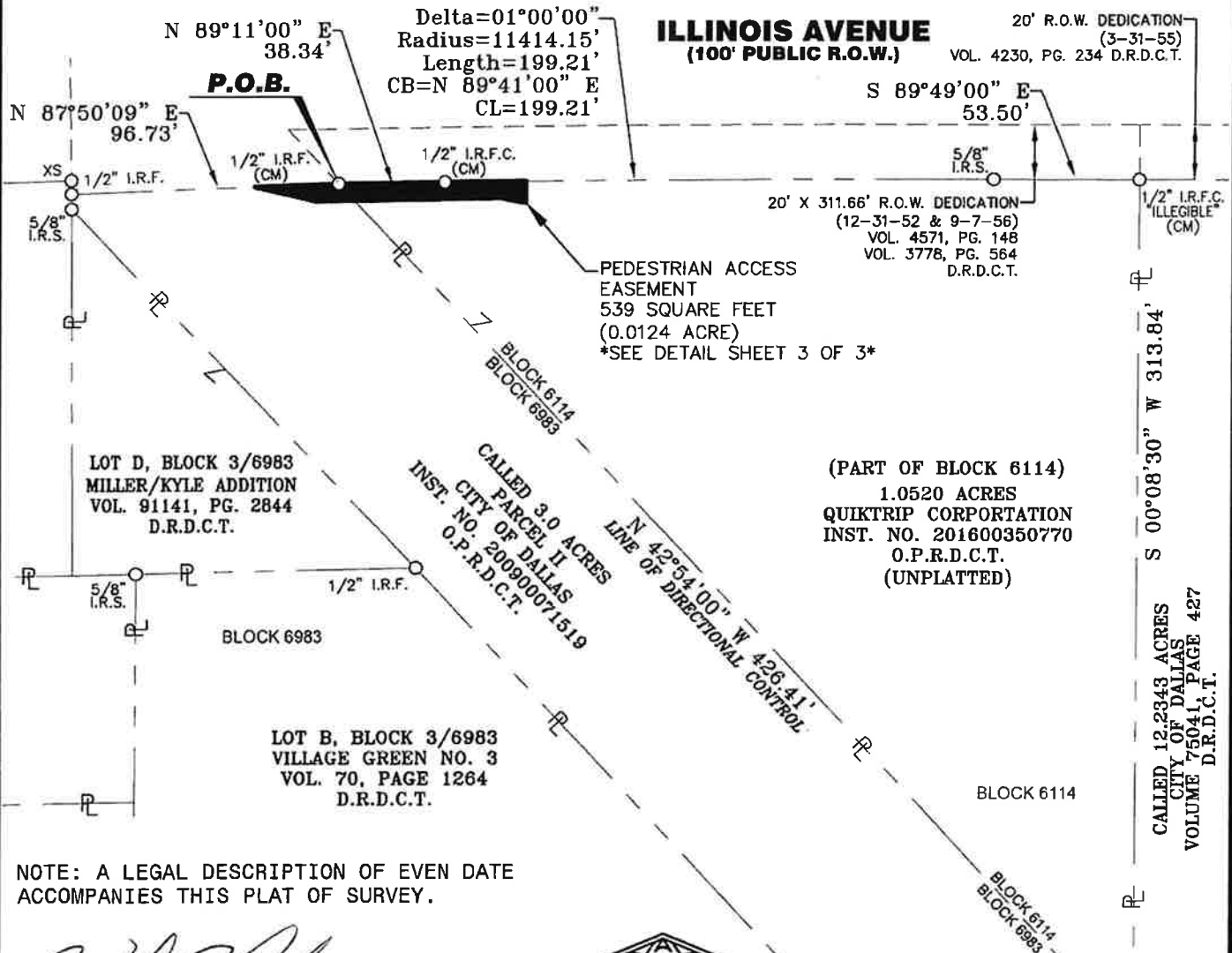
PROPERTY LINE

PAGE

POINT OF BEGINNING

RIGHT-OF-WAY

VOLUME

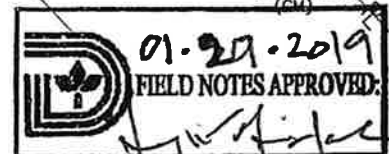
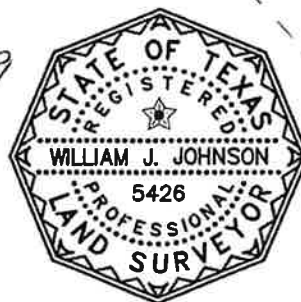


NOTE: A LEGAL DESCRIPTION OF EVEN DATE
ACCOMPANIES THIS PLAT OF SURVEY.

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William J. Johnson
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539 SQUARE FEET (0.0124 ACRE)
DALLAS CITY BLOCK NO. 6114 AND DALLAS CITY BLOCK NO. 6983
ABRAHAM BAST SURVEY, ABSTRACT NO. 109
CITY OF DALLAS, DALLAS COUNTY, TEXAS**

DETAIL SHEET

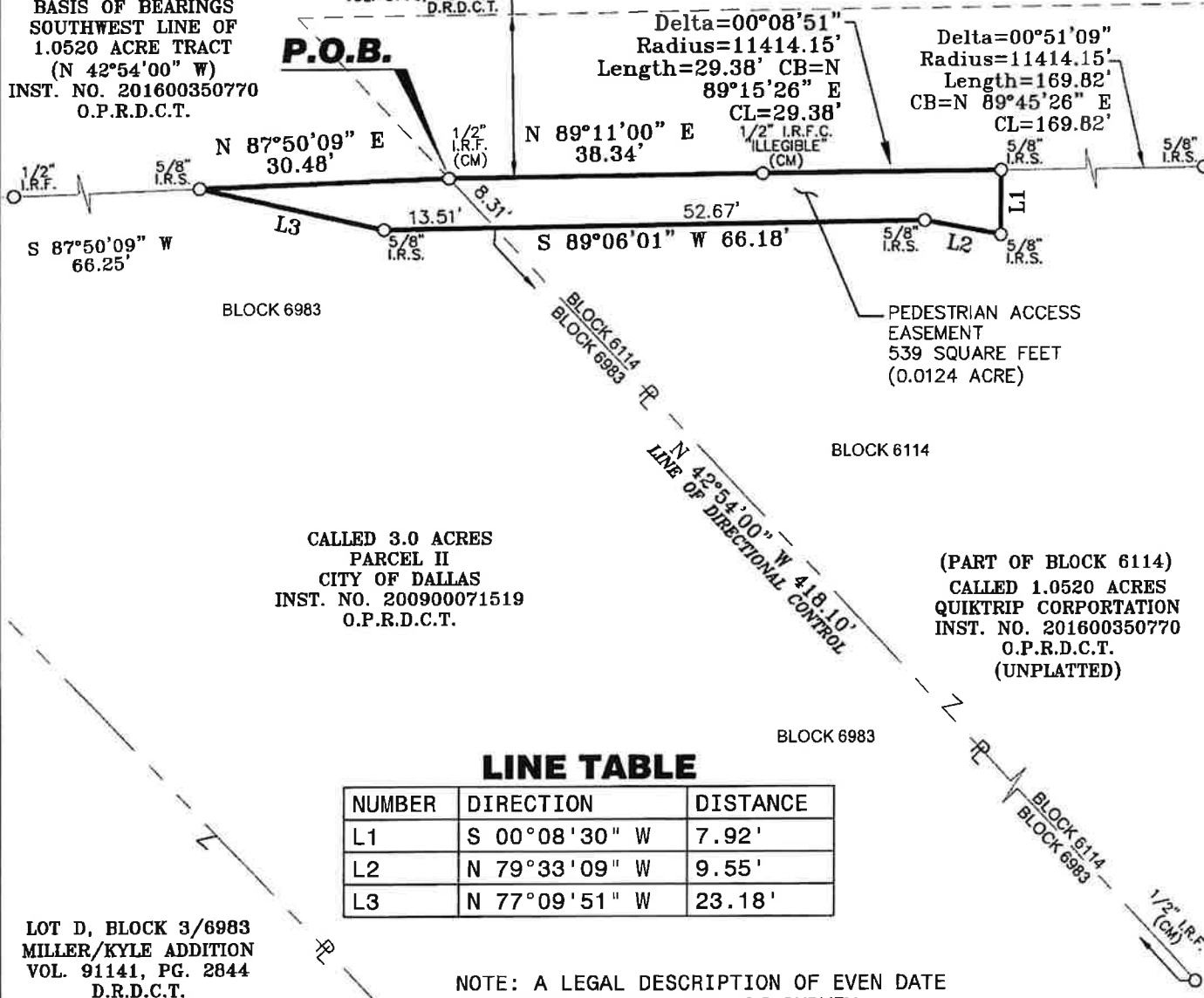
0 10 20

SCALE: 1"=20'

BASIS OF BEARINGS
SOUTHWEST LINE OF
1.0520 ACRE TRACT
(N 42°54'00" W)
INST. NO. 201600350770
O.P.R.D.C.T.

20' X 311.66' R.O.W. DEDICATION
(12-31-52 & 9-7-56)
VOL. 4571, PG. 148
VOL. 3778, PG. 564
D.R.D.C.T.

**ILLINOIS AVENUE
(100' PUBLIC R.O.W.)**

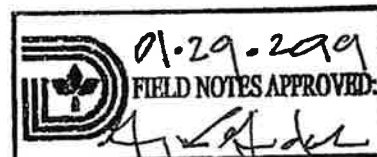


LOT D, BLOCK 3/6983
MILLER/KYLE ADDITION
VOL. 91141, PG. 2844
D.R.D.C.T.

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SCI
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**PEDESTRIAN AND VEHICLE ACCESS EASEMENT
BEING IN A CALLED 1.0520 ACRES
DALLAS CITY BLOCK NO. 6114
ABRAHAM BAST SURVEY, ABSTRACT NO. 109
CITY OF DALLAS, DALLAS COUNTY, TEXAS**

BEING a 1,778 square foot (0.0408 acres) tract of land situated in the City of Dallas, Dallas County, Texas, part of City of Dallas Block No. 6114, out of the Abraham Bast Survey, Abstract No. 109, part of that called 1.0520 acre tract of land described in General Warranty Deed to QuikTrip Corporation, as recorded by Instrument No. 201600350770, Official Public Records, Dallas County, Texas, and being more particularly described as follows:

COMMENCING at a 1/2" iron rod with plastic cap (Illegible) found in the south right-of-way line of Illinois Avenue (FKA Cedar Hill Road; FKA Mountain Lake Pike No. 220; FKA State Highway No. 68; referenced by Plat of Bluebonnet Acres, Volume 4, Page 434, Map Records, Dallas County, Texas; a variable width public right-of-way), being the northeast corner of said 1.0520 acre tract, the northwest corner of that called 12.2343 acre tract of land described in that certain Warranty Deed without Vendor's Lien to the City of Dallas, as recorded in Volume 75041, Page 427, Deed Records, Dallas County, Texas, and the southwest corner of that called 14,827 square feet tract of land described in that certain Warranty Deed to the City of Dallas, as recorded in Volume 4230, Page 234, Deed Records, Dallas County, Texas;

THENCE along said south right-of-way line and the north line of said 1.0520 acre tract as follows:

North 89 degrees 49 minutes 00 seconds West, a distance of 32.17 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;

Along said curve to the left, through a central angle of 00 degrees 11 minutes 16 seconds, a radius of 11,414.15 feet, an arc length of 37.42 feet, having a chord bearing of North 89 degrees 48 minutes 13 seconds West, and a chord distance of 37.42 feet to the **POINT OF BEGINNING**;

THENCE, departing said common line, over and across said 1.0520 acre tract as follows:

South 00 degrees 06 minutes 09 seconds West, a distance of 1.53 feet to a point for the beginning of a non-tangent curve to the left;

Along said non-tangent curve to the left, through a central angle of 00 degrees 17 minutes 53 seconds, a radius of 11,412.62 feet, an arc length of 59.34 feet, a chord bearing of South 89 degrees 57 minutes 13 seconds West and a chord distance of 59.34 feet to a point for the beginning of a compound curve to the left;

Along said compound curve, through a central angle of 90 degrees 18 minutes 19 seconds, a radius of 5.00 feet, an arc length of 7.88 feet, having a chord bearing of South 44 degrees 39 minutes 07 seconds West, and a chord distance of 7.09 feet;



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FOR SPRG USE ONLY
REVIEWED BY: <u>JD</u>
DATE: <u>5/13/2020</u>
SPRG NO. <u>5237</u>

**PEDESTRIAN AND VEHICLE ACCESS EASEMENT
BEING IN A CALLED 1.0520 ACRES
DALLAS CITY BLOCK NO. 6114
ABRAHAM BAST SURVEY, ABSTRACT NO. 109
CITY OF DALLAS, DALLAS COUNTY, TEXAS**

South 00 degrees 30 minutes 03 seconds East, a distance of 71.88 foot;

West, a distance of 14.26 feet;

North 00 degrees 08 minutes 30 seconds East, a distance of 22.29 feet;

North 00 degrees 29 minutes 11 seconds West, a distance of 48.57 feet;

South 89 degrees 27 minutes 19 seconds West, a distance of 75.43 feet;

North 00 degrees 08 minutes 30 seconds East, a distance of 7.60 feet to a point for the beginning of a non-tangent curve to the right, said point lying in said south right-of-way line, same being the north line of said 1.0520 acre tract, from which a 1/2 inch iron rod with plastic cap (Illegible) found bears, along a non-tangent curve to the left, through a central angle of 00 degrees 08 minutes 51 seconds, a radius of 11414.15 feet, an arc length of 29.39 feet, a chord bearing of South 89 degrees 15 minutes 26 seconds West and a chord distance of 29.39 feet;

THENCE, along said common line and said curve to the right, through a central angle of 00 degrees 46 minutes 18 seconds, a radius of 11,414.15 feet, an arc length of 153.73 feet, having a chord bearing of North 89 degrees 43 minutes 00 seconds East, and a chord distance of 153.73 feet to the **POINT OF BEGINNING**, containing 1,778 square feet or 0.0408 acres of land, more or less.

BASIS OF BEARINGS: Being the southwest line of that called 1.0520 acre tract recorded by Instrument No. 201600350770, Official Public Records, Dallas County, Texas; held as North 42 degrees 54 minutes 00 seconds East.


Douglas S. Loomis
R.P.L.S. No. 5199

Date



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REVIEWED BY: JD
DATE: 5/13/2020
SPRG NO. 5237

**PEDESTRIAN AND VEHICLE ACCESS EASEMENT
BEING IN A CALLED 1.0520 ACRES
DALLAS CITY BLOCK NO. 6114
ABRAHAM BAST SURVEY, ABSTRACT NO. 109
CITY OF DALLAS, DALLAS COUNTY, TEXAS**

LEGEND

1/2" I.R.F.C.
5/8" I.R.S.
I.R.F.
(CM)
D.R.D.C.T.
INST. NO.
M.R.D.C.T.
O.P.R.D.C.T.
PG.
P.O.B.
P.O.C.
R.O.W.
VOL.

1/2" IRON ROD FOUND W/ PLASTIC CAP
5/8" IRON ROD SET W/ PLASTIC CAP STAMPED "SCI"
IRON ROD FOUND
CONTROLLING MONUMENT
DEED RECORDS, DALLAS COUNTY, TEXAS
INSTRUMENT NUMBER
MAP RECORDS, DALLAS COUNTY, TEXAS
OFFICIAL PUBLIC RECORDS, DALLAS COUNTY, TEXAS
PAGE
POINT OF BEGINNING
POINT OF COMMENCING
RIGHT-OF-WAY
VOLUME

0 30 60
SCALE: 1"=60'

**DASIS OF BEARINGS
SOUTHWEST LINE OF
1.0520 ACRE TRACT
(N 42°54'00" W)
INST. NO. 201600350770
O.P.R.D.C.T.**

J. B. McCOMMAS SURVEY
ABSTRACT NO. 866

ILLINOIS AVENUE

(FKA CEDAR HILL ROAD)
(FKA MOUNTAIN LAKE PIKE No. 220)
(FKA STATE HIGHWAY NO. 68)
(VARIABLE-WIDTH PUBLIC R.O.W.)
(REFERENCED ON VOL. 4, PG. 434, M.R.D.C.T.)

CENTERLINE

A. BAST SURVEY
ABSTRACT NO. 109

20' X 311.66' R.O.W. DEDICATION
(12-31-52 & 9-7-56)
VOL. 4571, PG. 148
VOL. 3778, PG. 564
D.R.D.C.T.

20' R.O.W. DEDICATION
(3-31-55)
VOL. 4230, PG. 234 D.R.D.C.T.

1/2" I.R.F.
(CM)

1/2" I.R.F.C.
(CM)
CALLED 3.0 ACRES
INST. NO. 200900071519
O.P.R.D.C.T.
BLOCK 6990
BLOCK 6983

P.O.B.**P.O.C.**

1/2" I.R.F.C.
(CM)

PEDESTRIAN AND VEHICLE
ACCESS EASEMENT
1,778 SQUARE FEET
0.0408 ACRES

LINE TABLE

NUMBER	DIRECTION	DISTANCE
L1	N 89°49'00" W	32.17'
L2	S 00°06'09" W	1.53'
L3	S 00°30'03" E	71.88'
L4	WEST	14.26'
L5	N 00°08'30" E	22.29'
L6	N 00°29'11" W	48.57'
L7	S 89°27'19" W	75.43'
L8	N 00°08'30" E	7.60'

BLOCK 6990

BLOCK 6114

CALLLED 1.0520 ACRES
QUICKTRIP CORPORATION
INST. NO. 201600350770
O.P.R.D.C.T.
(UNPLATTED)

BLOCK 6114

CALLLED 12.2343 ACRES
CITY OF DALLAS
VOL. 75041
PG. 427
D.R.D.C.T.

CURVE TABLE

NUMBER	DELTA	RADIUS	LENGTH	CHORD BEARING	CHORD
C1	00°11'16"	11414.15'	37.42'	N 89°48'13" W	37.42'
C2	00°17'53"	11412.62'	59.34'	S 89°57'13" W	59.34'
C3	90°18'19"	5.00'	7.88'	S 44°39'07" W	7.09'
C4	00°08'51"	11414.15'	29.39'	S 89°15'26" W	29.39'
C5	00°46'18"	11414.15'	153.73'	N 89°43'00" E	153.73'

LINE N 42°54'00" W 426.41'
BLOCK 6114
BLOCK 6990

313.84'
S 00°08'30" W

1/2" I.R.F.
(CM)

A. BAST SURVEY
ABSTRACT NO. 109

Douglas S. Loomis
R.P.L.S. No. 5199

Date



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TBPLS Firm No. 10139600



FOR SPRG USE ONLY

REVIEWED BY: JODATE: 5/13/2020SPRG NO. 5237

**PEDESTRIAN, VEHICLE ACCESS EASEMENT
11,982 SQUARE FEET (NET) OR 0.2751 ACRE (NET)
DALLAS CITY BLOCK NO. 6114
ABRAHAM BAST SURVEY, ABSTRACT NO. 109
CITY OF DALLAS, DALLAS COUNTY, TEXAS**

TRACT NO. 1 EASEMENT TRACT

BEING a 11,982 square foot (0.2751 acre) tract of land situated in the City of Dallas, Dallas County, Texas, being part of City of Dallas Block No. 6114, part of the Abraham Bast Survey, Abstract No. 109, part of that called 1.0520 acre tract of land described in that certain General Warranty Deed to QuikTrip Corporation, as recorded by Instrument No. 201600350770, Official Public Records, Dallas County, Texas, and being more particularly described as follows:

COMMENCING at a 1/2" iron rod with plastic cap (illegible) found in the south right-of-way line of Illinois Avenue (100 foot wide public right-of-way at this point), being the northeast corner of said 1.0520 acre tract, the northwest corner of that called 12.2343 acre tract of land described in that certain Warranty Deed without Vendor's Lien to the City of Dallas, as recorded in Volume 75041, Page 427, Deed Records, Dallas County, Texas, and the southwest corner of that called 14,827 square feet tract of land described in that certain Warranty Deed to the City of Dallas, as recorded in Volume 4230, Page 234, Deed Records, Dallas County, Texas;

THENCE, along said south right-of-way line and the north line of said 1.0520 acre tract, North 89 degrees 49 minutes 00 seconds West, a distance of 32.17 feet to a 5/8 inch iron rod with plastic cap stamped "SCI" set for the **POINT OF BEGINNING**;

THENCE departing said north line and said south right-of-way line, over and across said 1.0520 acre tract as follows:

South 00 degrees 08 minutes 30 seconds West, a distance of 56.33 feet to a 5/8 inch iron rod with plastic cap stamped "SCI" set;

West, a distance of 24.01 feet to a 5/8 inch iron rod with plastic cap stamped "SCI" set;

South 00 degrees 08 minutes 30 seconds West, a distance of 22.06 feet to a 5/8 inch iron rod with plastic cap stamped "SCI" set;

West, a distance of 91.17 feet to a 5/8 inch iron rod with plastic cap stamped "SCI" set;

North 00 degrees 08 minutes 30 seconds East, a distance of 22.29 feet to a 5/8 inch iron rod with plastic cap stamped "SCI" set;

North 34 degrees 18 minutes 05 seconds West, a distance of 3.58 feet to a 5/8 inch iron rod with plastic cap stamped "SCI" set;

West, a distance of 45.92 feet to a 5/8 inch iron rod with plastic cap stamped "SCI" set;

North 40 degrees 01 minutes 55 seconds West, a distance of 43.42 feet to a 5/8 inch iron rod with plastic cap stamped "SCI" set;

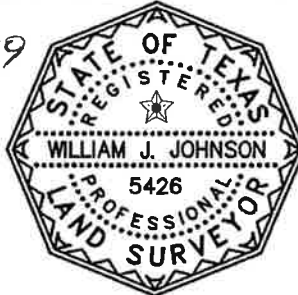
North 00 degrees 08 minutes 30 seconds East, a distance of 19.25 feet to a 5/8 inch iron rod with plastic cap stamped "SCI" set in the north line of said 1.0520 acre tract and the south right-of-way line of said Illinois Avenue, same being the beginning of a non-tangent curve to the right;

THENCE along said north line and said south right-of-way line as follows:

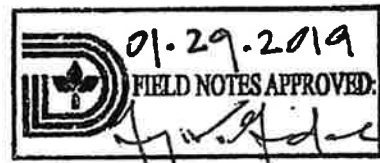
Along said curve to the right, through a central angle of 00 degrees 51 minutes 09 seconds, a radius of 11,414.15 feet, an arc length of 169.82 feet, having a chord bearing of North 89 degrees 45 minutes 26 seconds East, and a chord distance of 169.82 feet to a 5/8 inch iron rod with plastic cap stamped "SCI" set at the point of tangency;

South 89 degrees 49 minutes 00 seconds East, a distance of 21.33 feet to the **POINT OF BEGINNING**, containing 12,062 square feet or 0.2769 acre of land, more or less.

William J. Johnson
William J. Johnson
Registered Professional
Land Surveyor No. 5426



NOTE: A plat of even date accompanies this legal description.



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**PEDESTRIAN, VEHICLE ACCESS EASEMENT
11,982 SQUARE FEET (NET) OR 0.2751 ACRE (NET)
DALLAS CITY BLOCK NO. 6114
ABRAHAM BAST SURVEY, ABSTRACT NO. 109
CITY OF DALLAS, DALLAS COUNTY, TEXAS**

TRACT NO. 2 EXCEPTION TRACT

SAVE AND EXCEPT the following tract of land:

BEING a 80 square feet (0.0018 acre) tract of land situated in the City of Dallas, Dallas County, Texas, being part of City of Dallas Block No. 6114, part of the Abraham Bast Survey, Abstract No. 109, part of that called 1.0520 acre tract of land described in that certain General Warranty Deed to QuikTrip Corporation, as recorded by Instrument No. 201600350770, Official Public Records, Dallas County, Texas, and being more particularly described as follows:

COMMENCING at a 1/2" iron rod with plastic cap (illegible) found in the south right-of-way line of Illinois Avenue (a 100 foot wide public right-of-way at this point), being the northeast corner of said 1.0520 acre tract, the northwest corner of that called 12.2343 acre tract of land described in that certain Warranty Deed without Vendor's Lien to the City of Dallas, as recorded in Volume 75041, Page 427, Deed Records, Dallas County, Texas, and the southwest corner of that called 14,827 square feet tract of land described in that certain Warranty Deed to the City of Dallas, as recorded in Volume 4230, Page 234, Deed Records, Dallas County, Texas;

THENCE along said south right-of-way line and the north line of said 1.0520 acre tract as follows:

North 89 degrees 49 minutes 00 seconds West, a distance of 53.50 feet to a 5/8 inch iron rod with plastic cap stamped "SCI" set for the beginning of a curve to the left;

Along said curve to the left, through a central angle of 00 degrees 10 minutes 38 seconds, a radius of 11,414.15 feet, an arc length of 35.31 feet, having a chord bearing of North 89 degrees 54 minutes 19 seconds West, and a chord distance of 35.31 feet;

THENCE departing said north line and said south right-of-way line, over and across said 1.0520 acre tract as follows:

South 00 degrees 00 minutes 22 seconds West, a distance of 7.92 feet to the **POINT OF BEGINNING**;

South 00 degrees 01 minutes 01 seconds West, a distance of 8.00 feet;

North 89 degrees 58 minutes 59 seconds West, a distance of 10.00 feet;

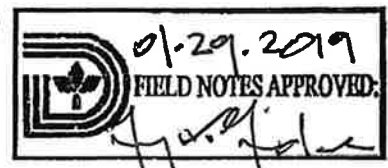
North 00 degrees 01 minutes 01 seconds East, a distance of 8.00 feet;

South 89 degrees 58 minutes 59 seconds East, a distance of 10.00 feet to the **POINT OF BEGINNING**, containing 80.00 square feet or 0.0018 acre of land; leaving a Net Area of 11,982 square feet or 0.2751 acre of land, more or less.

NOTE: A plat of survey of even date accompanies this legal description.

BASIS OF BEARINGS: Southwest line of that called 1.0520 acre tract, as recorded by Instrument No. 201600350770, Official Public Records, Dallas County, Texas.

William J. Johnson 1/29/2019
William J. Johnson
Registered Professional
Land Surveyor No. 5426



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PEDESTRIAN, VEHICLE ACCESS EASEMENT
11,982 SQUARE FEET (NET) OR 0.2751 ACRE (NET)
DALLAS CITY BLOCK NO. 6114
ABRAHAM BAST SURVEY, ABSTRACT NO. 109
CITY OF DALLAS, DALLAS COUNTY, TEXAS

0 30 60

**SCALE: 1"=60'**

BASIS OF BEARINGS
 SOUTHWEST LINE OF
 1.0520 ACRE TRACT
 (N 42°54'00" W)
 INST. NO. 201600350770
 O.P.R.D.C.T.

**LEGEND**

1/2" I.R.F.C.
 5/8" I.R.S.
 I.R.F.
 (CM)
 D.R.D.C.T.
 O.P.R.D.C.T.
 P.G.
 P.O.B.
 R.O.W.
 VOL.

1/2" IRON ROD FOUND WITH PLASTIC
 CAP (CAPS WERE ILLEGIBLE)
 5/8" IRON ROD SET WITH CAP STAMPED "SCI"
 IRON ROD FOUND
 CONTROLLING MONUMENT
 DEED RECORDS, DALLAS COUNTY, TEXAS
 OFFICIAL PUBLIC RECORDS, DALLAS COUNTY, TEXAS
 PROPERTY LINE
 PAGE
 POINT OF BEGINNING
 RIGHT-OF-WAY
 VOLUME

ILLINOIS AVENUE
(100' PUBLIC R.O.W.)

P.O.B.

20' X 311.66' R.O.W. DEDICATION
 (12-31-52 & 9-7-56)
 VOL. 4571, PG. 148
 VOL. 3778, PG. 564
 D.R.D.C.T.

N 89°49'00" W
 32.17'

20' R.O.W. DEDICATION
 (3-31-55)
 VOL. 4230, PG. 234 D.R.D.C.T.

P.O.C.

1/2" I.R.F.C.
 ILLEGIBLE
 (CM)

BLOCK 6114

CALLLED 12.2343 ACRES
 CITY OF DALLAS
 VOLUME 75041, PAGE 427
 D.R.D.C.T.

S 00°08'30" W 313.84'

1/2" I.R.F.
 (CM)

TRACT NO. 2
 EXCEPTION TRACT
 8' X 10' SAVE & EXCEPT
 TRACT FOR QUIKTRIP SIGN
 C1

PEDESTRIAN & VEHICLE
 ACCESS EASEMENT
 11,982 SQUARE FEET (NET)
 0.2751 ACRE (NET)

TRACT NO. 1
 EASEMENT TRACT

WEST 91.17'

CALLLED 1.0520 ACRES
 QUIKTRIP CORPORATION
 INST. NO. 201600350770
 O.P.R.D.C.T.
 (UNPLATTED)

(PART OF BLOCK 6114)

BLOCK 6983

LINE N 42°54'00" W 426.41'
 A BAST SURVEY
 ABSTRACT NO. 109

NOTE: A LEGAL DESCRIPTION
 OF EVEN DATE ACCOMPANIES
 THIS PLAT OF SURVEY.

NUMBER	DIRECTION	DISTANCE
L1	S 00°08'30" W	56.33'
L2	WEST	24.01'
L3	S 00°08'30" W	22.06'
L4	N 00°08'30" E	22.29'
L5	N 34°18'05" W	3.58'
L6	WEST	45.92'
L7	N 40°01'55" W	43.42'
L8	N 00°08'30" E	19.25'
L9	S 89°49'00" E	21.33'
L10	S 00°00'22" W	7.92'
L11	S 00°01'01" W	8.00'
L12	N 89°58'59" W	10.00'
L13	N 00°01'01" E	8.00'
L14	S 89°58'59" E	10.00'

NUMBER	DELTA	RADIUS	LENGTH	CHORD BEARING	CHORD
C1	00°51'09"	11414.15'	169.82'	N 89°45'26" E	169.82'
C2	00°10'38"	11414.15'	35.31'	N 89°54'19" W	35.31'

William J. Johnson
 Registered Professional
 Land Surveyor No. 5426



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