

FLOOD PLAIN STATEMENT

This plat is approved by the City Council of the City of Farmers Branch and accepted by the Owner, subject to the following conditions which shall be binding upon the owner, his heirs, grantees, successors and assigns:

The existing water courses, creek with its flood plain traversing within the limits of this addition, will remain as an open area at all times and will be maintained by the owners of the lot or lots that are traversed by or adjacent to the drainage course in **QT 999 ADDITION**. The City of Farmers Branch will not be responsible for any maintenance or operation of said water courses, creek or creeks or for any damage to private property or person that results from the flow of water along said creek, or for the control of erosion in the Flood Plain.

No obstruction to the natural flow of storm water run-off shall be permitted by filling or by construction of any type of dam, building, bridge, fence, walkway or any other structure within 100 Year Flood Plain, as hereinafter defined in **QT 999 ADDITION**, unless approved by the City Engineer. The property owner shall keep the 100 Year Flood Plain traversing or adjacent to his property clean and free of debris, silt and any substance which would result in unsanitary conditions and the City of Farmers Branch shall have the right of ingress and egress for the purposes on inspection and supervision on maintenance work by the homeowners association and/or the property owners to alleviate any undesirable conditions which may occur.

The natural drainage channels and water courses through **QT 999 ADDITION**, as is the case of all natural channels are subject to storm water overflow and natural bank erosion to an extent which cannot be definitely defined. The City of Farmers Branch shall not be held liable for any damages of any nature resulting from the occurrence of these natural phenomena, nor resulting from the failure of any structure or structures, within the 100 Year Flood plain.

Buildings adjacent to the flood plain within this subdivision shall be built to minimum floor elevations as required by Flood Plain Administrator.

Marc Bentley, P.E., CFM
City Engineer/Flood Plain Administrator

FLOOD STATEMENT

By graphic plotting only, the property described hereon lies in Zone "AE"- Areas subject to inundation by the 1% annual chance flood, Zone "X" (shaded)-Areas of 2% annual chance flood or areas of 1% annual chance flood with average depths of less than 1 foot or with drainage areas less than 1 square mile and/or areas protected by levees from 1% annual chance flood and Zone "X"-Areas determined to be outside the 0.2% annual chance floodplain, 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 48113C0170K, Map Revised Date, July 7, 2014. 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.

OWNER'S CERTIFICATE

STATE OF TEXAS §
COUNTY OF DALLAS §

WHEREAS, QuikTrip Corporation, an Oklahoma Corporation, is the sole owner of all of the following described tract of land located in the City of Farmers Branch, Dallas County, Texas, a part of the William P. Shahan Survey, Abstract No. 1337, being all of Park West Phase V, according to the plat thereof, as recorded in Volume 87007, Page 3105, Deed Records, Dallas County, Texas, being the same tract of land described by deed to QuikTrip Corporation, as recorded by Instrument No. 201500236322, Official Public Records, Dallas County, Texas, being that same called 7.1854 acres tract of land described by deed to CF LBJ Properties, Inc., as "Tract F", in Volume 80155, Page 3523, Deed Records, Dallas County, Texas and being more particularly described as follows:

BEGINNING at a 1/2 inch iron rod found for the intersection of the south right-of-way line of Interstate No. 635 (a.k.a. LBJ Freeway, a variable width public right-of-way) and the east right-of-way line of Luna Road (a variable width public right-of-way);

THENCE, along said south right-of-way line, North 57 degrees 40 minutes 04 seconds East, a distance of 41.94 feet to a 5/8 inch iron rod found;

THENCE, continuing along said south right-of-way line, South 88 degrees 28 minutes 37 seconds East, a distance of 1020.72 feet to an aluminum disc found at the northwest corner of that called 19.510 acre tract of land described by deed to CADG Mercer Crossing Holdings, LLC, as recorded by Instrument No. 201500309379, Official Public Records, Dallas County, Texas;

THENCE, along the west line of said 19.510 acre tract, South 00 degrees 08 minutes 03 seconds East, a distance of 315.91 feet to a 5/8 inch iron rod found for the southeast corner of said Lot 1, being in the west line of the remainder of that called 72.180 acre tract of land described by deed to TX Manhattan, LLC as recorded by Instrument No. 201600064501, Official Public Records, Dallas County, Texas, also being the northeast corner of that called 17.115 acre tract of land described by deed to Continental Common, Inc., as recorded by Instrument No. 20100032210S, Official Public Records, Dallas County, Texas;

THENCE, along the north line of said 17.115 acre tract as follows:

North 89 degrees 49 minutes 00 seconds West, a distance of 256.39 feet to a 5/8 inch iron rod found;

North 24 degrees 14 minutes 38 seconds West, a distance of 137.09 feet to a point for corner (corner falls in Farmers Branch Creek);

South 65 degrees 47 minutes 41 seconds West, a distance of 543.34 feet to an "X" cut in concrete found in the east right-of-way line of said Luna Road, from which an "X" cut in concrete found for the most southerly southwest corner of said Tract F bears South 65 degrees 50 minutes 12 seconds West, a distance of 7.07 feet;

THENCE, along said east right-of-way line as follows:

North 32 degrees 22 minutes 19 seconds West, a distance of 180.93 feet to an "X" cut in concrete set;

North 27 degrees 10 minutes 38 seconds West, a distance of 121.50 feet to a 5/8 inch iron rod with plastic cap stamped "RPLS 5199" set;

North 32 degrees 22 minutes 19 seconds West, a distance of 39.99 feet to an "X" cut in concrete found;

North 57 degrees 53 minutes 36 seconds East, a distance 2.00 feet to a 1/2 inch iron rod found;

North 32 degrees 01 minutes 38 seconds West, a distance of 143.69 feet to the **POINT OF BEGINNING**, and containing 309,799 square feet or 7.1120 acres of land, more or less.

VALWOOD IMPROVEMENT AUTHORITY APPROVAL

STATE OF TEXAS §
COUNTY OF DALLAS §

Valwood Improvement Authority does hereby release that portion of the "Farmers Branch-Carrollton Flood Control District Maintenance Easement & Slope Easement" as shown hereon.

VALWOOD IMPROVEMENT AUTHORITY

Pat Canuteson, P.E.
Its Executive Director

OWNER'S DEDICATION

NOW, THEREFORE, KNOW ALL BY THESES PRESENTS:

That, QuikTrip Corporation, an Oklahoma Corporation, acting by and through **Joseph S. Faust**, duly authorized so to act, does hereby adopt this plat designating the herein above described property as **QT 999 ADDITION, Lots 1 and 2, Block A**, an addition to the City of Farmers Branch, Dallas County, Texas, and does hereby dedicate to the public use forever, the streets and easements shown hereon. The easements are hereby reserved for the purposes indicated. No permanent structures (buildings, fences, trees, shrubs or paving) shall be constructed or placed upon, over and across said easements as shown, except with the written permission of the City of Farmers Branch, Texas. Said easements being hereby reserved for mutual use and accommodation of all public utilities. All and any public utility shall have the full right and privilege to remove and keep removed all or any parts of any buildings, fences, trees, shrubs, paving or other improvements or growths which may in any way endanger or interfere with the construction, maintenance or efficiency of its respective utility system located within the easement, and all public utilities shall at all times have the full right of ingress and egress to or from and upon said easements for the purpose of constructing, reconstructing, inspecting, patrolling, maintaining and adding or removing all or part of its respective system without the necessity at any time of procuring the permission of anyone. The reconstruction, relocation, or other replacement of any buildings, fences, trees, shrubs, paving or other improvements or growths within such easements shall accrue no responsibility or liability to the City of Farmers Branch, Texas. (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.) There will be no permanent structures (buildings, fences, trees, shrubs, paving or other improvements or growths) or obstructions built, placed or planted within the 100 year flood plain. The maintenance of all easements shown hereon shall be responsibility of the owners.

This plat approved subject to all platting ordinances, rules and regulations of the City of Farmers Branch, Texas.

EXECUTED this the _____ day of _____, 2016.

By: Joseph S. Faust
Title: Director of Real Estate

STATE OF TEXAS §
COUNTY OF DALLAS §

BEFORE me, the undersigned authority, a Notary Public for the State of Texas, on this day personally appeared Joseph S. Faust, Director of Real Estate, 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 _____, 2016.

Notary Public in and for the State of Texas

SURVEYOR'S STATEMENT

I, Douglas S. Loomis, 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 Farmers Branch Rules and Regulations Governing the Platting and Subdivision of Land (Ordinance No. 1430) and Texas Local Government Code, Chapter 212. I further affirm that the monuments shown hereon were either found or placed in compliance with said ordinance.

Dated this the **22nd** day of **AUGUST, 2016**.

RELEASED 8/22/2016 FOR REVIEW PURPOSES ONLY. THIS DOCUMENT SHALL NOT BE RECORDED FOR ANY PURPOSE.

Douglas S. Loomis
Texas 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 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 **22nd** day of **AUGUST, 2016**.

Notary Public in and for the State of Texas

FINAL PLAT

**QT 999 ADDITION
LOTS 1 AND 2, BLOCK A**
(7.1120 ACRES OR 309,799 SQ. FT.)

BEING A REPLAT OF ALL OF
PARK WEST PHASE V
(VOLUME 87007, PAGE 3105, D.R.D.C.T.)
AN ADDITION TO THE CITY OF FARMERS BRANCH,
DALLAS COUNTY, TEXAS,
SITUATED IN THE
WILLIAM P. SHAHAN SURVEY, ABSTRACT NO. 1337

OWNER/APPLICANT
QUIKTRIP CORPORATION
1120 North Industrial Boulevard
Euless, Texas 76039
(817) 358-7680

PROJECT INFORMATION
Date of Survey: 01/02/2013
Job Number: 12149120
Drawn By: A.L.B./wj
Date of Drawing: 08/22/2016
File: 12149120 REPLAT.Dwg
SHEET 2 OF 2



903 N. Bowser Road, Suite 240
Richardson, Texas 75081
(972) 424-7002 Voice
(972) 633-1702 Fax
WWW.SurveyConsultantsInc.Com
TBPLS Firm No. 10139600