

LINE TABLE		
NUMBER	DIRECTION	DISTANCE
L1	S 88°04'15" E	12.70'
L2	S 01°55'45" W	1.50'
L3	S 88°04'15" E	22.00'
L4	N 01°55'45" E	1.50'
L5	S 88°04'15" E	5.95'
L6	S 60°26'15" E	37.53'
L7	S 45°25'20" E	19.60'
L8	S 45°25'20" E	2.40'
L9	N 44°34'40" E	9.00'
L10	S 45°25'20" E	8.00'
L11	S 44°34'40" W	9.00'
L12	S 45°25'20" E	9.27'
L13	N 44°34'40" E	22.00'
L14	S 44°33'48" W	14.46'
L15	S 45°26'12" E	10.52'
L16	S 45°26'12" E	9.50'
L17	N 67°58'40" E	0.38'
L18	N 44°34'40" E	17.66'
L19	S 41°42'00" E	1.81'
L20	S 41°27'52" E	7.32'
L21	S 44°34'40" W	17.39'
L22	N 41°30'40" W	2.15'
L23	S 67°58'40" W	0.70'
L24	N 48°58'04" E	4.23'

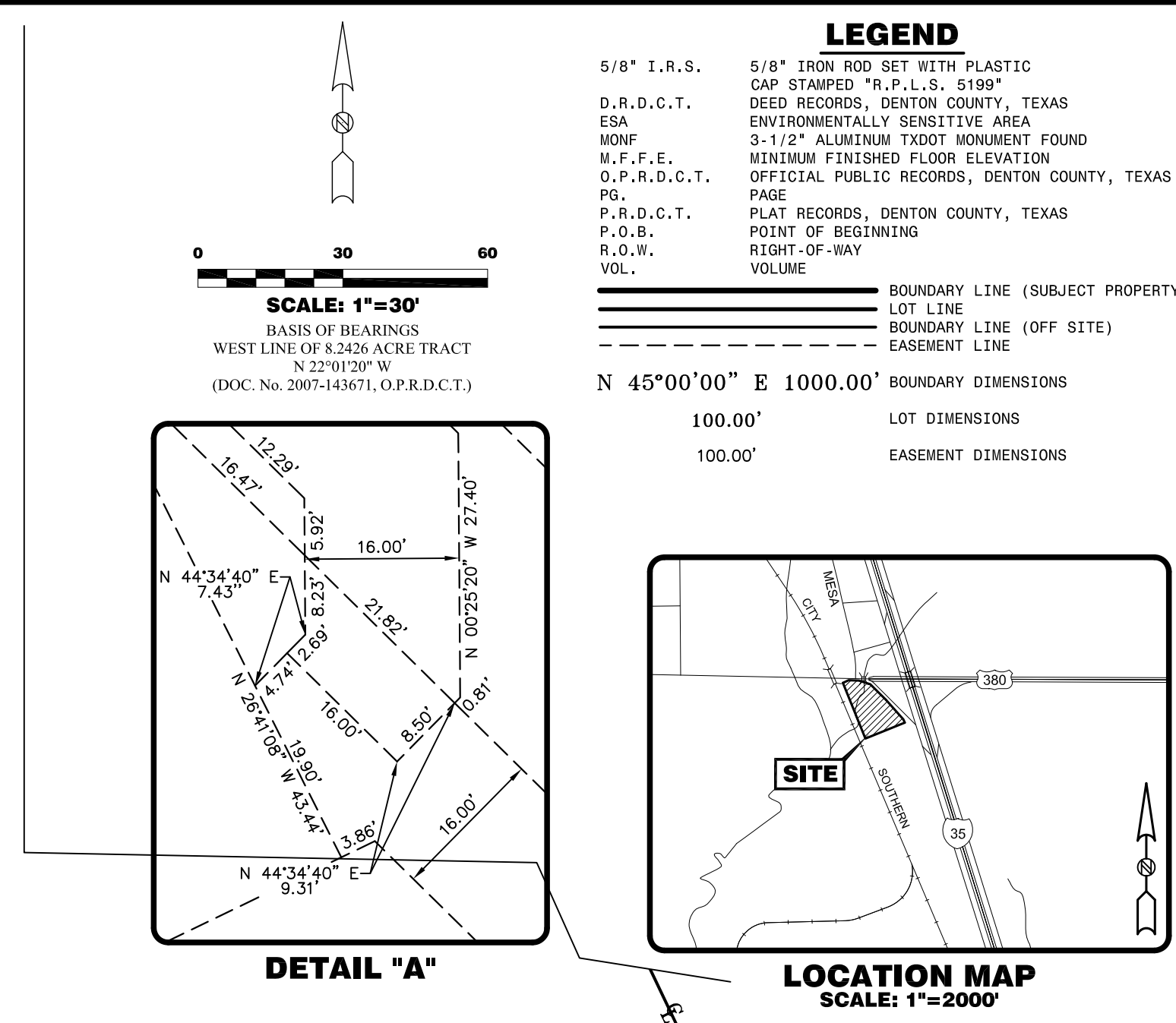
CURVE TABLE						
NUMBER	DELTA	RADIUS	LENGTH	CHORD BEARING	CHORD	
C1	73°40'11"	30.00'	38.57'	S 34°51'09" E	35.97'	
C2	56°27'39"	62.00'	61.10'	S 43°27'26" E	58.65'	
C3	30°11'44"	38.00'	20.03'	S 30°19'28" E	19.80'	
C4	30°11'44"	62.00'	32.67'	N 30°19'28" W	32.30'	
C5	56°27'39"	38.00'	37.45'	N 43°27'26" W	35.95'	
C6	90°00'00"	20.00'	31.42'	S 63°18'45" W	28.28'	
C7	22°52'18"	88.00'	35.13'	S 06°52'36" W	34.90'	
C8	51°21'31"	88.00'	78.88'	S 30°14'18" E	76.27'	
C9	18°56'49"	112.00'	37.04'	S 46°26'39" E	36.87'	
C10	14°43'47"	88.00'	22.62'	N 48°33'10" W	22.56'	
C11	51°21'31"	112.00'	100.39'	S 30°14'18" W	97.07'	
C12	22°52'18"	112.00'	44.71'	N 06°52'36" E	44.41'	

**FLOOD STATEMENT**

By graphic plotting only, the property described hereon lies in 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 Denton County, Texas and Incorporated Areas", Community Panel Number 48121C0360G, Map Revised Date, April 18, 2001. 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.

**COORDINATE NOTE**

Coordinates shown hereon are State Plane Coordinates, Texas North Central Zone, North American Datum of 1983 (NAD83)



**OWNERS CERTIFICATION**

WHEREAS, QuikTrip Corporation, an Oklahoma corporation, is the owner of a tract of land in the City of Denton, Denton County, Texas, a part of the B.B.B. & C. R.R. Company Survey, Abstract No. 192, being all of Lot 1, Block 1, QT 912 Addition, an addition to the City of Denton, Denton County, Texas, according to the plat thereof recorded by Document No. 2011-31, Official Public Records, Denton County, Texas, being all of that called 2.3265 acres tract of land described by deed to QuikTrip Corporation, as recorded by Document No. 2010-64057, Official Public Records, Denton County, Texas, being all of that called 1.3174 acre tract of land described by deed to QuikTrip Corporation, as recorded by Document No. 2013-19907, Official Public Records, Denton County, Texas, and being more particularly described by metes and bounds as follows:

**BEGINNING** at a 5/8" iron rod set with plastic cap stamped "R.P.L.S. 5199" in the south right-of-way line of U.S. Highway 380 (a variable-width right-of-way), the east right-of-way line of Kansas City Southern Railway (a 150' right-of-way), the northwest corner of said 2.3264 acres tract, from which a 3 1/2" aluminum TXDOT monument bears South 64 degrees 59 minutes 52 seconds West a distance of 0.48 feet;

**THENCE**, along said south right-of-way line and the north line of said 2.3264 acres tract, North 64 degrees 58 minutes 35 seconds East, a distance of 88.28 feet to a 3 1/2" aluminum TXDOT monument found;

**THENCE**, continuing along said common line, South 88 degrees 04 minutes 15 seconds East, a distance of 142.63 feet to a 3 1/2" aluminum TXDOT monument found;

**THENCE**, continuing along said common line, South 71 degrees 41 minutes 15 seconds East, a distance of 163.31 feet to a 3 1/2" aluminum TXDOT monument found in the west right-of-way line of Interstate Highway 35 (a variable-width right-of-way);

**THENCE**, along said west right-of-way line, South 45 degrees 25 minutes 20 seconds East, pass at a distance of 148.34 feet, the southeast corner of said 2.3264 acres tract and the northeast corner of said 1.3174 acre tract, and continue for a total distance of 304.95 feet to a 5/8" iron rod with plastic cap stamped "R.P.L.S. 5199" set;

**THENCE**, continuing along said west right-of-way line, South 41 degrees 30 minutes 40 seconds, a distance of 16.89 feet to a 5/8" iron rod with plastic cap stamped "RPLS 5199" set, same being the southeast corner of said 1.3174 acre tract;

**THENCE**, departing said west right-of-way and along the south line of said 1.3174 acre tract, South 67 degrees 58 minutes 40 seconds West, a distance of 469.74 feet to a 5/8" iron rod with plastic cap stamped "RPLS 5199" set for the southwest corner of said 1.3174 acre tract, same being in the east right-of-way line of said Kansas City Southern Railway;

**THENCE**, along said east right-of-way line, North 22 degrees 01 minutes 20 seconds West, pass at a distance of 315.10 feet, the northwest corner of said 1.3174 acre tract and the southwest corner of said 2.3264 acres tract, and continue for a total distance of 454.77 feet to the **POINT OF BEGINNING**, containing 158,727 square feet or 3.6439 acres of land, more or less.

**OWNERS DEDICATION**

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

THAT, QUIKTRIP CORPORATION, acting by and through its duly authorized agent, does hereby adopt this plat designating the herein described property as **QT 912 ADDITION**, in the City of Denton, Denton County, Texas and does hereby dedicate to the public use forever the street rights-of-way and public easements shown hereon.

JOSEPH S. FAUST  
DIRECTOR OF REAL ESTATE  
QUIKTRIP CORPORATION

STATE OF TEXAS §  
COUNTY OF TARRANT §

BEFORE ME, the undersigned Notary Public in and for the State of Texas on this day personally appeared **JOSEPH S. FAUST**, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledges to me that he executed the same for the purpose and consideration thereon expressed, and in the capacity therein stated.

GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS \_\_\_\_ DAY OF \_\_\_\_\_, 2017.

Notary Public in the State of Texas

**SURVEYOR'S CERTIFICATE**

THAT I, Douglas S. Loomis, Registered Professional Land Surveyor, do hereby certify that this plat was prepared from an actual survey of the land described hereon, and that the corner monuments shown hereon were found or placed under my personal supervision in accordance with the ordinances of the City of Denton, Texas.

RELEASED 7/14/2017 FOR REVIEW PURPOSES ONLY. THIS DOCUMENT SHALL NOT BE RECORDED FOR ANY PURPOSE.

Douglas S. Loomis  
Registered Professional Land Surveyor No. 5199

Approved this \_\_\_\_ day of \_\_\_\_\_, 2017 by the Planning and Zoning Commission of the City of Denton, Texas.

Chairperson  
Planning and Zoning Commission

City Secretary

**GENERAL NOTES:**

The City of Denton has adopted the National Electrical Safety Code (the "Code"). The Code generally prohibits structures within 17.5 feet on either side of the center line of overhead distribution lines and within 30 feet on either side of the centerline of overhead transmission lines. In some instances the Code requires greater clearances. Building permits will not be issued for structures within these clearance areas. Contact the Building Official with specific questions.

Taps made to existing waterlines or relocation of Fire Hydrants shall be done by the City of Denton at the Contractor's expense. Contact Kelvin Pryor with the Water Department at (940)349-7181.

Taps made to existing sewer lines shall be done by the City of Denton at the Contractor's expense. Contact Justin Diviney with the Water Department at (940)349-7181

There are no visible or apparent gas, petroleum, or other similar common carrier pipeline easements located on the subject property.

Property Owner is responsible for the maintenance of the Public Access Easement shown on this Plat.

The purpose of this replat is to add additional land (unplatted) to a previously platted lot.

This Replat does not remove or amend any covenants or restrictions.

REPLAT  
**QT 912 ADDITION**  
**LOT 1R, BLOCK 1**  
BEING A TOTAL OF 3.6439 ACRES  
COMPRISED OF 2.3265 ACRES IN LOT 1, BLOCK 1,  
QT 912 ADDITION, AN ADDITION TO THE CITY OF DENTON  
RECORDED AS DOCUMENT NO. 2011-31, P.R.D.C.T.  
AND 1.3174 ACRES OF UNPLATTED LAND SITUATED IN THE  
B.B.B. & C.R.R. COMPANY SURVEY, ABSTRACT No. 192  
CITY OF DENTON, DENTON COUNTY, TEXAS

**PROJECT INFORMATION**  
Date of Survey: 04/28/2016  
Date of Drawing: 07/14/2017  
Job Number: 0814954  
Drawn By: W.J.L./a.l.b.  
File: 0814954 Replat.Dwg  
**SHEET 1 OF 1**



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TBPLS Firm No. 10139600

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