

Kimley»»Horn
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QuikTrip No. 1895
8422 S LANCASTER ROAD
DALLAS, TEXAS



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PROTOTYPE: P-90 (01/02/17)
DIVISION:
VERSION: 001
DESIGNED BY:
DRAWN BY: SCR
REVIEWED BY: MCB

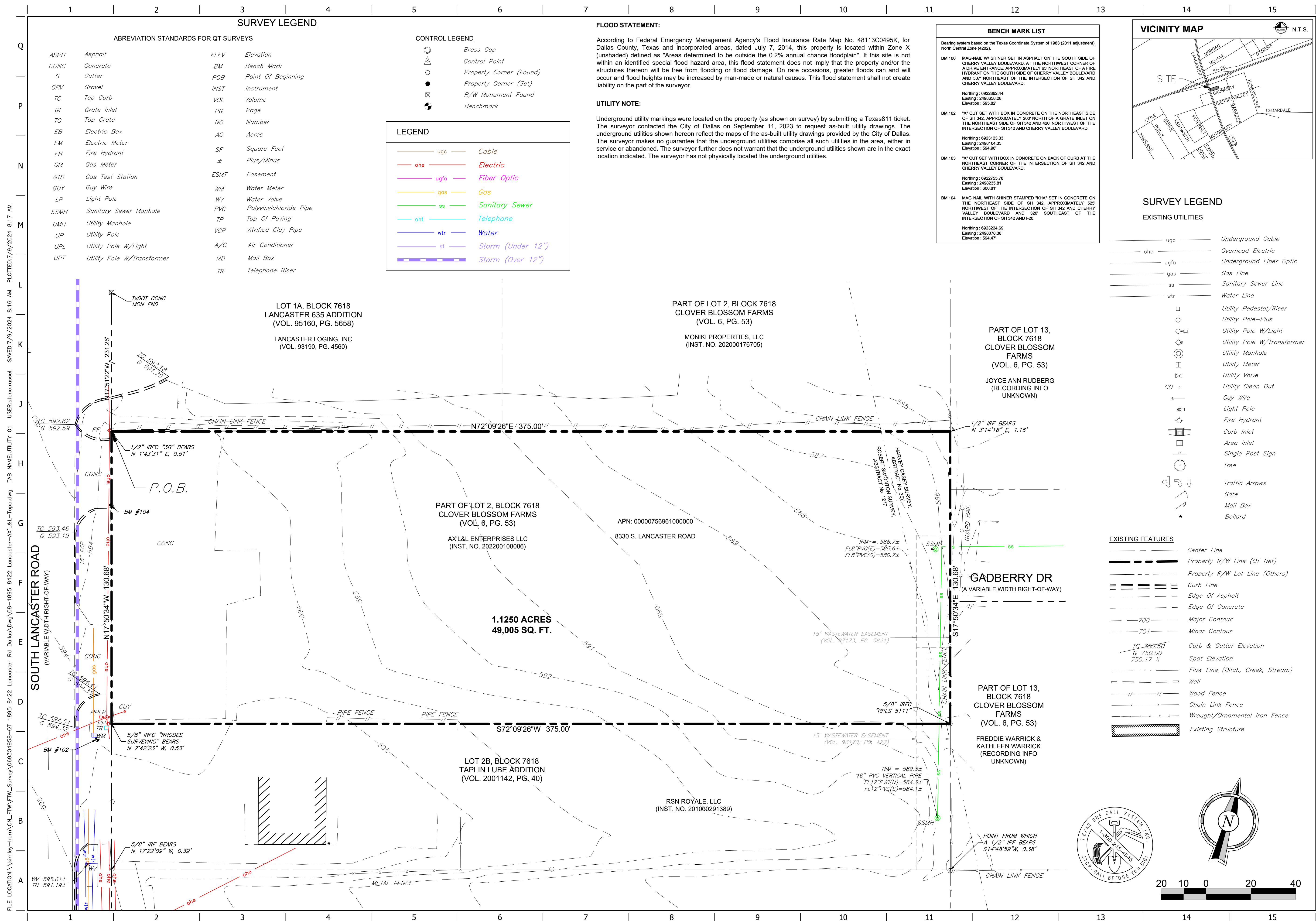
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SHEET TITLE:

TOPOGRAPHIC SURVEY


SHEET NUMBER:

1 of 1



FILE LOCATION: \\kimley-horn\ON_FTW_Survey\06304958-QT 1895 8422 Lancaster Rd Dallas\DWG\08-1895 8422 Lancaster-A\1&L-Topo.dwg
TAB NAME: ALTA 02 USER: stoncrussell
SAVED: 7/9/2024 8:16 AM
PLOTED: 7/9/2024 8:17 AM


1	2	3	4	5	6	7	8	9	10	11	12	13	14	15
DESCRIPTION OF PROPERTY					NOTES					TRACT 1 - TITLE COMMITMENT GF NO. 2002082T SCHEDULE "B" ITEMS				
<p>BEING a 1.1250 acre (49,005 square foot) tract of land situated in the Robert Simonton Survey, Abstract No. 1277 and the Harvey Casey Survey, Abstract No. 307, City of Dallas, Dallas County, Texas; said tract being a portion of Lot 2, Block 7618, Clover Blossom Farms, an addition to the City of Dallas according to the plat recorded in Volume 6, Page 53, Plat Records, Dallas County, Texas (P.R.D.C.T.); said tract being more particularly described as follows:</p> <p>BEGINNING at a point for corner in the northeast right-of-way line of S.H. 342 (a variable width right-of-way), said point being the southwest corner of Lot 1A, Block 7618, Lancaster 635 Addition, an addition to the City of Dallas according to the plat recorded in Volume 95160, Page 5658, P.R.D.C.T., from which a 1/2" iron rod found with a cap stamped "38" bears North 01°43'31" East, a distance of 0.51 feet, also from which a TxDOT concrete monument found bears North 17°51'22" West, a distance of 231.26 feet;</p> <p>THENCE North 72°09'26" East, departing the said northeast right-of-way line of S.H. 342, a distance of 375.00 feet to a point for corner, from which a 1/2" iron rod found bears North 03°14'16" East, a distance of 1.16 feet;;</p> <p>THENCE South 17°50'34" East, a distance of 130.68 feet to a 5/8" iron rod found with a cap stamped "RPLS 5111", said iron rod being the northeast 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, P.R.D.C.T.;</p> <p>THENCE South 72°09'26" West, along the northwest line of said Lot 2B, a distance of 375.00 feet to a point for corner in the said northeast right-of-way line of S.H. 342, said point being the northwest corner of said Lot 2B, from which a 5/8" iron rod found with a cap stamped "RHODES SURVEYING" bears North 07°42'23" West, a distance of 0.53 feet;</p> <p>THENCE North 17°50'34" West, along the said northeast right-of-way line of S.H. 342, a distance of 130.68 feet to the POINT OF BEGINNING and containing 49,005 square feet or 1.1250 acres of land, more or less.</p>					<p>1. BEARINGS ARE BASED ON THE TEXAS STATE PLANE COORDINATE SYSTEM, NORTH AMERICAN DATUM OF 1983 (NAD 83), NORTH CENTRAL ZONE (4202) WITH AN APPLIED COMBINED SCALE FACTOR OF 1.000136506.</p> <p>2. SURVEYOR HAS NOT BEEN PROVIDED A CURRENT ZONING REPORT AT DATE OF SURVEY.</p> <p>3. UNDERGROUND UTILITY MARKINGS WERE LOCATED ON THE PROPERTY (AS SHOWN ON SURVEY) BY SUBMITTING A TEXAS 811 TICKET. THE SURVEYOR MAKES NO GUARANTEE THAT THE UNDERGROUND UTILITIES 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.</p> <p>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.</p> <p>5. THIS SURVEY WAS PERFORMED IN CONNECTION WITH THE TRANSACTION DESCRIBED IN GF NO. 2002082T, ISSUED BY CHICAGO TITLE INSURANCE COMPANY WITH AN EFFECTIVE DATE OF MAY 9, 2024, ISSUED MAY 21, 2024, USE OF THIS SURVEY FOR ANY OTHER PURPOSE OR BY OTHER PARTIES SHALL BE AT THEIR OWN RISK AND UNDERSIGNED IS NOT RESPONSIBLE FOR ANY LOSS RESULTING THEREFROM.</p> <p>6. THE SOUTHWEST LINE OF THE PROPERTY IS LOCATED ALONG THE NORTHEAST RIGHT-OF-WAY OF SH 342 (LANCASTER ROAD).</p> <p>7. MAP ORIENTATION IS PER THE CLIENT'S REQUEST.</p> <p>8. THERE WAS NO EVIDENCE OF BUILDING CONSTRUCTION, OR BUILDING ADDITIONS OBSERVED IN THE PROCESS OF CONDUCTING THE FIELDWORK.</p> <p>9. THERE WAS NO EVIDENCE OF THE SITE BEING USED AS A SOLID WASTE DUMP, SUMP OR SANITARY LANDFILL AT THE DATE OF SURVEY.</p> <p>10. THERE WAS NO EVIDENCE OF CEMETERIES LOCATED ON OR WITHIN FIVE (5) FEET OF THE SUBJECT TRACT AT THE DATE OF SURVEY.</p> <p>11. ACCORDING TO THE TEXAS DEPARTMENT OF TRANSPORTATION PROJECT TRACKER (PROJECT ID 004801066), SH 342 IS SHOWN AS PROPOSED CONSTRUCTION "OVERLAY".</p> <p>12. EXCEPT AS SPECIFICALLY STATED OR SHOWN ON THIS PLAT, THIS SURVEY DOES NOT PURPORT TO REFLECT ANY OF THE FOLLOWING WHICH MAY BE APPLICABLE TO THE SUBJECT TRACT: EASEMENTS, BUILDING SETBACK LINES, RESTRICTIVE COVENANTS, SUBDIVISION RESTRICTIONS, ZONING OR OTHER LAND-USE REGULATIONS, AGREEMENTS, LEASE AGREEMENTS AND OWNERSHIP TITLE EVIDENCE.</p> <p>13. ANY DECLARATION MADE HEREON OR HEREIN IS MADE TO THE ORIGINAL PURCHASER OF THE SURVEY. IT IS NOT TRANSFERABLE TO ADDITIONAL INSTITUTIONS OR SUBSEQUENT OWNERS.</p> <p>14. THIS SURVEY DOES NOT PROVIDE A DETERMINATION OR OPINION CONCERNING THE LOCATION OF EXISTING WETLANDS, FAULT LINES, TOXIC OR HAZARDOUS WASTE AREAS, SUBSIDENCE, SUBSURFACE AND ENVIRONMENTAL CONDITIONS OR GEOLOGICAL ISSUES. NO STATEMENT IS MADE CONCERNING THE SUITABILITY OF THE SUBJECT TRACT FOR ANY INTENDED USE, PURPOSE OR DEVELOPMENT.</p> <p>15. THE WORD "CERTIFY" OR "CERTIFICATE" AS SHOWN AND USED HEREON MEANS AN EXPRESSION OF PROFESSIONAL OPINION REGARDING THE FACTS OF THE SURVEY AND DOES NOT CONSTITUTE A WARRANTY OR GUARANTEE, EXPRESSED OR IMPLIED.</p>					<p>1. The following restrictive covenants of record itemized below (We must either insert specific recording data or delete this exception): Document(s) recorded in Volume 90191, Page 925; in Clerk's File No(s). 201100148453; 201700138543; 202200108086, Real Property Records, Dallas County, Texas, but omitting any covenants or restrictions, if any, including but not limited to those based upon race, color, religion, sex, sexual orientation, familial status, marital status, disability, handicap, national origin, ancestry, or source of income, as set forth in applicable state or federal laws, except to the extent that said covenant or restriction is permitted by applicable law.</p> <p>SURVEYOR NOTE: ACCORDING TO THE PROVIDED DOCUMENTS, THE SUBJECT TRACT IS ALL OF THE PROPERTY DESCRIBED IN VOLUME 90191, PAGE 925 AND INSTRUMENT NUMBER 202200108086, AND ALL OF THE PROPERTY DESCRIBED AS TRACT ONE IN INSTRUMENT NUMBERS 201100148453 AND 201700138543.</p> <p>10.a. Rights of tenants, as tenants only, under unrecorded rental or lease agreements. (May be amended or deleted with appropriate affidavit)</p> <p>10.b. Any encroachment, encumbrance, violation, variation, or adverse circumstance affecting the title that would be disclosed by an accurate and complete land survey of the property. (Note: Upon receipt of a survey acceptable to the Company, this exception will be deleted. Company reserves the right to add additional exceptions and/or requirements as a result of its examination of said survey)</p> <p>10.c. All visible and apparent easements, the existence of which may arise by unrecorded grant or by use. (Note: Upon receipt of a survey acceptable to the Company, this exception will be deleted. Company reserves the right to add additional exceptions and/or requirements as a result of its examination of said survey)</p> <p>10.d. Any portion of the property herein described which falls within the boundaries of any road or roadway. (Note: Upon receipt of a survey acceptable to the Company, this exception will be deleted. Company reserves the right to add additional exceptions and/or requirements as a result of its examination of said survey)</p> <p>10.e. All leases, grants, exceptions or reservations of coal, lignite, oil, gas and other minerals, together with all rights, privileges, and immunities relating thereto, appearing in the Public Records whether listed in Schedule B or not. There may be leases, grants, exceptions or reservations of mineral interest that are not listed.</p> <p>10.f. Easement(s) and rights incidental thereto, as granted in a document:</p> <p>Granted to: City of Dallas Purpose: As provided in said document Recording Date: September 5, 1997 Recording No: in Volume 97173, Page 5821, Real Property Records, Dallas County, Texas</p> <p>SURVEYOR NOTE: ACCORDING TO THE PROVIDED DOCUMENT, WASTEWATER EASEMENT DOES AFFECT SUBJECT TRACT AND IS SHOWN HEREON.</p> <p>10.g. Mineral and/or royalty interest in and to all coal, lignite, oil, gas and/or other minerals, and all rights incident thereto, contained in instrument dated May 15, 2017, recorded May 17, 2017 in Clerk's File No. 201700138543 of the Official Records of Dallas County, Texas. Reference to which instrument is here made for particulars. No further search of title has been made as to the interest(s) evidenced by this instrument, and the Company makes no representation as to the ownership or holder of such interest(s).</p> <p>SURVEYOR NOTE: ACCORDING TO THE PROVIDED DOCUMENT, THE SUBJECT TRACT IS ALL OF THE PROPERTY DESCRIBED AS TRACT ONE. THIS SURVEY DOES NOT PROVIDE A DETERMINATION OR OPINION CONCERNING THE MINERAL ESTATES AND INTERESTS AND ALL RIGHTS INCIDENT THERETO IN THE ABOVE RECORDED DOCUMENT. ONLY THE MINERAL ESTATE'S LOCATION RELATIVE TO THE SURVEYED PROPERTY WAS DETERMINED BY THE SURVEYOR.</p> <p>10.h. Mineral and/or royalty interest in and to all coal, lignite, oil, gas and/or other minerals, and all rights incident thereto, contained in instrument dated April 15, 2022, recorded April 18, 2022 in Clerk's File No. 202200108086 of the Official Records of Dallas County, Texas. Reference to which instrument is here made for particulars. No further search of title has been made as to the interest(s) evidenced by this instrument, and the Company makes no representation as to the ownership or holder of such interest(s).</p> <p>SURVEYOR NOTE: ACCORDING TO THE PROVIDED DOCUMENT, THE SUBJECT TRACT IS ALL OF THE PROPERTY DESCRIBED. THIS SURVEY DOES NOT PROVIDE A DETERMINATION OR OPINION CONCERNING THE MINERAL ESTATES AND INTERESTS AND ALL RIGHTS INCIDENT THERETO IN THE ABOVE RECORDED DOCUMENT. ONLY THE MINERAL ESTATE'S LOCATION RELATIVE TO THE SURVEYED PROPERTY WAS DETERMINED BY THE SURVEYOR.</p>				
					SURVEYOR'S CERTIFICATE									
					TO: QT SOUTH, LLC; TITLE PARTNERS, LLC; CHICAGO TITLE INSURANCE COMPANY; AX'L&L ENTERPRISES, LLC;									
					THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2021 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/NSPS LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS, AND INCLUDES ITEMS 1, 2, 3, 4, 5, 6(a), 6(b), 7(a), 8, 9, 11(a), 11(b), 13, 14, 16, 17, 18, AND 19 OF TABLE A THEREOF. THE FIELD WORK WAS COMPLETED ON MAY 31, 2024.									
					DATE OF PLAT OR MAP: JUNE 19, 2024									
					STANLEY CRAWFORD RUSSELL REGISTERED PROFESSIONAL LAND SURVEYOR TEXAS NO. 7080 FIRM NO. 10194040									
					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									



PROJECT NO.: 069304958

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VERSION: 001

DESIGNED BY:

DRAWN BY: SCR

REVIEWED BY: MCB

REV	DATE	DESCRIPTION
1	7/9/24	ADDRESS TITLE COMMITMENT

ORIGINAL ISSUE DATE: 06/19/24

SHEET TITLE:

ALTA/NSPS
LAND TITLE SURVEY

SHEET NUMBER:

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