



LOCATION MAP
SCALE: 1"=2000'

LEGEND

5/8" I.R.S.	5/8" IRON ROD SET WITH PLASTIC CAP STAMPED "SC1"
(CM)	CONTROLLING MONUMENT
C.C.F. NO.	COUNTY CLERK'S FILE NUMBER
D.R.T.C.T.	DEED RECORDS, TARRANT COUNTY, TEXAS
I.R.F.	IRON ROD FOUND
O.P.R.T.C.T.	OFFICIAL PUBLIC RECORDS, TARRANT COUNTY, TEXAS
P.R.T.C.T.	PLAT RECORDS, TARRANT COUNTY, TEXAS
P.O.B.	POINT OF BEGINNING
R.O.W.	RIGHT-OF-WAY

—————	BOUNDARY LINE (SUBJECT PROPERTY)
—————	LOT LINE
—————	BOUNDARY LINE (OFF SITE)
—————	EASEMENT LINE
—————	PREVIOUS LOT LINE (TO BE REMOVED BY THIS PLAT)

N 45°00'00" E 1000.00'	BOUNDARY DIMENSIONS
100.00'	LOT DIMENSIONS
100.00'	EASEMENT DIMENSIONS

GENERAL NOTES:

1. Direct access to Interstate Highway 20 frontage road is restricted to those locations that have been reviewed and approved by TxDOT.

FORT WORTH
CITY PLAN COMMISSION
CITY OF FORT WORTH, TEXAS

This plat is valid only if recorded within 90 days after date of approval.

Plat Approval Date: _____

By: _____ Chairman

By: _____ Secretary

CASE NO. FS-15-263

FINAL PLAT
SOUTH HILLS ADDITION
LOT 1R, BLOCK 67
2.2182 ACRES
BEING A REPLAT OF LOTS 10-14, BLOCK 67;
LOT 4, BLOCK 67-A & THE REMAINDER OF LOTS 2 & 3,
BLOCK 67-A, SOUTH HILLS
(VOLUME 388-9, PAGE 551, P.R.T.C.T.)
PART OF THE
JOHN JENNINGS SURVEY, ABSTRACT NO. 851
CITY OF FORT WORTH, TARRANT COUNTY, TEXAS

PROJECT INFORMATION
Date of Survey: 11/10/2015
Job Number: 15149145
Drawn By: ALB
Date of Drawing: 04/05/2016
File: 15149145 Prelim Plat.Dwg
SHEET 1 OF 1

OWNER/APPLICANT
QUIRTRIP CORPORATION
1120 North Industrial Boulevard
Euless, Texas 76039
(817) 358-7880

STATE OF TEXAS
DEPARTMENT OF
TRANSPORTATION
DISTRICT OFFICES
(NO DEED
INFORMATION FOUND)

STANDARD PLAT NOTES**Water / Wastewater Impact Fees**

The City of Fort Worth has an ordinance implementing the assessment and collection of water and wastewater impact fees. The total amount assessed is established on the filing date of this plat application, based upon Schedule I of the impact fee ordinance in effect as of the date of the plat. The amount to be collected is determined under Schedule II of said ordinance, and becomes effective on the date a building permit is issued, or on the connection date to the municipal water and/or wastewater system.

Building Permits

No building permits shall be issued for any lot in this Subdivision until an appropriate CFA or other acceptable provisions are made for the construction of any applicable water, sewer, storm drain, street lights, sidewalks, or paving improvements; and approval is first obtained from the City of Fort Worth.

Utility Easements

Any public utility, including the City of Fort Worth, shall have the right to move and keep moved all or part of any building, fence, tree, shrub, other growth or improvement which in any way endangers or interferes with the construction, maintenance, or efficiency of its respective systems on any of the easements shown on the plat; and they shall have the right at all times to ingress and egress upon said easements for the purpose of construction, reconstruction, inspection, patrolling, maintaining, and adding to or removing all or part of its respective systems without the necessity at any time of procuring the permission of anyone.

Site Drainage Study

A site drainage study, showing conformance with the approved roadway drainage plan, may be required before any building permit will be issued on this site (a grading plan in some instances may be adequate.) If the site does not conform, then a drainage study may be required along with a CFA for any required drainage improvements and the current owner shall submit a letter to the Department of Transportation and Public Works stating awareness that a Site Drainage Study will be required before any permit is issued. The current owner will inform each buyer of the same.

Sidewalks

Sidewalks are required adjacent to both sides of all public and private streets, in conformance with the Sidewalk Policy per "City Development Design Standards".

Construction Prohibited Over Easements

No permanent structures shall be constructed over any existing or platted water, sanitary sewer, drainage, gas, electric, or other utility easement of any type.

Parkway Improvements

Parkway improvements such as curb & gutter, pavement tie-in, drive approaches, sidewalks and drainage inlets may be required at time of building permit issuance via a parkway permit.

Covenants or Restrictions are Un-altered

This Replat does not vacate the previous "Plat of Record" governing the remainder of the subdivision, nor does it amend or remove any deed covenants or restrictions.

Transportation Impact Fees

The City of Fort Worth has an ordinance implementing the assessment and collection of transportation impact fees. The total amount assessed is established on the approval date of this plat application, based upon Schedule I of the impact fee ordinance in effect as of the date of the plat. The amount to be collected is determined under Schedule 2 of said ordinance, and is due on the date a building permit is issued.

Private Maintenance Note

The City of Fort Worth shall not be responsible for maintenance of private streets, alleys, drives, emergency access easements, recreation areas, open spaces and drainage facilities, and said owners agree to indemnify and save harmless the City of Fort Worth, Texas, from claims, damages, and losses arising out of or from performance of the obligations of said owners set forth in this paragraph.

SURVEYOR'S CERTIFICATE

I, Douglas S. Loomis, a Registered Professional Land Surveyor in the State of Texas, do hereby certify that I have prepared this plat from an actual on the ground survey of the land, and the monuments shown hereon were found and/or placed under my personal supervision, in accordance with the platting rules and regulations of the City Plan Commission of the City of Fort Worth, Tarrant County, Texas.

RELEASED 4/5/2016 FOR REVIEW PURPOSES ONLY. THIS DOCUMENT SHALL NOT BE RECORDED FOR ANY PURPOSE.

Douglas S. Loomis
Registered Professional Land Surveyor No. 5199

STATE OF TEXAS §
COUNTY OF TARRANT §

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 foregoing 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

OWNER'S CERTIFICATE

WHEREAS, QuikTrip Corporation is the owner of a tract of land located in the City of Fort Worth, Tarrant County, Texas, being a portion of the John Jennings Survey, Abstract No. 851, being all of Lots 10-14, Block 67, all of Lot 4, Block 67-A, the remainder of Lots 2 and 3, Block 67-A, South Hills Addition, an addition to the City of Fort Worth, Tarrant County, Texas, according to the plat thereof recorded in Volume 388-9, Page 551, Plat Records, Tarrant County, Texas, and being more particularly described as follows:

BEGINNING at a 1/2 inch iron rod found at the intersection of the current northerly right-of-way line of Southgate Drive (an 80' public right-of-way) and the west right-of-way line of McCart Street (a variable width public right-of-way), being the southeast corner of said Lot 4;

THENCE, along the northerly right-of-way line of Southgate Drive, the south line of said Lot 4, the south line of said Lot 11 and the south line of said Lot 10, South 61 degrees 22' minutes 00 seconds West, a distance of 335.52 feet to a point for the southwest corner of said Lot 10 and the southeast corner of Lot 9, Block 67, said South Hills Addition, from which a 1/2 inch iron rod found bears South 28 degrees 44 minutes 17 East, a distance of 0.35 feet;

THENCE, departing the northerly right-of-way line of Southgate Drive, along the west line of said Lot 10 and the east line of said Lot 9, North 28 degrees 44 minutes 40 seconds West, a distance of 169.60 feet to a 1/2 inch iron rod with plastic cap stamped "R. COOMBS RPLS 5294" found in the south line of said Lot 13, being the northwest corner of said Lot 10 and the northeast corner of said Lot 9;

THENCE, along the south line of said Lot 13 and the north line of said Lot 9, South 67 degrees 53 minutes 59 seconds West, a distance of 16.19 feet to a 1/2 inch iron rod with plastic cap stamped "R. COOMBS RPLS 5294" found for the southeast corner of said Lot 13 and the most northerly northwest corner of said Lot 9, being in the east line of Lot 5, Block 67, said South Hills Addition;

THENCE, along the west line of said Lot 13 and the east line of Lots 5 and 4, Block 67, said South Hills Addition, North 03 degrees 37 minutes 16 seconds East, a distance of 100.50 feet to a 1/2 inch iron rod found for an angle point in the west line of said Lot 13, being the northeast corner of Lot 4, and the southeast corner of Lot 3, Block 67 of said South Hills Addition;

THENCE, along the west line of said Lot 13, the west line of said Lot 14, the east line of said Lot 3 and the east line of Lot 2, Block 67 of said South Hills Addition, North 15 degrees 03 minutes 06 seconds East, a distance of 124.00 feet to a 5/8 inch iron rod with plastic cap stamped "SCI" set at an angle point in the south right-of-way line of Interstate Highway No. 20 (a.k.a. Southwest Loop 820, a variable width public right-of-way), being the northwest corner of said Lot 14, from which a 3/4 inch iron rod found for the northeast corner of said Lot 2 bears North 15 degrees 03 minutes 06 seconds East, a distance of 16.67 feet;

THENCE, along said south right-of-way line and the north line of the remainder of said Blocks 67 and 67-A as follows:

South 82 degrees 15 minutes 09 seconds East, a distance of 235.43 feet to a 5/8 inch iron rod with plastic cap stamped "SCI" set;

South 74 degrees 55 minutes 56 seconds East, a distance of 93.06 feet to a 5/8 inch iron rod with plastic cap stamped "SCI" set;

South 23 degrees 50 minutes 58 seconds East, a distance of 72.30 feet to a 5/8 inch iron rod with plastic cap stamped "SCI" set at the intersection of said south right-of-way line and the west right-of-way line of said McCart Street for the northeast corner of said Lot 4;

THENCE, along said west right-of-way line and the east line of said Lot 4, South 00 degrees 05 minutes 32 seconds East, a distance of 79.82 feet to the **POINT OF BEGINNING** and containing 96,623 square feet or 2.2182 acres of land more or less.

KNOW ALL MEN BY THESE PRESENTS:

That, **QUIKTRIP CORPORATION** does hereby designate the above described property as **SOUTH HILLS ADDITION, LOT 1R, BLOCK 67**, and does hereby dedicate to the public's use forever the rights-of-way and easements shown hereon.

By: QUIKTRIP CORPORATION

By: _____
Joseph S. Faust
Director of Real Estate

STATE OF TEXAS §
COUNTY OF TARRANT §

BEFORE me, the undersigned authority, a Notary Public 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 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

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