



DEVELOPMENT SERVICES
808 S. BUCHANAN ST
PO Box 1971
AMARILLO TX 79105-1971
(806) 378-5263

February 10, 2021

Erik Eckhart
QuikTrip Corporation
5725 Foxridge Drive
Mission, Kansas 66202

RE: Letter of Action: Approval – Southgate Subdivision Unit No. 14 – ZB2007034 - Final Plat

Mr. Eckhart

The City of Amarillo has approved the above Final Plat on 2/10/2021. The Plat was filed of record in the Official Public Records of Randall County, File Clerk's No. 2021003356 on 2/10/2021. Enclosed you will find a copy of your approved and recorded Final Plat.

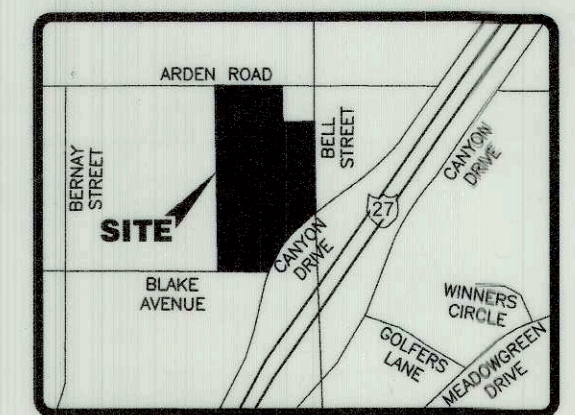
Approval of a Final Plat shall not constitute acceptance of any of the public improvements required to serve the subdivision or development.

As the Project Manager, please direct all questions to me, to avoid confusion or receipt of erroneous information. My contact information is Brady.Kendrick@amarillo.gov or 806-378-5286.

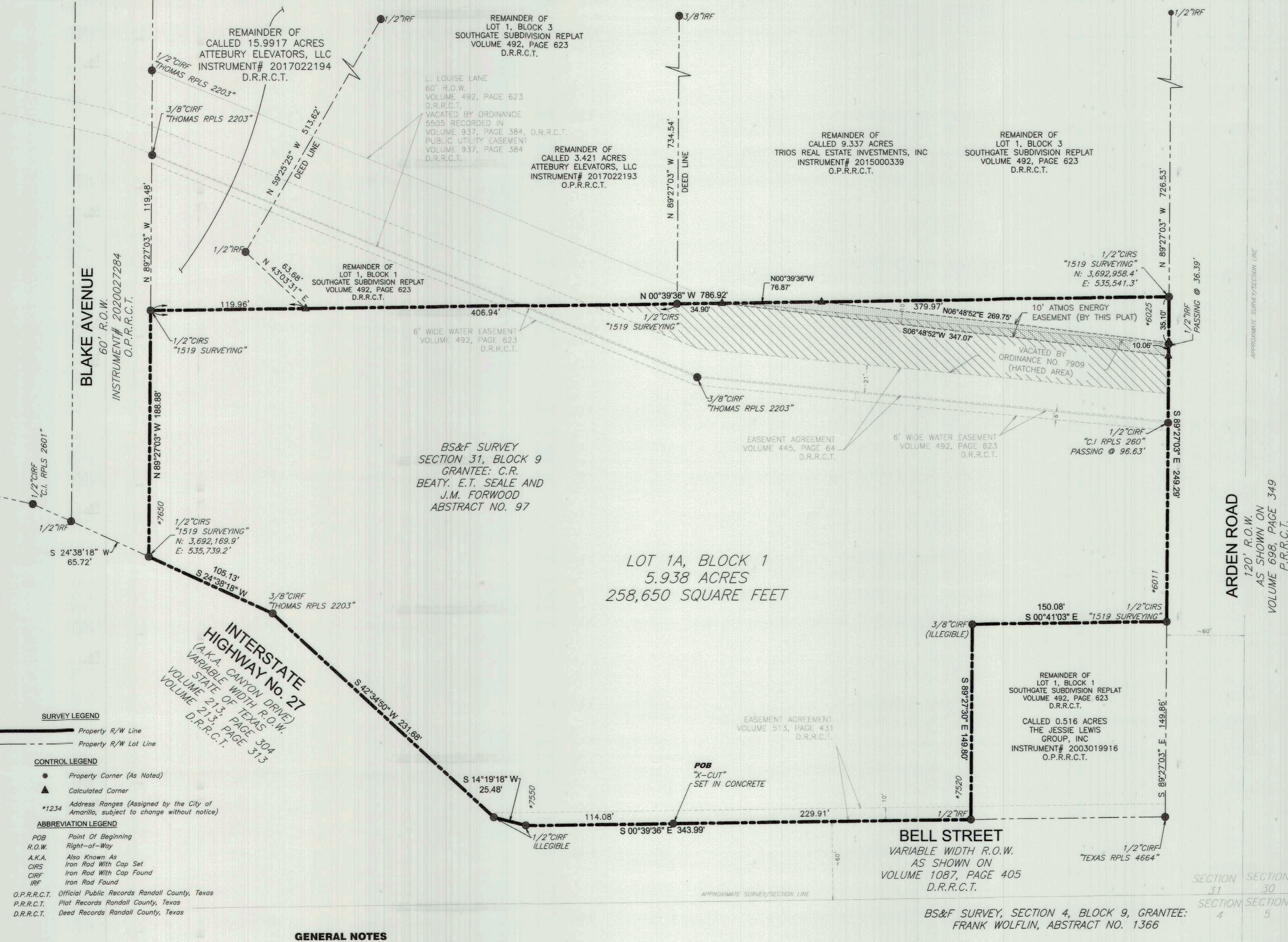
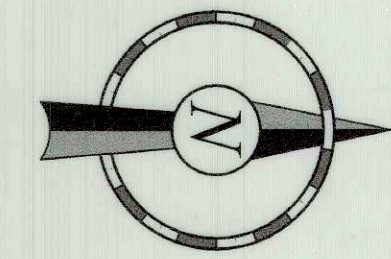
Sincerely,

A handwritten signature in blue ink that reads 'Brady D. Kendrick'.

Brady D. Kendrick
Planner II



LOCATION MAP
NOT TO SCALE
Census Tract: 216.08
AP Map No. J17



- SURVEY LEGEND**
- Property R/W Line
 - Property R/W Lot Line
- CONTROL LEGEND**
- Property Corner (As Noted)
 - Calculated Corner
 - Address Ranges (Assigned by the City of Amarillo, subject to change without notice)
- ABBREVIATION LEGEND**
- POB: Point Of Beginning
 - R.O.W.: Right-of-Way
 - A.K.A.: Also Known As
 - CIRS: Iron Rod With Cap Set
 - CIRF: Iron Rod With Cap Found
 - IRF: Iron Rod Found
 - O.P.R.R.C.T.: Official Public Records Randall County, Texas
 - P.R.R.C.T.: Plat Records Randall County, Texas
 - D.R.R.C.T.: Deed Records Randall County, Texas

GENERAL NOTES

- THE BASIS OF BEARINGS FOR THIS SURVEY IS GRID NORTH, AS ESTABLISHED BY GPS OBSERVATION UTILIZING THE TEXAS COORDINATE SYSTEM OF 1983, NORTH ZONE (4201).
- COORDINATES SHOWN HEREON ARE BASED ON THE TEXAS COORDINATE SYSTEM OF 1983, NORTH ZONE (4201).
- AS DETERMINED BY THE FLOOD INSURANCE RATE MAPS FOR RANDALL COUNTY, TEXAS, PER MAP NUMBER 48381C0070E DATED JUNE 4, 2010 PANEL 70 OF 675, SUBJECT TRACT IS LOCATED IN ZONE X (NON-SHADED), AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN.
- THIS SURVEY WAS PERFORMED IN CONNECTION WITH THE TRANSACTION DESCRIBED IN GF NO. 200649T (TRACT I), OF FIDELITY NATIONAL TITLE INSURANCE COMPANY WITH AN AFFECTIVE DATE OF MAY 15, 2020 AND COMMITMENT ISSUED ON MAY 18, 2020. USE OF THIS SURVEY FOR ANY OTHER PURPOSE OR BY OTHER PARTIES SHALL BE AT THEIR OWN RISK AND UNDERSIGNED IS NOT RESPONSIBLE TO OTHERS FOR ANY LOSS RESULTING THEREFROM.
- THIS SURVEY WAS PERFORMED IN CONNECTION WITH THE TRANSACTION DESCRIBED IN GF NO. 200670T (TRACT II), OF CHICAGO TITLE INSURANCE COMPANY WITH AN AFFECTIVE DATE OF MAY 29, 2020 AND COMMITMENT ISSUED ON JUNE 1, 2020. USE OF THIS SURVEY FOR ANY OTHER PURPOSE OR BY OTHER PARTIES SHALL BE AT THEIR OWN RISK AND UNDERSIGNED IS NOT RESPONSIBLE TO OTHERS FOR ANY LOSS RESULTING THEREFROM.
- CITY OF AMARILLO ADDRESS: 601 S. BUCHANAN STREET, AMARILLO, TEXAS 79101
- THIS PLAT IS WITHIN THE AMARILLO CITY LIMITS.

SHEET NUMBER:
1 OF 2

OWNERS
TRIOS REAL ESTATE INVESTMENTS, INC.
P.O. Box 7366
Amarillo, Texas 79114-7366

AND

QT South, LLC
1120 n. Industrial Blvd.
Eules, TX 76039



CENTRAL TEXAS
5054 Franklin Ave., Ste. A
Waco, TX. 76710
254.776.1519
DALLAS / FT. WORTH
1200 West Magnolia Avenue, Suite 300
Fort Worth, TX 76104
214.484.8586

TBPLS# 10193968 TBPE# F-17299 TBPLS# 10194351 TBPLS# 10194283

SCALE: 1"=50'

DRAWN BY: RAH

SURVEYOR: ROBERT HANSEN, RPLS TX #6439

SOUTHGATE SUBDIVISION
UNIT NO. 14

AN ADDITION TO THE CITY OF AMARILLO

BEING A REPLAT OF A PORTION OF LOT 1, BLOCK 1, LOT 1, BLOCK 3, AND A PORTION OF THE PREVIOUSLY VACATED RIGHT OF WAY OF L. LOUISE LANE, SOUTHGATE SUBDIVISION REPLAT

BS&F SURVEY SECTION 31, BLOCK 9, RANDALL COUNTY, TEXAS

BS&F SURVEY SECTION 30, BLOCK 9
GRANTEE: J.N. THOMASSON
ABSTRACT NO. 1401

BS&F SURVEY SECTION 5, BLOCK 9
GRANTEE: C.R. BEATY, E.T. SEALE AND J.M. FORWOOD
ABSTRACT NO. 79

BS&F SURVEY, SECTION 4, BLOCK 9, GRANTEE: FRANK WOLFLIN, ABSTRACT NO. 1366

PROPERTY DESCRIPTION

STATE OF TEXAS

COUNTY OF RANDALL

Being a 5.938-acre tract of land situated within the City of Amarillo, BS&F Survey, Section 31, Block 9, Abstract Number 97, Randall County, Texas, being a portion of Lot 1, Block 1, Lot 1, Block 3 and a portion of the vacated L. Louise Lane as shown on the Plat titled "Southgate Subdivision Replat" recorded in Volume 492, Page 623 of the Deed Records of Randall County, Texas and being a portion of a called 9.337-acre parcel of land as described in the deed to Trios Real Estate Investments, Inc. recorded under Instrument Number 2015000339 of the Official Public Records of Randall County, Texas and being all of a called 2.973-acre parcel of land as described in the deed to QT SOUTH, LLC recorded under Instrument Number 2020027946 of said Official Public Records, and being more particularly described by metes and bounds as follows:

BEGINNING at an "X" cut in concrete set at the common east corner of said called 9.337-acre parcel of land and said called 2.973-acre parcel of land and being on the west right of way line of Bell Street, a variable width right of way, as shown on the plat recorded in Volume 1087, Page 405 of said Deed Records;

THENCE SOUTH 00 degrees 39 minutes 36 seconds EAST, 114.08 feet with the west right of way line of said Bell Street to a 1/2-inch capped iron rod (stamp illegible) found at the intersection of the west right of way line of said Bell Street with the west right of way line of Interstate Highway 27, a variable width right of way, as described in the deeds to the State of Texas recorded in Volume 213, Page 313 and Volume 213, Page 304 of the Deed Records of Randall County, Texas;

THENCE the following three (3) calls coincident with the west right of way line of said Interstate Highway 27:

- 1. SOUTH 14 degrees 19 minutes 18 seconds WEST, 25.48 feet to a found 1/2-inch capped iron rod (stamp illegible);
2. SOUTH 42 degrees 34 minutes 50 seconds WEST, 231.68 feet to a found 3/8-inch capped iron rod stamped THOMAS RPLS 2203";
3. SOUTH 24 degrees 38 minutes 18 seconds WEST, 105.13 feet to a 1/2-inch capped iron rod stamped "1519 SURVEYING" set at the intersection of the west right of way line of said Interstate Highway 27 with the north right of way line of Blake Avenue, a 60-foot right of way as described in the deed recorded under Instrument Number 2020027284 of said Official Public Records;

THENCE NORTH 89 degrees 27 minutes 03 seconds WEST, 188.88 feet with the north right of way line of said Blake Avenue to a 1/2-inch capped iron rod stamped "1519 SURVEYING" set at the southwest corner of said 2.973-acre parcel of land;

THENCE NORTH 00 degrees 39 minutes 36 seconds WEST, with the west line of said 2.973-acre parcel of land passing at 406.94 feet a 1/2-inch capped iron rod stamped "1519 SURVEYING" set at the northwest corner of said 2.973-acre parcel of land and continuing through the interior of said called 9.337-acre parcel a total distance of 786.92 feet to a 1/2-inch capped iron rod stamped "1519 SURVEYING" set on the south right of way line of Arden Road, a 120-foot right of way, as shown on the plat recorded in Volume 698, Page 349 of said Deed Records, from which a 1/2-inch iron rod found at the northwest corner of said called 9.337-acre parcel bears NORTH 89 degrees 27 minutes 03 seconds WEST, 726.53 feet;

THENCE SOUTH 89 degrees 27 minutes 03 seconds EAST, with the south right of way line of said Arden Road, passing at 36.39 feet a 1/2-inch iron rod found on the west vacated right of way line of said L. Louise Lane (vacated by Ordinance 5505 recorded in Volume 937, Page 384 of said Deed Records), passing at 96.63 feet a 1/2-inch capped iron rod stamped C.I. RPLS 2601" found on the east vacated right of way line of said L. Louise Lane, and continuing for a total distance of 249.29 feet to a 1/2-inch capped iron rod stamped "1519 SURVEYING" set at the northwest corner of a called 0.516-acre parcel of land as described in the deed to The Jessie Lewis Group, Inc. recorded under Instrument Number 2003019916 of said Official Public Records;

THENCE SOUTH 00 degrees 41 minutes 03 seconds EAST, 150.08 feet with the west line of said called 0.516-acre parcel to a 3/8-inch capped iron rod (stamp illegible) found at the southwest corner of said called 0.516-acre parcel;

THENCE SOUTH 89 degrees 27 minutes 30 seconds EAST, 149.80 feet with the south line of said called 0.516-acre parcel to a 1/2-inch iron rod found at the southeast corner of said called 0.516-acre parcel and being on the west right of way line of said Bell Street;

THENCE SOUTH 00 degrees 39 minutes 36 seconds EAST, 229.91 feet with the west right of way line of said Bell Street to the POINT OF BEGINNING, containing 5.938 acres (258,650± square feet).

GENERAL NOTES

- 1. THE BASIS OF BEARINGS FOR THIS SURVEY IS GRID NORTH, AS ESTABLISHED BY GPS OBSERVATION UTILIZING THE TEXAS COORDINATE SYSTEM OF 1983, NORTH ZONE (4201).
2. COORDINATES SHOWN HEREON ARE BASED ON THE TEXAS COORDINATE SYSTEM OF 1983, NORTH ZONE (4201).
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5. THIS SURVEY WAS PERFORMED IN CONNECTION WITH THE TRANSACTION DESCRIBED IN GF NO. 200670T (TRACT II), OF CHICAGO TITLE INSURANCE COMPANY WITH AN AFFECTIVE DATE OF MAY 29, 2020 AND COMMITMENT ISSUED ON JUNE 1, 2020. USE OF THIS SURVEY FOR ANY OTHER PURPOSE OR BY OTHER PARTIES SHALL BE AT THEIR OWN RISK AND UNDERSIGNED IS NOT RESPONSIBLE TO OTHERS FOR ANY LOSS RESULTING THEREFROM.
6. CITY OF AMARILLO ADDRESS: 601 S. BUCHANAN STREET, AMARILLO, TEXAS 79101
7. THIS PLAT IS WITHIN THE AMARILLO CITY LIMITS.

DEDICATION

STATE OF TEXAS

COUNTY OF RANDALL

That James L. McClure, President of Trios Real Estate Investments, Inc. and Joseph S. Faust, Vice President of QT South, LLC, are the owners of the land shown and described on this plat have caused all of said land to be surveyed, subdivided and designated as SOUTHGATE SUBDIVISION UNIT NO. 14, an addition to the City of Amarillo, Texas, and do declare that all streets, alleys, lanes and easements shown upon said plat and map are dedicated and same are hereby dedicated to the public forever to be used as streets, alleys, lanes and easements unless otherwise noted.

James L. McClure, President of Trios Real Estate Investments, Inc. Executed this 2th day of February, 2021.

Joseph S. Faust, Vice President of QT South, LLC, a Texas limited liability company. Executed this 4th day of February, 2021.

ATTEST

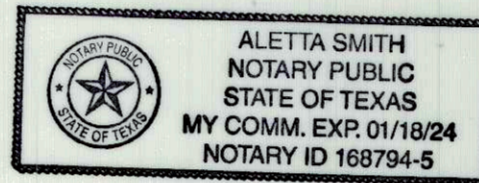
STATE OF TEXAS

COUNTY OF Randall

Before me the undersigned authority on this day personally appeared James L. McClure of Trios Real Estate Investments, Inc., known to be the person whose name is subscribed to the foregoing instrument, and acknowledgment to me that they executed the same for the purposes and consideration therein expressed.

Given under my hand and seal of office on this 8th day of February, 2021.

Aletta Smith, Notary Public State of TX



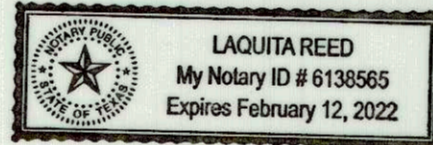
STATE OF TEXAS

COUNTY OF Tarrant

Before me the undersigned authority on this day personally appeared Joseph S. Faust of QT South, LLC, known to be the person whose name is subscribed to the foregoing instrument, and acknowledgment to me that they executed the same for the purposes and consideration therein expressed.

Given under my hand and seal of office on this 4th day of February, 2021.

Laquita Reed, Notary Public State of Texas



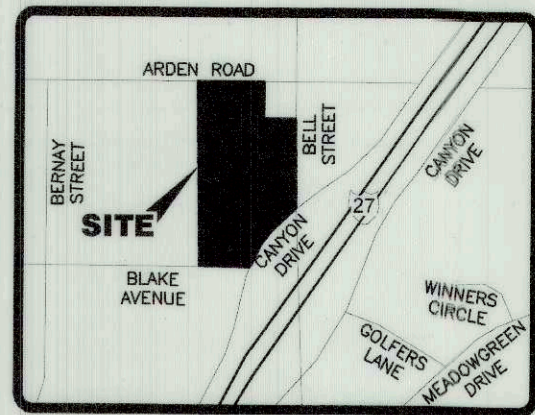
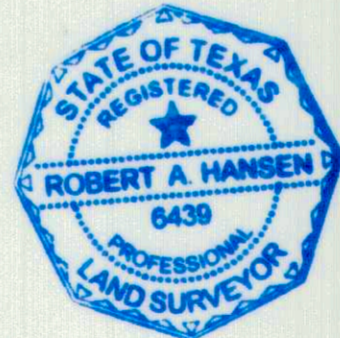
CERTIFICATION:

I, Robert A. Hansen, a Registered Professional Land Surveyor in the State of Texas, do hereby certify that this plat is true and correct and was prepared by me from a perimeter survey and staked on the ground by me or by others under my direct supervision.

This 3 Day of February, 2021.

Robert A. Hansen

ROBERT A. HANSEN, REGISTERED PROFESSIONAL LAND SURVEYOR NO. 6439, email: robert.hansen@1519llc.com



LOCATION MAP NOT TO SCALE, Census Tract: 216.08, AP Map No. J17

APPROVAL

APPROVED BY THE DESIGNATED OFFICIAL FOR THE CITY OF AMARILLO, TEXAS

Designated official signature and date 2/10/21.

FILED OF RECORD

2-10-21, Randall, 2021003356, CLERK'S FILE NO.

SOUTHGATE SUBDIVISION UNIT NO. 14

AN ADDITION TO THE CITY OF AMARILLO

BEING A REPLAT OF A PORTION OF LOT 1, BLOCK 1, LOT 1, BLOCK 3, AND A PORTION OF THE PREVIOUSLY VACATED RIGHT OF WAY OF L. LOUISE LANE, SOUTHGATE SUBDIVISION REPLAT

BS&F SURVEY SECTION 31, BLOCK 9, RANDALL COUNTY, TEXAS

SHEET NUMBER:

2 OF 2

OWNERS: TRIOS REAL ESTATE INVESTMENTS, INC. AND QT South, LLC. CENTRAL TEXAS, 5054 Franklin Ave., Ste. A, Waco, TX. 76710. Includes logo for 1519 and surveyor information for Robert Hansen.