

V: \Engineering\Claymoore Engineering\2986 Walnut Hill - Dallas\Drawings

D.R.D.C.T.

WHEREAS, SEJ Asset Management & Investment Company is the owner of a tract of land situated in the James Matthews Survey, Abstract No. 955, City of Dallas Block No. 6457, Dallas County, Texas, being that same tract of land conveyed to said SEJ Asset Management & Investment Company by deed recorded in Instrument No. 201300311584, of the Official Public Records of Dallas County, Texas, and being more

BEGINNING at a 1 inch rebar found for the Northwest corner of said SEJ Asset Management & Investment Company tract, same being the Northeast corner of a tract of land conveyed to CCBT Limited Partnership by deed recorded in Volume 98224, Page 5997 of the Deed Records of Dallas County, Texas, and lying on the

THENCE South 89 Degrees 46 Minutes 00 Seconds East, with the South right-of-way line of said Walnut Hill Lane, a distance of 150.00 feet to an "X" set in concrete paving for the Northeast corner of said SEJ Asset Management & Investment Company tract, same being the Northeast corner of said City Block 6457 and lying at the intersection of the South right-of-way line of said Walnut Hill Lane with the West right-of-way line of

THENCE South 00 Degrees 33 Minutes 00 Seconds East, with the West right-of-way line of said Monroe Avenue, a distance of 150.00 feet to a 1/2 inch rebar with a cap stamped "ASC" set for the Southeast corner of said SEJ Asset Management & Investment Company tract, same being the Northeast corner of a tract of land conveyed to WTHW, Ltd. by deed recorded in Volume 90012, Page 931 of the Deed Records of Dallas

THENCE North 89 Degrees 46 Minutes 00 Seconds West, with the North line of said WTHW tract, a distance of 150.00 feet to a 60D nail found for the Southwest corner of said SEJ Asset Management & Investment

THENCE North 00 Degrees 33 Minutes 00 Seconds West, with the East line of said WTHW tract, a distance of 150.00 feet to the POINT OF BEGINNING and containing 22,498 square feet or 0.516 acres of land, more

That SEJ Asset Management & Investment Company, acting by and through its duly authorized agent, does hereby adopt this plat, designating the herein described property as 7-ELEVEN WALNUT HILL ADDITION, an addition to the City of Dallas, Dallas County, Texas, and do hereby dedicate, in fee simple, to the public use forever, any streets, alleys, and floodway management areas shown hereon. The easements shown thereon are hereby reserved for the purposes indicated. The utility and fire lane easements shall be open to the public, fire and police units, garbage and rubbish collection agencies, and all public and private utilities for each particular use. The maintenance of paving on the utility and fire lane easements is the responsibility of the property owner. No buildings, fences, trees, shrubs, or other improvements or growths shall be constructed, reconstructed or placed upon, over or across the easements as shown. Said easements being hereby reserved for the mutual use and accommodation of all public utilities using or desiring to use the same. All, and any public utility shall have the right to remove and keep removed all or parts of any buildings, fences, trees, shrubs, or other improvements or growths which in any way may endanger or interfere with the construction, maintenance or efficiency of its respective system on the easements, and all public utilities shall at all times have the full right of ingress and egress to or from the said easements for the purpose of constructing, reconstructing, inspecting, patrolling, maintaining and adding to or removing all or parts of its respective systems without the necessity at any time of procuring the permission of anyone. (Any public utility shall have the right of ingress and egress to private property for the purpose of reading meters and any maintenance or

Notwithstanding the general easement language recited above, the detention area easement shown on this plat is hereby dedicated to the public use forever, and may not be used in a manner inconsistent with the DETENTION AREA EASEMENT STATEMENT recited on this plat, which statement is hereby adopted and

maintenance of the systems. Additional easement area is also conveyed to installation and maintenance of manholes, cleanouts, fire hydrants, water services and wastewater services from the main to the curb or pavement line, and description of such additional easements herein granted shall be determined by their

BEFORE ME, the undersigned authority, a Notary Public in and for the State of Texas, on this day personally , 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 consideration therein

CHECKED BY: T.M. JOB NO.: CML2002.2815-02

Phone: 817-281-0572

7-ELEVEN WALNUT HILL ADDITION LOT 1, BLOCK 6457 0.516 ACRES OUT OF THE JAMES MATTHEWS SURVEY ABSTRACT NO. 955 CITY OF DALLAS BLOCK 6457 DALLAS COUNTY, TEXAS City Plan File No. S190-150

-- MAY, 2020 --