

	<b>BOUNDARY</b>
	<b>ADJOINER</b>
	<b>EASEMENT</b>
	<b>OVERHEAD UTILITY</b>
	<b>FLOOD ZONE LIMIT</b>

—□— fence or guardrail  
 —○— overhead utility line  
 BOLO bollard  
 UP/SP Utility/service pole  
 GUYE guy wire  
 tree  
 contour lines  
 gas meter  
 water valve  
 water meter  
 traffic signal light  
 light pole  
 concrete paving  
 existing building


THIS DOCUMENT SHALL NOT BE RECORDED FOR  
ANY PURPOSE AND SHALL NOT BE VIEWED OR  
RELIED UPON AS A FINAL SURVEY DOCUMENT  
DATED 5/21/2020

Texas Registered Professional Land Surveyor No. 5119

BEFORE ME, the undersigned authority, a Notary Public in and for the State of Texas, on this day personally appeared Thomas W. Mauk, 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 expressed.

Notary Public in and for the State of Texas

1. Bearings and distances are based on the State Plane Coordinate System, Texas North Central Zone (4202) North American Datum of 1983 (NAD 83)(US Foot) with a combined scale factor of 1.000136506.
2. All monuments were found from a previous survey by Thomas W. Mauk, Registered Professional Land Surveyor No. 5119, dated February 18, 2020.
3. There was no observed evidence of existing structures present on site at the time of survey.
4. The purpose of this plat is to create 1 platted lot from a previously unplatted tract of land.
5. Lot-to-lot drainage will not be allowed without City of Dallas Paving & Drainage Engineering Section approval.
6. Coordinates shown herein are based on the Texas State Plane Coordinate System North Central Zone 4202, North American Datum of 1983 on GRID Coordinate values, no scale and no projection.
7. Notice: Selling a portion of this addition by metes and bounds is a violation of City subdivision ordinance and state platting statutes and is subject to fines and withholding of utilities and building certificates.
8. Elevations, are referenced to City of Dallas Water Utilities Benchmark No. 23-P-1, with a published elevation of 454.78'.
9. This property lies within Zone "AE" & Zone "X", and is partially within the 100 & 500 year flood zone area according to the Federal Emergency Management Agency Flood Insurance Rate Map Community Panel No. 480171, 170 K County, Texas and Incorporated Areas, with a present effective date of July 7, 2014, via scaled map location and graphic plotting.
10. There were no trees observed on the subject property at the time of survey.

The logo for Clay Moore Engineering, featuring the company name in a stylized font with horizontal lines separating the name from the word "ENGINEERING".

1903 Central Drive Suite #406  
Bedford, Texas 76021  
Phone: 817-281-0572

WITNESS my hand at Dallas, Texas, this the \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_.

BEFORE ME, the undersigned authority, a Notary Public in and for the State of Texas, on this day personally appeared \_\_\_\_\_, 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 expressed.

GIVEN UNDER MY HAND AND SEAL OF OFFICE this \_\_\_\_\_ day of \_\_\_\_\_ 2018.

Notary Public in and for the State of Texas

SEJ ASSET MANAGEMENT &  
INVESTMENT COMPANY  
ONE ARTS PLAZA  
722 ROUTH STREET, SUITE 10  
DALLAS, TX 75201



**ARTHUR**  
LAND SURVEYING  
COMMERCIAL

220 Elm St., # 200 - Lewisville, TX 75057  
Ph. 214.217.2544 - TFRN# 10063800  
arthursurveying.com Established 1986  
DRAWN BY: E.R. DATE: 05/13/2020  
CHECKED BY: T.M. JOB NO.: CML2002.2815-02

PRELIMINARY PLAT  
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 --