

Convergence 0°52'51"  
 Combined Scale Factor: 0.9998597782  
 Brass Disk no markings being the most northerly  
 northwest corner of Subject Tract  
 Northing: 7007244.0' US FL  
 Easting: 2484185.5' US FL  
 Elevation = 449.4'

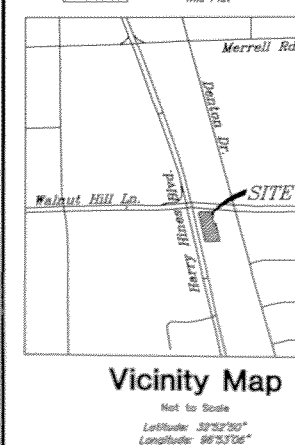
Easement Line Table					
LINE	BEARING	DISTANCE			
E1	S12°56'54"E	117.74'			
E2	N12°53'49"W	36.07'			
E3	N12°56'54"W	122.16'			

Easement Curve Table					
Curve #	Radius	Length	Delta	Chord Bearing	Chord Distance
C1	190.00'	118.59'	38°36'10"	S7°32'30"W	108.40'
C2	140.22'	68.75'	28°02'35"	N0°45'57"E	68.06'

**LEGEND**

- 7 Eleven 23889 Addition Boundary Line
- Parent Tract / Old Lot Line
- Adjacent Boundary Line
- Right-of-Way Line
- Easement Line
- Setback Line
- Center Line
- Found Monument (as noted)
- Found MAG Nail w/Washer (CEI ENG ASSOC INC.)
- Point for Corner
- Not to Scale
- NTS
- Recorded Bearing and Distances Per Vol. 2001016, Pg. 27762 D.R.D.C.T.
- Recorded Bearing and Distances Per Vol. 81240, Pg. 1401 D.R.D.C.T.
- Recorded Bearing and Distances Per Vol. 2001016, Pg. 27762 D.R.D.C.T. and Per Vol. 81240, Pg. 1401 D.R.D.C.T.
- Easement to be abandoned by This Plat



*"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."*

STATE OF TEXAS §  
 COUNTY OF DALLAS §

BEFORE ME, the undersigned authority, a notary public in and for said County and State, on this day personally \_\_\_\_\_ Known to me to be the person whose name is subscribed to the foregoing instrument and acknowledge to me that he has executed the 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

STATE OF TEXAS X  
 COUNTY OF DALLAS X

WHEREAS, Riverside Camarillo Texas 7/11, LLC, is the sole owner of the following described tract of land being more particularly described as follows:

BEING situated in the James Matthews Survey, Abstract 955 also being all of Lot 1, Lot 2 and Lot 3, Block A/6468, of the Perry D. Graham Addition to the City of Dallas, according to the Plat thereof recorded in Vol. 81240, Pg. 1401 Deed Records of Dallas County, Texas, (D.R.D.C.T.) also being the remainder of a called 0.849 acre Tract conveyed to Southland Corporation by deed recorded in Vol. 90169, Pg. 2590 of D.R.D.C.T.:

BEGINNING at a Brass Disk found for the northwest corner of said Lot 1 and lying on the South Right-of-Way line of Walnut Hill Lane (a variable width ROW);

Thence, North 89°30'54" East, 164.67 feet along the South Right-of-Way line of said Walnut Hill Lane to a Mag Nail Found with washer stamped CEI ENG ASSOC INC (CEI) being the northeast corner of said Lot 1 and the northwest corner of Lot 6, Block A/6468 Hertz-Harry Hines Addition recorded in Vol. 2001016, Pg. 27762 D.R.D.C.T.;

Thence, South 12°56'54" East, along the west line of said Lot 6, a distance of 141.8 feet passing a 1/2" Rebar Found for an ell corner of said 0.849 acre Tract which bears South 77°03'06" West, 0.48 feet, continuing an additional 5.9 feet to a 1 1/2" Iron Pipe Found which bears North 77°03'06" East, 0.74 feet (purpose unknown), and continuing an additional 55 feet to a 1 1/2" Iron Pipe Found (purpose unknown), continuing a distance of 154.57 feet to a 3/4" Rebar Found, being the southwest corner of aforementioned Lot 3, also being an ell corner of said Lot 6 for a total distance of 357.27 feet;

Thence, South 89°15'20" West, 174.64 feet along said Lot 3 south line; a common line of said Lot 6 to a Nail Found being the southwest corner of Lot 3 and being the most westerly northwest corner of Lot 6, also being a point on the east (ROW) line of Harry Hines Boulevard (a 164 foot wide public ROW) from which a MAG Nail found bears South 88°31'15" East, 1.82 feet;

Thence, North 12°55'36" West, 348.04 feet along said east Harry Hines Boulevard (ROW) line to a Mag Nail Found with washer stamped (CEI), being the most westerly northwest corner of said Lot 1;

Thence, North 38°16'26" East, 12.54 feet along a corner clip to the POINT OF BEGINNING containing 60,981 square feet or 1.40 Acres, more or less, subject to any easements, covenants, or restrictions of record or fact.

OWNER'S DEDICATION

NOW, THEREFORE, KNOW ALL BY THESE PRESENTS:

That, Randy Banchik acting by and through Riverside Camarillo Texas 7/11, LLC, duly authorized so to act, does hereby adopt this Final Plat designating the herein above described property as 7 Eleven 23889 Addition Lot 1 & Lot 2, Block A, an addition to the City of Dallas, Dallas County, Texas, and does hereby dedicate, in fee simple, to the public use forever any streets, alleys, and floodway management areas shown thereon. 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 same. All, and any public utility shall have the right to remove and keep removed all or parts of any building, 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 and service required or ordinarily performed by that utility).

Water main and wastewater easements shall also include additional area of working space for construction and maintenance of the systems. Additional easement area is also conveyed for 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 location as installed.

This plat approved subject to all platting ordinances, rules, and regulations of the City of Dallas.

WITNESS, my hand at Dallas, Texas, this \_\_\_\_\_ day of \_\_\_\_\_, 2018.

By: \_\_\_\_\_  
 Randy Banchik  
 Title: \_\_\_\_\_  
 Manager

ACKNOWLEDGEMENT

STATE OF TEXAS §  
 COUNTY OF DALLAS §

BEFORE ME, the undersigned authority, a Notary Public for the State of Texas, on this day personally appeared Randy Banchik 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 \_\_\_\_\_ day of \_\_\_\_\_, 2018

Notary Public in and for the State of \_\_\_\_\_

My commission expires \_\_\_\_\_

**SURVEYORS CERTIFICATION**

THIS is to certify that I, James Barnett, a Registered Professional Land Surveyor for the State of Texas have performed, for this plat, an actual survey on the ground, and that this plat correctly represents that survey made by me or under my direct supervision.

James Barnett  
 Texas Registered Professional Land Surveyor No. 6596

STATE OF ARKANSAS §  
 COUNTY OF BENTON §

BEFORE ME, the undersigned authority, a notary public in and for said County and State, on this day appeared personally James Barnett, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledge to me that he has executed the same for the purpose and consideration therein expressed.

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

Notary Public in and for the State of \_\_\_\_\_

OWNERS  
 Randy Banchik  
 Riverside Camarillo Texas 7/11, LLC  
 11440 San Vicente Blvd, Ste 200  
 Los Angeles, CA 90049

**PRELIMINARY PLAT**  
 7 Eleven 23889 Addition  
 Lot 1 & Lot 2, Block A/6468  
 An Addition to the City of Dallas,  
 Dallas County, Texas  
 Being 1.40 Acres situated in the  
 James Matthews Survey, Abstract No. 955  
 in the City of Dallas, Dallas County, Texas  
 City Plan File No. **s.178-125**

**CEI Engineering Associates, Inc.**  
 ENGINEERS PLANNERS SURVEYORS  
 LANDSCAPE ARCHITECTS ENVIRONMENTAL SCIENTISTS

3228 3/8 REGENT PKWY  
 BENTONVILLE, AR 72712 (479) 273-9472  
 CORPORATE OFFICE T8PLS FIRM #10194334

3025 US HIGHWAY  
 DALLAS, TX 75234 (972) 488-3737  
 DALLAS OFFICE T8PLS FIRM #10031500

Plot Preparation Date: February 21, 2018

NOTES:

- The purpose of this Plat is to create two lots from 3 lots.
- Basis of Bearings: NAD83, State Plane, Texas North Central Zone, established using a WDS network RTK observation. This observation was compared to an OPUS solution for accuracy.
- This survey meets current Texas Standards of Practice for Property Boundary Surveys and Plat and is valid only if all sheets of the survey are included in their entirety. See final sheet for Surveyor's signature and seal.

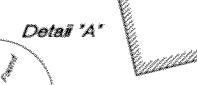
Walnut Hill LN.  
 Public  
 (Variable Width R.O.W.)

D.R.D.C.T.  
 SEPTEMBER 29, 1939  
 VOL. 2167, PAGE 0305

Lot 1, Block A  
 32,357 Sq. Ft. ±  
 or 0.74 Ac. ±

60,981 Sq Ft. ±  
 or 1.40 Ac. ±

Lot 2, Block A  
 28,624 Sq. Ft. ±  
 or 0.66 Ac. ±



Lot 6, BLOCK A/6468  
 HERTZ-HARRY HINES ADDITION  
 Vol. 2001016, Pg. 27762  
 D.R.D.C.T.

2018 02 21 10:16 AM 2018 PRELIMINARY PLAT.dwg BY: CADSWANWY LOCATOR: S:\2008\10\16\2018 PRELIMINARY PLAT.dwg  
 2018 02 21 10:16 AM 2018 PRELIMINARY PLAT.dwg BY: CADSWANWY LOCATOR: S:\2008\10\16\2018 PRELIMINARY PLAT.dwg