





























GENERAL NOTES:

- Bearings of lines shown hereon refer to Grid North of the Texas Coordinate System of 1983 (North Central Zone 4202; NAD83 (2011) Epoch 2010) as derived locally from Allterra Central's Continuously Operating Reference Stations (CORS) via Real Time Kinematic (RTK) Methods. An average Combination Factor of 1.000150708 was used to scale grid coordinates and distances to surface.
- Coordinates shown are Texas State Plane Coordinate System, North Central Zone, North American Datum of 1983 on grid coordinate values, no scale and no projection.
- Lot to Lot drainage will not be allowed without proper City of Dallas Engineering Division approval.
- The purpose of this plat is to create 12 Shared Access Lots from a part of 5 tracts of land.
- This property has not been abstracted per the client's request, and this survey was performed without the benefit of a title commitment, all easements may not be shown.
- This is an above-ground survey. The underground utilities, if shown, are based on information provided by the various utility companies and these locations should be considered approximate. There may be additional underground utilities not shown on this drawing.
- Elevations shown hereon are based on City of Dallas Water Utilities Benchmarks:
Primary 58-M-4S located on a storm sewer inlet on the southwest corner of Oak Hill Circle and Lake June Road, elevation=482.76'
Secondary 58-M-2 located on a concrete curb in center of storm sewer inlet at the southwest corner of Craige Drive and Oak Hill Circle intersection, elevation=479.20'
- Unless otherwise noted, all lot corners will be set with a 1/2 inch iron rod with red plastic cap stamped "Peiser & Mankin Surv".

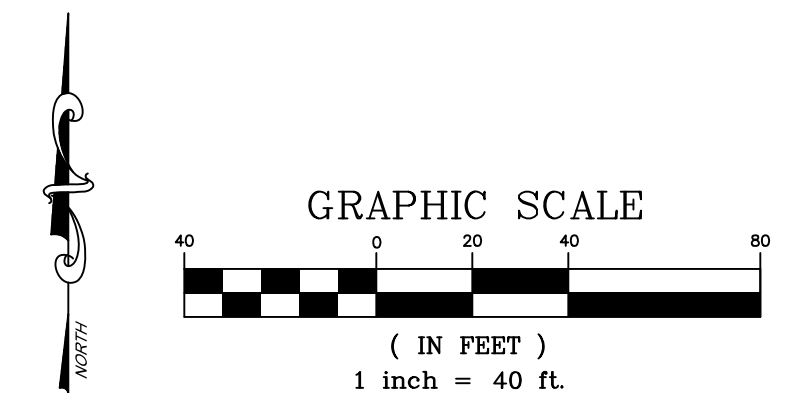
LOT SIZES WITH SHARED ACCESS EASEMENT AREA	
LOT 1 GROSS 18,672 SQ. FT. NET 9,832 SQ. FT. 0.226 AC.	LOT 7 GROSS 10,554 SQ. FT. NET 8,821 SQ. FT. 0.203 AC.
LOT 2 GROSS 10,644 SQ. FT. NET 8,912 SQ. FT. 0.205 AC.	LOT 8 GROSS 10,536 SQ. FT. NET 8,803 SQ. FT. 0.202 AC.
LOT 3 GROSS 10,626 SQ. FT. NET 8,894 SQ. FT. 0.204 AC.	LOT 9 GROSS 10,518 SQ. FT. NET 8,785 SQ. FT. 0.202 AC.
LOT 4 GROSS 10,608 SQ. FT. NET 8,876 SQ. FT. 0.204 AC.	LOT 10 GROSS 10,500 SQ. FT. NET 8,726 SQ. FT. 0.200 AC.
LOT 5 GROSS 10,590 SQ. FT. NET 8,858 SQ. FT. 0.203 AC.	LOT 11 GROSS 12,068 SQ. FT. NET 7,521 SQ. FT. 0.173 AC.
LOT 6 GROSS 10,572 SQ. FT. NET 8,840 SQ. FT. 0.203 AC.	LOT 12 GROSS 10,845 SQ. FT. NET 7,779 SQ. FT. 0.179 AC.

LEGEND
1. M.R.D.C.T. - MAP RECORDS, DALLAS COUNTY, TEXAS
2. D.R.D.C.T. - DEED RECORDS, DALLAS COUNTY, TEXAS
3. O.P.R.D.C.T. - OFFICIAL PUBLIC RECORDS, DALLAS COUNTY, TEXAS
4. IRF - IRON ROD FOUND
5. IPF - IRON PIPE FOUND
6. INST. NO. - INSTRUMENT NUMBER
7. VOL. - VOLUME
8. PG. - PAGE
9. ADS - 3-1/4" ALUMINUM DISK STAMPED "LAKE JUNE HEIGHTS RPLS 6122" WITH 1/2" IRON ROD SET

LINETYPE TABLE
BOUNDARY LINE
ADJOINER LINE
EASEMENT LINE
BUILDING LINE
STREET CENTERLINE
CONTOUR LINE
WATER LINE
OHU - OVERHEAD SERVICE LINE
S - SEWER LINE
GAS - GAS LINE
CHAIN LINK FENCE
WOOD FENCE
SHEET METAL FENCE
HORSE FENCE

LEGEND							
	GAS METER		FIRE HYDRANT		WATER MANHOLE		SIGN
	IRR. CONTROL VALVE		WATER METER		TRAFFIC SIGNAL POLE		LIGHT POLE
	TELEPHONE PEDESTAL		FUEL PORT		TELEPHONE MANHOLE		JUNCTION BOX
	POWER POLE		WATER VALVE		SWB MANHOLE		CONCRETE
	DOWN GUY		TRANSFORMER PAD		GAS MANHOLE		BOLLARD
	S.S. MANHOLE		ELECTRIC METER		VAULT		COVERED AREA
	CLEAN OUT		STORM DRAIN MANHOLE		HANDICAP SPACE		A/C PAD

NO STRUCTURES ON SITE



OWNER:
LAKE JUNE HEIGHTS LLC
8300 RICHMOND COURT
IRVING, TX 75063

ENGINEER:
HOUSHANG JAHVANI, P.E.
JAHVANI CONSULTING ENGINEERS, INC.
2121 N. JOSEY LANE, SUITE 200
CARROLLTON, TX 75006
TEL: 214-718-9469
E-MAIL: JAHVANI@HOTMAIL.COM

JOB NO.: 24-0807		PEISER & MANKIN SURVEYING, LLC			SHEET
DATE: 01/22/2025		www.peisersurveying.com			
FIELD DATE: 10/3/2024			1612 HART STREET, SUITE 201 SOUTH LAKE, TEXAS 76092 817-481-1806 (O)		1
SCALE: 1" = 40'			COMMERCIAL RESIDENTIAL BOUNDARIES TOPOGRAPHY MORTGAGE		OF
FIELD: E.M.					2
DRAWN: J.B.W.					
CHECKED: T.R.M.					
tmankin@peisersurveying.com		FIRM No. 100999-00		Member Since 1977	

PRELIMINARY PLAT
LAKE JUNE HEIGHTS
SHARED ACCESS DEVELOPMENT
LOTS 1-12, BLOCK A/6327
PART OF CITY BLOCK 6327
3.148 ACRE TRACT OF LAND OUT OF THE
JOHN A. LEONARD SURVEY, ABSTRACT NUMBER 802
CITY OF DALLAS, DALLAS COUNTY, TEXAS
CITY PLAN FILE NO. S245-087
ENGINEERING PLAN NO. _____

OWNER'S DEDICATION

NOW THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

THAT, LAKE JUNE HEIGHTS LLC, DOES HEREBY ADOPT THIS PLAT, DESIGNATING THE HEREIN DESCRIBED PROPERTY AS **LAKE JUNE HEIGHTS**, 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 AND UPON 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 SERVICE REQUIRED OR ORDINARILY PERFORMED BY THAT UTILITY.)

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 ACCEPTED.

NOTWITHSTANDING THE GENERAL EASEMENT LANGUAGE RECITED ABOVE, THE SHARED ACCESS AREA STATEMENT SHOWN ON THIS PLAT MAY NOT BE USED IN A MANNER INCONSISTENT WITH THE SHARED ACCESS AREA EASEMENT STATEMENT RECITED ON THIS PLAT, WHICH STATEMENT IS HEREBY ADOPTED AND ACCEPTED.

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, REGULATIONS, AND RESOLUTIONS OF THE CITY OF DALLAS, TEXAS.

WITNESS, my hand at Dallas, Texas, this the _____ day of _____, 2025

BY: _____
XXXXXXXX, OWNER

STATE OF TEXAS:
COUNTY OF _____:
BEFORE ME, THE UNDERSIGNED AUTHORITY, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE, ON THIS DAY PERSONALLY APPEARED XXXXXXXX, KNOWN TO ME TO BE THE PERSON OR PERSONS WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME IN THE CAPACITY HEREIN STATED.
GIVEN UNDER MY HAND AND SEAL OF OFFICE, THIS ____ DAY OF _____, 2025.

NOTARY PUBLIC IN AND FOR _____ COUNTY

OWNER'S CERTIFICATE

STATE OF TEXAS
COUNTY OF DALLAS

Whereas LAKE JUNE HEIGHTS LLC is the sole owner of that certain 3.148 acre tract of land situated in the John A. Leonard Survey, Abstract Number 802, City of Dallas, City Block No. 6327, Dallas County, Texas, and a part of Tracts 1–3 as described in General Warranty Deed conveyed to Lake June Heights LLC, recorded in Instrument Number 202300255223, Official Public Records, Dallas County, Texas, and being a part of Tracts 1–2 as described in General Warranty Deed conveyed to Lake June Heights LLC, recorded in Instrument Number 202300255213, Official Public Records, Dallas County, Texas, and being more particularly described as follows:

COMMENCING at a 1/2 inch iron pipe found for the southwest corner of said Lake June tract (Instrument Number 202300255223), same being the southeast corner of Lot 19, Block A/6327, Conoco, Inc. Addition, an addition to the City of Dallas, Dallas County, Texas, according to the plat thereof recorded in Volume 99207, Page 18, Map Records, Dallas County, Texas, same being in the north right-of-way line of Lake June Road (a variable width right-of-way);

THENCE North 01 deg. 00 min. 15 sec. West, along the common line of said Lake June tract (Instrument Number 202300255223) and said Lot 19, passing the northeast corner of said Lot 19, same being the southeast corner of that certain tract of land conveyed to Josefina Silva, by deed recorded in Volume 94148, Page 2135, Deed Records, Dallas County, Texas, and continuing along the common line of said Lake June tract (Instrument Number 202300255223) and said Silva tract, a total distance of 207.94 feet to a 3–1/4 inch aluminum disk stamped "Lake June Heights RPLS 6122: set (herein after referred to as disk monument set) for the most westerly southwest corner of the herein described tract, same being the POINT OF BEGINNING;

THENCE North 01 deg. 00 min 15 sec. West, continuing along the common line of said Lake June tract (Instrument Number 202300255223) and said Silva tract, passing the northeast corner of said Silva tract, same being the southeast corner of Block A/6327, Oak Knoll Addition, an addition to the City of Dallas, Dallas County, Texas, according to the plat thereof recorded in Volume 987, Map Records, Dallas County, Texas, and continuing along the common line of said Lake June tract (Instrument Number 202300255223) and said Block A/6327, Oak Knoll Addition, a total distance of 211.15 feet to a 1/2 inch iron pipe found for the northwest corner of said Lake June tract (Instrument Number 202300255223), same being the most westerly southwest corner of Block 10, Oak Hill Park Subdivision, an addition to the City of Dallas, Dallas County, Texas, according to the plat thereof recorded in Volume 10, Page 369, Map Records, Dallas County, Texas;

THENCE North 89 deg. 28 min. 58 sec. East, along the common line of said Lake June tract (Instrument Number 202300255223) and said Block 10, passing the northeast corner of said Lake June tract (Instrument Number 202300255223), same being the northwest corner of aforesaid Lake June tract (Instrument Number 202300255213), and continuing along the common line of said Lake June tract (Instrument Number 202300255213) and said Block 10, a total distance of 608.64 feet to a disk monument set for the northeast corner of said Lake June tract (Instrument Number 202300255213), same being in internal corner of said Block 10;

THENCE South 00 deg. 57 min. 33 sec. East, continuing along the common line of said Lake June tract (Instrument Number 202300255213) and said Block 10, passing the northwest corner of a Deed of Exchange between the City of Dallas and Sylvester Ritchie and wife, Alto O. Ritchie, recorded in Volume 70158, Page 1802, Deed Records, Dallas County, Texas, same being in the north line of aforesaid Lake June Road, and continuing along the common line of said Lake June tract (Instrument Number 202300255213), said Deed of Exchange, and said Lake June Road, passing the southwest corner of said Deed of Exchange tract, and continuing along the common line of said Lake June tract (Instrument Number 202300255213) and said Lake June Road, passing at a total distance of 412.07 feet a disk monument set for the north right-of-way line of said Lake June Road at the northeast corner of a Street Easement to the City of Dallas recorded in Volume 70074, Page 1578, said Deed Records, and continuing a total distance of 423.57 feet to the southeast corner of said Lake June tract (Instrument Number 202300255213)(in the pavement of Lake June Road);

THENCE South 89 deg. 54 min. 21 sec. West, continuing along the common line of said Lake June tract (Instrument Number 202300255213) and said Lake June Road, a distance of 35.00 feet to the most southerly southwest corner of the herein described tract (in the pavement of Lake June Road);

THENCE North 00 deg. 57 min. 33 sec. West, through the interior of said Lake June tract (Instrument Number 202300255213), passing at a distance of 11.42 feet a disk monument set for the north right-of-way line of said lake June Road, same being in the north line of said Street Easement, and continuing through the interior of said Lake June tract (Instrument Number 202300255213), a total distance of 207.93 feet to a disk monument set for an internal corner of the herein described tract;

THENCE South 89 deg. 54 min. 21 sec. West, continuing through the interior of said Lake June tract (Instrument Number 202300255213), and through the interior of aforesaid Lake June tracts (Instrument Numbers 202300255213 and 202300255223), a distance of 573.53 feet to the POINT OF BEGINNING and containing 137,135 square feet or 3.148 acres of computed land, more or less.

SHARED ACCESS EASEMENT STATEMENT

This plat is approved by the Chief Engineer of Development Services of the City of Dallas and accepted by the Owner, subject to the following conditions, which shall be binding upon the Owner, his heirs, grantees and assigns:

The shared access area as designated within the limits of this addition will be maintained by a homeowner's association and/or the individual lot owners of the lot or lots that are traversed by or adjacent to the shared access area. The City of Dallas will not be responsible for the maintenance and operation of the shared access area or for any damage to private property or person that results from the use or condition of the shared access area. In the event that the City of Dallas or Dallas Water Utilities does elect to repair paving in the shared access area after work on water or wastewater lines or for any other reason, the pavement repair will be to minimum standards set for in the City of Dallas pavement cut and repair standards manual or its successor, and any special pavers or other surface treatments must be repaired or replaced by the homeowners association at its option.

M. SAMUELL ESKANDER, P.E., CFM, LEED AP BD+C
CHIEF ENGINEER OF DEVELOPMENT SERVICES

COUNTY RECORDING
LABEL FINAL PLAT

CERTIFICATE OF APPROVAL
I, Tony Shididi, Chairperson or Brent Rubin, Vice
Chairperson of the City Plan Commission of the
City of Dallas, State of Texas, hereby certify that
the attached plat was duly filed for approval with
the City Plan Commission of the City of Dallas on
the _____ day of _____ A.D.
20____ and same was duly approved on the
_____ day of _____ A.D.
20____ by said Commission.

Chairperson or Vice Chairperson
City Plan Commission
Dallas, Texas

Attest:

Secretary

PRELIMINARY PLAT
LAKE JUNE HEIGHTS
SHARED ACCESS DEVELOPMENT
LOTS 1–12, BLOCK A/6327

PART OF CITY BLOCK 6327
3.148 ACRE TRACT OF LAND OUT OF THE
JOHN A. LEONARD SURVEY, ABSTRACT NUMBER 802
CITY OF DALLAS, DALLAS COUNTY, TEXAS
CITY PLAN FILE NO. S245–087
ENGINEERING PLAN NO. _____

OWNER:
LAKE JUNE HEIGHTS LLC
8300 RICHMOND COURT
IRVING, TX 75063

ENGINEER:
HOUSHANG JAHVANI, P.E
JAHVANI CONSULTING ENGINEERS, INC.
2121 N. JOSEY LANE, SUITE 200
CARROLLTON, TX 75006
TEL: 214–718–9469
E–MAIL: JAHVANI@HOTMAIL.COM

JOB NO.: 24–0807		1612 HART STREET, SUITE 201 SOUTHLAKE, TEXAS 76092 817–481–1806 (O) TOPOGRAPHY MORTGAGE	COMMERCIAL RESIDENTIAL BOUNDARIES SURVEYING MORTGAGE		2	
DATE: 01/22/2025						OF
FIELD DATE: 10/3/2024						
SCALE: 1" = 40'						
FIELD: E.M.						
DRAWN: J.B.W.						
CHECKED: T.R.M.						

PEISER & MANKIN SURVEYING, LLC
www.peisersurveying.com

tmankin@peisersurveying.com FIRM No. 100999–00 Member Since 1977