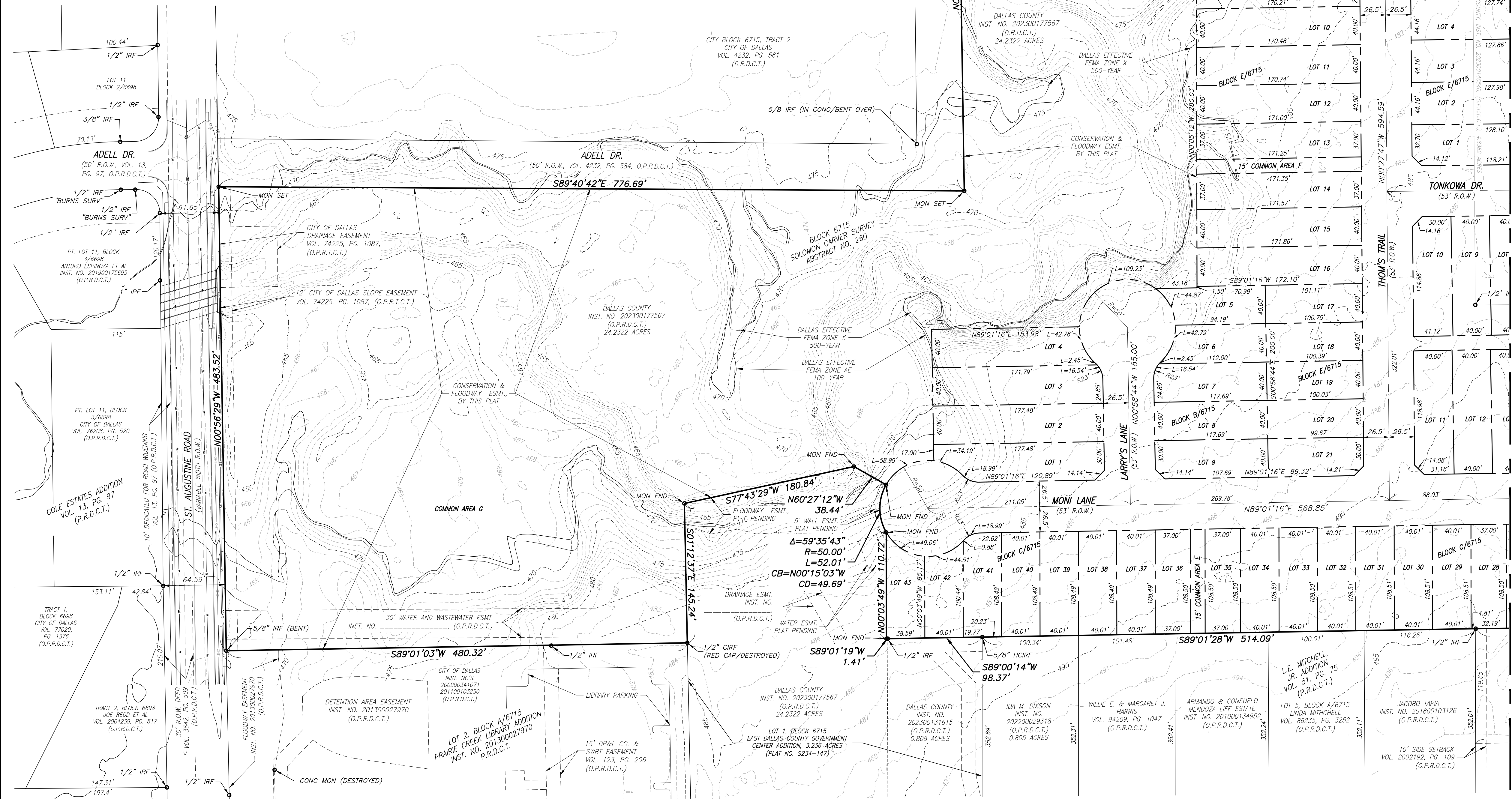


P.O.B.	POINT OF BEGINNING
HICRF	5/8" YELLOW CAPPED IRON ROD FOUND "HANNA SURF LPS 6647"
CIRF	CAPPED IRON ROD FOUND
CIRS	CAPPED IRON ROD SET
IRF	IRON ROD FOUND
PRC	POINT FOR CORNER
MON FND	3.25" METAL DISK STAMPED "EDCGC ADD RPLS 6647" FOUND
O.P.R.D.C.T.	OFFICIAL PUBLIC RECORDS, DALLAS COUNTY, TEXAS
M.R.D.C.T.	MAP RECORDS, DALLAS COUNTY, TEXAS
INST. NO.	CONTROLLING INSTRUMENT
VOL./PG.	VOLUME/PAGE
NO.	NUMBER
P.O.W.	RIGHT-OF-WAY
BLK.	BLOCK
SF.	SQUARE FEET
CSMET.	CASEMENT
CONC.	CONCRETE
MON SET	3.25" METAL DISK STAMPED "LJV ADD RPLS 6647" SET
WAS. SET	W/4" WITH "2" WASHER STAMPED "LJV ADD RPLS 6647" SET

1. THE PURPOSE OF THIS SURVEY IS TO CREATE 90 RESIDENTIAL LOTS AND 7 COMMON AREAS, LOTS FROM AN UNPLATTED TRACT OF LAND.
2. LOT-TO-LOT DRAINAGE WILL NOT BE ALLOWED WITHOUT CITY OF DALLAS PAVING & DRAINAGE ENGINEERING SECTION APPROVAL.
3. BASED ON THE SURVEY, THE SURVEY IS REFERENCED TO THE TEXAS STATE PLANE COORDINATE SYSTEM, NAD-83, NORTH CENTRAL ZONE 4202, AS OBSERVED ON THE ALLTERRA RCT NETWORK. ALL POINTS IN THIS SURVEY ARE SHOWN ON GRID COORDINATES, NO SCALE AND NO PROJECTION. ALL MEASUREMENTS IN US SURVEY FOOT.
4. ACCORDING TO THE FEDERAL EMERGENCY MANAGEMENT AGENCY, FLOOD INSURANCE RATE MAP NUMBER 4813C0307K, DATED 07/07/2014, DALLAS COUNTY, PORTIONS OF THE SUBJECT PROPERTY ARE WITHIN A SPECIAL FLOOD HAZARD AREA.
5. ALL LOTS HAVE A 2'-0" FOOT, SIDE-YARD BUILDING LINE SETBACK (NOT SHOWN).
6. ALL NEW PROPERTY CORNERS TO BE MONUMENTED WITH 5/8" YELLOW CAPPED IRON ROD STAMPED "HANNA SURV PLS 6647", UNLESS OTHERWISE DENOTED.



OWNER:
JONATHON BAZAN
DALLAS COUNTY ASSISTANT CO. ADMIN
500 ELM ST., SUITE 7600
DALLAS, TEXAS 75202
JONATHON.BAZAN@DALLASCOUNTY.ORG
(214) 695-1447

SURVEYOR:
HANNA SURVEYING AND ENGINEERING, LLC
SAM HANNA, PE, RPLS
1380 U.S. 287 FRONTAGE RD., STE. 101
MANSFIELD, TX 76063
PH: 682-553-9474
FIRM NO. 10194633

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.

NOW THEREFORE KNOWN TO ALL MEN BY THESE PRESENTS.

THAT, COUNTY OF DALLAS, TEXAS, ACTING BY AND THROUGH ITS DULY AUTHORIZED AGENT, JONATHAN BAZAN, DOES HEREBY ADOPT THIS PLAT, DESIGNATING THE HEREIN DESCRIBED PROPERTY AS LOTS 1-9, BLOCK D/6715, LOTS 1-43, BLOCK C/6715, LOTS 1-17, BLOCK D/6715, LOTS 1-21, BLOCK E/6715, COMMON AREAS "A-G", LAKE JUNE VILLAS ADDITION, AN ADDITION TO THE CITY OF DALLAS, DALLAS COUNTY, TEXAS, AND DO HEREBY DEDICATE, IN FEE SIMPLE, TO THE PUBLIC USE FOREVER THE STREETS, ALLEYS AND FLOODWAY MANAGEMENT AREAS SHOWN THEREON. THE EASEMENTS SHOWN THEREON ARE HEREBY RESERVED FOR THE PURPOSES INDICATED. THE UTILITY AND FIRE LINE 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 LINE 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 THE SAME. THE RIGHT TO SALLY THE UTILITY AND FIRE LINE EASEMENTS SHALL BE THE RIGHT TO REMOVE OR DEEP 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 OR 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.

NOTWITHSTANDING THE GENERAL EASEMENT LANGUAGE RECITED ABOVE, THE FLOODWAY EASEMENT SHOWN ON THIS PLAT IS HEREBY DEDICATED TO THE PUBLIC USE FOREVER, AND MAY NOT BE USED IN A MANNER INCONSISTENT WITH THE FLOODWAY EASEMENT STATEMENT RECITED ON THIS PLAT, WHICH STATEMENT IS HEREBY ADOPTED AND ACCEPTED.

THIS PLAT APPROVED SUBJECT TO ALL PLATTING ORDINANCES, RULES, REGULATIONS, AND RESOLUTIONS OF THE CITY OF DALLAS.

WITNESS, MY HAND AT DALLAS, TEXAS, THIS THE _____ DAY OF _____, 20_____

BY: _____
JONATHON BAZAN, DALLAS COUNTY ASSISTANT COUNTY ADMINISTRATOR

STATE OF TEXAS.

COUNTY OF _____:

BEFORE ME, THE UNDERSIGNED AUTHORITY, A NOTARY PUBLIC IN AND FOR THE SAID COUNTY AND STATE, ON THIS DAY PERSONALLY APPEARED JONATHAN BAZAN, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED ON THE FOREGOING INSTRUMENT AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSE AND CONSIDERATION THERETO EXPRESSED.

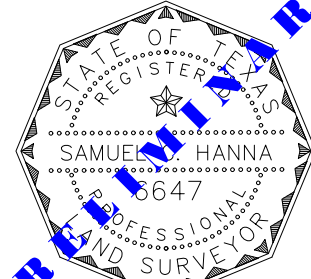
GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS _____ DAY OF _____, 20____

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

SURVEYOR'S STATEMENT

AMUEL C. HANNA, A REGISTERED PROFESSIONAL LAND SURVEYOR, LICENSED BY THE STATE OF TEXAS, AFFIRM THAT THIS PLAN WAS PREPARED UNDER MY DIRECT SUPERVISION, FROM RECORDED DOCUMENTATION, EVIDENCE COLLECTED ON THE GROUND DURING FIELD OPERATIONS AND OTHER RELIABLE SOURCES, THAT THE SURVEY DESCRIBED HEREON IS A TRUE AND CORRECT REPRESENTATION OF THE TEXAS BOARD OF PROFESSIONAL LAND SURVEYING, THE CITY OF DALLAS DEVELOPMENT CODE (ORDINANCE NO. 19455, AS AMENDED) , AND TEXAS LOCAL GOVERNMENT CODE, CHAPTER 212. I FURTHER AFFIRM THAT MONUMENTATION SHOWN HEREON WAS EITHER FOUND OR PLACED IN COMPLIANCE WITH THE CITY OF DALLAS DEVELOPMENT CODE, SEC. 51A-8.6.7.1 (A)(B)(C)(D) & (E), AND THAT THE ATTACHED DRAWING FILE ACCOMPANYING THIS PLAN IS A TRUE REPRESENTATION OF THIS SIGNED FINAL PLAN.

DATED THIS THE _____ DAY OF _____, 20____



SAMUEL C. HANNA
TEXAS REGISTERED PROFESSIONAL LAND SURVEYOR NO. 6647

STATE OF TEXAS:

COUNTY OF _____

BEFORE ME, THE UNDERSIGNED AUTHORITY, A NOTARY PUBLIC IN AND FOR THE SAID COUNTY AND STATE, ON THIS DAY PERSONALLY APPEARED SAMUEL C. HANNA, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED ON THE FOREGOING INSTRUMENT AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSE AND CONSIDERATION THERETO EXPRESSED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS _____ DAY OF _____, 20__

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

PRELIMINARY PLAT
LAKE JUNE VILLAS ADDITION

LOTS 1-9, BLOCK B/6715, LOTS 1-43, BLOCK
C/6715, LOTS 1-17, BLOCK D/6715, LOTS
1-21, BLOCK E/6715, COMMON AREAS "A-G"
SITUATED IN THE SOLOMON CARVER SURVEY,
ABSTRACT NO. 260, CITY OF DALLAS, DALLAS
COUNTY, TEXAS.
26.634 ACRES
FILE NO. S245-072
PAGE 1 OF 2

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