

OWNER'S DEDICATION

NOW THEREFORE KNOWN TO ALL MEN BY THESE PRESENTS:

THAT, COUNTY OF DALLAS, TEXAS, ACTING BY AND THROUGH ITS DULY AUTHORIZED AGENT, JONATHON BAZAN, DOES HEREBY ADOPT THIS PLAT, DESIGNATING THE HEREIN DESCRIBED PROPERTY AS 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", 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 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 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 FASEMENT LANGUAGE RECITED ABOVE. THE FLOODWAY FASEMENT 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

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\_\_\_.

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 JONATHON 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

SAMUEL C. HANNA, A REGISTERED PROFESSIONAL LAND SURVEYOR, LICENSED BY THE STATE OF TEXAS DOCUMENTATION. EVIDENCE COLLECTED ON THE GROUND DURING FIELD OPERATIONS AND OTHER RELIABLE DOCUMENTATION; AND THAT THIS PLAT SUBSTANTIALLY COMPLIES WITH THE RULES AND REGULATIONS ( THE TEXAS BOARD OF PROFESSIONAL LAND SURVEYING, THE CITY OF DALLAS DEVELOPMENT COD (ORDINANCE NO. 19455. AS AMENDED) . AND TEXAS LOCAL GOVERNMENT CODE. CHAPTER 212. FURTHER AFFIRM THAT MONUMENTATION SHOWN HEREON WAS EITHER FOUND OR PLACED IN COMPLIANC | WITH THE CITY OF DALLAS DEVELOPMENT CODE, SEC. 51A-8.617 (A)(B)(C)(D) & (E); AND THAT THI DIGITAL DRAWING FILE ACCOMPANYING THIS PLAT IS A PRECISE REPRÉSENTATION OF THIS SIGNED FINA



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

 $H:\2020\20-001$  - June Lake - Greenleaf Ventures\Survey\Lake June Residential - Preliminary Plat.dwg

## POINT OF BEGINNING 5/8" YELLOW CAPPED IRON ROD FOUND "HANNA SURV PLS 6647" CAPPED IRON ROD FOUND CAPPED IRON ROD SET POINT FOR CORNER MON FND 3.25" METAL DISK STAMPED "EDCGC ADD RPLS D.P.R.D.C.T. OFFICIAL PUBLIC RECORDS, DALLAS COUNTY, TEXAS MAP RECORDS, DALLAS COUNTY, TEXAS INSTRUMENT NUMBER *VOL./PG. VOLUME/PAGE* SOUARE FEFT EASEMENT 3.25" METAL DISK STAMPED "LJV ADD RPLS 6647" MAG SET NAIL WITH 2" WASHER STAMPED "LJV ADD RPLS

## \* NOTES \*

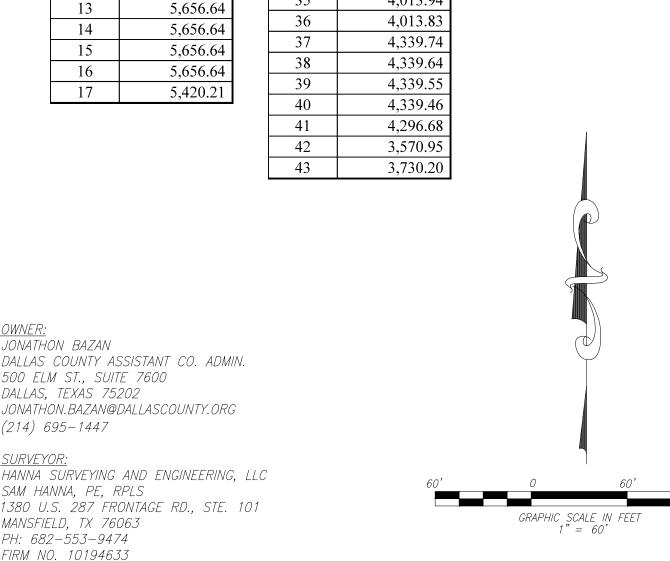
6647"" SET

- 1. THE PURPOSE OF THIS SURVEY IS TO CREATE 90 RESIDENTIAL LOTS AND 7 COMMON AREA
- 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. BASIS OF BEARING FOR THIS SURVEY IS REFERENCED TO THE TEXAS STATE PLANE COORDINATE SYSTEM, NAD-83, NORTH CENTRAL ZONE 4202, AS OBSERVED ON THE ALLTERRA RTK 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 48113C0510K, DATED 07/07/2014, DALLAS COUNTY, PORTIONS OF THE SUBJECT PROPERTY LIE WITHIN A SPECIAL FLOOD HAZARD AREA.
- 5. ALL LOTS HAVE A 2-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.

COMMON AREAS			BLOCK C /6715		BLOCK E /6715	
LOT NO.	AREA (SQ. FT.)	LOT NO.	AREA (SQ. FT.)	LOT NO.	AREA (SQ. FT	
A	2,130.95	1	5,559.46	1	5,422.6	
В	1,853.54	2	4,906.53	2	5,654.00	
C	1,948.99	3	4,916.59	3	5,648.7	
D	1,627.57	4	4,926.66	4	5,643.42	
Е	1,627.25	5	4,566.03	5	5,478.5	
F	2,569.44	6	4,578.12	6	9,181.58	
G	492,758.65	7	4,959.11	7	21,796.73	
		8	4,969.17	8	12,387.7	
BLOCK B /6715		9	4,979.23	9	6,780.6	
TNO.	AREA (SQ. FT.)	10	5,009.35	10	6,813.86	
1	6,493.87	11	5,183.67	11	6,824.3	
2	7,099.32	12	5,160.12	12	6,834.88	
3	7,072.15	13	5,169.43	13	6,331.63	
ļ	6,371.54	14	5,180.10	14	6,344.27	
5	3,973.83	15	4,801.10	15	6,868.79	
6	3,979.91	16	4,813.93	16	6,879.30	
7	4,680.56	17	5,214.52	17	4,037.60	
8	4,707.75	18	4,903.23	18	4,023.20	
9	4,657.75	19	4,352.67	19	4,008.79	
		20	6,088.00	20	3,994.39	
BLOCK D /6715		21	5,794.20	21	3,929.99	
	AREA (SQ. FT.)	22	4,763.65			
1	4,235.23	23	4,323.69			
2	4,456.21	24	4,340.19			
3	4,472.31	25	4,340.19			
4	4,495.82	26	4,340.19			
5	4,511.94	27	4,014.50			
6	4,478.05	28	4,014.51			
7	5,893.31	29	4,340.50			
8	5,864.08	30	4,340.40			
9	6,255.81	31	4,340.31			
10	12,360.16	32	4,340.22			
	,	1				



34

9,384.88

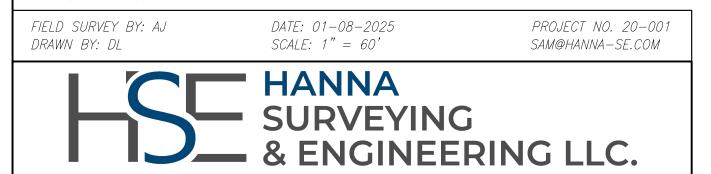
6,360.35

11

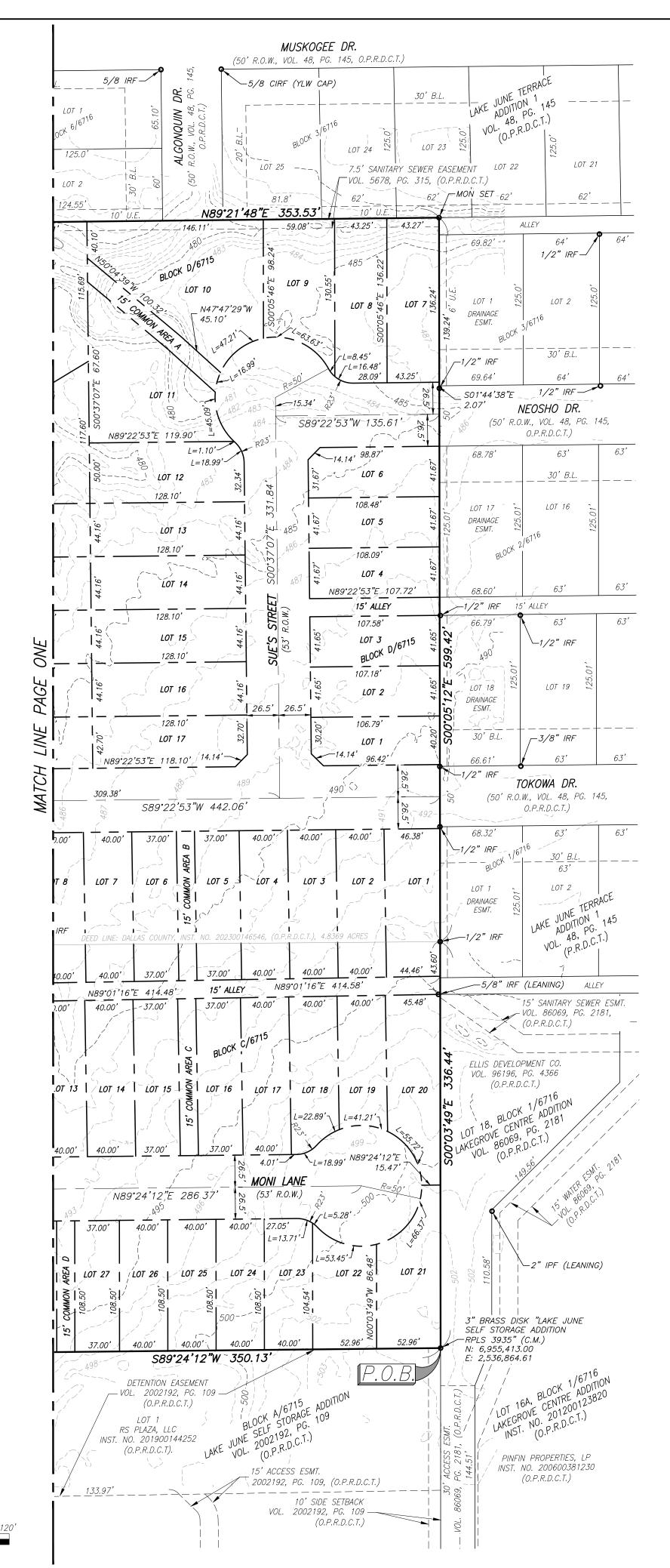
4,340.13

4,340.03

4.013.94



 $H: 2020 20-001 - June\ Lake - Greenleaf\ Ventures Survey Lake\ June\ Residential\ - Preliminary\ Plat.dwg$ 



OWNER'S CERTIFICATE

STATE OF TEXAS §

COUNTY OF DALLAS

WHEREAS, COUNTY OF DALLAS, TEXAS, IS THE SOLE OWNER OF A 26.634 ACRE TRACT OF LAND SITUATED IN THE SOLOMON CARVER SURVEY, ABSTRACT NUMBER 260, CITY BLOCK 6715, CITY OF DALLAS, DALLAS COUNTY, TEXAS, SAID TRACT BEING A PORTION OF A CALLED 24.232 ACRE TRACT OF LAND, AS CONVEYED TO COUNTY OF DALLAS, TEXAS IN A SPECIAL WARRANTY DEED RECORDED IN INSTRUMENT NUMBER 202300177567 OF THE OFFICIAL PUBLIC RECORDS OF DALLAS COUNTY, TEXAS (O.P.R.D.C.T.), AND BEING ALL OF A CALLED 4.8369 ACRE TRACT OF LAND, AS CONVEYED TO COUNTY OF DALLAS, TEXAS IN A SPECIAL WARRANTY DEED RECORDED IN INSTRUMENT NUMBER 202300146546, O.P.R.D.C.T., AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS;

BEGINNING AT A 3-INCH BRASS DISK FOUND, STAMPED "LAKE JUNE SELF STORAGE ADDITION RPLS 3935" (CONTROLLING MONUMENT), SAID POINT BEING THE MOST SOUTHEASTERLY CORNER OF SAID SUBJECT TRACT, SAID POINT ALSO BEING THE MOST NORTHEASTERLY CORNER OF LOT 1, BLOCK A/6715, LAKE JUNE SELF STORAGE ADDITION, AS DEPICTED IN A PLAT THEREOF RECORDED IN VOLUME 2002192, PAGE 109, O.P.R.D.C.T., AS CONVEYED TO RS PLAZA, LLC IN A DEED RECORDED IN INSTRUMENT NUMBER 201900144252, O.P.R.D.C.T., SAID POINT ALSO BEING ON THE WEST LINE OF LOT 18, BLOCK 1/6716 LAKEGROVE CENTRE ADDITION, AS DEPICTED IN A PLAT THEREOF RECORDED IN VOLUME 86069, PAGE 2181, O.P.R.D.C.T., AS CONVEYED TO ELLIS DEVELOPMENT COMPANY IN A DEED RECORDED IN VOLUME 96196, PAGE 4366, O.P.R.D.C.T.;

THENCE, WITH THE COMMON LINE OF SAID SUBJECT TRACT AND SAID LOT 1, LAKE JUNE SELF STORAGE ADDITION, SOUTH 89 DEGREES 24 MINUTES 12 SECONDS WEST, A DISTANCE OF 350.13 FEET, TO A 1/2-INCH IRON ROD FOUND, SAID POINT BEING THE MOST NORTHWESTERLY CORNER OF SAID LOT 1, LAKE JUNE SELF STORAGE ADDITION, SAID POINT ALSO BEING THE MOST NORTHEASTERLY CORNER OF A TRACT OF LAND AS CONVEYED TO JACOBO TAPIA IN A DEED RECORDED IN INSTRUMENT NUMBER 201800103126, O.P.R.D.C.T.;

THENCE, DEPARTING THE COMMON LINE OF SAID SUBJECT TRACT AND SAID LOT 1, LAKE JUNE SELF STORAGE ADDITION, SOUTH 89 DEGREES 01 MINUTES 28 SECONDS WEST, A DISTANCE OF 514.09 FEET, TO A 5/8-INCH IRON ROD FOUND WITH YELLOW CAP STAMPED "HANNA SURV PLS 6647", SAID POINT BEING THE MOST NORTHWESTERLY CORNER OF A TRACT OF LAND AS CONVEYED TO IDA M. DIXSON IN A DEED RECORDED IN INSTRUMENT NUMBER 202200029318, O.P.R.D.C.T., SAID POINT ALSO BEING THE MOST NORTHEASTERLY CORNER OF A CALLED 0.808 ACRE TRACT OF LAND CONVEYED TO COUNTY OF DALLAS, TEXAS BY DEED RECORDED IN INSTRUMENT NUMBER 202300131615, O.P.R.D.C.T.;

THENCE, DEPARTING THE COMMON LINE OF SAID SUBJECT TRACT AND SAID DIXSON TRACT, AND FOLLOWING THE COMMON LINE OF SAID SUBJECT TRACT AND SAID 0.808 ACRE TRACT, SOUTH 89 DEGREES 00 MINUTES 14 SECONDS WEST, A DISTANCE OF 98.37 FEET, TO A 1/2-INCH IRON ROD FOUND, SAID POINT BEING THE MOST NORTHWESTERLY CORNER OF SAID 0.808 ACRE TRACT, SAID POINT ALSO BEING AN INTERIOR CORNER OF SAID 24.2322 ACRE TRACT;

THENCE, DEPARTING THE COMMON LINE OF SAID SUBJECT TRACT AND SAID 0.808 ACRE TRACT, AND TRAVERSING THROUGH SAID 24.2322 ACRE TRACT, THE FOLLOWING COURSES:

SOUTH 89 DEGREES 01 MINUTES 19 SECONDS WEST, A DISTANCE OF 1.41 FEET, TO A 3.25-INCH METAL DISK FOUND STAMPED "EDCGC ADD RPLS 6647";

NORTH 00 DEGREES 03 MINUTES 49 SECONDS WEST, A DISTANCE OF 110.72 FEET, TO A 3.25-INCH METAL DISK FOUND STAMPED "EDCGC ADD RPLS 6647",

SAID POINT BEING THE BEGINNING OF A NON-TANGENT CURVE TO THE RIGHT WITH A RADIUS OF 50.00 FEET, A CENTRAL ANGLE OF 59 DEGREES 35 MINUTES
43 SECONDS, AND BEING SUBTENDED BY A CHORD BEARING NORTH 00 DEGREES 15 MINUTES 03 SECONDS WEST, A CHORD DISTANCE OF 49.69 FEET;

ALONG SAID NON-TANGENTIAL CURVE TO THE RIGHT, AN ARC LENGTH OF 52.01 FEET, TO A 3.25-INCH METAL DISK FOUND STAMPED "EDCGC ADD RPLS 6647";

NORTH 60 DEGREES 27 MINUTES 12 SECONDS WEST, A DISTANCE OF 38.44 FEET, TO A 3.25-INCH METAL DISK FOUND STAMPED "EDCGC ADD RPLS 6647" SOUTH 77 DEGREES 43 MINUTES 29 SECONDS WEST, A DISTANCE OF 180.84 FEET, TO A 3.25-INCH METAL DISK FOUND STAMPED "EDCGC ADD RPLS 6647";

SOUTH 01 DEGREES 12 MINUTES 37 SECONDS EAST, A DISTANCE OF 145.24 FEET, TO A 1/2-INCH IRON ROD FOUND WITH RED CAP, DESTROYED, ILLEGIBLE, SAID POINT BEING THE MOST NORTHEASTERLY CORNER OF LOT 2, BLOCK A/6715, PRAIRIE CREEK LIBRARY ADDITION, AS DEPICTED IN A PLAT THEREOF RECORDED IN INSTRUMENT NUMBER 201300027970, O.P.R.D.C.T., AS CONVEYED TO CITY OF DALLAS IN A CERTIFIED COPY OF JUDGEMENTS RECORDED AS INSTRUMENT NUMBERS 200900341071, AND 201100103250, O.P.R.D.C.T.;

THENCE, FOLLOWING THE COMMON LINE OF SAID SUBJECT TRACT AND SAID LOT 2, SOUTH 89 DEGREES 01 MINUTES 03 SECONDS WEST, PASSING A 1/2-INCH IRON ROD FOUND AT A DISTANCE OF 141.71 FEET, AND CONTINUING A TOTAL DISTANCE OF 480.32 FEET, TO A 5/8-INCH IRON ROD FOUND (BENT), SAID POINT BEING A WESTERLY SOUTHWEST CORNER OF SAID SUBJECT, SAID POINT ALSO BEING THE MOST NORTHWESTERLY CORNER OF SAID LOT 2, SAID POINT ALSO BEING ON THE EAST RIGHT-OF-WAY LINE OF ST. AUGUSTINE ROAD (VARIABLE WIDTH RIGHT-OF-WAY);

THENCE, DEPARTING THE COMMON LINE OF SAID SUBJECT TRACT AND SAID LOT 2, AND FOLLOWING THE EAST RIGHT—OF—WAY LINE OF ST. AUGUSTINE ROAD, NORTH OO DEGREES 56 MINUTES 29 SECONDS WEST, A DISTANCE OF 483.52 FEET, TO A 3.25—INCH METAL DISK SET STAMPED "LJV ADD RPLS 6647", SAID POINT BEING A WESTERLY NORTHWEST CORNER OF SAID SUBJECT TRACT, SAID POINT ALSO BEING THE INTERSECTION OF THE EAST RIGHT—OF—WAY LINE OF ST. AUGUSTINE ROAD AND THE SOUTH RIGHT—OF—WAY LINE OF ADELL DRIVE (FIFTY FOOT RIGHT—OF—WAY);

THENCE, DEPARTING THE EAST RIGHT—OF—WAY LINE OF ST. AUGUSTINE ROAD, AND FOLLOWING THE SOUTH RIGHT—OF—WAY LINE OF ADELL DRIVE, SOUTH 89 DEGREES 40 MINUTES 42 SECONDS EAST, A DISTANCE OF 776.69 FEET, TO A 3.25—INCH METAL DISK SET STAMPED "LJV ADD RPLS 6647", SAID POINT BEING THE INTERSECTION OF THE SOUTH RIGHT—OF—WAY LINE OF ADELL DRIVE, AND THE EAST RIGHT—OF—WAY LINE OF RED CLOUD DRIVE (FIFTY FOOT RIGHT—OF—WAY);

THENCE, DEPARTING THE SOUTH RIGHT—OF—WAY LINE OF ADELL DRIVE, AND FOLLOWING THE EAST RIGHT—OF—WAY LINE OF RED CLOUD DRIVE, NORTH 00 DEGREES 55 MINUTES 06 SECONDS WEST, A DISTANCE OF 471.43 FEET, TO A 1/2—INCH IRON ROD FOUND (CONTROLLING MONUMENT), SAID POINT BEING THE MOST NORTHERLY NORTHWEST CORNER OF SAID SUBJECT TRACT, SAID POINT ALSO BEING THE MOST SOUTHWESTERLY CORNER OF ST. AUGUSTINE PARK ESTATES, NUMBER 3, CITY BLOCK NUMBER 6714, AS DEPICTED IN A PLAT THEREOF RECORDED IN VOLUME 72158, PAGE 1213, O.P.R.D.C.T.;

THENCE, DEPARTING THE EAST RIGHT—OF—WAY LINE OF RED CLOUD DRIVE, AND FOLLOWING THE COMMON LINE OF SAID SUBJECT TRACT AND SAID ST. AUGUSTINE PARK ESTATES, NUMBER 3, NORTH 89 DEGREES 07 MINUTES 54 SECONDS EAST, A DISTANCE OF 526.22 FEET, TO A 3.25—INCH METAL DISK SET STAMPED "LJV ADD RPLS 6647", SAID POINT BEING THE MOST SOUTHWESTERLY CORNER OF BLOCK 6/6716, LAKE JUNE TERRACE ADDITION 1, AS DEPICTED IN A PLAT THEREOF RECORDED IN VOLUME 48. PAGE 145. O.P.R.D.C.T.:

THENCE, FOLLOWING THE COMMON LINE OF SAID SUBJECT TRACT AND SAID LAKE JUNE TERRACE ADDITION 1, NORTH 89 DEGRES 07 MINUTES 54 SECONDS EAST, A DISTANCE OF 9.44 FEET, TO A 5/8-INCH IRON ROD FOUND WITH CAP STAMPED "DC&A RPLS 3935", SAID POINT BEING THE MOST NORTHWESTERLY CORNER OF SAID 4.8369 ACRE TRACT, SAID POINT ALSO BEING THE MOST SOUTHWESTERLY CORNER OF LOT 2, BLOCK 6/6716 OF SAID LAKE JUNE TERRACE ADDITION 1; THENCE. FOLLOWING THE COMMON LINE OF SAID SUBJECT TRACT AND SAID LAKE JUNE TERRACE ADDITION 1, THE FOLLOWING COURSES:

NORTH 89 DEGRES 21 MINUTES 48 SECONDS EAST, A DISTANCE OF 353.53 FEET, TO A 3.25—INCH METAL DISK SET STAMPED "LJV ADD RPLS 6647", SAID POINT BEING THE MOST NORTHEASTERLY CORNER OF SAID SUBJECT TRACT, SAID POINT ALSO BEING ON THE SOUTH LINE OF LOT 23, BLOCK 3/6716, OF SAID LAKE JUNE TERRACE ADDITION 1;

SOUTH 00 DEGRES 05 MINUTES 12 SECONDS EAST, PASSING THE MOST SOUTHWESTERLY CORNER OF LOT 1, BLOCK 3/6716, OF SAID LAKE JUNE TERRACE ADDITION 1, AT A DISTANCE OF 139.24 FEET, FROM WHICH A 1/2-INCH IRON ROD FOUND BEARS SOUTH 01 DEGREES 44 MINUTES 38 SECONDS EAST, PASSING THE MOST NORTHWESTERLY CORNER OF LOT 18, BLOCK 2/6716, OF SAID LAKE JUNE TERRACE ADDITION 1, AT A DISTANCE OF 329.25 FEET, PASSING THE MOST SOUTHWESTERLY CORNER OF LOT 18, BLOCK 2/6716, OF SAID LAKE JUNE TERRACE ADDITION 1, AT A DISTANCE OF 454.26 FEET, PASSING THE MOST NORTHWESTERLY CORNER OF LOT 1, BLOCK 1/6716, OF SAID LAKE JUNE TERRACE ADDITION 1, AT A DISTANCE OF 504.26 FEET, AND CONTINUING A TOTAL DISTANCE OF 599.42 FEET, TO A 1/2-INCH IRON ROD FOUND, SAID POINT BEING THE MOST SOUTHEASTERLY CORNER OF SAID 4.8369 ACRE TRACT, SAID POINT ALSO BEING ON THE WEST LINE OF LOT 1, BLOCK 1/6716 OF SAID LAKE JUNE TERRACE ADDITION 1;

THENCE, FOLLOWING THE COMMON LINE OF SAID SUBJECT TRACT AND SAID LAKE JUNE TERRACE ADDITION 1, SOUTH 00 DEGRES 03 MINUTES 49 SECONDS EAST, PASSING A 5/8-INCH IRON ROD FOUND (LEANING) FOR THE MOST SOUTHWESTERLY CORNER OF SAID LAKE JUNE TERRACE ADDITION 1, AND THE MOST NORTHWESTERLY CORNER OF SAID LOT 18, LAKEGROVE CENTRE ADDITION, AT A DISTANCE OF 43.60 FEET, AND CONTINUING ALONG THE COMMON LINE OF SAID SUBJECT TRACT AND SAID LOT 18 OF SAID LAKEGROVE CENTRE ADDITION, A TOTAL DISTANCE OF 336.44 FEET, TO THE POINT OF BEGINNING AND CONTAINING 1,160,178.48 SQUARE FEET, OR 26.634 ACRES OF LAND, MORE OR LESS.

## FLOODWAY EASEMENT STATEMENT:

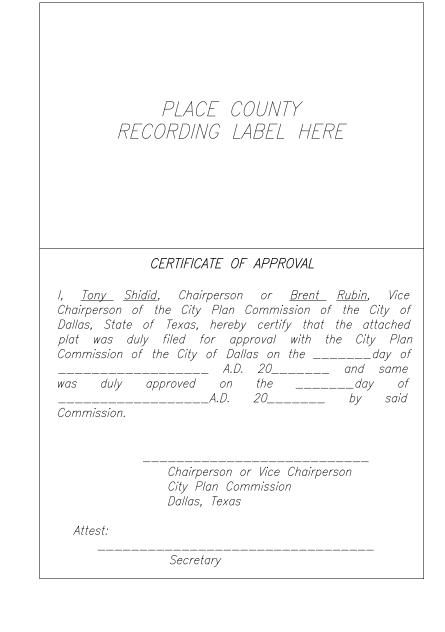
THE EXISTING WATER COURSES, CREEK OR CREEKS DESCRIBED AS FLOODWAY EASEMENT TRAVERSING ALONG BLOCK 6715 WITHIN THE LIMITS OF THIS ADDITION, WILL REMAIN AS AN OPEN CHANNEL AT ALL TIMES AND WILL BE MAINTAINED BY THE INDIVIDUAL OWNERS OF THE LOT OR LOTS THAT ARE TRAVERSED BY OR ADJACENT TO THE DRAINAGE COURSES IN BLOCK 6715. THE CITY OF DALLAS WILL NOT BE RESPONSIBLE FOR THE MAINTENANCE AND OPERATION OF SAID WATERCOURSES, CREEK OR CREEKS OR FOR ANY DAMAGE TO PRIVATE PROPERTY OR PERSON THAT RESULTS FROM THE FLOW OF WATER ALONG SAID CREEK, OR FOR THE CONTROL OF EROSION IN THE FLOODWAY EASEMENT.

NO OBSTRUCTION TO THE NATURAL FLOW OF STORM WATER RUN-OFF SHALL BE PERMITTED BY FILLING OR BY CONSTRUCTION OF ANY TYPE OF DAM, BRIDGE, FENCE, WALKWAY OR ANY OTHER STRUCTURE WITHIN THE FLOODWAY EASEMENTS, AS HEREINAFTER DEFINED IN BLOCK 6715, UNLESS APPROVED BY THE DIRECTORS OF DEVELOPMENT SERVICES AND DALLAS WATER UTILITIES; PROVIDED. HOWEVER, IT IS UNDERSTOOD THAT IN THE EVENT IT BECOMES NECESSARY FOR THE CITY OF DALLAS TO ERECT ANY TYPE OF DRAINAGE STRUCTURE IN ORDER TO IMPROVE THE STORM DRAINAGE THAT MAY BE OCCASIONED BY THE STREETS AND ALLEYS IN OR ADJACENT TO THE SUBDIVISION, THEN IN SUCH EVENT, THE CITY OF DALLAS SHALL HAVE THE RIGHT TO ENTER UPON THE FLOODWAY EASEMENT AT ANY POINT OR POINTS, TO ERECT, CONSTRUCT AND MAINTAIN ANY DRAINAGE FACILITY DEEMED NECESSARY FOR DRAINAGE PURPOSES. EACH PROPERTY OWNER SHALL KEEP CLEAN AND FREE OF DEBRIS, SILT, AND ANY SUBSTANCE WHICH WOULD RESULT IN UNSANITARY CONDITIONS AND THE CITY OF DALLAS SHALL HAVE THE RIGHT OF INGRESS AND EGRESS FOR THE PURPOSE OF INSPECTION AND SUPERVISION OF MAINTENANCE WORK BY THE PROPERTY OWNER TO ALLEVIATE ANY UNDESIRABLE CONDITIONS, WHICH MAY OCCUR.

THE NATURAL DRAINAGE CHANNELS AND WATERCOURSES THROUGH BLOCK 6715, AS IN THE CASE OF ALL NATURAL CHANNELS ARE SUBJECT TO STORM WATER OVERFLOW AND NATURAL BANK EROSION TO AN EXTENT WHICH CANNOT BE DEFINITELY DEFINED. THE CITY OF DALLAS SHALL NOT BE HELD LIABLE FOR ANY DAMAGES OF ANY NATURE RESULTING FROM THE OCCURRENCE OF THESE NATURAL PHENOMENA, OR RESULTING FROM THE FAILURE OF ANY STRUCTURE OR STRUCTURES WITHIN THE FLOODWAY FASEMENT

THE NATURAL DRAINAGE CHANNEL CROSSING EACH LOT IS SHOWN BY THE FLOODWAY EASEMENT LINE AS SHOWN ON THE PLAT.

FLOODWAY MARKER MONUMENTS SHALL BE INSTALLED, DELINEATING THE PROPOSED FLOODWAY EASEMENT LINE, PRIOR TO FILING OF PLAT, ALONG ALL REAR OR SIDE LOT LINES THAT ARE ADJACENT TO THE CREEK AS PER CITY OF DALLAS DRAWING 424—109. THE SURVEYOR SHALL PROVIDE SIGNED AND SEALED DOCUMENTATION THAT THE FLOODWAY MARKER MONUMENTS HAVE BEEN INSTALLED PRIOR TO FILING THE FINAL PLAT.



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 2 OF 2

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.