

GENERAL NOTES:

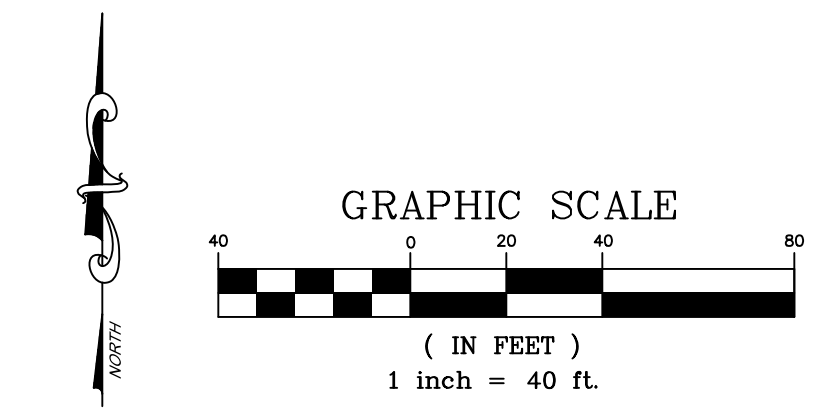
- Bearings of lines shown hereon refer to Grid North of the Texas Coordinate System of 1983 (North Central Zone 4202; NAD83 (2011) Epoch 2010) as derived locally from Allterra Central's Continuously Operating Reference Stations (CORS) via Real Time Kinematic (RTK) Methods. An average Combination Factor 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 1 retail development lot 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'

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	
500'	
W	
WATER LINE	
OVERHEAD SERVICE LINE	
SEWER LINE	
GAS	
GAS LINE	
CHAIN LINK FENCE	
WOOD FENCE	
SHEET METAL FENCE	
HORSE FENCE	

PRELIMINARY PLAT
LAKE JUNE HEIGHTS RETAIL
LOT 13, BLOCK A/6327
PART OF CITY BLOCK 6327
2.737 ACRE TRACT OF LAND OUT OF THE
JOHN A. LEONARD SURVEY, ABSTRACT NUMBER 802
CITY OF DALLAS, DALLAS COUNTY, TEXAS
CITY PLAN FILE NO. S245-088
ENGINEERING PLAN NO. _____

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



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

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

NOW THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

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.

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.

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

STATE OF TEXAS:

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

The proposed detention area(s) along Block A/6327 within the Limits of this addition, will remain as detention areas to the line and grade shown on the plans at all times and will be maintained by the individual owners of the lot or lots that are traversed by or adjacent to the Detention Areas in Block A/6327. The City of Dallas will not be responsible for the maintenance and operation of said Detention Areas or for any damage or injury to private property or person that results from the flow of water along, into or out of said Detention Areas, or for the control of Erosion.

[illegible]

The Detention Area in Block A/6327, as in the case of all Detention Areas, is subject to Storm Water overflow to an extent, which cannot be clearly defined. The City of Dallas shall not be held liable for any damage of any nature resulting from the occurrence of these natural phenomena, nor resulting from the failure of any structure or structures within the Detention Areas or the subdivision storm drainage system.

The Detention Areas serving the plat are shown by the Detention Area Easement Line as shown on the plat.

STATE OF TEXAS
COUNTY OF DALLAS

Whereas LAKE JUNE HEIGHTS LLC is the sole owner of that certain 2.737 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 being a part of Tracts 1-5-23 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 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:

BEGINNING 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 Josefino 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 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 northwest corner of the herein described tract;

THENCE North 89 deg. 54 min. 21 sec. East, through the interior of said Lake June tracts, a distance of 573.53 feet to a disk monument set for the northeast corner of the herein described tract;

THENCE South 00 deg. 57 min. 3 sec. East, continuing through the interior of said Lake June tract (Instrument Number 202300255213), passing at a distance of 196.51 a disk monument set for the north right—of way line of said Lake June Tract in the north line of a Street Easement to the City of Dallas recorded in Volume 70074, Page 1578, said Deed Records, and continuing a total distance of 207.93 feet to the southeast corner of the herein described tract, same being in the south line of said Lake June tract (Instrument Number 202300255213)(in the pavement of Lake June Road);

THENCE South 89 deg. 54 min. 21 sec. West, along the south line of said Lake June tract, and along the north right-of-way line of said Lake June Road, and along the south line of said Street Easement, and along the south line of Street Easements to the City of Dallas recorded in Volume 70069, Page 1537, and Volume 70069, Page 1534, said Deed Records, a distance of 573.36 feet to the POINT OF BEGINNING and containing 119,225 square feet or 2.737 acres of computed land, more or less

SURVEYOR'S STATEMENT

1. TIMOTHY R. MANKIN, A REGISTERED PROFESSIONAL LAND SURVEYOR, LICENSED BY THE STATE OF TEXAS, AFFIRM THAT THIS PLAT WAS PREPARED UNDER MY DIRECT SUPERVISION, FROM RECORDED DOCUMENTATION, EVIDENCE COLLECTED ON THE GROUND DURING FIELD OPERATIONS AND OTHER RELIABLE DOCUMENTATION, AND THAT I AM AWARE OF THE RULES AND REGULATIONS OF THE TEXAS BOARD OF PROFESSIONAL ENGINEERS AND LAND SURVEYORS, THE CITY OF DALLAS DEVELOPMENT CODE (ORDINANCE NO. 14955, AS AMENDED), AND TEXAS LOCAL GOVERNMENT CODE, CHAPTER 212. I FURTHER AFFIRM THAT MONUMENTATION SHOWN HEREON WAS EITHER OBTAINED OR PLACED IN COMPLIANCE WITH THE CITY OF DALLAS DEVELOPMENT CODE, SEC. 51A-8.617 (A)(B)(C)(D) & (E); AND THAT THE DIGITAL DRAWING FILE ACCOMPANYING THIS PLAT IS 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

TIMOTHY R. MANKIN
REGISTERED PROFESSIONAL LAND SURVEYOR, NO. 6122

STATE OF TEXAS:
COUNTY OF TARRANT:

BEFORE ME, THE UNDERSIGNED AUTHORITY, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE, ON THIS DAY PERSONALLY APPEARED TIMOTHY R. MANKIN, 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 AND THE ACT AND DEED OF SAID COMPANY.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, THIS _____ DAY OF _____ 2025.

NOTARY PUBLIC IN AND FOR TARRANT COUNTY, TEXAS

LOT 13, BLOCK A/6327

PART OF CITY BLOCK 6327

2.737 ACRE TRACT OF LAND OUT OF THE
JOHN A. LEONARD SURVEY, ABSTRACT NUMBER 802
CITY OF DALLAS, DALLAS COUNTY, TEXAS
CITY PLAN FILE NO. S245-088
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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
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