

GENERAL NOTES:

1. 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

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

Iand.
5. 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.

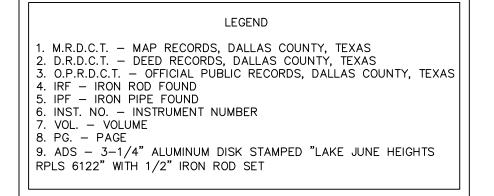
6. This is an above—ground survey. The underground utilities, if shown, are based on information provided by the various utility companies and these locations should be considered approximate. There may be additional underground utilities not shown on this drawing.

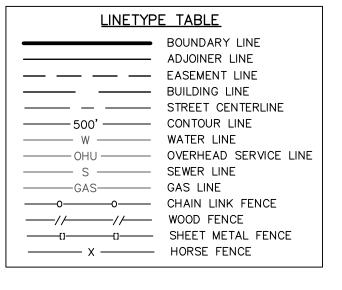
7. Elevations shown hereon are based on City of Dallas Water Utilities Benchmarks:

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'





PRELIMINARY PLAT LAKE JUNE HEIGHTS RETAIL

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

JOB NO.: DATE:	24-0807 01/22/2025	PEISER & MANKIN SURVEYING, LLC www.peisersurveying.com	HEE ⁻
FIELD DATE:	10/3/2024	1612 HART STREET, COMMERCIAL Texas	1
SCALE:	1" = 40'	PMS SUITE 201 RESIDENTIAL Professional	٥-
FIELD:	E.M.	TOPOGRAPHY	OF
DRAWN:	J.B.W.	MORTGAGE	2
CHECKED:	T.R.M.	tmankin@peisersurveying.com FIRM No. 100999-00 Member Since 1977	_

ENGINEERING PLAN NO. ______

SURVEYOR'S STATEMENT

I, 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 THIS PLAT SUBSTANTIALLY COMPLIES WITH THE RULES AND REGULATIONS OF THE TEXAS BOARD OF PROFESSIONAL ENGINEERS AND LAND SURVEYORS, 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-8.617 (A)(B)(C)(D) & (E): AND THAT THE DIGITAL DRAWING FILE ACCOMPANYING THIS PLAT IS

A PRECISE REPRÉSENTATION OF THIS SIGNED FINAL 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

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

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

NOTARY PUBLIC IN AND FOR TARRANT COUNTY. TEXAS

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 RETAIL, 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

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

XXXXXXXXX. 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

DETENTION AREA EASEMENT STATEMENT

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.

No obstruction to the natural flow of storm water run—off shall be permitted by filling or by construction of any type of dam, building, bridge, fence, walkway or any other structure within the designated Detention Areas, as hereinafter defined in Block A/6327, unless approved by the Chief Engineer of Sustainable Development and Construction. 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 subdivisions, then in such an event, the City of Dallas shall have the right to enter upon the Detention Areas 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 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.

OWNER'S CERTIFICATE

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—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:

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, passina 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 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. 33 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 Road 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 tracts, 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

> COUNTY RECORDING LABEL FINAL PLAT

CERTIFICATE OF APPROVAL I, <u>Tony Shidid</u>, Chairperson or <u>Brent Rubin</u>, 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

Secretary

Attest:

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. ______

8300 RICHMOND COURT IRVING, TX 75063 **ENGINEER:**

LAKE JUNE HEIGHTS LLC

OWNER:

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

SCALE:

FIELD:

DRAWN:

PEISER & MANKIN SURVEYING, LLC 24-080 DATE: 01/22/202 www.peisersurveying.com ELD DATE: 10/3/202 SUITE 201
SOUTHLAKE, TEXAS 76092 1612 HART STREET. RESIDENTIAL 1" = 40**BOUNDARIES ⊼** | **LLC**/ 817−481−1806 (0) **TOPOGRAPHY** MORTGAGE tmankin@peisersurveying.com FIRM No. 100999-00 CHECKED: