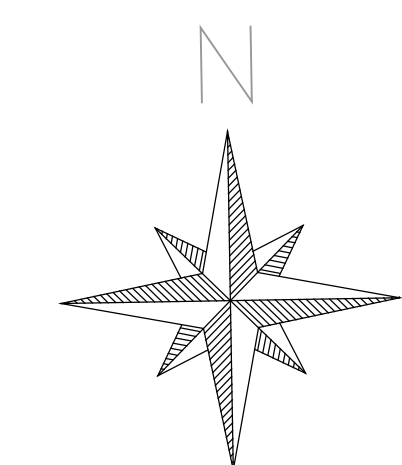
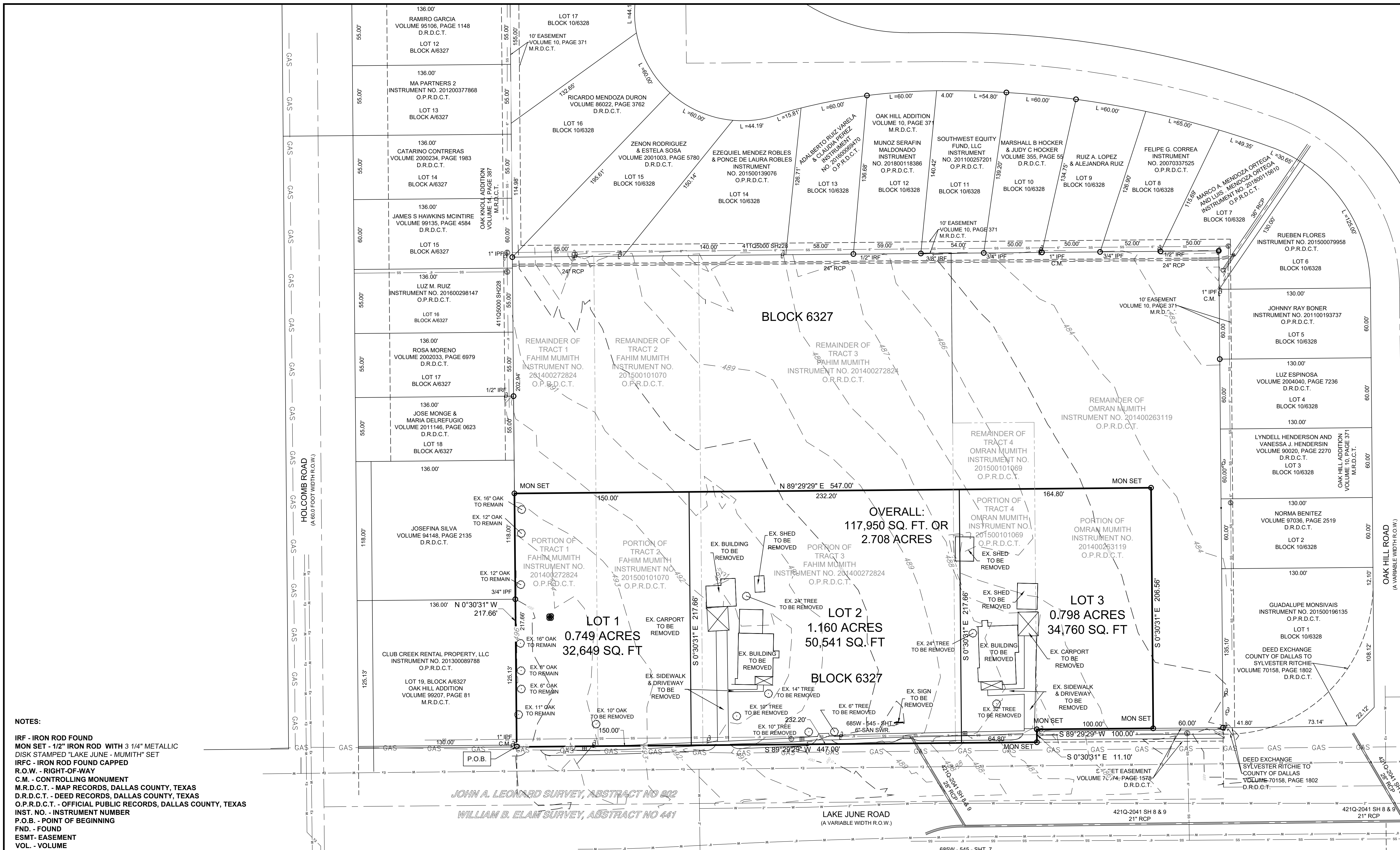


LOCATION MAP  
NTS



0' 20' 40' 80'  
SCALE: 1" = 40'



**NOTES:**  
 IRF - IRON ROD FOUND  
 MON SET - 1/2" IRON ROD WITH 3 1/4" METALLIC DISK STAMPED "LAKE JUNE - MUMITH" SET  
 IRFC - IRON ROD FOUND CAPPED  
 R.O.W. - RIGHT-OF-WAY  
 C.M. - CONTROLLING MONUMENT  
 M.R.D.C.T. - MAP RECORDS, DALLAS COUNTY, TEXAS  
 D.R.D.C.T. - DEED RECORDS, DALLAS COUNTY, TEXAS  
 O.P.R.D.C.T. - OFFICIAL PUBLIC RECORDS, DALLAS COUNTY, TEXAS  
 INST. NO. - INSTRUMENT NUMBER  
 P.O.B. - POINT OF BEGINNING  
 FND. - FOUND  
 ESMT. - EASEMENT  
 VOL. - VOLUME  
 PG. - PAGE  
 ALL EXISTING STRUCTURES WILL BE REMOVED.

**GENERAL NOTES:**  
 1. The Basis of Bearing of this survey is Texas State Plane Coordinate System, North Central Zone 4202, North American Datum of 1983  
 2. Lot-to-lot drainage is not permitted without Engineering Section approval.  
 3. The purpose of this plat is to plat a portion of 5 Tracts as recorded in Instrument No.s 20140027284, 201400263119, 201500101069, and 201500101070.  
 4. Coordinates shown are Texas State Plane Coordinate System, North Central Zone 4202, North American Datum of 1983 on Grid Coordinate values, no scale and no projection.

**LEGEND**

	GAS METER		FIRE HYDRANT		MONITORING WELL		SIGN
	GAS VALVE		WATER METER		TRAFFIC SIGNAL POLE		LIGHT POLE
	TELEPHONE PEDESTAL		BOLLARD		TRAFFIC SIGNAL BOX		TYPICAL FENCE
	POWER POLE		WATER VALVE		SWB MAN HOLE		CONCRETE
	DOWN GUY		TRANSFORMER PAD		GAS LINE MARKER		TREE
	S.S. MAN HOLE		ELECTRIC MANHOLE		VAULT		ELECTRIC BOX
	CLEAN OUT		STORM DRAIN MAN HOLE		TELEPHONE MANHOLE		

**ENGINEER:**  
 ADTM ENGINEERING  
 1475 HERITAGE PARKWAY, STE. 217  
 MANSFIELD, TEXAS 76063  
 (817) 721-9066

**OWNER/DEVELOPER:**  
 OMRAN MUMITH & FAHIM MUMITH  
 1812 BOWEN COURT  
 CARROLLTON, TEXAS 75010  
 (972) 948-0255

NO.	DATE	REVISION
1.		
2.		
3.		

TBPS No. 101733-00

**SURVEY GROUP**  
 SURVEYING \* CONSULTING \* MANAGEMENT

1475 HERITAGE PKWY., STE 217  
 MANSFIELD, TEXAS 76063

(817) 354-1445  
 surveygroup@att.net

JOB NO.: 19-022  
 DATE: May 2, 2019  
 SCALE: 1" = 40'  
 DRAWN BY: RP

PRELIMINARY PLAT  
 LAKE JUNE-MUMITH ADDITION  
 LOTS 1, 2 & 3, BLOCK 6327  
 BEING A PLAT OF  
 THOSE TRACTS OF LAND IN CITY BLOCK 6327  
 SITUATED IN  
 JOHN LEONARD SURVEY, ABSTRACT NO. 802  
 CITY OF DALLAS, DALLAS COUNTY, TEXAS  
 CITY PLAN FILE NO. S189-258  
 ENGINEER PLAN NO. 311T-\_\_\_\_\_ SHEET: 1 OF 2

**OWNER'S DEDICATION**

NOW THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

That Fahim Mamith and Omran Mumith acting by and through its duly authorized agent, does hereby adopt this plat, designating the herein described property as LAKE JUNE-MUMITH ADDITION, an addition to the City of Dallas, Dallas County, Texas, and do 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 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 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.

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. Sidewalks shall be constructed by the builder as required by City Council Resolution No. 68-1038 and in accordance with the requirements of the Director of Public Works.

WITNESS, my hand at Dallas, Texas, this the \_\_\_\_ day of \_\_\_\_\_, 2019.

NAME: Fahim Mamith

STATE OF TEXAS  
COUNTY OF DALLAS

BEFORE me, the undersigned authority, a Notary Public in and for said County and State, on this day personally appeared Fahim Mamith, known to me to be the person or persons whose name is subscribed to the foregoing instrument, and acknowledged to me that he/she executed the same in the capacity herein stated.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this \_\_\_ day of \_\_\_\_\_, 2019.

Notary Public in and for Dallas County

NAME: Fahim Mamith

STATE OF TEXAS  
COUNTY OF DALLAS

BEFORE me, the undersigned authority, a Notary Public in and for said County and State, on this day personally appeared Fahim Mamith, known to me to be the person or persons whose name is subscribed to the foregoing instrument, and acknowledged to me that he/she executed the same in the capacity herein stated.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this \_\_\_ day of \_\_\_\_\_, 2019.

Notary Public in and for Dallas County

**OWNER'S CERTIFICATE**

STATE OF TEXAS  
COUNTY OF DALLAS

Whereas Fahim Mamith and Omran Mumith are the sole owners of all those certain lot, tract, or parcel of land located in the JOHN LEONARD SURVEY, Abstract No. 802, City Block 6327, City of Dallas, Dallas County, Texas, being those same tracts of land described in General Warranty Deed to Fahim Mumith, a married man, not joined herein by spouse, recorded in Instrument No. 201400272824, Official Public Records, Dallas County, Texas, and as described in Affidavit for Non-Material Corrections to Fahim Mumith, recorded in Instrument No. 201400272824, Official Public Records, Dallas County, Texas, being those same tracts of land described in General Warranty Deed to Omar Mumith, recorded in Instrument No. 201400263119, Official Public Records, Dallas County, Texas, and as described in Affidavit for Non-Material Corrections to Fahim Mumith, recorded in Instrument No. 201500101069, Official Public Records and being more particularly described as follows:

BEGINNING at a 1 inch pipe found in the east line of Lot 19, Block A/6327, Oak Hill Addition, an addition to the City of Dallas, according to the plat thereof recorded in Volume 99207, Page 81, Map Records, Dallas County, Texas, said point being in the southwest corner of that certain tract conveyed to Fahim Mumith tract, same point being in the north line of Lake June Road(a variable width right-of-way;

THENCE North 00 degrees 30 minutes 31 seconds West, departing the north line of said Lake June, passing a 3/4 inch iron pipe found at 125.13 feet and continuing for a total of 217.66 feet to a 3 1/4 inch metallic disk stamped "LAKE JUNE - MUMITH" set for corner at the northwest corner of said 2.708 acre tract of land being described, same point being in the east line of that certain tract of land conveyed to Josefina Silva by Warranty Deed with Vendor's Lien as recorded in Volume 94148, Page 2135, Deed Records, Dallas County, Texas;

THENCE North 89 degrees 29 minutes 29 seconds East, departing the common line of said Silva tract and said Mumith tract and through the interior of said Mumith tract, a distance of 547.00 feet to a 3 1/4 inch metallic disk stamped "LAKE JUNE - MUMITH" set for corner, said point being the northeast corner of said 2.708 acre tract of land being described;

THENCE South 00 degrees 30 minutes 31 seconds East, continuing through the interior of said Mumith tracts, a distance of 206.56 feet to a 3 1/4 inch metallic disk stamped "LAKE JUNE - MUMITH" set for corner, said point being the southeast corner of said 2.708 acre tract of land being described, same point being the north line of said Lake June;

THENCE South 89 degrees 29 minutes 29 seconds West, along the north line of said Lake June and the south line of said Mumith tract, a distance of 100.00 feet to a 3 1/4 inch metallic disk stamped "LAKE JUNE - MUMITH" set for corner, said point being at an angle point for said 2.708 acre tract of land being described;

THENCE South 00 degrees 30 minutes 31 seconds East, along the north line of said Lake June, a distance of 11.10 feet to a 3 1/4 inch metallic disk stamped "LAKE JUNE - MUMITH" set for corner, same being the the most southerly southeast corner of said 2.708 acre tract of land being described;

THENCE North 89 degrees 29 minutes 29 second West, along the south line of said Mumith tracts and north line of said Lake June, a distance of 447.00 feet to the POINT OF BEGINNING and containing 117,950 square feet or 2.708 acres of computed land.

**SURVEYOR'S STATEMENT**

I, William P. Price, 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 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-8.617 (a)(b)(c)(d) & (e); and that the digital drawing file accompanying this plat is a precise representation of this Signed Final Plat.

**PRELIMINARY ONLY**

William P. Price Date  
Registered Professional Land Surveyor, No. 3047

STATE OF TEXAS:  
COUNTY OF DALLAS:

BEFORE me, the undersigned authority, a Notary Public in and for said County and State, on this day personally appeared William P. Price, 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 \_\_\_\_\_ 2019.

Notary Public in and for Dallas County, Texas

PRELIMINARY PLAT  
LAKE JUNE-MUMITH ADDITION  
LOTS 1, 2 & 3, BLOCK 6327  
BEING A PLAT OF  
THOSE TRACTS OF LAND IN CITY BLOCK 6327  
SITUATED IN  
JOHN LEONARD SURVEY, ABSTRACT NO. 802  
CITY OF DALLAS, DALLAS COUNTY, TEXAS  
CITY PLAN FILE NO. S189-258  
ENGINEER PLAN NO. 3117-\_\_\_\_\_

TBPS No. 101733--00

SHEET: 2 OF 2

**LEGEND**

	GAS METER		FIRE HYDRANT		MONITORING WELL		SIGN
	GAS VALVE		WATER METER		TRAFFIC SIGNAL POLE		LIGHT POLE
	TELEPHONE PEDESTAL		BOLLARD		TRAFFIC SIGNAL BOX		TYPICAL FENCE
	POWER POLE		WATER VALVE		SWB MAN HOLE		CONCRETE
	DOWN GUY		TRANSFORMER PAD		GAS LINE MARKER		TREE
	S.S. MAN HOLE		ELECTRIC MANHOLE		VAULT		ELECTRIC BOX
	CLEAN OUT		STORM DRAIN MAN HOLE		TELEPHONE MANHOLE		

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<p><b>SURVEY GROUP</b> <i>SURVEYING * CONSULTING * MANAGEMENT</i></p> <p>1475 HERITAGE PKWY., STE 217 MANSFIELD, TEXAS 76063</p> <p>(817) 354-1445 surveygroup@att.net</p>	JOB NO:	19--022
	DATE:	May 2, 2019
	SCALE:	#####
	DRAWN BY:	RP