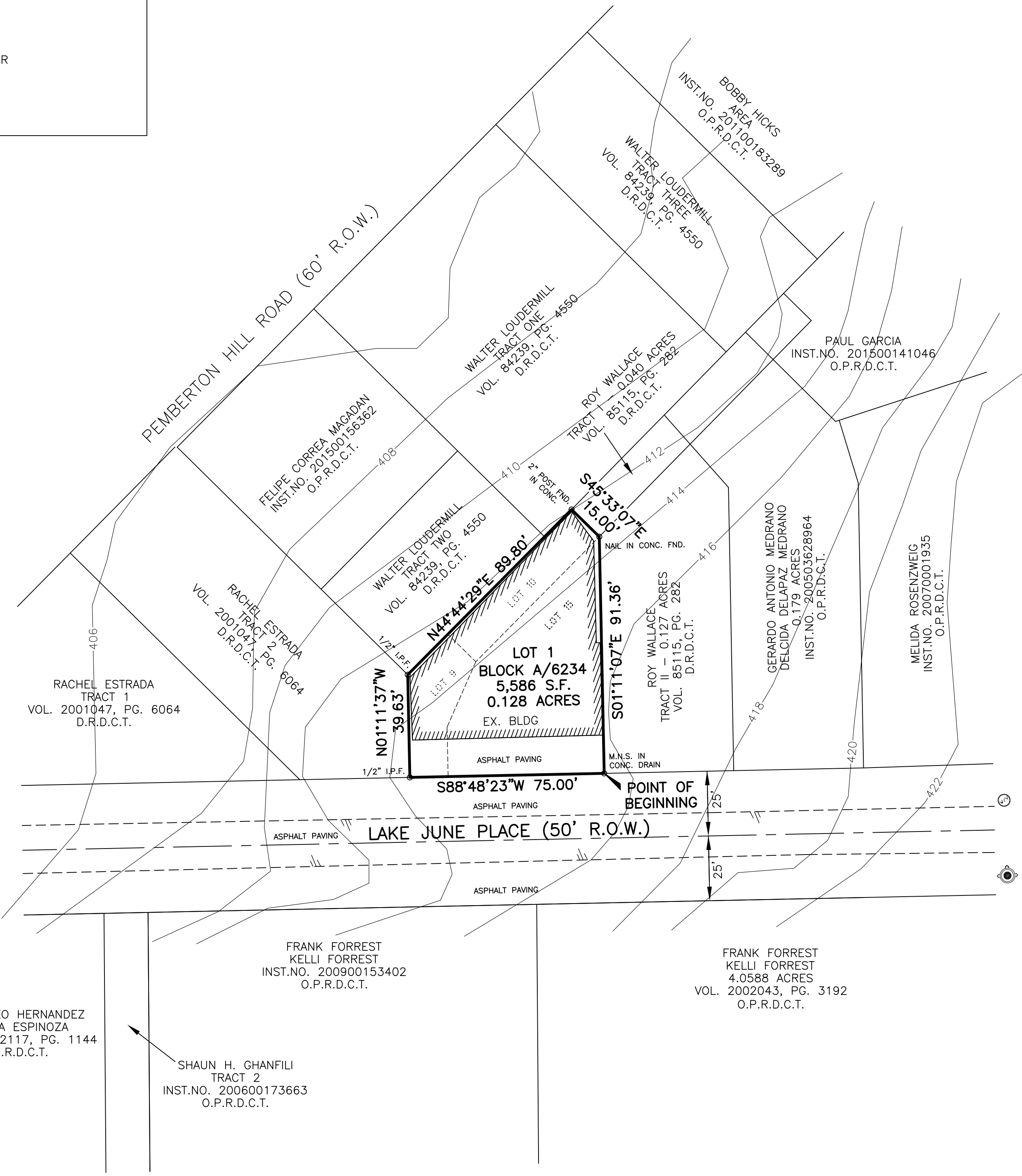


LEGEND

D.R.D.C.T. — DEED RECORDS DALLAS COUNTY TEXAS
 O.P.R.D.C.T. — OFFICIAL PUBLIC RECORDS DALLAS COUNTY TEXAS
 M.R.D.C.T. — MAP RECORDS DALLAS COUNTY TEXAS
 INST.NO. — INSTRUMENT NUMBER
 CL — CENTERLINE
 R.O.W. — RIGHT-OF-WAY
 I.P.F. — IRON PIN FOUND
 M.N.S. — MAG NAIL SET WITH WASHER

⊙ — FIRE HYDRANT
 ⊙ — WATER VALVE
 — ASPHALT PAVING



OWNER'S CERTIFICATE

STATE OF TEXAS
 COUNTY OF DALLAS

Whereas, Raymundo Sanchez, is the owner of a tract of land situated in the John Beeman Survey, Abstract No. 98, City of Dallas, Block No. 6234, Dallas County, Texas, and being the same tracts of land called Lot 9, Lot 10 and Lot 15, as conveyed to Raymundo Sanchez by Quickclaim Deed recorded in Instrument No. 201700072717, Official Public Records, Dallas County, Texas, and being more particularly described as follows:

Beginning at a mag nail with washer set in concrete drain on the north right-of-way line of Lake June Place (50' R.O.W.) for the southeast corner of said Sanchez tract and the southwest corner of Tract II a 0.127 acre tract of land conveyed to Roy Wallace by deed recorded in Volume 85115, Page 282, Deed Records, Dallas County, Texas;

Thence, South 88°48'23" West, along the north right-of-way line of said Lake June Place and the south line of said Sanchez tracts, a distance of 75.00 feet to a 1/2" iron pin found for the southwest corner of said Sanchez tract and the southeast corner of Tract 2 as conveyed to Rachel Estrada by deed recorded in Volume 2001047, Page 6064, Deed Records, Dallas County, Texas;

Thence, North 01°11'37" West, along the west line of said Sanchez tract and the east line of said Estrada tract, a distance of 39.63 feet to a 1/2" iron pin found for the south corner of Tract Two as conveyed to Walter Loudermill by deed recorded in Volume 84239, Page 4550, Deed Records, Dallas County, Texas;

Thence, North 44°44'29" East, along the northwest line of said Sanchez tracts, the southeast line of said Loudermill Tract Two and the southeast line of Tract One of said Walter Loudermill tract, a distance of 89.80 feet to a 2" post found in concrete for the north corner of said Sanchez tract and the west corner of Tract I a 0.040 acre tract of land conveyed to Roy Wallace by deed recorded in Volume 85115, Page 282, Deed Records, Dallas County, Texas;

Thence, South 45°33'07" East, along the northeast line of said Sanchez tract and the southwest line of said Wallace Tract I, a distance of 15.00 feet to a nail in concrete found for the south corner of said Wallace Tract I and the northwest corner of said Wallace Tract II;

Thence, South 01°11'07" East, along the east line of said Sanchez tract and the west line of said Wallace Tract II, a distance of 91.36 feet to the Point of Beginning and containing 5,586 square feet or 0.128 acres of land.

OWNER'S DEDICATION

NOW THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

That, Raymundo Sanchez, does hereby adopt this plat, designating the herein described property as LAKE JUNE — SANCHEZ ADDITION, 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 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.

WITNESS, my hand, this the _____ day of _____, 2019.

BY: _____
 Raymundo Sanchez, Owner

STATE OF TEXAS
 COUNTY OF DALLAS

Before me, the undersigned authority, on this day personally appeared Raymundo Sanchez, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same for the purposes and consideration and under the authority therein expressed.

GIVEN under my hand and seal of office this ____ day of _____, 2019.

 Notary Public for and in the State of Texas
 My commission expires: _____

SURVEYOR'S STATEMENT

I, James Bart Carroll, 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.

WITNESS MY HAND THIS THE ____ DAY OF _____, 2019.

"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"

James Bart Carroll
 MARIA ESPINOZA
 Texas Registered Professional Land Surveyor No. 5129

STATE OF TEXAS
 COUNTY OF COLLIN

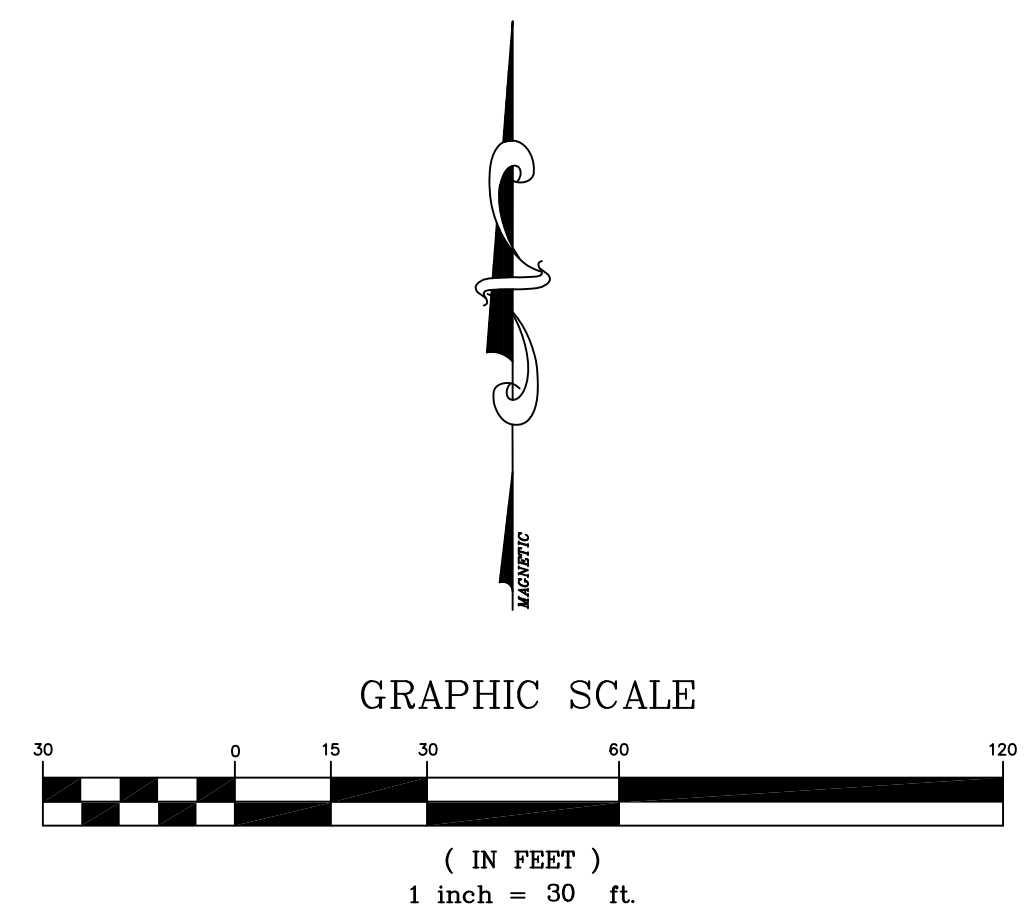
BEFORE ME, the undersigned authority, a Notary Public in and for the State of Texas on this date personally appeared James Bart Carroll, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same for purpose and considerations therein expressed.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, THIS ____ DAY OF _____, 2019.

 Notary Public for the State of Texas

- NOTES:**
- The purpose of this plat is to combine the deeded tracts into one platted lot.
 - Coordinates and Bearings shown hereon are per RTK Network and are NAD83 (CORS96, EPOCH 2002) tied to the Texas Coordinate System of 1983, North Central Zone (4202) using Dallas Water Utility benchmarks 57-L-1 and 57-M-1;
 - Lot-to-lot drainage is not permitted without Engineering Section Approval.
 - Zoned "CS" (Commercial Service)

GPS 57-L-1	N=6953439.161	GPS57-M-1	N=6955777.479
	E=2517140.034		E=2519084.065
	Z=448.270		Z=456.700



PRELIMINARY PLAT
LAKE JUNE — SANCHEZ ADDITION
 LOT 1, BLOCK A/6234
 0.128 ACRES OF LAND
 John Beeman Survey, Abstract No. 98
 City of Dallas, Dallas County, Texas
 City Plan File No. S189-279

CARROLL CONSULTING GROUP, INC.			
P.O. BOX 11		LAVON, TEXAS 75166	
PHONE: (972) 742-4411			
TEXAS FIRM REGISTRATION NO.: 10007200			
JOB No.	SCALE:	DATE	DRAWN BY:
2554-19	1"=30'	JULY 23, 2019	CP

OWNER:
 RAYMUNDO SANCHEZ
 6131 LAKE JUNE PLACE
 DALLAS, TEXAS 75217