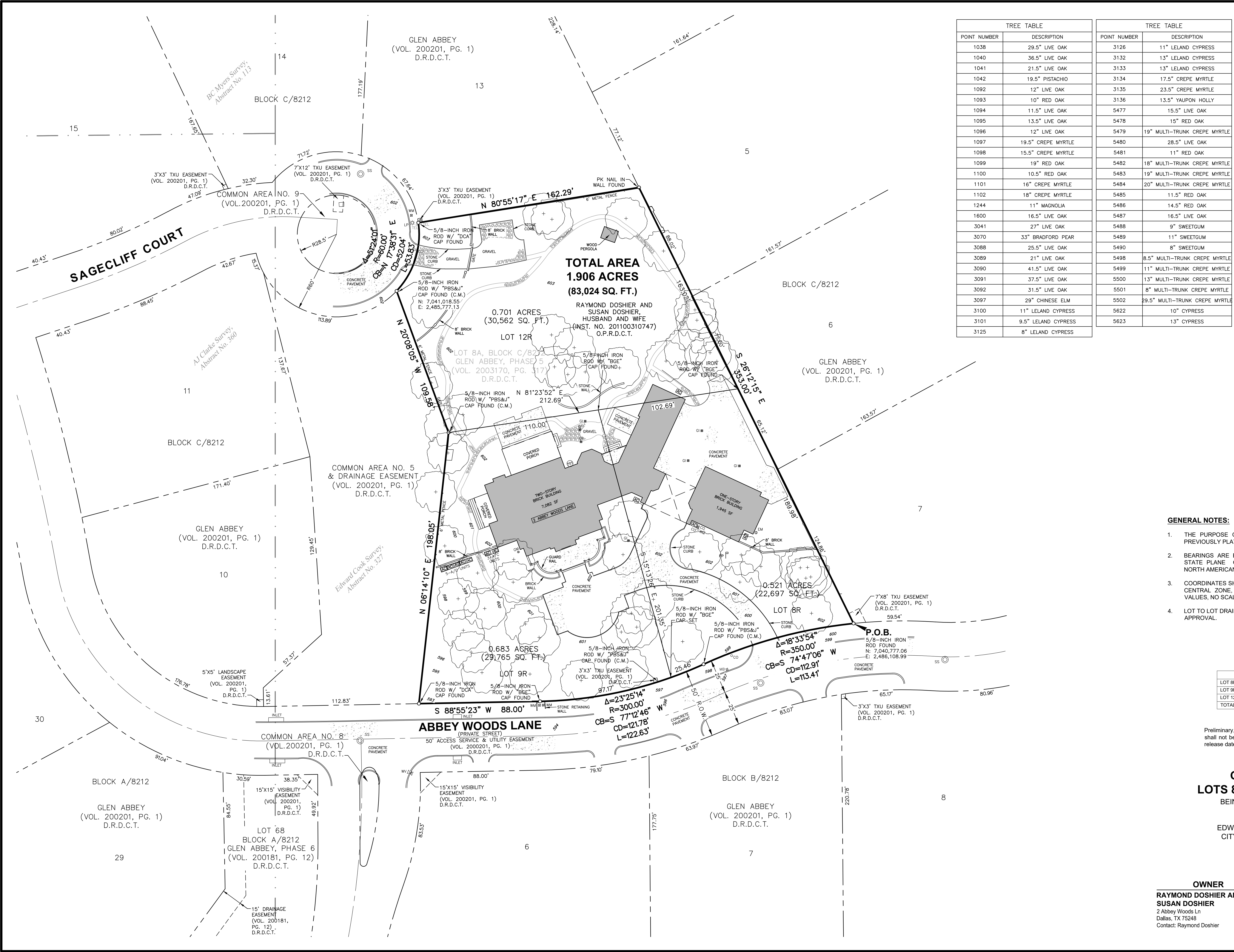
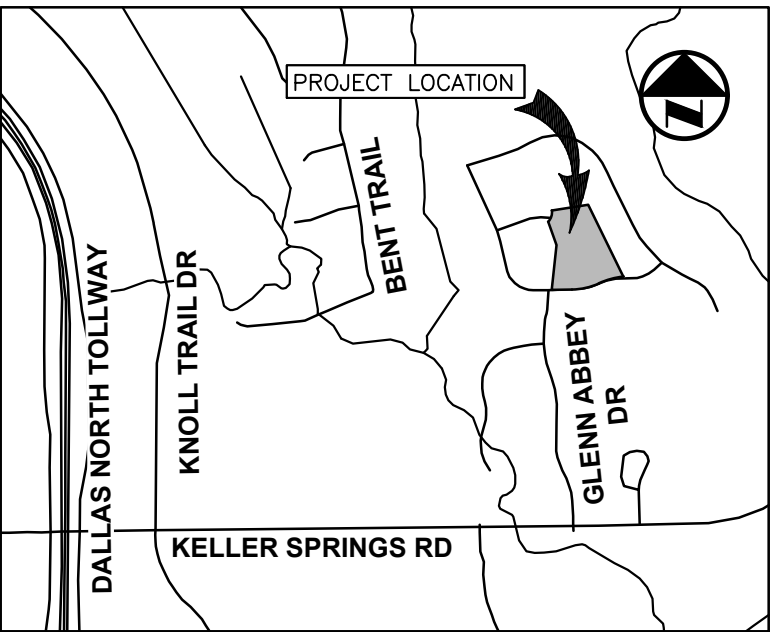


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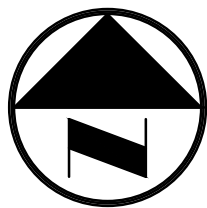


TREE TABLE	
POINT NUMBER	DESCRIPTION
1038	29.5" LIVE OAK
1040	36.5" LIVE OAK
1041	21.5" LIVE OAK
1042	19.5" PISTACHIO
1092	12" LIVE OAK
1093	10" RED OAK
1094	11.5" LIVE OAK
1095	13.5" LIVE OAK
1096	12" LIVE OAK
1097	19.5" CREPE MYRTLE
1098	15.5" CREPE MYRTLE
1099	19" RED OAK
1100	10.5" RED OAK
1101	16" CREPE MYRTLE
1102	18" CREPE MYRTLE
1244	11" MAGNOLIA
1600	16.5" LIVE OAK
3041	27" LIVE OAK
3070	33" BRADFORD PEAR
3088	25.5" LIVE OAK
3089	21" LIVE OAK
3090	41.5" LIVE OAK
3091	37.5" LIVE OAK
3092	31.5" LIVE OAK
3097	29" CHINESE ELM
3100	11" LELAND CYPRESS
3101	9.5" LELAND CYPRESS
3125	8" LELAND CYPRESS

TREE TABLE	
POINT NUMBER	DESCRIPTION
3126	11" LELAND CYPRESS
3132	13" LELAND CYPRESS
3133	13" LELAND CYPRESS
3134	17.5" CREPE MYRTLE
3135	23.5" CREPE MYRTLE
3136	13.5" YAUPON HOLLY
5477	15.5" LIVE OAK
5478	15" RED OAK
5479	19" MULTI-TRUNK CREPE MYRTLE
5480	28.5" LIVE OAK
5481	11" RED OAK
5482	18" MULTI-TRUNK CREPE MYRTLE
5483	19" MULTI-TRUNK CREPE MYRTLE
5484	20" MULTI-TRUNK CREPE MYRTLE
5485	11.5" RED OAK
5486	14.5" RED OAK
5487	16.5" LIVE OAK
5488	9" SWEETGUM
5489	11" SWEETGUM
5490	8" SWEETGUM
5498	8.5" MULTI-TRUNK CREPE MYRTLE
5499	11" MULTI-TRUNK CREPE MYRTLE
5500	13" MULTI-TRUNK CREPE MYRTLE
5501	8" MULTI-TRUNK CREPE MYRTLE
5502	29.5" MULTI-TRUNK CREPE MYRTLE
5622	10" CYPRESS
5623	13" CYPRESS



VICINITY MAP
(NOT TO SCALE)



0 15 30 60
SCALE: 1" = 30'

LEGEND

- (C.M.) CONTROLLING MONUMENT
- INST. INSTRUMENT
- NO. NUMBER
- PG. PAGE
- P.O.B. POINT OF BEGINNING
- VOL. VOLUME
- PROPERTY LINE
- - - EASEMENT LINE

GENERAL NOTES:

- THE PURPOSE OF THIS PLAT IS CREATE THREE (3) LOTS FROM ONE (1) PREVIOUSLY PLATTED LOT.
- BEARINGS ARE BASED ON PROPERTY CORNERS FOUND USING THE TEXAS STATE PLANE COORDINATE SYSTEM, TEXAS NORTH CENTRAL ZONE 4202, NORTH AMERICAN DATUM OF 1983, ADJUSTMENT REALIZATION 2011.
- 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 ENGINEERING SECTION APPROVAL.

LOT AREA TABLE		
LOT 8R	22,697 SF	0.521 ACRES
LOT 9R	29,765 SF	0.683 ACRES
LOT 12R	30,562 SF	0.701 ACRES
TOTAL AREA	83,024 SF	1.906 ACRES

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, release date 12/23/2020.

PRELIMINARY PLAT
GLEN ABBEY, PHASE 7
LOTS 8R, 9R, & 12R, BLOCK C/8212

BEING A REPLAT OF LOT 8A, BLOCK C/8212
GLEN ABBEY, PHASE 5 ADDITION
AND BEING OUT OF THE
EDWARD COOK SURVEY, ABSTRACT NO. 327
CITY OF DALLAS, DALLAS COUNTY, TEXAS
CITY PLAN FILE NO. S201-555
DECEMBER 2020

SHEET 1 OF 2

OWNER
RAYMOND DOSHIER AND
SUSAN DOSHIER
2 Abbey Woods Ln
Dallas, TX 75248
Contact: Raymond Doshier

SURVEYOR
BGE, Inc.
2595 Dallas Parkway, Suite 101, Frisco, TX 75034
Tel: 972-464-4800 • www.bgeinc.com
TBPELS Licensed Surveying Firm No. 10193953
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Contact: Mark Peace, R.P.L.S.
Telephone: (972) 464-4884 • Email: mpeace@bgeinc.com

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OWNER'S CERTIFICATE

STATE OF TEXAS §
COUNTY OF DALLAS §

WHEREAS, Raymond Doshier and Susan Doshier, husband and wife, are the owners of a 1.906-acre (83,024-square-foot) tract of land situated in the Edward Cook Survey, Abstract No. 327, City of Dallas, Dallas County, Texas; said tract being all of Lot 8A, Block C/8212, Glen Abbey, Phase 5, an addition to the City of Dallas according to the plat recorded in Volume 2003170, Page 317 of the Deed Records of Dallas County, Texas and all of that certain tract of land described in General Warranty Deed to Raymond Doshier and Susan Doshier, husband and wife recorded in Instrument No. 201100310747 of the Official Public Records of Dallas County, Texas; said 1.906-acre tract being more particularly described by metes and bounds as follows:

BEGINNING, at a 5/8-inch iron rod found in the north right-of-way line of Abbey Woods Lane (a 50-foot wide private street); said point being the southeast corner of said Lot 8A, the southwest corner of Lot 7, Block C/8212, Glen Abbey, an addition to the City of Dallas according to the plat recorded in Volume 2000201, Page 1 of said Deed Records, and the beginning of a non-tangent curve to the left;

THENCE, with the said north line of Abbey Woods Lane, the following three (3) calls:

In a southwesterly direction, with said curve to the left, having a central angle of 18 degrees 33 minutes 54 seconds, a radius of 350.00 feet, a chord bearing and distance of South 74 degrees 47 minutes 06 seconds West, 112.91 feet, and an arc distance of 113.41 feet to a 5/8-inch iron rod with "PBS&J" cap found for corner at the end of said curve and the beginning of a reverse curve to the right;

In a southwesterly direction, with said curve to the right, having a central angle of 23 degrees 25 minutes 14 seconds, a radius of 300.00 feet, a chord bearing and distance of South 77 degrees 12 minutes 46 seconds West, 121.78 feet, and an arc distance of 122.63 feet to a 5/8-inch iron rod with "BGE" cap found for corner at the end of said curve;

South 88 degrees 55 minutes 23 seconds West, a distance of 88.00 feet to a 5/8-inch iron rod with "DCA" cap found for corner; said point being the southwest corner of said Lot 8A and the southeast corner of Common Area No. 5 and Drainage Easement as shown on the second referenced Glen Abbey addition;

THENCE, North 06 degrees 14 minutes 10 seconds East, departing said north line of Abbey Woods Lane and with a northwest line of said Lot 8A and the southeast line of said Common Area No. 5 and Drainage Easement, a distance of 198.05 feet to a 5/8-inch iron rod with "PBS&J" cap found for corner;

THENCE, North 20 degrees 08 minutes 05 seconds West, with the southwest line of said Lot 8A and the northeast line of said Common Area No. 5 and Drainage Easement, a distance of 109.58 feet to a 5/8-inch iron rod with "PBS&J" cap found for corner in the cul-de-sac of Sagecliff Court (a variable width private street); said point being the southernmost northwest corner of said Lot 8A, the northeast corner of said Common Area No. 5 and Drainage Easement, and the beginning of a non-tangent curve to the left;

THENCE, in a northeasterly direction with said curve to the left, having a central angle of 51 degrees 24 minutes 01 seconds, a radius of 60.00 feet, a chord bearing and distance of North 17 degrees 38 minutes 31 seconds East, 52.04 feet, and an arc distance of 53.83 feet to a 5/8-inch iron rod with "DCA" cap found for corner at the end of said curve; said point being the northernmost northwest corner of said Lot 8A and the southernmost southwest corner of Lot 13 of the second referenced Glen Abbey addition;

THENCE, North 80 degrees 55 minutes 17 seconds East, departing said cul-de-sac and with the north line of said Lot 8A and the south line of said Lot 13, a distance of 162.29 feet to a PK Nail found for corner in the southwest line of Lot 5 of the second referenced Glen Abbey addition; said point being the northeast corner of said Lot 8A and the southeast corner of said Lot 13;

THENCE, South 26 degrees 12 minutes 15 seconds East, with the northeast line of said Lot 8A and the southwest lines of said Lot 5, Lot 6 of the second referenced Glen Abbey addition, and said Lot 7, a distance of 353.00 feet to the POINT OF BEGINNING.

CONTAINING: 1.906 acres or 83,024 square feet of land, more or less.

SURVEYOR'S STATEMENT

I, Gregory Mark Peace, 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 representation of this Signed Final Plat.

Dated this the ____ day of _____, 2020.

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, release date 12/23/2020.

Gregory Mark Peace
Texas Registered Professional Land Surveyor No. 6608



STATE OF TEXAS §
COUNTY OF COLLIN §

Before me, the undersigned, a notary public in and for said state, on this day personally appeared Gregory Mark Peace, 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 considerations therein expressed and in the capacity therein stated.

Given under my hand and seal of office, this the ____ day of _____, 2020.

Notary Public in and for the State of Texas

OWNER'S DEDICATION

Now therefore, know all men by these presents:

That RAYMOND DOSHIER AND SUSAN DOSHIER, HUSBAND AND WIFE, acting by and through its duly authorized agent, does hereby adopt this plat, designating the herein described property as LOTS 8R, 9R & 12R, BLOCK C/8212, GLEN ABBEY, PHASE 7 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, unless otherwise specified on this plat. 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.)

Water and wastewater easements shall also include additional area of working space for construction and maintenance of the systems.

This plat approved subject to all platting ordinances, rules, regulations, and resolutions of the City of Dallas, Texas.

Witness, my hand this the ____ day of _____, 2020.

By: Raymond Doshier

Raymond Doshier, Owner

STATE OF TEXAS §
COUNTY OF DALLAS §

Before me, the undersigned authority, on this day personally appeared Raymond Doshier 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 considerations therein expressed and in the capacity therein stated.

Given under my hand and seal of office, this the ____ day of _____, 2020.

Notary Public in and for the State of Texas

By: Susan Doshier

Susan Doshier, Owner

STATE OF TEXAS §
COUNTY OF DALLAS §

Before me, the undersigned authority, on this day personally appeared Susan Doshier 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 considerations therein expressed and in the capacity therein stated.

Given under my hand and seal of office, this the ____ day of _____, 2020.

Notary Public in and for the State of Texas

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, release date 12/23/2020.

PRELIMINARY PLAT
GLEN ABBEY, PHASE 7
LOTS 8R, 9R, & 12R, BLOCK C/8212
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CITY PLAN FILE NO. S201-555
DECEMBER 2020

SHEET 2 OF 2

OWNER
RAYMOND DOSHIER AND
SUSAN DOSHIER
2 Abbey Woods Ln
Dallas, TX 75248
Contact: Raymond Doshier

SURVEYOR
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2595 Dallas Parkway, Suite 101, Frisco, TX 75034
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TBPELS Licensed Surveying Firm No. 10193953
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