

OWNERS CERTIFICATE:  
STATE OF TEXAS §  
COUNTY OF DALLAS §

WHEREAS BT LOT INVESTORS LLC, a Texas limited liability company, is the sole owner of a tract of land in the EDWARD COOK SURVEY, ABSTRACT NO. 327 and J.V. MOUNTS SURVEY, ABSTRACT NO. 942, City of Dallas, Dallas County, Texas, and being a replat of Lot 17A, Block B/8212, GLEN ABBEY, PHASE 4, an Addition to the City of Dallas, Dallas County, Texas, according to the Plat of record recorded in Document Number 200023903638, Map Records, Dallas County, Texas and a replat of Lot 19A, Block B/8212, GLEN ABBEY AT ASH BLUFF, an Addition to the City of Dallas, Dallas County, Texas, according to the Plat of record filed in Document Number 200600086306, Map Records, Dallas County, Texas, and being more particularly described herein;

BEGINNING at a 1/2" iron rod found in the east line of Braewood Place, a 50' Access Service & Utility Easement, dedicated by the Plat of GLEN ABBEY, an Addition to the City of Dallas, Dallas County, Texas according to Volume 2000201, Page 1, Map Records, Dallas County, Texas, for the common south corner of said Lot 17A and the west corner of Lot 16A, Block B/8212, of said GLEN ABBEY, PHASE 4 Addition;

THENCE With the east line of said Braewood Place, the following courses and distances:

N 26° 08' 40" W, a distance of 187.38 feet to a 1/2" iron rod found at the beginning of a curve to the left having a central angle of 27° 00' 23", a radius of 275.00 feet and a chord bearing and distance of N 39° 38' 49" W, 128.42 feet;

With said curve to the left, an arc distance of 129.62 feet to a 1/2" iron rod set;

N 53° 09' 00" W, a distance of 37.25 feet to a 5/8" iron rod found at the beginning of a curve to the left having a central angle of 05° 00' 43", a radius of 265.63 feet and a chord bearing and distance of N 55° 39' 22" W, 23.23 feet;

With said curve to the left, an arc distance of 23.24 feet to a 1/2" iron rod set for the common most westerly southwest corner of said Lot 19A and the southeast corner of Lot 20A, Block B/8212 of said GLEN ABBEY AT BLUFF Addition;

THENCE N 13° 30' 19" E, with the common line of Lot 19A and Lot 20A, a distance of 104.09 feet to a 1/2" iron rod set;

THENCE N 01° 40' 05" W, continuing with said common line, a distance of 98.30 feet to a 1/2" iron rod set in the south line of Lot 2A, Block A/8210, GLEN ABBEY AT ASH BLUFF NO. 2, an Addition to the City of Dallas, Dallas County, Texas, according to the Plat of record filed in Document Number 200600015083, Map Records, Dallas County, Texas, for the common corner of said Lot 19A and Lot 20A;

THENCE With the common north line of said Lot 19A and the south line of Lot 2A, the following courses and distances:

N 88° 37' 38" E, a distance of 19.97 feet to a 1/2" iron rod found;

S 46° 40' 05" E, a distance of 14.22 feet to a 1/2" iron rod found;

N 88° 37' 38" E, a distance of 73.19 feet to a 1/2" iron rod set;

S 56° 36' 27" E, a distance of 21.25 feet to a 1/2" iron rod set;

N 89° 33' 55" E, a distance of 29.90 feet to a 5/8" iron rod set in an aluminum disk for the common northeast corner of said Lot 19A and Common Area No. 6 & Floodway Easement of said GLEN ABBEY Addition;

THENCE Leaving said common line and with the east line of said Lots 19A and 17A and the west line of said Common Area No. 6 & Floodway Easement, the following courses and distances:

S 24° 34' 53" E, a distance of 188.50 feet to a floodway monument with an aluminum disk found;

S 25° 34' 33" E, a distance of 164.63 feet to a floodway monument with an aluminum disk found;

S 29° 54' 21" E, a distance of 76.21 feet to a 1/2" iron rod found for the common corner of said Lot 17A and the above mentioned Lot 16A;

THENCE S 56° 29' 24" W, with the common southeast line of said Lot 17A and the northwest line of said Lot 16A, a distance of 175.76 feet to the POINT OF BEGINNING, and containing 2.023 acres of land, more or less.

OWNER'S DEDICATION

NOW THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

That, BT LOT INVESTORS LLC, a Texas limited liability company, is the owner of the above-described property (the "property"), and acting by and through its duly authorized agent does hereby adopt this plat, designating the property as GLEN ABBEY PHASE 7, an addition to the City of Dallas, Dallas County, Texas and do hereby dedicate the public use forever, any floodway easements created by this plat and hereby reserve the streets shown thereon as private streets to be deeded, in fee simple to the homeowners association. The easements shown thereon are hereby reserved for the purposes indicated. Private streets containing the following easements: public and private utilities; storm drainage; fire lane; street lighting; government vehicle access; mail collection and delivery access; and utility meter reading access must be open for each particular use. The maintenance of paving on the private streets is the responsibility of the homeowners association. The maintenance of paving on the utility and fire lane easements is the responsibility of the property owner. Except as provided in the Floodway Easement Statement recited on this Plat, 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 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 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 is approved subject to all platting ordinances, rules, regulations and resolutions of the City of Dallas, Texas.

WITNESS MY HAND at Dallas, Texas this \_\_\_\_ day of \_\_\_\_\_, 20\_\_

BT LOT INVESTORS LLC  
a Texas Limited Liability Company

By: \_\_\_\_\_

Name: \_\_\_\_\_

Title: \_\_\_\_\_

STATE OF TEXAS §  
COUNTY OF \_\_\_\_\_ §

BEFORE ME, the undersigned, a Notary Public in and for said County and State, on this day personally appeared \_\_\_\_\_ of BT LOT INVESTORS LLC, a Texas limited liability company, known to me to be the person and officer whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed the same for the purpose and consideration therein expressed.

WITNESS MY HAND AND SEAL OF OFFICE, this \_\_\_\_ day of \_\_\_\_\_, 20\_\_

Notary Public in and for the State of Texas

SURVEYOR'S CERTIFICATE

STATE OF TEXAS §  
COUNTY OF COLLIN §

KNOW ALL MEN BY THESE PRESENTS:

I, \_\_\_\_\_, 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 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 \_\_\_\_\_, 20\_\_

"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."

(Signature) \_\_\_\_\_

(Printed Name) \_\_\_\_\_

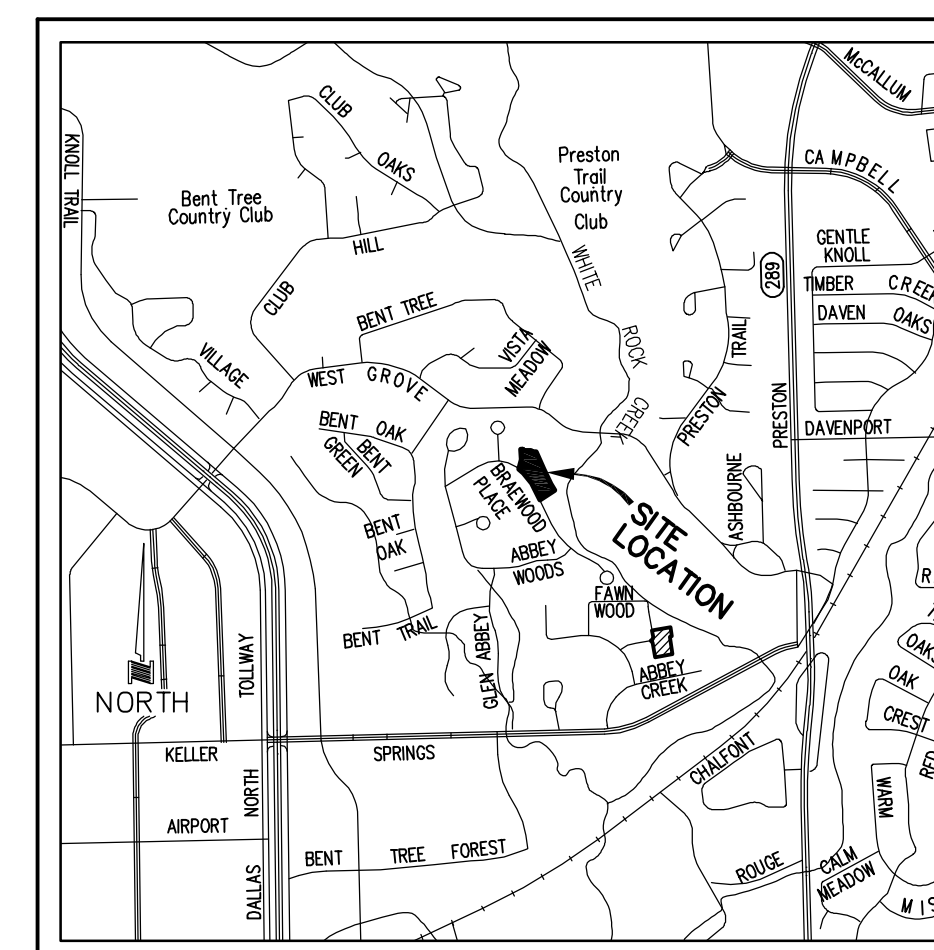
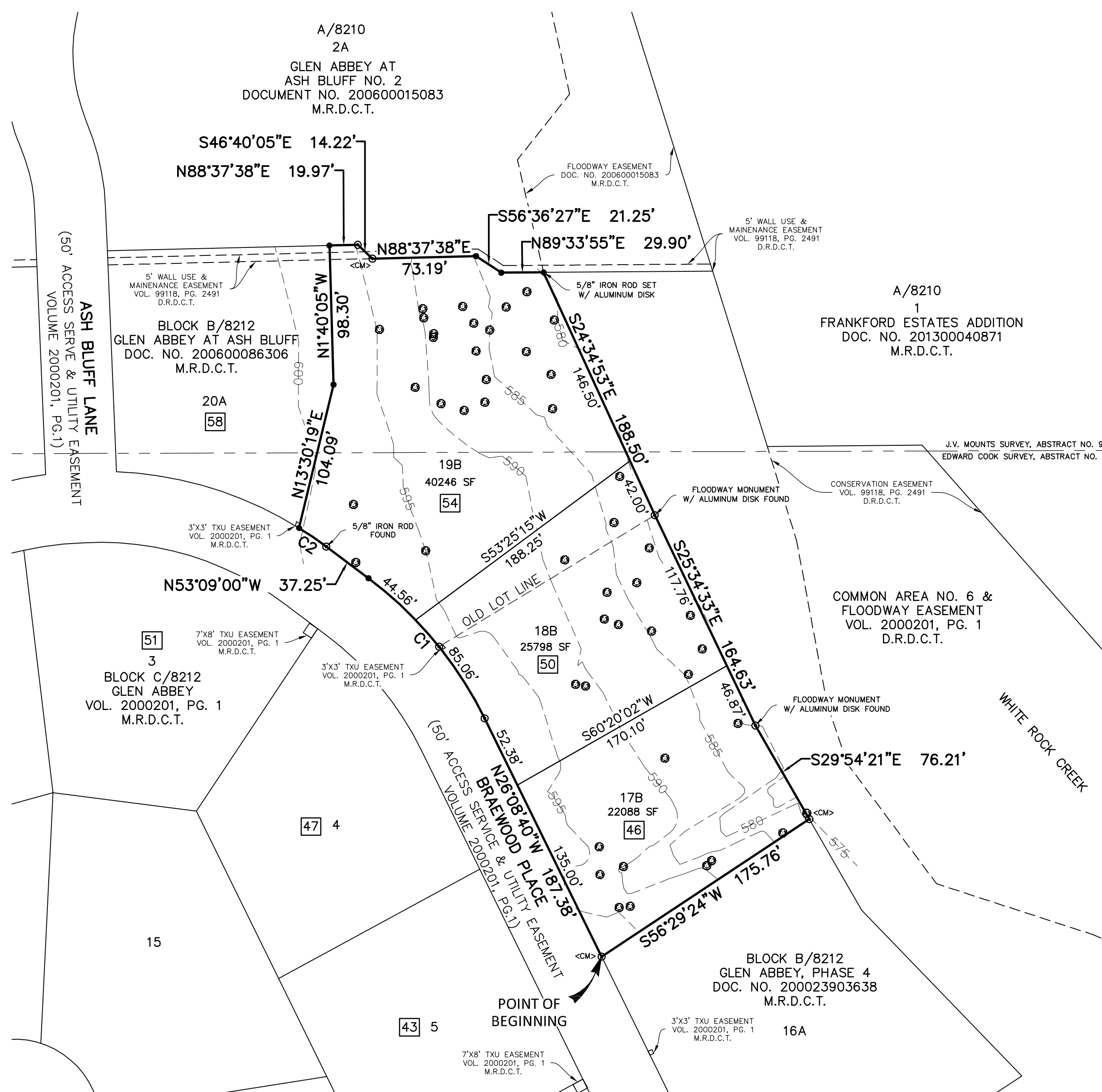
Registered Professional Land Surveyor No. \_\_\_\_\_

STATE OF TEXAS §  
COUNTY OF COLLIN §

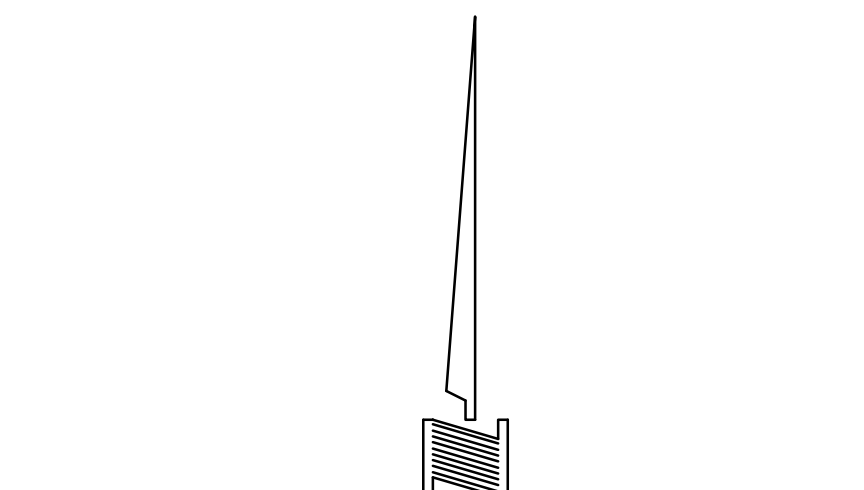
BEFORE ME, the undersigned, a Notary Public in and for the State of Texas on this day personally appeared \_\_\_\_\_ known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same for the purpose and considerations therein expressed, and in the capacity therein stated.

WITNESS MY HAND AND SEAL OF OFFICE, this \_\_\_\_ day of \_\_\_\_\_, 20\_\_

Notary Public in and for the State of Texas



LOCATION MAP NOT TO SCALE MAPSCO GRID PAGE 64, GRID A-8



GRAPHIC SCALE ( IN FEET ) 1 inch = 60 ft.

LEGEND

- 555 --- EXISTING GROUND CONTOUR
- ⊙ EXISTING TREE
- ⊙ 1/2" IRON ROD FOUND (UNLESS OTHERWISE NOTED)
- 1/2" IRON ROD WITH YELLOW PLASTIC CAP
- D.R.D.C.T. DEED RECORDS, DALLAS COUNTY, TEXAS
- M.R.D.C.T. PLAT RECORDS, DALLAS COUNTY, TEXAS
- DOC. DOCUMENT
- VOL. VOLUME
- NO. NUMBER
- PG. PAGE
- <---> CONTROL MONUMENT
- [46] STREET MAILING ADDRESS

BOUNDARY CURVE TABLE					
CURVE	DELTA	RADIUS	TANGENT	LENGTH	CHORD
C1	27°00'23"	275.00'	66.04'	129.62'	N39°38'49"W 128.42'
C2	5°00'43"	265.63'	11.63'	23.24'	N55°39'22"W 23.23'

NOTES:

1. LOT TO LOT DRAINAGE WILL NOT BE ALLOWED WITHOUT CITY OF DALLAS PAVING AND DRAINAGE ENGINEERING SECTION APPROVAL.
2. BASIS OF BEARING IS DERIVED FROM THE TEXAS STATE PLANE COORDINATE SYSTEM, NAD83, NORTH CENTRAL ZONE 4202.
3. THIS DEVELOPMENT IS RESTRICTED TO SINGLE FAMILY DWELLING ONLY.
4. COORDINATES SHOWN HEREON ARE TEXAS STATE PLANE COORDINATE SYSTEM, NORTH CENTRAL ZONE, NORTH AMERICAN DATUM OF 1983 ON GRID COORDINATE VALUES, NO SCALE AND NO PROJECTION.
5. PRIVATE STREETS ARE GOVERNED BY SECTION 51A-8.604(D) OF THE DALLAS DEVELOPMENT CODE.
6. ALL MONUMENTATION SHALL BE PER SECTION 51A-8.617 OF THE DALLAS DEVELOPMENT CODE, ORDINANCE NO. 24843.
7. THE PRIVATE STREET MAINTENANCE AGREEMENT IS RECORDED INV VOLUME 2000201, PAGE 1, MAP RECORDS, DALLAS COUNTY, TEXAS.
8. THE DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS IS RECORDED IN VOLUME 99118, PAGE 02491, DEED RECORDS, DALLAS COUNTY, TEXAS.

THE PURPOSE OF THIS REPLAT IS TO CREATE  
3 RESIDENTIAL LOTS FROM 2 RESIDENTIAL LOTS

PRELIMINARY PLAT  
GLEN ABBEY PHASE 7

BEING A REPLAT OF

LOT 19A BLOCK B/8212 OF GLEN ABBEY AT ASH BLUFF  
AND  
LOT 17A BLOCK B/8212 OF GLEN ABBEY PHASE 4

AND BEING 2.023 ACRES OF LAND SITUATED IN THE  
EDWARD COOK SURVEY, ABSTRACT NO. 327 &  
JV MOUNTS SURVEY, ABSTRACT NO. 942  
CITY OF DALLAS, DALLAS COUNTY, TEXAS

CITY FILE NO. S190-202

JULY 2020 1" = 60'

OWNER  
BT LOT INVESTORS LLC  
8333 DOUGLAS AVENUE, SUITE 1650  
DALLAS, TEXAS 75225  
972-931-9595

ENGINEER  
DOWDEY, ANDERSON & ASSOCIATES, INC.  
5225 Village Creek Drive, Suite 200 Plano, Texas 75093 972-931-0694  
STATE REGISTRATION NUMBER: F-399