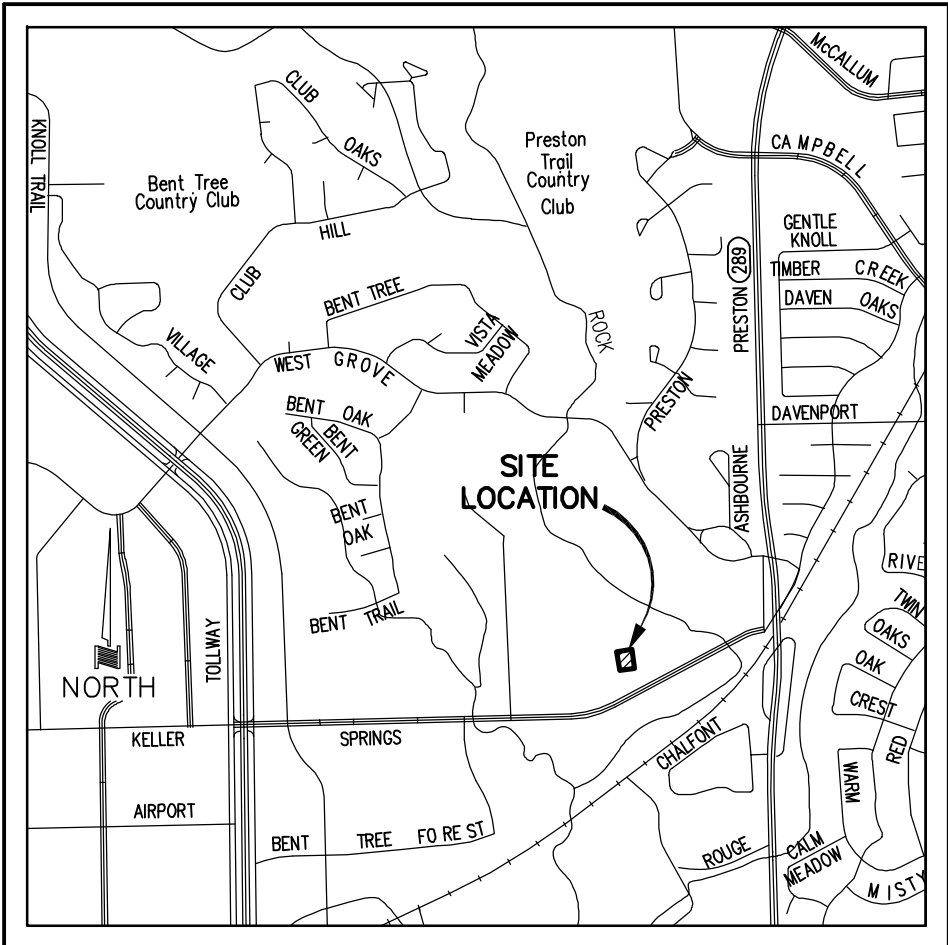
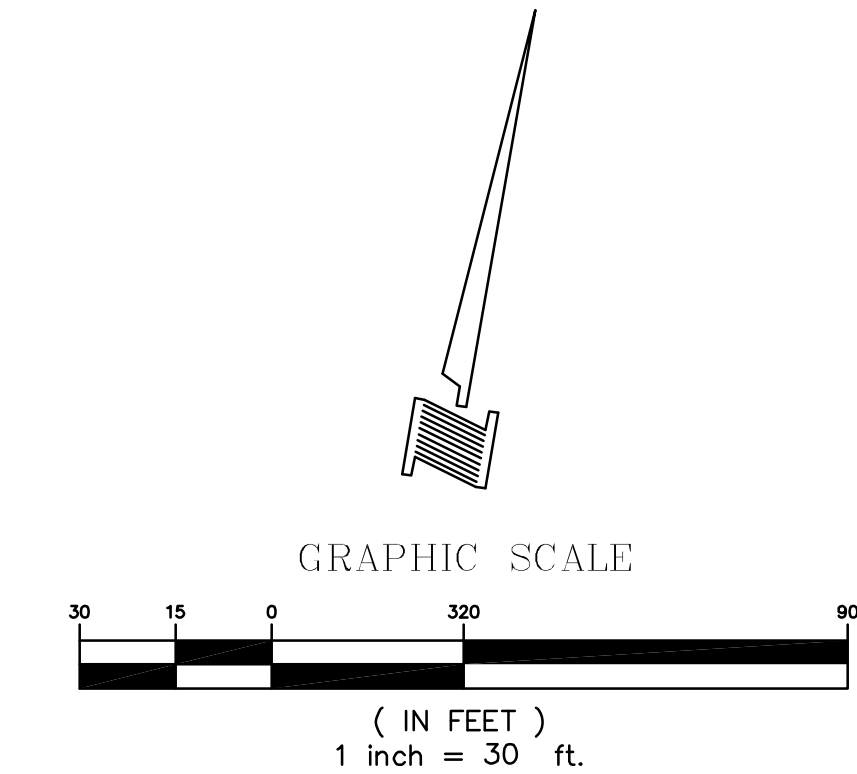


NOTES:

- LOT TO LOT DRAINAGE IS NOT PERMITTED WITHOUT ENGINEERING SECTION APPROVAL.
- BASIS OF BEARING IS DERIVED FROM THE TEXAS STATE PLANE COORDINATE SYSTEM, NAD83, AS DERIVED FROM THE NATIONAL GEODETIC SURVEY CONTINUOUSLY OPERATING REFERENCE STATIONS (C.O.R.S.) TXDA, TXCO, TXDE. CONTROL MONUMENTS USED FOR BASIS OF BEARING AND BOUNDARY SOLUTIONS ARE NOTED AS <CM1> AND <CM2>.
- THE SHARED ACCESS AREA EASEMENTS RECORDED IN DOCUMENT NO. 201400162535, OFFICIAL PUBLIC RECORDS, DALLAS COUNTY, TEXAS.
- THIS DEVELOPMENT IS RESTRICTED TO SINGLE FAMILY DWELLING ONLY.
- NO VEHICULAR ACCESS IS PERMITTED TO CONTIGUOUS PROPERTY OUTSIDE THE PLATTED PROPERTY FROM SHARED ACCESS AREA EXCEPT TO A PUBLIC STREET OR CITY COUNCIL APPROVED PRIVATE STREET.
- COORDINATES SHOWN ARE TEXAS STATE PLANE COORDINATE SYSTEM, NORTH CENTRAL ZONE, NORTH AMERICAN DATUM OF 1983 ON GRID COORDINATE VALVES, NO SCALE AND NO PROJECTION.
- PRIVATE STREETS ARE GOVERNED BY SECTION 51A-8.604(D) OF THE DALLAS DEVELOPMENT CODE.
- SLOPE EASEMENT RECORDED IN VOLUME 90055, PAGE 2245, DEED RECORDS, DALLAS COUNTY, TEXAS IS NO LONGER REQUIRED BY THE CITY OF DALLAS PER THE CITY OF DALLAS MEMORANDUM DATED DECEMBER 12, 2014 AND SIGNED BY LLOYD DENMAN.
- ALL MONUMENTATION SHALL BE PER SECTION 51A-8.617 OF THE DALLAS DEVELOPMENT CODE, ORDINANCE NO. 24843.
- THE PRIVATE STREET MAINTENANCE AGREEMENT IS RECORDED IN INSTRUMENT NUMBER 201500271118, OFFICIAL PUBLIC RECORDS, DALLAS COUNTY, TEXAS
- THE DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS IS RECORDED IN INSTRUMENT NUMBER 201500300715, OFFICIAL PUBLIC RECORDS, DALLAS COUNTY, TEXAS.

| LOT AREA TABLE | | | |
|----------------|--------|-----------|-----------|
| LOT | BLOCK | AREA (SF) | AREA (AC) |
| 11R | 3/8213 | 8951 | 0.21 |
| 12R | 3/8213 | 8910 | 0.20 |
| 14R | 3/8213 | 9810 | 0.23 |



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

LEGEND

- PDUE = PUBLIC DRAINAGE AND UTILITY EASEMENT
WWWE = WATER & WASTEWATER EASEMENT
WME = WALL MAINTENANCE EASEMENT
D.R.D.C.T. = DEED RECORDS, DALLAS COUNTY, TEXAS
O.P.R.D.C.T. = OFFICAL PUBLIC RECORDS, DALLAS COUNTY, TEXAS
- 14 DENOTES STREET MAILING ADDRESS
- ◇ DENOTES STREET NAME CHANGE
- ⊙ = 1/2" IRON ROD FOUND W/ YELLOW PLASTIC CAP STAMPED "DAA" (UNLESS OTHERWISE NOTED) (CORNERS MARKED IN THIS WAY WERE SET BY THIS SURVEYOR FOR A PREVIOUS SURVEY)
- MON. SET = 3" METALLIC DISK STAMPED "TG2, 4268" SET
- = FLOODWAY MONUMENT
- HOA = HOME OWNERS ASSOCIATION

THE PURPOSE OF THIS REPLAT IS TO COMBINE 4 RESIDENTIAL LOTS INTO 3 RESIDENTIAL LOTS

PRELIMINARY PLAT
LAWN AT GLEN ABBEY
A SHARED ACCESS DEVELOPMENT
LOTS 11R, 12R AND 14R BLOCK 3/8213
3 RESIDENTIAL LOTS ~ 0.634 ACRES
BEING ALL OF LOTS 11,12,13 AND 14 BLOCK 3/8213
LAWN AT GLEN ABBEY
SITUATED IN THE
EDWARD COOK SURVEY, ABSTRACT NO. 327
AN ADDITION TO THE CITY OF DALLAS
DALLAS COUNTY, TEXAS
JULY 2018 SCALE: 1"=30'
CITY FILE NO. S178-295
OWNER
LAGA Ltd.
16475 DALLAS PARKWAY, SUITE 800
972-931-7400 ADDISON, TEXAS 75001
PLANNER/ENGINEER/SURVEYOR
DOWDEY, ANDERSON & ASSOCIATES, INC.
5225 Village Creek Drive, Suite 200 Plano, Texas 75093 972-931-0694
STATE REGISTRATION NUMBER: F-399
SURVEY FIRM REGISTRATION NUMBER: 10077800

OWNERS CERTIFICATE:
STATE OF TEXAS §
COUNTY OF DALLAS §

WHEREAS LAGA Ltd., a Texas limited partnership, is the sole owner of a tract of land located in the EDWARD COOK SURVEY, ABSTRACT NO. 327, City of Dallas Dallas County, Texas and being all of Lots 11, 12, 13 and 14 Block 3/8213 of Lawn at Glen Abbey, an Addition to the City of Dallas, Texas, according to the plat filed of record in Document No. 201500331913, Official Public Records, Dallas County, Texas, and being more particularly described as follows:

BEGINNING at a 1/2 inch iron rod with yellow plastic cap stamped "DAA" found for the northeast corner of Lot14, Block 3/8213, from whence a 5/8 inch iron rod found for the common northeast corner of the above mentioned Addition and northwest corner of a tract of land conveyed to the City of Dallas, according to the document filed of record in Volume 95242, Page 766, Deed Records, Dallas County, Texas, bears N 09° 52' 11" W, a distance of 265.39 feet;

THENCE S 09° 52' 11" E, with the east line of said Addition, same being the west line of said City of Dallas tract, a distance of 70.00 feet to a 1/2 inch iron rod with yellow plastic cap stamped "DAA" found for southeast corner of said Lot14, Block 3/8213, from whence a 5/8 inch iron rod with a red plastic cap stamped "JONES & BOYD" found for the southeast corner of said Addition, bears S 09° 52' 11" E, a distance of 412.90 feet, and being in the north line of Keller Springs Road, a variable width right-of-way;

THENCE S 80° 07' 49" W, leaving the east line of said Addition and the west line of said City of Dallas tract, a distance of 16.13 feet to a 1/2 inch iron rod with yellow plastic cap stamped "DAA" found in the south line of said Lot14, Block 3/8213, same being the northeast corner of Lot 13, Block 3/8213 of said Addition;

THENCE S 09° 52' 11" E, leaving the south line of said Lot14, Block 3/8213, and with the east line of said Lot 13, Block 3/8213, a distance of 132.00 feet to a 1/2 inch iron rod with yellow plastic cap stamped "DAA" found for the southeast corner of said Lot 13, Block 3/8213, same being the northeast corner of Common Area B of said Addition;

THENCE S 80° 07' 49" W, with the south line of said Lot13, Block 3/8213, and the north line of said Common Area B, a distance of 135.00 feet to a 1/2 inch iron rod with yellow plastic cap stamped "DAA" found for the southwest corner of Lot 11, Block 3/8213 of said Addition, same being the southeast corner of Lot 10, Block 3/8213 of said Addition;

THENCE N 09° 52' 11" W, with the common line of Lots 11 and 10, Block 3/8213 of said Addition, a distance of 125.93 feet to a 1/2 inch iron rod with yellow plastic cap stamped "DAA" set for the beginning of a non-tangent curve to the left having a central angle of 45° 44' 06", a radius of 38.50 feet and a chord bearing and distance of N 12° 59' 52" E, 29.92 feet;

THENCE with said non-tangent curve to the left, an arc distance of 30.73 feet to a 1/2 inch iron rod with yellow plastic cap stamped "DAA" found for corner in the west line of said Lot 14, Block 3/8213 and being common with the east line of Fawn Wood Drive of said Addition;

THENCE N 09° 52' 09" W, with said common line, a distance of 48.50 feet to a 1/2 inch iron rod with yellow plastic cap stamped "DAA" found for the northwest corner of said Lot 14, Block 3/8213, same being the southwest corner of lot 15, Block 3/8213 of said Addition;

THENCE N 80° 07' 53" E, with the common line of Lots 14 and 15, Block 3/8213 of said Addition, a distance of 139.50 feet to the POINT OF BEGINNING and containing 27,614 square feet or 0.634 acres of land, more or less.

SHARED ACCESS OWNER'S DEDICATION

NOW THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

That LAGA Ltd., does hereby adopt this plat, designating the herein described property as **LAWN AT GLEN ABBEY**, an addition to the City of Dallas, Dallas County, Texas. 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. An easement area at least 12 feet wide in the area labeled water and wastewater within the minimum 20-foot-wide shared access area is reserved exclusively for public water and wastewater below grade (surface access over the water and wastewater easements is permissible). 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 such 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 shared access area easement 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 is approved subject to all platting ordinances, rules, regulations, and resolutions of the City of Dallas.

WITNESS MY HAND at Dallas, Texas this ____ day of _____, 2018.

LAGA Ltd.
a Texas limited partnership

By: LAGA GP LLC, a Texas limited liability company, General Partner

By: _____
Denny Holman, Manager

STATE OF TEXAS §
COUNTY OF DALLAS §

BEFORE ME, the undersigned, a Notary Public in and for said County and State, on this day personally appeared Denny Holman, Manager of LAGA GP LLC, a Texas limited liability company, the General Partner of LAGA Ltd., a Texas limited partnership, 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 _____, 2018

Notary Public in and for the State of Texas

OWNER'S DEDICATION

NOW THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

That LAGA Ltd., a Texas limited partnership, acting by and through its general partner, LAGA GP LLC, a Texas limited liability company, acting by its duly authorized Manager, Denny Holman, does hereby adopt this plat, designating the herein described property as **LAWN AT GLEN ABBEY** 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.

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 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 _____, 2015.

LAGA Ltd.
a Texas limited partnership

By: LAGA GP LLC, a Texas limited liability company, General Partner

By: _____
Denny Holman, Manager

STATE OF TEXAS §
COUNTY OF DALLAS §

BEFORE ME, the undersigned, a Notary Public in and for said County and State, on this day personally appeared Denny Holman, Manager of LAGA GP LLC, a Texas limited liability company, the General Partner of LAGA Ltd., a Texas limited partnership, 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 _____, 2018

Notary Public in and for the State of Texas

FLOODWAY EASEMENT STATEMENT

The existing water courses, creek or creeks described as Floodway Easement traversing along Block 2/8213 & 3/8213 within the limits of this addition, will remain as an open channel at all times and will be maintained by the Homeowners Association and the individual owners of the lot or lots that are traversed by the Floodway Easement. The City of Dallas will not be responsible for the maintenance and operation of said watercourses, creek or creeks or for any damage to private property or person that results from the flow of water along said creek, or for the control of erosion in the Floodway Easement.

No obstruction to the natural flow of storm water run-off shall be permitted by filling or by construction of any type of dam, bridge, fence, walkway or any other structure within the Floodway Easements, as hereinafter defined in Block 2/8213 & 3/8213, unless approved by the Chief Engineer of Development Services; 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 subdivision, then in such event, the City of Dallas shall have the right to enter upon the Floodway Easement at any point or points, to erect, construct and maintain any drainage facility deemed necessary for drainage purposes. The Homeowners Association and each lot owner shall keep the Floodway Easement traversing or adjacent to its property 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 Homeowners Association and the lot owner to alleviate any undesirable conditions, which may occur.

The natural drainage channels and watercourses through Block 2/8213 & 3/8213, as in the case of natural channels are subject to storm water overflow and natural bank erosion to an extent which cannot be definitely defined. The City of Dallas shall not be held liable for any damages of any nature resulting from the occurrence of these natural phenomena, or resulting from the failure of any structure or structures within the Floodway Easement.

The natural drainage channel crossing each lot is shown by the Floodway Easement line as show on the plat.

Floodway Marker monuments shall be installed, delineating the proposed Floodway Easement line, prior to filing of plat, along all rear or side lot lines that are adjacent to the creek as per City of Dallas drawing 424-109. The surveyor shall provide signed and sealed documentation that the Floodway Marker monuments have been installed prior to filing the Final Plat.

SHARED ACCESS AREA EASEMENT STATEMENT

This plat is approved by the Chief Engineer of the Department of Development Services of the City of Dallas and accepted by the Owner, subject to the following conditions, which shall be binding upon the Owner, his heirs, grantees and assigns:

The shared access area as designated within the limits of this addition will be maintained by a homeowner's association and/or the individual lot owners of the lot or lots that area traversed by or adjacent to the shared access area. The City of Dallas will not be responsible for the maintenance and operation of the shared access area or for any damage to private property or person that results from the use or condition of the shared access area. In the event that the City of Dallas or Dallas Water Utilities does elect to repair paving in the shared access area after work on water or wastewater lines or for any other reason, the pavement repair will be to minimum standards set forth in the City of Dallas pavement cut and repair standards manual or its successor, and any special pavers or other surface treatments must be repaired or replaced by the homeowners association at its option.

LLOYD DENMAN, P.E.
Chief Engineer of Department Development Services

SURVEYOR'S CERTIFICATE

STATE OF TEXAS §
COUNTY OF COLLIN §

KNOW ALL MEN BY THESE PRESENTS:

That I, John L. Melton, do hereby certify that I prepared this plat from an actual and accurate survey of the land and that the corner monuments shown hereon were found or properly placed under my supervision.

"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."
John L. Melton
Registered Professional Land Surveyor
No. 4268

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 John Melton, 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.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this the ____ day of _____, 2018.

Notary Public in and for the State of Texas

PRELIMINARY PLAT
LAWN AT GLEN ABBEY
A SHARED ACCESS DEVELOPMENT
LOTS 11R, 12R AND 14R BLOCK 3/8213
3 RESIDENTIAL LOTS ~ 0.634 ACRES
BEING ALL OF LOTS 11,12,13 AND 14 BLOCK 3/8213
LAWN AT GLEN ABBEY
SITUATED IN THE
EDWARD COOK SURVEY, ABSTRACT NO. 327
AN ADDITION TO THE CITY OF DALLAS
DALLAS COUNTY, TEXAS
JULY 2018
CITY FILE NO. S178-295
OWNER
LAGA Ltd.
16475 DALLAS PARKWAY, SUITE 800
972-931-7400 ADDISON, TEXAS 75001

PLANNER/ENGINEER/SURVEYOR
DOWDEY, ANDERSON & ASSOCIATES, INC.
5225 Village Creek Drive, Suite 200 Plano, Texas 75093 972-931-0694
STATE REGISTRATION NUMBER: F-399
SURVEY FIRM REGISTRATION NUMBER: 10077800

