

VICINITY MAP
NOT TO SCALE

OWNER'S CERTIFICATE

STATE OF TEXAS
COUNTY OF DALLAS

Whereas Bob Thompson Homes, L.P., and LAGA, LTD are the owners of a 0.521 acre tract of land situated in the Edward Cook Survey, Abstract No. 327, in the City of Dallas, Dallas County, Texas, and being Lots 32, 33 and 34, Block 3/8213, of Lawn at Glen Abbey Shared Access Development, an Addition to the City of Dallas, Dallas County, Texas, according to Map thereof recorded in Instrument Number 201500331913, Official Public Records, Dallas County, Texas, and being a tract of land conveyed to Bob Thompson Homes, L.P., by deed Recorded in Instrument Number 202400099568, Deed Records, Dallas County, Texas, and a portion of that tract of land conveyed to LAGA, LTD, by General Warranty Deed recorded in Instrument Number 201100122782, Official Public record Dallas County, Texas, and being more particularly described by metes and bounds as follows:

BEGINNING at an "X" found for corner, said corner being Northeast corner of Lot 35, Block 3/8213, of said Lawn at Glen Abbey Shared Access Development, same corner lying in the West Right-of-Way line of Elk Stone Drive (a 30 foot width Private Right-of-Way), according to Map thereof recorded in Instrument Number 201500331913, Official Public Records, Dallas County, Texas;

THENCE South 89 degrees 37 minutes 11 seconds West, along North line of said Lot 35, a distance of 161.00 feet to a 1/2 inch iron rod with a yellow cap stamped "DAA" found for corner, said corner being the Northwest corner of said Lot 35, same lying along the East line of Lot 4A, Block B/8212, Glen Abbey-Brinker Place Addition, an Addition to the City of Dallas, Dallas County, Texas, according to Map thereof recorded in Instrument Number 20070214968, Official Public Records, Dallas County, Texas;

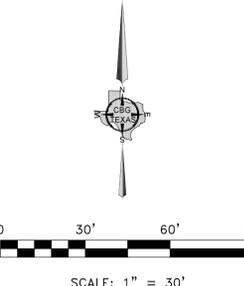
THENCE North 00 degree 22 minutes 50 seconds West, along the East line of said Lot 4A, a distance of 24.36 feet to a 1/2 inch iron rod with a yellow cap stamped "DAA" found for corner, said corner being the Northeast corner of said Lot 4A;

THENCE South 89 degrees 37 minutes 10 seconds West, along the North line of said Lot 4A, a distance of 15.00 feet to a 3-1/4 inch aluminum disk stamped "L.A. & 5513" set over 1/2 inch iron rod set for corner, said corner lying along the North line of said Lot 4A, same being the Southeast corner of Lot 5, Block B/8212, Glen Abbey Addition, an Addition to the City of Dallas, Dallas County, Texas, according to Map thereof recorded in Volume 2000201, Page 1, Map Records, Dallas County, Texas;

THENCE North 00 degrees 22 minutes 50 seconds West, along the East line of said Lot 5, a distance of 125.25 feet to a 3-1/4 inch aluminum disk stamped "L.A. & 5513" set over 1/2 inch iron rod set for corner, said corner being the Southeast corner of Lot 6, Block B/8212, of said Glen Abbey Addition, same being the Southwest corner of Lot 7, Block B/8212 of said Glen Abbey Addition;

CURVE	ARC LENGTH	RADIUS	DELTA ANGLE	CHORD BEARING	CHORD LENGTH
C1	98.12'	41.00'	137°07'08"	S 01°20'53" W	76.33'
C2	23.33'	20.00'	66°49'52"	S 33°47'45" E	22.03'

LINE	BEARING	DISTANCE
L1	S 20°26'03" E	54.59'
L2	S 00°22'49" E	4.10'
L3	N 00°22'50" W	24.36'
L4	S 89°37'10" W	15.00'



LEGEND

- D.R.D.C.T. = DEED RECORDS, DALLAS COUNTY, TEXAS
- M.R.D.C.T. = MAP RECORDS, DALLAS COUNTY, TEXAS
- O.P.R.D.C.T. = OFFICIAL PUBLIC RECORDS, DALLAS COUNTY, TEXAS
- INST. NO. = INSTRUMENT NUMBER
- VOL. = VOLUME
- PG. = PAGE
- CM = CONTROLLING MONUMENT
- R.O.W. = RIGHT-OF-WAY
- IRF = 1/2 INCH IRON ROD FOUND
- ESMT. = EASEMENT
- P.D. & U.E. = PUBLIC DRAINAGE AND UTILITY EASEMENT
- ACS = 3-1/4-INCH DISK STAMPED "L.A. AND 5513" SET OVER A 1/2-INCH IRON ROD SET FOR CORNER,
- XF = "X" CUT FOUND
- YC = YELLOW CAP
- BL = BUILDING LINE

GENERAL NOTES

- 1) THE PURPOSE OF THIS REPLAT IS TO CREATE TWO LOTS FROM THREE LOTS FOR DEVELOPMENT.
- 2) LOT TO LOT DRAINAGE WILL NOT BE ALLOWED.
- 3) NO STRUCTURES MAY EXTEND ACROSS PROPERTY LINES.
- 4) SELLING A PORTION OF THIS ADDITION BY METES AND BOUNDS IS A VIOLATION OF CITY ORDINANCE AND STATE LAW, AND IS SUBJECT TO FINES AND WITHHOLDING OF UTILITIES AND BUILDING PERMITS.
- 5) ACCORDING TO THE F.I.R.M. IN MAP NO. 48113C0185K, THIS PROPERTY DOES LIE IN ZONE X AND DOES NOT LIE WITHIN THE 100 YEAR FLOOD ZONE.

THENCE North 89 degrees 26 minutes 42 seconds East, along the South line of said Lot 7, a distance of 147.46 feet to a 3-1/4 inch aluminum disk stamped "L.A. & 5513" set over a 1/2 inch iron rod set for corner, said corner lying along the South line of Lot 8, Block B/8213 of said Glen Abbey Addition, same being the Northwest corner of Common Area "E" of said Lawn at Glen Abbey Shared Access Development;

THENCE South 20 degrees 26 minutes 03 seconds East, along a Southwest line of said Common area "E", a distance of 54.59 feet to an "X" found for corner, said corner being a Southwest corner of said Common Area "E", said corner lying along the North Right-of-Way line of said Elk Stone Drive, same lying in a non-tangent curve to the left having a radius of 41.00 feet, a delta of 137 degrees 07 minutes 08 seconds, a chord bearing and distance South 01 degree 20 minutes 53 seconds West, 76.33 feet;

THENCE along the Northwest Right-of-Way line of said Elk Stone Drive and along said curve to the left, an arc distance of 98.12 feet to an "X" found for corner, said corner being the beginning of a reverse curve to the right having a radius of 20.00 feet, a delta of 66 degrees 49 minutes 52 seconds, a chord bearing and distance of South 33 degrees 47 minutes 45 seconds East, 22.03 feet;

THENCE continuing along the Southwest Right-of-Way line of said Elk Stone Drive and along said curve to the right, an arc distance of 23.33 feet to an "X" found for corner, said corner lying along the West Right-of-Way line of said Elk Stone Drive;

THENCE South 00 degree 22 minutes 49 seconds East, along the West Right-of-Way line of said Elk Stone Drive, a distance to 4.10 feet to the POINT OF BEGINNING and containing 22,688.66 square feet or 0.521 acres of land

OWNER'S DEDICATION

NOW THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

WHEREAS, LAGA ADDITION, an addition to the city and Bob Thompson Homes, L.P., does hereby dedicate, in fee simple, to the public use forever, the streets, rights-of-way, and other public improvements shown thereon. The streets and alleys, if any, are dedicated for street purposes. The easements and public use areas, as shown, are dedicated, for the public use forever, for the purposes indicated on this plat. No buildings, fences, trees, shrubs or other improvements or growths shall be constructed or placed upon, over or across the easements as shown, except that landscape improvements may be placed in landscape easements, if approved by the city. In addition, utility easements may also be used for the mutual use and accommodation of all public utilities desiring to use or using the same unless the easement limits the use to particular utilities, said use by public utilities being subordinate to the public's and city's use thereof. The city and public utility entities shall have the right to remove and keep removed all or parts of any buildings, fences, trees, shrubs or other improvements or growths which may in any way endanger or interfere with the construction, maintenance, or efficiency of their respective systems in said easements. The city and public utility entities shall at all times have the full right of ingress and egress to or from their respective easements for the purpose of constructing, reconstructing, inspecting, patrolling, maintaining, reading meters, and adding to or removing all or parts of their respective systems without the necessity of any time procuring permission from anyone.

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 _____, 2025.

BY: _____
Bob Thompson Homes, L.P. Owner
Rowdy Winter Vice President

STATE OF TEXAS
COUNTY OF DALLAS

Before me, the undersigned authority, a Notary Public in and for the State of Texas, on this day personally appeared Rowdy Winter 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.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this the _____ day of _____, 2025.

Notary Public in and for Dallas County, Texas.

My Commission Expires On _____

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 _____, 2025.

BY: _____
LAGA, LTD, Owner
Rowdy Winter Vice President

STATE OF TEXAS
COUNTY OF DALLAS

Before me, the undersigned authority, a Notary Public in and for the State of Texas, on this day personally appeared Rowdy Winter 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.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this the _____ day of _____, 2025.

Notary Public in and for Dallas County, Texas.

My Commission Expires On _____

SURVEYOR'S CERTIFICATE

KNOW ALL MEN BY THESE PRESENTS:

That I, Bryan Connally, do hereby certify that I prepared this plat from an actual and accurate survey of the land and that the corner monuments shown thereon as "set" were properly placed under my personal supervision in accordance with the Subdivision Ordinance of the City of Dallas.

Dated this the _____ day of _____, 2025.

RELEASED FOR REVIEW 10/27/2025 PRELIMINARY, THIS DOCUMENT SHALL NOT BE RECORDED FOR ANY PURPOSES AND SHALL NOT BE USED OR RELIED UPON AS A FINAL SURVEY DOCUMENT.

Bryan Connally
Texas Registered Professional Land Surveyor No. 5513

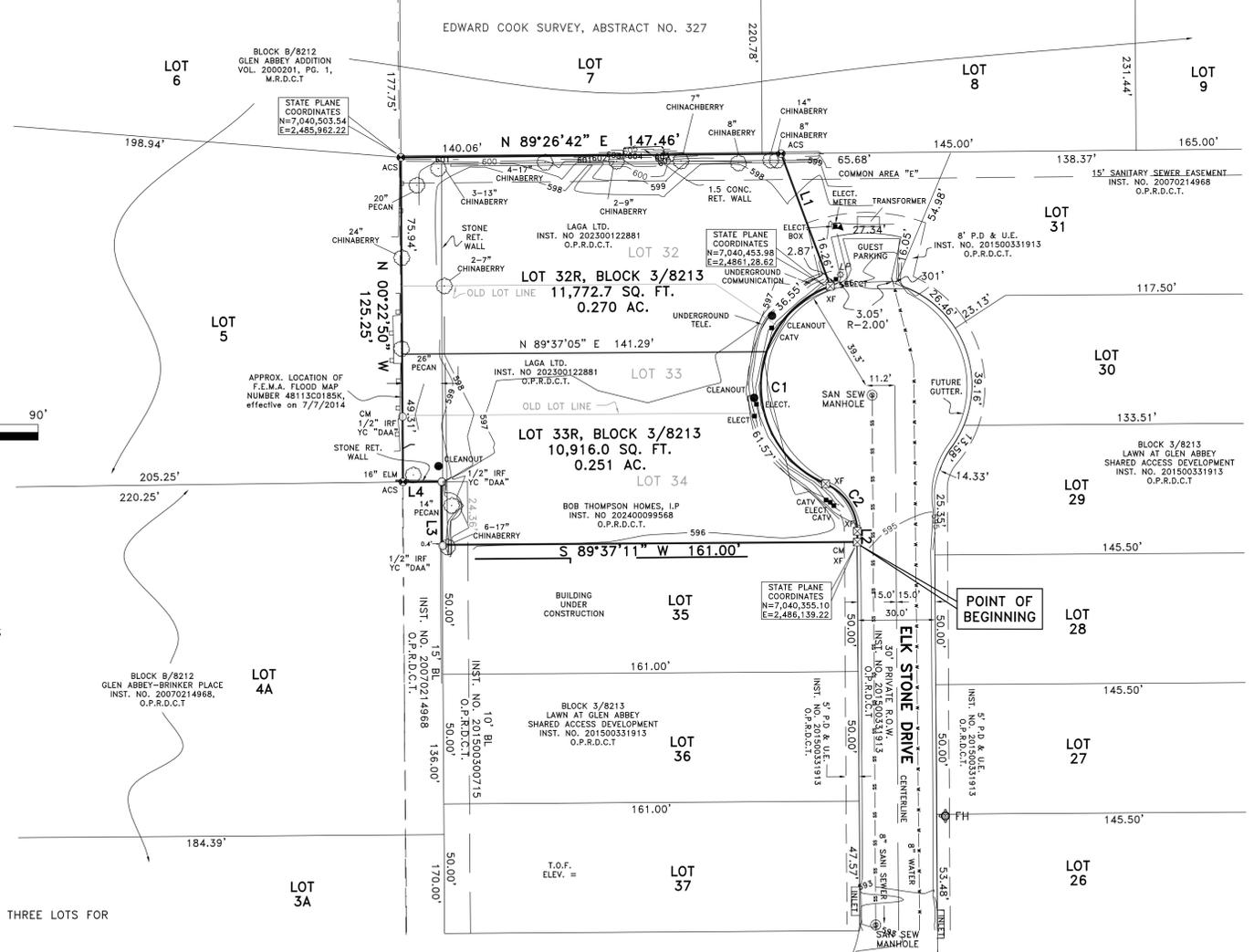
STATE OF TEXAS
COUNTY OF DALLAS

Before me, the undersigned authority, a Notary Public in and for the State of Texas, on this day personally appeared Bryan Connally, Registered Public Land Surveyor, 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.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this the _____ day of _____, 2025.

Notary Public in and for the State of Texas

My Commission Expires On _____



OWNER: BOB THOMPSON HOMES, L.P. AND LAGA LTD,
VICE PRESIDENT: ROWDY WINTER
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CERTIFICATE OF APPROVAL

I, _____, Chairperson or Vice Chairperson of the City Plan Commission of the City of Dallas, State of Texas, hereby certify that the attached plat was duly filed for approval with the City Plan Commission of the City of Dallas on the _____ day of _____ A.D. 20____ and same was duly approved on the _____ day of _____ A.D. 20____ by said Commission.

Chairperson or Vice Chairperson
City Plan Commission
Dallas, Texas

Attest: _____
Secretary

PRELIMINARY REPLAT
LAGA ADDITION
BEING LOTS 32R & 33R, BLOCK 3/8213
BEING A REPLAT OF LOTS 32, 33, & 34,
BLOCK 3/8213
OUT OF THE LAWN AT GLEN ABBEY SHARED
ACCESS DEVELOPMENT OF THE
EDWARD COOK SURVEY, ABSTRACT NO. 327
CITY OF DALLAS, DALLAS COUNTY, TEXAS
CITY PLAN FILE NO.: Plat-25-000133