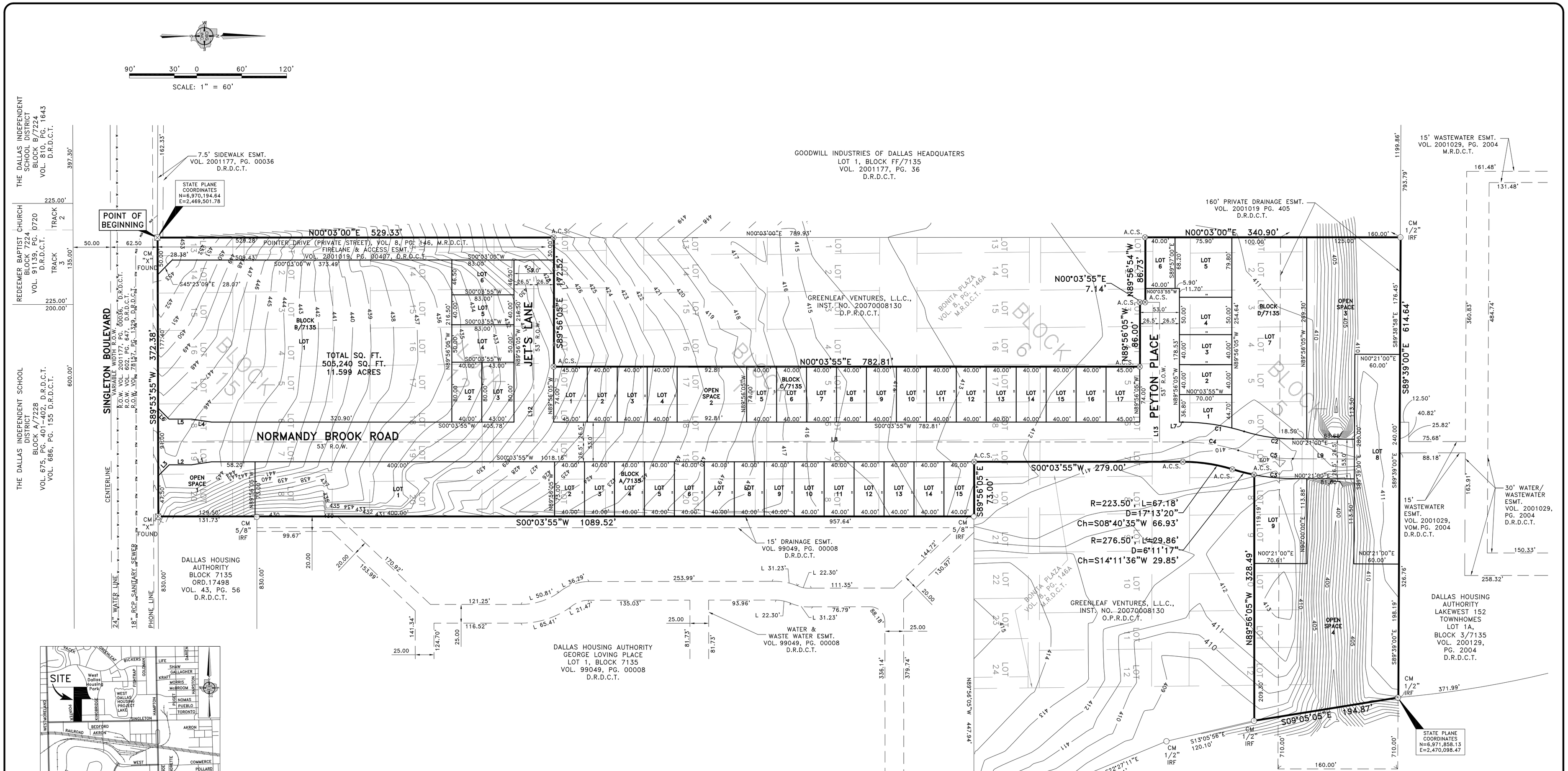

LEGEND:

CM	CONTROLLING MONUMENT
IRF	IRON ROD FOUND
IRF YC	1/2 INCH IRON ROD FOUND WITH A PLASTIC YELLOW CAP
A.C.S.	3 INCH ALUMINUM DISK STAMPED "SVA & RPLS 5513" SET OVER A 1/2 INCH IRON ROD SET
ESMT.	EASEMENT
VOL.	VOLUME
PG.	PAGE
INST. NO.	INSTRUMENT NUMBER
SQ. FT.	SQUARE FEET
ORD.	ORDINANCE
R.O.W.	RIGHT-OF-WAY
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

GENERAL NOTES

1) BEARINGS SHOWN ARE BASED ON THE STATE PLANE COORDINATE SYSTEM, TEXAS NORTH CENTRAL ZONE, NAD 83 (2011).
2) THE PURPOSE OF THIS PLAT IS TO CREATE 47 RESIDENTIAL LOTS AND 4 OPEN SPACES.
3) LOT TO LOT DRAINAGE WILL NOT BE ALLOWED WITHOUT ENGINEERING SECTION APPROVAL.
4) ANY STRUCTURE NEW OR EXISTING MAY NOT EXTEND ACROSS NEW PROPERTY LINES.
5) 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.
6) BENCHMARK IS A SQUARE CUT IN CONCRETE CURB CENTER OF RADIUS WEST CORNER OF TRIANGULAR MEDIAN AT JUNIOR STREET AND DEALY STREET. (ELEV.=431.88')

PRELIMINARY PLAT

SINGLETON VILLAS ADDITION

LOTS 1 THROUGH 15, BLOCK A/7135; LOTS 1 THROUGH 6, BLOCK B/7135; LOTS 1 THROUGH 17, BLOCK C/7135; LOTS 1 THROUGH 9, BLOCK D/7135; AND 4 OPEN SPACES

505,240 SQ.FT. / 11.599 ACRES

BEING A REPLAT OF
A PORTION OF LOTS 7-12 AND ALL OF LOTS 1-6 OF BLOCK 5,
A PORTION OF LOTS 1-4, 7, 19, 20 AND ALL OF LOTS 5, 6, 17, 18 OF BLOCK 6,
ALL OF LOTS 5-8 AND LOTS 17-20 OF BLOCK 11,
A PORTION OF LOTS 1-4 AND ALL OF LOTS 5-8 AND LOTS 13-20 OF BLOCK 12,
ALL OF LOTS 1-8 AND LOTS 13-20 OF BLOCK 15,
OF THE BONITA PLAZA ADDITION AND AN ADJACENT PORTION OF BLOCK 7135

SITUATED IN THE
ENOCH HORTON SURVEY, ABSTRACT NO. 604
CITY OF DALLAS, DALLAS COUNTY, TEXAS
CITY PLAN FILE NO. S189-122

SHEET 1 OF 2

OWNER: GREENLEAF VENTURES, L.L.C., A TEXAS LIMITED LIABILITY COMPANY
VICTOR TOLEDO, MANAGER
11700 PRESTON RD., SUITE 660-192,
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PROFESSIONAL LAND SURVEYORS
DFW - Houston - East Texas - Austin - San Antonio

SCALE: 1"=60' / DATE: JANUARY 3, 2019 / JOB NO. 1602366 / DRAWN BY: YP