LOT TABLE

	LOT	AREA
BLOCK A/7135	Lot 1	29,200 Sq.Ft./0.670 acres
	Lot 2	2,920 Sq.Ft./0.067 acres
	Lot 3	2,920 Sq.Ft./0.067 acres
	Lot 4	2,920 Sq.Ft./0.067 acres
	Lot 5	2,920 Sq.Ft./0.067 acres
	Lot 6	2,920 Sq.Ft./0.067 acres
	Lot 7	2,920 Sq.Ft./0.067 acres
	Lot 8	2,920 Sq.Ft./0.067 acres
	Lot 9	2,920 Sq.Ft./0.067 acres
	Lot 10	2,920 Sq.Ft./0.067 acres
	Lot 11	2,920 Sq.Ft./0.067 acres
	Lot 12	2,920 Sq.Ft./0.067 acres
	Lot 13	2,920 Sq.Ft./0.067 acres
	Lot 14	2,920 Sq.Ft./0.067 acres
	Lot 15	2,920 Sq.Ft./0.067 acres
BLOCK B/7135	Lot 1	87,045 Sq.Ft./1.998 acres
	Lot 2	3,200 Sq.Ft./0.073 acres
	Lot 3	3,440 Sq.Ft./0.078 acres
	Lot 4	4,150 Sq.Ft./0.095 acres
	Lot 5	3,320 Sq.Ft./0.076 acres
	Lot 6	3,859 Sq.Ft./0.089 acres
BLOCK C/7135	Lot 1	3,330 Sq.Ft./0.076 acres
	Lot 2	2,960 Sq.Ft./0.068 acres
	Lot 3	2,960 Sq.Ft./0.068 acres
	Lot 4	2,960 Sq.Ft./0.068 acres
	Lot 5	2,960 Sq.Ft./0.068 acres
	Lot 6	2,960 Sq.Ft./0.068 acres
	Lot 7	2,960 Sq.Ft./0.068 acres
	Lot 8	2,960 Sq.Ft./0.068 acres
	Lot 9	2,960 Sq.Ft./0.068 acres
	Lot 10	2,960 Sq.Ft./0.068 acres
	Lot 11	2,960 Sq.Ft./0.068 acres
	Lot 12	2,960 Sq.Ft./0.068 acres
	Lot 13	2,960 Sq.Ft./0.068 acres
	Lot 14	2,960 Sq.Ft./0.068 acres
	Lot 15	2,960 Sq.Ft./0.068 acres
	Lot 16	2,960 Sq.Ft./0.068 acres
	Lot 17	3,330 Sq.Ft./0.076 acres
BLOCK D/7135	Lot 1	2,746 Sq.Ft./0.063 acres
	Lot 2	2,800 Sq.Ft./0.064 acres
	Lot 3	2,800 Sq.Ft./0.064 acres
	Lot 4	3,500 Sq.Ft./0.080 acres
	Lot 5	5,990 Sq.Ft./0.137 acres
	Lot 6	2,735 Sq.Ft./0.062 acres
	Lot 7	26,500 Sq.Ft./0.608 acres
	Lot 8	14,400 Sq.Ft./0.330 acres
	Lot 9	8,133 Sq.Ft./0.187 acres

OPEN SPACE TABLE

OPEN SPACE 1 BLOCK A/7135	9,118 Sq.Ft./0.209 acres
OPEN SPACE 2 BLOCK C/7135	6,868 Sq.Ft./0.158 acres
OPEN SPACE 3 BLOCK D/7135	27,918 Sq.Ft./0.641 acres
OPEN SPACE 4 BLOCK D/7135	44,544 Sq.Ft./1.022 acres
TOTAL OPEN SPACE PROVIDED	88,448 Sq.Ft./2.030 acres

LINE TABLE

LINE	LENGTH	BEARING
L1	26.99'	N08°27'28"W
L2	29.85'	N00°03'55"E
L3	21.18'	N45°01'05"W
L4	27.03'	N08°35'58"E
L5	30.09'	N00°03'55"E
L6	21.21'	N45°03'56"E
L7	4.46'	N00°03'55"E

CENTERLINE LINE TABLE

LINE	LENGTH	BEARING
L8	1,369.00'	S00°03'55"W
L9	82.30'	N00°21'00"E
L10	243.00'	N89°56'05"W

THENCE along the interior lines of said Greenleaf Ventures, L.L.C., tract, the following bearing and distances:

North 89 degrees 56 minutes 05 seconds West, a distances of 328.51 feet to a 3 inch aluminum disk stamped "SVA & RPLS 5513" over a 1/2 inch iron rod set for corner, said corner being the beginning of a non-tangent curve to the right, having a radius of 276.50 feet, a delta of 3 degrees 26 minutes 15 second and a chord bearing and distance of North 12 degrees 50 minutes 31 seconds East, 16.59 feet;

Said curve to the right, an arch distance of 16.59 feet to a 3 inch aluminum disk stamped "SVA & RPLS 5513" over a 1/2 inch iron rod set for corner, said corner being a reverse curve to the left, having a radius of 223.50 feet, a delta of 14 degrees 29 minutes 43 seconds and a chord bearing and distance of South 07 degrees 18 minutes 47 seconds West, 56.39 feet;

Said curve to the left, an arch distance of 56.54 feet to a 3 inch aluminum disk stamped "SVA & RPLS 5513" over a 1/2 inch iron rod set for corner;

South 00 degrees 03 minutes 58 seconds West, a distances of 302.00 feet to a 3 inch aluminum disk stamped "SVA & RPLS 5513" over a 1/2 inch iron rod set for corner;

South 89 degrees 56 minutes 05 seconds East, a distances of 66.50 feet to a 5/8 inch iron rod found for corner, said corner being the Northwest corner of Lot 1, Block 7135 of the Dallas Housing Authority George Loving Place, an addition to the City of Dallas according to the plat thereof recorded in Volume 99049, Page 00008 of the Deed Records of Dallas County, Texas

THENCE South 00 degrees 03 minutes 55 seconds West, along the West line of said Lot 1, passing a 5/8 inch iron rod found at a distance of 957.64 at the Soutwest corner of said Lot 1, a total distance of 1,089.52 feet to a 1/2 inch iron rod found for corner, said corner being the North right-of-way line of said Singleton Boulevard;

THENCE South 89 degrees 53 minutes 55 seconds West, along the North right-of-way line of said Singleton Boulevard, a distance of 372.38 feet to the Point of Beginning and containing 505,240 square feet or 11.599 acres of land.

CURVE TABLE

CURVE	CENTRAL ANGLE	RADIUS	LENGTH	CHORD BEARING	CHORD
C1	17°13'20"	276.50'	83.11'	S08°40'35"W	82.80'
C2	16°56'15"	223.50'	66.07'	N08°49'07"E	65.83'
C3	10°44'58"	276.50'	51.87'	N05°43'29"E	51.80'

CENTERLINE CURVE TABLE

CURVE	CENTRAL ANGLE	RADIUS	LENGTH	CHORD BEARING	CHORD
C4	17°13'20"	250.00'	75.15'	S08°40'35"W	74.86'
C5	16°56'15"	250.00'	73.90'	N08°49'07"E	73.63'

OWNER'S CERTIFICATE

STATE OF TEXAS
COUNTY OF DALLAS

WHEREAS, Greenleaf Ventures, L.L.C., a Texas limited liability company, is the sole owner of a tract of land situated in the Enoch Horton Survey, Abstract Number 604, Dallas County, Texas, and 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, and all of Lots 1–8 and Lots 13–20 of Block 15, of the Bonita Plaza Subdivision, and addition to the City of Dallas, Dallas County, Texas according to the Plat thereof recorded in Volume 8, Page 146A, Map Records, Dallas County, Texas, and being an adjacent portion of Block 7135, and also being a portion of a 18.246 acres of land conveyed to Greenleaf Ventures, L.L.C., a Texas limited liability company by Special Warranty Deed recorded in Instrument Number 20070008130, Official Public Records, Dallas County, Texas, and being more particularly described by metes and bounds as follows:

BEGINNING at an "X" cut in concrete found for corner, said corner being the North Right-of-Way line of Singleton Boulevard (a variable width Right-of-Way), and the Southeast corner of Lot 1, Block FF/7135 of Goodwill Industries of Dallas Headquaters, an addition to the City of Dallas according to the plat thereof recorded in Volume 2001177, Page 36, Map Records, Dallas County, Texas;

THENCE North 00 degrees 03 minutes 00 seconds East, along the East line of said Lot 1, a distance of 529.33 feet to a 3 inch aluminum disk stamped "SVA & RPLS 5513" over a 1/2 inch iron rod set for corner, said corner being the on the East line of said Lot 1, same being on the West line of said Greenleaf Ventures, L.L.C., tract;

THENCE along the interior lines of said Greenleaf Ventures, L.L.C., tract, the following bearing and distances:

South 89 degrees 56 minutes 05 seconds East, a distances of 172.52 feet to a 3 inch aluminum disk stamped "SVA & RPLS 5513" over a 1/2 inch iron rod set for corner;

North 00 degrees 03 minutes 55 seconds East, a distances of 782.81.00 feet to a 3 inch aluminum disk stamped "SVA & RPLS 5513" over a 1/2 inch iron rod set for corner;

North 89 degrees 56 minutes 05 seconds West, a distances of 86.00 feet to a 3 inch aluminum disk stamped "SVA & RPLS 5513" over a 1/2 inch iron rod set for corner;

North 00 degrees 03 minutes 55 seconds East, a distances of 7.14 feet to a 3 inch aluminum disk stamped "SVA & RPLS 5513" over a 1/2 inch iron rod set for corner;

North 89 degrees 56 minutes 54 seconds West, a distances of 86.73 feet to a 3 inch aluminum disk stamped "SVA & RPLS 5513" over a 1/2 inch iron rod set for corner, said corner being on the East line of said Lot 1, same being on the West line of said Greenleaf Ventures, L.L.C., tract;

THENCE North 00 degrees 03 minutes 00 seconds East, along the East line of said Lot 1, a distance of 340.90 feet to a 1/2 inch iron rod found for corner, said corner being the Northeast corner of said Lot 1, same being the on the South line of Lot 1A, Block 3/7135 of the Dallas Housing Authority Lakewest 152 Townhomes, according to the plat thereof recorded in Volume 2001029, Page 02004, Deed Records, Dallas County, Texas;

THENCE South 89 degrees 39 minutes 00 seconds East, along the South line of said Lot 1A, a distance of 614.64 feet to a 1/2 inch iron rod found for corner, said corner being the Southeast corner of said Lot 1A, same being the West line of Block 7135 of the Dallas Housing Authority, according to the Ordinance 17498, recorded in Volume 43, Page 56, Deed Records, Dallas County, Texas;

THENCE South 09 degrees 05 minutes 05 seconds East, continuing along the West line of said Block 7135, a distance of 194.87 feet to a 1/2 inch iron rod found for corner, same being on the West line of said Block 7135;

THENCE along the interior lines of said Greenleaf Ventures, L.L.C., tract, the following bearing and distances:

North 89 degrees 56 minutes 05 seconds West, a distances of 328.49 feet to a 3 inch aluminum disk stamped "SVA & RPLS 5513" over a 1/2 inch iron rod set for corner, said corner being the beginning of a non-tangent curve to the right, having a radius of 276.50 feet, a delta of 6 degrees 11 minutes 17 second and a chord bearing and distance of South 14 degrees 11 minutes 36 seconds West, 29.85 feet;

Said curve to the right, an arch distance of 29.86 feet to a 3 inch aluminum disk stamped "SVA & RPLS 5513" over a 1/2 inch iron rod set for corner, said corner being a reverse curve to the left, having a radius of 223.50 feet, a delta of 17 degrees 13 minutes 20 seconds and a chord bearing and distance of South 08 degrees 40 minutes 35 seconds West, 66.93 feet;

Said curve to the left, an arch distance of 67.18 feet to a 3 inch aluminum disk stamped "SVA & RPLS 5513" over a 1/2 inch iron rod set for corner;

South 00 degrees 03 minutes 55 seconds West, a distances of 279.00 feet to a 3 inch aluminum disk stamped "SVA & RPLS 5513" over a 1/2 inch iron rod set for corner;

South 89 degrees 56 minutes 05 seconds East, a distances of 73.00 feet to a 5/8 inch iron rod found for corner, said corner being the Northwest corner of Lot 1, Block 7135 of the Dallas Housing Authority George Loving Place, an addition to the City of Dallas according to the plat thereof recorded in Volume 99049, Page 00008 of the Deed Records of Dallas County, Texas

THENCE South 00 degrees 03 minutes 55 seconds West, along the West line of said Lot 1, passing a 5/8 inch iron rod found for witness at a distance of 957.64, said rod being at the Southwest corner of said Lot 1, same being at the Northwest corner of a tract of land conveyed to Block 7135 of Dallas Housing Authority, according to the Ordinance 17498, recorded in Volume 43, Page 56, Deed Records, Dallas County, Texas; continuing along the West line of said Dallas Housing Authority tract a total distance of 1,089.52 feet to a 1/2 inch iron rod found for corner, said corner being the Southwest corner of Dallas Housing Authority tract, same being the North Right-of-Way line of said Singleton Boulevard;

THENCE South 89 degrees 53 minutes 55 seconds West, along the North Right-of-Way line of said Singleton Boulevard, a distance of 372.38 feet to the Point of Beginning and containing 505,240 square feet or 11.599 acres of land.
line of said Block 7135;

OWNER'S DEDICATION

NOW THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

WHEREAS, Greenleaf Ventures, L.L.C., a Texas limited liability company, acting by and through its duly authorized officer Victor Toledo, Manager, does hereby adopt this plat, designating the herein described property as **SINGLETON VILLAS ADDITION**, 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. 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).

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

WITNESS, my hand at Dallas, Texas, this the _____ day of _____, 2019.

BY: _____
Greenleaf Ventures, L.L.C., a Texas limited liability company
Victor Toledo, Manager

STATE OF TEXAS
COUNTY OF DALLAS

BEFORE ME, the undersigned, a Notary Public in and for said County and State on this day appears Victor Toledo, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he/she executed the same for the purposes and considerations therein expressed.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this the _____ day of _____, 2019.

_____
Notary Public in and for Dallas County, Texas.

SURVEYOR'S STATEMENT:

I, Bryan Connally, 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 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 _____, 2019.
RELEASED FOR REVIEW 02/08/2019 PRELIMINARY, THIS DOCUMENT SHALL NOT BE RECORDED FOR ANY PURPOSES AND SHALL NOT BE USED OR VIEWED 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, a Notary Public in and for the said County and State, on this day personally appeared Bryan Connally 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 therein expressed and under oath stated that the statements in the foregoing certificate are true.

GIVEN UNDER MY HAND AND SEAL OF OFFICE this _____ day of _____, 2019

_____
Notary Public in and for the State of Texas

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 2 OF 2

OWNER: GREENLEAF VENTURES, L.L.C.,
A TEXAS LIMITED LIABILITY COMPANY
VICTOR TOLEDO, MANAGER
11700 PRESTON RD., SUITE 660–192,
DALLAS, TEXAS 75230
214–755–9905

CBG SURVEYING TEXAS LLC
PROFESSIONAL LAND SURVEYORS
DFW - Houston - East Texas - Austin - San Antonio
PLANNING & SURVEYING
Main Office
12025 Shiloh Road, Ste. 230
Dallas, TX 75228
P 214.349.9485
F 214.349.2216
Firm No. 10168800
www.cbgintctx.com

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