



## **OWNERS CERTIFICATE**

### STATE OF TEXAS COUNTY OF DALLAS §

WHEREAS, Singleton Trinity Groves, LP, are the sole owners of a tract of land situated in the WILLIAM COOMBS SURVEY, ABSTRACT NO. 290, in the City of Dallas, Dallas County, Texas, and being all of the tracts of land described in Special Warranty Deeds to Singleton Trinity Groves, LP, as recorded in County Clerk's Instrument Nos. 201700013636, 201600301928 and 201600301927, Official Public Records, Dallas County, Texas, and Lots 41-47, 50, 51, 60, and 61, Block 7257, Cement City Addition, an addition to the City of Dallas, Dallas County, Texas, according to the plat thereof recorded in Volume 1, Page 156, Map Records, Dallas County, Texas, and being all of Lots 62A and 63A, Block 1/7257, of Janson Addition, and addition to the City of Dallas, Dallas County, Texas, and being all of Lot 52A, Block 7257, Janson 2 Addition, an addition to the City of Dallas, Dallas County, Texas, according to the Plat thereof recorded in County Clerk's Instrument No. 200600141096, Official Public Records, Dallas County, Texas, and all of the abandonment of Bedford Street as described in City of Dallas Ordinance No. 30548 (Quitclaim Deed recorded in County Clerk's Instrument No. 201700321869, Official Public Records, Dallas County, Texas), and being more particularly described as follows:

BEGINNING at a 1/2-inch iron rod with red plastic cap stamped "W.A.I. 5714" set for the Southeast corner of Lot 41, Block 7257, of said Cement City Addition on the West right-of-way of Borger Street, a 30-foot right-of-way, said point being the Southeast corner of said Singleton Trinity Groves, LP tract (CC #20170013636) and the Northeast corner of a 10-foot right-of-way dedication per plat of Soho Square, Phase 1, an addition to the City of Dallas, Dallas County, Texas, according to the Plat thereof recorded in County Clerk's Instrument No. 201800164679, Official Public Records, Dallas County, Texas;

THENCE South 89 deg 00 min 28 sec West, departing the West right-of-way of said Borger Street, along the South line of said Lot 41. Block 7257 and the Easterly North line of Block A/7259, of said Soho Square, Phase 1, a distance of 136.33 feet to a 1/2-inch iron rod with red plastic cap stamped "W.A.I." found for the Northwest corner of Lot 117, Block A/7259, of said Soho Square, Phase 1 on the East line of a tract of land described in document to Richard Salazar, Independent Executor of the Estate of Julia M. Salazar, entitled Certificate, Cause No. 06-1277-P3, Order Admitting Will to Probate as Muniment of Title as recorded in County Clerk's Instrument No. 200600174809, Official Public Records, Dallas County, Texas (prior deed recorded in Volume 2555, Page 395, Deed Records, Dallas County, Texas);

THENCE North 00 deg 34 min 33 sec West, along the East line of said Richard Salazar tract and the West lines of said Lot 41 and Lot 42 of said Cement City Addition, a distance of 39.92 feet to a point for the Northeast corner of said Richard Salazar tract and the Southeast corner of said Singleton Trinity Groves, LP tract (CC #201600301928);

THENCE South 89 deg 25 min 27 sec West, along the North line of said Richard Salazar tract and the South line of said Singleton Trinity Groves, LP tract (CC #201600301928), a distance of 51.95 feet to a 1/2-inch iron rod with red plastic cap stamped ""W.A.I. 5714" set for the Southwest corner of Lot 51, Block 7257, of said Cement City Addition on the East line of Lot 1, Block 3/7256, of said Buena Vista Addition;

THENCE North 00 deg 34 min 33 sec West, along the West line of said Singleton Trinity Groves, LP tract (CC #201600301928), the West line of said Bedford Street abandonment, and the West line of said Singleton Trinity Groves, LP tract (CC #201600301927) and the East lines of Lots 1-8, Block A/7256, of Buena Vista Addition, an addition to the City of Dallas County, Texas, according to the Plat thereof recorded in Volume 3, Page 1, Map Records, Dallas County, Texas, a distance of 310.88 feet to a mag-nail with a washer stamped "W.A.I. 5714" found for a Northwest corner of said Singleton Trinity Groves, LP tract (CC #201600301927) on the East line of said Lot 8, said point being the Southwest corner of a tract of land described in document to Felipe Orozco as recorded in Volume 3705, Page 362 Deed Records, Dallas County, Texas;

THENCE North 89 deg 06 min 59 sec East, along the Westerly North line of said Singleton Trinity Groves, LP tract (CC #201600301927) and the South line of said Orozco tract, a distance of 50.00 feet to a 1/2-inch iron rod with red plastic cap stamped "W.A.I. 5714" found for corner;

THENCE North 00 deg 24 min 39 sec West, along the East line of said Orozco tract and the East line of a tract of land (Tract 2) described in Special Warranty Deed to Antonio Zarate as recorded in Volume 97109, Page 1158, Deed Records, Dallas County, Texas, and the Northerly West line of said Singleton Trinity Groves, LP tract (CC #201600301927), a distance of 181.00 feet to a 1/2-inch iron rod found for Northwest corner of said Lot 63A, Block 1/7257, said point being a most Northerly Northwest corner of said Singleton Trinity Groves, LP tract (CC #201600301927) and the Southwest corner of a tract of land as described in Special Warranty Deed to HMK, Ltd., recorded in Volume 2003255, Page 3654, Deed Records, Dallas County, Texas;

THENCE North 88 deg 53 min 35 sec East, along the North line of said Singleton Trinity Groves, LP tract (CC #201600301927) and the South line of said HMK tract and the South line of a tract of land described in General Warranty Deed to HMK, Ltd. as recorded in Volume 2004077, Page 7481, Deed Records, Dallas County, Texas, a distance of 83.45 feet to a 1/2-inch iron rod with red plastic cap stamped "W.A.I. 5714" found for Southeast corner of said HMK, Ltd. tract on the West line of a tract of land described in Warranty Deed with Vendor's Lien to Rasalio Ordaz as recorded in Volume 89168, Page 544, Deed Records, Dallas County, Texas;

THENCE South 00 deg 39 min 18 sec West, along a North line of said Singleton Trinity Groves, LP tract (CC #201600301927) and the West line of said Ordaz tract, a distance of 8.78 feet to a 1/2-inch iron rod found for the Southwest corner of said Ordaz tract;

THENCE North 80 deg 00 min 00 sec East, along the Easterly North line of said Singleton Trinity Groves, LP tract (CC #201600301927) and South line of said Ordaz tract, a distance of 56.79 feet to a 1/2-inch iron rod with red plastic cap stamped "W.A.I. 5714" set for the Northeast corner of said Singleton Trinity Groves, LP tract (CC #201600301927) and the Southeast corner of said Ordaz tract on the West right-of-way of said Borger Street;

THENCE South 00 deg 24 min 39 sec East, along the East lines of said Singleton Trinity Groves, LP tracts and said Bedford Street abandonment and the West right-of-way of said Borger Street, a distance of 532.38 feet to the POINT OF BEGINNING and CONTAINING within these metes and bounds 89,179 square feet or 2.047 acres of land, more or less.

# OWNERS DEDICATION

# NOW THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

That Singleton Trinity Groves, LP and Shelter Ministries of Dallas, acting by and through its duly authorized agent, does hereby adopt this plat, designating the herein described property as 2901 BORGER 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 \_\_\_\_\_, 2021.

## By:

### 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 Daniel Roby, 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 \_\_\_\_\_ day of \_\_\_\_\_, 2021.

Notary Public in and for the State of Texas

### SURVEYOR'S STATEMENT

I, Leonard J. Lueker, 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 around 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 \_\_\_\_\_\_, 2021.

final survey document.

Leonard J. Lueker

Registered Professional Land Surveyor Texas Registration # 5714 Winkelmann & Associates, Inc. 6750 Hillcrest Plaza Drive, Suite 215 Dallas, Texas 75230 (972) 490-7090

### 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 Leonard J. Lueker, 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 \_\_\_\_\_ day of \_\_\_\_\_, 2021.

Notary Public in and for the State of Texas

Singleton Trinity Groves, LP, a Texas non-profit corporation

Signatory for Singleton Trinity Groves, LP

PRELIMINARY, this document shall not be recorded for any purpose and shall not be used or viewed or relied upon as a

Singleton Trinity Groves, LP 100 Crescent Court, Suite 850 6750 Hillor Dallas,Texas 75201

SURVEY Winkelma Suite 215 Dallas, Te Ph: (214)

N. DATE APPROV.	Winkelmann & Associates, Inc.	CONSULTING CIVIL ENGINEERS SURVEYORS 6750 HILLCREST PLAZA DRIVE, SUITE 325 (972) 490-7090 DALLAS, TEXAS 75230 (972) 490-7099 FAX Texas Engineers Registration No. 89 Texas Surveyors No. 10086600 Expires 1231/220 COPYRIGHT © 2020, Winkelmann & Associates, Inc.	
	WILLIAM COOMBS SURVEY, ABSTRACT NO. 290 CITY OF DALLAS DALLAS COUNTY, TEXAS	SINGLETON TRINITY GROVES, LP 100 CRESCENT COURT, SUITE 850 DALLAS, TEXAS 75201	
	PRELIMINARY PLAT 2901 BORGER ADDITION LOT 1, BLOCK 7257		
PRELIMINARY PLAT <b>2901 BORGER ADDITION</b> LOT 1, BLOCK 7257 BEING A REPLAT OF LOTS 62A AND 63A, BLOCK 1/7257, OF JANSON ADDITION, AND LOT 52A, BLOCK 7257, JANSON 2 ADDITION, LOTS 41-47, 50, 51, 60, AND 61, BLOCK 7257, CEMENT CITY ADDITION, LOTS 41-47, 50, 51, 60, AND 61, BLOCK 7257, CEMENT CITY ADDITION, AND ALL OF THE ABANDONMENT OF BEDFORD STREET AS DESCRIBED IN CITY OF DALLAS ORDINANCE NO. 30548 OUT OF THE WILLIAM COOMBS SURVEY, ABSTRACT NO. 290 CITY OF DALLAS, DALLAS COUNTY, TEXAS CITY PLAN FILE NO. S212-013 CITY ENGINEER PLAN FILE NO		E 1 File : 58209.0F-PPLT Project No. : 58209.0F	