

LEGEND

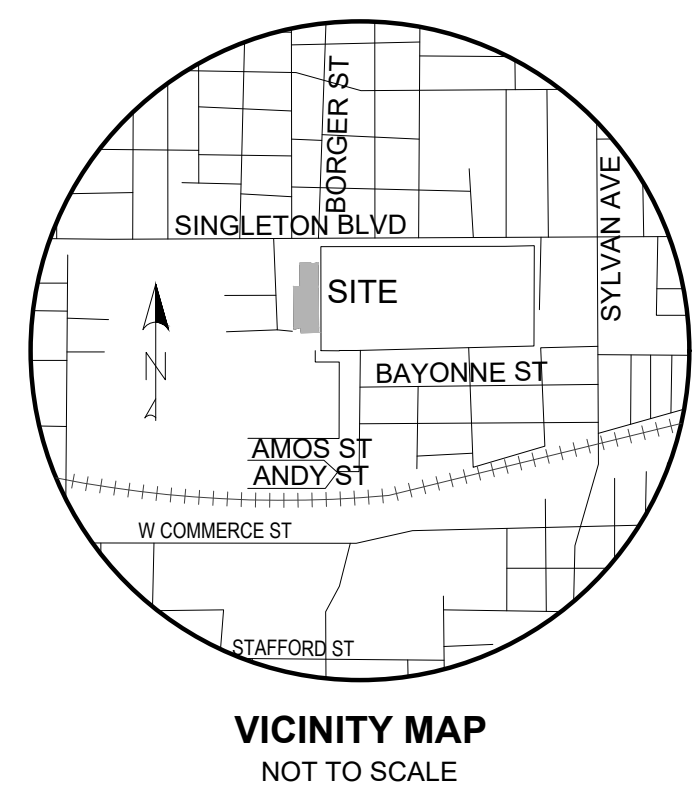
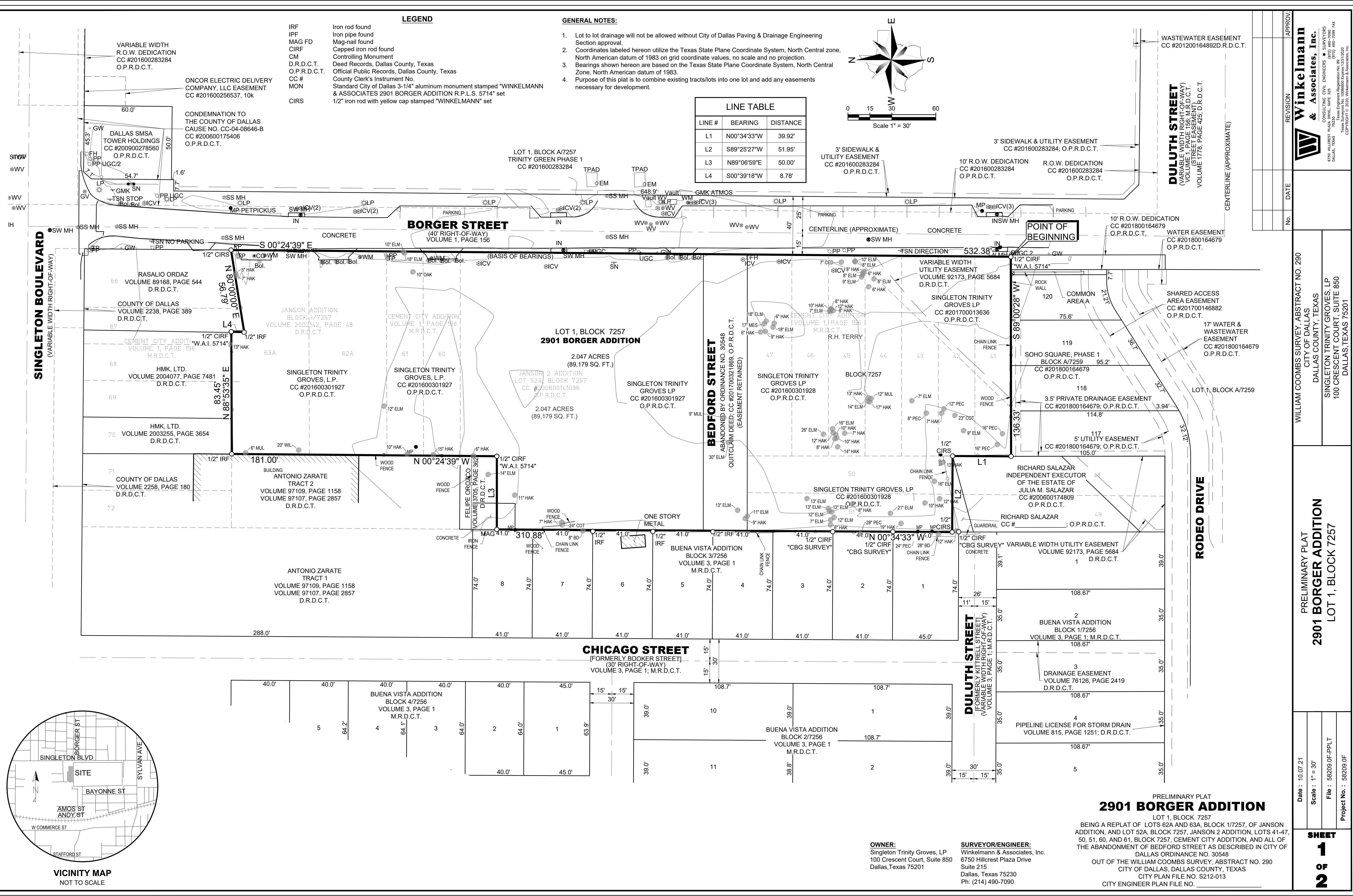
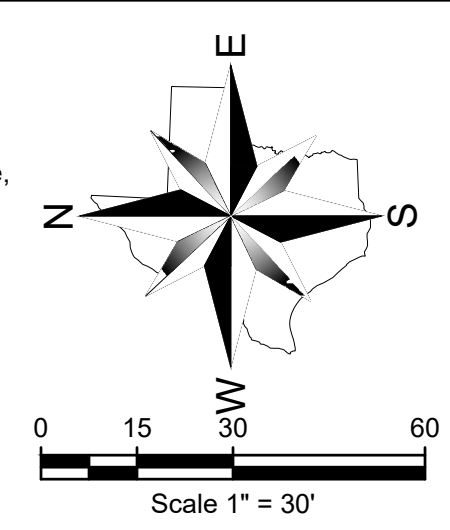
IRF Iron rod found
 IPF Iron pipe found
 MAG FD Mag-nail found
 CIRF Capped iron rod found
 CM Controlling Monument
 D.R.D.C.T. Deed Records, Dallas County, Texas
 O.P.R.D.C.T. Official Public Records, Dallas County, Texas
 CC # County Clerk's Instrument No.
 MON Standard City of Dallas 3-1/4" aluminum monument stamped "WINKELMANN & ASSOCIATES 2901 BORGER ADDITION R.P.L.S. 5714" set
 CIRS 1/2" iron rod with yellow cap stamped "WINKELMANN" set

GENERAL NOTES:

- Lot to lot drainage will not be allowed without City of Dallas Paving & Drainage Engineering Section approval.
- Coordinates labeled hereon utilize the Texas State Plane Coordinate System, North Central zone, North American datum of 1983 on grid coordinate values, no scale and no projection.
- Bearings shown hereon are based on the Texas State Plane Coordinate System, North Central Zone, North American datum of 1983.
- Purpose of this plat is to combine existing tracts/lots into one lot and add any easements necessary for development.

LINE TABLE

LINE #	BEARING	DISTANCE
L1	N00°34'33"W	39.92'
L2	S89°25'27"W	51.95'
L3	N89°06'59"E	50.00'
L4	S00°39'18"W	8.78'



NO.	DATE	REVISION	APPROV.

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

Date: 10/07/21
 Scale: 1" = 30"
 File: 58209.0F-PPLT
 Project No.: 58209.0F

Winkelmann & Associates, Inc.
 ENGINEERS & SURVEYORS
 6750 HILLREST PLAZA, SUITE 215
 DALLAS, TEXAS 75230
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SHEET 1 of 2

2901 BORGER ADDITION
 LOT 1, BLOCK 7257
 BEING A REPLAT OF LOTS 62A AND 63A, BLOCK 17257, OF JANSON ADDITION, AND LOT 52A, BLOCK 7257, JANSON 2 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
 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.

OWNER:
 Singleton Trinity Groves, LP
 100 Crescent Court, Suite 850
 Dallas, Texas 75201

SURVEYOR/ENGINEER:
 Winkelmann & Associates, Inc.
 6750 Hillcrest Plaza Drive
 Suite 215
 Dallas, Texas 75230
 Ph: (214) 490-7090

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