

LOT TABLE

LOT	AREA
Lot 1	5,142 Sq.Ft./0.118 acres
Lot 2	3,805 Sq.Ft./0.087 acres
Lot 3	3,805 Sq.Ft./0.087 acres
Lot 4	3,805 Sq.Ft./0.087 acres
Lot 5	3,805 Sq.Ft./0.087 acres
Lot 6	3,805 Sq.Ft./0.087 acres
Lot 7	3,805 Sq.Ft./0.087 acres
Lot 8	7,476 Sq.Ft./0.177 acres
Lot 9	7,476 Sq.Ft./0.172 acres
Lot 10	3,942 Sq.Ft./0.090 acres
Lot 11	3,630 Sq.Ft./0.083 acres
Lot 12	3,720 Sq.Ft./0.085 acres
Lot 13	3,720 Sq.Ft./0.085 acres
Lot 14	3,720 Sq.Ft./0.085 acres
Lot 15	3,720 Sq.Ft./0.085 acres
Lot 16	3,720 Sq.Ft./0.085 acres
Lot 17	3,720 Sq.Ft./0.085 acres
Lot 18	3,720 Sq.Ft./0.085 acres
Lot 19	4,464 Sq.Ft./0.102 acres
Lot 1	4,464 Sq.Ft./0.102 acres
Lot 2	3,720 Sq.Ft./0.085 acres
Lot 3	3,720 Sq.Ft./0.085 acres
Lot 4	3,720 Sq.Ft./0.085 acres
Lot 5	3,720 Sq.Ft./0.085 acres
Lot 6	3,720 Sq.Ft./0.085 acres
Lot 7	3,720 Sq.Ft./0.085 acres
Lot 8	6,555 Sq.Ft./0.150 acres
Lot 9	9,677 Sq.Ft./0.222 acres
Lot 10	3,720 Sq.Ft./0.085 acres
Lot 11	3,720 Sq.Ft./0.085 acres
Lot 12	3,720 Sq.Ft./0.085 acres
Lot 13	3,720 Sq.Ft./0.085 acres
Lot 14	3,720 Sq.Ft./0.085 acres
Lot 15	3,720 Sq.Ft./0.085 acres
Lot 16	4,464 Sq.Ft./0.102 acres

OPEN SPACE TABLE

OPEN SPACE 1 BLOCK A/7135	3,720 Sq.Ft./0.085 acres
TOTAL OPEN SPACE PROVIDED	3,720 Sq.Ft./0.085 acres

LINE TABLE

LINE	LENGTH	BEARING
L1	26.99'	N08°27'28"W
L2	54.11'	N45°51'00"W
L3	23.60'	S38°26'25"E

CENTERLINE LINE TABLE

LINE	LENGTH	BEARING
L4	339.20'	S89°56'05"E
L5	156.44'	S22°27'11"E
L6	371.40'	N89°56'05"W

CENTERLINE CURVE TABLE

CURVE	CENTRAL ANGLE	RADIUS	LENGTH	CHORD BEARING	CHORD
C1	112°31'06"	30.00'	58.91'	N33°48'22"E	49.89'

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 portion of Lots 7-12 of Block 5, a portion of Lots 7, 19-24 and all of Lots 8-12 of Block 6, 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 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:

COMMENCING at a 1/2 inch iron rod found for corner, said corner being the Southeast corner 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, same being on 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 (Ordinance 17498), 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 (Ordinance 17498), and also being the POINT OF BEGINNING;

THENCE along the West line of said Block 7135 (Ordinance 17498), the following bearing and distances:

South 13 degrees 05 minutes 56 seconds East, a distance of 120.10 feet to a 1/2 inch iron rod found for corner;

South 22 degrees 27 minutes 11 seconds East, a distance of 134.51 feet to a 1/2 inch iron rod found for corner;

South 35 degrees 51 minutes 07 seconds East, a distance of 164.12 feet to a 1/2 inch iron rod found for corner, said corner being North line of Lot 1, Block 7135, of the Dallas Housing Authority George Loving Place, according to the Plat thereof recorded in Volume 99049, Page 00008, Deed Record, Dallas County, Texas;

THENCE North 89 degrees 56 minutes 05 seconds West, along the North line of said Lot 1, passing a 5/8 inch iron rod found for witness at a distance of 447.94, said rod being on the Northwest corner of said Lot 1, same being at the most Westerly East line of said Greenleaf Ventures, L.L.C. tract, continuing along the interior lines of said Greenleaf Ventures, L.L.C. tract, for a total distance of 520.94 feet, to a 3 inch aluminum disk stamped "SVA & RPLS 5513" over a 1/2 inch iron rod set for corner;

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

North 00 degrees 03 minutes 55 seconds East, a distance of 279.00 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-circular curve to the right, having a radius of 223.30 feet, a delta of 17 degrees 35 minutes 20 seconds and a chord bearing and distance of North 08 degrees 40 minutes 33 seconds East, 661.93 feet;

Said curve to the right, 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, said corner being a reverse curve to the left, having a radius of 276.50 feet, a delta of 06 degrees 11 minutes 17 seconds and a chord bearing and distance of North 14 degrees 11 minutes 36 seconds East, 29.85 feet;

Said curve to the left, 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;

THENCE South 89 degrees 56 minutes 05 seconds East, continuing along the interior lines of said Greenleaf Ventures, L.L.C. tract, a distance of 328.49 feet to the Point of Beginning and containing 153,825 square feet or 3,531 acres of land.

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 VILLAGES EAST 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 hereon 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, 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 Connolly, a Registered Professional Land Surveyor, licensed by the State of Texas, affirm that I have personally supervised and recorded the operations and field work of the surveyors employed by me in the collection of the ground and aerial data and the recording of the documents and plat substantially comply with the Rules and Regulations of the 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 herein was either found or placed in compliance with the City of Dallas Development Code, Sec. 51A-6-617 (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 _____ day of _____, 2019.
RELEASED FOR REVIEW BY /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 Connolly
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 Connolly, 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 VILLAGES EAST ADDITION
A SHARED ACCESS DEVELOPMENT
LOTS 1 THROUGH 19, BLOCK A/7135; LOTS 1 THROUGH 16, BLOCK B/7135;
AND ONE OPEN SPACE
153,825 SQ.FT. / 3,531 ACRES
BEING A REPLAT OF
A PORTION OF LOTS 7-12 OF BLOCK 5,
LOTS 19-24 AND ALL OF LOTS 8-12 OF BLOCK 6,
OF THE BONITA PLAZA ADDITION AND A PORTION OF BLOCK 7135
SITUATED IN THE
ENOCH HORTON SURVEY, ABSTRACT NO. 604
CITY OF DALLAS, DALLAS COUNTY, TEXAS
CITY PLAN FILE NO. S189-156

(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
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